

# COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING  
100 RIBAUT ROAD  
POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228  
TELEPHONE: (843) 255-2180  
FAX: (843) 255-9401  
www.bcgov.net

D. PAUL SOMMERVILLE  
CHAIRMAN

STEWART H. RODMAN  
VICE CHAIRMAN

## COUNCIL MEMBERS

STEVEN M. BAER  
CYNTHIA M. BENSCH  
RICK CAPORALE  
GERALD DAWSON  
BRIAN E. FLEWELLING  
WILLIAM L. MCBRIDE  
GERALD W. STEWART  
ROBERTS "TABOR" VAUX, JR  
LAURA L. VON HARTEN

GARY KUBIC  
COUNTY ADMINISTRATOR

BRYAN J. HILL  
DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

## AGENDA PUBLIC FACILITIES COMMITTEE

Friday, February 22, 2013  
2:00 p.m.

Executive Conference Room  
Administration Building, Government Center  
100 Ribaut Road, Beaufort

### Committee Members:

Gerald Dawson, Chairman  
Steven Baer, Vice Chairman  
Cynthia Bensch  
Rick Caporale  
Brian Flewelling  
William McBride  
Jerry Stewart

### Staff Support:

Rob McFee, Division Director

1. CALL TO ORDER – 2:00 P.M.
2. CONSIDERATION OF CONTRACT AWARDS
  - A. Bluffton Parkway Phase 5A Segment 2 Roadway and Bridge Construction ([backup](#))
  - B. Bluffton Parkway Phase 5A Segment 2 Roadway and Bridge Construction Management and Inspection Services ([backup](#))
  - C. Emergency purchase change order for the Beaufort County Detention Center's Gymnasium Restroom Facilities ([backup](#))
  - D. Disabilities and Special Needs Department Facility Security System Improvements ([backup](#))
  - E. Law Enforcement Center Security System Improvements ([backup](#))
3. BEAUFORT COUNTY DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROADS WITHOUT RIGHT OF WAY OR EASEMENT DOCUMENTATION – HALIFAX DRIVE, ST. HELENA ([backup](#))
4. CONSIDERATION OF THE ENCROACHMENT REQUIRED OF THE PARKER'S CONVENIENCE STORE – MASTER PLAN AND TRAFFIC IMPACT ANALYSIS ([backup](#))
5. DISCUSSION
  - A. SCE&G Agreement for SC 170 Utility Relocation ([backup](#))
  - B. Hampton Parkway Realignment ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. Solid Waste and Recycling Board
  - B. Southern Beaufort County Corridor Beautification Board
7. ADJOURNMENT





**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**BEAUFORT COUNTY ENGINEERING DIVISION**  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Herbert N. Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*  
Bryan Hill, Deputy County Administrator *BHill*  
David Starkey, Chief Financial Officer *DStarkey*  
Robert McFee, Director of Engineering & Infrastructure *RMcFee*  
David Thomas, Purchasing Director *DThomas*  
Monica Spells, Compliance Officer *Spells*

FROM: Robert Klink, County Engineer *RKlink*

SUBJ: **Bluffton Parkway Phase 5A Segment 2 Roadway & Bridges**  
**Construction IFB # 1354500081005**

**BACKGROUND.** On October 4, 2012, Beaufort County received bids to perform construction of the above mentioned project. This project consists of grading, drainage, and paving for construction of the Bluffton Parkway Phase 5A Segment 2 roadway and US 278 eastbound and westbound interconnections. Also included is construction of new bridges with a superstructure of prestressed concrete beams, structural steel plate girders and reinforced concrete decks along with related ancillary work. The engineer's estimate is \$36,051,455.30, reflecting additional bid items determined to be necessary for the finalized contract work.

The following qualified firms responded with the corresponding bids:

<u>Bidder</u>	<u>Location</u>	<u>Certified Bid Amount</u>
R.R. Dawson Bridge Co, LLC	1999 Richmond Rd. Lexington, KY	\$36,665,629.96
Republic Contracting Corp	869 Pepper St. Columbia, SC	\$38,304,513.48
Scoti Bridge Company, Inc.	614 2 <sup>nd</sup> Ave. Opelika AL	\$40,486,736.30
United Contractors, LLC	923 Old York Rd. Great Falls SC	\$40,681,881.42
Lane Construction Corp	6135 Park St. Charlotte, NC	\$41,394,539.42
SEMA Construction,	6200 Hazeltine Dr, Orlando, FL	\$43,100,000.00

R.R. Dawson Bridge Company was the certified low bidder and their bid complies with existing agreements and policies of SCDOT. SCDOT and the Federal Highway Administration have reviewed the bid results and approved R.R. Dawson Bridge Company for award of a contract. The Beaufort County Small & Minority Business Participation solicitation may not be applied to this contract due to sources of funding.

This project will be funded by the 1% Sales Tax Referendum and \$15,000,000 from the 2012 Federal Highway Match administrated by SCDOT.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council approval of a contract award to R.R. Dawson Bridge Company in the amount of \$36,665,629.96. for the construction of the Bluffton Parkway Phase 5A Segment 2 Roadway & Bridges.

REK/DS/mjh

Attachments: 1) Location Map  
2) Florence & Hutcheson 10/26/12 Review of Bid  
3) Certified Bid Tabulation  
4) SCDOT 10/25/12 Award Approval

Contract/STP-BP5ASeg2/PFCapp





**Florence & Hutcheson**

An **ICA** Company

October 26, 2012

Mr. Robert McFee  
Director of Engineering and Infrastructure  
Beaufort County  
100 Ribaut Road  
P.O. Box 1228  
Beaufort, SC 29902

**RE: Bluffton Parkway Phase 5A Segment 2 Roadway & Bridge Construction  
Review of Bids and Recommendation**

Dear Mr. McFee:

F&H has reviewed the six bids submitted on Thursday, October 4, 2012 for roadway and bridge improvements along Bluffton Parkway Phase 5A Segment 2. As you are aware, R.R. Dawson Bridge Company was the apparent low bidder with a submitted bid total of \$36,665,629.96. F&H has determined that the R.R. Dawson Bridge Company bid appears reasonable, is within the acceptable range of the Engineer's Estimate, and therefore we recommend that Beaufort County begin negotiations with them.

A summary of our findings and points for your consideration are listed below:

- F&H's Engineer's Estimate prepared in March 2010 was in the amount of \$34,250,189.36. After this estimate was prepared, F&H was directed to add and change certain items within the project contract bid items. These items include but were not limited to the following:
  - Modular Field Office (Added item)
  - Utility Relocation (HHPSD 24" Waterline) (Added item)
  - Manufactured Treatment Device (Mtd) Type 1 (Replaced Proprietary items)
  - Manufactured Treatment Device (Mtd) Type 3 (Replaced Proprietary items)
  - All guardrail and end treatments changed to "weathering" typeBy adding the costs of these changes to the March 2010 Engineer's Estimate the total is \$36,051,455.30 which results in the low bid being 1.7% greater than the total Engineer's Estimate.
- While there are ranges in specific bid items between the low bid and Engineer's Estimate, the primary consideration is that the total amounts are very similar. This variance in specific bid items is quite normal and is likely due to the uniqueness of each contractors approach to a project.
- It is recommended that Beaufort County research the history, performance, and capability of the low bidder to ensure their viability to undertake this project.

We are appreciative of our opportunity to provide engineering services and would like to be considered for future assistance with additional engineering or construction services.

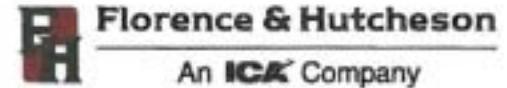
If you have any questions or wish to discuss, please feel free to call me at 254-5800.

FLORENCE & HUTCHESON, INC.

David E. Beaty, P.E.  
Regional Manager



**Certified Bid Tabulation**  
**Beaufort County**  
**Bluffton Parkway Phase 5A Segment 2**  
**IFB # 13-54500-0810-05**  
**October 4, 2012 at 3:00 p.m.**



**BID SUMMARY**

Company	Alternative 1	Alternative 2	Alternative 3
R. R. Dawson Bridge Co	-	-	\$36,665,629.96
Republic Contracting Corp	-	-	\$38,304,513.48
Scott Bridge Company	-	-	\$40,486,736.30
United Contractors	-	-	\$40,681,881.42
Lane Construction Corporation	-	-	\$41,394,539.42
SEMA Construction	-	-	\$43,100,000.00

**ALTERNATIVE 3 – LOW TO HIGH BIDDER SUMMARY**

Company	Alternative 3	
R. R. Dawson Bridge Co	\$36,665,629.96	1
Republic Contracting Corp	\$38,304,513.48	2
Scott Bridge Company	\$40,486,736.30	3
United Contractors	\$40,681,881.42	4
Lane Construction Corporation	\$41,394,539.42	5
SEMA Construction	\$43,100,000.00	6

**ENGINEER'S ESTIMATE**

Alternative 1	Alternative 2	Alternative 3
\$34,284,938.61	\$34,329,730.99	\$34,250,189.36

Prepared By: Wes Lockard  
 Wes Lockard, PE Florence & Hutcheson, Inc.

Checked By: Mike Thomas  
 Mike Thomas, PE Florence & Hutcheson, Inc.

The attached bid tabulations are an accurate summary of the bids received on the subject project. Any discrepancies in unit prices or extended totals have been identified. Certified bid tabs assume small/minority goal is met, contingent on approval by Beaufort County. This is solely the opinion of Florence & Hutcheson, Inc., which is non-binding.

Certified By: David C. Beaty  
 David Beaty, PE Florence & Hutcheson, Inc.

Registration Number: 18297



11-1-12









South Carolina  
Department of Transportation

October 25, 2012

Mr. Robert McFee, P.E.  
Director of Engineering and Infrastructure  
Beaufort County  
100 Ribaut Road  
Post Office Drawer 1228  
Beaufort, South Carolina 29902

RE: Beaufort County Bluffton Parkway Phase 5A Segment 2 Project

Dear Mr. McFee:

The South Carolina Department of Transportation (SCDOT) has completed the review of materials provided with the LPA Construction Award Concurrence Request Form. After reviewing the bid proposals and supporting documentation for the project, SCDOT concurs with the award of the construction contract for the above referenced project to the lowest responsive bidder, R.R. Dawson Bridge Co., in the amount of \$36,665,629.96, as stated in the bid documents submitted to SCDOT.

The County of Beaufort is hereby approved to proceed with the award of the construction contract for the referenced project. Please provide the following documentation to this office, when available:

- The completed LPA Construction Contract Information Form, with documentation, found under "Program Development Forms" at the SCDOT website <http://www.scdot.org/doing/localPublicAdmin.aspx>.
- A copy of the executed Construction Contract.
- A copy of the AS-LET plans, which are the approved PS&E plans, marked with the date that the plans are authorized to be constructed, and the designation, "AS-LET".

As the project advances, there are additional requirements that the County must address. These requirements are described in the Checklist for Local Public Agency (LPA) Projects and the Procedures for Local Public Agency Project Administration, which can be found on the aforementioned SCDOT website. Please coordinate with David Glenn at the SCDOT District Six Engineering office and Resident Construction Engineer Chris Smith. Mr. Glenn can be reached at (843) 740-1667 and Mr. Smith can be reached at (843) 524-7616.



Mr. Robert McFee, P.E.  
Page 2  
October 25, 2012

Again, we greatly appreciate your cooperation and look forward to working with you in the future. If you have any questions or require additional information, please do not hesitate to contact me at 803-737-1214.

Sincerely,



B. Yates Jackson, II  
Local Public Agency Administration Engineer

BYJ:pcm  
Enclosure

cc: Jessica Gillis, BCD COG Senior Planner  
ec: Leland Colvin, Director of Construction  
Robert T. Clark, District Six Engineering Administrator  
David Glenn, District Six Construction Engineer  
Chris Smith, Resident Construction Engineer, Beaufort County  
Barbara Beagles, External EO/OJT Manager  
Carolyn Burton, DBE Program Manager  
Brent Rewis, Program Manager, Lowcountry Region  
Machael M. Peterson, Local Public Agency Administrator

File: LPAA/BYJ



## LPA Construction Award Concurrence Request Form

Prior to the award of a construction contract, the Local Public Agency (LPA) shall submit to the SCDOT Local Public Agency Administrator (LAAA), this request for review and concurrence of award along with the appropriate documentation listed below. Upon review and concurrence, the LPA shall provide a formal award notice to the successful bidder.

Local Public Agency: Beaufort County  
 Contact Person: Robert McFee Title: Director of Engineering and Infrastructure  
 Address: 100 Ribaut Road, P.O. Box 1228, Beaufort, SC 29902 Phone: 843-255-2700

Contract Area / Number: 843-255-2700 County: Beaufort

Project Name: BLUFFTON PARKWAY PHASE 5A SEGMENT 2 ROADWAY & BRIDGE CONSTRUCTION  
 File Number: IFB No.: 13-54500-0810-05 Master PIN Number: PIN#: 41794\_PE01 / PROJ#: BEAU(001)  
 Date of Agreement: October 09, 2012 Construction Completion Date: June 2015

To: Director of Construction

The County/City/Town of Beaufort County is requesting your concurrence in award for the construction of the above referenced project to R.R. Dawson Bridge Company. The project description is as follows:

Project Description: The work consists of : (A) Construction of the Bluffton Parkway Phase 5A Segment 2 (Sta. 132+77.15 to Sta. 194+74.39) (B) Construction of U.S. Route 278 Relocation (Eastbound & Westbound) (C) Construction of a new bridge to connect the Bluffton Parkway to US 278. (D) Relocation of approximately 1,100 L.F. of Hilton Head Public Service District 24" water line.

This concurrence request shall include the following documentation:

Construction:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> SCBO Advertisement  | <input checked="" type="checkbox"/> Bid Tabulations (include electronic and hard copy)               |
| <input checked="" type="checkbox"/> Bid Proposal (include electronic and hard copy)           | <input checked="" type="checkbox"/> Bid Bonds  |
| <input checked="" type="checkbox"/> Plans   | <input checked="" type="checkbox"/> Commital Sheets for DBE participation (if required)              |
| <input checked="" type="checkbox"/> Construction Estimates (include electronic and hard copy) | <input checked="" type="checkbox"/> Signed Quotes from DBE(s) listed on Commital Sheet (if required) |
| <input checked="" type="checkbox"/> List of Bidders with Bid Amounts                          |  |

The South Carolina Department of Transportation has reviewed the documentation submitted and concurs with the selection of R.R. Dawson Bridge Co. as the successful proposer / bidder. The County/City/Town of Beaufort may award the contract to R.R. Dawson Bridge Co. based on the information submitted by you on Oct 09, 2012.

Construction:

Concur  Concurrence Denied

*Lela Ali*

Director of Construction

*10/25/2012*

Date



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION**  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Herbert N. Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *G. Kubic*  
Bryan Hill, Deputy County Administrator *B. Hill*  
David Starkey, Chief Financial Officer *D. Starkey*  
Robert McFee, Director of Engineering & Infrastructure *R. McFee*  
David Thomas, Purchasing Director *D. Thomas*  
Monica Spells, Compliance Officer *M. Spells*

FROM: Robert Klink, County Engineer *R. Klink*

SUBJ: **RFP 2914/120528 Bluffton Parkway 5A Segment 2 Roadway and Bridge  
Construction Management (CM), Construction Engineering and Inspections  
Services (CEI) – Contract Award Recommendation**

DATE: August 13, 2012

**BACKGROUND.** Beaufort County issued a Request for Proposals from qualified firms to provide CM/CEI Services for the above project as part of the 1% Sales Tax for roads for Beaufort County. Seven firms submitted qualifications and proposals for this work as follows.

<u>CONSULTANT</u>	<u>ADDRESS</u>
Mead & Hunt, Inc.	322 West Main Street, Lexington, SC 29072
Thomas & Hutton Engineering Co.	50 Park of Commerce Way, Savannah, GA 31405
Vaughn & Melton Consulting Engineers	1318-F Patton Avenue, Asheville, NC 28806
The LPA Group Incorporated	700 Huger Street, Columbia, SC 29250
Dennis Corporation	1800 Huger Street, Columbia, SC 29201
Florence & Hutcheson, Inc.	501 Huger St., Columbia, SC 29201
F&ME Consultants, Inc.	3112 Devine Street, Columbia, SC 29205

The quality-based engineering selection process differs from a typical proposal, in that the proposers detail their qualifications and outline how they would accomplish the project within a specified budget. In this regard, proposals are reviewed on the basis of the qualifications and proposal scope rather than on the lowest price. A committee consisting of the Director of Engineering and Infrastructure, County Engineer, SCDOT District 6 Construction Engineer, and County Engineering Construction Manager, reviewed and evaluated the proposals and conducted interviews with the top four rated firms: Mead & Hunt, Inc., Thomas & Hutton Engineering Company, Florence and Hutchinson, Inc., and F&ME Consultants.

As a result of the proposal evaluations and interviews, the committee selected F&ME as the proposer providing the over-all best proposal for this project. F&ME also has in-depth knowledge of both roadway and bridge construction, extensive experience with SCDOT projects and project requirements, and provided CM/CEI services to Beaufort County for the SC 802 new bridge over the Beaufort River.

F&ME proposes to utilize HSA Engineers & Scientists of Bluffton, SC, and Andrews Burgess of Beaufort SC to provide testing and survey verification services for this project.

On the basis of the qualification of the firm and their proposed scope, the committee recommends award of a contract to F&ME Consultants of Columbia, SC in the amount of \$ 3,886,934.16 for CM/CEI services for Bluffton Parkway 5A Segment 2 Roadway and Bridge Construction. This contract will be funded by Beaufort County 1% road sales tax Acct #33401-54500 Bluffton Parkway Phase 5.

**RECOMMENDATION** The Public Facilities Committee approve and recommend to County Council approval of a contract award to F&ME Consultants to provide CM/CEI services for Bluffton Parkway 5A Segment 2 Roadway and Bridge Construction in the amount of \$ 3,886,934.16 from the funding source listed above.

REK/DLS/mjh

Attachments: 1) Location Map  
2) Cost Summary

RFP/EngServCM-CEI BP5ASeg2/pfcapp

F&ME Consultants		
CEI From August 2012 to January 2014 (30 Months)		
Bluffton 5A Flyover		
<b>Project Summary</b>		
Date: July 18, 2012		
Prepared by: AIS		
<b>Project Summary</b>		
<u>Summary of Estimated Cost From Task Detail</u>		
F&ME Field Total	\$2,011,962.33	
Reimbursables	\$371,795.71	
Lab Testing	\$350,000.00	
F&ME Office Total	\$517,563.42	
Safety Program	\$63,345.00	
Survey Verification	\$206,000.00	
Environmental Compliance	\$176,317.70	
Shaft Integrity Testing	\$189,950.00	
Project Testing	\$3,886,934.16	
<u>Distribution of Estimated Cost Into Project Schedule of Values</u>		
CM Services	\$1,500,291.22	
CE&I Services	\$1,371,530.24	
Materials Testing	\$350,000.00	
Safety Program	\$63,345.00	
Survey Verification	\$206,000.00	
Environmental Compliance	\$205,817.70	
Foundation Integrity Testing	\$189,950.00	
Schedule of Values Total	\$3,886,934.16	

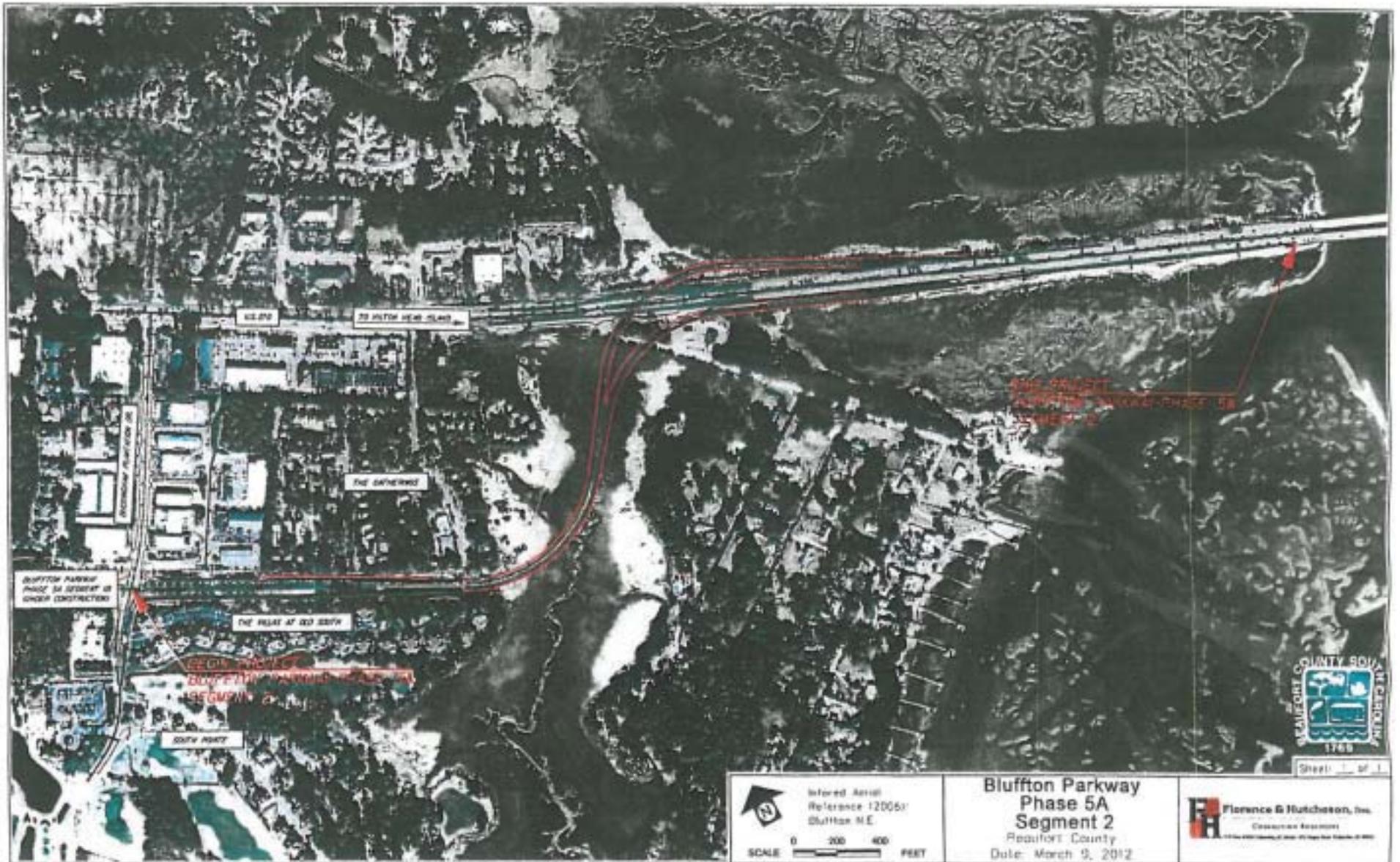


EXHIBIT "B"



**COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT**

Building 3, 102 Industrial Village Road  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Phone: (843) 255-2353 Fax: (843) 255-9437

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*  
Bryan Hill, Deputy County Administrator *BHill*  
David Starkey, Chief Financial Officer *DStarkey*  
Robert McFee, Director of Engineering & Infrastructure *RMcFee*  
Phillip Foot, Public Safety Director *PFoot*  
Mark Roseneau, Director Facilities Management *MRoseneau*

FROM: Dave Thomas, CPPO, Purchasing Director *DThomas*

SUBJ: **Emergency Purchase Change Order for the Beaufort County Detention Center's  
Gymnasium Restroom Facilities**

DATE: February 12, 2013

**BACKGROUND:** In February, 2012 Beaufort County's Public Facilities Committee approved an emergency contract for renovation services for the Detention Center's Gymnasium Restroom Facilities. Price quotes were received from three firms with the contract awarded to Patterson Construction of Beaufort, SC for an initial quote of \$46,418.43. As the project progressed, the contractor informed County staff that the initial pricing by the plumbing sub-contractor would increase by \$4,500.60. This was attributed to an increase in the cost of the stainless steel plumbing fixtures. The change order increased the price of the project to a total of \$51,368.66. Staff reviewed the change order and determined it to be fair and reasonable. The price quote was still lower than the second price quote of \$56,368.66, which is a difference of \$5,102.34. In accordance with the Beaufort County Code concerning emergency procurements, the Purchasing Director authorized the project to move forward. Since the total price of the emergency procurement is over \$50,000, the Purchasing Department is requesting that the cost increase be approved by the Public Facilities Committee and forwarded to County Council for approval.

**CONTRACTOR INFORMATION AND COST:** Patterson Construction, Beaufort, SC. Total cost: \$51,368.66. Total increase of the change order is \$4,950.23.

**FUNDING:** Account # 4007001-54421 (2009 Bonds-Renovations-Detention Center). The current balance of that account is \$6,558.

**RECOMMENDATION:** The Public Facilities Committee approves the change order and recommends to County Council approval of the change order for a total of \$51,368.66.

cc: Rickard Dimont, Vanessa Dixon  
att: Price quote and change order pricing

BC Abdo



Patterson Construction, Inc.  
 40-B Shanklin Road  
 Beaufort, SC 29906  
 (843) 466-0051 ~ Phone  
 (843) 466-0056 ~ Fax  
 Beaufort County Public Works

Date: 07/09/12

Owner: Beaufort County

Project Name: Detention Center Restroom

Description: Renovation of the Detention Center's Gymnasium Restroom Facilities

Name: Mark Roseneau

Address: 120 Shanklin Road

City/State/Zip: Beaufort, SC 29906

Fax: 843-255-9448

Office 843-255-2748

PO# 20120974-00  
 PO# 20130411

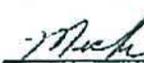
Quantity	Materials - (including tax)	Unit Price	Amount
200	8" Block	3.00	600.00
10	Bags of Mortar	5.50	55.00
2	Loads of Sand	35.00	70.00
1	Jack Hammer Rental	250.00	250.00
1	Disposal Fee's	150.00	150.00
1	24 X 24 Steel Door	475.00	475.00
10	5/8 Rebar	5.50	55.00
22	Hardened Bolts 1/4 X 3/4	1.68	36.96
3	Angled Iron 2 X 2 X 1/4	23.00	69.00
1	3 X 11' X 1/4 Steel Plate	450.00	450.00
1	10 Gallons of Paint	325.00	325.00
1	Air Curtain	225.00	225.00
6	Epoxy Paint	128.30	769.80
9	Concrete	125.00	1,125.00
2	Security Light Fixtures	365.00	730.00
8	Impact Drywall	225.00	1,800.00
Total Materials			7,185.76

Hours	Labor Classification	Rate	Amount
26	Project Manager	58.30	1,515.80
80	Master Carpenter	26.00	2,080.00
240	Carpenter's Helper	19.40	4,656.00
Total Labor			8,251.80

Subcontractor's - (approved in advance)			Amount
1	Browns Drywall	375.00	375.00
1	Frazier's Painting	632.00	632.00
1	Gardner Masonry	375.00	375.00
1	Gounder Electric	1,120.00	1,120.00
1	Concrete Pump	425.00	425.00
1	Whitmore Plumbing	29,834.60	29,834.60
Total Subc.			32,761.60

Subcontractor's -			Amount
	Master Electrician	75.00	0.00
	Electrician Helper	65.00	0.00
	Master Plumber	75.00	0.00
	Plumber Helper	30.00	0.00
Total Subc.			0.00

  
 Mark Roseneau ~ Director  
 Beaufort County Public Works

  
 Michael Ayer ~ Project Manager  
 Patterson Construction, Inc.

Total Materials + 10%	7,904.28
Total labor - 10%	7,426.62
Subcontractors	0.00
Total Subc. + 10%	36,037.76
Total Amount	51,368.66



Patterson Construction, Inc.  
 40B Shanklin Road  
 Beaufort, SC 29906  
 (843) 466-0051 - Phone  
 (843) 466-0056 - Fax  
 Beaufort County Public Works

Name: Mark Roseneau  
 Address: 120 Shanklin Road  
 City/State/Zip: Beaufort, SC 29906  
 Fax: (843) 470-6411

**PROPOSAL**

Date: 02/01/12  
 Owner: beaufort county  
 Project Name: detention center  
 Description:  
restroom renovation

Quantity	Materials - (including tax)	Unit Price	Amount
200	Blinch block	3.00	600.00
10	bags mauter	5.50	55.00
2	sand	35.00	70.00
1	jack hammer rent	250.00	250.00
1	disposal fee	150.00	150.00
1	24x24 steel door	475.00	475.00
10	5/8 rebar	5.50	55.00
22	harden bolts 1/4x3/4	1.69	37.18
3	angle iron 2x2x1/4	23.00	69.00
1	3x11fx1/4 steel plate	450.00	450.00
1	10 gallons paint	325.00	325.00
1	air curtain	225.00	225.00
6	eeepoxy paint	128.32	769.92
9	concrete	125.00	1,125.00
2	security light fixtures	365.00	730.00
8	impact drywall	225.00	1,800.00
<b>Total Materials</b>			<b>7,186.10</b>

Hours	Labor Classification	Rate	Amount
26	Project Manager	58.30	1,515.80
0	Master Electrician (In-house)	34.00	0.00
0	Electrician's Helper (In-house)	25.50	0.00
80	Master Carpenter	26.00	2,080.00
240	Carpenter's Helper	19.40	4,656.00
0	Painter	15.80	0.00
<b>Total Labor</b>			<b>8,251.80</b>

Subcontractor's - (approved in advance)			Amount
1	brown drywall	375.00	375.00
1	terry frasier	632.00	632.00
1	whitmore plumbing	25,334.00	25,334.00
1	danny gardner	375.00	375.00
1	gounder electric	1,120.00	1,120.00
1	concrete pump	425.00	425.00
<b>Total Subc.</b>			<b>28,261.00</b>

Subcontractor's -		Amount
Master Electrician	75.00	0.00
Electrician Helper	65.00	0.00
Master Plumber	75.00	0.00
Plumber Helper	30.00	0.00
<b>Total Subc.</b>		<b>0.00</b>

Mark Roseneau - Director  
 Beaufort County Public Works

---

Steve Patterson  
 Patterson Construction, Inc.

Total Materials + 10%	7,904.71
Total labor - (10%)	7,426.62
Total Subc. + 10%	31,087.10
<b>Total Amount</b>	<b>46,418.43</b>



FEI-PORT ROYAL, SC #42  
 1425 RIBAUT ROAD  
 PORT ROYAL, SC 29935-1110

Deliver To: MIKE  
 From: Nick Paris  
 Comments: PER TOM WELTMORE

14:59:50 SEP 04 2012

FERGUSON ENTERPRISES, INC.

*BC  
4666*

FEI #42

Order Confirmation  
 Phone : 843-524-5298  
 Fax : 843-524-4368

Page # 1

Order No...: CA346256

Order Date: 08/13/12

Req Date: 09/10/12

Ship Via...: COUNTER PICK-UP

Writer.....: BLW

Terms.....: CASH ON DEMAND

Sold To: ACCOUNT F/LARGE ORDERS  
 PO BOX 556  
 BEAUFORT, SC 29901

Ship To: ACCOUNT F/LARGE ORDERS  
 PO BOX 556  
 BEAUFORT, SC 29901

Cust PO#...: DETENTION CTR

Job Name: DET CTR/TOM

Item	Description	Quantity	Net Price	UM	Total
S3918726	*CVR* ROYAL 609-1 10 3/4 LDIM	1	142.820	EA	142.82
SP-AA1714-W-1	A1714-W-1 4FT URINAL	1	2475.000	EA	2475.00
SP-BCOL4CAASISX	COL-4C-A-AST-SX 4PERS SHWR	1	3700.000	EA	3700.00
SP-BLAV6101FM	WALL HUNG LAV	2	1691.760	EA	3383.52
SP-WC7459FM	WC7459FM-B-IS-BB-LCMFV	2	1784.670	EA	3569.34
SP-ZZ880	Z880-3'-E1-E1.5-VP	1	65.000	EA	65.00
PFPTB100	1-1/4 17GA P TRAP CP	2	9.660	EA	19.32
PFWR	STD WAX RING	3	1.030	EA	3.09
PFCB110	1/4X2-1/4 BRS CLST BOLT N&W	3	0.980	PR	2.94

Net Total: \$13561.93  
 Tax: \$935.28  
 Freight: \$0.00  
 Total: \$14296.31

*2 10%*

**WARRANTY PROVISIONS**

The purchaser's sole and exclusive warranty is that provided by the manufacturer, if any. Seller makes no express or implied warranties. SELLER DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL SELLER BE LIABLE FOR ANY INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES ARISING DIRECTLY OR INDIRECTLY FROM THE OPERATION OR USE OF THE PRODUCT. SELLER'S LIABILITY, IF ANY, SHALL BE LIMITED TO THE NET SALES PRICE RECEIVED BY SELLER. Complete Terms and Conditions are available upon request or can be viewed on the web at [http://waiseleyna.com/terms\\_conditionsSale.html](http://waiseleyna.com/terms_conditionsSale.html).



FERGUSON ENTERPRISES, INC.  
 FEI #42  
 Price Quote #  
 Phone : 843-524-  
 Fax : 843-524-

11:36:18 NOV 02 2010

Reference No: 8204492

Item	Description	Qty	Net Price	UM	Total
	WALL HUNG SINK				
	---				
	BLAV6101FM (QNTY 2)				1576.00
M8884	1HDL METER LAV FCT ADA VR CP	2	75.000	EA	150.00
M99457	ESC F/ METER LAV CP	2	12.000	EA	24.00
BOCR19C	CP 1/2 COMP X 3/8 COMP ANG ST	2	4.370	EA	8.74
PF8617H	1-1/4 17GA P-TRAP CP	2	9.600	EA	19.20
	SUBTOTAL				1778.94
	*****				
	TRENCH DRAIN				
	PER FOOT PRICE				
	Z880-E1-E1.5-VP				19.00
	END CAP				1.00
	OUTLET EA				1.00
	*****				

**Net Total:** 10453.74  
**Tax:** 732.12  
**Total:** 11195.86

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE responsible for delays, lack of product or increase of price of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the Govt Buyers. All items are open market unless noted otherwise.

SHIPMENTS BEYOND 48 HOURS SHALL BE responsible for delays, lack of product or increase of price of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the Govt Buyers. All items are open market unless noted otherwise.



FEI-PORT ROYAL SC #42  
1425 RIBAUT ROAD  
PORT ROYAL SC 29935-1110

Deliver To: TOM  
From: Nick Paris  
Comments:

11:36:18 NOV 02 2010

FERGUSON ENTERPRISES, INC.  
FEI #42

Price Quote: 1  
Phone : 843-5298  
Fax : 843-5258

Page # 1

Bid No.....: B204492  
Bid Date.....: 12/10/09  
Quoted By.: NCP

Cust Phone: 843-753-3055  
Terms.....: CAS 1 ON DEMAND

Customer: WHITMORE PLUMBING  
COD ONLY  
PO BOX 556  
BEAUFORT, SC 29901

Sh to: WHITMORE PLUMBING  
COD ONLY  
PO BOX 556  
BEAUFORT, SC 29901

Cust PO#...: BEAUFORT COUNTY

Job Name: PER TOM

Item	Description	Quantity	Net Price	UM	Total
	PRICE UPDATED ON 11/2/10				
	SHOWER 4 PERSON				
	---				
	VERIFY HEIGHT				
	BCOOL-4C-O-6FT-AST-5X W/SH				2471.00
	SUBTOTAL				2471.00
	.....				
	---				
	TOILET				
	---				
	(qty 3)WC7459FM				4401.00
	---				
PFWR	STD WAX RING	3	1.030	EA	3.09
PFC8110	1/4X2-1/4 BRS CLST BOLT N&W	3	0.980	PR	2.94
	SUBTOTAL				4431.03
	.....				
	---				
	URNAL				
	---				
	(1) A1714-W-1 4FT URINAL				1631.65
	VERIFY WALL THICKNESS				
S3988735	*NLA 609-1 CONC PRCON FLSHMTR *RE	1	95.000	EA	95.00
	SUBTOTAL				1766.65
	.....				
	---				

WHITMORE PLUMBING COMPANY

Laura Reed

From: Whitmore Plumbing [skipalexander@hargray.com]
Sent: Monday, July 09, 2012 9:19 AM
To: laura@patconst.com
Subject: BEAUFORT COUNTY DETENTION (MIKE) PATT. 7.6.2012

WHITMORE PLUMBING COMPANY
P.O. BOX 556
BEAUFORT, SC 29901
(843) 524-3911 OFFICE
(843) 524-4274 FAX

PROPOSAL

DATE OF PROPOSAL: JULY 6, 2012

PROPOSAL SUBMITTED TO: BEAUFORT COUNTY FACILITIES
MAINTENANCE

JOB LOCATION: BEAUFORT COUNTY DETENTION CENTER

For the sum of \$29,834.60 Whitmore Plumbing proposes to install waste vent stack drains for seven (7) fixture rough-in, pex service to overhead water supply to urinal, closet and lavatory drains. Four (4) tree shower units to be installed. A four foot trough urinal is included in this proposal. All lavatories, urinals and closets are to be stainless steel. All shower valves and urinal valves will be installed behind wall fixtures. All service, labor and materials are included in this proposal. This job to be done in a neat and timely manner.

WORKMANS COMP: 019-6043660
GENERAL LIABILITY: CBP8472967
SC LICENSE NUMBER: RBC.839

We propose hereby to furnish materials and labor in accordance with the above specifications, for the sum of:

Twenty-Nine Thousand Eight Hundred Thirty four Hundred & 60/100

Payment to be made as follows:

\$14,917.30 due on completion of rough-in
\$ 14,917.30 due on completion of job

TO OWNER

Under the mechanics' lien law, any contractor, subcontractor, laborer, material man or other person, who helps to improve your property and is not paid for his labor, service or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond shall be recorded in such office. Said bond shall be in an amount not less than fifty percent of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or material, for the work described in said contract.

ACCEPTANCE OF PROPOSAL:

The above prices, specify-citations and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: 07/30/12 SIGNATURE: [Signature]

7/9/2012



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GK*  
Bryan Hill, Deputy County Administrator *BH*  
David Starkey, Chief Financial Officer *DS*  
Robert McFee, Director of Engineering and Infrastructure *RM*  
Dave Thomas, Purchasing Director *DT*  
Monica Spells, Compliance Officer *MS*

FROM: Robert Klink, PE, County Engineer *RK*

SUBJ: **DSN FACILITY SECURITY**

DATE: February 11, 2013

**BACKGROUND.** In November 2009, Beaufort County awarded a contract to Emory J Infinger & Associates, Charleston SC in the amount of \$5,794,000 for the construction of the new DSN Adult Day Center located at 100 Clearwater Way, Beaufort, SC. During the development of the project, security improvements were included in the DSN design/budget to be completed after construction of the facility.

**STATE CONTRACT/COMPETITIVE/NON—COMPETITIVE VENDOR.** Beaufort County received the attached quote from CSI Technology Outfitters (State Contract Vendor) for \$171,040.13 to provide and install the security system in the DSN building. Funding for the security system installation is from the DSN CIP Account #40050011-54460 with a balance of \$213,688.49.

**RECOMMENDATION.** Public Facilities Committee approve and recommend to County Council a contract to CSI Technology in the amount of \$171,040.13 for the DSN Facility security system installation from the funding source listed above.

REK/DC/mjh  
*DC*

Attachments: 1) CSI Technology Outfitters Quote #57859  
2) Non Competitive Purchase Form



# Non-Competitive Purchases Form

This form shall be completed for any non-competitive purchase over \$2,500 that is not exempt.

(a) A County contract may be awarded without competition when the Purchasing Director determines in writing, after conducting a good faith review of available sources, that there is only one source for the required supply, service, or construction item. The Purchasing Director shall conduct negotiations, as appropriate, as to price, delivery, and terms. A record of sole source procurements shall be maintained as public record and shall list each contractor's name, the amount and type of each contract, a listing of the items procured under each contract, and the identification of each contract file.

(b) Sole source procurement of a used item from the open market may only be considered, provided that:

- (1) The using agency recommends purchase;
- (2) condition of the item is verified by appropriate County official; and
- (3) price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.

Code 1982 SS 12-19 Sec. 2-518 Sole source procurement

The County Council may by resolution, exempt specific supplies or services from the purchasing procedures required in the Code. The following supplies and services shall be exempt from the purchasing procedures required in this division; however, the Purchasing Director for just cause may limit or withdraw any exemption provided for in this section. (1) Works of art for museum and public display (2) Published books, library books, maps, periodicals, technical pamphlets (3) Copyrighted educational films, filmstrips, slides and transparencies (4) Postage stamps and postal fees (5) Professional dues, membership fees and seminar registration fees (6) Medicine and drugs (7) Utilities including gas, electric, water and sewer (8) Advertisements in professional publications or newspapers (9) Fresh fruit, vegetables, meats, fish, milk, bread and eggs (10) Oil company credit cards (11) Articles for commercial sale by all governmental bodies

Code 1982 SS 12-14 Ord. No. 2000-1 S 1, 1-1-0-2000 Sec. 2-514 Exemption from procedures

Notwithstanding any other section of this division, the Purchasing Director may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to the functioning of county government; for the preservation or protection of property; or for the health, welfare or safety of any person, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the items procured under the contract, and the identification number of the contract file.

Code 1982 SS 12-20 Sec. 2-519 Emergency procurements

Requesting Department: Engineering Div Requested Account Code: 40050011-54460

### Description of Requested Services

Provide and install Security System in the DSN Adult Day Center

Please provide a listing of the items purchased, if additional pages are necessary please attach to this form:

See attached quote #57859

Cost of Requested Services: \$171,040.13

Requested Vendor Name: CSI Technology Outfitters (Vendor # 11275) SC Contract #4400002749



# Non-Competitive Purchases Form

Requested Vendor Address: 900 E. Main Street, Suite T, Easley, SC 29640

Requested Vendor Phone Number: 864-855-3900 Requested Vendor Email Address: insidesales@csioutfitters.com  
John Pressley 864-770-2843

Type of Service Requested (Please check one) Construction  Services  Supply/Good

Please attach any documentation provided by the vendor that provides back up for the claims in this document.

**Please select a reason below as to why this is a non-competitive purchase and provide a brief explanation.**

- It is not possible to obtain competition. There is only one source available for the supply, service, or construction item.*
- The procurement is for a used item from the open market. The item may only be considered if, (1) the using agency recommends purchase, (2) condition of the item is verified by appropriate County official, (3) Price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.*
- The item is a single source purchase. Other sources may be available but purchases are directed to one source because of factors unique to Beaufort County. Please select an option below:*
  - Standardization - CSI Technology Outfitters is a state contract vendor. CSI security system hardware/software is compatible with other County MIS infrastructure**
  - Warranty*
  - Other, if selected please specify below.*

- An emergency exists that threatens the functioning of County government.*
- An emergency exists that threatens the preservation or protection of County property.*
- An emergency exists that threatens the health, welfare or safety of any person within the County.*

**What steps have been taken to verify that these features are not available elsewhere?**

- Other brands/manufacturers were examined (please list names and contact information, and explain why they are not suitable for use by the County-attach additional pages as necessary):*



# Non-Competitive Purchases Form

Other vendors were contracted (please list names and contact information and explain why those contacted did not meet the needs of the County-attach additional pages as necessary):

\_\_\_\_\_

Requester Name: Robert E. Klink, PE County Engineer Requester Signature: \_\_\_\_\_ Date: 2/14/13

Department Head Name: Robert E. Klink, PE, County Engineer Department Head Signature: \_\_\_\_\_ Date: 2/14/13

### For Purchasing Completion only:

Date Received in Purchasing Department: 02/14/13

Reviewed by Purchasing Department for completeness

Date: 02/14/13

Reviewed by: [Signature]

Verified that this is the only source: Yes  No  NA

Comments: State Contract

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Purchasing Director or His Designee Approval Signature: [Signature]

Associated Purchase Orders Number: \_\_\_\_\_

Associated Contract Number: \_\_\_\_\_

**Computer Software Innovations Inc**

 900 East Main Street, Suite T  
 Easley, SC 29640  
 Phone: 864-855-3900  
 www.csioutfitters.com

**Prepared for:**

 Scott Trezevant Phone: (843) 255-2600  
 Beaufort County Government  
 100 Ribaut Rd.  
 PO Drawer 1228  
 Beaufort, SC 29901 USA

Qty.	Item ID	Description	UOM	Sell	Total
	Procurement	Please let us know if you are using a Procurement Contract for this purchase  Due to Contract reporting requirements, we need to know if you will be procuring the quoted items via a Procurement Contract. If you are, can you please let us know which contract you are using and include the contract number on your PO?  <b>Rev 3</b>  <b>Beaufort DSN Access Control Video Surveillance</b>  <b>Cisco CPS-MSP Server</b>			
1	CPS-MSP-2RU-K9	MSP 2RU Cisco PHY SEC Multi-Service Platform Assembly	EA	\$6,186.50	\$6,186.50
1	CON-SNT-CPSMSP2	SMARTNET BXSXNBD MSP 2-RU Cisco Physical Security MultiSe	EA	\$762.08	\$762.08
2	CPS-HDD-12TB-BNDL	6x2TB Hard-Drive Bundle for PhySec MSP	EA	\$4,000.00	\$8,000.00
1	CIVS-MS-SW6.3	CIVS MS Media Server v6.3 Software Lic with Hardware	EA	\$592.50	\$592.50
1	CON-SAS-VSMSS63	SW APP SUPP CIVS-MS Media Server v6.3 Software Lic	EA	\$88.88	\$88.88
1	CIVS-PS-900	2nd 900W Power Supply Option	EA	\$437.00	\$437.00
		<b>VSOM and VM on 2RU Server</b>			
1	CIVS-OM-SW6.3=	CIVS-OM Operations Manager v6.3 SW Lic. w/ SmartSearch Spare	EA	\$3,750.00	\$3,750.00
1	CON-SAS-OMSW63	SW APP SUPP CIVS-OM Operations Manager v6.3 Software	EA	\$561.44	\$561.44
1	CIVS-VM-SW6.3=	CIVS VM Virtual Matrix v6.3 Software License Spare	EA	\$1,850.00	\$1,850.00
1	CON-SAS-VMSW63	SW APP SUPP CIVS-VM Virtual Matrix v6.3 Software	EA	\$277.20	\$277.20
1	CIVS-VM-1DFL=	Cisco VS Virtual Matrix Client License, 1 Client	EA	\$250.00	\$250.00
1	CON-SAS-VVMCL1	SW APP SUP CIVS-VM-1DFL	EA	\$37.84	\$37.84
1	CPS-MSP-2RU-K9	MSP 2RU Cisco PHY SEC Multi-Service Platform Assembly	EA	\$6,186.50	\$6,186.50

**Computer Software Innovations Inc**

900 East Main Street, Suite T  
Easley, SC 29640  
Phone: 864-855-3900  
www.csioutfitters.com

Qty.	Item ID	Description	UOM	Sell	Total
1	CON-SNT-CPSMSP2	SMARTNET 8X5XNBD MSP 2-RU Cisco Physical Security MultiSe	EA	\$762.08	\$762.08
1	CPS-HDD-6TB-BNDL	6 x 1 TB SATA hard-disk drive bundle for CPS-MSP platforms (2-RU)	EA	\$2,675.00	\$2,675.00
1	CIVS-PS-900	2nd 900W Power Supply Option	EA	\$437.00	\$437.00
<b>Cisco Outdoor Dome Camera (Standard Definition)</b>					
19	CIVS-IPC-2630V	CISCO RUGGEDIZED SD IP DOME 2.8-10MM DAY NIGHT VANDAL RES	EA	\$700.00	\$13,300.00
19	CON-SNT-IPC2630V	SMARTNET 8x5xNBD CIVS-IPC-2630V	EA	\$86.24	\$1,638.56
19	CIVS-IPCA-1006+	Conduit base and extra gasket, 2500 and 26xxV Dome series	EA	\$30.00	\$570.00
19	CIVS-IPCA-1010+	Cisco Pendant Cap 2500 and 26xxV Series Pendant Cap	EA	\$40.00	\$760.00
19	CIVS-IPCA-1011+	Cisco Wall Mount use with CIVS-IPCA-1010, 2500, 26xxV dome series	EA	\$25.00	\$475.00
19	CIVS-IPCA-1019+	Cisco Dome Clear 2611 Series	EA	\$25.00	\$475.00
<b>Cisco Indoor Dome Camera (Standard Definition)</b>					
30	CIVS-IPC-2611	Cisco SD IP video Surveillance Dome 3.3-12MM, D/N Smk, CM	EA	\$550.00	\$16,500.00
30	CON-SNT-IPC2611	Smartnet 8x5xNBD Cisco SD IP Video Surveillance	EA	\$67.76	\$2,032.80
7	CIVS-IPC-2621V	Cisco VR SD IP Video Sureveillance Dome, 3.3-12mm, D/N, Smkd	EA	\$600.00	\$4,200.00
7	CON-SNT-IPC2621V	SMARTNET 8x5xNBD CIVS-IPC-2621V	EA	\$73.92	\$517.44
7	CIVS-IPCA-1007+	Ceiling Tile Mount Support, 252x, 253x, and 26xxV Dome	EA	\$25.00	\$175.00
30	CIVS-IPCA-1008+	Cisco Ceiling Tile Mount Support 2611 Flush Mount Dome	EA	\$25.00	\$750.00
<b>Cisco HD Camera</b>					
3	CIVS-IPC-5011	Cisco Indoor HD IP Dome, 2.8-10MM, D/N, Somked, CM	EA	\$1,100.00	\$3,300.00
3	CON-SNT-CIVSIPCO	SMARTNET 8X5XNBD Cisco Video Surveillance IP Camera, Indo	EA	\$135.52	\$406.56

**Stream Connection Licenses:**

**Computer Software Innovations Inc**

900 East Main Street, Suite T  
Easley, SC 29640  
Phone: 864-855-3900  
www.csioutfitters.com

Qty.	Item ID	Description	UOM	Sell	Total
59	CIV5-M5-CP5D-15CL+	CIV5 1 Cisco Device Stream Connect License for Media Server	EA	50.00	50.00
		<b>Access Control</b>			
1	CPS-MSP-1RU-K9	Cisco MSP 1-RU Physical Security MultiService Platform Assy	EA	\$1,912.00	\$1,912.00
1	CON-SNT-MSP1RUK9	Cisco Smartnet 8x5xNBD MSP 1-RU Cisco	EA	\$235.84	\$235.84
1	CIAC-PANE-M1X-K9	Cisco PAM Software Version 1.X MSP	EA	\$4,000.00	\$4,000.00
1	CON-SAS-CIACPAMK	US ONLY SW APP SUP PAM SW VERSION 1.X MSP	EA	\$1,056.00	\$1,056.00
1	CIAC-PANE-EDI+	Cisco PAM Enterprise Data Integration License	EA	\$3,000.00	\$3,000.00
1	CON-SAS-PAMEDI	US ONLY SW APP SUPP CISCO PAM ENTERPRISE	EA	\$792.00	\$792.00
1	CIAC-PANE-M12B-	Cisco PAM 12B Module License	EA	\$2,500.00	\$2,500.00
1	CON-SAS-PANM12B	SW APP SUPP Cisco PAM 12B Module	EA	\$660.00	\$660.00
4	CIAC-GW-K9	Cisco Physical Access Gateway	EA	\$475.00	\$1,900.00
4	CON-SNT-GWK9	SMARTNET 8X5XNBD Cisco Physical Access	EA	\$66.88	\$267.52
9	CIAC-GW-RDR	Cisco Physical Access Reader Module	EA	\$325.00	\$2,925.00
9	CON-SNT-GWRDR	SMARTNET 8X5XNBD Cisco Physical Access	EA	\$45.76	\$411.84
5	CIAC-GW-IP10	Cisco Physical Access Input Module	EA	\$275.00	\$1,375.00
5	CON-SNT-GWIP10	SMARTNET 8X5XNBD Access Control 10 Input	EA	\$38.72	\$193.60
3	CIAC-GW-OP8	Cisco Physical Access Output Module	EA	\$275.00	\$825.00
3	CON-SNT-GWOP8	SMARTNET 8X5XNBD Cisco Physical Access	EA	\$38.72	\$116.16
		<b>Miscellaneous Parts</b>			
19	HID-6005B1B00	ProxPoint Plus 6005 125 kHz Mini Mullion Proximity Reader (Weigand Designer and Pigtail) - Color: Black	EA	\$89.47	\$1,699.93
3	RCI-F2164	F2 Series Fire Rated Offset and Centerline Latch Entry	EA	\$235.00	\$705.00
15	RCI-0162	0162 Rim Strike 1-3/4 x 9-3/4 Standard Finish 32D 0162 RIM STRIKE 1-3/4 X 9-3/4 STANDARD FINISH 32D	EA	\$234.42	\$3,516.30
18	GES-1078CW	Magnetic Door Position Switch	EA	\$7.09	\$127.62
6	WG-32061045	22 AWG, 6 conductor Cable, 1,000 Ft Roll, OAS, CMP, CL2P, 1K box	EA	\$183.52	\$1,101.12
6	IR184BA7-50-1000B	18-4, Lock Power Wire, 1,000 Ft Roll	EA	\$182.37	\$1,094.22

**Computer Software Innovations Inc**

900 East Main Street, Suite T  
Easley, SC 29640  
Phone: 864-855-3900  
www.csioutfitters.com

Qty.	Item ID	Description	UOM	Sell	Total
1	AX-MAX77D	12VDC Power Supply, 16 ports, 20A @24VDC or 10A @12VDC	EA	\$765.05	\$765.05
13	LE-770	Verifact Model A-ML is an omni-directional, low impedance, electret condenser microphone with mic level audio output	EA	\$139.00	\$1,807.00
2	RCI-8380	Pedestrian swing gate electromagnetic lock	EA	\$232.84	\$465.68
13	SDC-LR100SDCK	SDC 6000 Serries Exit Devices Electric Latch Retraction/DOGG	EA	\$328.04	\$4,264.52
1	PTRS242412G4	24 x 24 x 8 Box for gateway modules/with back plate	EA	\$678.40	\$678.40
<b>Advanced Services</b>					
1	INST-DII-EXPANDED	Setup, Configure and Install Hardware	EA	\$47,710.00	\$47,710.00

Item Total:	\$164,059.18
Tax at 6.000%:	\$6,980.95
<b>Total:</b>	<b>\$171,040.13</b>

Prices are firm until 3/13/2012

SC Cisco Contract#  
4400002749 - Network

Please make the purchase order to:  
CSI Technology Outfitters, Inc.  
900 East Main Street, Suite T  
Easley, SC 29640

Fax the purchase order to John Pressley at 864-770-2843 or email insidesales@csioutfitters.com.



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Gerald Dawson, Chairman, and Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*  
Bryan Hill, Deputy County Administrator *BHill*  
David Starkey, Chief Financial Officer *DStarkey*  
Robert McFee, Director of Engineering and Infrastructure *RMcFee*  
Dave Thomas, Purchasing Director *DThomas*  
Monica Spells, Compliance Officer *MSpells*

FROM: Robert Klink, PE, County Engineer *RKlink*

SUBJ: **LAW ENFORCEMENT CENTER (LEC) SECURITY**

DATE: February 11, 2013

**BACKGROUND.** Beaufort County requested and received a quote from CSI Technology Outfitters to provide a new security system for the LEC building to modernize and replace the original system.

**STATE CONTRACT/COMPETITIVE/NON—COMPETITIVE VENDOR.** The attached quote is from CSI Technology Outfitters (State Contract Vendor) for \$116,263.75 to provide and install the security system in the LEC building. Funding for the security system installation is from the LEC CIP Account #40040011-54423 with a balance of \$315,628.

**RECOMMENDATION.** Public Facilities Committee approve and recommend to County Council a contract to CSI Technology in the amount of \$116,263.75 for the LEC security system installation from the funding source listed above.

REK/DC/mjh

Attachments: 1) CSI Technology Outfitters Quote #58778  
2) Non Competitive Purchase Form



# Non-Competitive Purchases Form

This form shall be completed for any non-competitive purchase over \$2,500 that is not exempt.

(a) A County contract may be awarded without competition when the Purchasing Director determines in writing, after conducting a good faith review of available sources, that there is only one source for the required supply, service, or construction item. The Purchasing Director shall conduct negotiations, as appropriate, as to price, delivery, and terms. A record of sole source procurements shall be maintained as public record and shall list each contractor's name, the amount and type of each contract, a listing of the items procured under each contract, and the identification of each contract file.

(b) Sole source procurement of a used item from the open market may only be considered, provided that:

(1) The using agency recommends purchase; (2) condition of the item is verified by appropriate County official; and (3) price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.

Code 1982 SS 12-19 Sec. 2-51B Sole source procurement

The County Council may by resolution, exempt specific supplies or services from the purchasing procedures required in the Code. The following supplies and services shall be exempt from the purchasing procedures required in this division; however, the Purchasing Director for just cause may limit or withdraw any exemption provided for in this section. (1) Works of art for museum and public display (2) Published books, library books, maps, periodicals, technical pamphlets (3) Copyrighted educational films, filmstrips, slides and transparencies (4) Postage stamps and postal fees (5) Professional dues, membership fees and seminar registration fees (6) Medicine and drugs (7) Utilities including gas, electric, water and sewer (8) Advertisements in professional publications or newspapers (9) Fresh fruit, vegetables, meats, fish, milk, bread and eggs (10) Oil company credit cards (11) Articles for commercial sale by all governmental bodies

Code 1982 SS 12-14 Ord. No. 2000-1 S 1, 1-1-0-2000 Sec. 2-514 Exemption from procedures

Notwithstanding any other section of this division, the Purchasing Director may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to the functioning of county government; for the preservation or protection of property; or for the health, welfare or safety of any person, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the items procured under the contract, and the identification number of the contract file.

Code 1982 SS 12-20 Sec. 2-519 Emergency procurements

Requesting Department: Engineering Div Requested Account Code: 40040011-54423

### Description of Requested Services

Provide and Install Security System in the Law Enforcement Center

Please provide a listing of the items purchased, if additional pages are necessary please attach to this form:

See attached quote #58778

Cost of Requested Services: \$116,263.75

Requested Vendor Name: CSI Technology Outfitters (Vendor # 11275) SC Contract #4400002749



# Non-Competitive Purchases Form

Requested Vendor Address: 900 E. Main Street, Suite T, Easley, SC 29640

Requested Vendor Phone Number: 864-855-3900 Requested Vendor Email Address: insidesales@csioutfitters.com  
John Pressley 864-770-2843

Type of Service Requested (Please check one) Construction  Services  Supply/Good

Please attach any documentation provided by the vendor that provides back up for the claims in this document.

Please select a reason below as to why this is a non-competitive purchase and provide a brief explanation.

- It is not possible to obtain competition. There is only one source available for the supply, service, or construction item.
- The procurement is for a used item from the open market. The item may only be considered if, (1) the using agency recommends purchase, (2) condition of the item is verified by appropriate County official, (3) Price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.
- The item is a single source purchase. Other sources may be available but purchases are directed to one source because of factors unique to Beaufort County. Please select an option below:

Standardization - CSI Technology Outfitters is a state contract vendor. CSI security system hardware/software is compatible with other County MIS infrastructure

- Warranty
- Other, if selected please specify below.

- An emergency exists that threatens the functioning of County government.
- An emergency exists that threatens the preservation or protection of County property.
- An emergency exists that threatens the health, welfare or safety of any person within the County.

What steps have been taken to verify that these features are not available elsewhere?

Other brands/manufacturers were examined (please list names and contact information, and explain why they are not suitable for use by the County-attach additional pages as necessary):

\_\_\_\_\_  
\_\_\_\_\_

Other vendors were contracted (please list names and contact information and explain why those contacted did not meet the needs of the County-attach additional pages as necessary):



# Non-Competitive Purchases Form

Other vendors were contracted (please list names and contact information and explain why those contacted did not meet the needs of the County-attach additional pages as necessary):

\_\_\_\_\_

Requester Name: Robert E. Klink, PE County Engineer Requester Signature: \_\_\_\_\_ Date: 2/14/13

Department Head Name: Robert E. Klink, PE, County Engineer Department Head Signature: \_\_\_\_\_

Date: 2/11/13

### For Purchasing Completion only:

Date Received in Purchasing Department: 02/14/13

Reviewed by Purchasing Department for completeness

Date: 02/14/13

Reviewed by: [Signature]

Verified that this is the only source: Yes  No  NA

Comments: State Contract

Purchasing Director or His Designee Approval Signature: [Signature]

Associated Purchase Orders Number: \_\_\_\_\_

Associated Contract Number: \_\_\_\_\_

**Computer Software Innovations Inc**

 900 East Main Street, Suite T  
 Easley, SC 29640  
 Phone: 864-855-3900  
 www.csioutfitters.com

**Prepared for:**

 Mr. Daniel Morgan Phone: (843) 255-2600  
 Beaufort County Government  
 100 Ribaut Rd.  
 PO Drawer 1228  
 Beaufort, SC 29901 USA

Qty.	Item ID	Description	UOM	Sell	Total
	Procurement	Please let us know if you are using a Procurement Contract for this purchase  Due to Contract reporting requirements, we need to know if you will be procuring the quoted items via a Procurement Contract. If you are, can you please let us know which contract you are using and include the contract number on your PO?			
		Beaufort County LEC Security System r7			
		Video Surveillance System			
		Cisco Outdoor Dome Camera (Standard Definition)			
4	CIYS-IPC-3530	Cisco Video Surveillance IP Dome Body,Outdoor, 1MP DN, IO	EA	\$775.00	\$3,100.00
4	CON-SNT-CIYSIPCB	SMARTNET 8X5XNBD CSC Video Srvlnce IP Dome Bdy Outdoor 1M	EA	\$95.92	\$383.68
4	CIYS-6KA-CTMSURF=	Ceiling Tile Surface Mount for 3520 and 6020 IP Cameras	EA	\$27.50	\$110.00
4	CIYS-6KA-PENHEAD=	Cisco Ceiling Mount for 35xx, 6k, and 7030 IP Domes	EA	\$75.00	\$300.00
4	CIYS-6KA-GNECK=	Cisco Goose Neck Mount for 35xx, 6k, and 7030 IP Domes	EA	\$75.00	\$300.00
		Cisco Indoor Dome Camera (Standard Definition)			
29	CIYS-IPC-3520	Cisco Video Surveillance IP Dome Body, Indoor, 1MP DN, IO	EA	\$637.50	\$18,487.50
29	CON-SNT-CIYSIPC3	SMARTNET 8X5XNBD CSC Video Srvlnce IP Dome Body, Ind 1MP	EA	\$78.32	\$2,271.28
19	CIYS-6KA-CTMFLSH=	Ceiling Tile Flush Mount for 3520/6020 IP Cameras	EA	\$27.50	\$522.50
10	CIYS-6KA-CTMSURF=	Surface Mount Kit for 6000 series indoor dome cameras	EA	\$27.50	\$275.00
		Cisco Dome Camera (High Definition)			

**Computer Software Innovations Inc**

900 East Main Street, Suite T  
Easley, SC 29640  
Phone: 864-855-3900  
www.csioutfitters.com

Qty.	Item ID	Description	UOM	Sell	Total
2	CIVS-IPC-6020	Cisco Video Surveillance IP Camera, Indoor HD Dome Body	EA	\$837.50	\$1,675.00
2	CON-SNT-CIVSIPC6	SMARTNET BX5XNBD Cisco 6000 series camera	EA	\$102.96	\$205.92
2	CIVS-6KA-CTN/FLSH=	Ceiling Tile Flush Mount for 3520/6020 IP Cameras	EA	\$27.50	\$55.00
3	CIVS-IPC-7030	Cisco Video Surveillance 5MP IP Outdoor Dome Camera	EA	\$1,012.50	\$3,037.50
3	CON-SNT-CIVSIPC7	SMARTNET BX5XNBD CSC Video SrvInce 5MP IP Outdoor Dome Camera	EA	\$124.96	\$374.88
<b>Cisco PTZ Camera (Standard Definition)</b>					
1	CIVS-IPC-2930	Outdoor Pendant, Clear Dome, NTSC, 35x, SD PTZ IP Camera	EA	\$2,450.00	\$2,450.00
1	CON-SNT-CVIP2930	SMARTNET BX5XNBD Outdoor Pendant, Clear Dome, NTSC, 35x,	EA	\$301.84	\$301.84
1	CIVS-JOY1-USB=	USB Joystick for Operations Manager	EA	\$370.00	\$370.00
1	CON-SNT-VSJOYUSB	SMARTNET BX5XNBD CIVS-JOY1-USB=	EA	\$45.76	\$45.76
<b>Access Control System</b>					
15	CIAC-GW-K9	Cisco Physical Access Gateway	EA	\$475.00	\$7,125.00
15	CON-SNT-GWK9	SMARTNET BX5XNBD Cisco Physical Access	EA	\$66.88	\$1,003.20
4	CIAC-GW-IP10.	Cisco Physical Access Input Module	EA	\$275.00	\$1,100.00
4	CON-SNT-GWIP10	SMARTNET BX5XNBD Access Control 10 Input	EA	\$38.72	\$154.88
4	CIAC-GW-OP8 -	Cisco Physical Access Output Module	EA	\$275.00	\$1,100.00
4	CON-SNT-GWOP8	SMARTNET BX5XNBD Cisco Physical Access	EA	\$38.72	\$154.88
<b>Miscellaneous Parts</b>					
12	HID-5365EGP00	MiniProx 5365 125 kHz Mullion Mount Proximity Reader (with Pigtail) - Color: Gray	EA	\$152.00	\$1,824.00
9	RCI-F2164	F2 Series Fire Rated Offset and Centerline Latch Entry	EA	\$235.00	\$2,115.00
3	RCI-0162	0162 Rim Strike 1-3/4 x 9-3/4 Standard Finish 32D 0162 RIM STRIKE 1-3/4 X 9-3/4 STANDARD FINISH 32D	EA	\$234.42	\$703.26
2	RCI-837128	Electromagnetic Lock, 750 lbs, single minimag, aluminum finish SINGLE MINIMAG,ALUMINUM FINISH	EA	\$167.40	\$334.80

**Computer Software Innovations Inc**

 900 East Main Street, Suite T  
 Easley, SC 29640  
 Phone: 864-855-3900  
 www.csioutfitters.com

Qty.	Item ID	Description	UOM	Sell	Total
2	RCI-831028	Electromagnetic Lock, 1500 lbs, 12/24 VDC, Single Door, Aluminum finish	EA	\$197.40	\$394.80
5	BOS-DS150I	Door Request PIR Sensor	EA	\$96.12	\$480.60
5	RCI-980MD	Push Button Door Request Switch, Momentary, non-illuminated, white w/blk trim NON-ILLUMINATED WHITE/BLK TRIM	EA	\$48.60	\$243.00
15	GES-1078CW	Magnetic Door Position Switch	EA	\$7.09	\$106.35
2	WP-652	22 AWG, 3 Twisted Pair CR Cable, 1,000 Ft Roll	EA	\$305.00	\$610.00
2	IR184BA7-50-1000B	18-4, Lock Power Wire, 1,000 Ft Roll	EA	\$204.12	\$408.24
5	2227-MISC	Miscellaneous Ty Wraps, Screws, etc, Gateway Box	EA	\$500.00	\$2,500.00
15	2227-MAT	Network Drop for Card Access Panel	EA	\$221.00	\$3,315.00
15	VOR-0812	PoE Splitter, 12VDC for PIR and Lock power locally at door	EA	\$59.00	\$885.00
19	DSC-8V500GB	Motion IDS	EA	\$159.00	\$3,021.00
5	GES-3040W	Duress Switch	EA	\$21.79	\$108.95
5	AIP-LEF-3L	3 CALL SURFACE MOUNT MASTER W/ DOOR RELEASE	EA	\$149.41	\$747.05
5	AIP-LE-SS-1G	Staninless Steel single intercom door station	EA	\$150.00	\$750.00
5	AIP-SBX-1G	Single Gang back box	EA	\$50.00	\$250.00
5	AIP-RY-PA	Relay Module	EA	\$9.50	\$47.50
5	AIP-PS-1225UL	Power Supply 12VDC for Intercome	EA	\$84.35	\$421.75
2	SL-401	Duress Strobes	EA	\$17.50	\$35.00
15	2277-MISC	Gateway Module Utility Boxes, 16 x 12 x 4, BW106BP _ Key lock 5000 series	EA	\$60.00	\$900.00
2	SS-25-4B-AIC-P	Sun Surveillance SolsticeCam Customer Supplied Arecont AV-8185 (9W @ 12VDC). Customer Supplied Arecont Heater & Blower (11W @ 12VDC, 18 hrs/day duty cycle). Customer Supplied Fluidmesh FM 1100 HW wireless node. Solar power system sized for Greenwood, SC. Top of the Pole Solar Panel Mount. Charge Controller. Sealed Lead Acid Absorbent Glass Mat Batteries to provide a minimum of 5 days of battery backup. Outdoor rated lockable battery and electronics enclosure (Pole Mount Brackets included).	EA	\$5,837.00	\$11,674.00

**Computer Software Innovations Inc**

900 East Main Street, Suite T  
Easley, SC 29640  
Phone: 864-855-3900  
www.csioutfitters.com

Qty.	Item ID	Description	UOM	Sell	Total
		Enclosure battery compartment extensions. System comes prewired and mounted to aluminum 20ft x 6 in O.D. hinged pole for turnkey installation.			
3	FM1100M-HW	Fluidmesh 1100 MITO, single MIMO radio device, 1 Mbit/s Ethernet Throughput, 4.9-5.8 GHz with integrated panel antennas. Two (2) Ethernet Ports.	EA	\$545.97	\$1,637.91
2	FM1100M-10	Includes passive PoE injector and AC 90-240V Power Supply. Enable 10Mbit/s ethernet throughput in FM1100M Devices	EA	\$721.46	\$1,442.92
1	FM1100M-30	Enable 30Mbit/s ethernet throughput in FM1100M Devices	EA	\$1,014.00	\$1,014.00
2	1101-1109	Transtector Wireless surge protection device at pole	EA	\$135.35	\$270.70
		<b>Advanced Services</b>			
1	INST-DII-EXPANDED	Setup, Configure and Install Hardware	EA	\$30,265.00	\$30,265.00

Item Total:	\$111,409.65
Tax at 6.000%:	\$4,854.10
<b>Total:</b>	<b>\$116,263.75</b>

Prices are firm until 3/13/2013

SC Cisco Contract#  
4400002749 - Network

Please make the purchase order to:  
CSI Technology Outfitters, Inc.  
900 East Main Street, Suite T  
Easley, SC 29640

Fax the purchase order to Sheldon Pettigrew at CSI at 864.307.2254 or email to insidesales@csioutfitters.com



**Technology Outfitters**  
Computers. Software. Innovations.

**Quote 58778**

Date 2/14/2013

Computer Software Innovations Inc

900 East Main Street, Suite T

Easley, SC 29640

Phone: 864-855-3900

[www.csioutfitters.com](http://www.csioutfitters.com)

---



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *G Kubic*  
Bryan Hill, Deputy County Administrator *BH*  
Josh Gruber, County Attorney *JG*  
Robert McFee, Division Director of Engineering & Infrastructure *Robert McFee*

FROM: Robert Klink, PE, County Engineer *R Klink*

SUBJ: **Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way or Easement Documentation – Halifax Drive**

DATE: November 20, 2012

**BACKGROUND.** Halifax Drive is a County maintained dirt road that is included in Dirt Road Design Build Improvement Contract #46. Contract #46 was awarded by County Council on 3/12/12. Halifax Drive is located on St. Helena Island.

Since May 2012, the Engineering Division and the design-build contractor team have been working under guidance that Beaufort County can no longer pave a County dirt road based on presumption of prescriptive right. Rather, it must assure that the County possess a deeded right-of-way, signed right-of-way document, or signed easement document from each adjoining property owner along the dirt road identified for paving.

Engineering Division staff has had limited success in obtaining documents and has identified Halifax Drive as a dirt road for consideration for condemnation of property. As a result of field meetings with property owners and County Council Representatives, sixteen of the twenty property owners have signed for the road to be paved. Condemnation of the remaining four parcels will allow paving of Halifax Drive to proceed.

Staff and design-build contractor team are therefore presenting this information for committee review and are recommending that the remaining required right-of-way be condemned.

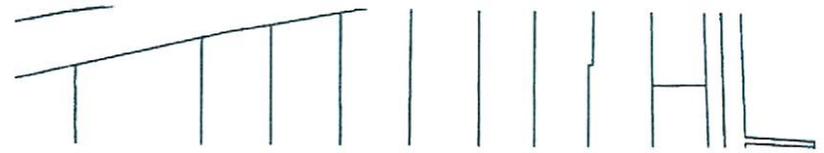
**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council to authorize proceeding with condemnation of the remaining required right-of-way for Halifax Drive.

REK/DS/mjh

Attachments: 1) Andrews & Burgess Right of Way Status Plans  
2) Location Map

cc: Eddie Bellamy

**HALIFAX RD, FROGMORE  
EX. 50' ROW  
ACQUIRED ROW FROM 16/20 (80%)  
PROPERTY OWNERS**



**RIGHT OF WAY NOT GRANTED**

ID	Name	Address 1	City	State	Zip	TMS	STATUS
1	Emma Gardner (Kevin Washington)	1452 Sea Island Parkway	St. Helena Island	SC	29920-0533	R300 016 000 185A 0000	VERBAL APPROVAL
2	Emma Gardner (Kevin Washington)	1432 Sea Island Parkway	St. Helena Island	SC	29920-0533	R300 016 000 0265 0000	VERBAL APPROVAL
3	Doreen S. Plyler	Po Box 923	St. Helena Island	SC	29920	R300 016 000 190C 0000	
4	Glenn Lanover	5 Le Chene Circle	Beaufort	SC	29506	R300 016 000 190B 0000	VERBAL APPROVAL

**ROW Acquisition Timeline**  
 Initial letters sent to all property owners 9/14/12  
 Community Meeting held 9/27/12  
 Delivered unsigned deeds to Mr. Rodney Small 10/17/12  
 Had follow up community meeting with holdouts 11/19/12  
 2nd Follow-up letters sent to remaining property owners 12/6/12

WE RECOMMEND CONDEMNATION OF MS. PLYLER'S ROW

RECEIVED VERBAL APPROVAL

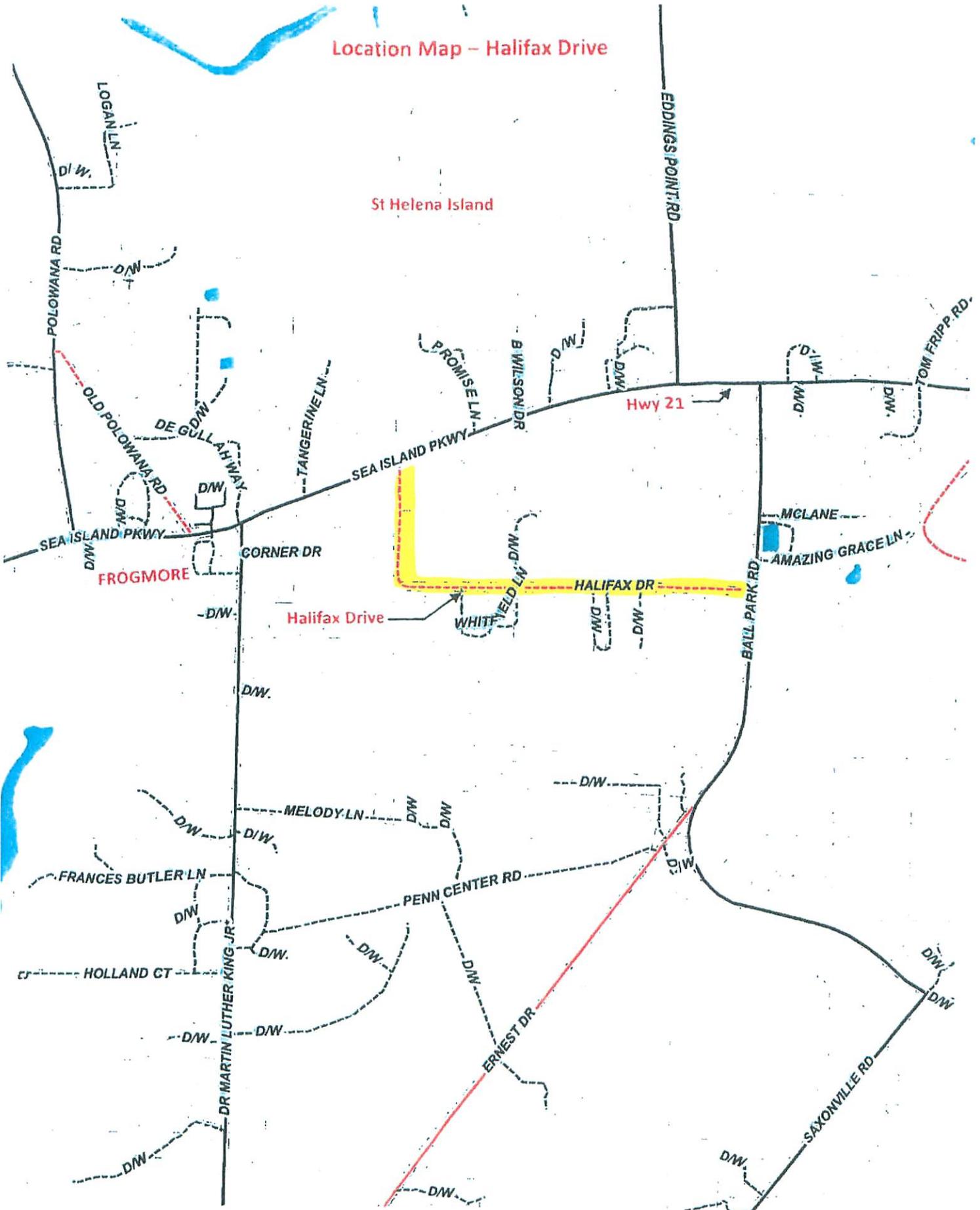
RECEIVED VERBAL APPROVAL

**RIGHT-OF-WAY ACQUISITION MAP**

**Andrews & Burgess Inc.**  
 Engineering & Surveying  
 40A Shanklin Road  
 Beaufort, SC 29906  
 843.466.0369  
 Fax 843.466.9766

# Location Map - Halifax Drive

St Helena Island





COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

**TO:** Public Facilities Committee, Beaufort County Council  
**FROM:** Anthony Criscitiello, Beaufort County Planning Director  
**DATE:** February 22, 2013  
**SUBJECT:** **Parkers Encroachment Across the Spanish Moss Trail**

---

The Beaufort County Planning Department by virtue of the Comprehensive Plan is required to provide a staff recommendation to the Public Facilities Committee of County Council regarding the requested easement across the Spanish Moss Trail to provide access to a Parkers Convenience Store (see attached map). After careful consideration of the importance of the Spanish Moss Trail both as a non-motorized transportation corridor and a recreational amenity; the responsibility that Beaufort County has in implementing and maintaining the trail; and the potential threats to the safety of pedestrians and cyclists posed by the proposed at-grade crossing, the Planning Department recommends against providing an easement across the trail unless there is a grade separation between the access road and the trail.

**Importance of the Spanish Moss Trail:** The Spanish Moss Trail is unique to northern Beaufort County because it provides the only opportunity for an “off-road” non-motorized transportation corridor. It allows cyclists and pedestrians to be safely removed from automobile traffic while providing a direct transportation corridor that links neighborhoods, employment centers, retail and services. The Northern Beaufort County Greenway and Blueway Master Plan (2002) recognized the importance of the trail and identified it as a “spine trail” that would link smaller trails, sidewalks and neighborhoods together to create a non-motorized transportation network. The Transportation chapter of the Beaufort County Comprehensive Plan (2010) emphasizes the importance in investing in alternative modes of transportation, such as trails, to reduce vehicle miles travelled on our highways and to provide transportation mode choices to County residents.

**Beaufort County’s Role in Implementing the Trail:** Beaufort County plays an important role in the development of the Spanish Moss Trail having been granted a surface easement by Beaufort Jasper Water Sewer Authority for the specific purpose of developing a linear park. That puts the County in a unique position as being caretakers of the trail, ensuring that the integrity of the right-of-way is maintained and that the trail is implemented in a timely fashion and to acceptable standards. As a result, Beaufort County must carefully consider the impacts that encroachments will have on the safety and quality of the trail.

**Concerns about the Encroachment:** Planning Staff has many concerns about crossing the trail at-grade in the location shown on the accompanying drawing.

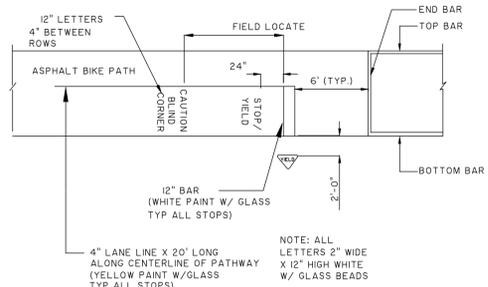
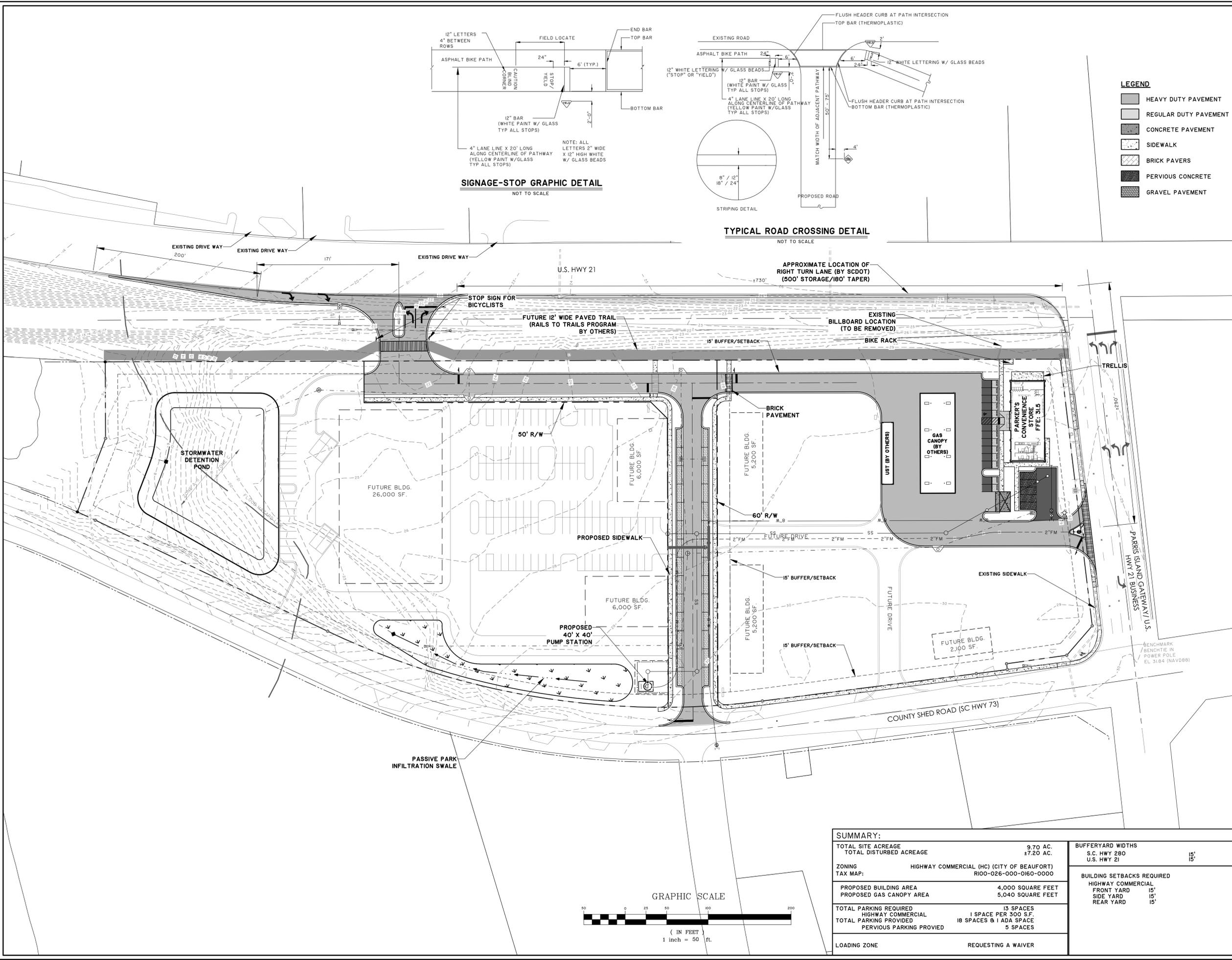
1. The proposed encroachment location increases the risk of accidents between cars and non-motorized traffic. Cars approaching Parkers from the southbound lane will be coming off of a high-speed (50 mph), auto-oriented highway and may not slow down adequately before approaching the trail. In addition, the trail is not directly adjacent to or visible from the highway north of the site until one is very close to the proposed access road. If a motorist is not familiar with the trail, there is a possibility that they will not be mindful of cyclists and pedestrians as they try to access the convenience store increasing the risk of accidents at the proposed trail crossing.

2. The proposed encroachment will place the trail within the stacking area for cars exiting the Parkers convenience store. The Traffic Impact Analysis for Parkers has shown that there will be considerable delays for cars seeking to make a left turn from Parkers at the proposed access onto US 21. In similar locations in Beaufort County where there is a non-signalized intersection, motorists frequently take risks pull out into traffic as they get impatient waiting for a clearing in traffic. This hazardous traffic situation created by the access road to Parkers will only further marginalize pedestrians and cyclists.
3. Taking action to grant the encroachment across the trail would create hazards to pedestrians and cyclists that would not otherwise exist if no action was taken. There are other crossings along the trail that present hazards, such as SC 170, Broad River Boulevard, and Parris Island Gateway that will need to be carefully addressed to ensure safety. However, these conditions existed before the County was granted the surface easement for the trail. Granting the proposed encroachment across the trail would create a new potentially hazardous intersection and would also create the expectation that the County would grant future encroachments across the trail to provide access to development.

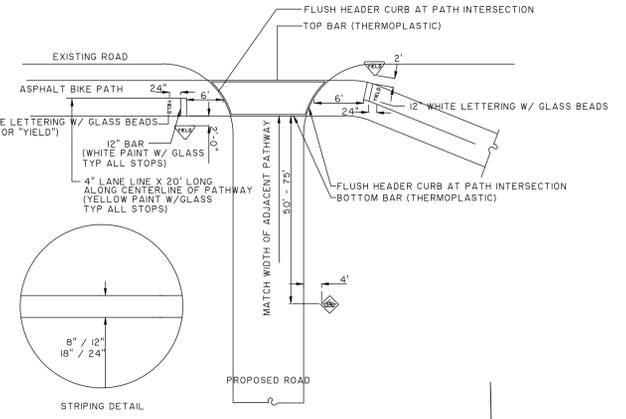
**Staff Recommendation:** Planning Staff recommends that County Council provide conditional approval of the proposed encroachment across the Spanish Moss Trail with the following condition:

- The Parkers access road that would cross the Spanish Moss Trail shall provide a tunnel with adequate clearance underneath to provide cyclists and pedestrians safe and unimpeded travel.

J:\Projects\Comm\123456 - 123456.dwg (12/18/2012) 12:34:56 PM

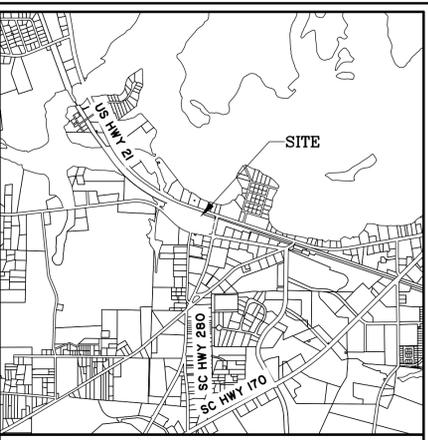


**SIGNAGE-STOP GRAPHIC DETAIL**  
NOT TO SCALE

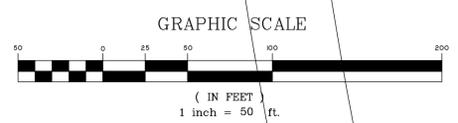
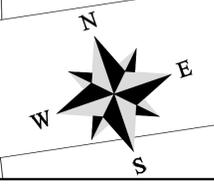


**TYPICAL ROAD CROSSING DETAIL**  
NOT TO SCALE

- LEGEND**
- HEAVY DUTY PAVEMENT
  - REGULAR DUTY PAVEMENT
  - CONCRETE PAVEMENT
  - SIDEWALK
  - BRICK PAVERS
  - PERVIOUS CONCRETE
  - GRAVEL PAVEMENT



- NOTES:**
1. PLAN IS CONCEPTUAL ONLY AND MUST BE REVIEWED AND APPROVED BY VARIOUS GOVERNMENTAL AGENCIES.
  2. BOUNDARY INFORMATION EXTRACTED FROM "BOUNDARY SURVEY 9.701 ACRES BEING THE LANDS OF MANY M'S LLC", AS PREPARED BY THOMAS & HUTTON AS SIGNED BY STEWART W. SPENCER SCRLS NO. 27743
  3. OWNER INFO:  
GREGORY M. PARKER, INC.  
222 DRAYTON STREET  
SAVANNAH, GA 31401  
(P) (912) 231-1001  
(F) (912) 231-0030  
CONTACT: GREG PARKER
  4. AGENT INFO:  
THOMAS & HUTTON  
P.O. BOX 2727  
SAVANNAH, GA. 31402-2727  
(P) (912) 234-5300  
(F) (912) 234-2950  
CONTACT: RUSTY WINDSOR



SUMMARY:	
TOTAL SITE ACREAGE	9.70 AC.
TOTAL DISTURBED ACREAGE	17.20 AC.
ZONING	HIGHWAY COMMERCIAL (HC) (CITY OF BEAUFORT)
TAX MAP:	R100-026-000-0160-0000
PROPOSED BUILDING AREA	4,000 SQUARE FEET
PROPOSED GAS CANOPY AREA	5,040 SQUARE FEET
TOTAL PARKING REQUIRED	13 SPACES
HIGHWAY COMMERCIAL	1 SPACE PER 300 S.F.
TOTAL PARKING PROVIDED	18 SPACES & 1 ADA SPACE
PERVIOUS PARKING PROVIDED	5 SPACES
LOADING ZONE	REQUESTING A WAIVER

BUFFERYARD WIDTHS	
S.C. HWY 280	15'
U.S. HWY 21	15'
BUILDING SETBACKS REQUIRED	
HIGHWAY COMMERCIAL	
FRONT YARD	15'
SIDE YARD	15'
REAR YARD	15'

**MASTER PLAN**  
**PARKER'S**  
**CONVENIENCE**  
**STORE**  
 CITY OF BEAUFORT, SOUTH CAROLINA  
 PREPARED FOR:  
 THE PARKER COMPANIES  
 PREPARED BY:

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting  
 50 Park of Commerce Way • PO Box 2727  
 Savannah, GA 31402-2727 • 912.234.5300  
[www.thomasandhutton.com](http://www.thomasandhutton.com)  
Brunswick, GA | Charleston, SC | Myrtle Beach, SC | Wilmington, NC

JOB NO: J-23461	DATE: DECEMBER 18, 2012
DRAWN: JRW	SCALE: 1" = 50'
REVIEWED: KMS	SHEET: 1 OF 1



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *G Kubic*  
Bryan Hill, Deputy County Administrator *B Hill*  
David Starkey, Chief Financial Officer  
Robert McFee, Division Director of Engineering and Infrastructure *JRM*  
Dave Thomas, Purchasing Director  
Monica Spells, Compliance Officer

FROM: Robert Klink, PE, County Engineer *R Klink*

SUBJ: SOUTH CAROLINA ELECTRIC & GAS (SCE&G) AGREEMENT FOR  
FOR SC 170 WIDENING INFRASTRUCTURE RELOCATION

DATE: February 8, 2013

**BACKGROUND.** Beaufort County has received an agreement from SCE&G for the relocation of their facilities on SC 170. The agreement will relocate SCE&G infrastructure from SC 46 to US 278 with a total estimated cost of \$47,362. The actual cost will be determined as SCE&G submits invoices to the County for materials and labor. These activities have been examined by Beaufort County's design consultant Thomas & Hutton Engineering. The resulting costs appear appropriate based on the determined quantities and work involved.

Utility relocation costs for the SC 170 widening are paid for from sales tax project funds, Account #33403-54500.

**RECOMMENDATION.** The SCE&G utility relocation agreement for the SC 170 Widening Sales Tax Project is presented for information only. No formal action is required. The relocation of utility infrastructure during the construction process is inherent to the utility's ownership and has to be completed by the utility.

REK/mjh

Attachment: 1) Utility Agreement

Connect/SC170/SCE&G Utility Reloc

OWIF 7921  
(DIST.)

Agreement # \_\_\_\_\_

**UTILITY AGREEMENT**

S. C. File No. \_\_\_\_\_ Route (or Road No.) SC 170

F. A. Project No. \_\_\_\_\_ State Project No. \_\_\_\_\_

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between Beaufort County, hereinafter called "County" and the South Carolina Electric & Gas hereinafter called "Company".

**WITNESSETH:**

1. It is mutually agreed by and between the parties hereto that the Company shall perform or cause to be performed, the following work to its utility property facilities as shown on the attached plans and estimate:

General description: See attached SCE&G Drawings.  
\_\_\_\_\_  
\_\_\_\_\_

2. The Company hereby agrees to relocate its utility facilities in conflict with highway construction in accordance with the provisions set forth in the Federal Highway Administration's FAPG 23 CFR 645A; and also in accordance with the South Carolina Department of Transportation "A Policy for Accommodating Utilities on Highway Rights-of-Way" in the estimated amount of

\$47,362.00

County Share 100%

Utility Share \_\_\_\_\_

(a) The Company ( does,  does not) have the right of occupancy in its existing location by reason of holding the fee, an easement, or other real property interest, the damaging or taking of which is compensable in eminent domain. If the Company does not have the right of occupancy in its existing location by reason of holding the fee, an easement or other real property interest, (Explain)

\_\_\_\_\_  
\_\_\_\_\_

Easement for this project is filed in Beaufort (County)  
Beaufort, SC  
(City and State)

(b) This section of line (for purposes of establishing right-of-way priorities only) has been in service for approximately 30 years or more.

(c) Such work as is necessary to relocate, alter or maintain the facility will be done in such a manner that it will not in any way interfere with or endanger the safety of the general public in their use of the roads as a highway. Traffic control and signing will be coordinated with the County's contractor and will be in accordance with "The South Carolina Manual on Uniform Traffic Control Devices for Streets and Highways" (SCMUTCD).

3. The Company shall begin said work promptly upon notification in writing by the County or County agent and dispatch to its completion as promptly as is practicable. The Company shall provide advance notice to the County's Project Engineer or County agent of the date on which work is expected to begin.

4. The Company will perform the work provided for in this agreement by the method checked below, in accordance with the provisions of Sec.645.115 of FAPG 23 CFR 645A:

BY COMPANY'S REGULAR FORCES

BY CONTRACT. (State one of recognized reasons for necessity of performing work in this manner)

Company forces will not be available to work this project.

The Company, therefore, subject to prior approval, proposes to contract a portion of or all of the work covered by this agreement. The items of work to be accomplished by contract are noted in the estimate. Where the Company elects to solicit competitive bids from a list of qualified contractors rather than through advertising in a publication, the names and addresses of those contractors so circularized shall be noted on the estimate or furnished to the County or County agent in advance of the Company's solicitation of bids.

BY EXISTING CONTINUING CONTRACT: Subject to prior approval and inspection by the County or County agent and the prior approval of the contract method by the Federal Highway Administration, the Company proposes to use an existing continuing contract under which it is demonstrated that such work is regularly performed for the Company under such contracts at reasonable costs. The provisions relating to contracts under this paragraph also apply to Contract Engineering.

5. The County will reimburse the utility company for costs incurred in accordance with the agreement as shown and on accurate records supporting all expenditures incurred on account of said work. The method of developing the relocation costs shall be one of the following alternatives.

(a) Actual and related direct costs accumulated in accordance with a work order accounting procedure prescribed by the applicable Federal or State regulatory body.

(b) Unit costs, such as broad gauge units of property, as used in own operations. (This method must have prior approval.)

(c) Lump Sum

The County may not pay for any item of work not provided for in the plan or in the cost estimate except as modified by the County Engineer or County agent followed by written notification to the County or County agent.

6. All work performed by the Company pursuant hereto, shall be performed according to the plans and estimates approved by the County or County agent

7. Attached hereto, and by reference made a part hereof, is one copy of plans and estimates of the work to be performed by the Company showing the existing facilities, permanent changes to be made therein, and the stages by which these changes are to be accomplished.

8. Credits for accrued depreciation (expired service life) and/or betterment of the facility have been allowed as outlined in Sec.645.117(h) of FAPG 23 CFR 645A.

9. Periodic progress billings of incurred costs may be made by the Company to the County through the County agent not to exceed monthly intervals and amounting to at least \$2500.00; however, total progress billing payments shall not exceed the approved nonbetterment estimated amount.

Upon completion of the work and no later than six months thereafter, the Company shall, at the earliest date practicable, furnish the County or County agent with five (5) copies of its final and complete billing of all costs incurred in connection with the work performed hereunder, such statement to follow as closely as possible the order of the items contained in the estimate. The totals for labor, overhead construction cost, travel expense, transportation, equipment, material and supplies, handling cost and other services shall be shown in such a manner as will permit ready comparison with the approved plans and estimates. Items of materials shall be itemized where they represent major components.

Credit shall be given for usable materials recovered from permanent or temporary installations. The final billing shall show the description and site of the project, the Federal Aid Project Number if applicable, the date on which the first work was performed; or, if preliminary engineering or right-of-way items are involved, the date on which the earliest item of billed expense was incurred, the completion date and the location where the records and accounts billed can be audited. The Company shall make adequate reference in the billing to its records, accounts and other documents. Contractors and any subcontractors are to maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred and to make such materials available at their respective offices at all reasonable times during the contract for inspection by the County, County agent, Federal Highway Administration or any authorized representatives of the Federal or State Government and copies thereof shall be furnished if requested.

Final billings of incurred costs submitted by the Company shall carry a statement certifying that all items claimed have been reviewed and are in conformity with the provisions of the agreement; that credits have been given for all salvaged materials as required, and that all contractor's bills incurred have been paid in full. This statement shall be signed by an authorized representative of the Company.

In the event a final and complete billing has not been received by the County or County agent prior to six months following the completion of work and the Company has not during that period demonstrated to the County's or the County agent's satisfaction a hardship in completing that billing, the County may, in its sole discretion, consider the last payment made to be the final payment due under this Agreement.

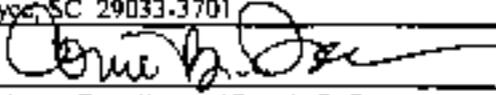
10. The County, County Agent, and the Federal Highway Administration shall have the right to inspect recovered materials from the permanent facility prior to disposal by sale or scrap. This requirement will be satisfied by the Company giving notice to the County or County agent of the time and place the materials will be available for inspection. This notice is the responsibility of the Company and it may be held accountable for full value of materials disposed of without notice. The County, County agent, and the Federal Highway Administration shall have the right to inspect all recovered materials, which are not reusable by the Company, for temporary use. The Company shall furnish a listing on final billings of major items not eligible for salvage credit, and reasons therefor.

11. The Company will abide by the contract cost principles as set forth in FAPG 23 CFR 645A.

12. The Company will not participate directly or indirectly in any practice which subjects persons to discrimination because of their race, color, religion, sex or national origin.

INSTRUCTIONS: Submit one copy of agreement form and six prints of drawings (or one reproducible print) showing present location and proposed location of poles or lines with reference to highway survey stations and centerline.

COMPANY: South Carolina Electric & Gas  
ADDRESS: 220 Operations Way (MC: J29)  
Cayce, SC 29033-3701

BY:   
TITLE: Highway Coordinator (Connie B. Dour)

BEAUFORT COUNTY

BY: \_\_\_\_\_

*South Carolina Electric and Gas Company*

**WORK ORDER ESTIMATE**

09/21/2012

<b>Region</b>	SOUTHERN	<b>Designer Name</b>	TURNER-MESTEY, RHONDA
<b>Work Area</b>	BLUFFTON GREW HDQR	<b>Coordinator</b>	HAGER, WILLIAM
<b>Work Request Nm</b>	68557	<b>Work Type</b>	HIGHWAY MBJO
<b>Work Order</b>	007921	<b>Drawing #:</b>	
<b>Start Date</b>			
<b>Project Title</b>	HWY 170 WIDENING		
<b>Funding Project</b>			

**Nature of Request** DEEPEN CABLE FOR WIDENING

	<i>Capital</i>	<i>Retirement</i>	<i>Lighting</i>	<i>Assoc. Capital</i>	<i>O/M Costs</i>
Material	\$11,932	\$0	\$0	\$0	\$0
Stores Overhead	\$1,253	\$0	\$0	\$0	\$0
Company Labor	\$14,431	\$464	\$0	\$0	\$0
- Payroll Overhead	\$8,484	\$208	\$0	\$0	\$0
Contract Labor	\$0	\$0	\$0	\$0	\$0
Transportation	\$6,061	\$185	\$0	\$0	\$0
Voucher Amount	\$0	\$0	\$0	\$0	\$0
Credit/Debit	\$0	\$0	\$0	\$0	\$0
Line Salvage	\$0	\$0	\$0	\$0	\$0
R/W Clearing	\$0				
<b>Sub Total</b>	<b>\$40,161</b>	<b>\$857</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Admin and Engr	\$6,052	\$131	\$0	\$0	\$0
CIAC Tax	\$0	\$0	\$0	\$0	\$0
AFUDC	\$151				
<b>Total</b>	<b>\$46,354</b>	<b>\$988</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Project Cost</b>	<b>\$47,362</b>		<b>\$0</b>		
<b>Est Ann Rev</b>			<b>\$0</b>		
<b>Revenue Ratio</b>	<b>0</b>				
<b>Contribution Req</b>					

**Approval Routing**

	<u>Initial</u>	<u>Date</u>
REVIEW ONLY		

DIRECTLY BURY 4/U  
(SPLICE AS NEEDED)

PD57582  
S-30 F.T.

4/U IN 6" CONDUIT  
(BORE HWY @ 6' MIN DEPTH)

(3) 4/0 splices

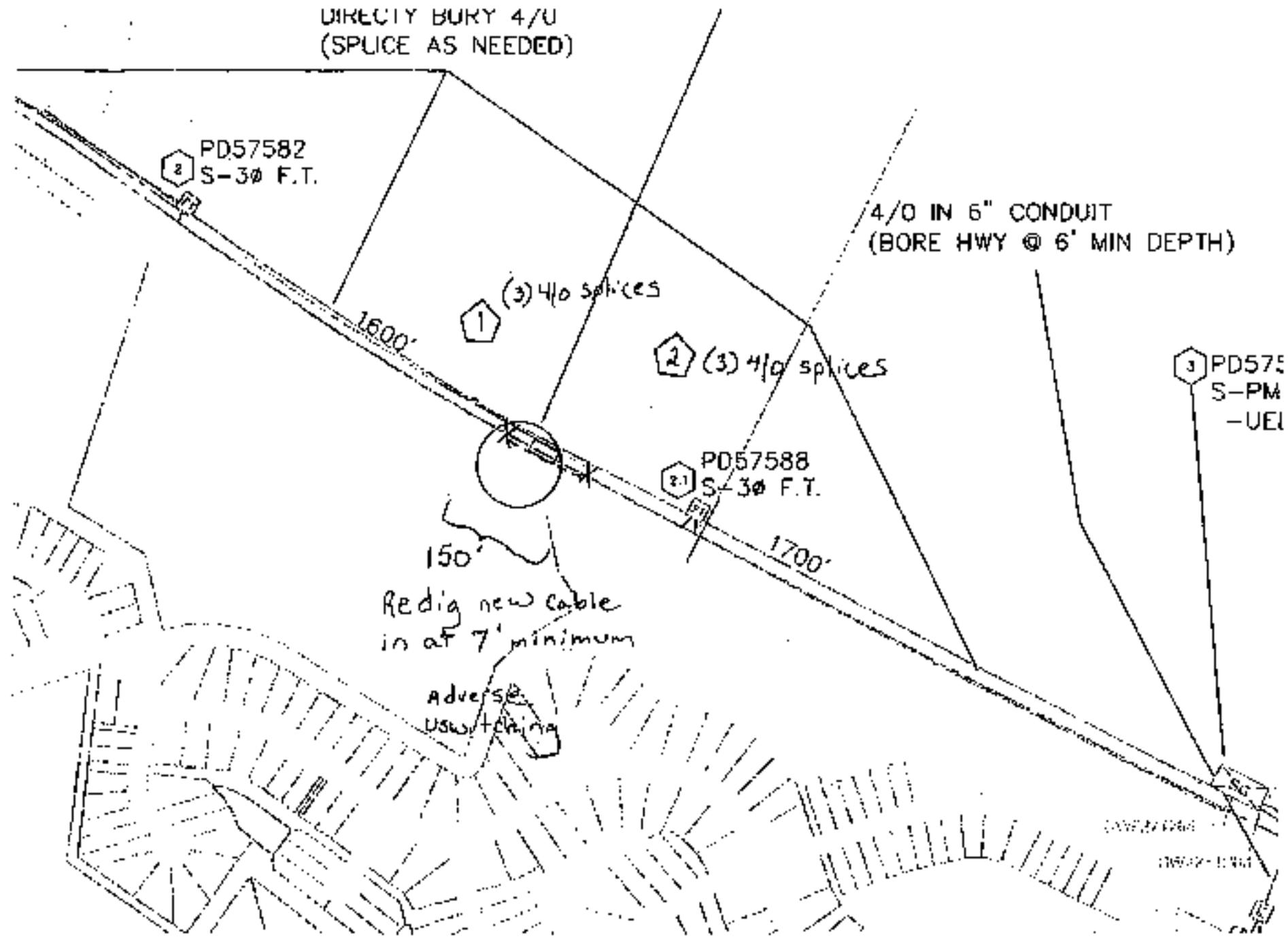
(2) (3) 4/0 splices

PD57588  
S-30 F.T.

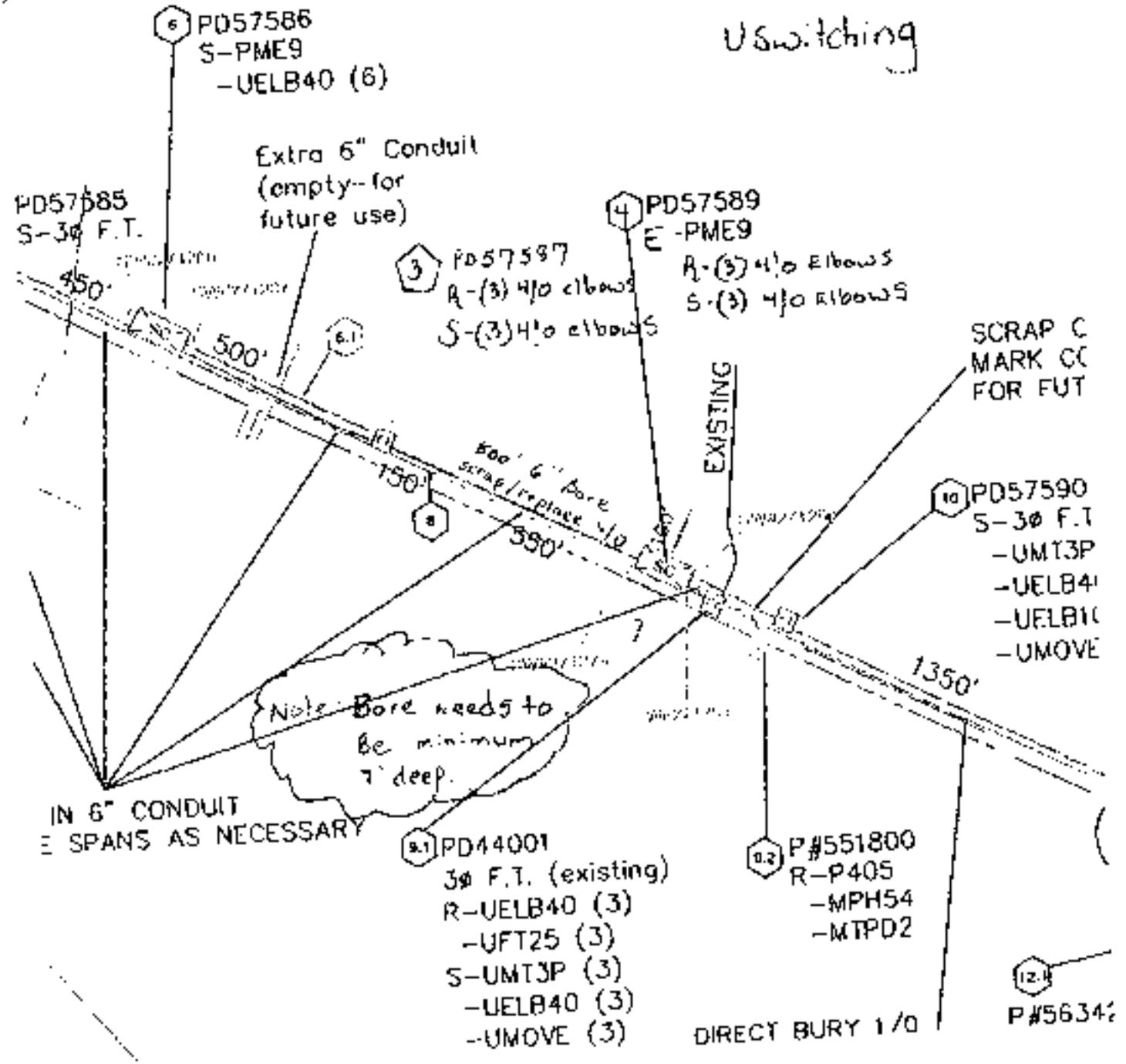
PD575  
S-PM  
-UEI

150'  
Redig new cable  
in at 7' minimum

Adverse  
Use/Loading



# Uswitching



Mapping	Search
Elementary School Districts	No items selected
Municipal Boundaries	No items selected
Parcels	No items selected
SLOSH Data	No items selected
AICUZ Data	No items selected
Middle School Districts	No items selected
Precincts	No items selected
Council Districts	No items selected
Southern Beaufort County Zoning	No items selected
Lady's Island Zoning	No items selected
Port Royal Island Zoning	No items selected
Northern Beaufort County Zoning	No items selected
St. Helena Island Zoning	No items selected
Streets	No items selected
High School Districts	No items selected
Flood Data	No items selected
Address Points	No items selected
Soils Layer	No items selected

**Map Tool Options**

The current cursor mode is set to 'Pan / Recenter'. Clicking on the map directly will not affect the extent of the entire map.

W

July 2006

INDENTURE, made this 17 day of ~~December, 2005~~ by and between **Craftbuilt Homes, LLC** of the County of Beaufort and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the **SOUTH CAROLINA ELECTRIC & GAS COMPANY**, a South Carolina corporation, having its principal office in Columbia, South Carolina, hereinafter called "Grantee".  
WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, owning a tract or development known as **Lawton Station** situate in the County of **Beaufort**, State of South Carolina, shown on a certain plat or various plats filed or to be filed in the office of the public records of said County and generally described as follows: Being a tract or lot of land containing **276 acres**, more or less, and being the same lands conveyed to Grantor by deed or will of **JPR Properties, Inc.**, dated **4-14-2005**, and recorded in the R. M. C. / Clerk of Court's or Probate Judge's office for **Beaufort County** in **Book 2130 and Page 2254**. This easement is shown on **SCE&G Drawing # D-75815**. Property is located is of **Hwy. 170 and north of Gibbet Road**.

TMS: R610 028 000 0917 0000

The Grantor hereby grants and conveys to Grantee, its successors and assigns, the right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain upon, over, under, along, across, and through any and all property shown on the plat of land referred to above, and upon, over, under, along, across, and through any and all streets, alleys, roads or other public ways or places of said development now existing or hereafter laid out, various overhead and underground lines with such wires, cross arms, guy wires, push braces, underground cables, conduits, transformer pads and other usual fixtures and appurtenances as may from time to time be or become convenient to the transaction of its business or that of municipal, public, or private systems for the communication of intelligence, together with the right of ingress, egress, and access to and from such rights of way, across and upon the lands of Grantor, as may be necessary or convenient for the purposes connected therewith.

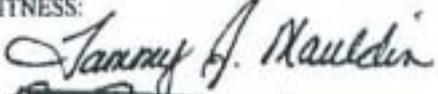
Together also with the right to lay, construct, maintain, operate, repair, alter, replace and remove pipe lines, together with valves, tieovers and appurtenant facilities for the transportation of gas, oil petroleum products or any other liquids, gases or substances which can be transported through a pipe line.

Together with the right, from time to time, to install guy wires upon lots in said development, to overhang lots with conductors, cross arms and service wires with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land extending **Ten (10) feet** on each side of the center of any wires, cables, conduits, or pipes as they may be located now or in the future; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting, or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the above specified number of feet of any wire strung on the said lines or over any such cables, conduits, pipes, or other associated facilities, and in case such structure is built, then Grantor, or such successor and assign as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Grantor further agrees to maintain minimum ground coverage of twenty four (24) inches and maximum ground coverage of forty two (42) inches over all underground pipe (gas) lines.

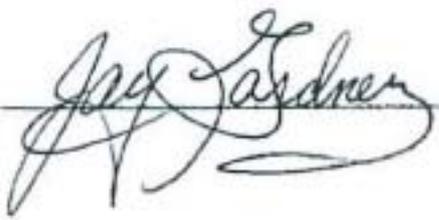
The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

  
~~\_\_\_\_\_~~

  
\_\_\_\_\_  
**Don Bullman** For: **Craftbuilt Homes, LLC**

  
\_\_\_\_\_

\_\_\_\_\_  
(SEAL)

BEAUFORT COUNTY SC- ROD  
BK 02419 PGS 1267-1268  
DATE: 08/04/2006 02:30:33 PM  
INST # 2008062284 RCPT# 435668

1/3

INDENTURE, made this 13th day of April, 2006 by and between D R Horton, Inc of the County of Beaufort and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the SOUTH CAROLINA ELECTRIC & GAS COMPANY, a South Carolina corporation, having its principal office in Columbia, South Carolina, hereinafter called "Grantee".  
WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, owning a tract or development known as Cypress Ridge situate in the County of Beaufort, State of South Carolina, shown on a certain plat or various plats filed or to be filed in the office of the public records of said County and generally described as follows: Being a tract or lot of land containing 300 / 201.04 acres, more or less, and being the same lands conveyed to Grantor by deed or will of William R. Stephenson & DR Horton, Inc., dated 6-15-2004 and 1-12-2005, and recorded in the R. M. C. / Clerk of Court's or Probate Judge's office for Beaufort County in Deed Book 1974/1079 and 2083/2308. This property is further described as being on the West side of Hwy 170 across from Gibbs Road, Bluffton area. This easement is fully shown on SCE&G Drawing # 75753.

TMS: R610 028 000 0916 0000 & R610 028 000 1138 0000

The Grantor hereby grants and conveys to Grantee, its successors and assigns, the right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain upon, over, under, and through any and all streets, alleys, roads or other public ways or places of the said development now existing or hereafter laid out, various overhead and underground lines with such wires, cross arms, guy wires, push braces, underground cables, conduits, transformer pads and other usual fixtures and appurtenances as may from time to time be or become convenient to the transaction of its business or that of municipal, public, or private systems for the communication of intelligence, together with the right of ingress, egress, and access to and from such rights of way, across and upon the lands of Grantor, as may be necessary or convenient for the purposes connected therewith.

Together with the right, from time to time, to install guy wires upon lots in said development, to overhang lots with conductors, cross arms and service wires with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land extending Ten (10) feet on each side of the center of any wires, cables, or conduits as they may be located now or in the future; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting, or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee, provided further, however that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the above specified number of feet of any wire strung on the said lines or over any such cables, conduits, or other associated facilities, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

Kristi Santile  
Witness

Ronald Horton (SEAL)  
For. D R Horton, Inc

J. H. Smith  
Witness

\_\_\_\_\_  
(SEAL)

BEAUFORT COUNTY SC - ROD  
BK 02387 PGS 2138-2139  
DATE: 06/08/2006 02:29:54 PM  
INBT # 2806846917 RCPTS 423314

RW-5-E-5C (Rev. 11-02)

1/10 RB

INDENTURE, made this 29th day of March, 2007 by and between D. R. Horton, Inc of the County of Beaufort and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the SOUTH CAROLINA ELECTRIC & GAS COMPANY, a South Carolina corporation, having its principal office in Columbia, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, owning a tract or development known as Cypress Ridge situate in the County of Beaufort, State of South Carolina, shown on a certain plat or various plats filed or to be filed in the office of the public records of said County and generally described as follows: Being a tract or lot of land containing 300.389 and 97.402 acres, conveyed to Grantor by deed recorded in the R. M. C. office for Beaufort County in Deed Book 2407 at page 5 and Deed Book 2308 at page 157 and showing on Plat Book 114 at Plat 28 and Plat Book 110 at Plat 100.

This easement is more fully shown on SCE&G drawing #75753.

TMS: R614 036 000 0596 and R614 028 000 0024

The Grantor hereby grants and conveys to Grantee, its successors and assigns, the right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain upon, over, under, along, across, and through that portion of property lying within 150' westward of the center line of South Carolina Highway 170 and only as depicted on SCE&G drawing #75753 and shown on the plat of land referred to above, and upon, over, under, along, across, and through any and all streets, alleys, roads or other public ways now existing or hereafter laid out, various underground lines with such wires, underground cables, conduits, transformer pads and other usual fixtures and appurtenances as may from time to time be or become convenient to the transaction of its business or that of municipal, public, or private systems for the communication of intelligence, together with the right of ingress, egress, and access to and from such rights of way, across and upon the lands of Grantor, as may be necessary or convenient for the purposes connected therewith.

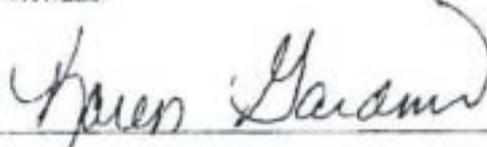
Together also with the right to lay, construct, maintain, operate, repair, alter, replace and remove pipe lines, together with valves, tieovers and appurtenant facilities for the transportation of gas, oil petroleum products or any other liquids, gases or substances which can be transported through a pipe line with the right, (but not the obligation) from time to time, to cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land extending Five (5) feet on each side of the said pipe lines. Grantee agrees to restore all landscaping and plantings to their original condition at Grantee's expense.

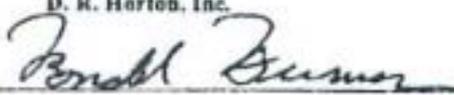
Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary ~~lines~~ Grantor further agrees to maintain minimum ground coverage of twenty four (24) inches and maximum ground coverage of forty two (42) inches over all underground pipe (gas) lines. Grantee agrees to relocate all electric and gas lines that are determined to be obstructing the installation of any future road.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written

WITNESS:



D. R. Horton, Inc.  
 (SEAL)

For D. R. Horton, Inc.



\_\_\_\_\_  
(SEAL)

BEAUFORT COUNTY SC- ROD  
BK 02588 PGS 1076-1077  
DATE: 06/28/2007 04:01:34 PM  
INAT # 2007048553 RCPT# 486156

RW-S-E-G-5C (Rev. 2-07)



October 1, 2012

Nathan B. Long  
Thomas & Hutton Engineering, Co.  
P. O. Box 2727  
Savannah, Georgia 31402-2727

**Re: Beaufort County Public Works  
SC Highway 170 (From SC 46 North to Tide Watch Drive)  
SCE&G OWIP # 7921 (Distribution)**

Dear Mr. Long:

Please find enclosed the Utility Agreement, relocation drawings, prior rights information, and cost estimate for the above mentioned project.

*Please have the enclosed Utility Agreement executed and return to my attention. As soon as we receive the executed Utility Agreement, we can begin construction.*

If you have questions, or need anything further, please contact me at (803) 217-4733. Thanks.

Sincerely,

A handwritten signature in black ink, appearing to read "Connie B. Doar", is written over a horizontal line.

Connie B. Doar  
Highway Coordinator  
SCE&G – Right of Way  
220 Operations Way – MC: J29  
Cayce, SC 29033-3701

# THOMAS & HUTTON

50 PARK OF COMMERCE WAY | POST OFFICE BOX 2727  
SAVANNAH, GA 31402-2727 | 912.234.5300  
WWW.THOMASANDHUTTON.COM

## MEMORANDUM

**TO:** Mr. Robert Klink, P.E.

**FROM:** Doyle D. Kelley, Jr., P.E. 

**DATE:** January 30, 2013

**RE:** SC 170 Widening Utility Relocation Agreement for SCE&G Power Distribution  
Job Number (J-19891)

---

Attached is the signed South Carolina Department of Transportation (SCDOT) Utility Agreement between Beaufort County and SCE&G for power relocation along SC 170. This relocation includes 950 feet of underground power line relocation along SC 170. These lines will be relocated deeper to go under sediment basins associated with the SC 170 widening. These lines were on private easement, which will be in conflict with the widening of SC 170. Because SCE&G has prior rights in these locations, Thomas & Hutton recommends that Beaufort County execute this agreement.

If you have any questions or comments regarding the enclosed, please contact Donnie Williams at 912-721-4340.

DDK/kts

Attachment



TOWN OF  
BLUFFTON

PARCEL 9A LLC

HTP

HTP

HTP

HTP

40 ISLAND WEST  
DRIVE LLC

SSSB

SSSB

TOYOTA DR

ISLAND WEST  
COMMERCIAL  
ASSOCIATES LLC

ISLAND WEST  
ASSOCIATES

40 ISLAND WEST  
DRIVE LLC

40 ISLAND WEST  
DRIVE LLC

ENMARK

PVI&T

ISLAND WEST HOA

ISLAND WEST ASSOCIATES