

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
100 RIBAUT ROAD  
POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228  
TELEPHONE: (843) 255-2180  
www.bcgov.net

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GERALD W. STEWART  
VICE CHAIRMAN

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ROBERTS "TABOR" VAUX

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York Glover, Vice Chairman  
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Jerry Stewart  
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COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
DEPUTY COUNTY ADMINISTRATOR

THOMAS J. KEAVENY, II  
COUNTY ATTORNEY

ASHLEY M. BENNETT  
CLERK TO COUNCIL

AGENDA  
PUBLIC FACILITIES COMMITTEE

Monday, September 25, 2017

2:30 p.m.

Large Meeting Room, Bluffton Branch Library  
120 Palmetto Way, Bluffton

Staff Support:

Colin Kinton, Division Director  
Transportation Engineering  
Eric Larson, Division Director  
Environmental Engineering  
Robert McFee, Division Director  
Facilities and Construction Engineering

1. CALL TO ORDER – 2:30 P.M.
2. BEAUFORT COUNTY DIRT ROAD PAVING CONTRACTS
  - A. 50A – Butler Farm Road (Port Royal Island), Johnson Landing Road (Lady's Island) and Trotters Loop (Lady's Island) (Contract amount of \$2,170,247, with a 10% contingency budget, totaling \$2,387,272) ([backup](#))
  - B. 50WE – Albertha Fields Circle (Sheldon), Almond Drive (St. Helena Island), Coker Lane (Dale), Devonwood Drive (Bluffton), Mary Smalls Road (St. Helena Island) and Shiney Road (St. Helena Island) (Contract amount of \$2,498,227, with a 10% contingency budget, totaling \$2,748,050) ([backup](#))
3. DISCUSSION / DAUFUSKIE ISLAND FERRY SERVICES PROPOSAL FOR 2018 FERRY SERVICES (CONSIDERATION OF YEAR TWO CONTRACT RENEWAL) ([backup](#))
4. UPDATE ON 278 GATEWAY CORRIDOR
  - A. Near-term congestion relief from the Causeway to Gumtree Road
  - B. Environmental Assessment
5. A RESOLUTION AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE CATHOLIC DIOCESE OF CHARLESTON AND SAINT GREGORY THE GREAT CATHOLIC CHURCH FOR INSTALLATION AND MAINTENANCE OF AN IRRIGATION SYSTEM ([backup](#))
6. UPDATE / BOUNDARY STREET CONSTRUCTION PROJECT ([backup](#))



Agenda – Public Facilities Committee

September 25, 2017

Page 2

7. UPDATE / KEEP BEAUFORT COUNTY BEAUTIFUL BOARD
8. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. Seabrook Point Special Purpose Tax District
  - B. Solid Waste and Recycling Board
9. ADJOURNMENT

Dialog With Staff / Open Issues / Future Agenda Items

Maintenance of Municipality Acquired Roads  
Marshside Mama Sublease Agreement  
CTC Ordinance

2017 Strategic Plan Committee Assignments

Long-Term County Offices Plan  
Detention Center (\$3 Million)  
Solid Waste curbside Pick Up/Recycling Implementation  
County Facilities Condition Assessment and Plan  
County Roads Update/Financing Plan  
Arthur Home Building



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DEPARTMENT  
2266 Boundary Street, Beaufort, SC 29902  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Stewart Rodman, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator  
Josh Gruber, Deputy County Administrator *JG*  
Alicia Holland, Assistant County Administrator for Finance *AH*  
Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities *J.R. McFee*

SUBJ: **Beaufort County Dirt Road Paving Contract #50A – IFB #080317A**

DATE: September 13, 2017

**BACKGROUND.** In July 2016, County Council awarded a dirt road paving design contract to Andrews Engineering for the following County maintained dirt roads.

<u>Name</u>	<u>Location</u>	<u>County Council District</u>	<u>Length</u>
1. Butler Farm Road	Port Royal Island	1	0.30 miles
2. Johnson Landing Road	Lady's Island	2	1.44 miles
3. Trotter's Loop	Lady's Island	2	<u>0.68 miles</u>
Total Mileage			2.42 miles

The Engineering Department advertised for bid dirt road paving improvements, IFB #080317A and on August 3, 2017, two contractors submitted the following bids:

J. H. Hiers Construction Company, Beaufort, SC	Total Bid: \$2,170,247
Preferred Materials, Inc., Savannah, GA	Total Bid: \$2,329,440
Engineers Estimate	\$1,685,131

An analysis of the bid submitted, revealed no apparent cause for rejecting J. H. Heirs Construction's bid and they are certified the lowest responsible/responsive bidder. Therefore, it is recommended that the subject bid be awarded to J. H. Heirs Construction Company in the amount of \$2,170,247. Staff is requesting a 10% project contingency of \$217,025. Total project budget is \$2,387,272.

*JAH* **FUNDING.** County TAG and C Funds with an available combined uncommitted fund balance of \$6 million for new projects.

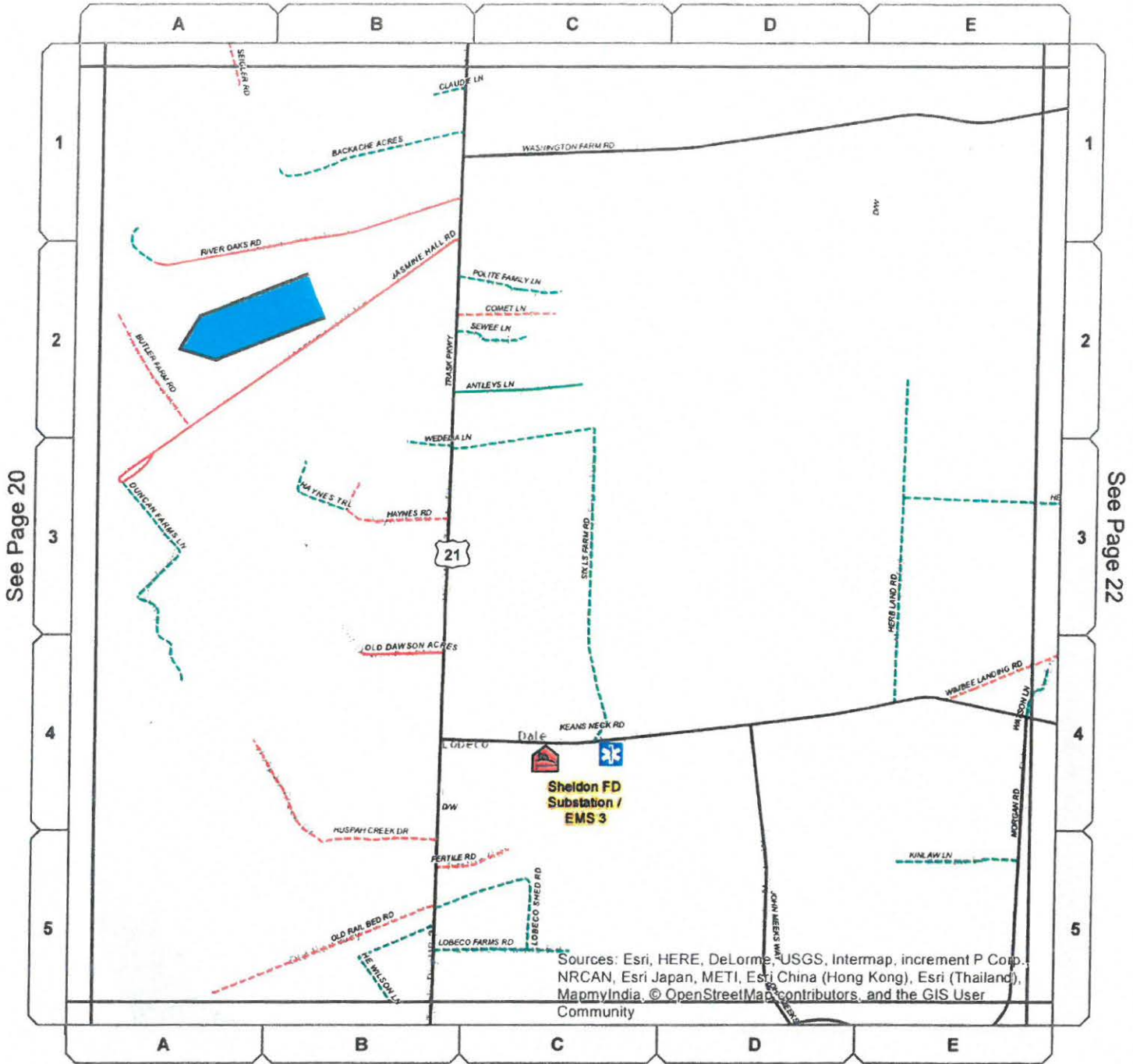
**FOR ACTION.** Public Facilities Committee, September 25, 2017.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council award of Dirt Road Paving Contract #50A to J. H. Hiers Construction Company in the amount of \$2,170,247 funded from CTC/TAG Funds. Additionally, recommend approval of a budget to include a 10% project contingency for a total project budget at \$2,387,272.

JRM/AA/mjh

Attachments: 1) Location Maps  
2) Bid Certification

Contract/50A/pfcapp



See Page 20

See Page 22

**County Boundary**

**PUBLIC SERVICE FACILITIES**

- Hospitals
- Fire Stations
- Police Stations
- EMS Stations
- Elementary Schools
- Middle Schools
- High Schools
- Airport
- Boat Landings

**ROADS**

<all other values>

**Owner, Surface**

- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- MILITARY, PAVED
- MILITARY, UNPAVED
- MUNICIPAL, PAVED
- MUNICIPAL, UNPAVED

**MUNICIPALITIES**

- City of Beaufort
- City of Hardeeville
- Town of Bluffton
- Town of Hilton Head
- Town of Port Royal
- Town of Yemassee

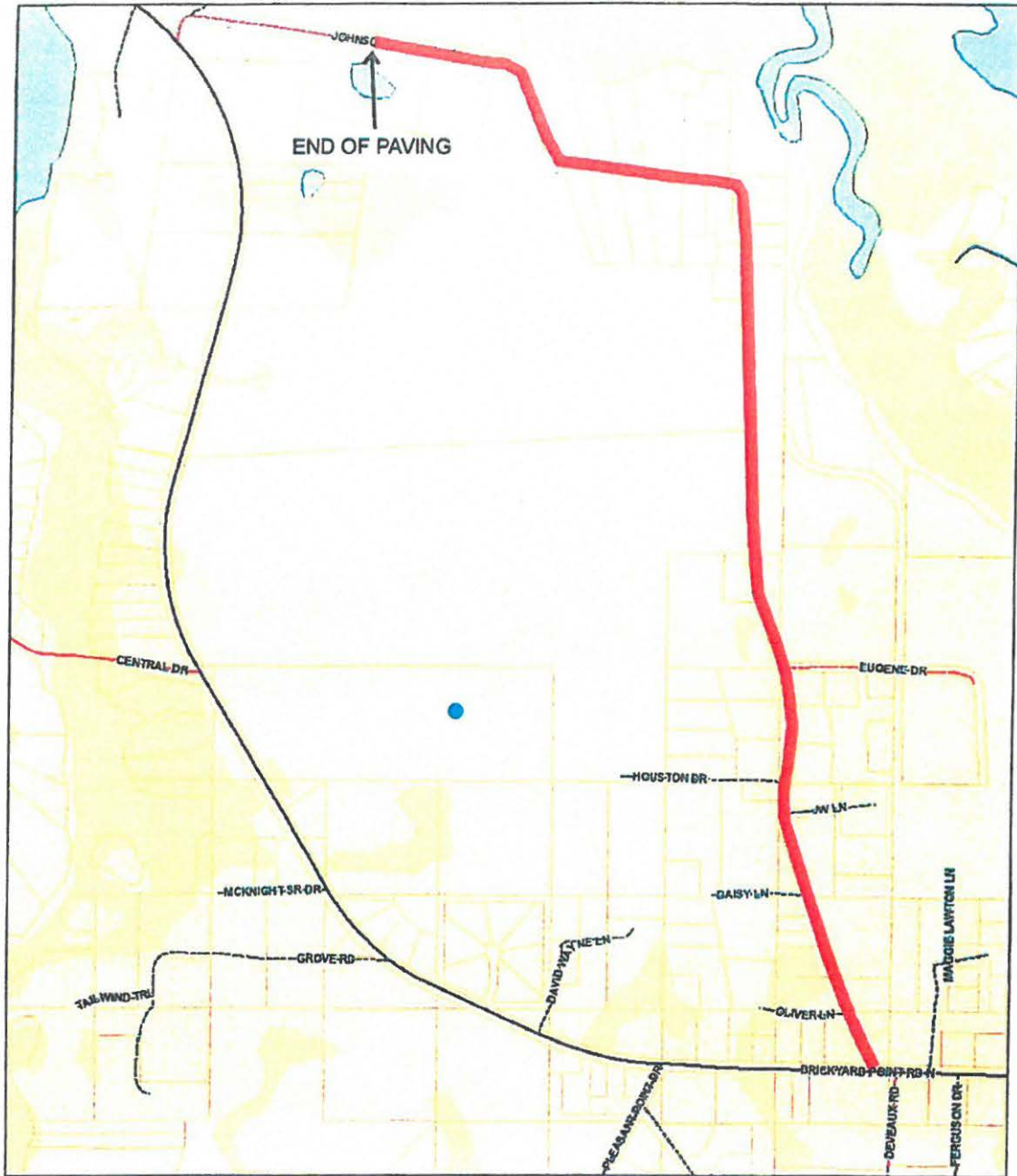
**Scale:** 0 0.25 0.5 0.75 1 Miles

**Butler Farm Road**

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# JOHNSON LANDING RD. PAVING PROJECT



July 16, 2015

**Road Classifications**

- <all other values>
- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- PRIVATE, UNDETERMINED
- TOWN, PAVED
- TOWN, UNPAVED
- MILITARY / PAVED
- MILITARY / UNPAVED
- ▭ Parcels

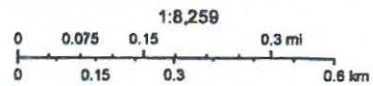
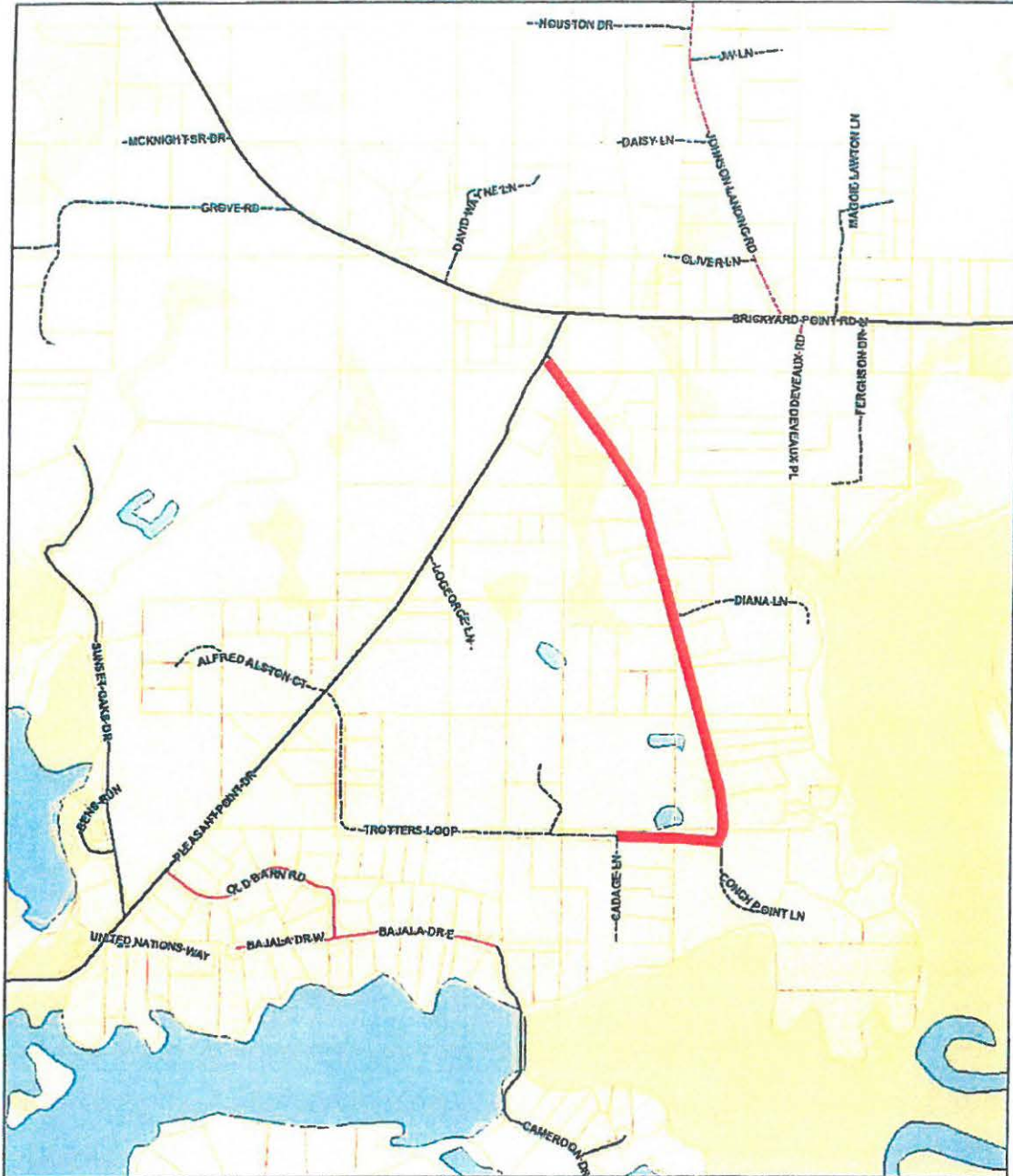


Exhibit F  
 Addendum #1

The information and images contained on this web site are for viewing and informational purposes only. Although much of the data is compiled from official sources, such as deeds and plats, it is not intended to be used as such. Please contact the appropriate Beaufort County Office for official or original documents.

# TROTTERS LOOP PAVING PROJECT



July 16, 2015

**Road Classifications**

- <all other values>
- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- PRIVATE, UNDETERMINED
- TOWN, PAVED
- TOWN, UNPAVED
- MILITARY / PAVED
- MILITARY / UNPAVED
- Parcels

1:8,259

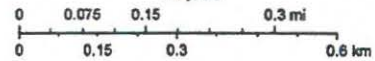


Exhibit F  
Addendum #1

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<b>IFB #080317A</b>		
<b>Bid Results</b>		
<b>Road</b>	<b>J H Heirs</b>	<b>Preferred</b>
	<b>Construction</b>	<b>Materials Inc.</b>
<b>Butler Farm</b>	\$ 298,893	\$ 361,020
<b>Johnson Landing</b>	\$ 1,191,011	\$ 1,321,347
<b>Trotter's Loop</b>	\$ 680,343	\$ 647,073
<b>Grand Total</b>	<b>\$ 2,170,247</b>	<b>\$ 2,329,440</b>





**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**BEAUFORT COUNTY ENGINEERING DEPARTMENT**  
2266 Boundary Street, Beaufort, SC 29902  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Stewart Rodman, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *JK*  
Josh Gruber, Deputy County Administrator *JG*  
Alicia Holland, Assistant County Administrator for Finance *AH*  
Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities *JRM*

SUBJ: **Beaufort County Dirt Road Paving Contract #50WE – IFB #080317WE**

DATE: September 13, 2017

**BACKGROUND.** In July 2016, County Council awarded a dirt road paving design contract to Ward Edwards for the following County maintained dirt roads.

Name	Location	County Council District	Length
1. Albertha Fields Circle	Sheldon	1	0.41 miles
2. Almond Drive	St. Helena Island	3	0.19 miles
3. Coker Lane	Dale	1	0.21 miles
4. Devonwood Drive	Bluffton	9	0.25 miles
5. Mary Smalls Road	St. Helena Island	3	0.30 miles
6. Shiney Road	St. Helena Island	3	0.92 miles
Total Mileage			2.28 miles

The Engineering Department advertised for bid dirt road paving improvements, IFB #080317WE and on August 3, 2017, two contractors submitted the bids listed below. Also included in the IFB #080317WE, were repair to the Bluffton Parkway Flyover Bridge embankment that had erosion damage from Hurricane Matthew. The embankment repair consists of material removal and replacement of approximately 120 LF for the bridge approach area adjacent to westbound US 278 (See Attachment #2).

Preferred Materials, Inc., Savannah, GA	Total Bid: \$2,498,227	Dirt Road Paving Bid Amt: \$2,397,957 Flyover Bridge Embankment Repair Bid Amt: \$100,270
J. H. Hiers Construction Co Beaufort, SC	Total Bid: \$2,536,116	Dirt Road Paving Bid Amt: \$2,359,816 Flyover Bridge Embankment Repair Bid Amt: \$176,300
Engineers Estimate	\$2,127,000	

An analysis of the bid submitted, revealed no apparent cause for rejecting Preferred Materials, Inc., bid and they are certified the lowest responsible/responsive bidder. Therefore, it is recommended that the subject bid be awarded to Preferred Materials in the amount of \$2,498,227. Staff is requesting a 10% project contingency of \$249,823. Total project budget is \$2,748,050.

**FUNDING.** Funding for the dirt road paving would be from County TAG and C Funds with an available combined uncommitted fund balance of \$6 million for new projects. Additionally, the repairs to the Parkway Flyover Bridge embankment will be funded from the Bluffton Parkway Phase 5 Sales Tax Account 47010012-54500 with an available balance of \$1.0 million.

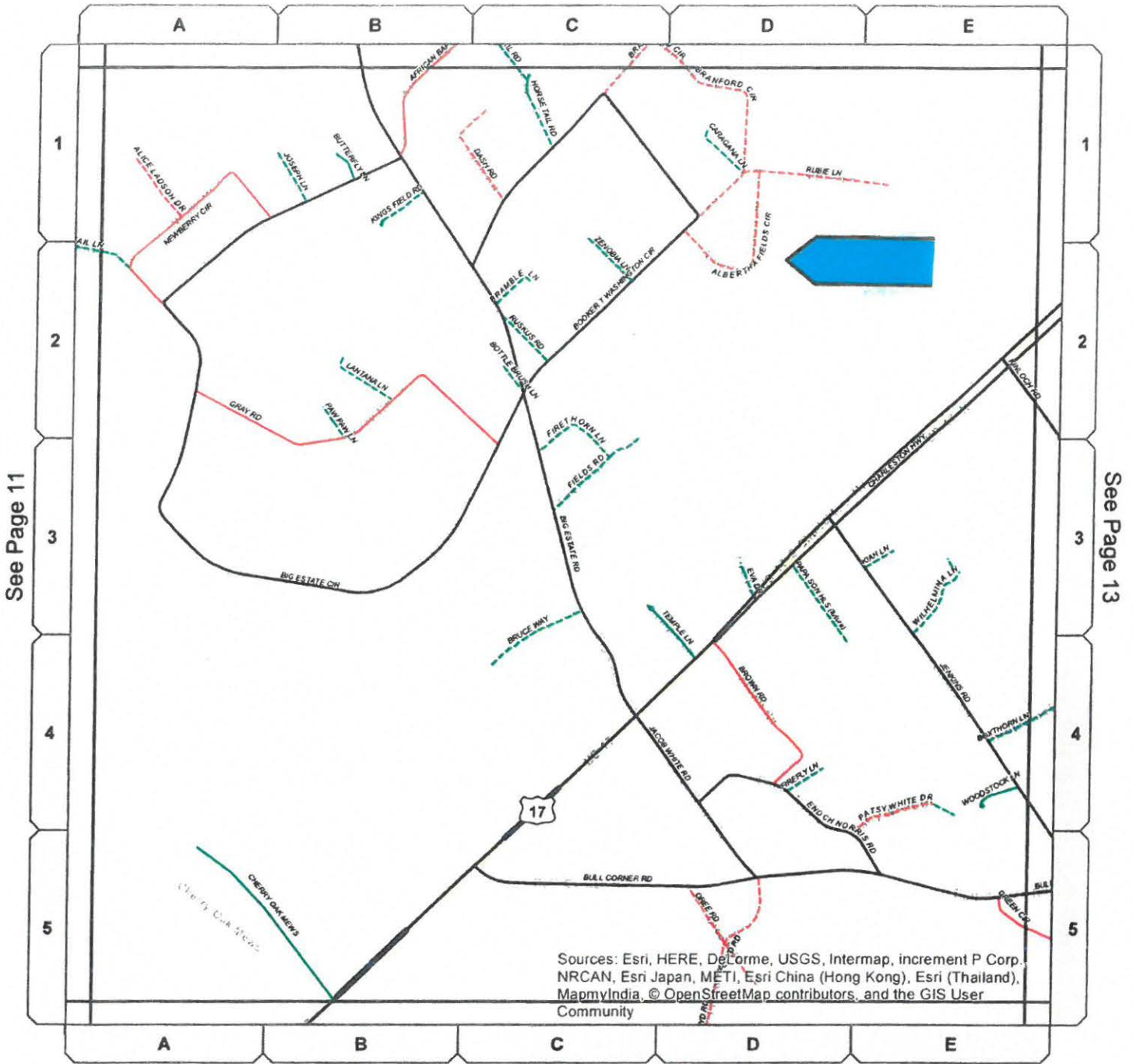
**FOR ACTION.** Public Facilities Committee, September 25, 2017.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council award of Dirt Road Paving Contract #50WE to Preferred Materials, Inc., in the amount of \$2,498,227. Funding would be from CTC/TAG Funds for the dirt road paving portion of the contract and the Bluffton Parkway Phase 5 Sales Tax Account for the Flyover Bridge embankment repair. Additionally, recommend approval of a budget to include a 10% project contingency for a total project budget at \$2,748,050.

JRM/AA/mjh

Attachments: 1) Location Maps, 2) IFB 080317WE Addendum #1, 3) Bid Certification





Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp. NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**PUBLIC SERVICE FACILITIES**

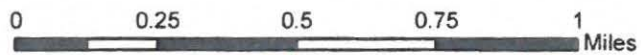
- Hospitals
- Fire Stations
- Police Stations
- EMS Stations
- Elementary Schools
- Middle Schools
- High Schools
- Airport
- Boat Landings

**ROADS**

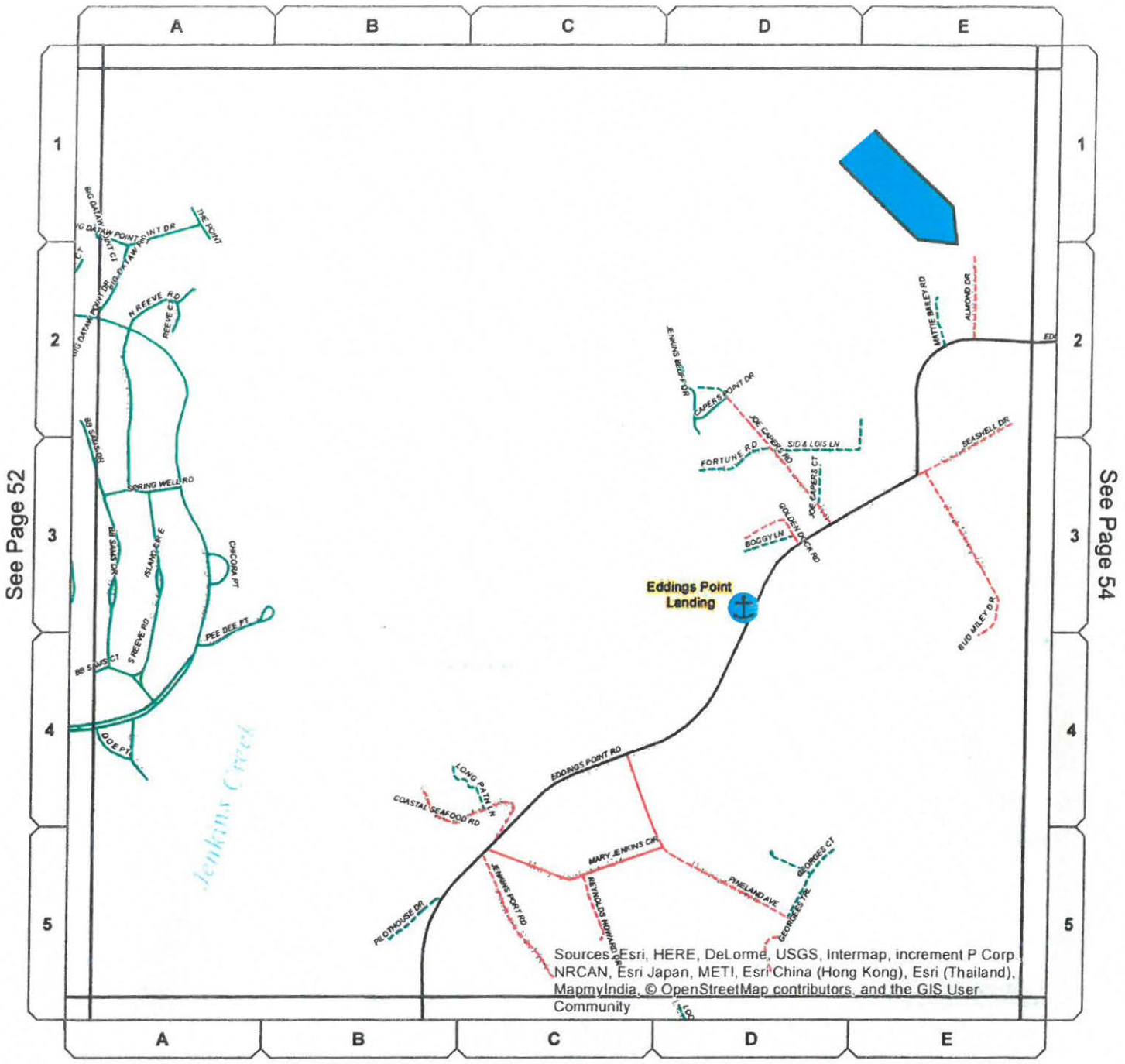
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- Owner, Surface**
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  - MILITARY, PAVED
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**MUNICIPALITIES**

- City of Beaufort
- City of Hardeeville
- Town of Bluffton
- Town of Hilton Head
- Town of Port Royal
- Town of Yemassee



Albertha Fields Road



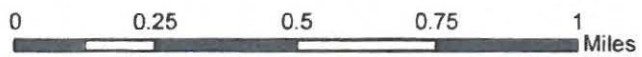
See Page 52

See Page 54

- PUBLIC SERVICE FACILITIES**
- Hospitals
  - Fire Stations
  - Police Stations
  - EMS Stations
  - Elementary Schools
  - Middle Schools
  - High Schools
  - Airport
  - Boat Landings

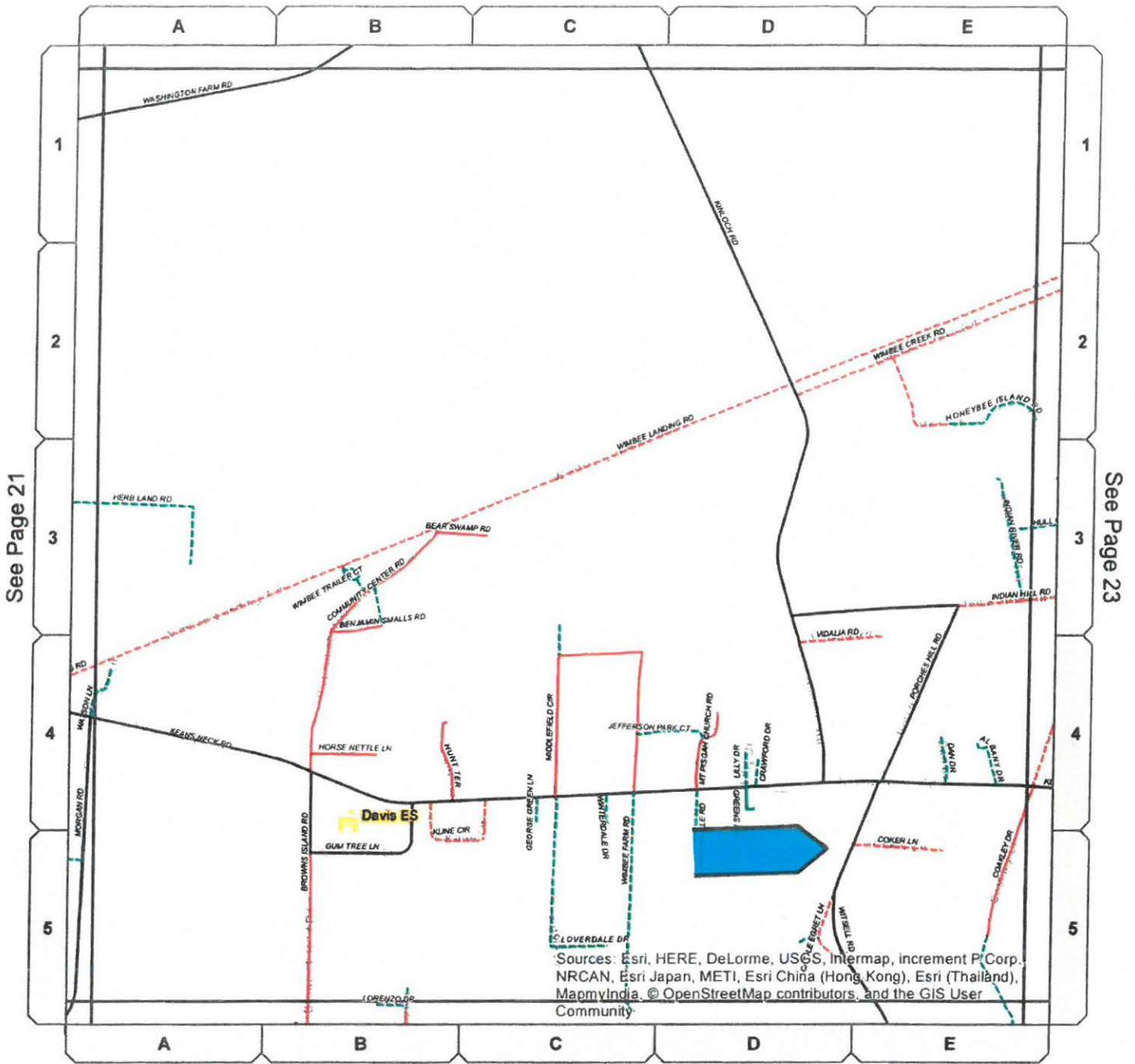
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- Owner, Surface**
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  - MILITARY, PAVED
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  - MUNICIPAL, PAVED
  - MUNICIPAL, UNPAVED

- MUNICIPALITIES**
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  - Town of Hilton Head
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Almond Drive

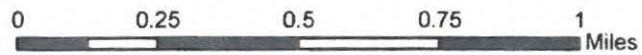
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



- PUBLIC SERVICE FACILITIES**
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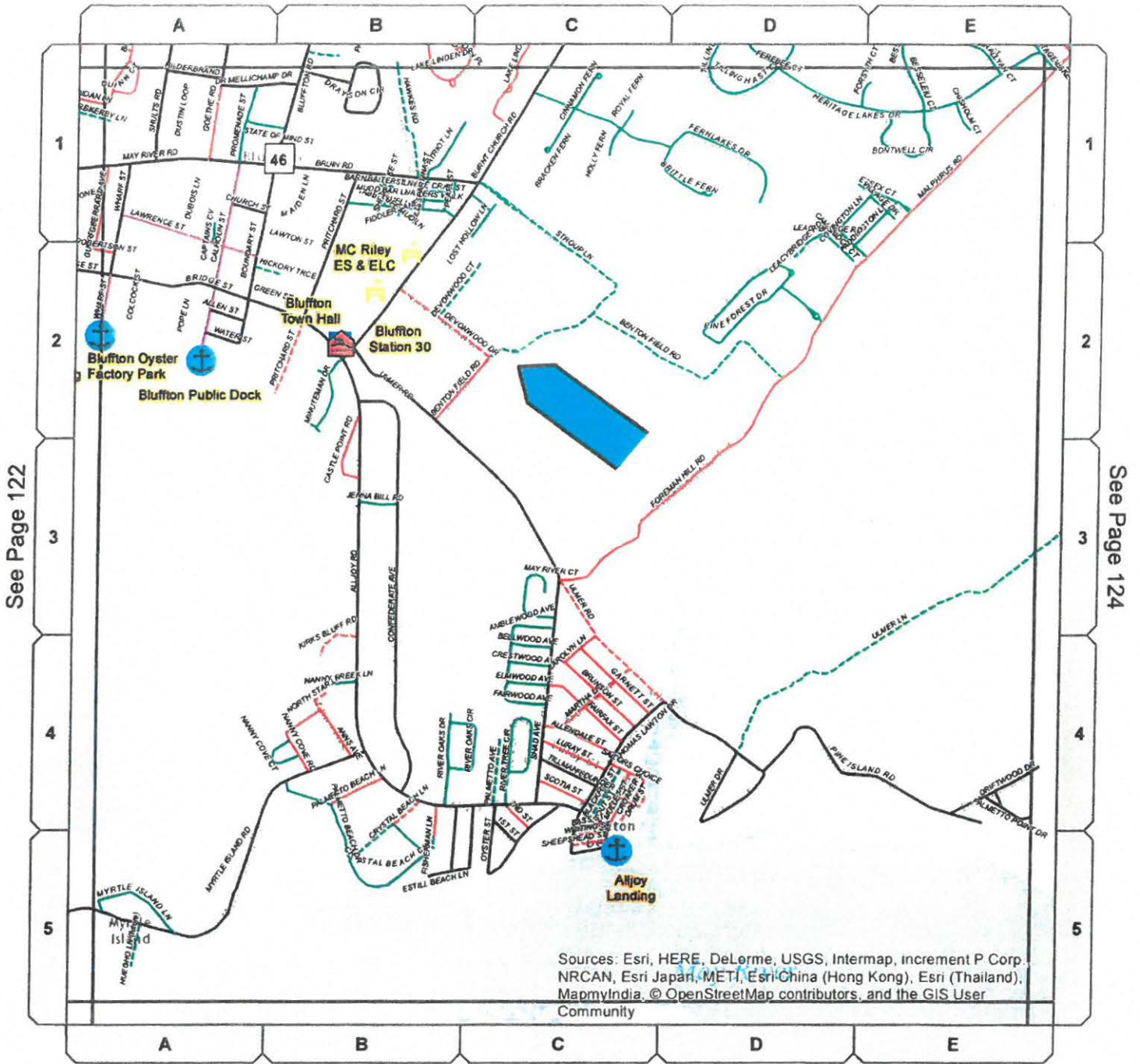
- MUNICIPALITIES**
- City of Beaufort
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Coker Lane

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MaomyIndia, © OpenStreetMap contributors, and the GIS User Community



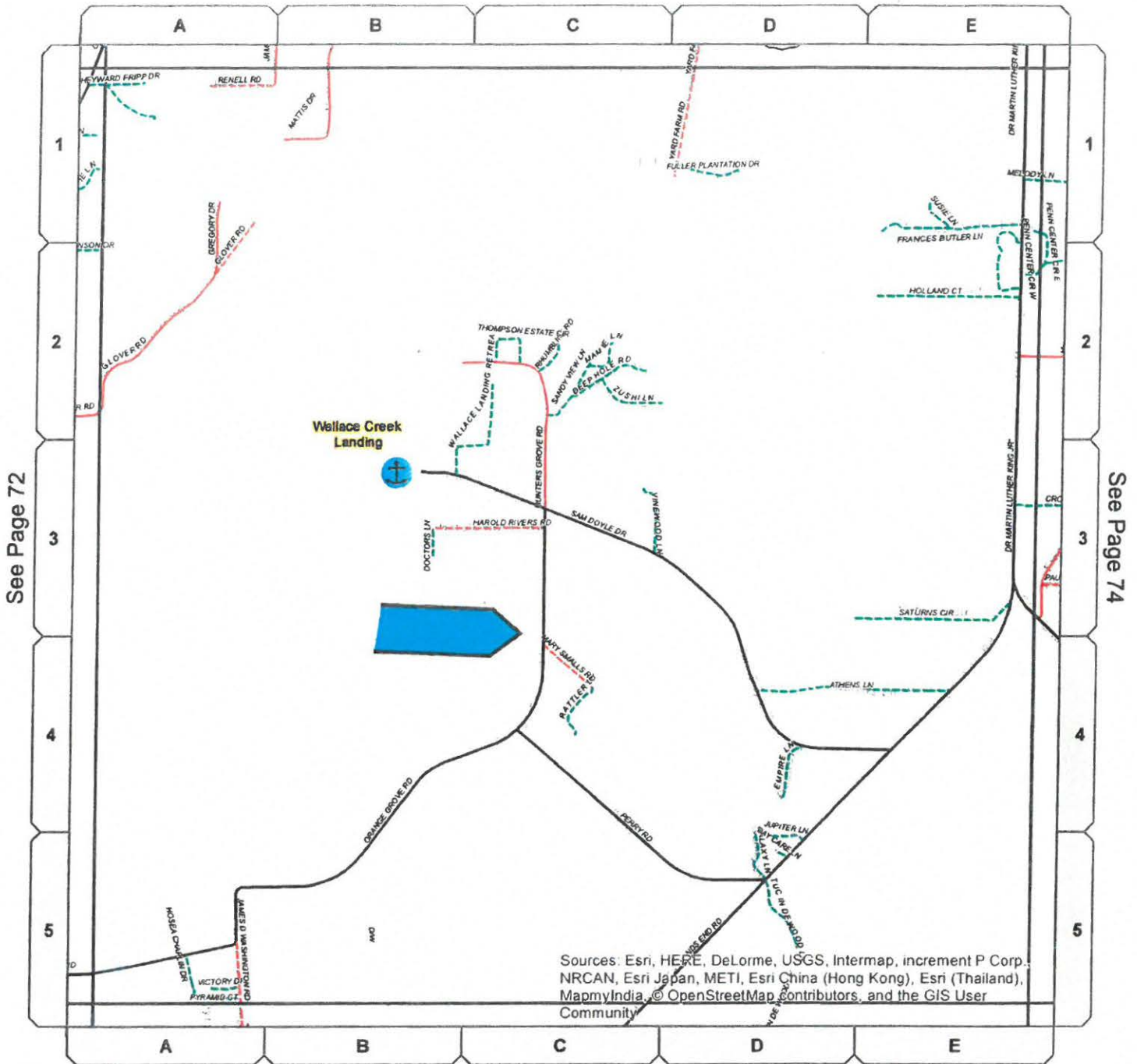


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See Page 124

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

<p>--- County Boundary</p> <p><b>PUBLIC SERVICE FACILITIES</b></p> <ul style="list-style-type: none"> <li> Hospitals</li> <li> Fire Stations</li> <li> Police Stations</li> <li> EMS Stations</li> <li> Elementary Schools</li> <li> Middle Schools</li> <li> High Schools</li> <li> Airport</li> <li> Boat Landings</li> </ul>		<p><b>ROADS</b></p> <p>&lt;all other values&gt;</p> <p><b>Owner, Surface</b></p> <ul style="list-style-type: none"> <li> STATE, PAVED</li> <li> STATE, UNPAVED</li> <li> COUNTY, PAVED</li> <li> COUNTY, UNPAVED</li> <li> PRIVATE, PAVED</li> <li> PRIVATE, UNPAVED</li> <li> MILITARY, PAVED</li> <li> MILITARY, UNPAVED</li> <li> MUNICIPAL, PAVED</li> <li> MUNICIPAL, UNPAVED</li> </ul>		<p><b>MUNICIPALITIES</b></p> <ul style="list-style-type: none"> <li> City of Beaufort</li> <li> City of Hardeeville</li> <li> Town of Bluffton</li> <li> Town of Hilton Head</li> <li> Town of Port Royal</li> <li> Town of Yemassee</li> </ul>	
		Devonwood Drive			
		<p>0      0.25      0.5      0.75      1</p> <p>----- Miles</p>			



See Page 72

See Page 74

**PUBLIC SERVICE FACILITIES**

- Hospitals
- Fire Stations
- Police Stations
- EMS Stations
- Elementary Schools
- Middle Schools
- High Schools
- Airport
- Boat Landings

**ROADS**

- <all other values>
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  - STATE, UNPAVED
  - COUNTY, PAVED
  - COUNTY, UNPAVED
  - PRIVATE, PAVED
  - PRIVATE, UNPAVED
  - MILITARY, PAVED
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  - MUNICIPAL, PAVED
  - MUNICIPAL, UNPAVED

**MUNICIPALITIES**

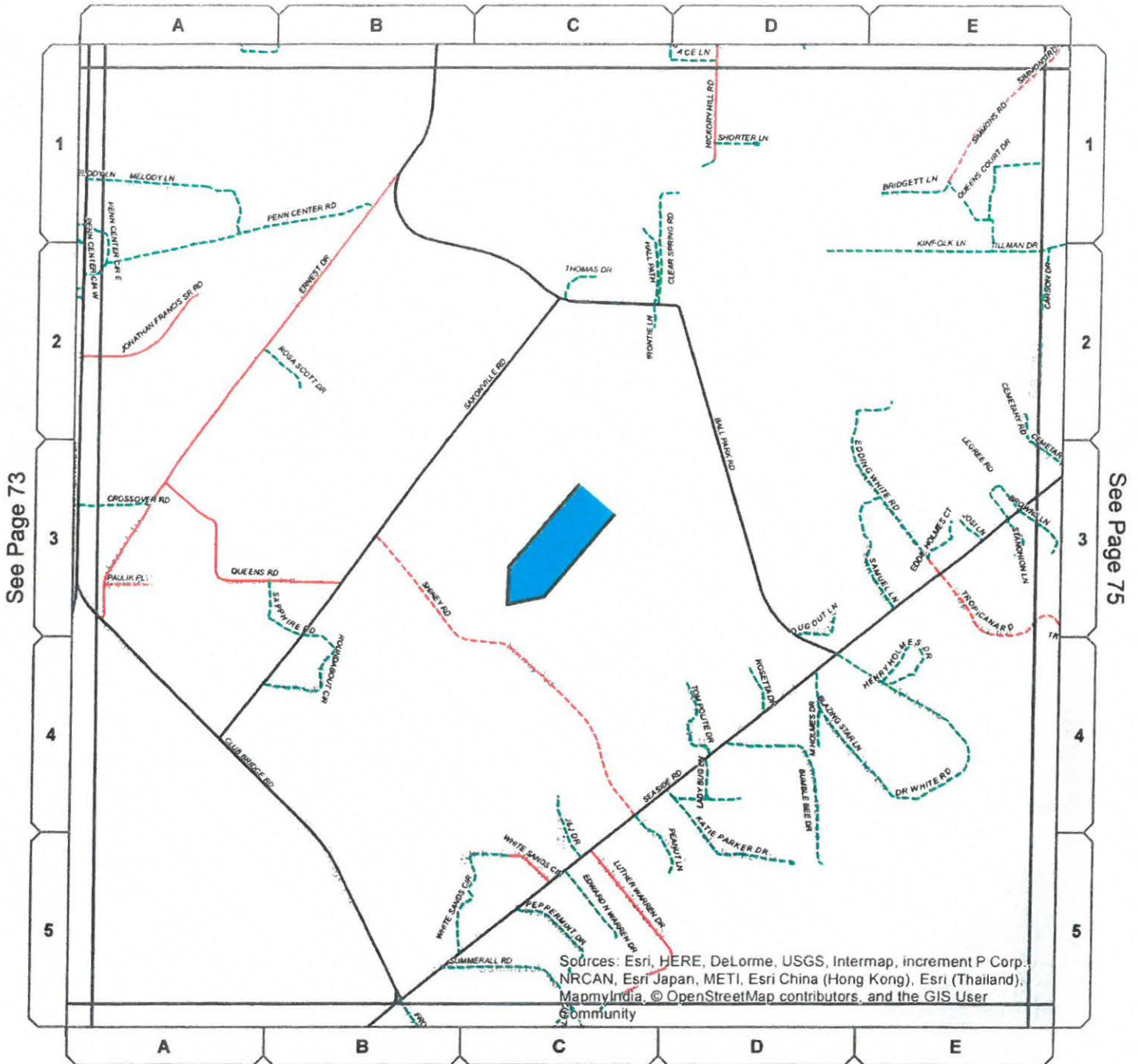
- City of Beaufort
- City of Hardeeville
- Town of Bluffton
- Town of Hilton Head
- Town of Port Royal
- Town of Yemassee



Mary Smalls Rd.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



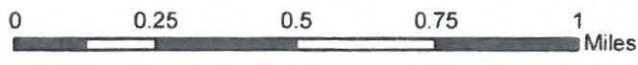


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- PUBLIC SERVICE FACILITIES**
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  - EMS Stations
  - Elementary Schools
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- ROADS**
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- Owner, Surface**
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  - PRIVATE, PAVED
  - PRIVATE, UNPAVED
  - MILITARY, PAVED
  - MILITARY, UNPAVED
  - MUNICIPAL, PAVED
  - MUNICIPAL, UNPAVED

- MUNICIPALITIES**
- City of Beaufort
  - City of Hardeeville
  - Town of Bluffton
  - Town of Hilton Head
  - Town of Port Royal
  - Town of Yemassee



Shiney Road





**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DEPARTMENT**

2266 Boundary Street, Beaufort, SC 29902  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

To: All Prospective Bidders  
Date: July 11, 2017

**ADDENDUM #1  
Dirt Road Contract #50  
IFB # 080317WE**

The following information and attachments will amend, modify, and/or clarify the bid documents described above and are hereby part of the same. Please incorporate these items into the bidding documents for the above referenced project. Please acknowledge receipt of this on the bid form.

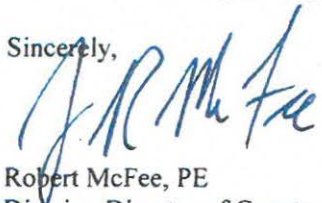
1. Additional scope of work: Repairs to roadside embankment Exit 5A on Highway 278 in accordance with SCDOT/Beaufort County Agreement – See Attachments
  - a. Remove and haul offsite, all non-soil embankment materials, including vegetation for a length of 120 LF, from top of slope to bottom of slope.
  - b. Install new embankment material (compacted structural fill) place Class 2 geotextile fabric and 12" of Class B rip rap from base of slope 18" above mean high tide.
  - c. The Contractor may elect to remove and replace the guard rail adjacent to work area to gain equipment access to the slope.
    - i. Salvage and store the guardrail.
    - ii. Provide temporary signage and barricading, per SCDOT standards, where the guardrail is removed during embankment reconstruction.
    - iii. Reinstall guardrail.
  - d. Provide traffic control for lane closure as required per SCDOT.
    - i. Lane closures (night work) are permitted on US278 from 10 pm to 6 am Monday through Sunday.
  - e. Properly seed with permanent grass seed mix. Provide temporary grassing mix as required for erosion control.
  - f. Provide traffic plan for review and approval.

2. Included as attachments to this addendum

- a. Sketch showing location of 120' of embankment repair and photos of existing conditions.  
Pages 1 through 7.
- b. Revised bid forms. Pages 3 of 9 through 9 of 9.
- c. SCDOT Maintenance excerpt

Should you have any questions regarding this, please call the Beaufort County Engineering Division at (843) 255-2700. As always, we appreciate your interest in doing business with Beaufort County.

Sincerely,



Robert McFee, PE  
Division Director of Construction Engineering and Facilities

JRM/cvs

1 IFB # 080317 WE

5 LF STEEL BEAM GUARDRAIL  
END TERMINAL (TYPE "T")  
THREE BEAM BRIDGE CONN.

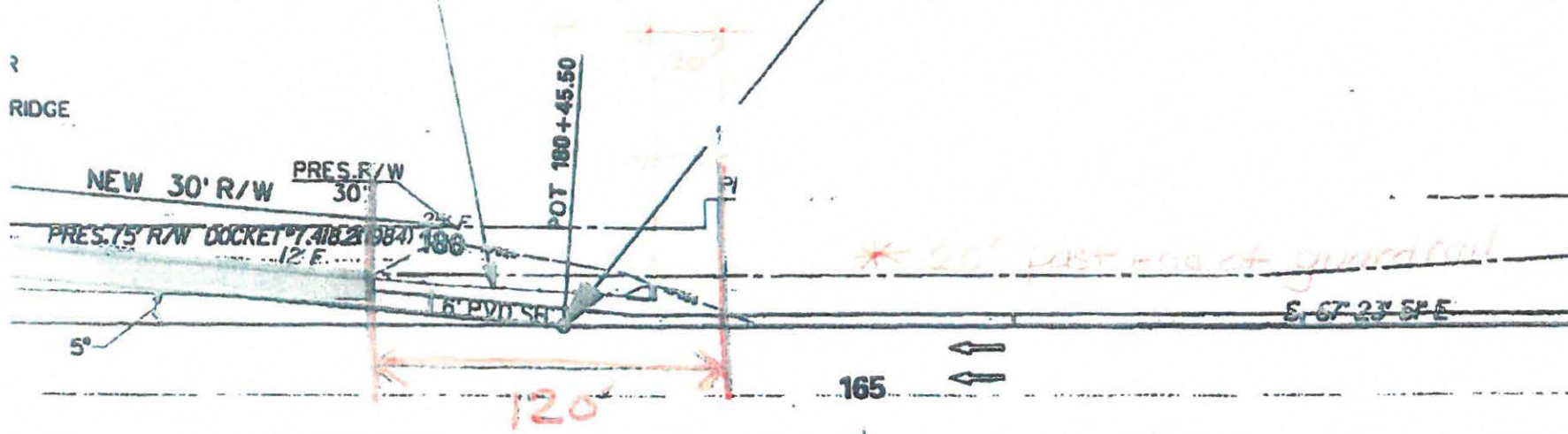
Hurr cane Slope Damage

US 278 @ Flyover

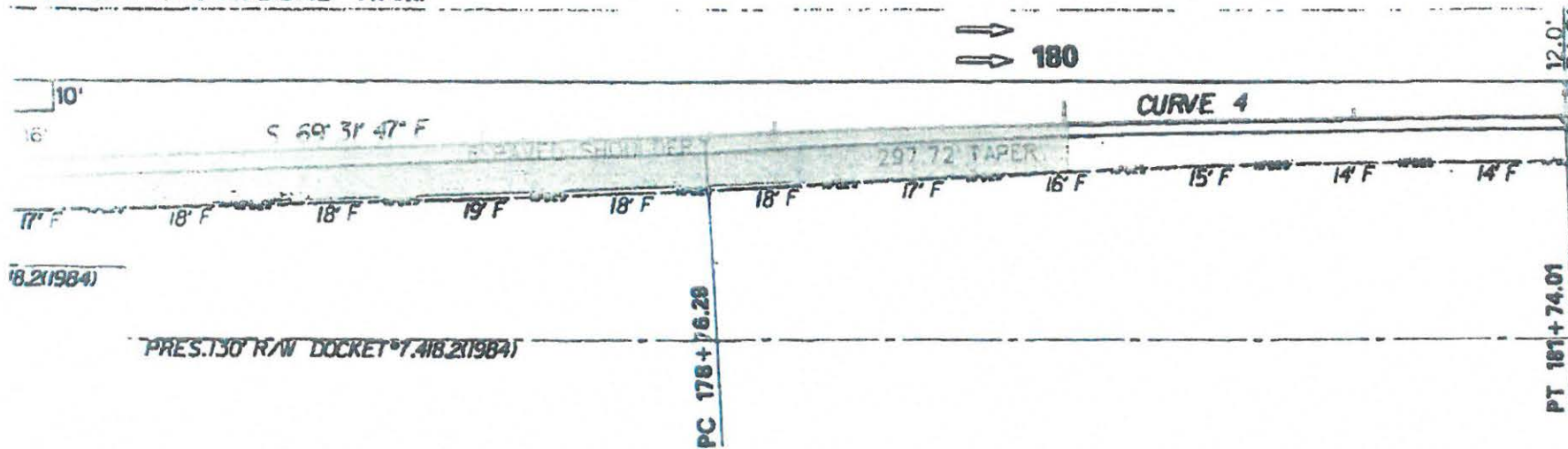
SURVEY STA. 180+45.50

END CONST. BLUFFTON PKWY. PHASE 5A WEST BOU

RIDGE



ASE 5A EASTBOUND RAMP







<b>IFB #080317WE</b>		
<b>Bid Results</b>		
<b>Road</b>	<b>J H Hiers</b>	<b>Preferred</b>
	<b>Construction</b>	<b>Materials Inc.</b>
<b>Coker Lane</b>	\$ 253,816	\$ 275,667
<b>Albertha Fields</b>	\$ 507,263	\$ 544,936
<b>Shiney</b>	\$ 953,234	\$ 845,069
<b>Almond</b>	\$ 186,332	\$ 217,287
<b>Mary Smalls</b>	\$ 156,907	\$ 208,804
<b>Devonwood</b>	\$ 302,264	\$ 306,194
<b>US 278 Embankment</b>	\$ 176,300	\$ 100,270
<b>Grand Total</b>	\$ 2,536,116	\$ 2,498,227

# Daufuskie Island Ferry Services Discussion

- Mainland Embarkation Location – Buckingham Landing
- Daufuskie Island Embarkation Location – Melrose Landing
- Parking Administration (transfer from Palmetto Breeze to Daufuskie Island Ferry Services)
- Utilization of back parking lot at the Bluffton Government Center/Myrtle Park
- Cost proposal
  - 2% increase from \$29,545/mo to \$30,135/mo
- One-time fee of \$50,000 for management/embarkation access – dock system accessibility improvements



**RESOLUTION NO. 2017 / \_\_\_\_**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE CATHOLIC DIOCESE OF CHARLESTON AND SAINT GREGORY THE GREAT FOR INSTALLATION AND MAINTENANCE OF AN IRRIGATION SYSTEM**

**WHEREAS**, the County has constructed a Frontage Road (Saint Gregory Dr.) intended for access to U.S. Highway 278; and

**WHEREAS**, the County commissioned Witmer, Jones, Keefer Ltd for landscape design of the area along the Frontage Road, including street trees and other plantings with notes for location of irrigation and tie-ins to existing irrigation; and

**WHEREAS**, the plans developed by Witmer, Jones, Keefer Ltd call for irrigation connections along the Western and Eastern side of the Frontage Road as shown on the attached Exhibit A; and

**WHEREAS**, the County and Catholic Diocese of Charleston (DOC) are desirous to enter into an agreement whereby the DOC and St. Gregory the Great Catholic Church agree to provide for the operation and maintenance of an irrigation system and the County agrees to provide for the installation of an irrigation system that would irrigate street trees and the right of way known as Saint Gregory Drive; and

**WHEREAS**, the County desires to reuse stormwater stored in the detention ponds adjacent to Saint Gregory Drive for irrigation; and

**WHEREAS**, DOC has designed a stormwater drainage plan that includes reuse of pond water for the purpose of irrigation of the right of way street trees in accordance with certain County stormwater management standards; and

**WHEREAS**, DOC desires to maintain the street trees and landscaping along the Frontage Road and reuse the stormwater stored in the detention ponds to irrigate the street trees and landscaping.

**NOW, THEREFORE, BE IT RESOLVED** that the Beaufort County Administrator is hereby authorized to enter into an agreement on behalf of Beaufort County with the Catholic Diocese of Charleston and Saint Gregory the Great for the aforementioned purposes.

DONE this \_\_\_\_ day of September, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

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Thomas J. Keaveny, II, County Attorney

ATTEST:

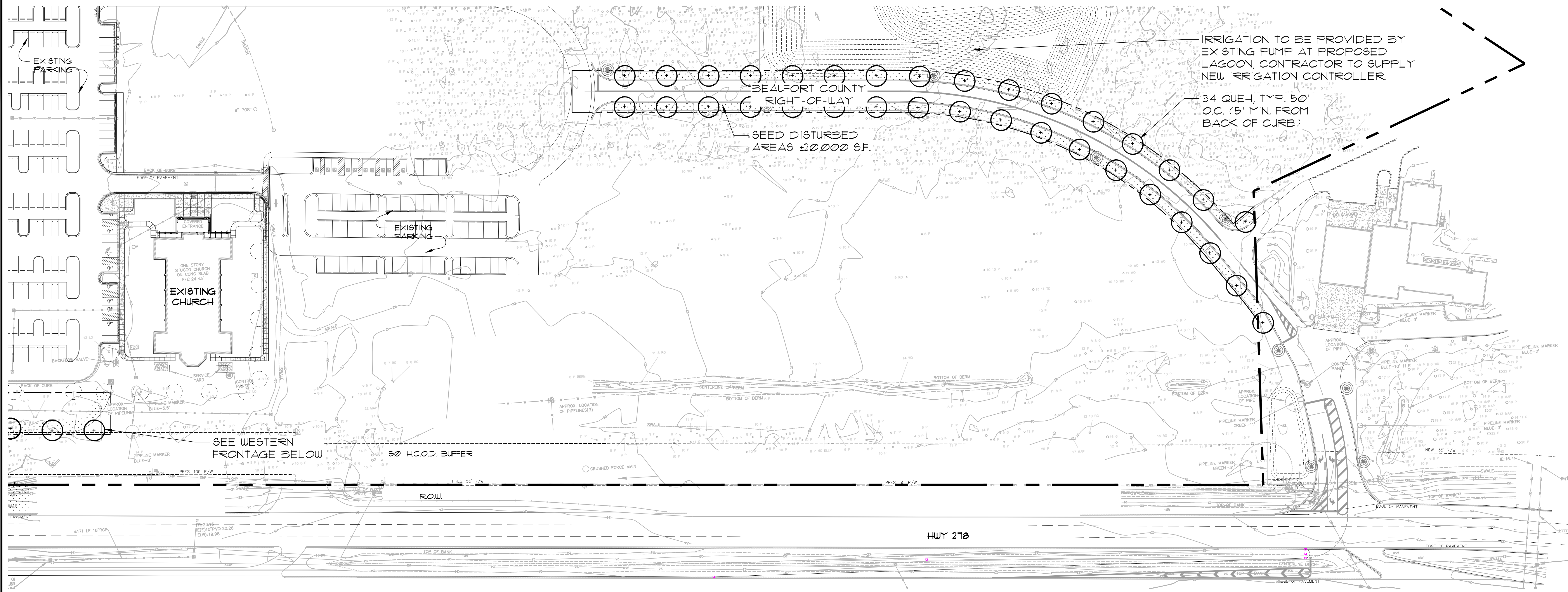
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Ashley Bennett, Clerk to Council

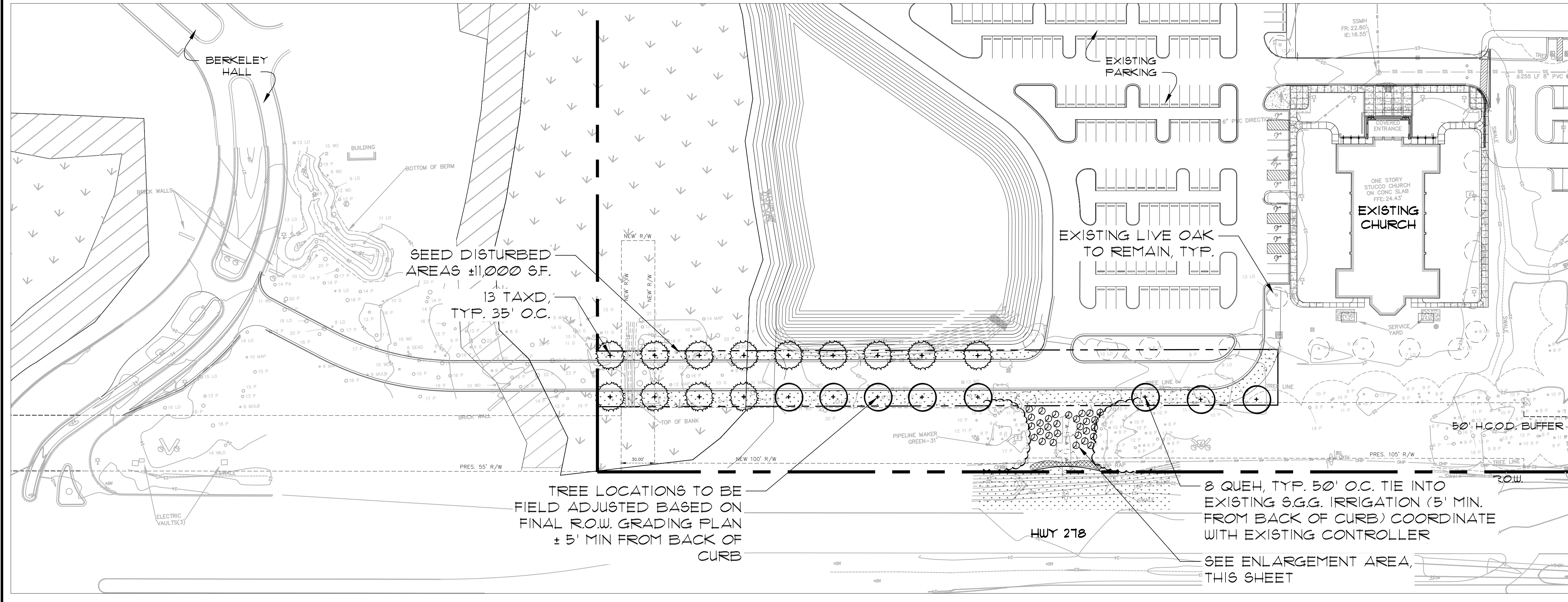
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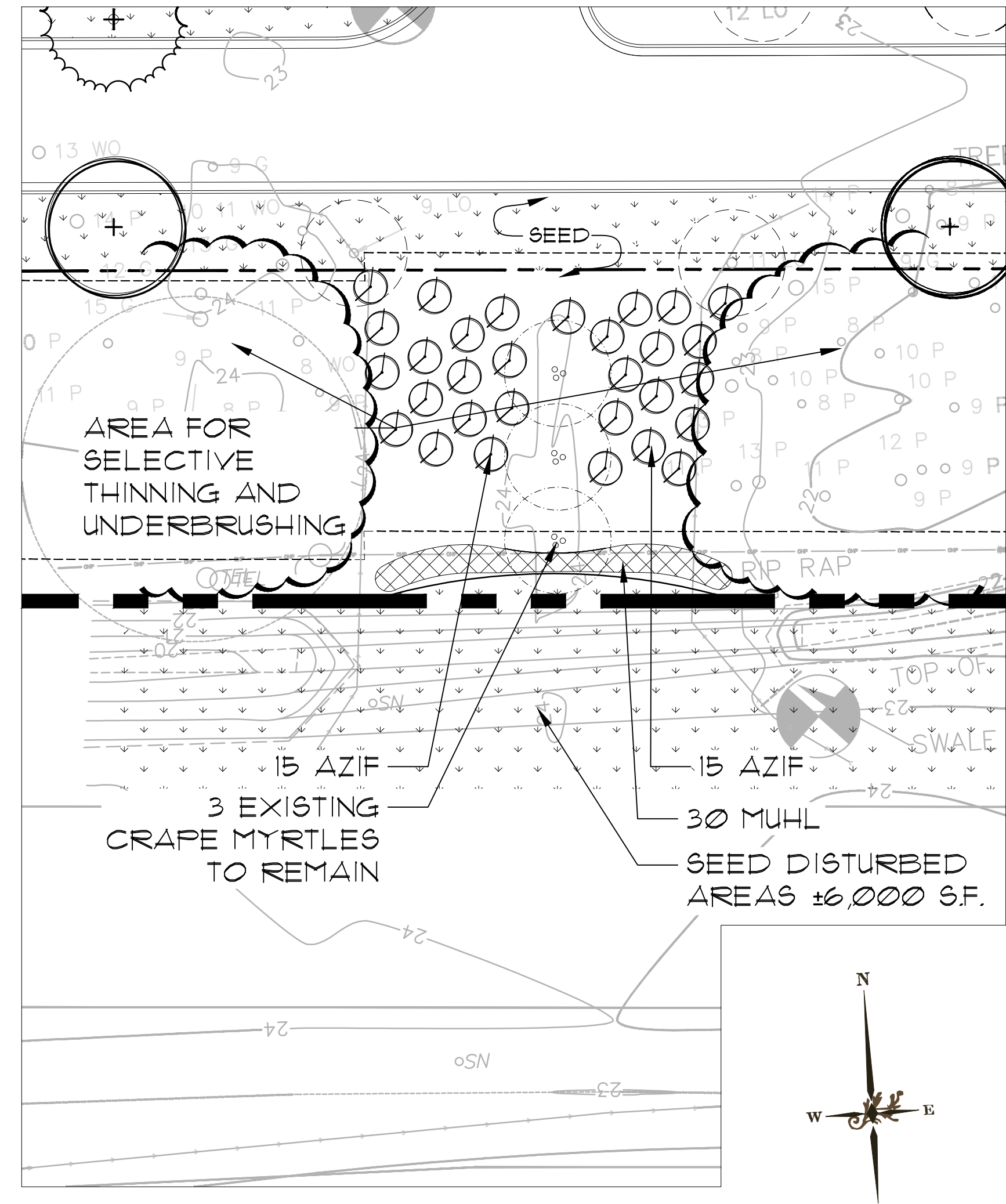
LANDSCAPE DEVELOPMENT PLANS  
 FOR  
**BEAUFORT COUNTY FRONTAGE ROAD**  
 AT  
**ST. GREGORY THE GREAT**  
 BEAUFORT COUNTY, SC



FRONTAGE ROAD EAST - STREET TREE PLAN  
 SCALE: 1" = 50'



FRONTAGE ROAD WEST - STREET TREE PLAN  
 SCALE: 1" = 50'



ENLARGEMENT  
 SCALE: 1" = 20'

SUBMITTAL PLAN  
 NOT FOR CONSTRUCTION

DRAWING TITLE	COUNTY ROAD STREET TREE PLAN
DATE:	02-08-16
PROJECT NO.:	151023
DRAWN BY:	JB
CHECKED BY:	DK
REVISIONS:	
	10-13-16
	MEETING WITH COUNTY
	09-18-17
	PLANTING REVISIONS
DRAWING NUMBER	



**PLANTING NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
- LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
- CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
- MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
- ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
- ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
- ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
- ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

**TURF AND GRASSING NOTES:**

- GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
- SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
- ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
- AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
- SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
- THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
- UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
- LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
- MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
- FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING, MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
- SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEIOUS MATTER.

**PLANT SCHEDULE**

**FRONTAGE ROAD EAST**

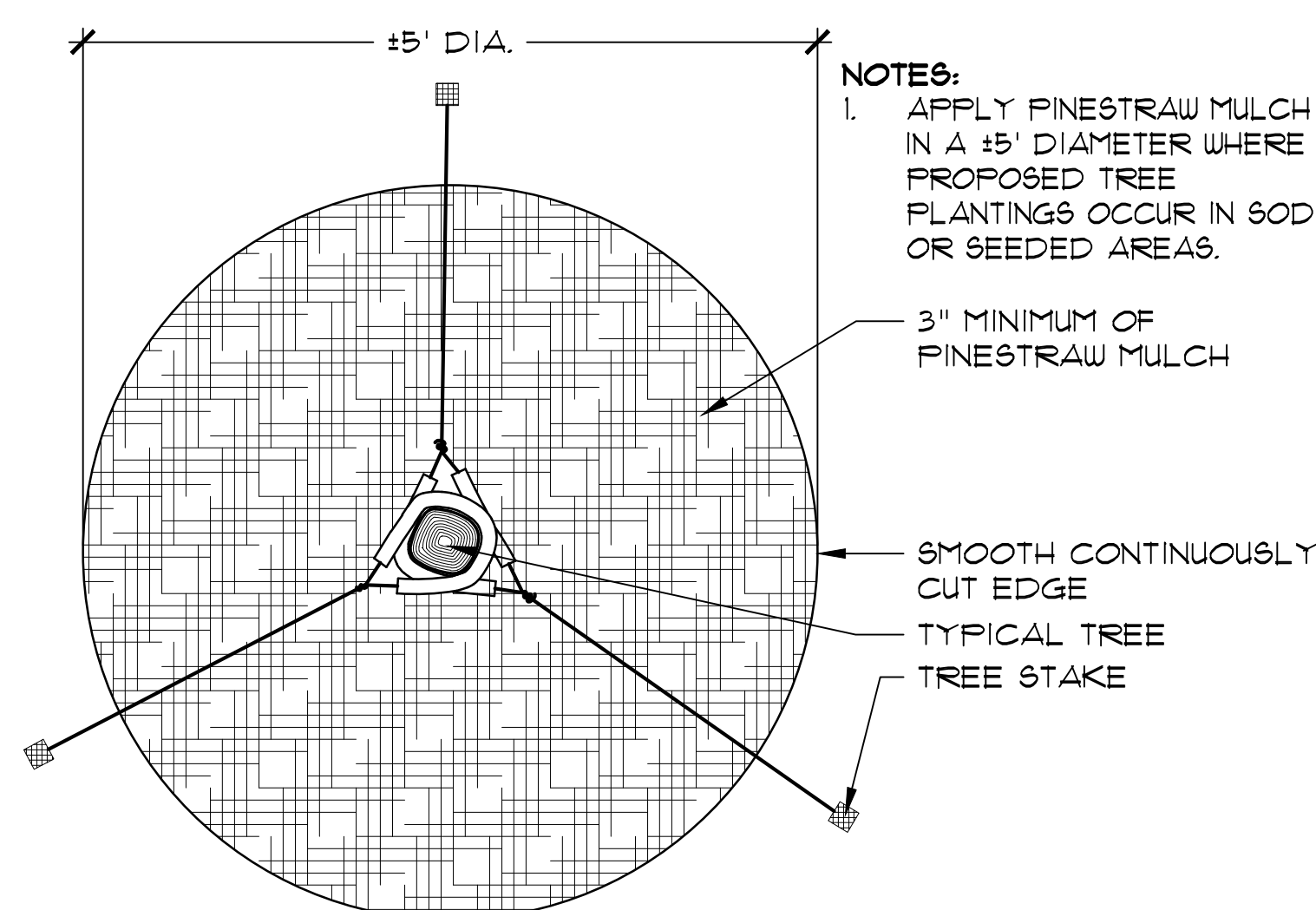
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
<b>TREES</b>								
34	QUEH	Quercus virginiana 'OVITA' PP 11219 Highrise	Highrise Live Oak	14'-16'	5'-7'	30 gal.	-	Full
<b>SOD &amp; MULCH</b>								
20,000	SEED-SF	Between curb and right of way	-	-	-	-	-	-
34	MULCH-EA	Pine Straw	Pine Straw	-	-	-	-	One bale per tree
1	IRRIGATION-LS	Irrigate trees and shrubs only	Drip Irrigation	-	-	-	-	Lump Sum

**FRONTAGE ROAD WEST**

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
<b>TREES</b>								
8	QUEH	Quercus virginiana 'OVITA' PP 11219 Highrise	Highrise Live Oak	14'-16'	5'-7'	30 gal.	-	Full
13	TAXD	Taxodium distichum	Bald Cypress	14'-16'	5'-7'	30 gal.	-	Full
<b>SHRUBS</b>								
30	AZIF	Azalea indica 'Formosa'	Formosa Azalea	24'-30"	18'-24"	7 gal.	4-8' O.C.	Full
<b>ORNAMENTAL GRASSES &amp; FERNS</b>								
30	MUHL	Mulenbergia capillaris	Pink Muhly Grass	14'-16"	12'-18"	1 gal.	36" O.C.	Full
<b>SOD &amp; MULCH</b>								
18,000	SEED-SF	Between curb and right of way	-	-	-	-	-	-
41	MULCH-EA	Pine Straw	Pine Straw	-	-	-	-	One bale per tree plus shrub area
1	IRRIGATION-LS	Irrigate trees and shrubs only	Drip Irrigation	-	-	-	-	Lump Sum

**NOTES:**

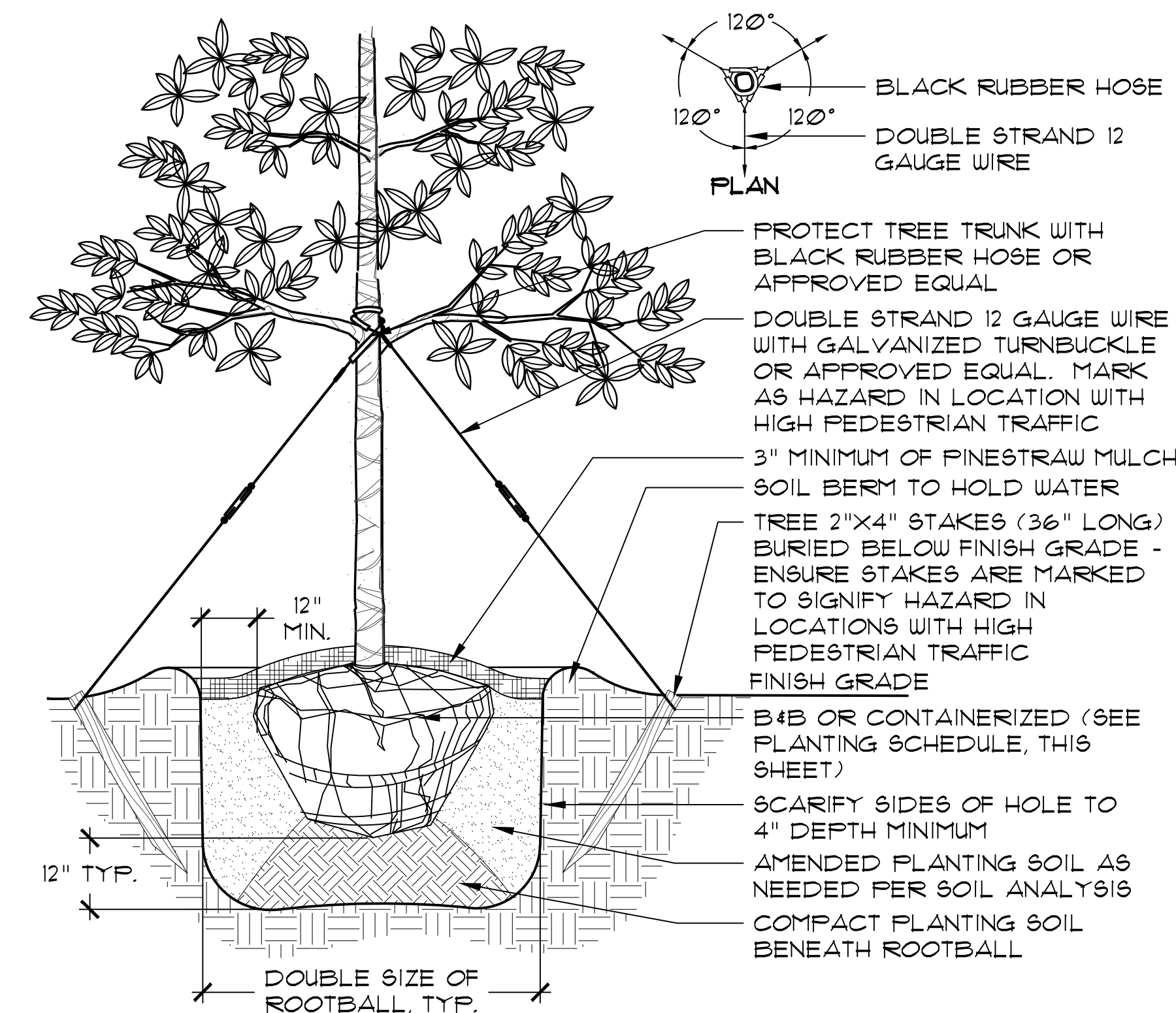
- PROPOSED TREE LOCATIONS ARE FOR PRICING PURPOSES ONLY. FINAL LOCATIONS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
- TREE INSTALLATION TO BE COORDINATED WITH BEAUFORT COUNTY FRONTAGE ROAD PROJECT.



1 // L2 TREE STAKING SCALE: N.T.S.

**IRRIGATION NOTES:**

- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED, SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
- NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
- LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
- LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
- CONTROLLER LOCATION TO BE SPECIFIED BY OWNER'S REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
- ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
- ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
- CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE 5 HP IRRIGATION PUMP AT EASTERN LAGOON TO IRRIGATE EASTERN STREET TREES.



**NOTES:**

- TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 // L2 TREE PLANTING SCALE: N.T.S.

LANDSCAPE DEVELOPMENT PLANS  
FOR  
BEAUFORT COUNTY FRONTAGE ROAD  
AT  
ST. GREGORY THE GREAT  
BEAUFORT COUNTY, SC

DRAWING TITLE  
COUNTY ROAD STREET  
TREE DETAILS

DATE: 02-08-16  
PROJECT NO.: 157023  
DRAWN BY: JB  
CHECKED BY: DK

REVISIONS:  
10-13-16  
MEETING WITH COUNTY  
09-18-17  
PLANTING REVISIONS

DRAWING NUMBER

L2 OF 2

SUBMITTAL PLAN  
NOT FOR CONSTRUCTION





3. County shall provide for mulching and at least a one-year warranty for the newly planted street trees.
4. County will install irrigation pump(s) to use stormwater from the East Lagoon (closest to Saint Gregory Drive) to meet a portion of stormwater management requirements, in particular the stormwater re-use requirements.
5. County will coordinate and install necessary electrical power associated with the irrigation system.
6. County will connect the new irrigation installation to the existing irrigation system for the West Frontage Road as shown on the attached Exhibit A.
7. Once the irrigation system and power supply are installed, Corporation shall be responsible for continuing maintenance and power supply for the irrigation system.
8. County acknowledges that it will remain responsible for the maintenance of the detention ponds that are included in the Drainage Facilities described in the Drainage Easement Agreement between the Parties dated February 4, 2016. County further acknowledges that failure to maintain those Drainage Facilities may adversely affect the operation and maintenance of the irrigation systems, in which case County shall be responsible for the costs incurred by Corporation in operating and maintaining the Drainage Facilities to the extent caused by County's failure to properly maintain the Drainage Facilities.
9. Subject to County's obligations under Section 8 above, Corporation shall repair and replace components of the irrigation system as necessary, including but not limited to the pump and electrical supply; provided, however, County shall cause all warranties of the components of the irrigation system to be assigned to Corporation upon completion of the system and any necessary consents to such assignments provided.
10. Corporation shall be responsible for the monthly power bill supplying the irrigation pump with the necessary power.
11. Corporation shall provide for the ongoing maintenance of the street trees and landscaping after the expiration of the one (1) year warranty.
12. Corporation shall have the right, at its expense, to tie into and/or modify the irrigation system in order to provide irrigation for landscaping on Corporation's property adjacent to the Frontage Roads.

This Agreement embodies the entire agreement between the parties regarding the irrigation. This Agreement shall not be deemed a modification, a waiver or a revocation of any previous agreements between the Parties and such previous agreements shall remain in full effect.

This Agreement may not be modified or terminated without the written agreement of both Parties.

This Agreement may be executed simultaneously or in separate counterparts, and any of the parties to this Agreement may execute it by signing counterpart signature pages, all of which taken together shall constitute one and the same document. Signatures transmitted by facsimile or as emailed PDF or other similar electronic versions shall be binding as originals, and the parties hereto hereby waive any defenses to the enforcement of the terms of this document based upon the form of signature. If facsimile signatures or emailed PDF or other electronic copies are used to exchange signed documents, the parties will each forward original counterpart signatures to the other promptly after delivery of the facsimile signatures or PDF copies, but the failure to do shall not invalidate this Agreement.

***[The remainder of this page has been intentionally left blank. The signature page follows.]***



IN WITNESS WHEREOF, each party acknowledges that a duly authorized representative of such party has executed this Irrigation Installation and Maintenance Agreement as of the date set forth below, and acknowledges that such party has read, understands and agrees to the terms and conditions of this Agreement.

**BEAUFORT COUNTY**

By: \_\_\_\_\_  
\_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**BISHOP OF CHARLESTON, A CORPORATION SOLE**

By: \_\_\_\_\_  
John L. Barker, Chief Financial Officer

Date: \_\_\_\_\_

**ST. GREGORY THE GREAT CATHOLIC CHURCH**

By: \_\_\_\_\_  
Rev. Msgr. Ronald R. Cellini VF, VP  
Pastor

Date: \_\_\_\_\_

# Boundary Street Project - scope



# Objectives

---

- Improve safety and traffic flow
- Underground utility network
- Promote redevelopment
- Balance vehicle / pedestrian use
- Create a landmark entrance
- Expand interconnectivity



# Boundary Street Project

Contractor:

Preferred Materials, Inc.,  
Savannah, Georgia

Original Contract Amount:	\$18,765,274
Approved Change Orders:	<u>\$516,121</u>
Revised Contract Amount:	<u><u>\$19,281,395</u></u>

# Boundary Street Project

## Pending Change Orders:

Change Order #18	\$17,250
Change Order #19	\$(291)
Change Order #20	\$(212)

Total Pending Change Orders \$16,747

# Project Tracking

---

610 days into the project or 67.97% complete

\$12,099,246 into the project or 67.74% complete



# Boundary Street Project Funding Sources

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Federal TIGER Grant	\$ 12,635,000
County 2006 Sales Tax	11,346,115
City of Beaufort TIF II	8,223,000
County Road Impact Fees	1,369,243
Utility Partner Contributions	<u>250,800</u>
Total Project Revenue	<u>\$ 33,824,158</u>

# Financial Update as of 8/31/2017

	Actual		
	Expenditures	Encumbered	Total
<b><u>Beaufort County</u></b>			
Boundary Street	\$ 15,414,594	\$ 7,777,555	\$ 23,192,149
Parallel Road (First Street)	<u>5,318,685</u>	<u>1,330,716</u>	<u>6,649,401</u>
Subtotal	<u>\$ 20,733,279</u>	<u>\$ 9,108,271</u>	<u>\$ 29,841,550</u>
<b><u>City of Beaufort</u></b>			
Boundary Street	\$ 235,922	\$ 3,241,904	\$ 3,477,826
Parallel Road (First Street)	<u>249,118</u>	<u>255,664</u>	<u>504,782</u>
Subtotal	<u>\$ 485,040</u>	<u>\$ 3,497,568</u>	<u>\$ 3,982,608</u>
<b>Grand Total</b>	<u><u>\$ 21,218,319</u></u>	<u><u>\$ 12,605,839</u></u>	<u><u>\$ 33,824,158</u></u>

# Boundary Street near Robert Smalls (Current – Under Construction)





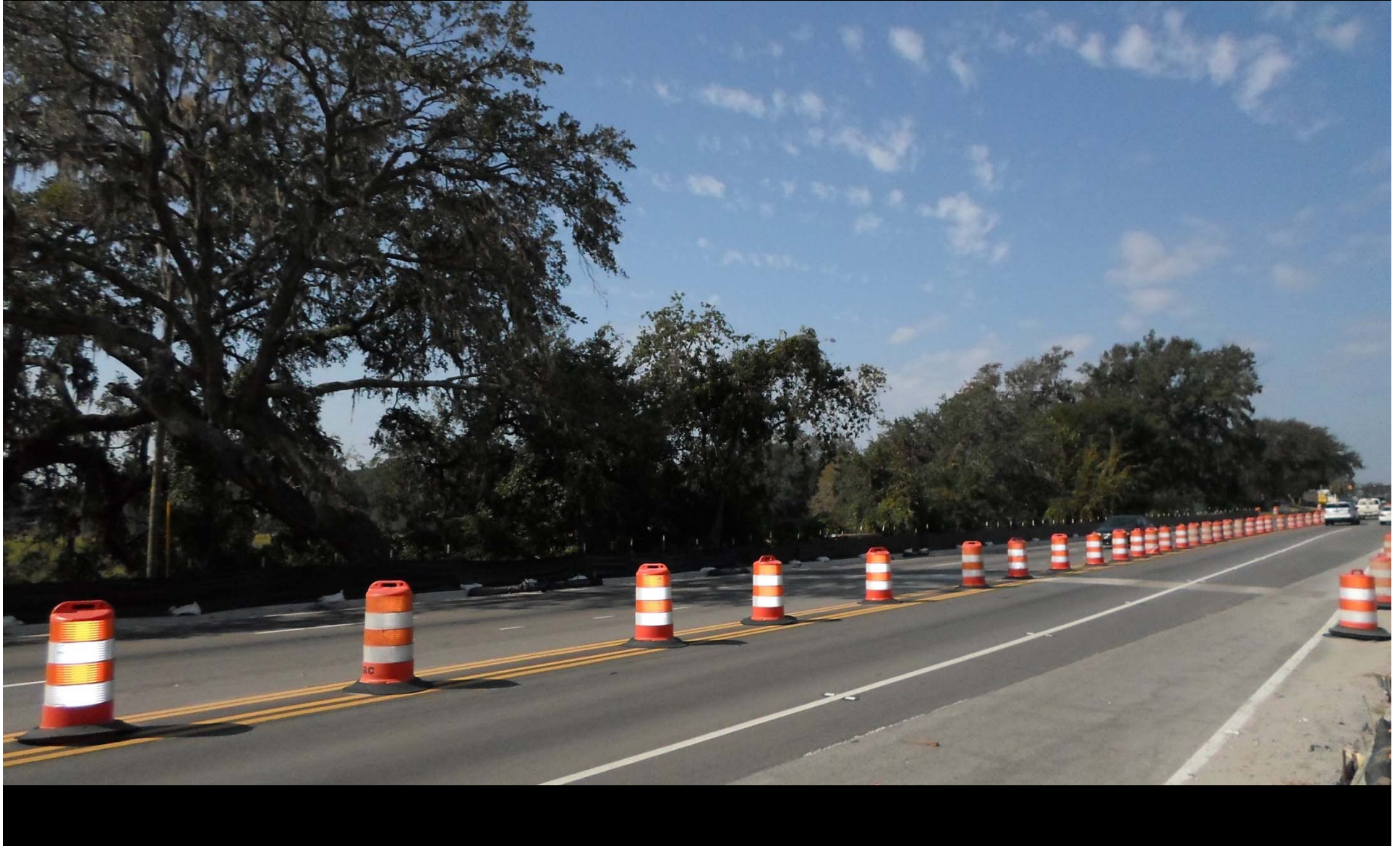
# Boundary Street near Robert Smalls (Future Rendition)





# Boundary Street near Hogarth Street

(Current – Under Construction)





# Boundary Street near Hogarth Street

(Future Rendition)





# Duct Bank – Underground Utilities



**Duct bank at Palmetto & Boundary Street. Duct Bank construction is 90% complete.**



# Concrete Flatwork



**Concrete flatwork construction progressing  
and is 70% complete.**

# Boardwalk



**The project consists of four timber boardwalks  
which are 95% complete**



# Completed First Street



First Street is complete with the exception to final asphalt, street lights, and landscaping.

# BoundaryStreetUpdate.com



City of Beaufort ■ Beaufort County ■ FHWA ■ SCDOT