



## Public Facilities Committee Beaufort County, SC

This meeting will be held in person at the County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom

**Monday, October 17, 2022  
3:00 PM**

### AGENDA

#### COMMITTEE MEMBERS:

**STU RODMAN, CHAIRMAN  
CHRIS HERVOCHON  
MARK LAWSON**

**YORK GLOVER, VICE-CHAIRMAN  
BRIAN FLEWELLING**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
- [5.](#) APPROVAL OF MINUTES- September 19, 2022
6. **CITIZEN COMMENTS - (ANYONE who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to no longer than three (3) minutes ( a total of 15 minutes ) and will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language)**
7. DIVISION UPDATE FROM ASSISTANT COUNTY ADMINISTRATOR, JARED FRALIX

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### AGENDA ITEMS

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- [8.](#) DISCUSSION ON THE FACILITY MASTER PLAN OPTIONS FOR THE LAW ENFORCEMENT CENTER, ADMINISTRATION BUILDING, AND DETENTION CENTER
- [9.](#) DISCUSSION ON TRANSPORTATION PLANNING PROJECTS
- [10.](#) APPROVAL OF A RESOLUTION TO SWAP IDENTIFIED PROPERTIES BETWEEN BEAUFORT COUNTY AND THE RURAL AND CRITICAL LANDS PROGRAM IN ORDER TO BUILD AN ADDITIONAL LIBRARY, ADDITIONAL PARKS AND RECREATION FIELDS AND A SOLID WASTE MATERIAL RECOVERY FACILITY IN SOUTHERN BEAUFORT COUNTY

11. CHAIRMAN'S WRAP UP
12. ADJOURNMENT

**TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND  
BACKUP PACKAGES, PLEASE VISIT:**

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



## Public Facilities Committee Beaufort County, SC

This meeting was held in person at the County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom.

Monday, September 19, 2022  
3:00 PM

### MINUTES

Watch the video stream available on the County's website to hear the complete discussion or presentation on a specific topic or the entire meeting. <https://beaufortcountysc.new.swagit.com/videos/184641>

#### 1. CALL TO ORDER

Committee Chairman Rodman called the meeting to order at 3:53 PM.

#### PRESENT

Committee Chairman Stu Rodman  
Committee Vice-Chair York Glover  
Council Member Brian Flewelling  
Council Member Joseph F. Passiment  
Council Member D. Paul Sommerville  
Council Member Gerald Dawson  
Council Member Chris Hervochon  
Council Member Alice Howard  
Council Member Mark Lawson  
Council Member Lawrence McElynn

#### ABSENT

Council Member Logan Cunningham

#### 2. PLEDGE OF ALLEGIANCE

Chairman Rodman led the Pledge of Allegiance.

#### 3. APPROVAL OF AGENDA

Committee Chairman Rodman stated that item 8 on the Beaufort High School Access would be moved to item number 6 on the agenda.

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Howard to approve the agenda.

**The Vote - The motion was approved without objection.**

#### 4. APPROVAL OF MINUTES

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Howard, to approve the minutes of August 22, 2022.

**The Vote** - The motion was approved without objection.

**5. FOIA**

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

**6. CITIZEN COMMENTS**

Citizen comments were included in item discussions.

**7. DIVISION UPDATE FROM ASSISTANT COUNTY ADMINISTRATOR, JARED FRALIX**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=5311>

Assistant County Administrator Fralix updated the Committee on the public meeting held on September 7<sup>th</sup> that discussed safety and speeding issues for Sunset Boulevard and options provided by a design consultant. Mr. Fralix also discussed efforts to develop a Regional ITS Architecture Plan, the status of capital projects and boat landing improvements, and opportunities to address broadband connectivity.

**8. US 21 WIDENING AND BEAUFORT HIGH SCHOOL ACCESS REALIGNMENT ALTERNATIVES**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=225>

Committee Chairman Rodman, Assistant County Administrator Jared Fralix, and Jennifer Bragg provided background on the item.

Council Member Flewelling and Jennifer Bragg discussed the Rue Du Bois entrance option in Alternative 5.

Council and Jennifer Bragg discussed Alternative 1, projected costs, and funding issues.

Assistant County Administrator Fralix commented on the projected costs of the various options and the type of impact of the plans in terms of capacity and traffic improvements.

Council Member Sommerville commented on his preference to take no action on the Beaufort High School intersection and to move forward with the other seven transportation projects.

Committee Vice-Chairman Glover discussed his reservations toward Alternative 5 because of the possibility of home displacement.

Committee Chairman Rodman opened the floor for public comment.

Daniel Berryman

Nancy Ware

Father Andrew Trapp

Tim Newman

Neil Lipsitz

Committee Chairman Rodman closed the public comment.

**Motion:** It was moved by Council Member Sommerville, Seconded by Council Member Passiment, to take no action with respect to the intersection of Beaufort High School access and Highway 21 and to move forward with the other seven projects that are part of the Lady's Island Plan.

**Discussion:** Committee Chairman Rodman clarified the motion.

Committee Vice-Chairman Glover asked how traffic issues on Highway 21 would be addressed if the Committee approved the motion. Assistant County Administrator said that traffic would not be addressed in the short term but that there could be long-term options, such as adding a third bridge. County Administrator Greenway stated that would be a violation of the Lady's Island Plan.

Committee Vice-Chairman Glover voiced his objection to the motion.

**The Vote** – The motion passed 9:1.

## 9. BROAD RIVER FISHING PIER UPDATE

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=3049>

Assistant County Administrator Fralix commented on public safety issues and the need to demolish or rehabilitate the bridge.

Public Works Department Director Neil Desai updated the Committee on engineering analyses, emergency vehicle access, and the four geometric layouts under consideration. Mr. Desai discussed the recommendation that the Committee approve option one and move forward with phase 2 components.

**Motion:** It was moved by Council Member, Seconded by Council Member Flewelling, to move forward with the recommendation to approve option 1.

**Discussion:** Assistant County Administrator Fralix commented on the plan for final design and analysis and the future provision of an updated cost estimate.

Council Member Dawson and Mr. Desai discussed the length of the current pier compared to the proposed pier and the fishing conditions.

Committee Chairman Rodman, Assistant County Administrator Fralix, and Chief Financial Officer Hayes discussed funding for the project through either the general fund or through applications for A- and H-Tax funding.

**The Vote** – The motion was approved without objection.

## 10. RECOMMEND APPROVAL TO AWARD RFQ#062222E ON-CALL CONSTRUCTION MANAGEMENT/CEI SERVICES

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=3743>

Assistant County Administrator Fralix provided an overview of the decision to provide on-call contracts and briefed the Committee on the three-year contract award proposal.

**Motion:** It was moved by Council Member Passiment, Seconded by Council Member Howard, to recommend approval to award RFQ#062222E On-Call Construction Management/CEI Services.

**Discussion:** Council Member Glover asked about the locations of the recommended companies. Assistant County Administrator Fralix said that none of the companies are headquartered in Beaufort County but have major operations in South Carolina.

**The Vote** – The motion was approved without objection.

- 11. RECOMMEND APPROVAL OF A RESOLUTION TO ACCEPT FAA AIP GRANT 50 FOR HILTON HEAD ISLAND AIRPORT (HXD) TERMINAL CONSTRUCTION PROJECT. (FISCAL IMPACT: FAA AIP Grant 50 is in the amount of \$11,626,638. The AIP grant requires a local sponsor contribution in the amount of \$1,162,663.80 (10%). That airport portion is built into the project budget)**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=3951>

John Rembold briefed the Committee on the FAA grant for the Terminal Construction Project, including discretionary and entitlement funds.

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Passiment, to recommend approval of a resolution to accept FAA AIP Grant 50 for Hilton Head Island Airport (HXD) Terminal Construction Project.

**The Vote** – The motion was approved without objection.

- 12. RECOMMEND APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE TOWN OF HILTON HEAD ON THE US 278 CORRIDOR PROJECT**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=4066>

Committee Chairman Rodman provided background on the item.

County Administrator Greenway commented on the Town of Hilton Head's request for the official version of the MOU and the efforts to move the project forward.

Assistant County Administrator Fralix commented on his plan to participate in the Town Hilton Head's meeting to discuss the MOU and the Town's plan to act once the Council takes action.

Council Member Howard and Mr. Fralix discussed the submission of an environmental assessment and the NEPA process.

**Motion:** It was moved by Council Member Passiment, Seconded by Council Member McElynn, to recommend approval to the full Council for the Memorandum of Agreement as drafted.

**Discussion:** Committee Chairman Rodman discussed the possibility of minor word changes to the draft.

Committee Chairman Rodman opened the floor for public comment.

Diederik Advocaat

Jessie White

Committee Chairman Rodman closed the public comment.

Committee Chairman Rodman commented on the independent review and the possible risk of 50 million dollars in cost overrun if there is a project delay.

**The Vote** - The motion was approved without objection.

- 13. RECOMMEND APPROVAL OF THE APPOINTMENT OF ARTHUR HANDMAN TO THE LOWCOUNTRY REGIONAL TRANSPORTATION AUTHORITY FOR A PARTIAL TERM WITH AN EXPIRATION DATE OF 2024**

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Lawson, to recommend approval of the appointment of Arthur Handman to the Lowcountry Regional Transportation Authority for a partial term with an expiration date of 2024.

**The Vote** - The motion was approved without objection.

**14. EXECUTIVE SESSION**

PURSUANT TO S.C. CODE SEC. 30-4-70 (A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED PURCHASE/ACQUISITION OF REAL PROPERTY (1505 NORTH STREET)

PURSUANT TO S.C. CODE SEC. 30-4-70 (A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED EXCHANGE/PURCHASE/ACQUISITION OF REAL PROPERTY (70 Baygall Road, 152 William Hilton Pkwy, 150 William Hilton Pkwy, 68 Helmsman Way, 43 Jenkins Road)

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Howard, to enter into executive session at or around 5:28 PM.

**The Vote** – The motion was approved without objection.

**16. MATTERS ARISING OUT OF EXECUTIVE SESSION**

**Motion:** It was moved by Council Member Passiment, Seconded by Council Member Lawson, to recommend to Council to authorize the County Administrator to enter into a purchase and sale agreement with the Town of Hilton Head for the sale and purchase of real property consisting of 68 Helmsman Way, 43 Jenkins Road, 70 Baygall Road and 152 William Hilton Parkway.

**Discussion:** Deputy Council Attorney Ward provided an overview of the properties to be transferred.

**The Vote** – The motion was approved without objection.

**Motion:** It was moved by Council Member Passiment, Seconded by Council Member Howard, to recommend to Council to authorize the County Administrator to enter into a purchase and sale agreement with the City of Beaufort for the sale and purchase of real property with an address of 1505 North Street.

**Discussion:** Council Member Flewelling opposed the motion.

Deputy Council Attorney Ward provided a description of the property and the plan for the sale's proceeds.

**The Vote** –\_Voting Yea: Committee Chairman Rodman, Council Member Passiment, Council Member Howard, Council Member Lawson, and Council Member Sommerville. Voting Nay: Council Member Hervochon, Council Member Flewelling, and Committee Vice-Chairman Glover. The motion passed 5:3.

**17. CHAIRMAN'S WRAP UP**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/184641?ts=6070>

Committee Chairman Rodman commented on the Facilities Plan completed approximately a year to a year and a half ago and the alternatives to be discussed.

Council Member Sommerville on a blood drive hosted on September 24<sup>th</sup> and clarified the setback for Bulter Marine.

**18. ADJOURNMENT**

Adjourned: at or around 5:58 PM

Ratified:

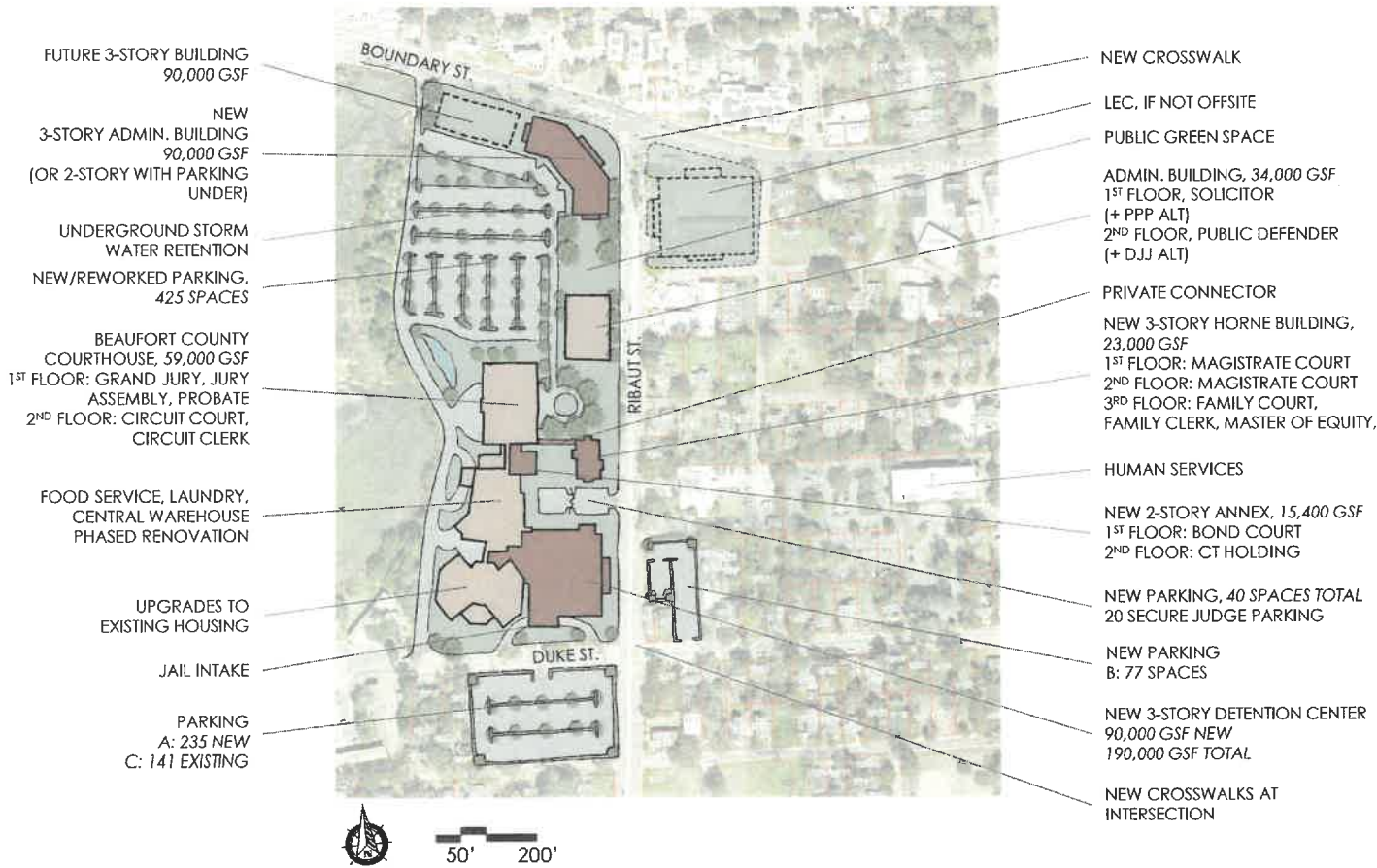


# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|   |
|---|
| <b>ITEM TITLE:</b>  |
| Facility Master Plan discussion   |
| <b>MEETING NAME AND DATE:</b>   |
| Public Facilities Committee<br>October 17, 2022   |
| <b>PRESENTER INFORMATION:</b>   |
| Jared Fralix, Assistant County Administrator Infrastructure<br><i>10 minutes</i>  |
| <b>ITEM BACKGROUND:</b>   |
| The Facility Master Plan was completed and presented by our consultant Creech & Associates in October 18, 2021. Included in the plan was a space needs assessment for all departments forecasted for the next 30 years.   |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| Included in the Master Plan were three layouts at the main campus. Each plan provided different options for the Law Enforcement Center, the Administration Bldg, and the Detention Center. Direction is needed from Council on the preferred location of each facility so staff can develop an implementation and funding plan. |
| <b>FISCAL IMPACT:</b>   |
| N/A For Discussion only   |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| N/A For Discussion only   |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| N/A For Discussion only   |



## BEAUFORT CAMPUS SITE OPTION 1



**NOTE** If parking is deemed inadequate, parking garages can be built on proposed surface lots

### DESIGN DRIVERS

- Keep administration, court functions, law enforcement, and the detention center all co-located on one campus
- Stay on west side of Ribaut, no structured parking
- LEC located offsite or indicated dashed

### DEVELOPMENT SUMMARY

**PROPOSED FACILITIES**

|                                 |                    |
|---------------------------------|--------------------|
| ADMIN. BUILDING:                | 90,000 GSF         |
| ARTHUR HORNE:                   | 23,000 GSF         |
| ANNEX:                          | 15,400 GSF         |
| DETENTION CENTER:               | 90,000 GSF         |
| <b>PROPOSED OPTION 1 TOTAL:</b> | <b>218,400 GSF</b> |

**EXISTING FACILITIES TO REMAIN**

|                                 |                    |
|---------------------------------|--------------------|
| DETENTION CENTER:               | 100,000 GSF        |
| ADMIN. BUILDING:                | 34,000 GSF         |
| COURTHOUSE:                     | 59,000 GSF         |
| <b>EXISTING OPTION 1 TOTAL:</b> | <b>193,000 GSF</b> |

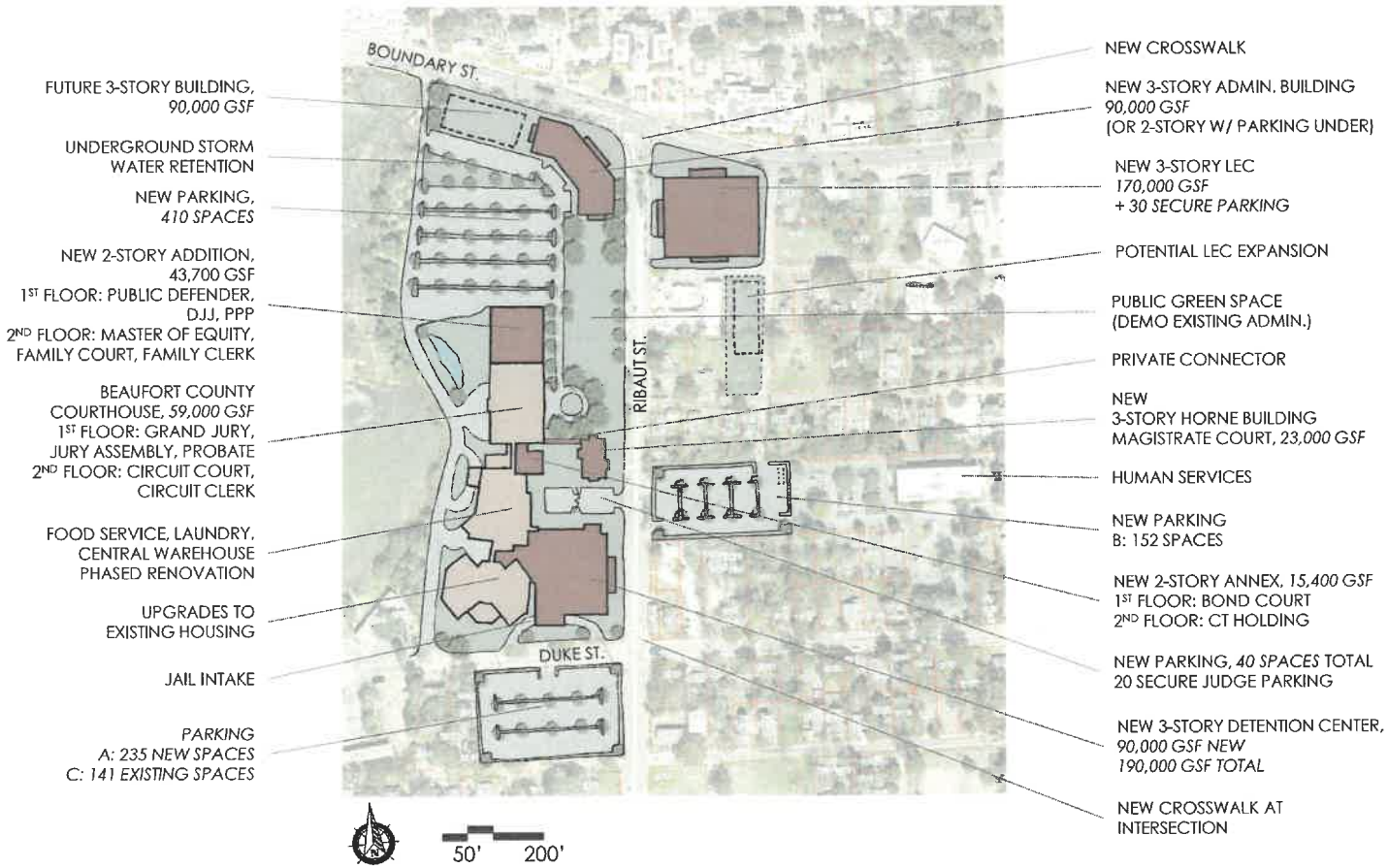
|                               |                    |
|-------------------------------|--------------------|
| <b>OPTION 1 TOTAL:</b>        | <b>411,400 GSF</b> |
| OPTION 1 + 90,000 GSF FUTURE: | 501,400 GSF        |

|                        |                                      |
|------------------------|--------------------------------------|
| NEW/REWORKED PARKING:  | 425                                  |
| NEW PARKING:           | 332                                  |
| SECURE PARKING:        | 20                                   |
| <b>TOTAL PROVIDED:</b> | <b>A&amp;B:777 A:700 B&amp;C:683</b> |
| REQUIRED PARKING:      | 557                                  |

|                          |                    |
|--------------------------|--------------------|
| <b>EXISTING TOTAL:</b>   | <b>240,000 GSF</b> |
| <b>EXISTING PARKING:</b> | <b>656</b>         |

|                                |                    |
|--------------------------------|--------------------|
| <b>OPTION 1 TOTAL:</b>         | <b>411,400 GSF</b> |
| <b>OPTION 1 TOTAL PARKING:</b> | <b>777</b>         |

# BEAUFORT CAMPUS SITE OPTION 2



**NOTE** If parking is deemed inadequate, parking garages can be built on proposed surface lots

### DESIGN DRIVERS

- Keep administration, court functions, law enforcement, and the detention center all co-located on one campus
- Preserve marsh views for new development (no structured parking)
- Create a city/county civic center at the intersection of Boundary St. and Ribaut St. with prominent civic buildings at each corner

### DEVELOPMENT SUMMARY

**PROPOSED FACILITIES**

|                                 |                    |
|---------------------------------|--------------------|
| ADMIN. BUILDING:                | 90,000 GSF         |
| LEC:                            | 170,000 GSF        |
| ARTHUR HORNE:                   | 23,000 GSF         |
| ANNEX:                          | 15,400 GSF         |
| DETENTION CENTER:               | 90,000 GSF         |
| COURT ADDITION:                 | 43,700 GSF         |
| <b>PROPOSED OPTION 2 TOTAL:</b> | <b>432,100 GSF</b> |

**EXISTING FACILITIES TO REMAIN**

|                                 |                    |
|---------------------------------|--------------------|
| DETENTION CENTER:               | 100,000 GSF        |
| COURTHOUSE:                     | 59,000 GSF         |
| <b>EXISTING OPTION 2 TOTAL:</b> | <b>159,000 GSF</b> |

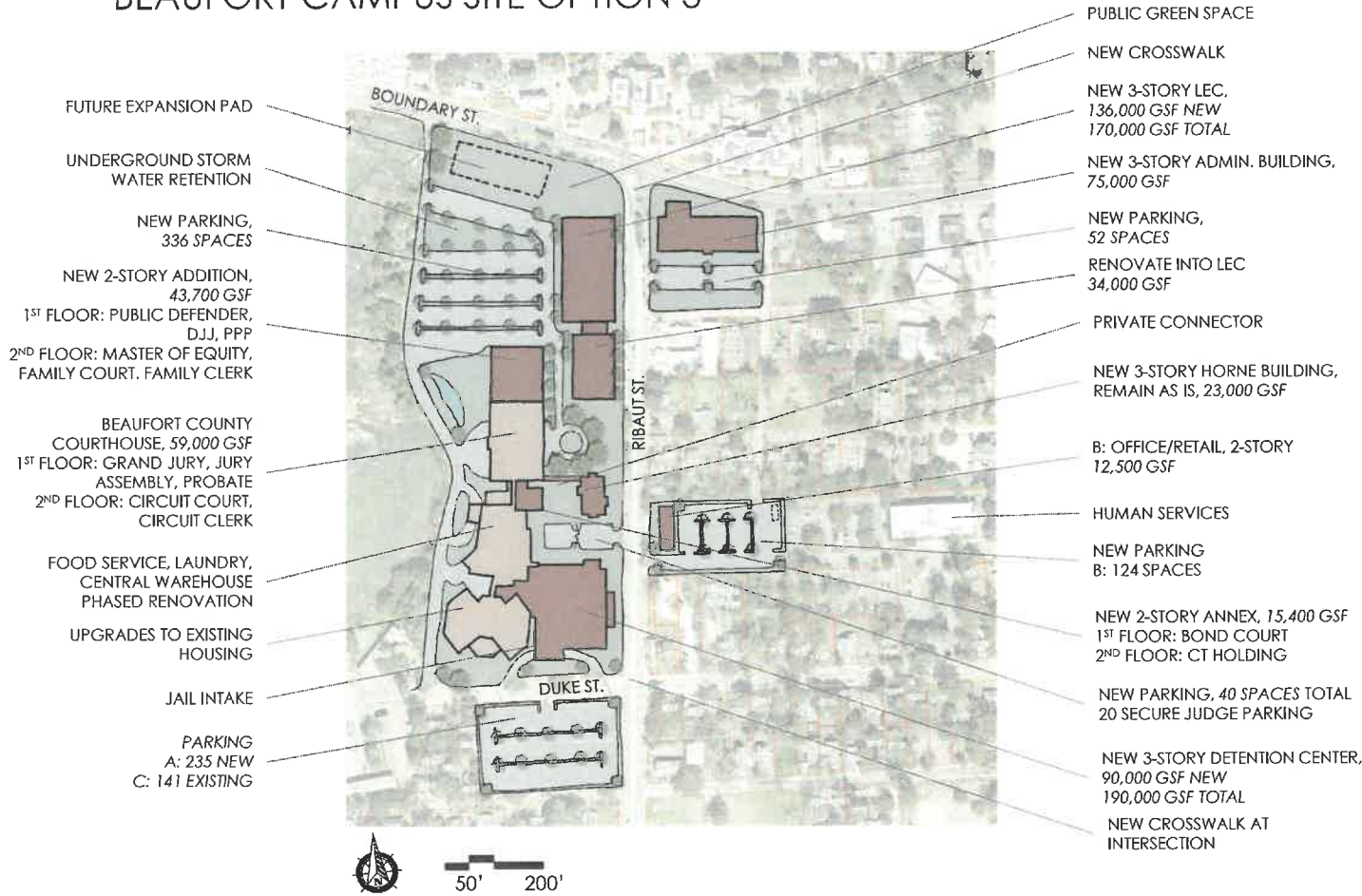
|                               |                    |
|-------------------------------|--------------------|
| <b>OPTION 2 TOTAL:</b>        | <b>591,100 GSF</b> |
| OPTION 2 + 90,000 GSF FUTURE: | 681,100 GSF        |

|                        |                                  |
|------------------------|----------------------------------|
| NEW PARKING:           | 817                              |
| SECURE PARKING:        | 50                               |
| <b>TOTAL PROVIDED:</b> | <b>A&amp;B: 867 B&amp;C: 773</b> |
| REQUIRED PARKING:      | 737                              |

|                          |                    |
|--------------------------|--------------------|
| <b>EXISTING TOTAL:</b>   | <b>240,000 GSF</b> |
| <b>EXISTING PARKING:</b> | <b>656</b>         |

|                                |                    |
|--------------------------------|--------------------|
| <b>OPTION 2 TOTAL:</b>         | <b>591,100 GSF</b> |
| <b>OPTION 2 TOTAL PARKING:</b> | <b>867</b>         |

### BEAUFORT CAMPUS SITE OPTION 3



**NOTE** If parking is deemed inadequate, parking garages can be built on proposed surface lots

#### DESIGN DRIVERS

- Keep administration, court functions, law enforcement, and the detention center all co-located on one campus
- Preserve marsh views for new development (no structured parking)
- Create a city/county civic center at the intersection of Boundary St. and Ribaut St. with civic development and greenspace at each corner while maintaining use of the existing administration building

#### DEVELOPMENT SUMMARY

| PROPOSED FACILITIES             |                    |
|---------------------------------|--------------------|
| LEC:                            | 141,400 GSF        |
| ADMIN. BUILDING:                | 75,000 GSF         |
| ARTHUR HORNE:                   | 23,000 GSF         |
| ANNEX:                          | 15,400 GSF         |
| DETENTION CENTER:               | 90,000 GSF         |
| COURT ADDITION:                 | 43,700 GSF         |
| <b>PROPOSED OPTION 3 TOTAL:</b> | <b>388,500 GSF</b> |

| EXISTING FACILITIES TO REMAIN   |                    |
|---------------------------------|--------------------|
| DETENTION CENTER:               | 100,000 GSF        |
| ADMIN. BUILDING:                | 34,000 GSF         |
| COURTHOUSE:                     | 59,000 GSF         |
| <b>EXISTING OPTION 3 TOTAL:</b> | <b>193,000 GSF</b> |

**OPTION 3 TOTAL: 596,500 GSF**

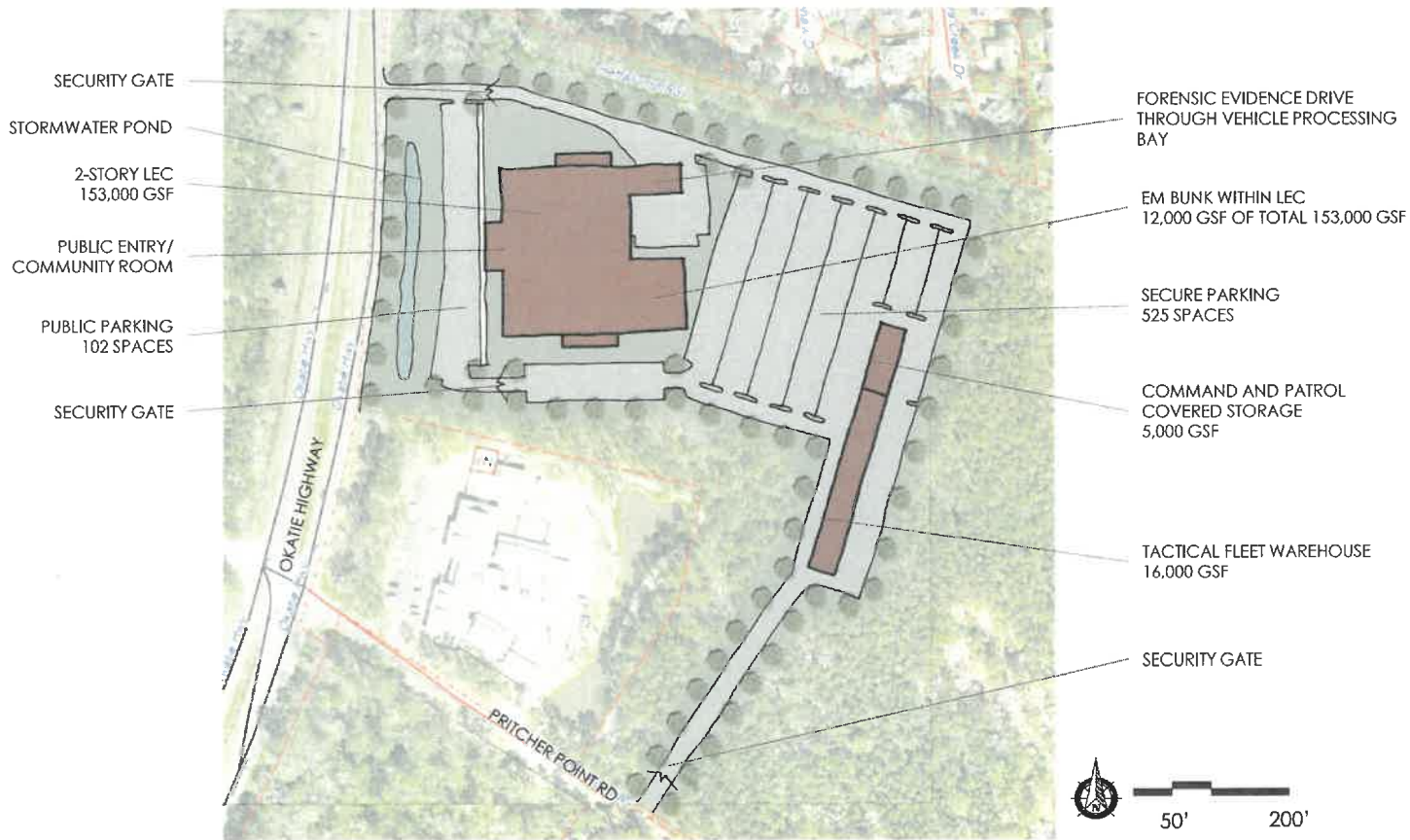
|                        |  |
|------------------------|--|
| NEW PARKING:           | 767                                      |
| SECURE PARKING:        | 20                                       |
| <b>TOTAL PROVIDED:</b> | <b>A&amp;B:787 B&amp;C:693 A:663 649</b> |
| REQUIRED PARKING:      | 649                                      |

**EXISTING TOTAL: 240,000 GSF**  
**EXISTING PARKING: 656**

**OPTION 3 TOTAL: 596,500 GSF**  
**OPTION 3 TOTAL PARKING: 787**



### LEC OKATIE HIGHWAY TEST FIT SITE



#### DESIGN DRIVERS

- Create a centrally located LEC that will allow all LEC functions to be consolidated in one building

#### DEVELOPMENT SUMMARY

|                          |                    |
|--------------------------|--------------------|
| <b>LEC:</b>              | <b>141,000 GSF</b> |
| <b>EM BUNK:</b>          | <b>12,000 GSF</b>  |
| <b>COVERED STORAGE:</b>  | <b>5,000 GSF</b>   |
| <b>FLEET WAREHOUSE:</b>  | <b>16,000 GSF</b>  |
| <b>LEC OKATIE TOTAL:</b> | <b>174,000 GSF</b> |
| <b>PUBLIC PARKING:</b>   | <b>102</b>         |
| <b>SECURE PARKING:</b>   | <b>525</b>         |
| <b>TOTAL PROVIDED:</b>   | <b>627</b>         |
| <b>REQUIRED PARKING:</b> | <b>510</b>         |

- **Comprehensive Plan:**
  1. **Employees: from 1,400 to 2,200 (60% increase)**
  2. **Sq Ft: from 600K to 1,100K Sq Ft (80% increase)**
- **Main Campus Options:**
  - #2 (\$330M) - Current functions (w/ growth) - demolish & replace Adm Building
  - #3 (\$312M) - Same as #2 except retaining Adm Building
  - #1 (\$308M) - Same as #3 except Law Enforcement & Emergency Mgt Center (LEC) to Okatie
- **Observations:**
  1. **Administration is looking for Council direction**
  2. **Option costs are similar**
  3. **\$400M big ticket (\$500M w/ current inflation rise)**
  4. **Timely to purchase the land**
  5. **Funding is problematic**
  6. **Installment Purchase Bonding may be a funding solution**
  7. **A Political decision**

# Beaufort County Facilities Plan

## Beaufort Campus (square feet)

### Common to all 3 Options

- Acquire SE Corner of Boundary & Ribaut
- Judicial :
  - County Courthouse (59K)
  - New 2-story Courthouse Annex (15)
  - Horne Building (23)
- Detention Center):
  - New 3-story (90K)
  - Upgrade existing (100K)
- Demolish the Sheriff's Office
- Future 3-story building (90K)
- Underground Storm Water Retention

### Differences between the 3 Options

- Option #1:
  - LEC - Off-site (174)
  - New Adm Building (90K)
  - Admin Building to Judicial (34K)
- Option #2:
  - New 3-story LEC (170K - Boundary & Ribaut)
  - New Adm Building (90K)
  - New 2-story Courthouse Addition (44K)
- Option #3:
  - New 3 story LEC (136)
  - Adm Building to LEC (34)
  - New Adm Building (136K - Boundary & Ribaut)
  - New 2-story Courthouse Addition (44)

## Beaufort County Facilities Plan Beaufort Campus (Excludes future 90K sq ft building)

|                              | <u>Current</u> | <u>Option #1</u> | <u>Option #2</u> | <u>Option #3</u> |
|------------------------------|----------------|------------------|------------------|------------------|
| <b><u>Cost:</u></b>          |                |                  |                  |                  |
| • Beaufort Campus            |                | \$195M           | \$330M           | \$312M           |
| • LEC off-site               |                | 113              |                  |                  |
| • All other                  |                | <u>72</u>        | <u>72</u>        | <u>72</u>        |
|                              |                | \$380M           | \$402M           | \$384M           |
| <b><u>Square Ft:</u></b>     |                |                  |                  |                  |
| • On-site                    | 193K           | 411K             | 591K             | 597K             |
| • LEC off-site               |                | <u>174</u>       |                  |                  |
|                              |                | 585K             |                  |                  |
| <b><u>Parking Spots:</u></b> |                |                  |                  |                  |
| • On-site (per 000 sq ft**)  | 656 (6.4)      | 777 (3.6)        | 867 (2.2)        | 787 (1.9)        |
| • LEC off-site               |                | <u>627</u>       |                  |                  |
| (**excluding Detention)      |                | 1,404 (3.6)      |                  |                  |

# Beaufort County Facilities Plan non-Main Campus Recommendations

- **Projects:**
  1. **Government Center South (Bluffton):** \$34-37M (2 Options) (from 3K to 26K Sq Ft)
  2. **Public Works:** \$15M (from 17K to 23K Sq Ft)
  3. **Special Ops Site (Okatie):** \$6M
  4. **Sustainability Campus:** \$5M (5K Sq Ft)
  5. **EMS (Ribaut Rd) HQ (& 1 station):** \$5M (2 Options) (from 9K to 14K Sq Ft)
  6. **Human Services:** \$2M
  7. **Federal Courthouse:** \$2M
  8. **Hilton Head:** \$1M (from 5K to 8K Square Ft)
  9. **Sea Trawler Restaurant:** 3 Options
  
- **Comments:**
  1. Priorities to be set in future CIPs.
  2. Projects to return to Council as funding is appropriated.
  3. Modifications?



# Beaufort County Facilities Plan Funding Considerations

## Funding facilities is problematic:

1. Big costs
2. Beyond 8% capacity
3. Difficult sell to the Electorate via a referendum

## Installment Purchase Bonding is an emerging alternative:

1. Mortgage secured by the facility
2. Annual Debt Service is approved in each Budget cycle
3. Being used by other SC counties
4. Being considered by the State
5. Works best on new facilities that house critical government functions on separate sites

## Ideal for off-site LEC and Adm Building:

1. Needed
2. Critical
3. High Cost
4. Difficult to Bond
5. New
6. Off-site
7. Don't see a good alternative
8. Good opportunity to explore & better understand

# Beaufort County Facilities Plan Suggested Alternative

## Judicial Center on the Beaufort Campus (320K sq ft):

1. County Seat
2. Court expanding from 59 to 141K sq ft:
  - Utilizing Adm Building
3. Detention Center expanding from 90 to 190K square feet:
  - Belongs next to the Courthouse & too costly to relocate
4. Contained on current campus
5. Addresses parking

## Adm and LEC to new off-campus locations (265K sq ft):

1. More centrally located to future population
2. More fundable:
  - Best fit of high cost & difficult to fund

If so: Consultants to update Facilities & Land Purchase Plan for final Council consideration



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|   |
|---|
| <b>ITEM TITLE:</b>  |
| Transportation Planning Discussion  |
| <b>MEETING NAME AND DATE:</b>   |
| Public Facilities Committee<br>October 17, 2022   |
| <b>PRESENTER INFORMATION:</b>   |
| Jared Fralix, Assistant County Administrator Infrastructure<br><i>5 minutes</i>   |
| <b>ITEM BACKGROUND:</b>   |
| In preparation for future transportation sales tax, Council has approved \$6M in a recent budget amendment to begin the design of various transportation projects. The planned projects are a subset of the overall projects that were presented in the recommendations from the Transportation Advisory Committee.   |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| See the below breakdown of planned projects to be developed. <ul style="list-style-type: none"><li>• Triangle Preliminary Design – <b>\$2M</b> (survey &amp; partial design)</li><li>• SC 46 Improvements – <b>\$1.5M</b> (survey &amp; partial design)</li><li>• Reimagine Ribaut – <b>\$1M</b> (survey, concept design, and public meetings)</li><li>• Safety – <b>\$1M</b> (design of small intersection/safety/pedestrian projects)</li><li>• Intelligent Transportation System (ITS) – <b>\$0.5M</b> (ITS Master Plan and smart signal controller and signal master system deployment)</li></ul> |
| <b>FISCAL IMPACT:</b>   |
| This funding will not provide full design of the three large projects but will allow for one year of design with a potential for additional funding in FY 24 to bridge the funding gap until the 2024 Transportation Sales Tax initiative is brought to the voters. This partial design will be funded by Beaufort County General Fund with the remainder of the design and construction funded through the proposed 2024 Transportation Sales Tax and future grant opportunities.  |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| N/A   |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| N/A   |



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|   |
|---|
| <b>ITEM TITLE:</b>  |
| <b>A RESOLUTION TO SWAP IDENTIFIED PROPERTIES BETWEEN BEAUFORT COUNTY AND THE RURAL AND CRITICAL LANDS PROGRAM IN ORDER TO BUILD AN ADDITIONAL LIBRARY, ADDITIONAL PARKS AND RECREATION FIELDS AND A SOLID WASTE MATERIAL RECOVERY FACILITY IN SOUTHERN BEAUFORT COUNTY</b>   |
| <b>MEETING NAME AND DATE:</b>   |
| Public Facilities Committee; 17 October 2022  |
| <b>PRESENTER INFORMATION:</b>   |
| Chuck Atkinson, ACA Development and Recreation<br>10 Minutes  |
| <b>ITEM BACKGROUND:</b>   |
| None – This item is a new proposal  |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| Beaufort County currently owns land that would greatly benefit from inclusion in the Rural and Critical Lands inventory. In addition, there are parcels of land in the Rural and Critical Lands inventory that were purchased in partnership with Beaufort County Stormwater. These parcels were purchased in an effort to protect a saltmarsh watershed via the construction of on-site stormwater ponds and other relevant BMP's. Portions of these properties were acquired by Rural and Critical Lands but are unrelated to the specific purpose for which the overall tracks of land were purchased. As such, staff is recommending that some non-environmentally sensitive acres of land that are currently in the Rural and Critical Program be swapped for environmentally sensitive parcels that are currently not in the program. Doing so will provide for the highest and best use of non-critical lands and will provide protection for those critical properties that are currently not in the program. |
| <b>FISCAL IMPACT:</b>   |
| <i>None</i>   |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| Staff recommends approval of the resolution.  |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| Motion to approve/deny "A RESOLUTION TO SWAP IDENTIFIED PROPERTIES BETWEEN BEAUFORT COUNTY AND THE RURAL AND CRITICAL LANDS PROGRAM IN ORDER TO BUILD AN ADDITIONAL LIBRARY, ADDITIONAL PARKS AND RECREATION FIELDS AND A SOLID WASTE MATERIAL RECOVERY FACILITY IN SOUTHERN BEAUFORT COUNTY"<br><br>Move forward to Council for final approval on 24 October 2022  |

**RESOLUTION 2022/\_\_\_**

**A RESOLUTION TO SWAP IDENTIFIED PROPERTIES BETWEEN BEAUFORT COUNTY AND THE RURAL AND CRITICAL LANDS PROGRAM IN ORDER TO BUILD AN ADDITIONAL LIBRARY, ADDITIONAL PARKS AND RECREATION FIELDS AND A SOLID WASTE MATERIAL RECOVERY FACILITY IN SOUTHERN BEAUFORT COUNTY**

**WHEREAS**, growth and development in southern Beaufort County (“County”) has created a need for a new public library, additional Parks and Recreation facilities, and a solid waste material recovery facility (collectively “Infrastructure”). Land in southern Beaufort County which is suitable for these purposes is limited. Over the years, the County has purchased land for which it currently has no identified purpose. It has also purchased land jointly with the Rural and Critical Lands Program with the intention of limited development. By reexamining the potential uses of certain of these properties, the County believes it can swap certain properties it purchased and which it owns for certain properties which were purchased through the Rural and Critical Lands Program in a way which will allow for the development of infrastructure in southern Beaufort County and also enhance the property holdings, the goals, and the ideals of the Rural and Critical Lands Program whose purpose it is to protect the County’s natural and ecological resources in the face of growth; and

**WHEREAS**, through the Rural and Critical Lands Program (“RCLP”), and in conjunction with Beaufort County’s Stormwater Management Utility (“SMU”), Beaufort County previously purchased two tracts of land situated along Okatie Highway south of Hwy-278. The first tract is known as the “Evergreen Tract” (TMS No. R610-029-000-0483-0000). It consists of approximately 20.96 acres of land. The second tract is known as “New Leaf” (TMS No. R610-029-000-0023-0000). It consists of approximately 86.24 acres of land. For the purposes set forth below, the County proposes to divide the New Leaf tract into two parcels. New Leaf Parcel A would consist of approximately 46 acres of land; New Leaf Parcel B would consist of approximately 40 acres of land. The new parcels would be divided substantially along the lines set forth in Exhibit “A” which is incorporated herein by reference; and

**WHEREAS**, for the purposes of constructing a new library on the Evergreen Tract and new recreational Parks and Recreation Facilities on New Leaf Parcel B, the County proposes to remove these parcels from the RCLP inventory and to swap them out for two properties which Beaufort County owns and for which it has no currently identifiable purpose. The first property is Camp St. Mary’s (TMS No. 600-009-000-0003-0000). This property consists of approximately 8 acres of land. It is situated along the Colleton River and has significant river frontage. The second property is a 10 acre parcel of land (Parcel “A” on Exhibit “B”) which the County proposes to create out of a larger 12.91 acre tract of land (TMS No. 610- 031-000-1566-0000). This land is located on Bluffton Parkway. It is to be subdivided substantially along the lines set forth in Exhibit “B” which is incorporated herein by reference; and

**WHEREAS**, under this proposal New Leaf Parcel A would remain in the RCLP inventory, Camp St. Mary’s and Bluffton Parkway Parcel A would be added to the RCLP inventory. Due to their location and natural characteristics the County believes it would be beneficial to add Camp St. Mary’s and Parkway Parcel A to RCLP inventory and to swap them for the Evergreen Tract and Parcel B of the New Leaf tract.

**NOW, THEREFORE, BE IT RESOLVED** that Beaufort County Council, duly assembled, does hereby declare that the Evergreen Tract and New Leaf Parcel B as described herein shall be swapped out of the Rural and Critical Lands Program in exchange for the Camp St. Mary’s and Bluffton Parkway Parcel A as described herein.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

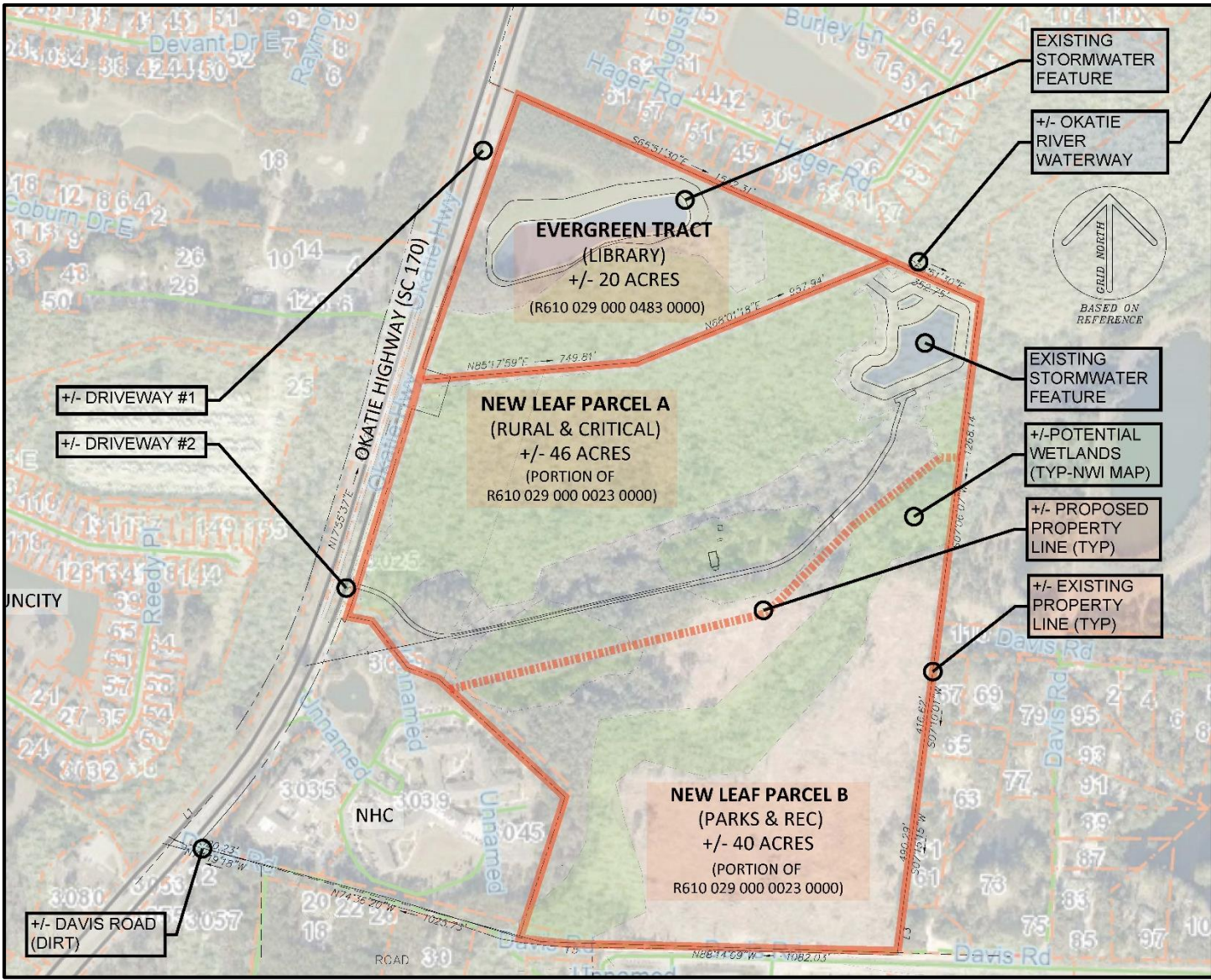
Joseph Passiment, Chairman

ATTEST: \_\_\_\_\_

Sarah W. Brock, Clerk to Council

# EXHIBIT A

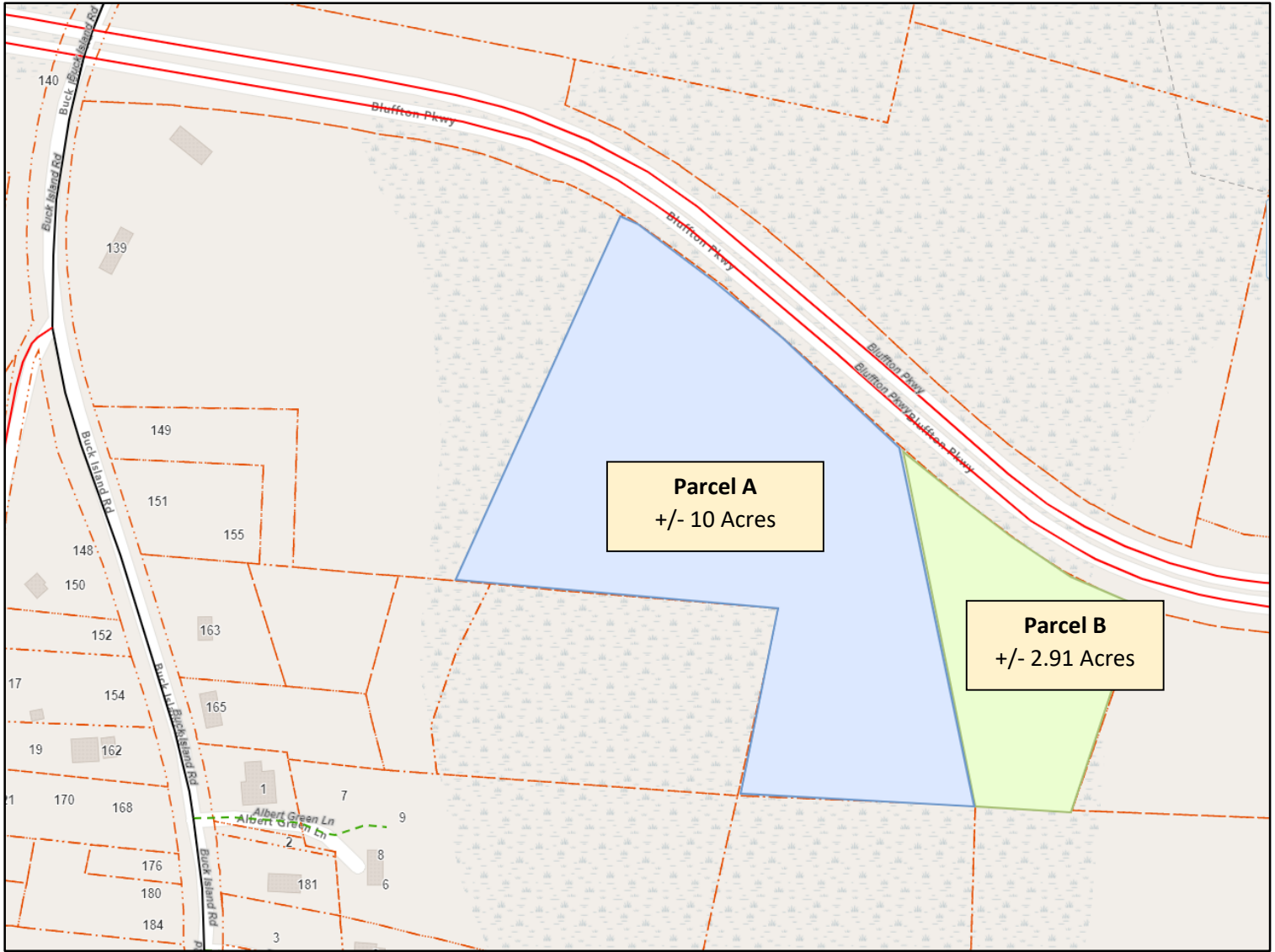
## Evergreen Tract and New Leaf Tracts





# EXHIBIT B

## Bluffton Parkway Parcel





## HXD Terminal Funding Observations

- **\$75M Project is to be re-bid.**
- **\$35M on hand.**
- **There will be future grants, but not in sufficient amounts to avoid borrowing or dragging out the Project.**
- **Borrowing the full \$40M to complete the Project at one time is rejected due to airline industry uncertainty.**
- **Logical Bid Package:**
  - **\$50M Base - Phase 1 (roads / parking), Phase 2 (new building) & soft costs (i.e. design, T&B, etc.), and**
  - **\$25M Option - Phases 3-6 - series of hopscotch expansions in place.**
- **Alternatives:**
  1. **Re-engineer the new building and downsize the bid package to match available funds (\$35M), or**
  2. **Borrow \$15M to re-bid the Project as designed and packaged.**
- **Borrowing requires balancing the:**
  1. **Currently available and projected supporting airport revenue streams and**
  2. **The risk to the lenders and the County**

## HXD Terminal Funding Primary Repayment Sources for Bonding (M's - \$)

| <u>Airline Contribution</u>               |              |               |            | <u>Combined</u>      |                 |                     |
|---|--------------|---------------|------------|----------------------|-----------------|---------------------|
| (to be negotiated / T&B estimate)         |              |               |            |                      | <u>Green</u>    | <u>Red</u>          |
| Scenarios:                                | <u>Green</u> | <u>Yellow</u> | <u>Red</u> |                      |                 |                     |
| Annually                                  | .86          | 1.33          | 1.80       | Annually             | 1.45            | 2.74                |
|   |              |               |            | Bond Rate 8.0%       |                 |                     |
|   |              |               |            | Bond Capacity        | 18              | 35                  |
| <u>Passenger Facility Charges (PFC's)</u> |              |               |            |                      | <u>Base Bid</u> | <u>Full Project</u> |
|   | <u>Green</u> | <u>Yellow</u> | <u>Red</u> | On Hand              | 35              | 35                  |
|   | (FY20-22)    |               | (Design)   | 10% of SC Aero \$50M | 5               | 5                   |
| Enplanements                              | 135K         | 175K          | 215K       | Grants               |                 | 15                  |
| Annually (\$4.38)                         | .59          | .77           | .94        | Borrowing            | <u>15</u>       | <u>20</u>           |
|   |              |               |            |                      | 55              | 75                  |

# HXD Terminal Funding Special Obligation Bond

## Full Project

|                      |               |
|----------------------|---------------|
| <b>Bond</b>          | <b>\$20M</b>  |
| <b>Rate</b>          | <b>8%</b>     |
| <b>Debt Service</b>  | <b>\$1.6M</b> |
| <b>Revenue (Red)</b> | <b>\$2.7M</b> |
| <b>Coverage</b>      | <b>1.6x</b>   |

## Base Bid

|                        |                |
|------------------------|----------------|
| <b>Bond</b>            | <b>\$15M</b>   |
| <b>Rate</b>            | <b>8%</b>      |
| <b>Debt Service</b>    | <b>\$1.2M</b>  |
| <b>Revenue (Green)</b> | <b>\$1.4 M</b> |
| <b>Coverage</b>        | <b>1.2x</b>    |

## Not Included

- 1. Other Revenue Streams (parking, rental cars, transportation fees, concessions, etc.)
- 2. Expected HHI participation
- 3. HTAX previously endorsed by Council (back-up)
- 4. \$500+M Economic Impact of Expansion

## Comments

- 1. Add Phases 3-6 as expected grants materialize
- 2. Bonded amount not required for 18 months
- 3. Lends itself to interest only during construction
- 4. Reasonable expectation with new grants to finish Full Project under the construction contract

## HXD Terminal Funding Recommendation

### Recommendation:

- Authorize a \$15M Special Obligation Bond

### Security:

1. Airline Rentals and PFC's
2. Underwritten by County (similar to TIF's):
  - Extremely Low Risk: 80% Debt Service coverage with:
    1. FY20-22 actual enplanements and
    2. T&B's worst case airline negotiations.

### Benefits:

1. Utilizes the current bid package, rather than re-designing and re-packaging (saving cost & time),
2. Makes a greater commitment to the airlines, SC, & the FAA,
3. Provides a stronger position for T&B's to negotiate rentals with the airlines,
4. Positions to complete more, if not all, the Full Project as grants are received during construction,
5. Avoids the appearance of a half-completed Terminal, and
6. Avoids dragging out the Project until future grants are in hand.