



# PUBLIC WORKS COMMITTEE MEETING

MONDAY, FEBRUARY 5, 2024 | 6 PM

3rd Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.  
A quorum of Council will be present.

**PUBLIC WORKS COMMITTEE MEETING  
FEBRUARY 5, 2024, 6PM  
CITY HALL - COUNCIL CHAMBERS 5 E.  
BUTLER ROAD**

**Committee Members:**

- |  |                      |
|--|----------------------|
| <b>1. <u>Call to Order</u></b>   | Chairperson Kraeling |
| <b>2. <u>Public Comment</u></b>  | Chairperson Kraeling |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Public Works Committee- January 2, 2024 [Pages 3-5]   | Chairperson Kraeling |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. PW Director Matthew Fleahman<br>Roadway Analysis and Evaluation<br>Update on Senior Center Roof                              | Chairperson Kraeling |
| <b>5. <u>Unfinished Business</u></b><br>There is no unfinished business.   | Chairperson Kraeling |
| <b>6. <u>New Business</u></b><br>a. Stormwater Fee Analysis [Pages 6-25]<br>b. Ordinance to Sell Butler Road property for ROW [Pages 26-97]<br>c. SCIP Grant Contractor Selection [Pages 98-118] | Chairperson Kraeling |
| <b>7. <u>Public Comment</u></b>  | Chairperson Kraeling |
| <b>8. <u>Committee Concerns</u></b>  | Chairperson Kraeling |
| <b>9. <u>Adjournment</u></b>   | Chairperson Kraeling |

**MINUTES**  
**PUBLIC WORKS COMMITTEE MEETING JANUARY 2, 2024, 6PM**  
**CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD**  
**6<sup>th</sup> committee meeting**

Committee Members present were Chairman Jason Kraeling, Committee members Carol King and Michael Reynolds.

Others present were PW Director Matthew Fleahman and City Administrator Seth Duncan.

**1. Call to Order-** Chairman Kraeling

**2. Public Comment**

MJ Seeche- 309 Miller Road in Mauldin.

Mr. Seeche submitted a public comment in September 2023 that did not make it into committee minutes. Mr. Seeche is asking bulk items that the City will or will not be picked up be listed on the City website to provide clarification as well as any other information pertinent to bulk items.

Mr. Seeche said he was told in a previous email that he could submit public comment through email for inclusion in the Public Works committee meeting minutes. That practice has happened in the past, but he is now being told that in order to have public comment included in the minutes you must come in person or participate electronically. Mr. Seeche asked for staff to cite any standing committee rule or ordinance that requires in person or electronic participation in order to be included in the minutes. Mr. Seeche was advised there is no written rule or standard governing this practice.

Mr. Seeche said he does not anticipate an answer to his questions tonight and would prefer a written response by the responsible party.

**3. Reading and Approval of Minutes**

a. Public Works Committee- December 4, 2023

**Motion:** Councilwoman King made a motion to approve the minutes with Councilman Reynolds seconding.

**Vote:** The vote was unanimous (3-0).

**4. Reports or Communications from City Officers**

a. PW Director Matthew Fleahman

The department has gotten through the holiday season. Decorations will be taken down next week. The Sewer Division has worked very hard to complete all goals set forward in

the sewer maintenance program plan. Mr. Fleahman attributed that to the leadership in the department.

All divisions are where they need to be in their budgets.

Councilman Reynolds thanked Mr. Fleahman for being the right leader to push the employees toward excellence.

#### Roadway Analysis and Evaluation

County staff requested a list of road improvement projects from various jurisdictions to articulate the significant need that exists throughout the County. A request was made to City staff for a list of top road projects/improvements and the City's roadway inventory and associated PCI scores. This information was provided on September 29, 2023. During the December Committee meeting, the Public Works Department was tasked with making new lists, where City and State roads were separated. In addition to separating the roadways, it was expected that the roadways would be ranked in terms of priority. Below are these new lists:

#### **City Roads**

- 1 Holland Road (city) – Resurface from Vendue Ct. to E. Butler Rd
- 2 Adams Mill (city/state) – Resurface from Ashmore Bridge to Brooks Road.
- 3 Bridges Road (city/state) - Resurface from E. Butler to Bethel Road
- 4 Maple Drive (city) - Resurface from Ashmore Bridge to Peachtree Lane
- 5 Crestwood Drive (city) - Resurface from Ashmore Bridge to Whatley Circle
- 6 Whatley Circle (city) - Resurface from W. Butler to 276S
- 7 Huntington Circle (city) - Resurface from Knollwood Drive to end
- 8 Fargo St (city) - Resurface from Bethel Drive to Danbury Lane
- 9 Bartlett St (city) - Resurface from Fargo Street to Danbury Lane
- 10 Bangor St (city) - Resurface from Fargo Street to Bartlett Street

#### **State/County Roads**

- 1 Ashmore Bridge Road (state) – Widening between Fork Shoals Rd and W. Butler Rd
- 2 W. Butler (state) – Resurface from Conestee Rd to HWY 276
- 3 HWY 276N/S (state) – Resurface from East Standing Springs to Innovation Drive
- 4 Miller Road (state) – Resurface from Murray Drive to Woodruff Road
- 5 Interchange Improvement (state) – Forrester Drive and Hamby Drive
- 6 Hamby Road (state) – Resurface from Miller Road to Forrester Drive
- 7 N. Golden Strip - Resurface from SC417 to Bethel Drive
- 8 Old Mil (state) – Resurface from E. Butler to Forrester Drive
- 9 Fowler Circle (county) – Widening from W. Butler Road to Murphy Lane
- 10 Brooks Road (county/city) - Resurface from New Neely Ferry Rd to Shawn Drive



Councilwoman King said the road conditions are serious problems and if the road sales tax falls through, she would like to know what Plan B might be.

**5. Unfinished Business-** There is no unfinished business.

**6. New Business-** There is no new business.

**7. Public Comment-** None

**8. Committee Concerns-** Councilwoman King asked Mr. Fleahman to let his employees know how appreciated they are.

Mr. Duncan mentioned that minutes are records what happened during a meeting. Mr. Seeche was advised that he must be present in person or electronically to be included in the minutes. Comments sent by email will be dispersed to Council members, but not included in the record of the meeting.

**9. Adjournment-** Chairman Kraeling adjourned the meeting at 7:43 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# Stormwater Division Plan

**February 2024**



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APPENDIX B – 2024-2025 DRAFT Stormwater Division Budget

## 1. INTRODUCTION

The City of Mauldin has experienced significant growth in recent years. Along with this growth have come rising concerns of flooding and stormwater management within the City. As infrastructure has aged and costs for construction have increased, the overall cost to maintain the stormwater system has become an increased concern. In recent years, the Streets Division mission has expanded to include stormwater inspections, pipe and basin cleaning, basin repairs, and pipe replacements. In transitioning the Streets Division to a more stormwater centered operation, funds allocated for streets maintenance have been diverted towards stormwater controls. While efforts from the Streets Division have been significant, the issues surrounding the stormwater infrastructure within the municipal boundaries far exceed the current expenditure level within the Division.

In addition to the stormwater infrastructure currently maintained within the City's right of way (ROW) network, a significant amount of stormwater infrastructure exists on private property. These private property systems are not maintained and have degraded in some cases to the point of failure. City Ordinances and City Policies prevent staff from working on these systems without a financial contribution in the form of pipe cost reimbursement from the affected homeowner. In these situations, an easement dedicated to the City is also required.

During the 2022 calendar year, the City of Mauldin identified a need for engineering services for stormwater and contracted with KCI to provide these engineering services. The City tasked KCI with mapping the existing stormwater network as part of an asset inventory and to investigate areas of known concern throughout the City. The area of concerns included Knollwood and Edgewood Drive, the Holly Springs neighborhood, the Bishop Heights neighborhood, the Harrison's Plaza, Bi-lo Distribution Center, and portions of Oak Park Drive. The asset inventory was added to the City's Geographic Information System (GIS) and the reports for the areas of concern were brought before the council for consideration. A grant was applied for and received for proposed repairs to the Oak park Drive drainage area.

During the 2023 calendar year, the City identified a need to fund stormwater capital improvement projects where the project costs and scope exceed the budget and abilities of the Public Works Department. It was determined that design and construction could be contracted and potentially paid for through a Capital Improvement Plan and/or enterprise fund. In June of 2023, the Public Works Committee and City Council authorized KCI to conduct a Stormwater Fee Analysis and Evaluation. The intent of the report was to determine a potential funding source and identify the operating budget based on the revenues from the potential funding source. The report was presented to Council in September 2023.

To better serve our citizens and to address the stormwater issues within the municipal boundaries of the City, the Public Works Department has developed the basis for the creation of a standalone Stormwater Division. In this report, the Department breaks down the cost associated with the proposed Division, the recommended funding mechanism, the Policy and Ordinance changes required, and a preliminary Capital Planning for future activities.

## 2. Policy and Ordinances

### POLICY

The City of Mauldin issued its Stormwater Policy on August 17, 2020. In this policy, the City summarizes information presented in its Code of Ordinances and outlines the abilities of the City to address stormwater issues on private property. With the creation of a standalone Stormwater Division, the City will be required to adopt a new stormwater policy to be representative of the new duties and abilities of the Public Works Department.

Restrictions present in the existing policy relate to the purchase of materials and access to private property. With the intent of the new Stormwater Division to be one that repairs and maintains all stormwater infrastructure these restrictions should be modified or eliminated. State Laws do restrict the expenditure of public monies on private property, so the City will be required to obtain an easement across private property before any work is completed on every project. The costs associated with obtaining these easements are presented in **Section 3- Stormwater Budget** and will be a realized expenditure on every stormwater project.

A draft stormwater policy is attached in Appendix A. In the draft policy, all references to resident material expenditures have been removed. Appropriate language addressing permanent easements has been added. If the Stormwater Division is created, the Public Works Department will bring the attached policy before Committee and Council to be adopted.

### ORDINANCES

The City of Mauldin addresses stormwater in three Chapters within its Code of Ordinances. Soil and Sedimentation control is presented in Chapter 32, Stormwater Management in Article III of Chapter 40, and work activities are presented in Article II of Chapter 36. Prior to any work activities of the proposed Stormwater Division, it is recommended that Article II of Chapter 36 be revised to mirror the language presented in the DRAFT Stormwater Policy in Appendix A. Additionally, it is recommended that the three Chapters be revised and merged into one which outlines the entirety of the City's Stormwater Policy. If the Stormwater Division is created, the Public Works Department will bring a revised Chapter 40 – Stormwater management before Committee and Council to be adopted.

### 3. Stormwater Budget

The Stormwater Utility Fee Evaluation Design Report by KCI identified varied fee structures and presented a potential annual budget for each. The budget provided estimates for salaries, costs for fuel, and some estimates for materials. While these estimates were functional for the report, they did not account for many costs associated with day-to-day operations of a Public Works Division. Before any recommendation for a fee structure could be made, a draft budget was required to better estimate the real costs of the Division.

Attached in Appendix B is the DRAFT 2024-2025 Stormwater Division Budget. The Draft budget accounts for a team of four staff members with one member being funded as a supervisor. The associated costs for insurance, retirement, workers comp, and FICA are identified. In the budget, expenses for training, supplies, auto and equipment maintenance, fuel, cell phones, uniforms, liability insurance, and materials are also identified.

In the contract services of the DRAFT budget, expenditures for tree removals, legal services, and engineering services are presented. It is expected that with every easement granted to the City, legal services will be rendered. There is also a high certainty that large diameter trees will be required to be felled to complete pipe replacement work. While staff can drop trees, the likelihood of trees located near residential structures presents a potential liability to the Department. To remove this liability, a contract service for removal is recommended. In some situations, design services will be required to address undersized and poorly designed systems. The City would be liable if an “in-house” redesign underperforms or fails. To eliminate this liability, engineering services are budgeted.

The DRAFT budget includes \$155,000 for pipe, asphalt, stone, and concrete. These materials are essential to every excavation job and represent the bulk of the “non-staff” costs. These values are preliminary estimates and very likely to increase as the Division develops. It is expected that the Division will start on small projects and develop into larger more complex projects over time.

The initial DRAFT budget includes the capital purchase of three pieces of equipment. The three budget sheets are included in Appendix B with the DRAFT Budget and include new shoring, a new trailer, and an excavation roller. It is expected that any additional equipment will be shared with the Streets Division and as the Division and/or workload increases, equipment purchases be included in the 10-year Capital Improvement Plan.

The Stormwater Utility Fee Budgeting Scenario presented by KCI in the Stormwater Utility Fee Evaluation Design Report presented an annual cost for in-house construction at \$550,000 dollars. In the DRAFT budgeting scenario of this report, the Division is shown to be a cost of \$640,782.14 with an additional initial capital expenditure of \$65,000 for a total of \$705,782.14. As noted earlier, the initial estimate was very conservative and did not take into account many costs associated with day-to-day operations of a Public Works Division.

#### 4. Stormwater Funding Fee Structure

In the Stormwater Utility Fee Evaluation Design Report by KCI it was recommended that the City adopt a “\$25 fee for residential properties, less than 1000 square feet and a \$28 fee for larger residential properties. The fee for non-residential developed properties would be \$27 times the Equivalent Residential Unit (ERU) for the property.” In this scenario, the City would potentially generate 729,000 dollars in annual revenue. A breakdown of the fee scenarios is presented below in the report’s Table 4.

Table 4 - Stormwater Utility Fees Collected yearly

Alternative	Residential Fees Collected	Non-residential Fee	Total Fee	Minimum Charge	Fee Credits
1	\$225,000	\$32,000	\$257,000	\$25.00	None
2	\$245,000	\$484,000	\$729,000	None	None
3	\$245,000	\$476,740	\$721,740	\$25.00	\$7,260
4	\$226,500	\$484,000	\$710,500	None	None
5	\$226,500	\$476,740	\$703,240	\$25.00	\$7,260

The KCI report expanded on the fee program and identified what potential revenue would be available at higher rates. This information is shared from their report’s Table 5.

Table 5 - Stormwater Fee Analysis

Residential Fee	Non-residential Fee	Total Fee Collected Annually
\$30	\$32 per ERU for developed \$30 for undeveloped	\$848,000
\$35	\$37 per ERU for developed \$35 for undeveloped	\$983,000
\$36	\$37.50 per ERU for developed \$36 for undeveloped	\$1,000,000
\$72	\$74.50 per ERU for developed \$72 for undeveloped	\$2,000,000

## 5. Division Design Discussion

The costs associated with the proposed Stormwater Division only account for routine maintenance and pipe replacement work along properly dedicated easements. Bigger projects that involve larger drainage areas such as neighborhoods like Bishop Heights would be more appropriately handled as contracted out work. In situations like these, Capital Planning is needed along with a revenue stream to support the work. In the proposed fee structure by KCI, a total annual revenue stream of \$729,000 would be generated. With the proposed budget of \$705,782.14 as presented in Section 3, a surplus of approximately \$24,000 would be available for Capital Projects.

Several Capital Projects were identified in the KCI report and included Bishop Heights, Knollwood, Swinton Drive, and Holly Springs. Each project comes with significant challenges with costs varying from \$250,000 up to \$2,300,000. In some situations, like Swinton Drive, recommendations from KCI included purchasing properties rather than undertaking a \$4,600,000 construction project. At the fee rate proposed by KCI, Capital Projects would either not be undertaken or would have to wait for enough reserve to be built up as some municipal match for a grant. Ideally, the purpose of a Stormwater Division would be to address the larger issues within the City. For this to occur, a larger revenue stream would be required to meet the expectations of a Capital Projects budget.

A surplus of \$200,000 to \$300,000 annually would be recommended to provide for projects to be undertaken within a reasonable amount of time. To satisfy this funding expectation a stormwater Residential Fee of \$36 and Non-Residential Fee of \$37.50 per ERU for developed \$36 for undeveloped is recommended. At this fee structure an anticipated revenue stream of \$1,000,000 is proposed. With this fee structure, the anticipated revenue stream would be sufficient to fund the Division and provide for Capital Project budgeting.

As noted in the KCI report, the bulk of the stormwater revenue generated would come from non-residential properties within the City. In response to Committee concerns about what this would mean for businesses, Table 6 below presents the existing stormwater fee for a select number of businesses and the proposed total fee at the recommended stormwater Non-Residential Fee.

Table 6 - Stormwater Fees Non-Residential

Site	ERU	Current Fee	Proposed City Fee	Total Fee
GBS	76	\$2,052	\$2,850	\$4,902
Compex	143	\$3,861	\$5,363	\$9,224
CS Sauer	136	\$3,672	\$5,100	\$8,772
Spectrum	82	\$2,214	\$3,075	\$5,289
Harrisons	149	\$4,023	\$5,588	\$9,611
Kellets	39	\$1,053	\$1,463	\$2,516
BASF	122	\$3,294	\$4,575	\$7,869





## **Appendix A**

### **Draft Stormwater Policy**

**Stormwater Division Plan**

**February 2024**

**City of Mauldin Government  
Procedure Manual**

**Title:** Storm Water Policy

**Department:** Public Works

**Effective Date:** \_\_\_\_\_

**I. Purpose**

The City of Mauldin (City) only owns, operates, and maintains stormwater facilities within City right of way, properly dedicated easements, or on City-owned property.

This policy is intended to provide guidance for the Public Works Director and those designated by the Public Works Director (i.e. Engineering Services Manager) to make management decisions regarding what type of corrective action to take on the system (e.g., repair or replace).

**II. Policy**

The City of Mauldin will only make repairs to storm drainage facilities that lie within the City's street rights-of-ways or properly executed drainage easements with permanent encroachment provisions. Storm drainage systems within State road rights-of-way are maintained by the State Department of Transportation (SCDOT). Storm drainage facilities that lie outside the City's rights-of way are considered to be the private property of the owner of the real property on which the facilities are located.

City ordinances prohibit City personnel or equipment from doing maintenance of storm drainage systems across private property. The City will not enter private property to correct or make repairs to storm drainage facilities on private property even if the owner gives the City the express permission to do so. ~~The City does not own the pipes, catch basins, etc. nor does the City own the rights-of-way or easements of these systems on private property. It does not matter whether there is a drainage easement across the property or not. This is not a City-owned easement. Therefore, it is the responsibility of the property owner to correct any storm drainage issue on their property. Likewise, if the storm drainage issue lies in a common easement managed by a Homeowner's Association, the Homeowner's Association would be responsible for correcting the issue. Developers constructed the facilities during the subdivision's development and any claims about such facilities should be directed to the developer~~

The City does not perform any creek bank maintenance or stabilization. The City has never maintained creeks, rivers, drainage ditches and the like. These are naturally occurring drainage areas that are subject to erosion during periods of heavy rainfall. Their courses may even change over time. Therefore, individuals owning land on which these drainage areas exist have the responsibility to maintain them. In most instances, such drainage areas are shown on recorded plats of the subdivision or development and exist for the benefit of adjoining landowners. Usually easements are recorded on the plats or restrictive covenants concerning their existence and use.

**Deleted:** The reason is that once the City makes repairs, the City will have a continuing obligation to maintain the facility. Storm drainage facilities outside the rights-of- way are not deeded or dedicated to the City and therefore the City does not own or maintain them. The City will not accept a dedication of storm water facilities that lie outside of road rights of ways. ¶

### III. Work on City Right-of-Way and Property

Work may be performed on city rights-of-way or property in the following cases:

- A. Roadside ditches: The City may provide labor, equipment, pipe, and cover material to pipe roadside ditches on city roads, if piping a roadside ditch on a city road or bridge will materially benefit the road or bridge.
- B. Driveway entrances: The City may provide and/or install drainage lines at private driveway entrances to facilitate proper roadway drainage, subject to the following conditions:
1. No more than 20 linear feet of pipe 36 inches or less in diameter may be provided per lot.
  2. No pipe or structures larger than 36 inches in diameter may be installed by the City. Larger structures installed on a City right-of-way by others require an encroachment permit.
  3. As many as two driveway entrances, not over 20 feet in width, will be permitted on each lot, and may be paved from a minimum distance of seven feet to a maximum distance of the right-of-way line, measured from the edge of the roadway and perpendicular to the centerline. No more than 20 feet of pipe may be furnished by the City. Although two driveway entrances are allowed, the City will only provide the materials for one driveway entrance. If a citizen desires a second one, the citizen must pay the cost of the materials, installation and maintenance.
  4. No pipe may be furnished, installed or maintained on private roads. Installation of pipe for private roads requires an encroachment permit. Roads being constructed for dedication to the City shall be considered private prior to final acceptance.

**Deleted:** provided that the affected property owner provides all necessary pipe, and catch basin materials on the site, but

**Deleted:** , the City Council may approve provision of the necessary materials at the city's expense

### IV. Work off City right-of-way and property.

Work may be performed off City rights-of-way or property in the following cases:

- A. Protection of City street or bridge: For correcting a situation detrimental to a City street or bridge which affects the safety of the traveling public. Such work may include, but is not limited to, stream channel improvement and sight distance obstruction removal. Upon specific approval of the City administrator, private driveways may be scraped only to the extent necessary to protect a city or county road within the city limits by channeling water into side ditches and cleaning side ditches. Hold harmless agreements are required for all such types of work.
- B. Drainage work off City rights-of-ways and properties: To perform maintenance on dedicated easements, provided that such maintenance will provide for the free flow of surface water to a live stream and/or relieve regional flooding conditions along a live stream. The City may provide labor, materials, and equipment to perform maintenance on drainage easements and installation of erosion protection, but the easement, in general, must carry water from public roads or lands or be regional in nature. This work will be accomplished only upon request and approval of all property owners adjacent to the easement and after a properly executed hold harmless agreement, and right of entry easement agreement, signed by all such owners is filed with the City and accepted for recording. Felled trees may be removed only if impeding the normal flow of water and only if it affects a public interest, public health, or public safety.

No maintenance assistance is offered to any development until completion. After completion of a development project, no such assistance shall be rendered to commercial developments, industrial sites, golf courses, apartment complexes, or mobile home parks, without specific approval of council. A record of each project undertaken is to be maintained in the City Public Works Department and made available upon request. The record is to include manpower and

**Deleted:** ¶  
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equipment usage.

In the event the work is done by the private property owner, the work must be performed by a licensed, qualified contractor. All work must be inspected during installation and approved by the public works department upon completion and before covering.

1. Types of work:

The following types of drainage assistance may be performed by the City Public Works Department provided it affects a public interest, public health, or public safety:

- a. Machine cleaning of normally dry drainage easements to allow free flow of surface water.
- b. Installation or removal of pipe (labor and equipment only) on normally dry drainage easements. Materials must be furnished by the property owner. All materials furnished including pipe, catch basins, grates and lids must meet City standards.
- c. Installation of large stone or other erosion protection materials (labor and equipment only) on normally dry drainage easements.
- d. Unclogging and repair of pipe systems (labor and equipment only) on normally dry drainage easements.

2. Conditions:

The drainage assistance described above may only be performed under the following conditions:

- a. All requests for off right-of-way drainage assistance must be approved by the Public Works Director.
- b. All affected property owners must execute drainage assistance agreements which shall include an easement with permanent encroachment provisions and a hold harmless agreement. These agreements shall be filed with the public works department.
- c. Drainage assistance may be provided for circumstances involving water which originates from public lands or public rights-of-ways to natural stream beds or drainage systems.
- d. No materials will be furnished by the City for any of the above types of work.
- e. No assistance shall be provided to any development prior to its completion.
- f. No off-right-of-way drainage assistance shall be performed more than once in a 12-month period except under extraordinary circumstances and with the concurrence of the City Administrator.

**V. Greenville County Storm Water Program**

In 2002, as a federal mandate, the County of Greenville established a storm water program in order to comply with the U.S. Environmental Protection Agency (EPA) Clean Water Act. Programs were created to address water quality issues related to the storm water runoff and to help correct some of the County's worst flooding problems. Greenville County has jurisdiction within the City of Mauldin to enforce this Act.

**A. Responsibilities of Property Owners within the City of Mauldin Limits**

1. Property owners continue to be responsible and accountable for actions that could lead to water quality degradation and flooding issues.
2. Property owners are prohibited from attempting to block the natural path of water on their property in any way.

3. Property owners should consider the natural drainage path when installing fences and sheds.
4. Property owners are prohibited from attempting to divert water from your property onto another property. It is important to keep drainage ditches in your yard free of debris so that water can drain properly. Yard debris also causes algae blooms which affect water quality.
5. Pursuant to state law, it is the responsibility of property owners with streams on or adjacent to their properties to keep the streams free of debris and fallen trees.
6. Property owners are prohibited from dumping any substances such as dog waste, yard waste, motor oil, antifreeze, or paint into creeks or streams on their property or storm drains in your neighborhood. Streams and storm drains are part of the stormwater system. Dumping items will directly affect the water quality and can result in fines and enforcement actions.
7. Water from a neighboring property should be settled between the property owners.
8. If the water is coming from an entire subdivision, contact Greenville County's Land Development Division (864-467-4610).
9. If you plan on making modifications to your property that may disturb the topsoil or alter drainage patterns, please check with Greenville County Land Development.

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Date





## **Appendix B**

### **2024 – 2025 Draft Stormwater Division Budget**

**Stormwater Division Plan**

**February 2024**

DEPARTMENT:		STREET		
		FUND NUMBER:	100	
		DEPARTMENT FUNCTION CODE		
LINE ITEM OBJECT #		DETAIL & JUSTIFICATION FOR ITEMS BUDGETED	DETAIL AMOUNTS:	FY2025 BUDGET:
010		SALARIES	176,800.00	
		Merit	5,304.00	
		COLA	3,536.00	
	010	TOTAL		\$ 185,640.00
012		OVERTIME		
		Regular Overtime	2,500.00	
		Special Events Overtime	500.00	
	012	TOTAL		\$ 3,000.00
021		FICA	14,430.96	
	021	TOTAL		\$ 14,430.96
024		RETIREMENT	36,311.18	
	024	TOTAL		\$ 36,311.18
025		GROUP INSURANCE	40,000.00	
	025	TOTAL		\$ 40,000.00
028		WORK COMP	7,500.00	
	028	TOTAL		\$ 7,500.00
100		SUPPLIES		
		Materials for general office use in the daily routines of Public Works Department. These include such items as pencils, pens, file folders, envelopes, copier paper, stationary, paper clips, etc, and inspection forms.	1,000.00	
		Employee safety equipment	2,000.00	
		Tools for work trucks	2,000.00	
		Chainsaw blades, weed eater attachments, mower blades	1,000.00	
	100	TOTAL		\$ 6,000.00
150		EMPLOYEE EXPENSES		
		Required training for safety and per Workers Comp insurance. Conference; Seminars, safety training and Trade Show participation. Magazines, Periodicals.	3,000.00	
	150	TOTAL		\$ 3,000.00
170		REPAIRS & MAINTENANCE AUTO		
		All vehicle repairs and preventive maintenance for Stormwater Division vehicles. This account is also for the purchase of tires and their installation and/or repair on these vehicles.	15,000.00	
	170	TOTAL		\$ 15,000.00



<b>DEPARTMENT:</b>		<b>STREET</b>		
			<b>FUND NUMBER:</b>	100
			<b>DEPARTMENT FUNCTION CODE</b>	
<b>LINE ITEM OBJECT #</b>		<b>DETAIL &amp; JUSTIFICATION FOR ITEMS BUDGETED</b>	<b>DETAIL AMOUNTS:</b>	<b>FY2025 BUDGET:</b>
<b>180</b>		<b>GAS &amp; OIL</b>		
		This account covers all fuels for all vehicles and equipment the street department operates. The oil used by the above listed vehicles and equipment is purchased from this account and the oil for preventive maintenance is budgeted in this account.	7,000.00	
	<b>180</b>	<b>TOTAL</b>		<b>\$ 7,000.00</b>
<b>210</b>		<b>TELEPHONE</b>		
		Telephone, Verizon service & internet service	3,500.00	
	<b>210</b>	<b>TOTAL</b>		<b>\$ 3,500.00</b>
<b>260</b>		<b>REPAIR AND MAINTENANCE</b>		
		Repairs & Maintenance on Stormwater Division equipment to include: Backhoe, Mini-Excavator, Skid Steer, Trailers, chainsaws and backpack blowers.	15,000.00	
	<b>260</b>	<b>TOTAL</b>		<b>\$ 15,000.00</b>
<b>350</b>		<b>ASPHALT/CONCRETE SUPPLIES</b>		
		Hot asphalt, crush and run, washed stone, rip-rap, cold patch, mortar, and concrete.	30,000.00	
	<b>350</b>	<b>TOTAL</b>		<b>\$ 30,000.00</b>
<b>410</b>		<b>UNIFORMS</b>		
		The Street Dept. provides uniforms for street employees. This line item is for rental & cleaning and maintenance of Street Department crews uniforms.	3,600.00	
	<b>410</b>	<b>TOTAL</b>		<b>\$ 3,600.00</b>
<b>624</b>		<b>LIABILITY INSURANCE</b>		
		General Payroll Liability	4,300.00	
	<b>624</b>	<b>TOTAL</b>		<b>\$ 4,300.00</b>
<b>001-624</b>		<b>LIABILITY INSURANCE-AUTO</b>	27,000.00	
	<b>001624</b>	<b>TOTAL</b>		<b>\$ 27,000.00</b>
<b>650</b>		<b>CONTRACTS &amp; SERVICES</b>		
		Legal services for Stormwater Projects	50,000.00	
		Engineering Services	25,000.00	
		Tree removal services	15,000.00	

<b>DEPARTMENT:</b>		<b>STREET</b>		
			<b>FUND NUMBER:</b>	100
			<b>DEPARTMENT FUNCTION CODE</b>	
<b>LINE ITEM OBJECT #</b>		<b>DETAIL &amp; JUSTIFICATION FOR ITEMS BUDGETED</b>	<b>DETAIL AMOUNTS:</b>	<b>FY2025 BUDGET:</b>
		EAM GIS Services	6,000.00	
	<b>650</b>	<b>TOTAL</b>		<b>\$ 96,000.00</b>
<b>700</b>		<b>OTHER EXPENSES</b>		
		Miscellaneous Uncategorized Expenses.	5,000.00	
		Stormwater Charges - Greenville County	7,000.00	
	<b>700</b>	<b>TOTAL</b>		<b>\$ 12,000.00</b>
<b>730</b>		<b>DRAINAGE</b>		
		Drainage Projects to include pipe, concrete, and stone	125,000.00	
	<b>730</b>	<b>TOTAL</b>		<b>125,000.00</b>
<b>830</b>		<b>NON-CAPITAL EQUIPMENT</b>		
		Equipment budgeted last year		
		Concrete saw	2,000.00	
		Dewatering pump	2,000.00	
		Power Tools, backpack blowers, chainsaw	2,500.00	
	<b>830</b>	<b>TOTAL</b>		<b>\$ 6,500.00</b>
		Department (Function) Grand Totals		<b>\$ 640,782.14</b>

## FY2024 Capital Project Budget Sheet

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**Item:**

---

**Fund:**

---

**Department:**

---

**Name of Project:**

---

**Description of Project:**

---

**Project justification:**

---

**Estimated Cost:**

---

### CIP 5 Year Expenditure Schedule

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<b>Fiscal Year</b>	<b>Expenditure Amount</b>
--------------------	---------------------------

---

2024

2025

2026

2027

2028

**Impact on Future Budgets:**

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## FY2024 Capital Project Budget Sheet

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**Item:**

---

**Fund:**

---

**Department:**

---

**Name of Project:**

---

**Description of Project:**

---

**Project justification:**

---

**Estimated Cost:**

---

### CIP 5 Year Expenditure Schedule

---

Fiscal Year	Expenditure Amount
-------------	--------------------

2024	
------	--

2025	
------	--

2026	
------	--

2027	
------	--

2028	
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**Impact on Future Budgets:**

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## FY2024 Capital Project Budget Sheet

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**Item:**

---

**Fund:**

---

**Department:**

---

**Name of Project:**

---

**Description of Project:**

---

**Project justification:**

---

**Estimated Cost:**

---

### CIP 5 Year Expenditure Schedule

---

<b>Fiscal Year</b>	<b>Expenditure Amount</b>
--------------------	---------------------------

---

2024

2025

2026

2027

2028

**Impact on Future Budgets:**

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# PUBLIC WORKS COMMITTEE

**MEETING DATE:** February 5, 2024

**AGENDA ITEM:** 6b

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**TO:** Public Works Committee  
**FROM:** Seth Duncan, City Administrator  
**SUBJECT:** Sale of Property E. Butler

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## DISCUSSION

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The Public Works Committee is being asked make a positive recommendation to Council to approve the sale of certain property along E. Butler Road to SCDOT for the purpose of road improvements as part of the Butler Road Improvement Project.

## HISTORY/BACKGROUND

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In late November 2023, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the sale of 0.11 acre (5,161 SF) of land along E. Butler Road in front of City Hall and the old Fire Station. The property is being purchased by SCDOT as part of the Butler Road Improvement Project which will see the improvement of E. Butler Road from Bridges Road to HWY 276. Improvements will include stormwater changes, inclusion of a 10-foot multi-use path, intersection changes, and other improvements.

## ANALYSIS or STAFF FINDINGS

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The City owns a number of parcels along the project corridor and due to the nature of this project SCDOT is increasing its right-of-way throughout the project area. The parcels related to this appraisal are directly in front of City Hall and the old Fire Station. As described in Exhibit A from the documents below, SCDOT is seeking to acquire a thin strip of City property for the purpose of building a dedicated right-turn lane onto HWY 276.

The new right-of-way will affect several City features including a landscaped planter with tree, a brick retaining wall, existing landscaping, an irrigation vault, the Mauldin Police Department sign, City wayfinding sign, a memorial, and Blue Star Memorial Highway sign. These features will need to be relocated outside of the DOT's new right-of-way before project start. The cost to relocate these features is known as the "Cost to Cure" in the offer below.

SCDOT is offering the following compensation to the City:

\$30,966.00	for fee simple title to 0.11 acre (5,161 SF) of land and all improvements thereon, if any, in fee simple.
<u>\$79,592.00</u>	Cost to Cure
\$110,558.00	Total

Staff have found the appraisal fair and cost to cure acceptable.

Also note, that as part of these improvements, SCDOT will be modifying access for the driveway used by Bohemian Bull. Post construction conditions will not allow for a full access driveway, therefore SCDOT will be converting it to a right-in, right-out access.

### **FISCAL IMPACT**

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The City will receive \$110,558 for the sale of this property to SCDOT. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

### **RECOMMENDATION**

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Staff recommends Committee make a positive recommendation to City Council for the sale of this property to SCDOT as stated in the offer.

### **ATTACHMENTS**

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Appraisal Letter and Docs

**MAULDIN ORDINANCE \_\_\_\_\_-2024**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF  
ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF MAULDIN**

**WHEREAS**, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tracts 3, 4, 5, 6, 7, and 8 on the “SCDOT Area of Acquisition from Tracts 3, 4, 5, 6, 7, 8 Proj ID PO30563” attached hereto as Exhibit “A;” and,

**WHEREAS**, the South Carolina Department of Transportation (“the SCDOT”) desires for the City to convey its interest in the area of acquisition from Tracts 3, 4, 5, 6, 7, and 8 shown on Exhibit “A” to the SCDOT as part of the SCDOT’s Butler Road Improvements Project (See [www.buildingabetterbutler.com](http://www.buildingabetterbutler.com)); and,

**WHEREAS**, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tracts 3, 4, 5, 6, 7, and 8 as shown on Exhibit “A” to the SCDOT by quit-claim deed attached hereto as Exhibit “B” for the consideration stated in said deed.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the quit-claim deed attached hereto as Exhibit “B.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.



\_\_\_\_\_  
Terry W. Merritt, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Miller, Municipal Clerk

Introduced by: \_\_\_\_\_

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Daniel R. Hughes

# ORC<sup>®</sup> REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

November 29, 2023

Town Of Mauldin  
Attn: Seth Duncan  
Post Office Box 249  
Mauldin, SC 29662

RE: Project ID No. P030553 - Road S-107 (East Butler Road) - Greenville County - Tracts 3, 4, 5, 6, 7 & 8

Dear Mr. Duncan:

Reference is made to the above captioned project, under which the South Carolina Department of Transportation (SCDOT) proposes to acquire a portion of your property for this improvement as has been discussed with you previously. The Department must pay just compensation for the property which is based on an appraisal made by a qualified real estate appraiser using comparable sales in the area.

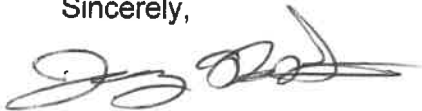
The appraisal, a copy of which is attached hereto, has been prepared, reviewed and approved, and I am now authorized to make you the following offer:

\$ 30,966.00	for fee simple title to 0.11 acre (5,161 SF) of land and all improvements thereon, if any, in fee simple.
<u>\$ 79,592.00</u>	Cost to Cure
\$110,558.00	Total

Please give this offer your prompt attention and let me know your decision as soon as possible. Retain this information to report your payment according to IRS rules in Publication 544.

If I can be of any further assistance, do not hesitate to contact me.

Sincerely,



Jeremy Robertson  
O. R. Colan Associates, LLC  
Right of Way Agent

**11/29/2023**  
Date Offer Made

O.R. Colan Associates, LLC  
www.orcolan.com

7005 Shannon Willow Road, Suite 100  
Charlotte, NC 28826

O: 704-529-3115

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE  
Approximate Survey Stations

Road/Route Road S-107 (East Butler Road)  
Project ID No. P030553  
Tract 003, 004, 005, 006, 007, 008

103+00 To 108+00 Lt  
Reloc S-107 (East Butler Road)  
To  
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Town of Mauldin aka City of Mauldin - Post Office Box 249, Mauldin, South Carolina 29662** in consideration of the sum of **One Hundred Ten Thousand Five Hundred Fifty Eight and No / 100 Dollars (\$110,558.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by Infrastructure Consulting & Engineering for the South Carolina Department of Transportation and dated **April 6, 2023**

SPECIAL PROVISIONS:

(Tract 3) The above consideration is for all that certain parcel of land containing **0.02 acres (1,027 square feet)**, more or less, and all improvements thereon, if any, owned by **Town of Mauldin aka City of Mauldin**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc S-107. This being a portion of the property conveyed to Town of Mauldin by the Deed of G. Sidney Garrett, dated May 1, 1959, and recorded May 14, 1959, in Deed Book 625, at Page 1 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M003.01-02-013.00.**

(Tract 4) The above consideration is for all that certain parcel of land containing **0.02 acres (848 square feet)**, more or less, and all improvements thereon, if any, owned by **Town of Mauldin aka City of Mauldin**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc S-107. This being a portion of the property conveyed to Town of Mauldin by the Deed of G. Sidney Garrett, dated May 1, 1959, and recorded May 14, 1959, in Deed Book 625, at Page 1 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M003.01-02-012.00.**

(Tract 5) The above consideration is for all that certain parcel of land containing **0.03 acres (1,376 square feet)**, more or less, and all improvements thereon, if any, owned by **Town of Mauldin aka City of Mauldin**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc S-107. This being a portion of the property conveyed to Town of Mauldin by the Deed of C.W. Barbrey and Mary Sue L. Barbrey, dated February 29, 1960, and

GRANTEE'S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked By

Project ID No. P030553 Tract 003, 004, 005, 006, 007, 008

recorded February 29, 1960, in Deed Book 645, at Page 360 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M003.01-02-011.00.**

(Tract 6) The above consideration is for all that certain parcel of land containing **0.01 acres (568 square feet)**, more or less, and all improvements thereon, if any, owned by **Town of Mauldin aka City of Mauldin**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc S-107. This being a portion of the property conveyed to City of Mauldin by the Deed of Sarah Mahaffey, aka Sara P. Mahaffey, dated January 31, 1975, and recorded February 5, 1975, in Deed Book 1014, at Page 205 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M003.01-02-010.00.**

(Tract 7) The above consideration is for all that certain parcel of land containing **0.00 acres (61 square feet)**, more or less, and all improvements thereon, if any, owned by **Town of Mauldin aka City of Mauldin**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc S-107. This being a portion of the property conveyed to City of Mauldin by the Deed of J. Doyle Launius, dated August 29, 1975, and recorded September 3, 1975, in Deed Book 1023, at Page 645 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M003.01-02-009.02.**

(Tract 8) The above consideration is for all that certain parcel of land containing **0.03 acres (1,281 square feet)**, more or less, and all improvements thereon, if any, owned by **Town of Mauldin aka City of Mauldin**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc S-107. This being a portion of the property conveyed to City of Mauldin by the Deed of 709 Augusta Arbor Partners, LLC, Achara Real Estate 1, LLC and 60 Mike, LLC, dated November 11, 2022, and recorded November 15, 2022, Deed Book 2673 at Page 4183; This being a portion of the property conveyed to 709 Augusta Arbor Partners, LLC (a 40% interest), Achara Real Estate 1, LLC (a 50% interest), and 60 Mike, LLC (a 10% interest); by Deed of Truist Bank, fka Branch Banking and Trust Company of South Carolina, as successor by merger to Southern National Bank of South Carolina, as successor by merger to The First Savings Bank, FSB, fka First Federal Savings and Loan Association of South Carolina, dated and recorded September 12, 2022, in Deed Book 2668 at Page 2359; This being the same property conveyed to First Federal Savings and Loan Association of South Carolina by Deed of R.V. Chandler & Company, Incorporated, dated August 5, 1983, and recorded August 9, 1983 in Deed Book 1194 at Page 97 in the Office of the Register of Deeds for Greenville County, South Carolina and shown as **Tax Map No. M003.01-02-009.00.**

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

GRANTEE'S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked \_\_\_\_\_ By \_\_\_\_\_

Project ID No. P030553 Tract 003, 004, 005, 006, 007, 008

Page 2 of 4 pages

**TO HAVE AND TO HOLD** in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this day of \_\_\_\_\_, in the year of our Lord, Two Thousand and \_\_\_\_\_.

Signed, sealed and delivered in the presence of:		<u><b>Town of Mauldin aka City of Mauldin</b></u>
_____	1 <sup>st</sup> Witness	<u>Print Name</u> Grantor (L.S.)
_____		<u>By its: Title</u>
_____	2 <sup>nd</sup> Witness	<u>Grantor (L.S.)</u>

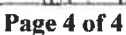
**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

<b>THE STATE OF</b> _____ )	<b>ACKNOWLEDGEMENT</b>
_____ )	
<b>COUNTY OF</b> _____ )	

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by \_\_\_\_\_ of Town of Mauldin aka City of Mauldin.

	_____ Signature of Notary Public
	_____ Printed Name of Notary Public
<b>NOTARY PUBLIC FOR THE STATE OF</b> _____	
My Commission Expires: _____ (Affix seal if outside SC)	

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDDT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29207. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDDT STANDARD DRAWING 809-405-00.



# REQUEST FOR SOCIAL SECURITY NUMBER OR TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION

## ACQUISITION INFORMATION

<b>County:</b>	Greenville	<b>Tax Map Number:</b>	Tr. 3 - M003.01-02-013.00 Tr. 4 - M003.01-02-012.00 Tr. 5 - M003.01-02-011.00 Tr. 6 - M003.01-02-010.00 Tr. 7 - M003.01-02-009.02 Tr. 8 - M003.01-02-009.00
<b>Road/Route:</b>	Road S-107 (East Butler Road)	<b>Claim Amount:</b>	\$110,558.00
<b>Project ID No.:</b>	P030553		
<b>Tract(s)</b>	003, 004, 005, 006, 007, 008	<b>Acquisition Area:</b>	Tr. 3 - 1,027 SF (0.02 AC) Tr. 4 - 848 SF (0.02 AC) Tr. 5 - 1,376 SF (0.03 AC) Tr. 6 - 568 SF (0.01 AC) Tr. 7 - 61 SF (0.00 AC) Tr. 8 - 1,281 SF (0.03 AC) (Sq. Ft/Acres)

## REPORTING INFORMATION

You are required by law to provide the South Carolina Department of Transportation (hereinafter, "SCDOT") your correct Social Security Number or Taxpayer Identification Number. If you do not provide SCDOT your correct Social Security Number or Taxpayer Identification Number, you may be subject to civil or criminal penalties imposed by law.

**Please Print or Type:**

**Individual or Business Name:** Town of Mauldin aka City of Mauldin

(If husband and wife file jointly, enter both names and circle the name of the person whose Social Security Number is being used.) **Note: Please enter name as it appears on your social security card or business name for tax purposes.**

**Social Security Number or TaxPayer ID Number:** \_\_\_\_\_

**Mailing Address:** Post Office Box 249

**City:** Mauldin **State:** SC **Zip Code:** 29662

You are further requested to provide to the South Carolina Department of Transportation the dollar amount of your share of the gross proceeds, or if gross proceeds are not known, the percentage of your share.

**Your Share:** \$ \_\_\_\_\_ **or** \_\_\_\_\_ **% of Ownership**

Under penalties of perjury, I certify that the number shown on this statement is my correct Social Security Number or Taxpayer ID Number and I am a U.S. citizen or legal alien.

**Date** \_\_\_\_\_ **Signature of Landowner** \_\_\_\_\_

STATE OF SOUTH CAROLINA )

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

COUNTY OF GREENVILLE )

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 227 Butler Road, Mauldin, South Carolina 29663, bearing Greenville County Tax Map Number Tr. 3 - M003.01-02-013.00, Tr. 4 - M003.01-02-012.00, Tr. 5 - M003.01-02-011.00, Tr. 6 - M003.01-02-010.00, Tr. 7 - M003.01-02-009.02, Tr. 8 - M003.01-02-009.00, was transferred by Town of Mauldin aka City of Mauldin to the South Carolina Department of Transportation on \_\_\_\_.

3. Check one of the following: The deed is

- (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit): Item 2 – transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_\_ or No \_\_\_\_.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_.
- (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
- (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

5. Check Yes \_\_\_\_\_ or No \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ 0
- (b) Place the amount listed in item 5 above here: \$ 0  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 0.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Right of Way Agent acquiring property for the South Carolina Department of Transportation.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

\_\_\_\_\_  
Responsible Person Connected with the Transaction

\_\_\_\_\_  
Print or type the above name here

SWORN to and subscribed before me this \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary (L.S.) \_\_\_\_\_

Notary (printed name) \_\_\_\_\_



# APPRAISAL REPORT

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
------------------------	-------------------------------	-------------------	----------------------

(1) **Tract Location:** 227 Butler Road, Mauldin, SC 29663  
**Property Owner:** Town of Mauldin  
**Address:** PO Box 249, Mauldin SC 29662



**Aerial View of Subject Property**

**PREPARED FOR:**  
**South Carolina Department of Transportation**

- (2) Prior to inspection the owner was contacted by certified letter and invited to be present during inspection of this property. The tract was inspected on 10/3/2023 and on 10/30/2023 and we were accompanied by Seth Duncan Mr. Duncan explained that the fire station will be decommissioned once a new building now under construction is completed, and he pointed out that memorial stones for K-9's will be relocated. .

PREPARED BY:

(3) **Inspecting Appraisers:** Deborah L. Tripp, MAI, SRA  
**S. C. Certified General Real Estate Appraiser** CG1132  
**Firm Name:** Property Solutions, LLC

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
---------------------------	-------------------------------	-------------------	-------------------------

## APPRAISAL DETAILS AND REQUIREMENTS

- (4) **PROPERTY RIGHTS APPRAISED:** Fee Simple
- (5) **PURPOSE OF THE APPRAISAL:** To estimate the difference in the market value of this property caused by the acquisition of the right of way for the proposed construction of this project.

- (6) **INTENDED USE:** To assist the South Carolina Department of Transportation in negotiations with the property owner concerning an eminent domain acquisition.

Market value is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition

- (7) **INTENDED USER:** The South Carolina Department of Transportation, its Rights-of-Way Department, its consultants, its Legal Department and Associate Legal Counsel.

- (8) **EXPOSURE TIME:** 12 to 24 months

- (9) **FIVE-YEAR SALE HISTORY:**

Date	Sale Price	Deed Reference
Tract 8: 11/11/2022	\$525,000	2673/4183
All other tracts are 1975 or prior conveyances	\$	
	\$	
Comments: Tract 8 was conveyed at a market price in 2022. All other tracts were conveyed in 1975 or prior to 1975 and are not relevant to this analysis.		

(10)	<b>CURRENT LISTING:</b>	<b>PENDING CONTRACT:</b>
	None	None

(11)	<b>ASSESSMENT AND TAXES:</b>					
	Tax Parcel ID No.:	Tr. 3 - M003010201300, Tr. 4 - M003010201200, Tr. 5 - M003010201100, Tr. 6 - M003010201000, Tr. 7 - M003010200902, Tr. 8 - M003010200900				
	Tax Year:	2023				
	Land Value	\$848,080	Improvement Value	\$0	Total Assessed Value:	\$848,080
	Real Estate Taxes:	Exempt				

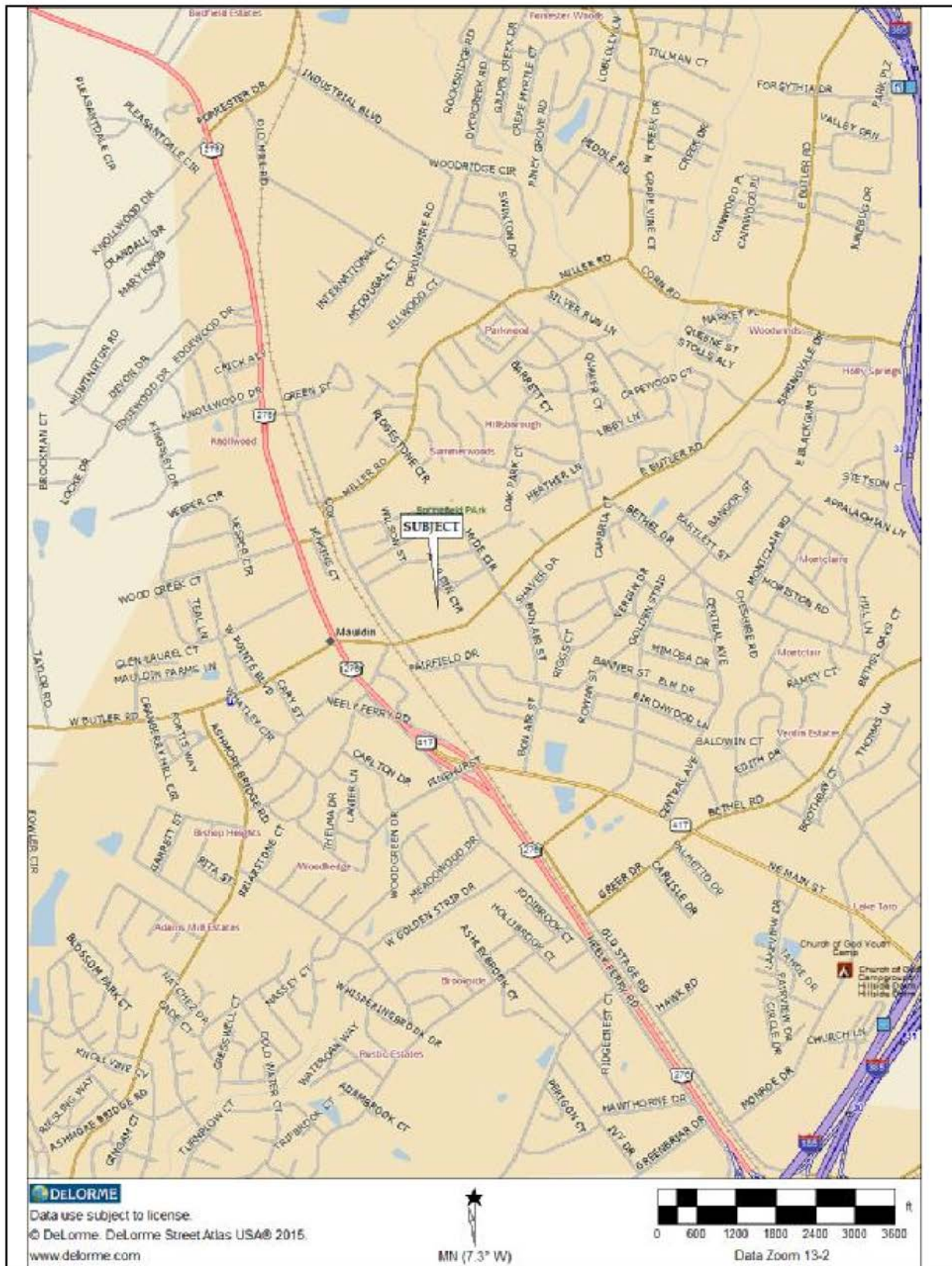
<b>Project ID No.</b> P030553	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> 3,4,5,6,7,8
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<b>(12)</b>	<b>CURRENT ZONING ANALYSIS: Zoned CRD – Central Redevelopment District</b>		
	<b>District:</b>	7969 - City of Mauldin	<b>Current Conformity:</b> Legal Conforming
	<b>MINIMUM REQUIREMENTS:</b>		
	<b>Front Setback:</b>	0' minimum 15' maximum	
	<b>Rear Setback:</b>	None unless adjacent to residential district, then 10'	
	<b>Side Setback:</b>	None unless adjacent to residential district, then 10'	
	<b>Building Height:</b>	55'	
	<b># Parking Spaces:</b>	1/600 Sq. Ft. for office use; otherwise depends on use	
	<b>Road Frontage:</b>	None noted	
	<b>Maximum Building Size:</b>	None noted	
	<b>Comments:</b>	<p>The Central Redevelopment District is “to encourage the re-development of the central core of the city in such a way as to create an identifiable and pedestrian friendly downtown, and to create a district where individuals can live, dine, shop, and work.”</p> <p>An “as built” survey is needed to ascertain conformity to other setbacks, etc.</p>	

Please note: this form is only a portion of the entire appraisal report. The accompanying sales brochure is incorporated herein by reference. The building improvements will not be adversely affected by the acquisition and will not be appraised herein.



## SUBJECT LOCATION MAP



## SUBJECT TAX MAP

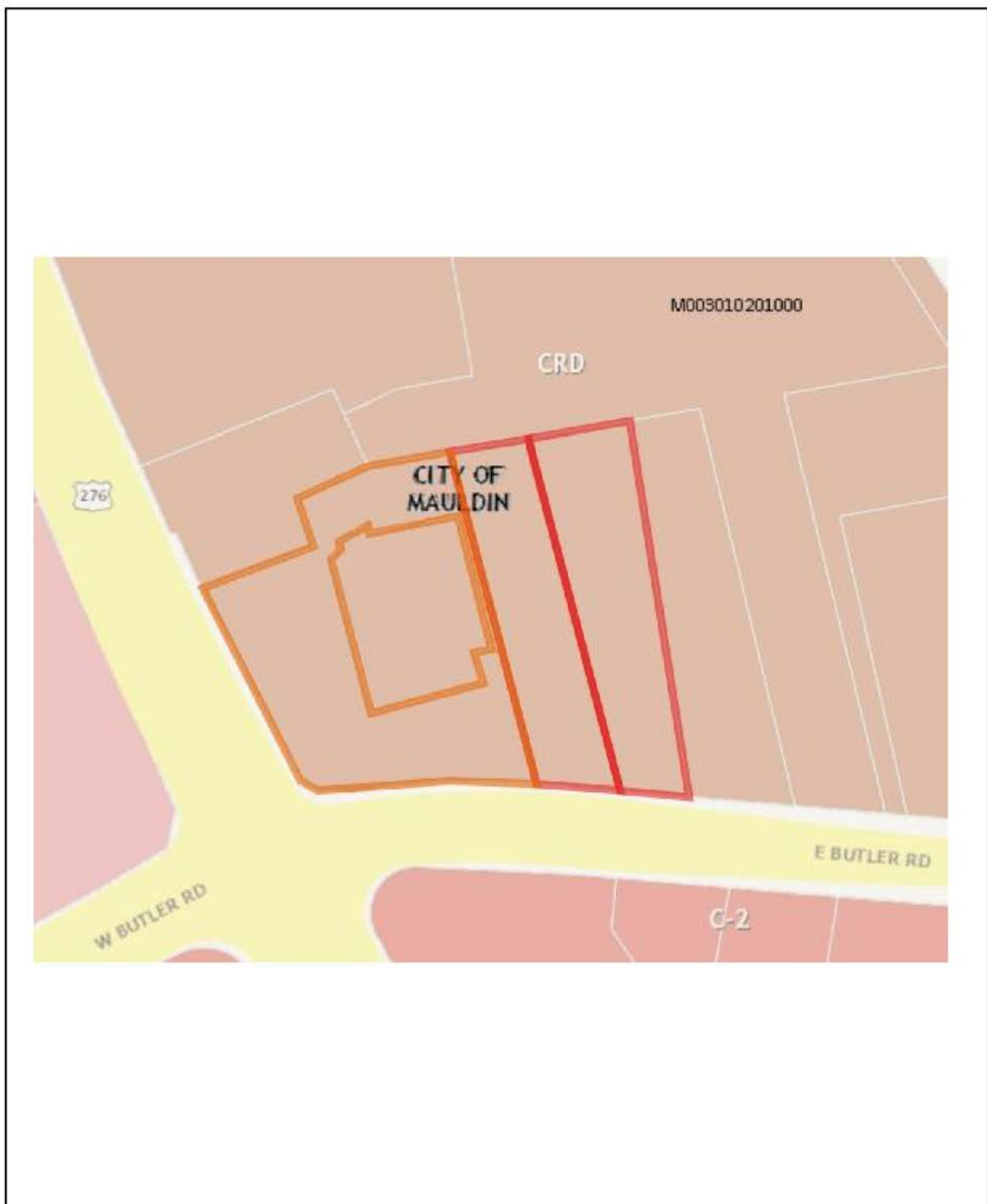




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## SUBJECT ZONING MAP

CRD



Project ID No.  
P030553

Road S-107 (East Butler Road)

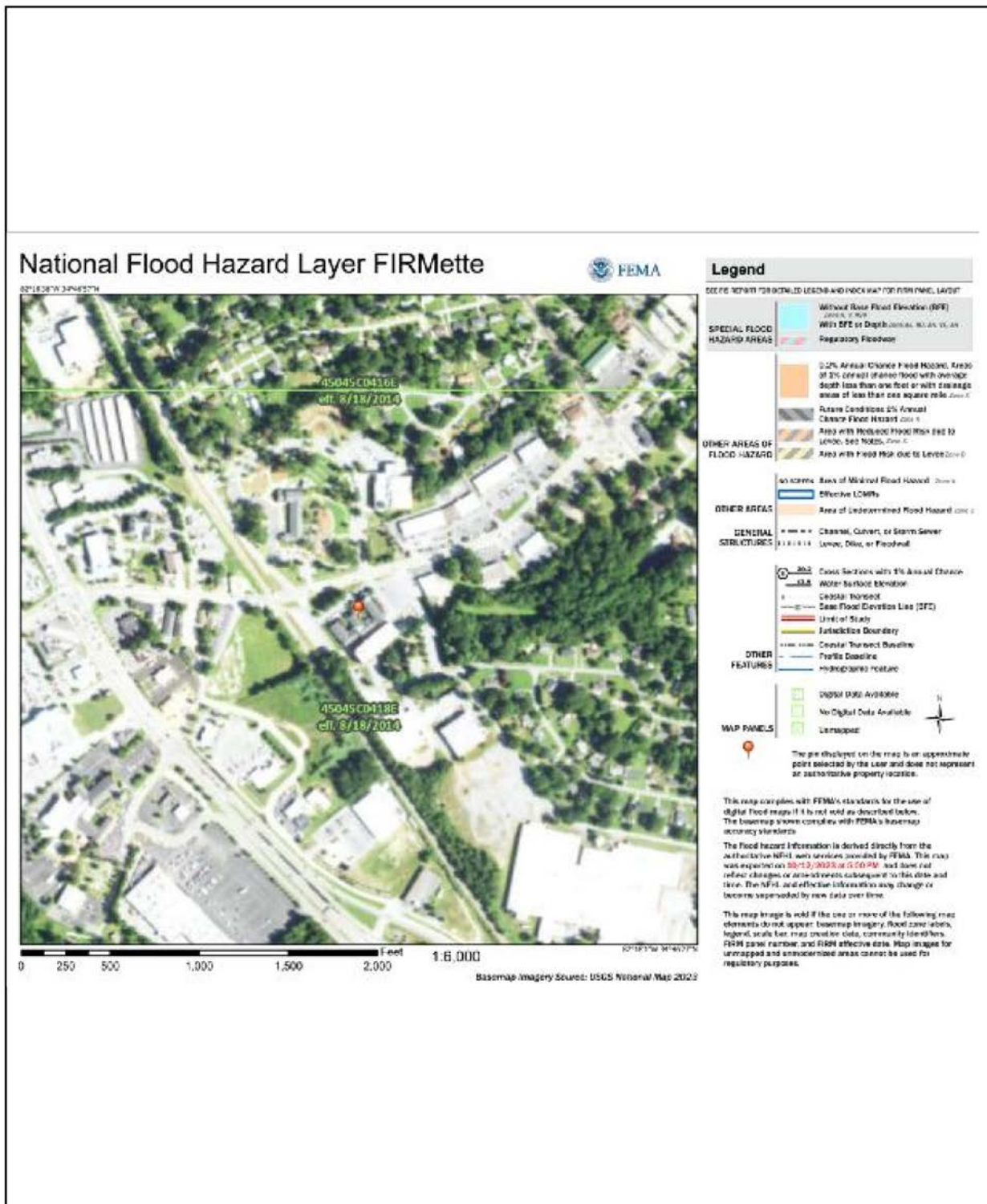
County Greenville

Tract(s)  
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## FEMA FLOOD MAP

Flood Panel: 45045C0416E

Date: 8/18/2014



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## SUBJECT PHOTOGRAPHS (1 – 3)

Address/Location: 216-218 E Butler Rd, Mauldin, SC 29662

Photos Taken By: Jessica Bryson Date of Photos: October 3, 2023

- 1) 1) Acquisition looking east



- 2) 2) Acquisition looking east



- 3) 3) Acquisition looking east





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## SUBJECT PHOTOGRAPHS (4 – 5)

Address/Location: 216-218 E Butler Rd, Mauldin, SC 29662

Photos Taken By: Jessica Bryson Date of Photos: October 3, 2023

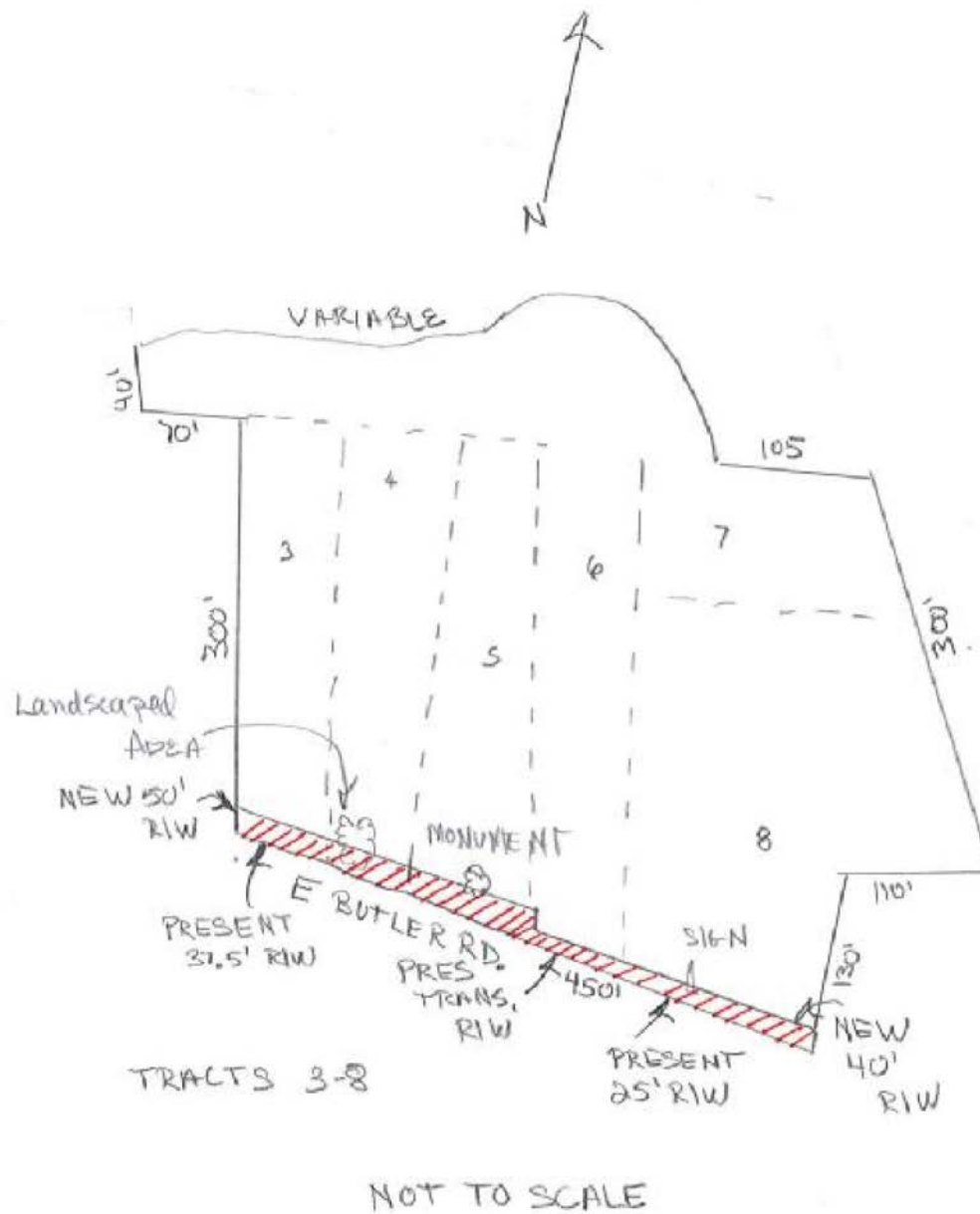
### 4) Acquisition Area



### 5) Acquisition Area



## SUBJECT SKETCH



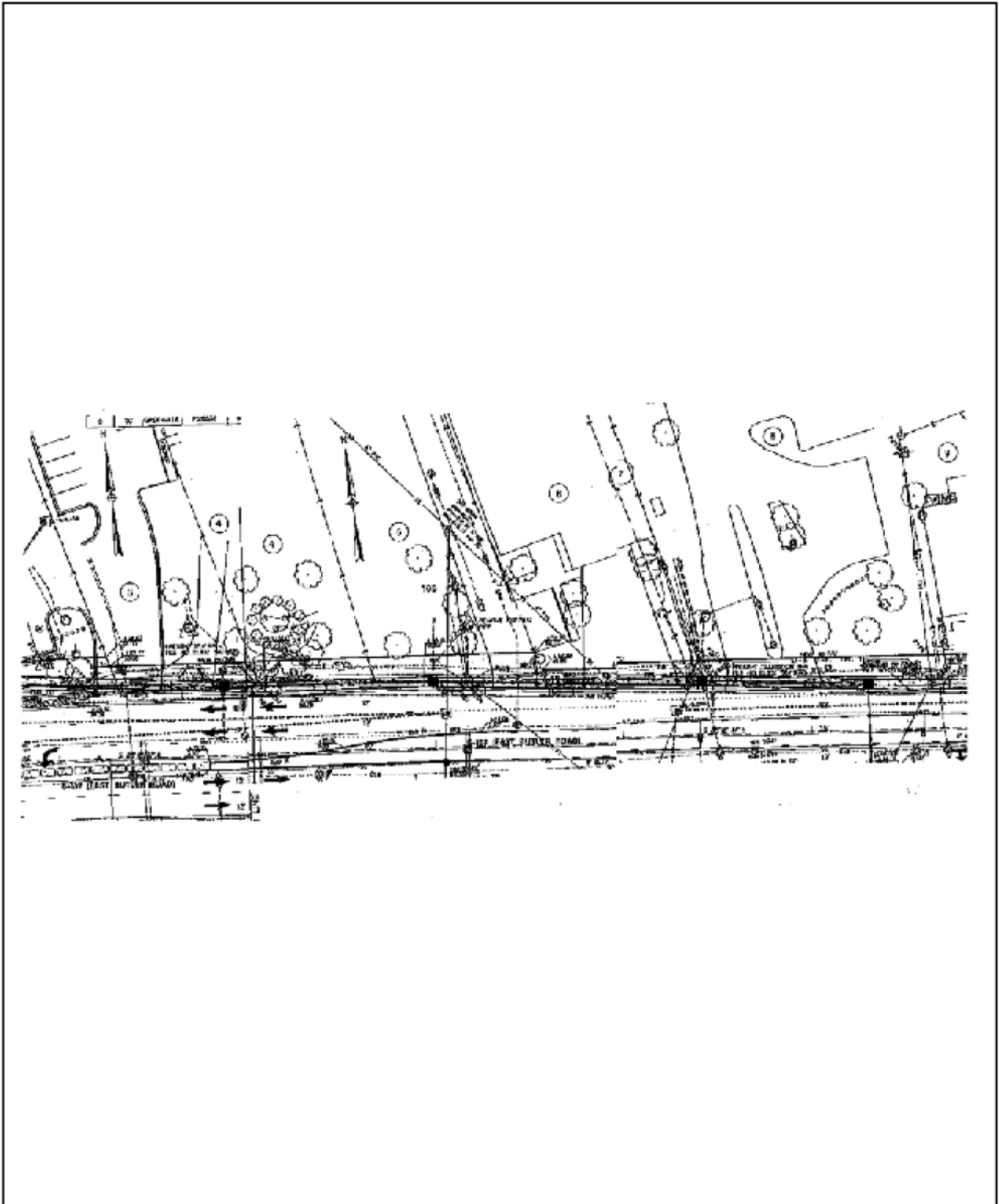
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## SUBJECT PLAN SHEET



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### **(13) Scope of Work:**

The scope of work is a written set of expectations that form an agreement or understanding of the appraisal assignment between the appraiser and SCDOT as to the specific requirements of the appraisal.

The scope of work generally encompasses the following: (except where deviating from the norm is agreed upon with SCDOT (the client) and/or the appraiser; or in the case of instruction from the client as to the desired type of value requested or extent of the written report).

The amount and type of information researched and the analysis applied in an assignment as required by the Uniform Act and SCDOT Appraisal Manual. Scope of work includes, but is not limited to, the following:

The degree to which the property is inspected or identified; The extent of research into physical or economic factors that could affect the property; The extent of data research; and the type and extent of analysis applied to arrive at opinions or conclusions.

**Specific Scope of Work:** The goal of the appraisal process is to conclude a credible appraisal based on the intended use and users, property characteristics, and type of value sought. This begins with general data collection, then narrows to the collection of neighborhood data followed by collection of data and analysis with regard to the site, and any improvements. The highest and best use of the property being appraised is then analyzed. Market data is collected in order to proceed with an appraisal analysis which forms a credible appraisal and reconciliation into a final value opinion using the appropriate approach(es) to value. The analysis is condensed to the preparation of an appraisal report.

The project, known as the Butler Road Improvements Project, encompasses 1.7 miles from US 276 (N. Main Street) to Corn Road/Bridges Road, about one mile south of the I-385 interchange. The purpose of the project is to provide additional capacity to address existing and future traffic congestion and to provide for improved bicycle access to the adjacent high school. It includes improvements to a bicycle-pedestrian/multiuse path on one side of the road, construction of curb and gutter and a sidewalk on the opposite side. Existing culverts with two bridges over Gilder Creek will be replaced, and intersection improvements will be added and modified on Old Mill Road and Bethel Drive, and intersection improvements at Murray Drive/Fairfield Drive.

**Project Influence:** The appraiser has disregarded any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. 49 CFR 24.103 (b).

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### **A. Inspection of the subject**

This phase of the appraisal involves a physical inspection of the subject property, as specified by the SCDOT Appraisal Manual and Uniform Act. The subject was inspected on. **10/3/2023 and 10/30/2023.**

### **B. Extent of research**

This involves the collection of data on national, state, regional and local trends, and an identification and analysis of the social, economic, environmental and governmental forces affecting the market value of the subject property. SCDOT provided plans and ownership information. The appraisers have relied on plans dated August 2, 2023.

### **C. Extent of data research**

Data research involves the inspection of the subject property, the neighborhood and collecting and analyzing data from the market area that affects the value of the subject property. I have performed research of the sales comparables similar to the subject and confirmation of those sales comparables in the past five years. An extensive search of similar properties in **Greenville** County was undertaken. I also talked with real estate agents and appraisers familiar with the area.

### **D. Type and extent of analysis applied to arrive at opinion or conclusion.**

This phase of the appraisal process involves analyzing all of the previously gathered data and determining the Highest and Best uses of the subject properties within the framework of the supply and demand, legal uses of the subject properties, and possible physical uses of the subject properties as if vacant, or as improved.

The South Carolina Department of Transportation requires that the Sales Comparison Approach be demonstrated for all improved properties unless unusual circumstances preclude its development, or the improvements are determined to be unaffected by the acquisition. The Cost Approach shall be considered when the impacted improvements are less than ten years old, a special-use property, or when sufficient comparable sale or lease information is not available. The SCDOT requires application of the Income Approach on all investment and income-producing properties where existing improvements might be impacted by the project.

The conclusions have been reported in a SCDOT Standard format in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Act and SCDOT Appraisal Manual.

**The SCDOT Right of Way plans identify the subject (before size) as Tracts 3,4, 5,6,7 & 8 containing 4.666 acres or 203,251 square feet of land.**

Adequate data was available to complete the analysis. The before value is subject to the extraordinary assumption that the new right of way does not exist and will not exist. The after value is subject to a hypothetical condition recognizing the value of the subject as if new right of way already existed.

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(14)	<b>Description of Property Before and After the Acquisition:</b>		
	Utilities: Electricity <input checked="" type="checkbox"/> , Gas <input checked="" type="checkbox"/> , Well <input type="checkbox"/> , Public Water <input checked="" type="checkbox"/> , Septic Tank <input type="checkbox"/> , Public Sewer <input checked="" type="checkbox"/> , Other <input type="checkbox"/>		
	<b>DESCRIPTION</b>	<b>BEFORE</b>	<b>AFTER</b>
	Present Use:	Governmental Use	Governmental Use
	Site Size (Combined)	4.666 acres or 203,251 square feet	4.548 acres; 198,090 sq. ft.
	Acquisition Size:	Total Acquisition All Tracts – 5,161 SF (0.11 acre)	
	Zoning:	CRD	CRD
	Zoning Conformity:	Legal Conforming	Same
	Corner Influence:	Corner-Signal	Corner-Signal
	Primary Frontage (Linear Feet):	450' +/-	450' +/-
	Secondary Frontage(s) (Linear Feet):	N/A	N/A
	Visibility:	Typical	Typical
	Ingress/Egress		
	Primary Road: Secondary Road(s):	Full Access	Similar
	Grade at Road Level:	Variable Grade	Variable Grade
Shape:	Irregular	Irregular	
<u>Additional Comments:</u> Not a corner site; not located in a flood zone.			

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### **(15) Highest and Best Use Before and After the Acquisition:**

#### **BEFORE - AS VACANT:**

##### ***Legally Permissible:***

Zoned CRD, Central Redevelopment District, permitting hotel, health care, library, public admin., public safety, social assistance, communication, dry cleaning, financial svcs, health and personal care svcs, offices, prof. svcs, pet svcs, restaurant, retail sales, grocery, fitness, event center, stores, theaters, public park. Parking for retail uses depends on the specific use (i.e. community service requires one parking space per 500 square feet, whereas offices require one space per 600 square feet of building).

##### ***Physically Possible:***

All utilities are on site. Traffic counts on E Butler Road provide excellent exposure.

##### ***Financially Feasible:***

Surrounding uses include both office, service and retail uses. Population and income levels are strong. Any use that is capable of generating a positive return is feasible. Given the above, the most financially feasible use for the site is retail use on the subject's upland.

##### ***Maximally Productive:***

The most maximally productive use of the site if vacant is for retail development.

#### **BEFORE - AS IMPROVED:**

As the site is being valued as if it is vacant, the highest and best use as improved is not applicable.

#### **AFTER – AS VACANT:**

The subject site will not be an uneconomic remainder after the acquisition. The Highest and Best Use After the Acquisition is the same as the Highest and Best Use Before the Acquisition.

Based on the preceding discussion, my opinion of the highest and best use of the subject property is for retail utilization.

### **(16) Description of the Area Acquired:**

The subject tracts have approximately 450' combined feet of frontage along E Butler Rd. While the present right-of-way is 25' in width, the new right-of-way will be 40' in width in some places and 50' width in others. The acquisition contains 5,161 total square feet, or 0.11 acres of land.

### **(17) Valuation Analysis:**

#### **A: Land Valuation – Sales Comparison Approach**

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	Subject	Sale 8	Sale 9	Sale 11	Sale 12
Land Type	Governmental	Commercial	Commercial	Commercial	Commercial
Name		Maverick Yds.	Maverick Yds.	Oasis Animal Hosp.	Medical Planned
Street Address	N/S E Butler Mauldin	Jenkins Ct. at Jenkins St. Mauldin	Jenkins Ct. Mauldin	900 W Butler, Mauldin	216-218 E Butler
Sale Date		4/5/2023	4/5/2023	4/5/2023	2/1/2021
Size in Acres	4.666	2.625	2.76	2.02	10.793
Size in Square Feet	203,251	114,345	120,226	87,991	470,143
Sale Price		\$575,000	\$575,000	\$540,000	\$1,300,000
Price per Acre		\$219,048	\$208,333	\$267,327	\$120,448
Price per Square Foot		\$5.03	\$4.78	\$6.14	\$2.77
Zoning	CRD	CRD	CRD	PD	C-2
Topography	Level	Level	Level	Level	Sloping
Traffic Counts in VPD	14400 / 38,000	N/A - Internal site	N/A - Internal site	24,500	15,900
Planned Use		Mixed Use	Mixed Use	Medical	Medical
Corner	Yes	N/A	N/A	No	No
Flood Zone	No	No	No	No	Yes 17%
Adjustments:					
Property Rights		0%	0%	0%	0%
Adjusted Price		\$5.03	\$4.78	\$6.14	\$2.77
Financing		0%	0%	0%	0%
Adjusted Price		\$5.03	\$4.78	\$6.14	\$2.77
Conditions of Sale		0%	0%	0%	0%
Adjusted Price		\$5.03	\$4.78	\$6.14	\$2.77
Market Conditions	8%	0%	0%	0%	21%
Adjusted Price per Sq. Ft.		\$5.03	\$4.78	\$6.14	\$3.35
Location/Exposure/Access		10%	10%	0%	0%
Size/Utility		0%	0%	0%	0%
Topography/Shape		0%	0%	0%	0%
Zoning		0%	0%	0%	0%
Utilities		0%	0%	0%	0%
Corner		10%	10%	10%	10%
Flood Zone		0%	0%	0%	35%
Net Adjustment		20%	20%	10%	45%
Indicated Value/Sq. Ft.		\$6.04	\$5.74	\$6.75	\$4.86



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### Explanation and Support of Adjustments:

A market conditions/time adjustment is applied to all sales and is based on paired sales analysis, as discussed in the Sales Brochure., Sales 8 and 9 are adjusted for Location/Exposure/Access as they are inferior interior sites, which is based on paired sales discussed in the Sales Brochure. Sale 12 is adjusted for having a portion of the site being in a flood hazard area based on paired sales discussed in the Sales Brochure. No other adjustments are warranted. The subject's land value has been developed using the Sales Comparison Approach to value. Four comparable sales have been identified and analyzed on the adjustment grid(s) on the previous page.

### B: Valuation of Improvements in Area Acquired

#### Description of Site Improvements:

An Impact Assessment Report in the Addenda prepared by Raulston Travis concludes that pedestrian access is not impacted, but impacts to the vehicular type of access to the property with four full access driveways to East Butler Rd before the acquisition while three driveways will be maintained after the acquisition but will be modified to right-in/right-out only. No impacts to vehicular access is noted. A "no thru traffic" sign will require relocation outside of the new right of way and a brick retaining wall at the back of the sidewalk must be demolished and reconstructed outside of the new right of way. Irrigation will be impacted, and a landscaped flagpole area will require A Blue Star Memorial Highway monument sign will be removed and relocated, and a canine police memorial will be reconstructed in a new landscaped area and memorial markers will be relocated outside of the new right-of-way. A lighted City of Mauldin sign will be impacted and will require a new sign on a brick base with landscaped area. A stop sign must be relocated. All cost to cure items were considered at an estimated cost to cure the impacts of \$79,592.13, rounded to \$79,592. This Impact Assessment Report is shown in the Addenda of this appraisal.

#### Explanation and Support of Value Estimate:

After adjustment, the value of the subject site ranges from \$4.52 to \$6.14 per square foot with an average of \$5.36 per square foot. A value of \$6.00 per square foot is concluded, giving the greatest weight to Sale 11 which required the least amount of net adjustment.


Before Value:	Before Size:	203,251 Sq. Ft.	X	\$	6.00	per unit	=	\$	1,219,506
					Site Improvements (if any)			\$	0
					Total Before Value			\$	\$1,219,506
After Value:	After Size:	198,090 Sq. Ft.	X	\$	6.00	per unit	=	\$	1,188,540
					Cost to Cure				(\$79,592)
					Total After Value			\$	1,108,948
					Value of Acquisition				\$110,558

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## ALLOCATION OF VALUE

(18)	Estimated Value of the Acquisition:						
	Land Acquired:	5,161	square feet	X Unit Value:	\$6.00	Value Summary	
	Value of Land Acquired:					\$30,966	
	Damages/Cost to Cure:					\$ 0	
	Total:					\$79,592	
Therefore, it is the appraiser's opinion that the Fair Market Value of the Acquisition is: As of 10/30/2023							\$110,558

Date of the Report:	<b>11/10/2023</b>
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<b>Deborah L. Tripp, MAI, SRA</b> <b>S. C. Certified General Real Estate Appraiser</b> <b>CG 1132</b>

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## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

**General Assumptions** - This appraisal has been completed and the appraisal report prepared with the following **general assumptions**:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. The titles to the property are assumed to be good and marketable unless otherwise stated. Any plats, maps, or photographs in this appraisal are used merely to help the reader visualize the property and its surroundings and are not certified to be accurate.
2. Any liens or encumbrances (except for any lease encumbrance that might be referred to in the appraisal) which may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of general taxes or special assessment exists and as though free of indebtedness.
3. It is assumed that the utilization of the land and improvements are within the boundaries of the lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey of the subject property was made or caused to be made by us, and no responsibility is assumed for the occurrence of such matters.
4. A visual inspection of the subject site was made and all engineering is assumed to be correct. The plot plan and illustrative materials in this report are included only to assist the reader in visualizing the property and to show the reader the relationship of its boundaries. The appraiser is not a construction engineer and is not responsible for structural or cosmetic inadequacies associated with any of the improvements unless otherwise noted in the report.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. The soil for the area under appraisal appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown or uncommon, and the appraiser(s) does not warrant against this condition or occurrence.
6. Subsurface rights (minerals and oil) were not considered in this appraisal unless otherwise stated. In addition, no potential timber value was considered.

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## General Assumptions Continued

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials or gases, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. This appraisal assumes water and sewer services will always be provided for the subject.
11. Responsible ownership and competent property management are assumed.
12. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider non-compliance with the requirements of ADA in estimating the value of the property.

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13. There is currently a good deal of discussion regarding the potential hazards of Electro-Magnetic Fields and the possible health risk of being located near high voltage transmission lines. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not there are potentially hazardous effects from EMF's. It is possible that a compliance survey of the property together with a detailed analysis could reveal that there is EMF levels, which are above a safe level. If so, this fact could have a negative impact on the value of the subject property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider EMF levels in estimating the value for the property.

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**General Limiting Conditions** – This appraisal has been completed and the appraisal report has been prepared with the following **general limiting conditions**.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. The value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division or interests has been set forth in this report.
2. Neither possession of this appraisal or copy thereof carries with it the right to publication, nor may it be used for any purpose by anyone but the applicant without previous consent of the appraiser(s).
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor part of the contents of this report (especially as to value, the identity of the appraiser, or the firm with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Information, estimates, and opinions contained in this report are obtained from sources considered reliable, however the appraiser assumes no liability for such sources.
6. The information supplied to the appraiser is considered to be accurate. The information supplied by the client has been accepted without further verification as correctly reflecting the property's current condition unless otherwise noted.
7. The various estimates of value presented in this report apply to this appraisal only and may not be used out of the context presented herein. This appraisal is valid only for the appraisal date or dates specified herein and only for the appraisal purpose specified herein.

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## CERTIFICATE OF APPRAISER

I hereby certify:

That I **have** personally inspected the property herein and that I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented in the comparable data brochure which supplements this appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and information upon which the opinions expressed therein are based is correct: subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with acquisition of right of way for a highway to be constructed by the State of South Carolina with the assistance of Federal-aid highway funds, or other Federal Funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws regulations, policies and procedures applicable to that appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of South Carolina.

That neither my employment nor my compensation for preparing this appraisal report is in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the South Carolina Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by the State officials or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That the owner or his designated representative was given the opportunity to accompany me during my inspection of the property.

That I have not provided any services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

That any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is being acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration with in the reasonable control of the owner, has been disregarded in determining the compensation for the property.

That my opinion of the fair market value of the acquisition as of **October 30, 2023** is **\$110,558** based upon my independent appraisal and the exercise of my professional judgment.

As of the date of this report, I have completed the requirements for continuing education as set forth by the **Uniform Standards of Professional Appraisal Practice**.



**Date: 11/10/2023**

**Deborah L. Tripp, MAI, SRA**

**S. C. Certified General Real Estate Appraiser  
CG 1132**

<b>Project ID No.</b> P030553	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> 3,4,5,6,7,8
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## ADDENDA



Project ID No.  
P030553

Road S-107 (East Butler Road)

County Greenville

Tract(s)  
3,4,5,6,7,8

5721 BUSH RIVER ROAD  
COLUMBIA, SC 29212-2609  
Phone 803.407.3000  
Fax 803.731.5435  
deborah@propertysolutionsllc.net  
www.propertysolutionsllc.com



September 13,

Mr. Seth Duncan, City Administrator  
Town of Mauldin a/k/a City of Mauldin  
PO Box 249  
Mauldin, SC 29662

RE: Project ID No. P030553 — Road S-107 E Butler Rd — Greenville County  
— Tract(s) 3,4,5,6,7 & 8 — Butler Circle

Dear Landowner(s):

There are proposed road improvements for the above referenced project and tract in the vicinity of E Butler Road and Road S-107 in Greenville County which has been determined to require a proposed right of way that impacts your property (Tax Map M003-01-02-013.00, 012.00, 011.00, 010.00, 009.02 and 090.00). An appraisal of the proposed rights of way has been requested by the South Carolina Department of Transportation (SCDOT).

The South Carolina Department of Transportation is required by the Federal Highway Administration to provide the landowner or landowner's designated representative be given the opportunity to accompany the appraiser on an inspection of the property prior to the property being appraised. The SCDOT Appraisal manual requires the appraiser to send the landowner an inspection letter by certified mail to schedule an appointment, as required by Sec. 24.102c of the Uniform Act.

My plan is to inspect your property on October 3, 2023 between 10:30 – 1:45. Please contact me at (803) 407-3000 to schedule a specific time to meet if you would like to be present. If this date and time are not acceptable, please call me to schedule a convenient date and-time for us to meet. If I do not get a response from you by the scheduled date and time, I will assume you are agreeable to this notification.

Yours very truly,

Deborah L. Tripp, MAI, SRA  
License No. CG1132

SCDOT R/W Form 165 (01-2023)

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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SCDOT R/W Form 809 (01-2023)

### RIGHT OF WAY AGENT'S WORKSHEET

Project ID No: P030553 Road/Route: Road S-107 (East Butler Road)  
 County: Greenville R/W Agent: Jeremy Robertson On-Call Firm: O.R. Colan  
 Plan Sheet(s): Tr. 3 - 3, 4, 4D, 6, 7A - Tr. 4 & 5 - 3, 4, 4D, 6, 7, 7A - Tr. 6 & 7 - 3, 4, 5, 6, 7 & 8  
4, 4D, 7, 7A - Tr. 8 - 4, 4D, 7, 7A Tract: Combined  
 Physical Property Address: Tr. 3, 4, 7 & 8 - Butler Circle - Tr. 5 - 5 Butler Circle - Tr. 6 - 9 Butler Circle, Mauldin, South Carolina 29662

#### LANDOWNER'S NAMES AND ADDRESSES

Tr. 3, 4 - Town Of Mauldin - Tr. 5 - Town Of Mauldin aka City of Mauldin - Tr. 6, 7 & 8 - City of Mauldin - Post Office Box 249, Mauldin, South Carolina 29662 - C/O Seth Duncan  
 Name & Mailing Address: City Administrator

Phone: Day (864) 288-4910 Evening \_\_\_\_\_ Cell 864-775-0338 E-Mail sduncan@mauldincitysc.com

L.O.'s Attorney Name & Address \_\_\_\_\_  
 Phone No. \_\_\_\_\_ E-Mail Address \_\_\_\_\_

#### MORTGAGE(S) AND ADDRESSES

Names and Addresses	Recorded Data from ROD Offices				Waiver Date Waived By, Release or Agreement
	Book / CP No.	Page	Date	Amount	
Tr. 3, 4, 5, 6, 7 & 8 - NONE				\$	
				\$	
				\$	

#### OTHER ENCUMBRANCES AND ADDRESSES

Type	Names and Addresses	Book	Page	Date	Amount
	Tr. 3, 4, 5, 6, 7 & 8 - NONE				\$
					\$
					\$

#### PROPERTY TAXES

Year(s)	Delinquent (Yes/No)	Date Paid	Amount
Tr. 3 - 2022		11/22/2022	\$162.00
Tr. 4 - 2022		11/22/2022	\$81.00
Tr. 5 - 2022		11/22/2022	\$135.00
Tr. 6 - 2022		11/22/2022	\$432.00
Tr. 7 - 2022		11/22/2022	\$162.00
Tr. 8 - 2022		12/2/2022	\$5,131.95

#### PARCEL INFORMATION (SIZE, BEFORE / AFTER ACQUISITION)

Before:	Tr. 3 - 0.527 AC Tr. 4 - 0.554 AC Tr. 5 - 0.534 AC Tr. 6 - 1.275 AC Tr. 7 - 0.516 AC Tr. 8 - 1.26 AC Total - 4.666 AC	Dimensions:	
Acquisition:	Tr. 3 - 1,027 SF (0.02 AC) Tr. 4 - 848 SF (0.02 AC) Tr. 5 - 1,376 SF (0.03 AC) Tr. 6 - 568 SF (0.01 AC) Tr. 7 - 61 SF (0.00 AC)	Entire Take: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Plat Information:

Page 1 of 4 pages

Tract: 3, 4, 5, 6, 7 & 8  
Combined

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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SCDOT R/W Form 809 (01-2023)

	Tr. 8 - 1,281 SF (0.03 AC) Total - 5,161 SF (0.11 AC)				
After:	Tr. 3 - 0.51 AC Tr. 4 - 0.53 AC Tr. 5 - 0.50 AC Tr. 6 - 1.27 AC Tr. 7 - 0.52 AC Tr. 8 - 1.23 AC Total - 4.56 AC		Book	Tr. 3, 4, 5 - J* - Tr. 6 - 38-D - Tr. 7 - YYY-	Page Tr. 3, 4, 5 - 153 Tr. 6 - 13 - Tr. 7 - 131
Tax Map No(s):	Tr. 3 - M003010201300 Tr. 4 - M003010201200 Tr. 5 - M003010201100 Tr. 6 - M003010201000 Tr. 7 - M003010200902 Tr. 8 - M003010200900				

NOTE: In cases of combined tracts, or multiple conveyances, list the Tract No. with corresponding Tax Map Number (in table below).

Preliminary Title Certificate Date 7/24/2023 Last Updated Title Certificate Date \_\_\_\_\_

TITLE ABSTRACT DATA

TMS No. & Tract No.	From	To	Date	Amount	Book	Page
Tr. 3 - M003010201300	G. Sidney Garrett	Town of Mauldin	D 5/1/1959 R 5/14/1959	\$ 4,500.00	625	1
Tr. 4 - M003010201200	G. Sidney Garrett	Town of Mauldin	D 5/1/1959 R 5/14/1959	\$ 4,500.00	625	1
Tr. 5 - M003010201100	C.W. Barbrey and Mary Sue L. Barbrey	Town of Mauldin	D & R 2/29/1960	\$1,595.02	645	360
Tr. 6 - M003010201000	Sarah Mahaffey, aka Sara P. Mahaffey	City of Mauldin	D 1/31/1975 R 2/5/1975	\$28,000.00	1014	205
Tr. 7 - M003010200902	J. Doyle Launius	City of Mauldin	D 8/29/2075 R 9/3/1975	\$18,000.00	1023	645
Tr. 8 - M003010200900	709 Augusta Arbor Partners, LLC, Achara Real Estate 1, LLC and 60 Mike, LLC	City of Mauldin	D 11/11/2022 R 11/15/2022	\$525,000.00	2673	4183
	Truist Bank, fka Branch Banking and Trust Company of South Carolina, as successor by merger to Southern National Bank of South Carolina, as successor by merger to The First Savings Bank, FSB, fka First Federal Savings and Loan Association of South Carolina	709 Augusta Arbor Partners, LLC (a 40% interest), Achara Real Estate 1, LLC (a 50% interest), and 60 Mike, LLC (a 10% interest)	D & R 9/12/2022	\$10.00 and other valuable consideration of \$1,750,000.00	2668	2359
	R.V. Chandler & Company, Incorporated	First Federal Savings and Loan Association of South Carolina	D 8/5/1983 R 8/9/1983	\$61,950.00	1194	97

Tract Data

Special Provisions:

Instrument Type(s):	<input checked="" type="checkbox"/> Title	<input type="checkbox"/> Easement	<input type="checkbox"/> Temporary Construction Easement	<input type="checkbox"/> Permission		
	<input type="checkbox"/> Condemnation	<input type="checkbox"/> For Refusal	<input type="checkbox"/> For Title	Advertise	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> Fee Interest		<input type="checkbox"/> Easement Interest			

Page 2 of 4 pages

Tract: 3, 4, 5, 6, 7  
& 8  
Combined

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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SCDOT R/W Form 809 (01-2023)

<input type="checkbox"/> Temporary Construction Easement	or	<input type="checkbox"/> Includes Temporary Construction Easement
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<b>Property Type:</b>	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Other
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<b>Improved Tract:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> 90 Day Notice Issued	<input type="checkbox"/> 30 Day Notice Issued
	Displace Type:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Form 845 (Description of Improvements/Surplus Property/Uneconomic Remnant Acquired)	

<b>Control of Access:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Damages:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Plans Data						
<b>Survey Stations:</b>	3. From	103+00	To	105+00	<input checked="" type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	4. From	104+00	To	105+00	<input checked="" type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	5. From	104+00	To	106+00	<input checked="" type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	6. From	105+00	To	107+00	<input checked="" type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	7. From	106+00	To	107+00	<input checked="" type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	8. From	106+00	To	108+00	<input checked="" type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
<b>Width of R/W:</b>		Feet, that is		Feet on	<b>See Exhibit</b>	Side of the Centerline
<b>Variable Widths or Transitional:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe:				

<b>Relocated or Construction CL</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Between Survey Stations	99+99.61	&	111+08.83 S 107 (Butler Road)
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<b>Construction Slopes and/or NPDES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Between Survey Stations		&	
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<b>Temporary Construction Easement (TCE): or Permission</b>	1. From		To		<input type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	2. From		To		<input type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.
	1. From				<input type="checkbox"/> Lt. / <input type="checkbox"/> Rt.	Rd. / Rt.

<b>Triangular Areas or Other:</b>	Size	<input type="checkbox"/> Lt. <input type="checkbox"/> Rt.	At the Intersection of		&
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<b>Outfall Ditch(s):</b>	<input type="checkbox"/> Construct	<input type="checkbox"/> Clean	<input type="checkbox"/> Right of Way
	<input type="checkbox"/> Lt. <input type="checkbox"/> Rt. Stations	For	Feet
	<input type="checkbox"/> Lt. <input type="checkbox"/> Rt. Stations	For	Feet

IMPORTANT KEY DATES			
Initiations of Negotiations / Cost Estimate Date		Date Highways & You Brochure Delivered	5/5/2023
Appraisal Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8/16/2023	Appraisal Released Date (Approved Just Compensation)
Initiations of Negotiations / Appraisal Date		Date 100% Drawdown Offered (Federal Project Only)	
Settlement Date:			
Notes for Appraiser: Tr. 3 & 4 - Possible landscaping impacts. Tr. 5 - Landscaping /Small Brick Retaining wall/ Sign. - Tr. 6, 7 & 8 - No concerns.			

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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SCDOT R/W Form 809 (01-2023)

#### PRELIMINARY CONTACT

Person Contacted Seth Duncan (864) 288-4910 Date 6/14/2023  
 Person Present Seth Duncan Place Contacted City of Mauldin  
 Remarks: Tr. 3, 4 - Possible landscaping impacts - Tr. 5 - Landscaping /Small Brick Retaining wall/ Sign possibly impacted. - Tr. 6, 7 & 8 - No concerns.

#### CONTINUED JOURNAL FOR CONTACTS

**5/5/2023 Introduction Letter and Highways and You Brochure mailed. JR**

**6/12/2023- I received an email from Seth Duncan with the City of Mauldin stating that he received my letter dated in May and wanted to meet with me to Discuss the Tracts that the City has. I called him and we scheduled a meeting in person @ City Hall for June 14<sup>TH</sup> @ 2pm. JHR**

**6/14/2023- I met with Mr. Duncan @ City Hall and explained all the Tracts associated with the City and or Town of Mauldin. I explained some that requested Permissions and went over the next steps when those are signed and also went over the next steps if they didn't sign the permissions would be sent back to the design team and additional R/W or easements could be needed. Also, I explained the Tracts that don't have any needed going over those next steps and timeframes. He stated that the Board meets twice monthly and asked if I would send copies of the Plans for all Tracts and for those Tracts that also had requested permissions for the Board to review the next meeting the week of the 4<sup>th</sup> of July. I stated I would and thanked him for his time and provided my business card with contact information if he had any additional questions. JHR**

**7/3/2023- I emailed all the requested permissions and Plans for all tracts for the upcoming Board meeting to review and make a decision on the permissions. JHR**

**7/18/2023- I received an email about the information received a that its on the docket for the Board to review on the July 24<sup>TH</sup> meeting. JHR**

**7/25/2023- I called to follow up about the outcome from the Board meeting and was told that they are looking at plans changes and I asked to send me it in writing. JHR**

**7/28/2023- I received an email about the plan changes request for Tract 205. I then asked about the other permissions and was told I would get an email shortly about those Tracts. JHR**

**7/31/2023- I received an email stating that the City of Mauldin isn't willing to sign any of the permissions at the time until an appraisal can presented to Mauldin City Council. I replied that I received this and would pass it along. JHR**

**8/1/2023- I submitted the Permission denial Tracts to be added to the plan change and conversion report. JHR**

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
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## Impact Assessment Report

IFCG Report No. P10230632

S-107 (East Butler Road)

Improvement Project

Tracts 3-8 – City of Mauldin



**Prepared for:**  
**Property Solutions, LLC**  
**Ms. Deborah Tripp**

**Raulston  
Travis**

Digitally signed by: Raulston  
Travis  
DN: CN = Raulston Travis email =  
rtravis@ifcgllc.com C = US O =  
IFCG  
Date: 2023.10.16 13:34:18 -0400

Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
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P10230632



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259 Blue Bonnet Trail  
Marietta, SC 29661

October 16, 2023  
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Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
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P10230632



## PROJECT DESCRIPTION

SCDOT, in conjunction with the Greenville-Pickens Area Transportation Study (GPATS), the city of Mauldin and FHWA has a project under construction to improve S-107 (East Butler Road) and perform intersection improvements in the City of Mauldin in Greenville County from U.S. Route 276 (Laurens Road) to S-941 (Bridges Road) for 1.7 miles. The bicycle-pedestrian facilities will also be improved with a sidewalk on one side of the roadway and a 10-foot-wide shared use path on the other side of the roadway. Parcels 3 through 8 were located at a typical section that varicose from a 3-lane curb and gutter section to a 4-lane curb and gutter section with the development of a left turn lane from westbound East Butler Road to southbound US 276 (Laurens Road). There was a sidewalk along the entire frontage of the tracts.

Parcels 3 through 8, owned by the City of Mauldin, was located at 5 East Butler Road, Mauldin, SC and was impacted by the new right-of-way for the S-107 (East Butler Road) improvement project.

International and Forensic Consulting Group, LLC was retained by Property Solutions, LLC to perform an inspection of the subject property and perform an impact assessment evaluation to determine physical impacts to the property caused by the S-107 (East Butler Road) improvement project. Raulston L. Travis, P.E. performed an inspection of the property on October 13, 2023.

This report was prepared for the exclusive use of Property Solutions, LLC and was not intended for any other purpose. This report was based on the information available to us at the date of this report.

Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted.



Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
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## CONCLUSIONS

1. Vehicular and pedestrian access to the subject property were reviewed and analyzed with no impacts to the pedestrian type of access to the property determined. There were impacts to the vehicular type of access to the property determined. There were four (4) full access driveways to East Butler Road in the pre project conditions. In the post project conditions, three (3) of the driveways will be retained as full access driveways and the western driveway will be modified to right-in/right-out access only.
2. On-site vehicular and pedestrian circulation on the subject property was reviewed and analyzed with no impacts to either type of circulation on the property determined.
3. There was a decorative circular landscaped island at the sidewalk to the front of the City of Mauldin City Hall that was impacted by the new right-of-way. There is adequate space remaining to reconstruct the circular island and install new landscaping outside the new right-of-way. A light pole will be impacted to allow for the reconstruction of the landscaped island. There is adequate space remaining to relocate the light pole outside the new right-of-way.
4. There was a "No Thru Traffic" sign impacted by the new right-of-way at the driveway to the City of Mauldin City Hall. There is adequate space remaining to relocate the sign outside the new right-of-way.
5. A brick retaining wall at the back of the sidewalk was impacted by the new right-of-way. The existing brick retaining wall will be demolished by the SCDOT contractor. There is adequate space remaining to reconstruct the brick wall at the back of the new sidewalk outside the new right-of-way.
6. There were impacts to the irrigation system, irrigation control valves and irrigation meter due to the new right-of-way. There is adequate space remaining to modify the irrigation system outside the new right-of-way.
7. There were landscaping impacts along the front of the landscaped flagpole area. There is adequate space remaining to install new landscaping on the sides of the flagpole area

259 Blue Bonnet Trail  
Marietta, SC 29661

October 16, 2023  
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Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
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outside the new right-of-way. The brick wall in front of the flagpole landscape area was not impacted.

8. A Blue Star Memorial Highway monument sign was impacted by the new right-of-way. The sign will need to be removed and relocated. There is adequate space remaining to construct a new footing and relocate the sign outside the new right-of-way.
9. A canine police memorial in a landscaped area was impacted by the new right-of-way. There is adequate space remaining to construct a new landscape area and relocate the memorial markers and post outside the new right-of-way.
10. The lighted City of Mauldin Police sign was impacted by the new right-of-way. The sign is not in conformance with the City of Mauldin Zoning Ordinance and will require a new sign and brick base in a landscape area with an eight (8) foot setback from the new right-of-way. There is adequate space remaining to construct a new sign and base within a new landscape area outside the new right-of-way.
11. There was a stop sign impacted by the new right-of-way at the driveway to the City of Mauldin Police Station. There is adequate space remaining to relocate the sign outside the new right-of-way.
12. There was a City of Mauldin sign by the sidewalk that was impacted by the new right-of-way. The SCDOT contractor will be responsible for the removal and relocation of the sign.
13. Impacts to the property from the new right-of-way will require surveys, erosion control, rough grading, fine grading, demolition of circular island and concrete sidewalk, removal and relocation of existing medium decorative stones in circular island, concrete, new circular island, brick retaining wall construction, removal and relocation of concrete base and memorial markers and post, demolition of City of Mauldin Police sign, construction of a new brick base, new City of Mauldin Police sign, construction of new landscape islands at the canine police memorial and at the City of Mauldin Police sign, new electrical service to the new sign location, removal and relocation of No Thru Traffic, Blue Star Memorial Highway and stop sign, removal and relocation of light pole, modification of irrigation system to include

255 Blue Bonnet Trail  
Marietta, SC 29661

October 16, 2023  
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<b>Project ID No.</b> P030553	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> 3,4,5,6,7,8
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valves and meter and landscaping to include a tree, small and large shrubs, ground cover plants, mulch and sod. The estimated cost to cure the impacts to the parcel is \$79,592.13.

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Project ID No. P030553	Road S-107 (East Butler Road)	County Greenville	Tract(s) 3,4,5,6,7,8
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## DISCUSSION

### Zoning

The property at 5 East Butler Road was located within the city limits of Mauldin in Greenville County. The city of Mauldin Zoning Ordinance dated June 15, 2022 and zoning map were reviewed to determine that the parcel was zoned as CRD (Central Redevelopment District). The zoning ordinance was also reviewed for sign setback and landscaping requirements.

**Sec. 5:6 – Central Redevelopment District**, the following sections shall apply to the parcel.

#### 5:6.9 Streetscape and Landscaping.

Landscaping shall generally be provided in accordance with the provisions set forth in Section 6:2, Landscape and Design Standards, except that large maturing deciduous street trees shall be provided along all public streets, spaced at thirty-foot maximum intervals.

Street trees may be planted in a continuous planting strip of not less than seven (7) feet in width, in-ground planters, or may be located in tree grates, bulb outs (etc.) as part of a coordinated streetscape design.

#### 5:6.11 Signage.

Signage shall be permitted in accordance with Section 6:4, Signs.

#### Sec. 6:2. - Landscape and Design Standards.

**6:2.5 Streetscape Landscaping: Street Trees.** The street tree requirement is designated to create an attractive streetscape and provide for a pedestrian friendly environment. It also assists in reducing impervious surface areas to improve storm water run-off and provides shade that reduces heat generated from paved surfaces.

A. Requirement. Street trees are required along all public and private street frontages and shall include only those trees listed in the approved list of tree species unless use of an alternative species is approved by the Business and Development Services Director.

B. Location. Street trees shall be located in an area no further than ten (10) feet from the existing or proposed street right-of-way line.

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P10230632



C. Calculation. One (1) large maturing deciduous tree (greater than thirty-five (35) feet in height at maturity) shall be planted for every forty (40) linear feet of property abutting a street.

D. Exception: If overhead utilities are present then One (1) small maturing deciduous tree (less than thirty-five (35) feet in height at maturity) shall be planted for every thirty (30) linear feet of property abutting a street.

E. At the discretion of the Business and Development Services Director, street trees may be clustered, rather than set at regular intervals, to accommodate access drives, and improve building visibility. In no circumstance, however, shall large maturing deciduous trees be located closer than thirty-five (35) feet of another large maturing deciduous tree.

F. Planting Strip. Trees shall be planted in a planting strip the width of which may vary but shall maintain a minimum of not less than seven (7) feet and an average width of ten (10) feet.

G. The planting area must be stabilized with ground cover materials, mulch or other approved material to prevent weeds, soil erosion and to allow rainwater infiltration (no soil shall be exposed). Stone mulch shall not be permitted in a street tree-planting strip.

H. Existing preserved trees located along a street frontage and having a three-inch DBH or greater may be used to satisfy the street tree requirements as long as the vegetation is located within ten (10) feet of the right-of-way. A single existing tree, regardless of its circumference shall not count for more than two (2) tree credits. Preserved trees shall meet all the requirements outlined in subsection 6:2.5, Tree Protection, and be of an acceptable species, alive and healthy at the time of final inspection.

I. Trees used to comply with the street tree requirement shall not count toward the minimum number of trees required to meet the parking lot landscaping standard.

## Sec. 6:4 - Signs.

**Signs, 6:4.1 Sign Regulations, 6:4.1.2 Definitions.** the following definitions are provided.

*"Freestanding Ground Sign, see also Monument Sign.* All freestanding ground signs shall be mounted on a monument structure that is equal to or greater than two-thirds ( $\frac{2}{3}$ ) the width of a sign itself. Monument structures shall be constructed of brick, stone or stucco materials that have the appearance of brick, stone, or stucco or other durable architectural materials consistent with the design of the primary building on the site."

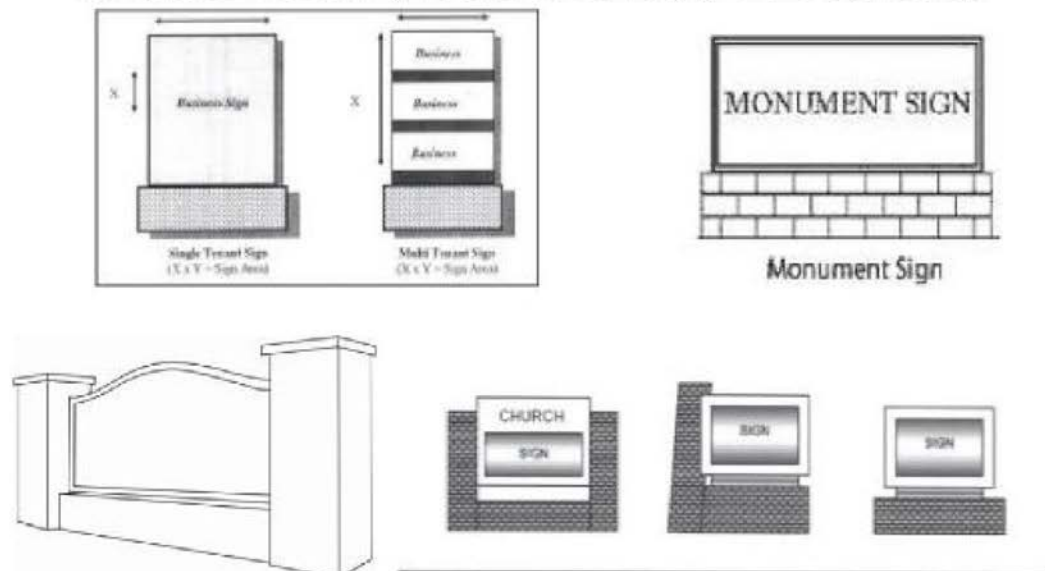
*"Monument sign:* A free-standing ground sign that is supported by a solid base (other than poles) and having no more than twenty-four (24) inches of air space visible within

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or between any portion of the sign display area and sign structure. All freestanding ground signs shall be mounted on a monument base that is equal to or has a length of at least seventy-five (75) percent of the width of the sign face and supporting structures combined. Monument structures and sign supports shall not have any exposed poles and shall be constructed of durable architectural materials (i.e., brick, stucco, or stone) that are consistent with the design and features of the primary facade of the building on the site."

**Examples of a Freestanding Monument Ground Sign (monument structure):**



**Section 6:4.1.10 General Standards for all Permanent Signs** requires the following:

**F. Location.** Unless specifically stated otherwise, freestanding ground signs shall be set back a minimum of eight (8) feet from the street right-of-way line.

**G. Visibility.** Signs shall adhere to site visibility requirements in Section 3:3 so as not to obstruct visibility at intersections and ingress and egress points onto the premises.

**H. Sign Safety.** Signs shall not be placed where they pose a hazard to pedestrians or vehicular traffic.

**I. Sign Lighting.** Signs that are illuminated shall comply with standards outlined in subsection 6:4.1.14, Sign Illumination Standards. Signs utilizing external illumination shall be hooded and shielded so that the light source is not visible from any public or private right-of-way, sidewalk, adjacent premises or residence, so as to cause a traffic hazard or nuisance.



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Portions of **Section 6:4.1.12 Regulations Applying to Specific Types of Signs** pertinent to this parcel state the following standards:

2) *Freestanding Ground Signs (Monument Signs).* Freestanding monument ground signs are allowed in all non-residential districts for both single-tenant and multi-tenant developments with an allowable size not to exceed the maximum square footage limits set forth by the zoning district in which the sign is located. The use of freestanding Pole Signs is prohibited. Refer to Table A-2, Freestanding Ground Signs, below.

a. *Construction and Design.* All freestanding ground signs shall be mounted on a monument base that has a length equal to or of at least seventy-five (75) percent of the width of the sign face and supporting structures combined. Monument structures shall be constructed of durable architectural materials (i.e., brick, stucco, or stone) that are consistent with the design and features of the primary facade of the building on the site (refer to definition).

b. *Landscaping.* Landscape islands are required to be placed around all new ground signs within thirty (30) days of sign erection. Shrubbery and/or plantings must not exceed a height that would interfere with foot or vehicle traffic or visibility of the sign. At any time an existing sign is altered or improved, not including regular maintenance, the landscaped island must be installed in accordance with the requirements for a new sign within sixty (60) days of completion of the sign.

c. *Location.* Unless otherwise, specifically allowed in this code, freestanding ground signs shall be set back a minimum of eight (8) feet from the street right-of-way line. No freestanding ground sign shall extend over any structure or adjoining property line or extend into a public right-of-way. Freestanding ground signs shall not be located within forty (40) lineal feet of another freestanding ground sign.

d. *Single-tenant Development Allowance.* The size of the sign face for a freestanding ground sign shall be based on length of street frontage of the lot and the zoning district for which the sign(s) is proposed. Single tenant development signs shall comply with the standards referenced in Table A-2, Freestanding Ground Signs and shall also comply with the following requirements:

a. *Number of Signs.* One (1) freestanding ground sign per developed site, lot or parcel is permitted for a single-tenant development. Where a site or parcel fronts on more than one street, one (1) additional freestanding ground sign shall be permitted provided that the signs are located a minimum of one hundred fifty (150) feet from one another; and does not exceed the maximum square footage allowance for the development.

• *Incentive:* Single-tenant developments located on corner or thru-lots have the option of foregoing two (2) freestanding ground signs and installing one (1) freestanding ground sign that is ten (10) percent larger in size than the permitted freestanding ground sign allowance for the development.

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b. *Sign copy.* The sign copy for single-tenant development signs shall include the business identification (name, logo) and may also include the principal use or commodity sold or offered on the site. A maximum of forty (40) percent of the sign area may be used for a changeable copy sign, or permitted electronic messaging board (EMB) or LED sign. Such sign shall comply with the standards in subsection 6:4.1.12A.3, Electronic Messaging Boards (EMB).

c. *Height.* All single-tenant freestanding ground signs shall have a maximum height of sixteen (16) feet.

**Table: A-2, Freestanding Ground Signs—Commercial**

<b>Freestanding Monument Sign Allowance for Non-Residential Development</b>				
<b>Zoning District</b>	<b>Sign Allotment</b>	<b>Sign Face Area</b>	<b>Single-Tenant Maximum Size Face and Sign Height</b>	<b>Multi-Tenant Maximum Size and Sign Height (Based on # Tenants)</b>
Office District (O-D)  Planned Office Development (POD)  Central Redevelopment District (CRD)	1 sign per street front;  Single Tenant development signs must be spaced minimum of 150 feet apart.	.5 square foot per linear foot of road frontage or up to the maximum whichever is less.	Maximum size: 150 square feet  Height: 16 feet	0—4 Tenants: Maximum size: 150 s.f. Height: 16 feet  5—9 Tenants: Maximum size: 175 s.f. Height: 20 feet  10 + Tenants: Maximum size: 200 s.f. Height: 25 feet
Commercial 1 (C-1)  Commercial 2 (C-2)  (Including Group Developments)	1 sign per street front;  Single Tenant development signs must be spaced minimum of 150 feet apart.	1 square foot per linear foot of road frontage or up to the maximum whichever is less.	Maximum size: 200 square feet  Height: 16 feet	0—4 Tenants: Maximum size: 200 s.f. Height: 16 feet  5—9 Tenants: Maximum size: 225 s.f. Height: 20 feet



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Freestanding Monument Sign Allowance for Non-Residential Development				
Zoning District	Sign Allotment	Sign Face Area	Single-Tenant Maximum Size Face and Sign Height	Multi-Tenant Maximum Size and Sign Height (Based on # Tenants)
				10 + Tenants: Maximum size: 250 s.f. Height: 25 feet
Service (S-1) Industrial (I-1) (Including Group Developments, and Group Industrial Developments)	One (1) sign per street front;  Single Tenant development signs must be spaced minimum of 150 feet apart.	1.5 square foot per linear foot of road frontage or up to the maximum whichever is less.	Maximum Size: 300 square feet  Height: 16 feet	0—4 Tenants: Maximum size: 300 s.f. Height: 16 feet  5—9 Tenants: Maximum size: 350 s.f. Height: 20 feet  10 + Tenants: Maximum size: 375 s.f. Height: 25 feet

## Analysis

Vehicular and pedestrian access to the subject property were reviewed and analyzed with no impacts to the pedestrian type of access to the property determined. The SCDOT Access and Roadside Management Standards (ARMS Manual) was reviewed in relation to access to the subject property and it was concluded that there were impacts to the vehicular access to the property due to the existing driveway locations. In the existing conditions, there were four (4) full access driveways to the parcel at East Butler Road. In the post project conditions, the driveway closest to the intersection of East Butler Road and Laurens Road will be modified to right-in, right-out only access. This is due to the addition of a concrete median along the left turn

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lane from westbound East Butler Road to southbound Laurens Road. The other three (3) driveways will be retained as full access in the existing location in the post project conditions.

On-site vehicular and pedestrian circulation on the subject property was reviewed and analyzed with no impacts to either type of circulation on the property determined.

At the front of the sidewalk approaching the City of Mauldin City Hall, there was a decorative circular landscaped island. The island measured approximately 10 feet in diameter, was filled with medium sized decorative stones and had landscaping that included a medium sized tree and three (3) small shrubs. The new 50-foot right-of-way impacted the island. There is adequate space remaining north of the existing location to reconstruct the island, remove and relocate the stone and install new landscaping. The concrete area to be reconstructed measured approximately 25-feet long and 12-feet wide with a tapered section approximately 12-feet long by 32-feet wide. A total of 813 square feet of concrete will be needed to reconstruct the sidewalk, including the tapered section, similar to the existing conditions. An area the size of the 10-foot diameter circle will be blocked out to recreate the decorative border and place fill with new landscaping with the relocated stone. The construction of the new tapered portion of the concrete area will impact a light pole. The light pole was approximately 12 feet tall and there is adequate space remaining to relocate the light pole outside the new right-of-way.

There was a "No Thru Traffic" sign impacted by the new 50-foot right-of-way at the driveway to the City of Mauldin City Hall. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way in a similar location as in the existing conditions.

There was a brick retaining wall at the back of the sidewalk that measured approximately 148-feet long by 1-foot, 8-inches tall in front of the City of Mauldin property. The wall was impacted by the new 50-foot right-of-way. The existing brick retaining wall will be demolished by the SCDOT contractor. There is adequate space remaining to reconstruct the brick wall at the back of the new sidewalk outside the new 50-foot right-of-way.

The irrigation system, six (6) irrigation control valves and the irrigation meter were impacted along the front of the parcel due to the new 40-foot and 50-foot right-of-way. There is adequate space remaining to modify the irrigation system outside the new right-of-way.

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There was a landscaped area at the front of the City of Mauldin City Hall building with three (3) flagpoles bordered on the front by a brick wall with more landscaping in front of the brick wall. The distance from the front of the brick wall to the new 50-foot right-of-way was measured at approximately 1-foot, 4-inches. The brick wall was not impacted but there were landscaping impacts in front of the brick wall that included 32 large shrubs and 55 ground cover plants. There is adequate space remaining to install new landscaping on the sides of the flagpole area outside the new 50-foot right-of-way. A representative from The City of Mauldin stated that the brick wall would not have to be relocated and could remain at the existing location as a legal, non-conforming monument sign in the post project conditions.

A Blue Star Memorial Highway monument sign was located near the flagpole landscape island. The sign was on an aluminum octagon shaped monopole that measured approximately 5 inches in diameter with a 1-foot diameter concrete footing. The bottom of the sign measured approximately 4-feet above grade. The cast aluminum sign measured approximately 3-feet, 10-inches long by 2-feet, 6-inches tall with a decorative top at the center that measured approximately 1-foot tall. The sign was impacted by the new 50-foot right-of-way and will need to be removed and relocated. There is adequate space remaining to construct a new footing and relocate the sign outside the new 50-foot right-of-way.

There was a canine police memorial in a landscaped area at the front of the parcel. There were three (3) granite memorial plates on concrete bases and a memorial post with four (4) small shrubs in the landscape island. The landscape area was oval shaped and measured approximately 15-feet long by 14-feet wide with concrete bases for the memorial plates measuring approximately 1-foot, 4-inches square and the granite memorial plates measuring approximately 1-foot, 2-inches by 1-foot. The 4-inch by 4-inch memorial post was PVC material and measured approximately 6-feet, 6-inches tall and had a concrete footing. The memorial landscape island was impacted by the new 50-foot right-of-way. There is adequate space remaining in the grass area to the north of the existing location to construct a new landscape area and relocate the memorial markers and post outside the new 50-foot right-of-way.

There was a lighted City of Mauldin Police sign at the front of the parcel. The sign had a base that measured approximately 3-feet long by 1-foot, 2-inches tall by 8-inches deep with a concrete

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footing that measured approximately 1-foot, 4-inches in diameter. The monopole sign was wrapped in aluminum panels with the lighted portion of the sign measuring approximately 4-feet long by 3-feet tall by 1-foot, 2-inches deep. The sign was impacted by the new 50-foot right-of-way. The sign is not in conformance with the City of Mauldin Zoning Ordinance due to the lack of a brick base within a landscape area as quoted above in **Sec 6:4 Signs** in the zoning section. The existing sign will be demolished and a new brick base and sign, matching the existing sign dimensions, will be constructed in a new landscape area approximately 10-feet by 10-feet with an eight (8) foot setback from the new 50-foot right-of-way. There is adequate space remaining to construct a new base with a new sign and 10 small shrubs within a new landscape area outside the new 50-foot right-of-way.

In total, the new landscaping to be planted at the circular landscape area, at the flagpole area and at the new City of Mauldin Police sign will include 1 medium tree, 17 small shrubs, 32 large shrubs and 55 ground cover plants.

There was a stop sign impacted by the new 50-foot right-of-way at the driveway to the City of Mauldin Police Station. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way in a similar location to the existing conditions.

There was a City of Mauldin sign by the sidewalk that was impacted by the new right-of-way. The SCDOT contractor will be responsible for the removal and relocation of the sign.

Impacts to the property from the new right-of-way will require surveys, erosion control, rough grading, fine grading, demolition of circular island and concrete sidewalk, removal and relocation of existing medium decorative stone in circular island, concrete, new circular island, brick retaining wall construction, removal and relocation of concrete base and memorial markers and post, demolition of City of Mauldin Police sign, construction of a new brick base, new City of Mauldin Police sign, construction of new landscape islands at the canine police memorial and at the City of Mauldin Police sign, new electrical service to the new sign location, removal and relocation of No Thru Traffic, Blue Star Memorial Highway and stop sign, removal and relocation of light pole, modification of irrigation system to include valves and meter and landscaping to include a tree, small and large shrubs, ground cover plants, mulch and sod. The estimated cost to cure the impacts to the parcel is \$79,582.13.

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## EXHIBITS

- A. Photographs
- B. Cost to Cure
- C. CV

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## EXHIBIT A Photographs

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**Photograph 1**

The new right-of-way for the S-107 (East Butler Road) improvement project impacted the entire frontage on Tracts 3 through 8, owned by the City of Mauldin located at 5 East Butler Road. Note the circular landscape island was impacted by the new 50-foot right-of-way.



**Photograph 2**

View of the grass area to recover the tapered concrete area for the new circular island and landscaping. Note the light pole will be impacted and will need to be removed and relocated north of the existing location.



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### Photograph 1

The new right-of-way for the S-107 (East Butler Road) improvement project impacted the entire frontage on Tracts 3 through 8, owned by the City of Mauldin located at 5 East Butler Road. Note the circular landscape island was impacted by the new 50-foot right-of-way.



### Photograph 2

View of the grass area to recover the tapered concrete area for the new circular island and landscaping. Note the light pole will be impacted and will need to be removed and relocated north of the existing location.



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### Photograph 3

View of the brick retaining wall impacted by the new 50-foot right-of-way. Note there is adequate space remaining to reconstruct the brick retaining wall outside the new 50-foot right-of-way.



### Photograph 4

View of the irrigation meter impacted by the new 50-foot right-of-way. Note the irrigation system was impacted along the entire frontage of the parcel.



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**Photograph 5**

View of the flagpole landscape area with the brick wall. The landscaping in front of the brick wall was impacted by the new 50-foot right-of-way.



**Photograph 6**

View of the approximate location of the new 50-foot right-of-way line in front of the brick wall. The brick wall was not impacted with the distance from the brick wall to the new 50-foot right-of-way line measuring approximately 1-foot, 4-inches.



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**Photograph 7**

View of the "No Thru Traffic" sign that was impacted by the new 50-foot right-of-way at the driveway to the City of Mauldin City Hall. There is adequate space remaining to relocate the sign.



**Photograph 8**

View of the Blue Star Memorial Highway sign that was impacted by the new 50-foot right-of-way. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way.



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**Photograph 9**

View of the Canine Police Memorial landscaped area that was impacted by the new 50-foot right-of-way. There is adequate space remaining to construct a new landscape area and relocate the memorial outside the new 50-foot right-of-way.



**Photograph 10**

View of the City of Mauldin Police sign that was impacted by the new 50-foot right-of-way. There is adequate space remaining to construct a new sign and base within a new landscape area outside the new 50-foot right-of-way.



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#### Photograph 11

View of the stop sign at the driveway to the City of Mauldin Police Station that was impacted by the new 50-foot right-of-way. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way.



#### Photograph 12

View of the City of Mauldin sign that was impacted by the new 50-foot right-of-way. The SCDOT contractor will be responsible for the removal and relocation of the sign outside the new 50-foot right-of-way.



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## EXHIBIT B

### Cost to Cure

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Raulston L. Travis, P.E.  
Intentional and Forensic Consulting Group, LLC  
259 Blue Bonnet Trail  
Marietta, SC 29661  
(803) 331-1141

SCDOT - City of Mauldin Property - Tracts 3-8  
S-107 (East Butler Road) Improvement Project - City of Mauldin/Greenville County - P030553  
Cost To Cure Estimate  
15 Oct 23

Cost To Cure					
Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	General Conditions	1	LS	\$ 3,255.80	\$ 3,255.80
2	Surveys - Staking and Layout	1	LS	\$ 2,350.00	\$ 2,350.00
3	Erosion Control	810	LF	\$ 5.10	\$ 4,131.00
4	Demolish Existing Circular Landscape Island	1	LS	\$ 425.00	\$ 425.00
5	Remove and Relocate Existing Medium Decorative Stones in Circular Island	1	LS	\$ 500.00	\$ 500.00
6	Demolish Existing Concrete Sidewalk	892	SF	\$ 3.65	\$ 3,255.80
7	Rough Grading	2962	SF	\$ 1.15	\$ 3,406.30
8	Fine Grading	2149	SF	\$ 1.35	\$ 2,901.15
9	Concrete - Sidewalk	813	SF	\$ 8.65	\$ 7,032.45
10	Construct New Circular Landscape Area	1	LS	\$ 1,320.00	\$ 1,320.00
11	Construct New Brick Retaining Wall	248	SF	\$ 31.55	\$ 7,824.40
12	Remove and Relocate Concrete Base and Granite Memorial Markers	3	EA	\$ 740.00	\$ 2,220.00
13	Remove and Relocate Memorial Post	1	EA	\$ 350.00	\$ 350.00
14	Existing City of Mauldin Police Sign Demolition	1	LS	\$ 750.00	\$ 750.00
15	Construct New Monument Sign Brick Base - Brick Face	28	SF	\$ 31.55	\$ 883.40
16	Construct New Monument Sign Brick Base - Gravel Infill	1	CY	\$ 220.00	\$ 220.00
17	Construct New Monument Sign Brick Base - Concrete Top	1	CY	\$ 660.00	\$ 660.00
18	New Electrical Service to New Freestanding Monument Sign	1	LS	\$ 1,730.00	\$ 1,730.00
19	New City of Mauldin Police Freestanding Monument Sign	1	LS	\$ 4,800.00	\$ 4,800.00
20	Remove and Relocate Blue Star Memorial Highway Sign	1	LS	\$ 1,150.00	\$ 1,150.00
21	Remove and Relocate Informational/Directional Signs	2	EA	\$ 150.00	\$ 300.00
22	Remove and Relocate Ornamental Light Pole	1	EA	\$ 3,100.00	\$ 3,100.00
23	Landscaping - Trees - Medium	1	EA	\$ 350.00	\$ 350.00
24	Landscaping - Shrubs - Small	17	EA	\$ 35.00	\$ 595.00
25	Landscaping - Shrubs - Large	32	EA	\$ 75.00	\$ 2,400.00
26	Landscaping - Ground Cover Plants	55	EA	\$ 10.00	\$ 550.00
27	Landscaping - Mulch	14	CY	\$ 90.00	\$ 1,260.00
28	Landscaping - Sod	1360	SF	\$ 1.55	\$ 2,108.00
29	Irrigation System Modification including Meter and Valves	1	LS	\$ 6,810.00	\$ 6,810.00
30	Miscellaneous	1	LS	\$ 1,200.00	\$ 1,200.00
31	Final Cleanup	1	LS	\$ 750.00	\$ 750.00
				Sub - Total	\$ 68,599.13
				Contingency	\$ 3,429.96
				<b>Construction Repairs Sub-Total</b>	<b>\$ 72,029.08</b>
				Engineering, Design & Permitting	\$ 5,402.18
				Construction Management & Oversight	\$ 2,160.87
				<b>Cost To Cure Total</b>	<b>\$ 79,592.13</b>

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SCDOT - City of Mauldin Property - Tracts 3-8  
S-107 (East Butler Road) Improvement Project - City of Mauldin/Greenville County - P030553  
Cost To Cure Estimate  
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23	Landscaping - Trees - Medium	1	EA	\$ 350.00	\$ 350.00
24	Landscaping - Shrubs - Small	17	EA	\$ 35.00	\$ 595.00
25	Landscaping - Shrubs - Large	32	EA	\$ 75.00	\$ 2,400.00
26	Landscaping - Ground Cover Plants	55	EA	\$ 10.00	\$ 550.00
27	Landscaping - Mulch	14	CY	\$ 90.00	\$ 1,260.00
28	Landscaping - Sod	1360	SF	\$ 1.55	\$ 2,108.00
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				Sub - Total	\$ 68,599.13
				Contingency	\$ 3,429.96
				<b>Construction Repairs Sub-Total</b>	<b>\$ 72,029.08</b>
				Engineering, Design & Permitting	\$ 5,402.18
				Construction Management & Oversight	\$ 2,160.87
				<b>Cost To Cure Total</b>	<b>\$ 79,592.13</b>



<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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P10230632



## **RAULSTON L. TRAVIS, PE SENIOR FORENSIC CONSULTANT**

Mr. Travis is a graduate of the University of Tennessee with a Bachelor of Architecture, and a Master's of Science in Civil Engineering. He has more than 35 years of professional experience. Mr. Travis has been involved with the planning, design, and construction management of numerous projects in 32 states and over 60 countries throughout the world. He has specialized expertise in architecture, civil and structural engineering, construction, forensic engineering, and expert witness services for infrastructure and residential and commercial building facilities. Mr. Travis has specialized training and over 22 years of experience in damage assessment of buildings, safety evaluation of buildings, structural mitigation and strengthening of structures, and screening of buildings for potential seismic hazards. Mr. Travis has provided numerous damage assessments and structural evaluations of buildings and infrastructure after Hurricanes Andrew, Mitch, Katrina, Sandy, Matthew, Harvey, Irma, Florence, Michael and Dorian.

Mr. Travis has served on the Board of Directors and Steering Committees for several engineering related associations. He has taught numerous training and continuing education seminars and has been featured as Keynote and Guest Speaker at numerous conferences throughout the world, including Beijing, Istanbul, Milan, Salzburg, Johannesburg, Dubrovnik, Cairo, Lima, Rio de Janeiro, La Paz, and Washington, DC. Mr. Travis was recognized as a Congressional Scholar by the 101<sup>st</sup> U.S. Congress and is the recipient of numerous awards throughout his career, most recently receiving the 2010 Project of the Year Award from the Construction Management Association of America.

### **EDUCATION AND PROFESSIONAL REGISTRATIONS**

Bachelor of Architecture – University of Tennessee – May 1992  
 Master of Science in Civil Engineering, University of Tennessee – December 1993  
 Registered Professional Engineer in Arizona, Georgia, Maryland, Mississippi, Nevada, New Jersey, South Carolina, Texas, and Utah  
 Licensed General Contractor in South Carolina  
 Certified Expert Witness

### **EMPLOYMENT HISTORY**

2012 – Present	International and Forensic Consulting Group
2008 – 2012	Dennis Corporation
2003 – 2008	The TDA Companies
2000 – 2003	The LPA Group
1998 – 2000	AAROTEC Infrastructure Group
1996 – 1998	Hebel Southeast
1992 – 1996	The LPA Group
1986 – 1992	Valley Construction
1984 – 1986	March, Adams & Associates

255 Blue Bonnet Trail  
 Marietta, SC 29661

October 16, 2023  
 27

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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**QUALIFICATIONS OF THE APPRAISER**  
**DEBORAH L. TRIPP, MAI, SRA**  
**PROPERTY SOLUTIONS, LLC**  
**5721 BUSH RIVER ROAD**  
**COLUMBIA, SC 29212**  
**803.407.3000**

**PROFESSIONAL DESIGNATIONS AND AFFILIATIONS**

- ◆ **MAI** - Member of the Appraisal Institute, 1996, Member #11,163
- ◆ **SRA - Senior Residential Appraiser Member of the Appraisal Institute, 1990**
- ◆ State Certified General Real Estate Appraiser - State of South Carolina, GG1132
- ◆ State Certified General Real Estate Appraiser – State of North Carolina, A5379
- ◆ State Certified General Real Property Appraiser – State of Georgia, 5364
- ◆ Broker certified, South Carolina Real Estate Commission, 1988 – 380218832
- ◆ Broker-in-Charge, South Carolina Real Estate Commission License REL.29249.BIC

**TECHNICAL TRAINING**

*Courses*

Society of Real Estate Appraisers Courses Completed:

Course 101, “An Introduction to Real Property Appraising”, 1984

Course 102, “Applied Residential Property Appraising”, 1985

Appraisal Institute Courses Completed:

Course 201, “Principles of Income Property Appraising”, 1991

Course 202, “Applied Income Property Valuation”, 1991

Course 410, “Standards of Professional Practice, Part A”, 1996

Course 420, “Standards of Professional Practice, Part B”, 1996

Course 430, “Standards of Professional Practice, Part C”, 2005

“Seven Hour National USPAP Update Course”, 2020-2022 Edition, 2021

Course 833, “Fundamentals of Separating Real Property, Personal Property and Intangible Assets”, 2012

*Recent Seminars and Professional Development Programs*

“Valuation of Conservation Easements”, Completed Curriculum and Passed Examination”, Appraisal Institute, 2023

“Conservation Transactions: Legal and Appraisal Matters”, SC Conservation Bank, 2022

“State of South Carolina Economic Summit 2022” Appraisal Institute, 2022

“Conservation Easements, 2021 Updates on Legal, Appraisal, Accounting and Ethical Issues”, The Alabama/Mississippi chapter of the Appraisal Institute & The Georgia-Alabama Land Trust, 2021

“Valuation Resources for Solar Photovoltaic Systems”, Appraisal Institute, 2021

“Six Recent Appraiser Lawsuits and the Lessons from Each”, Appraisal Institute, 2021

“State of SC Economic Summit, Parts 1 and 2”, Appraisal Institute, 2021

“Aerial Inspections for Real Estate”, Appraisal Institute, 2021

“What’s up with Technology for Real Estate Appraisers”, Appraisal Institute, 2020

“Artificial Intelligence, AVMs & Blockchain – Implications for Valuation”, Appraisal Institute, 2020

“Valuation Impacts of COVID-19”, Appraisal Institute, 2020

“Covid-19 Latest Developments and Collaborative Efforts”, Appraisal Institute, 2020

“SCR Coronavirus Advocacy Update-Local, State, and Federal” South Carolina Association of REALTORS®, 2020

“Covid-19 – Rapid Response and Latest Developments”, Appraisal Institute, 2020

“South Carolina REALTORS® Broker in Charge Coronavirus Legal Update”, SCR, 2020

“Appraising for the Department of Interior (AVSO) & Other Federal Agencies”, Appraisal Institute, 2019

“ARGUS Enterprise Training”, Appraisal Institute, 2019

“Engagement Letters”, Appraisal Institute, 2018

“Uniform Standards for Federal Land Acquisition”, - Appraisal Institute, 2018

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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## **QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)**

### **PROFESSIONAL CONTRIBUTIONS**

#### **Author:**

- ◆ "Practical Applications: The Cost Approach and Accrued Depreciation" Seminar sponsored by SC Chapter of the Appraisal Institute and approved by the SC Real Estate Appraisers Board, 1993
- ◆ "Appraiser Independence Redefined: The Empowerment of a Profession", Appraisal Institute, Valuation Insights and Perspectives, Volume 1, # 4, Fall, 1996.
- ◆ "Proposals and Engagements – Preparing for Marriage with your Client", Appraisal Institute, Valuation Insights and Perspectives, Volume 4, #3, Third Quarter, 1999.
- ◆ Various appraisal seminars and workshops, 1988 to 2007

#### **Advisor:**

- ◆ Valuation Insights and Perspectives, professional periodical, published quarterly by the Appraisal Institute, Chicago, Illinois, through 1999.

#### **Reviewer:**

- ◆ "Senior Housing - *Looking Toward the Third Millennium*", Arthur E. Gimmy, MAI, Appraisal Institute, Chicago, Illinois, 1998.
- ◆ "Fannie Mae Desktop Underwriter Quantitative Analysis Appraisal Report Form 2055 & Qualitative Analysis Appraisal Report Form 2065", Joseph L. Minnich, III, SRPA, SRA, Appraisal Institute, Chicago, Illinois, 1997.

#### **Other:**

Past President and Cofounder, CREW Midlands South Carolina, 2014 (Commercial Real Estate Women)  
 President, CREW Midlands South Carolina, 2013  
 President Elect, CREW Midlands SC, 2012  
 Director, CREW Midlands SC, 2010-2011  
 Past President and Co-Founder: SC Professional Appraisers Coalition, 2009  
 Board of Directors, SC Chapter Appraisal Institute, 2004-2006  
 Government Relations Committee, SC Chapter Appraisal Institute, 2003, 2014-2016  
 Associate Guidance Committee Chair, SC Chapter Appraisal Institute, 2003  
 Member, Government Relations Committee, Appraisal Institute, 1996-2002  
 Vice-Chair, Government Relations Committee, Appraisal Institute, 1999  
 Member, Public Affairs Committee, Appraisal Institute, 1999  
 Member, Publications Review Subcommittee, Appraisal Institute, 1996-1999  
 Member, Communications Committee, Appraisal Institute, 1999  
 SC State Chair, Government Relations Subcommittee, Appraisal Institute, 1994-1998

### **EXPERIENCE**

- ◆ Property Solutions, LLC, Owner/President, Analyst, Appraiser, Consultant, 1998 to present.
- ◆ Administrator/Subcontract Senior Commercial Appraiser, Executive Vice President and/or owner, various appraisal firms since 1981.
- ◆ Experience in real estate industry as Broker-in-Charge or licensed agent since 1977.

<b>Project ID No.</b> <b>P030553</b>	<b>Road S-107 (East Butler Road)</b>	<b>County Greenville</b>	<b>Tract(s)</b> <b>3,4,5,6,7,8</b>
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## QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

### SCOPE OF PROPERTY ANALYSIS COMPLETED

#### *Real Estate Analysis Prepared For*

US Department of Justice	Southern First Bank
University of South Carolina	Wal-Mart
City of Columbia	SouthState Bank
Internal Revenue Service	Wells Fargo Bank
Security Federal Bank	SC Law Enforcement Division
South Carolina Department of Transportation	Richland County
South Carolina Department of Parks, Recreation & Tourism	First Citizens Bank & Trust
Blue Cross & Blue Shield of South Carolina	Truist
Department of Housing & Urban Development	Lexington Medical Center
First Horizon	Attorneys
South Carolina State Housing Authority	South Carolina National Guard
Columbia Housing Authority	South Carolina Budget & Control Board
General Services Administration	South Carolina Bar Association
University of South Carolina	State Farm Insurance Company
	US Army Corps of Engineers

#### *Real Estate Analysis and Consulting*

*Extensive experience in numerous property types including:*

<i>Health Care Enterprises</i>	<i>Hospitals</i>	<i>Senior Care Facilities</i>
<i>Conservation Easements</i>	<i>Market Analysis</i>	<i>Life Care Communities</i>
<i>Independent Living Facilities</i>	<i>Apartments</i>	<i>HUD Programs</i>
<i>Complex Properties</i>	<i>Tax Credit</i>	<i>Review Appraisals</i>
<i>Litigation Appraisals</i>	<i>Litigation Consulting</i>	<i>Partial Acquisition</i>
<i>Partial Interests</i>	<i>Environmentally Impaired</i>	<i>Shopping Centers</i>
<i>Retail Buildings</i>	<i>Offices</i>	<i>Office Parks</i>
<i>Restaurants</i>	<i>Historic Properties</i>	<i>Single Family Residences</i>
<i>Development Land</i>	<i>Mixed Use Developments</i>	<i>Plantations</i>
<i>Subdivisions</i>	<i>Feasibility Studies</i>	<i>Market Analysis</i>
<i>Rental Studies</i>	<i>Air Rights</i>	<i>Marinas</i>

***Qualified as Expert Appraisal Witness on Real Estate Analysis and Valuation in:*** US Bankruptcy Court, District of South Carolina; Lexington County Family Court, Eleventh Judicial Circuit; Aiken County Civil Court, Second Judicial Circuit, Administrative Law Judge Division, State of SC. Consultant in real estate mediation deliberations and depositions.

#### ***Community Service***

Co-Founder, Commercial Real Estate Women – Midlands Chapter  
Co-Founder, South Carolina Professional Appraisers Coalition  
President, Southwell Subdivision Homeowner's Association Board of Directors, 2011  
Chair and Organizer, Central South Carolina Habitat for Humanity ***First Ladies Build***, the first  
Women-built Habitat House in South Carolina, First Lady Rachel Hodges, Honorary Chair  
Nominated for South Carolina "Woman of Achievement" Award, Governor's Commission on Women, 2001

Project ID No.  
P030553

Road S-107 (East Butler Road)

County Greenville

Tract(s)  
3,4,5,6,7,8

BCD 1362346

State of South Carolina  
Department of Labor, Licensing and Regulation  
Real Estate Appraisers Board

**DEBORAH L TRIPP**

Is hereby entitled in practice as a:  
**Certified General Appraiser**

License Number: **1132**

Expiration Date: 06/30/2024

OFFICE COPY

*Laura L. Smith*  
Administrator

DEBORAH LYNN TRIPP

# 5364


Status ACTIVE

END OF RENEWAL  
11/30/2024

CERTIFIED GENERAL REAL PROPERTY  
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY  
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY  
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
Real Estate Commission  
Suite 1000 - International Tower  
229 Peachtree Street, N.E.  
Atlanta, GA 30303-1805

  
LYNN DEMPSEY  
Real Estate Commissioner

1235610403354210

 **NORTH CAROLINA  
APPRAISAL BOARD**

**APPRAISER QUALIFICATION CARD**

REGISTRATION / LICENSE / CERTIFICATE HOLDER  
**DEBORAH L TRIPP**

23 A5379 G Y 24  
APPRAISER NUMBER TYPE NATIONAL REGISTRY

*Deborah L Tripp* *Paul T. Smith*  
Appraiser's Signature Executive Director

**EXPIRES JUNE 30, 2024**

BCD 1433371

State of South Carolina  
Department of Labor, Licensing and Regulations  
Real Estate Commission

OFFICE CODE: REO.5387 OFC

LICENSE NO:  
29249

THIS PERSON LISTED BELOW HAS BEEN DULY LICENSED BY THE  
SOUTH CAROLINA REAL ESTATE COMMISSION

ASA BROKER IN CHARGE

**DEBORAH L TRIPP**

PROPERTY SOLUTIONS LLC  
5721 BUSH RIVER RD  
COLUMBIA SC 29212

Expires 06/30/2024

OFFICE CARD

*Paul T. Smith*  
Administrator



# PUBLIC WORKS COMMITTEE AGENDA ITEM

**MEETING DATE:** February 5, 2024

**AGENDA ITEM:** 6d

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**TO:** Public Works Committee  
**FROM:** Public Works Director, Matthew Fleahman  
**SUBJECT:** Sewer Rehabilitation Program

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## REQUEST

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Authorization is requested to execute the attached contract between the City of Mauldin and Atlantic Coast Contractors, Inc. (C/O Frazier Engineering, P.A).

## HISTORY/BACKGROUND

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The City identified a need for additional funding for sewer rehabilitation and submitted a grant application to the South Carolina Rural Infrastructure Authority for funding. On April 27, 2023, the City was informed that a grant amount of \$3,399,750 was awarded to the City for the Basin RG2 Sanitary Sewer Rehabilitation.

## ANALYSIS or STAFF FINDINGS

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The City of Mauldin posted the project on the City website and on the South Carolina Business Opportunities (SCBO) website. Bids were submitted and a public bid opening was conducted on November 20, 2023. Atlantic Coast Contractors, Inc. was the lowest bid. All procurement and contract documents were sent to the SC Rural Infrastructure Authority to be reviewed, and on January 17, 2024 the City was notified that all were satisfactory.

## FINANCIAL IMPACT

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The City was awarded 3,399,750 dollars from the South Carolina Rural Infrastructure Authority. A municipal match of \$600,000 is required by the City. The rehabilitation funds from the 2022-2023 and the 2023-2024 fiscal budgets were used as the municipal match.

## RECOMMENDATION

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Staff recommends the Public Works Committee and the City Council approve the contract.

## SECTION 01140

### BID

PROJECT IDENTIFICATION: BASIN RG2 SANITARY SEWER REHABILITATION PROJECT

THIS BID IS SUBMITTED TO:

City of Mauldin  
700 East Standing Springs Road  
Simpsonville, SC 29680

OWNER: City of Mauldin

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER (Agreement form included in the Contract Documents) to perform and furnish all Work as specified or indicated in the Contract Documents within the specified time and for the amount indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. Bidder accepts all of the terms and conditions of the Advertisement for Bids and the Information for Bidders, including without limitation those dealing with the disposition of bid security. This Bid will remain subject to acceptance for 90 days after the day of the bid opening. Bidder will sign and submit the Agreement with the Bonds and other documents required by the Bidding Documents within 15 days after the date of Owner's Notice of Award.

3. In submitting this Bid, Bidder represents that:

- a. Bidder has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

No. 1 Dated October 21, 2023

No. 2 Dated November 3, 2023

No. \_\_\_\_\_ Dated \_\_\_\_\_

- b. Bidder has visited the site and become familiar with and satisfied itself as to the general, local, and site conditions that may affect cost, progress, performance, and furnishing of the Work.
- c. Bidder is familiar with and has satisfied itself as to all Federal, State, and Local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.
- d. Bidder has carefully studied all available information including reports and inspections which have been identified in the Contract Documents. Bidder

accepts the determination set forth in the Contract Documents to the extent of the "technical data" contained in such reports and drawings upon which Bidder is entitled to rely. Bidder acknowledges that such reports are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to underground facilities at or contiguous to the site. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the time, price, and other terms and conditions of the Contract Documents.

- e. Bidder is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
- f. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- g. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- h. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

4. Bidder will complete the Work for the unit prices defined in the following Bid Schedule. Quantities indicated are estimated and not guaranteed; they are solely for comparing Bids and establishing the initial Contract Price. Final payment will be based on actual quantities.



**BID FORM**  
**BASIN RG2 SANITARY SEWER REHABILITATION PROJECT**  
**MAULDIN, SOUTH CAROLINA**

For furnishing all new materials, labor and equipment that may be incidental to and for the construction of sanitary sewer facilities as specified and outlined below:

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
<b>1</b>	<b>FOR CLEANING AND TELEVISIONING EXISTING SEWERS TO FURTHER EVALUATE THE SEWERS, AS SPECIFIED, ANY REQUIRED CLEANING, ANY LOCATION, ANY LENGTH OF SEWER, COMPLETE IN PLACE, FOR VARIOUS PIPE DIAMETERS.</b>				
A.	EXISTING 6" DIAMETER MAIN SEWERS	500	LF	\$4.50	\$2,250.00
B.	EXISTING 8" DIAMETER MAIN SEWERS	11,000	LF	\$3.60	\$39,600.00
C.	EXISTING 10" DIAMETER MAIN SEWERS	1,000	LF	\$4.75	\$4,750.00
D.	EXISTING 12" DIAMETER MAIN SEWERS	500	LF	\$6.00	\$3,000.00
E.	DYE TEST TO VERIFY IF A SERVICE LATERAL IS ACTIVE				
1)	1 OR 2 SERVICES TO BE DYE TESTED PER SEWER SEGMENT; COST PER DYE TEST	2	EA	\$775.00	\$1,550.00
2)	3 OR MORE SERVICES TO BE DYE TESTED PER SEWER SEGMENT; COST PER DYE TEST	2	EA	\$630.00	\$1,260.00
<b>2</b>	<b>FOR PERFORMING POINT REPAIRS TO EXISTING GRAVITY SEWERS (INCLUDING REPLACING SERVICE LATERAL CONNECTIONS AND PIPING) USING PVC PIPE, REPAIR LENGTH AS SPECIFIED BELOW, VARIOUS PIPE DIAMETERS, VARIOUS DEPTHS OF SEWER, BACKFILL USING EXCAVATED SOIL EXCEPT AS NOTED, INCLUDING COMPLETE RESTORATION OF GRASSED AREAS (RESTORATION OF PAVED AREAS PAID UNDER SEPARATE BID ITEMS), AS SPECIFIED AND IN ACCORDANCE WITH DETAIL SS-22, COMPLETE IN PLACE.</b>				
A.	REPAIR TO EXIST 8" DIAMETER SEWERS USING PVC PIPE				
1)	0 TO 10 FEET DEEP				
(a)	0 TO 12 FEET LONG	30	EA	\$6,000.00	\$180,000.00
(b)	GREATER THAN 12 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 12 FEET, ADD TO ITEM 1(a) ABOVE	60	LF	\$350.00	\$21,000.00
2)	10.1 TO 15 FEET DEEP				
(a)	0 TO 12 FEET LONG	10	EA	\$7,000.00	\$70,000.00
(b)	GREATER THAN 12 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 12 FEET, ADD TO ITEM 2(a) ABOVE	20	LF	\$375.00	\$7,500.00
B.	REPAIR TO EXIST 10" DIAMETER SEWERS USING PVC PIPE				
1)	0 TO 10 FEET DEEP				
(a)	0 TO 12 FEET LONG	2	EA	\$6,800.00	\$13,600.00
(b)	GREATER THAN 12 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 12 FEET, ADD TO ITEM 1(a) ABOVE	10	LF	\$386.00	\$3,860.00
2)	10.1 TO 15 FEET DEEP				
(a)	0 TO 12 FEET LONG	1	EA	\$8,500.00	\$8,500.00
(b)	GREATER THAN 12 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 12 FEET, ADD TO ITEM 2(a) ABOVE	5	LF	\$427.00	\$2,135.00
C.	REPAIR TO EXIST 12" DIAMETER SEWERS USING PVC PIPE				
1)	0 TO 10 FEET DEEP				
(a)	0 TO 12 FEET LONG	1	EA	\$7,600.00	\$7,600.00
(b)	GREATER THAN 12 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 12 FEET, ADD TO ITEM 1(a) ABOVE	5	LF	\$420.00	\$2,100.00
2)	10.1 TO 15 FEET DEEP				
(a)	0 TO 12 FEET LONG	1	EA	\$8,600.00	\$8,600.00
(b)	GREATER THAN 12 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 12 FEET, ADD TO ITEM 2(a) ABOVE	5	LF	\$450.00	\$2,250.00
D.	ADD-ON COST FOR SUBSTITUTING PRESSURE CLASS 350 DUCTILE IRON PIPE (PROTECTO 401 NOT REQUIRED) FOR THE POINT REPAIR, AS SPECIFIED, COMPLETE IN PLACE				
1)	8" SEWER	20	LF	\$90.00	\$1,800.00
2)	10" SEWER	20	LF	\$96.00	\$1,920.00
3)	12" SEWER	20	LF	\$110.00	\$2,200.00
E.	INSTALL TEE-WYE WITHIN POINT REPAIR SEGMENT AND RECONNECT LATERAL TO TEE (UP TO 6 FEET OF LATERAL)(ANY DEPTH), PER DETAIL SS-16				
1)	8-INCH DIP TEE-WYE				
(a)	WITH 6 FEET OF 4" OR 6" PVC LATERAL PIPE	20	EA	\$2,200.00	\$44,000.00
(b)	WITH 6 FEET OF 4" OR 6" DIP LATERAL PIPE	5	EA	\$3,300.00	\$16,500.00
2)	10-INCH DIP TEE-WYE				
(a)	WITH 6 FEET OF 4" OR 6" PVC LATERAL PIPE	2	EA	\$3,000.00	\$6,000.00

(b)	WITH 6 FEET OF 4" OR 6" DIP LATERAL PIPE	1	EA	\$4,200.00	\$4,200.00
3)	12-INCH DIP TEE-WYE				
(a)	WITH 6 FEET OF 4" OR 6" PVC LATERAL PIPE	1	EA	\$3,700.00	\$3,700.00
(b)	WITH 6 FEET OF 4" OR 6" DIP LATERAL PIPE	1	EA	\$4,800.00	\$4,800.00
F.	NEW LATERAL PIPE FROM END OF TEE-WYE CONNECTION AND 6 FEET OF PIPE PAID UNDER ITEM 2E TO THE TERMINATION POINT AS SPECIFIED BY THE ENGINEER OR NEW LATERAL INSTALLATION INTO A NEW OR EXISTING MANHOLE OR NEW LATERAL INSTALLED TO NEW SEWER, INCLUDING ALL REQUIRED FITTINGS, VARIOUS PIPE DIAMETERS AND MATERIALS, VARIOUS LATERAL DEPTHS				
1)	LATERAL PIPE 0 TO 10 FEET DEEP				
(a)	4" OR 6" PVC LATERAL PIPE	250	LF	\$80.00	\$20,000.00
(b)	4" OR 6" DIP LATERAL PIPE	60	LF	\$150.00	\$9,000.00
2)	LATERAL PIPE 10 TO 15 FEET DEEP				
(a)	4" OR 6" PVC LATERAL PIPE	25	LF	\$115.00	\$2,875.00
(b)	4" OR 6" DIP LATERAL PIPE	10	LF	\$190.00	\$1,900.00
G.	CLEANOUT INSTALLATION AT THE END OF NEW LATERAL PIPE INSTALLED AND PAID UNDER ITEM 2F WHERE REQUIRED BY THE ENGINEER, ANY DEPTH, VARIOUS PIPE DIAMETERS, PER DETAIL SS-21				
1)	4" PVC CLEANOUT	25	EA	\$859.00	\$21,475.00
2)	4" DUCTILE IRON CLEANOUT	5	EA	\$2,200.00	\$11,000.00
H.	STAND-ALONE CLEANOUT INSTALLATION, EITHER TO REPLACE AN EXISTING CLEANOUT OR TO INSTALL A CLEANOUT WHERE ONE DOES NOT CURRENTLY EXIST, CLEANOUT REPAIR/INSTALLATION NOT ASSOCIATED WITH A NEW LATERAL INSTALLATION, WHERE REQUIRED BY THE ENGINEER, ANY DEPTH, VARIOUS PIPE DIAMETERS, PER DETAIL SS-21				
1)	4" PVC CLEANOUT	15	EA	\$1,500.00	\$22,500.00
2)	4" DUCTILE IRON CLEANOUT	5	EA	\$2,900.00	\$14,500.00
3	FOR INSTALLING NEW SEWERS TO REPLACE EXISTING SEWERS FROM MANHOLE TO MANHOLE, EITHER IN THE SAME TRENCH OR IN NEW LOCATIONS, VARIOUS DIAMETERS AS SPECIFIED BELOW, VARIOUS DEPTHS, BACKFILLING WITH EXCAVATED SOIL, ALL SPECIFIED BEDDING REQUIREMENTS, INCLUDING COMPLETE RESTORATION OF GRASSED AREAS (RESTORATION OF PAVED AREAS PAID UNDER SEPARATE BID ITEMS), AS SPECIFIED, COMPLETE IN PLACE.				
A.	NEW 8" PVC SEWER				
1)	0 TO 6 FEET DEEP	50	LF	\$170.00	\$8,500.00
2)	6.1 TO 8 FEET DEEP	50	LF	\$180.00	\$9,000.00
3)	8.1 TO 10 FEET DEEP	50	LF	\$190.00	\$9,500.00
4)	10.1 TO 12 FEET DEEP	50	LF	\$200.00	\$10,000.00
5)	12.1 TO 14 FEET DEEP	25	LF	\$250.00	\$6,250.00
6)	14.1 TO 16 FEET DEEP	25	LF	\$275.00	\$6,875.00
B.	NEW 10" PVC SEWER				
1)	0 TO 6 FEET DEEP	50	LF	\$180.00	\$9,000.00
2)	6.1 TO 8 FEET DEEP	50	LF	\$190.00	\$9,500.00
3)	8.1 TO 10 FEET DEEP	50	LF	\$200.00	\$10,000.00
4)	10.1 TO 12 FEET DEEP	50	LF	\$210.00	\$10,500.00
5)	12.1 TO 14 FEET DEEP	25	LF	\$255.00	\$6,375.00
6)	14.1 TO 16 FEET DEEP	25	LF	\$280.00	\$7,000.00
C.	ADD-ON COST FOR SUBSTITUTING DUCTILE IRON PIPE (PRESSURE CLASS 350) FOR PVC SEWER, ADD-ON TO BID ITEM A AND B ABOVE, AS SPECIFIED, COMPLETE IN PLACE				
1)	8" SEWER	20	LF	\$150.00	\$3,000.00
2)	10" SEWER	20	LF	\$170.00	\$3,400.00
D.	INSTALL TEE-WYE AND RECONNECT LATERAL TO TEE-WYE (UP TO 6 FEET OF LATERAL)(ANY DEPTH) (ANY LATERAL DIAMETER). LATERAL PIPE MATERIAL SHALL MATCH TEE-WYE MATERIAL. (ADDITIONAL LATERAL LENGTH TO BE PAID UNDER BID ITEM 2E)				
1)	8" X 4" / 8"X6" DUCTILE IRON TEE-WYE WITH 6 FEET OF NEW 4" OR 6" DIP LATERAL	2	EA	\$2,000.00	\$4,000.00
2)	8" X 4" / 8"X6" PVC WYE WITH 6 FEET OF NEW 4" OR 6" PVC LATERAL	2	EA	\$3,200.00	\$6,400.00
3)	10" X 4" / 10" X 6" DUCTILE IRON TEE-WYE WITH 6 FEET OF NEW 4" OR 6" DIP LATERAL	1	EA	\$2,500.00	\$2,500.00
4)	10" X 4" / 10" X 6" PVC WYE WITH 6 FEET OF NEW 4" OR 6" PVC LATERAL	1	EA	\$4,100.00	\$4,100.00
4	FOR INSTALLING NEW EXTERNAL DROP CONNECTIONS AND INTERNAL DROP CONNECTIONS AT NEW OR EXISTING MANHOLES, VARIOUS DROP PIPE DIAMETERS AND LENGTHS, IN ACCORDANCE WITH THE DETAILS AS NOTED, COMPLETE RESTORATION OF GRASSED AREAS (RESTORATION OF PAVED AREAS PAID UNDER SEPARATE BID ITEMS), AS SPECIFIED, COMPLETE IN PLACE.				



A.	NEW 8-INCH EXTERNAL DIP DROP CONNECTION AT NEW OR EXIST MANHOLES INCLUDING FULL JOINT OF NEW 8-INCH DIP SEWER TO CONNECT TO EXIST SEWER, PER DETAIL SS-6A				
1)	DROP UP TO 5 FEET IN VERTICAL LENGTH, COST PER DROP CONNECTION	1	EA	\$9,000.00	\$9,000.00
2)	DROP GREATER THAN 5 FEET, PAYMENT FOR EACH VERTICAL FOOT OVER 5 FEET, ADD TO ITEM A(1) ABOVE	5	VF	\$275.00	\$1,375.00
B.	NEW 8-INCH INTERNAL PVC DROP CONNECTION AT NEW OR EXIST MANHOLES INCLUDING DROP BOWL, ALL FITTINGS, ANCHORS/STRAPS, AND ALL ELSE SPECIFIED PER PER DETAIL SS-6B				
1)	DROP UP TO 5 FEET IN VERTICAL LENGTH, COST PER DROP CONNECTION	1	EA	\$2,500.00	\$2,500.00
2)	DROP GREATER THAN 5 FEET, PAYMENT FOR EACH VERTICAL FOOT OVER 5 FEET, ADD TO ITEM B(1) ABOVE	5	VF	\$200.00	\$1,000.00
C.	NEW 4-INCH OR 6-INCH INTERNAL PVC DROP CONNECTION AT NEW OR EXIST MANHOLES FOR SERVICE LATERALS, PER DETAIL SS-6B				
1)	DROP UP TO 5 FEET IN VERTICAL LENGTH, COST PER DROP CONNECTION	1	EA	\$1,150.00	\$1,150.00
2)	DROP GREATER THAN 5 FEET, PAYMENT FOR EACH VERTICAL FOOT OVER 5 FEET, ADD TO ITEM C(1) ABOVE	5	VF	\$125.00	\$625.00
5	FOR INSTALLING NEW PRECAST CONCRETE MANHOLES WITH A CONE SECTION TOP ON EXIST OR NEW SEWERS OR TO PROVIDE A MANHOLE WHERE ONE CURRENTLY DOES NOT EXIST, VARIOUS DEPTHS AND SIZES OF SEWERS, COMPLETE RESTORATION, AS SPECIFIED, COMPLETE IN PLACE.				
A.	4-FOOT-DIAMETER MANHOLE UP TO 6 FEET IN DEPTH IN UNPAVED AREAS				
1)	WITH 24" SOLID COVER	2	EA	\$7,500.00	\$15,000.00
2)	WITH 24" CAM-LOCK WATERTIGHT COVER	1	EA	\$7,700.00	\$7,700.00
3)	PAYMENT FOR EACH VERTICAL FOOT OVER 6 FEET (ADD ON TO ITEMS A(1) AND A(2) ABOVE)	5	VF	\$626.00	\$3,130.00
4)	ADD-ON COST FOR NEW MANHOLE IN PAVED AREA, TO INCLUDE COMPLETE RESTORATION (ADD ON TO ITEM A(1) AND A(2))	1	EA	\$1,800.00	\$1,800.00
B.	COST FOR EACH SEWER THAT MUST BE RECONNECTED TO THE NEW MANHOLE, MINIMUM OF 10 FEET OF SEWER FOR EACH SEWER, ANY LOCATION, ANY DEPTH, ANY MANHOLE DIAMETER				
1)	4" or 6" DIP SERVICE LATERALS	1	EA	\$1,600.00	\$1,600.00
2)	4" or 6" PVC SERVICE LATERALS	1	EA	\$900.00	\$900.00
3)	8" DIP SEWER	1	EA	\$1,800.00	\$1,800.00
4)	8" PVC SEWER	1	EA	\$980.00	\$980.00
5)	10" DIP SEWER	1	EA	\$2,200.00	\$2,200.00
6)	10" PVC SEWER	1	EA	\$1,300.00	\$1,300.00
6	FOR REMOVING PROTRUDING SERVICE CONNECTIONS VIA AN INTERNAL ROBOTIC CUTTER PRIOR TO INSTALLING CURED-IN-PLACE PIPE LINING OR AS NECESSARY TO COMPLETE CCTV, ANY SERVICE LATERAL MATERIAL, ANY SIZE LATERAL, AS SPECIFIED, COMPLETE IN PLACE.	5	EA	\$519.40	\$2,597.00
7	FOR INSTALLING CURED-IN-PLACE PIPE LINING (CIPP), AS SPECIFIED, REQUIRED INSTALLED LINER THICKNESS AS SPECIFIED BELOW, ANY LOCATION, COMPLETE IN PLACE.				
A.	8" DIAMETER SEWER, ANY LOCATION				
1)	6.0 MM FOR STANDARD CIPP; 3 MM FOR UV-CIPP	11,000	LF	\$53.62	\$589,800.23
B.	10" DIAMETER SEWER, ANY LOCATION				
1)	6.0 MM FOR STANDARD CIPP; 3 MM FOR UV-CIPP	1,000	LF	\$66.08	\$66,080.81
C.	12" DIAMETER SEWER, ANY LOCATION				
1)	7.5 MM FOR STANDARD CIPP; 3 MM FOR UV-CIPP	500	LF	\$84.63	\$42,314.91
D.	FOR RECONNECTING EXISTING ACTIVE SERVICE LATERALS TO NEW CURED-IN-PLACE PIPE LINING VIA AN INTERNAL REMOTE CUTTER, AS SPECIFIED, COMPLETE IN PLACE	200	EA	\$289.83	\$57,965.63
E.	CIPP PRODUCT TESTS, AS SPECIFIED	10	EA	\$521.69	\$5,216.91
8	FOR REHABILITATING SERVICE LATERALS VIA CIPP LINING, INCLUDING CLEANING AND TELEVISIONING THE LATERALS PRIOR TO CIPP TO DETERMINE IF CIPP LINING IS FEASIBLE, AS SPECIFIED, ANY REQUIRED CLEANING, ANY LOCATION, ANY LENGTH OF LATERAL, COMPLETE IN PLACE, FOR VARIOUS PIPE DIAMETERS.				
A.	FOR TELEVISIONING SERVICE LATERALS, ALL WORK PERFORMED FROM WITHIN THE MAIN SEWER USING LAUNCH DEVICES				
1)	4" DIAMETER LATERALS				
(a)	LATERAL UP TO 10 FEET LONG	100	EA	\$404.00	\$40,400.00
(b)	EACH FOOT OVER 10 FEET IN LENGTH	1,500	LF	\$1.20	\$1,800.00

2)	6" DIAMETER LATERALS				
(a)	LATERAL UP TO 10 FEET LONG	20	EA	\$634.80	\$12,696.00
(b)	EACH FOOT OVER 10 FEET IN LENGTH	300	LF	\$1.20	\$360.00
B.	FOR CLEANING SERVICE LATERALS PRIOR TO CIPP OR AS NECESSARY TO COMPLETE THE TV INSPECTION				
1)	4" DIAMETER LATERALS				
(a)	LATERAL UP TO 10 FEET LONG	100	EA	\$230.90	\$23,090.00
(b)	EACH FOOT OVER 10 FEET IN LENGTH	1,500	LF	\$1.20	\$1,800.00
2)	6" DIAMETER LATERALS				
(a)	LATERAL UP TO 10 FEET LONG	20	EA	\$230.90	\$4,618.00
(b)	EACH FOOT OVER 10 FEET IN LENGTH	300	LF	\$1.20	\$360.00
C.	FOR INSTALLING CIPP IN SERVICE LATERALS, LINER THICKNESS AS SPECIFIED AND AS RECOMMENDED BY THE MANUFACTURER, COMPLETE IN PLACE.				
1)	4" DIAMETER LATERALS				
(a)	LATERAL UP TO 10 FEET LONG	75	EA	\$4,501.60	\$337,620.00
(b)	EACH FOOT OVER 10 FEET IN LENGTH	1,125	LF	\$57.70	\$64,912.50
2)	6" DIAMETER LATERALS				
(a)	LATERAL UP TO 10 FEET LONG	15	EA	\$4,501.60	\$67,524.00
(b)	EACH FOOT OVER 10 FEET IN LENGTH	225	LF	\$57.70	\$12,982.50
9	FOR INSTALLING 1" THICK CEMENTITIOUS MORTAR ON EXISTING INTERNAL MANHOLE WALLS & BENCHES, AS SPECIFIED AND IN ACCORDANCE WITH DETAIL SS-13, ANY LOCATION, COMPLETE IN PLACE.				
A.	IN EXISTING 4-FOOT-DIAMETER MANHOLES				
1)	ANY SPECIFIED MATERIAL	600	VF	\$475.00	\$285,000.00
10	FOR RESETTING EXISTING FRAMES AND COVERS AS SPECIFIED, INCLUDING COMPLETE RESTORATION OF PAVED OR UNPAVED AREAS AS SPECIFIED AND IN ACCORDANCE WITH DETAIL SS-10A, COMPLETE IN PLACE.				
A.	MANHOLES IN PAVED AREAS	5	EA	\$2,000.00	\$10,000.00
B.	MANHOLES IN UNPAVED AREAS	5	EA	\$1,900.00	\$9,500.00
11	FOR REPLACING EXISTING MANHOLE FRAMES AND COVERS WITH NEW 24-INCH-DIAMETER FRAMES AND COVERS, AS SPECIFIED, INCLUDING COMPLETE RESTORATION OF PAVED OR UNPAVED AREAS AS SPECIFIED AND IN ACCORDANCE WITH DETAIL SS-10A, COMPLETE IN PLACE.				
A.	MANHOLES IN PAVED AREAS				
1)	FRAME WITH SOLID COVER	14	EA	\$2,800.00	\$39,200.00
2)	FRAME WITH WATERTIGHT CAM-LOCK COVER	1	EA	\$3,100.00	\$3,100.00
B.	MANHOLES IN UNPAVED AREAS				
1)	FRAME WITH SOLID COVER	14	EA	\$1,600.00	\$22,400.00
2)	FRAME WITH WATERTIGHT CAM-LOCK COVER	1	EA	\$2,400.00	\$2,400.00
12	FOR RAISING EXISTING MANHOLE COVERS WITH BRICKS OR CONCRETE GRADE RINGS, HEIGHT OF ADJUSTMENT AS NOTED, AS SPECIFIED, INCLUDING COMPLETE RESTORATION OF PAVED OR UNPAVED AREAS AS SPECIFIED AND IN ACCORDANCE WITH DETAIL SS-10A, COMPLETE IN PLACE.				
A.	MANHOLES IN PAVED AREAS				
1)	0 TO 1 VERTICAL FOOT	2	EA	\$2,000.00	\$4,000.00
2)	GREATER THAN 1 VERTICAL FOOT, PAYMENT FOR EACH FOOT OVER 1 VERTICAL FOOT, ADD TO ITEM A(1) ABOVE	4	VF	\$800.00	\$3,200.00
B.	MANHOLES IN UNPAVED AREAS				
1)	0 TO 1 VERTICAL FOOT	2	EA	\$1,500.00	\$3,000.00
2)	GREATER THAN 1 VERTICAL FOOT, PAYMENT FOR EACH FOOT OVER 1 VERTICAL FOOT, ADD TO ITEM B(1) ABOVE	4	VF	\$800.00	\$3,200.00
13	FOR BUILDING CONCRETE SLIDES IN MANHOLES FOR EXISTING SERVICE LATERALS AND INCOMING SEWERS AS SPECIFIED ON THE DRAWINGS AND/OR WHERE DIRECTED BY THE ENGINEER IN ACCORDANCE WITH DETAIL SS-7A, ANY CONFIGURATION, INCLUDING BYPASS PUMPING, COMPLETE IN PLACE.				
A.	6" OR LESS (INVERT OF PIPE TO BENCH)	2	EA	\$575.00	\$1,150.00
B.	6" TO 12" (INVERT OF PIPE TO BENCH)	1	EA	\$650.00	\$650.00
C.	12" TO 24" (INVERT OF PIPE TO BENCH)	1	EA	\$775.00	\$775.00
14	FOR REBUILDING EXISTING MANHOLE BENCHES AND INVERT CHANNELS, ANY CONFIGURATION, INCLUDING BYPASS PUMPING, AS SPECIFIED, COMPLETE IN PLACE, PER DETAIL SS-7.				
A.	IN EXIST 4-FOOT-DIAMETER MANHOLES	32	EA	\$750.00	\$24,000.00



15	FOR PLUGGING EXISTING ABANDONED/INACTIVE SEWERS CONNECTING TO MANHOLES, PIPE DIAMETER AS NOTED, AS SPECIFIED, COMPLETE IN PLACE.				
A.	EXIST 4-INCH TO 8-INCH-DIAMETER SEWERS	2	EA	\$550.00	\$1,100.00
16	FOR INSTALLING AERIAL STEEL PIPE CROSSINGS, ANY LOCATION, VARIOUS PIPE DIAMETERS, INCLUDING COMPLETE RESTORATION OF GRASSED AREAS (RESTORATION OF PAVED AREAS PAID UNDER SEPARATE BID ITEMS), AS SPECIFIED AND IN ACCORDANCE WITH DETAIL SS-24, COMPLETE IN PLACE.				
A.	8" DIAMETER SEWERS				
1)	0 TO 20 FEET LONG	1	EA	\$6,700.00	\$6,700.00
2)	GREATER THAN 20 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 20 FEET, ADD TO ITEM A(1) ABOVE	10	LF	\$500.00	\$5,000.00
B.	10" DIAMETER SEWERS				
1)	0 TO 20 FEET LONG	1	EA	\$7,500.00	\$7,500.00
2)	GREATER THAN 20 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 20 FEET, ADD TO ITEM B(1) ABOVE	10	LF	\$550.00	\$5,500.00
C.	12" DIAMETER SEWERS				
1)	0 TO 20 FEET LONG	1	EA	\$9,500.00	\$9,500.00
2)	GREATER THAN 20 FEET IN LENGTH, PAYMENT FOR EACH FOOT OVER 20 FEET, ADD TO ITEM C(1) ABOVE	10	LF	\$600.00	\$6,000.00
17	FOR INSTALLING REINFORCED CONCRETE PIERS, ANY LOCATION, INCLUDING COMPLETE RESTORATION OF GRASSED AREAS (RESTORATION OF PAVED AREAS PAID UNDER SEPARATE BID ITEMS), AS SPECIFIED, COMPLETE IN PLACE.				
A.	REINFORCED CONCRETE PIER PER DETAIL SS-26				
1)	0 TO 6 VERTICAL FEET, COST PER PIER	1	EA	\$11,000.00	\$11,000.00
2)	GREATER THAN 6 VERTICAL FEET, PAYMENT FOR EACH VERTICAL FOOT OVER 6 FEET, ADD TO ITEM A(1) ABOVE	5	VF	\$800.00	\$4,000.00
B.	REINFORCED CONCRETE ANCHOR PIER PER DETAIL SS-25				
1)	0 TO 6 VERTICAL FEET, COST PER PIER	1	EA	\$9,000.00	\$9,000.00
2)	GREATER THAN 6 VERTICAL FEET, PAYMENT FOR EACH VERTICAL FOOT OVER 6 FEET, ADD TO ITEM B(1) ABOVE	5	VF	\$750.00	\$3,750.00
18	FOR PERFORMING MISCELLANEOUS RESTORATION WORK AS DEFINED BELOW, AS SPECIFIED, COMPLETE IN PLACE, EXCEPT RESTORATION OF GRASSED AREAS VIA SEEDING AND MULCHING WHICH IS CONSIDERED INCIDENTAL TO THE WORK WITH COSTS INCLUDED IN THE OTHER BID ITEMS AND EXCEPT FOR PAVEMENT RESTORATION WHERE SUCH RESTORATION IS SPECIFICALLY INCLUDED IN OTHER BID ITEMS				
A.	SAWCUT, REMOVE AND REPLACE ASPHALT PAVEMENT, ASPHALT AS SPECIFIED IN THE STANDARD SPECIFICATIONS AND DETAILS.				
1)	FOR REMOVING ASPHALT AND CONCRETE PAVEMENT (ROADS - NOT SIDEWALKS) TO INSTALL NEW SEWERS, INCLUDING SAWCUTTING, JACKHAMMERING AND ALL OTHER REQUIRED METHODS FOR ASPHALT AND CONCRETE REMOVAL AND DISPOSAL OF ALL MATERIALS OFFSITE. THE FIRST 6 INCHES (DEPTH) OF ASPHALT AND CONCRETE REMOVAL SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE OTHER VARIOUS BID ITEMS. PAYMENT WILL BE MADE FOR DEPTHS OVER 6 INCHES AT THE DEPTH RANGES LISTED BELOW. PAYMENT WILL BE MADE PER LINEAR FOOT ALONG THE CENTERLINE OF THE TRENCH FROM ONE END OF THE TRENCH TO THE OTHER (THE LENGTH OF THE TRENCH - NOT THE PERIMETER OF THE TRENCH)				
(a)	ASPHALT/CONCRETE 6 TO 12 INCHES THICK/DEEP (FIRST 6 INCHES OF DEPTH CONSIDERED INCIDENTAL TO THE WORK)	100	LF	\$75.00	\$7,500.00
(b)	ASPHALT/CONCRETE GREATER THAN 12 INCHES THICK/DEEP (ADD-ON TO ITEM 1(a) ABOVE)	25	LF	\$95.00	\$2,375.00
2)	PAVEMENT PATCH PER DETAIL SS-36 (PRIMARY ROAD)	50	SY	\$180.00	\$9,000.00
3)	PAVEMENT PATCH PER DETAIL SS-36A (SECONDARY ROAD)	100	SY	\$150.00	\$15,000.00
4)	PAVEMENT PATCH PER DETAIL SS-37 (PARKING LOTS)	25	SY	\$110.00	\$2,750.00
5)	1.5" PAVEMENT OVERLAY PER DETAIL SS-36B	50	SY	\$140.00	\$7,000.00
6)	ASPHALT REMOVAL / MILLING UP TO 1.5" AS REQUIRED PRIOR TO INSTALLING ASPHALT OVERLAY, INCLUDING ALL WORK REQUIRED TO PERFORM MILLING AND DISPOSAL OF MATERIAL OFFSITE, COMPLETE IN PLACE.	50	SY	\$55.00	\$2,750.00
B.	SAWCUT, REMOVE AND REPLACE CONCRETE WALKS AND DRIVES (CONCRETE AS SPECIFIED)				
1)	4-INCH CONCRETE WITH WELDED WIRE FABRIC REINFORCING	10	SY	\$325.00	\$3,250.00
2)	5-INCH CONCRETE WITH WELDED WIRE FABRIC REINFORCING	10	SY	\$400.00	\$4,000.00

C.	SAWCUT, REMOVE AND REPLACE CONCRETE CURBS AND GUTTERS, (CONCRETE AS SPECIFIED), PER LINEAR FOOT OF REPLACEMENT	10	LF	\$150.00	\$1,500.00
D.	REMOVE UNSUITABLE EXCAVATED SOIL AND DISPOSE OF OFFSITE, AND BACKFILL WITH IMPORTED SELECT FILL, ADD TO VARIOUS BID ITEMS WHERE THIS IS REQUIRED AS APPROVED BY THE ENGINEER, COST PER CUBIC YARD OF COMPACTED SELECT FILL INSTALLED	25	CY	\$150.00	\$3,750.00
E.	REMOVE EXCAVATED SOIL AND DISPOSE OF OFFSITE, AND BACKFILL WITH IMPORTED ABC STONE UNDER PAVED ROADS, ADD TO VARIOUS BID ITEMS WHERE THIS REQUIREMENT APPLIES, COST PER CUBIC YARD OF ABC STONE INSTALLED	25	CY	\$175.00	\$4,375.00
F.	REMOVE EXCAVATED SOIL AND DISPOSE OF OFFSITE, AND BACKFILL WITH FLOWABLE FILL UNDER PAVED ROADS, ADD TO VARIOUS BID ITEMS WHERE THIS REQUIREMENT APPLIES, COST PER CUBIC YARD OF FLOWABLE FILL INSTALLED	20	CY	\$325.00	\$6,500.00
G.	INSTALL BIODEGRADABLE TURF REINFORCEMENT MATS (TRM) AND RIPARIAN SEED MIX FOR STABILIZING STREAM BANKS, PER DETAIL SS-23A	50	SY	\$65.00	\$3,250.00
H.	INSTALL RIP-RAP TO STABILIZE STREAM BANKS, COST PER SQUARE YARD OF RIP-RAP PLACED BASED ON THE SPECIFIED 1-FOOT-THICK RIP-RAP, UNDERLINED WITH NON-WOVEN GEOTEXTILE FABRIC, PER DETAIL SS-23	25	SY	\$300.00	\$7,500.00
	<b>SUBTOTAL (ITEMS 1-19)</b>				\$2,639,148.49
<b>19</b>	<b>FOR MOBILIZATION TO THE PROJECT SITE, AS SPECIFIED (2% OF SUBTOTAL)</b>				\$52,782.97
	<b>TOTAL BID (ITEMS 1-20)</b>				\$2,691,931.46



5. Refer to Section 01232 – Special Provisions for additional requirements and information including the method for awarding this Contract.
6. Refer to Section 01250 – Measurement and Payment.
7. Proposed Contractors and Subcontractors with Proposed Work Duties (Note: All subcontractors shall be subject to approval by the Owner):
- CIPP MAIN LINES-SAK INDUSTRIES CIPP LATERALS- BLD / MUSSON BROTHERS-MBI
- CCTV-PIPE PROS

8. Proposed Project Manager: Matthew Butler
- Proposed Project Superintendent: Clinton Bell

9. The Notice to Proceed is expected to be issued on or before **December 18, 2023**. Bidder agrees that the Work will be complete and ready for final payment in accordance with the Contract Times specified in the Special Provisions. Liquidated damages in the amount of **\$1000 per day** will be assessed for each calendar day after the specified Contract Times required for final completion.

10. Communications concerning this Bid shall be sent to Bidder at the following address:

U.S. Mail Address: 7680 Townsend Drive

Denver, NC 28037

Overnight Shipping Address: 7680 Townsend Drive

Denver, NC 28037

Phone Number: 704-483-7120

Attention: Matthew Butler

11. The terms used in this Bid, which are defined in the General Conditions included as part of the Contract Documents, have the meanings assigned to them in the General Conditions.

SIGNATURE OF BIDDER Matthew S. Butler

Contractor's License Number CLG: 10655

License Expiration Date 10-31-2024



If an Individual

By \_\_\_\_\_ N/A  
(signature of individual)

doing business as \_\_\_\_\_ N/A

Business address \_\_\_\_\_ N/A

Phone No. \_\_\_\_\_ N/A Fax No. \_\_\_\_\_ N/A

Date \_\_\_\_\_ N/A \_\_\_\_\_, 20\_\_

ATTEST \_\_\_\_\_ N/A TITLE \_\_\_\_\_ N/A

If a Partnership

By \_\_\_\_\_ N/A  
(firm name)

\_\_\_\_\_ N/A  
(signature of general partner)

Business address \_\_\_\_\_ N/A

Phone No. \_\_\_\_\_ N/A Fax No. \_\_\_\_\_ N/A

Date \_\_\_\_\_ N/A \_\_\_\_\_, 20\_\_

ATTEST \_\_\_\_\_ N/A TITLE \_\_\_\_\_ N/A

If a Corporation

By Atlantic Coast Contractors, inc.  
(corporation name)

By *Matthew S. Butts*  
(signature of authorized person)  
President  
(title)

Business address 7680 Townsend Drive  
Denve, NC 28037

Phone No. 704-483-7120 Fax No. 704-483-7310

Date November 20th, 2023

ATTEST *Brenda Latham* TITLE Secretary  
Brenda Latham

(Seal)



**If a Joint Venture (Other party must sign below.)**

Contractor's License Number \_\_\_\_\_ N/A

License Expiration Date \_\_\_\_\_ N/A

**If an Individual (Other Party of Joint Venture only)**

By \_\_\_\_\_ N/A  
(signature of individual)

doing business as \_\_\_\_\_ N/A

Business address \_\_\_\_\_ N/A

Phone No. \_\_\_\_\_ N/A Fax No. \_\_\_\_\_ N/A

Date \_\_\_\_\_ N/A, 20\_\_\_\_

ATTEST \_\_\_\_\_ N/A TITLE \_\_\_\_\_ N/A

**If a Partnership (Other Party of Joint Venture only)**

By \_\_\_\_\_ N/A  
(firm name)

\_\_\_\_\_  
(signature of general partner)

Business address \_\_\_\_\_ N/A

Phone No. \_\_\_\_\_ N/A Fax No. \_\_\_\_\_ N/A

Date \_\_\_\_\_, 20\_\_\_\_

ATTEST \_\_\_\_\_ N/A TITLE \_\_\_\_\_ N/A

If a Corporation (Other Party of Joint Venture only)

By \_\_\_\_\_ N/A \_\_\_\_\_  
(corporation name)

By \_\_\_\_\_ N/A \_\_\_\_\_  
(signature of authorized person)

\_\_\_\_\_ N/A \_\_\_\_\_  
(title)

Business address \_\_\_\_\_ N/A \_\_\_\_\_

Phone No. \_\_\_\_\_ N/A \_\_\_\_\_ Fax No. \_\_\_\_\_ N/A \_\_\_\_\_

Date \_\_\_\_\_ N/A \_\_\_\_\_, 20\_\_

ATTEST \_\_\_\_\_ N/A \_\_\_\_\_ TITLE \_\_\_\_\_ N/A \_\_\_\_\_

(Seal)

(End of Section 01140)

## SECTION 01210

### AGREEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Mauldin herein after called "OWNER" and Atlantic Coast Contractors, Inc. of the Town of Denver, County of Lincoln, and State of North Carolina, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR hereby agrees with the OWNER to commence and complete the construction described as follows:

#### BASIN RG2 SANITARY SEWER REHABILITATION PROJECT

hereinafter called the PROJECT.

2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor, and other services necessary for the construction and completion of the PROJECT described herein.
3. The CONTRACTOR will commence work required by the CONTRACT DOCUMENTS within fifteen (15) calendar days after the date of the NOTICE TO PROCEED and will fully complete the PROJECT within the time for completion specified in the SPECIAL PROVISIONS of the CONTRACT DOCUMENTS unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS. The CONTRACTOR further agrees to pay, as liquidated damages, the sum of one thousand dollars (\$1000) for each consecutive calendar day thereafter as herein provided in the SPECIAL PROVISIONS.
4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of (\$2,691,950.87) Two Million Six Hundred Ninety-One Thousand Nine Hundred Fifty Dollars and Eighty-Seven Cents or as shown in the Bid Schedule.



5. The term "CONTRACT DOCUMENTS" means and includes the following:
  - A. Advertisement for Bids
  - B. Information for Bidders
  - C. Bid
  - D. Bid Bond
  - E. Agreement
  - F. Performance Bond
  - G. Payment Bond
  - H. General Conditions
  - I. Supplemental Conditions
  - J. Special Provisions
  - K. Notice of Award
  - L. Notice to Proceed
  - M. Change Orders
  - N. Drawings prepared by CHA Consulting, Inc. dated August 2023, and listed in the Special Provisions.
  - O. Specifications prepared by CHA Consulting, Inc., and dated August 2023
  - P. Addendum No. 1 dated October 21, 2023 and Addendum No. 2 dated November 3, 2023
6. The OWNER agrees to pay the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.
7. This Agreement shall be binding on all parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, this Agreement in four (4) counterparts, each of which shall be deemed an original, in the year and day first above written.

**City of Mauldin**

(OWNER)

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

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title of Authorized Official)

(SEAL)

ATTEST

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness)

**Atlantic Coast Contractors, Inc.**

(CONTRACTOR)

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

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

7680 Townsend Drive  
Denver, NC 28037

(SEAL)

ATTEST:

\_\_\_\_\_  
(Secretary)

\_\_\_\_\_  
(Witness)

(End of Section 01210)

01210-3



December 1, 2023

Matthew D. Fleahman  
Public Works Director  
City of Mauldin  
700 East Standing Springs Road  
Simpsonville, SC 29680

Re: Basin RG2 Sanitary Sewer Rehabilitation Project  
SCIIP Grant # A-23-C130  
Recommendation of Award

Dear Matthew:

Bids were received for the Basin RG2 Sanitary Sewer Rehabilitation project on November 20, 2023 at 3:00 pm. The following three bids were received:

<u>Bidder</u>	<u>Bid Amount</u>
Atlantic Coast Contractors, Inc.	\$2,691,950.87 (see Note 1 below)
CaJenn Construction & Rehab Services, Inc	\$2,780,530.20
Portland Utilities Construction Company	\$3,619,006.24

Note 1: Atlantic Coast Contractor's (ACC) bid had five minor math errors under Item's No. 7A, B, C, D, and E as listed below. These minor errors equated to a difference in the total bid price of only \$19.41.

7A: 11,000 LF x \$53.62 = \$589,820.00; ACC's bid listed \$589,800.23  
7B: 1,000 LF x \$66.08 = \$66,080.00; ACC's bid listed \$66,080.81  
7C: 500 LF x \$84.63 = \$42,315.00; ACC's bid listed \$42,314.91  
7D: 200 EA x \$289.83 = \$57,966.00; ACC's bid listed \$57,965.63  
7E: 10 EA x \$521.69 = \$5,216.90; ACC's bid listed \$5,216.91

Correct Total = \$761,397.90 – ACC Total \$761,378.49 = +\$19.41

These minor math errors in no way affect award of this Contract.

Each bid included a 5% bid bond. A certified bid tabulation is attached for your review.

We have reviewed the bids received and determined that all bids were responsive, responsible bids based on the requirements specified in Specification Section 01110 of the Contract Documents. CHA Consulting, Inc. (CHA) considers the unit prices received for this project to be reasonable for the work and in line with other sewer rehabilitation projects recently bid in the Upstate.

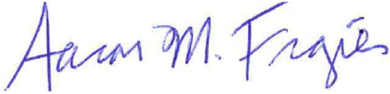
We have determined the bid by Atlantic Coast Contractors, Inc. (ACC) to be the lowest responsive, responsible bid, as defined by the Contract Documents, for this project. ACC's bid prices for the work are reasonable and cost-competitive for the planned work. In addition, ACC meets the specified experience requirements and has successfully completed numerous similar CHA projects in Charlotte, NC over the last 20 years.

Based on our review, we recommend that the City of Mauldin award the Basin RG2 Sanitary Sewer Rehabilitation Project to Atlantic Coast Contractors, Inc. for the total bid amount of \$2,691,950.87.

Please let me know if you have any questions. We look forward to working with you throughout construction of this project.

Sincerely,

CHA CONSULTING, INC.



Aaron M. Frazier, P.E., Project Manager

Attachment: Certified Bid Tabulation

## NOTICE OF AWARD

To: Atlantic Coast Contractors, Inc.  
7680 Townsend Drive  
Denver, NC 28037  
Attn: Matt Butler

### Project Description:

#### BASIN RG2 SANITARY SEWER REHABILITATION PROJECT

The OWNER has considered your BID submitted on November 20, 2023 for the above-described WORK in response to its Advertisement for Bids and Information for Bidders.

The OWNER has approved your BID in the amount of \$2,691,950.87 for award for the above-described WORK pending and conditioned upon the following:

1. Execution of a written contract by both parties and delivery of the executed Contract to the Contractor after approval and certification by the OWNER's legal counsel;
2. Delivery of the Contractor's Performance Bond, the Payment Bond and the required Certificates of Insurance within fifteen (15) calendar days from the date of this Notice.
3. Obtaining any and all required regulatory agency approvals.
4. Procurement of all rights-of-way. In this instance your acceptance of this award will be acknowledgment that you understand no Notice to Proceed will be issued until final procurements of all rights-of-way for the project. The Contractor and the Owner may agree for the Contractor to begin work in other areas of the Project avoiding unprocured properties.

### This Notice of Award is not a Contract.

If you fail to execute said Agreement and to furnish said Bonds and Certificates of Insurance within fifteen (15) calendar days from the date of this Notice, said OWNER may elect to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER may also pursue all other rights and remedies it may have under law.

You are required to return an acknowledge copy of this Notice of Award to the OWNER.



DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**CITY OF MAULDIN (OWNER)**

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

Title: \_\_\_\_\_

**ACCEPTANCE OF NOTICE**

Receipt of the above Notice of Award is hereby acknowledged by Atlantic Coast Contractors, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

Title: \_\_\_\_\_