

Herb Sass, Chair
Joe Boykin
Henry Darby
Jenny Costa Honeycutt
Larry Kobrovsky
Kylon Jerome Middleton
Brantley Moody
Teddie Pryor
Robert L Wehrman



Finance Committee Agenda
May 16, 2024 at 5:00 PM
4045 Bridge View Drive, North Charleston, SC 29405

- 1 APPROVAL OF MINUTES OF MAY 2, 2024**
- 2 RESOLUTION**
 - 2A EMS Week - Request to Adopt**
- 3 CONSENT AGENDA**
 - 3A Sanders Road and Halfshell Lane Sidewalk Project CTC - Award of Contract**
 - 3B Supplemental Allocation for Victim Services (SAVS) Grant (Solicitor) - Request to Approve**
 - 3C Violence Against Women Act (VAWA) Grant (Solicitor) - Request to Approve**
 - 3D Safe Streets For All Grant (CDC) - Request to Approve**
 - 3E Library FY 2024 Budget Amendment - Request to Approve**
- 4 COUNCIL MEMBER ITEMS**
 - 4A Wiltown Improvement Organization Funding - Request to Approve**
- 5 ARPA INITIATIVES**
 - 5A Revising Names for Gap Financing and Infill Development Phase I and Phase II - Request to Approve**
 - 5B Reallocation of ARPA funds for Lincolnville Gravity Sanitary Sewer - Request to Approve**
 - 5C Reallocation of ARPA Revenue Recovery Funds - May 2024 - Request to Approve**
- 6 FINANCE DIRECTORATE ITEMS**
 - 6A Financial Incentives for Project Stripe - Request to Approve
- Request to Adopt**
 - 6B Guaranteed Maximum Price (GMP) of Tri-County Biological Science Center - Request to Approve**
- 7 FY 2025 BUDGET**
 - 7A Capital Improvement Plan - Presentation
- Request to Approve**
 - 7B Debt Service Plan - Request to Approve**

Charleston County Council

Memorandum

To: Members of the Finance Committee

From: Kristen Salisbury, Clerk of Council

Date: May 9, 2024

Subject: Minutes of May 2, 2024

At the Finance Committee meeting of May 16, 2024, the draft minutes of the Finance Committee meeting of May 2, 2024 will be presented for approval.

RESOLUTION OF CHARLESTON COUNTY COUNCIL

To designate the week of May 19 – 25, 2024, as Emergency Medical Services Week

WHEREAS, Emergency Medical Services is a vital public service; and

WHEREAS, the members of Emergency Medical Services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services systems consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their life-saving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;

NOW THEREFORE BE IT RESOLVED that in recognition of this event, Charleston County Council does hereby proclaim the week of May 19 – 25, 2024 as

EMERGENCY MEDICAL SERVICES WEEK

The theme for the 50th Anniversary of EMS Week is ***EMS WEEK: Honoring Our Past. Forging Our Future.*** We encourage the community to observe this week with appropriate programs, ceremonies, and activities.

CHARLESTON COUNTY COUNCIL

Herbert R. Sass, III, Chairman

Committee Agenda Item

To: Bill Tuten, County Administrator
From: LaZana D.Evans for Barrett Tolbert **Dept.:** Procurement
Subject: Sanders Road and Halfshell Lane Sidewalk
 Project CTC
Request: Award of Contract
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Deputy County Administrator	Sharon Wrona
Public Works	Devri Detoma
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funds are available in State "C" Fund for road improvements.

Funding: Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	W42048724	64667		\$412,005.00
	W42047654			

Situation:

The Sanders Road and Halfshell Lane Sidewalk project shall consist of constructing a permeable asphalt pavement sidewalk on Sanders Road to connect the existing sidewalk at Halfshell Lane to the existing sidewalk at C.E. Williams School. The work shall include, but is not limited to, ditch excavation, sidewalk underdrain installation, raised crosswalk installation and striping. The project will be constructed utilizing the items listed on the bid tab form in the solicitation.

Bids were received in accordance with the terms and conditions of Invitation for Bid No. 5910-24C. State "C" Fund regulations do not allow Small Business Enterprise (SBE).

Bidder	Total Bid Price	MWDBE %
Truluck Roadway Services, LLC Charleston, South Carolina 29416 Principal: Chris Truluck	\$412,005.00	83.64%

Eadies Construction, Inc, Ridgeville Manager, South Carolina 29472 Principal: David Middleton	\$533,399.75	0%
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Department Head Recommendation:

Authorize award of contract for Sanders Road and Halfshell Lane Sidewalk Project CTC project to Truluck Roadway Services, LLC, the lowest responsive and responsible bidder, in the amount of \$412,005.00, with the understanding that the funds are available in the State "C" Fund for road improvements.

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Scarlett Wilson **Dept.:** Solicitor
Subject: Supplemental Allocation for Victim Services (SAVS) Grant (Solicitor)
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Grants	Pamela S Jones
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

In-kind match of \$153,630 will be provided through other victim advocates in the Solicitor's Office.

Funding: Was funding previously approved? NO

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The Supplemental Allocation for Victim Services (SAVS) Grant is a competitive grant awarded by the South Carolina Office of Attorney General (SCAG) with U.S. Department of Justice funds. The Solicitor's Office has been awarded a victim advocate grant for the last fifteen years. In this SAVS application, our office applied to continue 8 full-time advocates to serve both Charleston and Berkeley counties.

The Solicitor's Office is requesting to apply for and if accepted, use the \$768,150.00 award to fund 8 Victim Advocates, which includes an in-kind salary match in the amount of \$153,630; The in-kind match will be provided by other victim advocates employed by our office.

The grant period will run from October 1, 2024 until September 30, 2025. There are 8 grant-funded FTEs associated with this request. The match associated with this grant is in-kind and therefore does not cause an expense to the Solicitor's Office or to the County.

It is understood that at the conclusion of the grant period, the FTEs will be dissolved if no further grant funding is available.

Department Head Recommendation:

Approve the Solicitor's Office to apply for, and accept if awarded, the Supplemental Allocation for Victim Services (SAVS) Program award from the SC Office of Attorney General (SCAG) in the amount of \$768,150 with the understanding that:

- The grant period will run from October 1, 2024 until September 30, 2025.
- There are no new FTEs associated with this request, but eight (8) on-going grant-funded FTEs
- There is no cash match associated with this request, however there is an in-kind match of \$153,630
- It is understood that at the conclusion of the grant period, the FTEs will be dissolved if no further grant funding is available.

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Scarlett Wilson **Dept.:** Solicitor
Subject: Violence Against Women Act (VAWA) Grant (Solicitor)
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Grants	Pamela S Jones
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

In-kind match of \$40,305 will be provided through the Solicitor's funding.

Funding: Was funding previously approved? NO

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The Violence Against Women Act (VAWA) Grant Program is a competitive grant awarded by the South Carolina Office of Attorney General (SCAG) with U.S. Department of Justice funds. The Solicitor’s Office has been awarded this grant for the past fifteen years. This award is therefore a continuation of a previously awarded grant.

The Solicitor’s Office is requesting to approve and if awarded, accept the VAWA grant to fund one Prosecutor in the amount of \$120,912.50 with an in-kind match of 40,304.16. The grant period will run from October 1, 2024 until September 30, 2025. There is 1.0 grant-funded FTE associated with this request. The match associated with this grant is in-kind and therefore does not cause an expense to the Solicitor’s Office nor to the County.

It is understood that at the conclusion of the grant period, the FTE will be dissolved if no further grant funding is available.

Department Head Recommendation:

Approve the Solicitor’s Office to apply and if awarded, accept, the Violence Against Women Act (VAWA) Program Grant from the South Carolina Office of Attorney General in the amount of \$ 120,912.50 with the understanding that:

- There is no new FTE associated with this request, but an on-going FTE.
- It is understood that at the conclusion of the grant period, the FTE will be dissolved if no further grant funding is available.
- There is no cash match associated with this request. It includes an in-kind match of \$40,305.
- The grant period will run from October 1, 2024 until September 30, 2025.

Committee Agenda Item

To: Bill Tuten, County Administrator
From: James E. Lake **Dept.:** Consolidated Dispatch
Subject: Safe Streets For All Grant (CDC)
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Deputy County Administrator	Eric B. Watson
Grants	Gail Marion
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

The 20% match or \$323,154 will be provided as follows:

Charleston County: \$193,892
 Berkeley County: \$64,631
 Dorchester County: \$64,631

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The Consolidated Emergency Communications Center (CECC) seeks to improve agency response times for EMS in the jurisdictional areas that overlap with Berkeley and Dorchester Counties by implementing a CAD-to-CAD API between the three counties. The CAD-to-CAD implementation will reduce the time of notification between agencies regarding resource needs and call information. We propose a transfer time reduction of 80% of all calls between the counties. This call transfer time reduction can impact the dispatching of appropriate resources promptly, reducing response time for EMS, improving post-crash care, and reducing fatality rates. CAD-to-CAD will directly impact the accuracy and timeliness of shared call information between the three counties, improving coordination between desperate public-safety answering points (PSAPs). The goal is to enable real-time dispatch and sharing of resource data between disparate CAD systems in support of 24/7 mission-critical emergency functions.

The high-level objectives are:

Deploy a standards-based Cad-to-CAD solution between Charleston, Berkeley, and Dorchester Counties;

Incorporate the National Emergency Number Association's (NENA's) i3 standards, especially the Emergency Incident Data Object (EIDO) specification, for formatting and exchanging incident data;

Share incident and resource availability data among all partners;

Reduce the time between notification and dispatch of resources outside of a CECC's primary area of jurisdiction;

Reduce the dependence on analog voice communication between agencies;

Allow real-time electronic communication of information between all systems;

Gain the electronic ability to transfer a call taken in Agency 'A' CAD system to one or more Agency 'B' CAD systems, automatically based upon rules of operation in the system;

Provide enhanced situational awareness;

Increase first responder safety and performance by gaining a real-time, common operating picture;

Have real-time knowledge of unit status and location by automating the process of sending and receiving status updates of units and Automatic Vehicle Locations (AVL) data;

View units from surrounding agencies on a regional map in real-time;

Leverage the INdigital Internet Protocol (IP) network (ESInet), or other ESInet, to the extent possible for transport.

DOT expects to obligate SS4A award funding via a signed grant agreement between the Department and the recipient, as flexibly and expeditiously as possible, within 12 months after awards have been announced. The expected period of performance for Planning and Demonstration Grant agreements is between 12 months and 5 years, depending on the scope and extent of the grant activities. The period of performance for the Planning and Demonstration Grant and Implementation Grant agreements may not exceed 5 years.

Department Head Recommendation:

Apply, and accept if awarded, the Safe Streets for All Grant provided through the Department of Transportation in the amount of \$1,615,769 to fund the purchase and implementation of a CAD to CAD API with Berkeley and Dorchester counties with the understanding that:

- Charleston County's share of the 20% match or \$193,892 will be funded from Consolidated Emergency Communications Center's budget.
- No FTE's are associated with this grant.
- The period of performance for the Planning and Demonstration Grant and Implementation Grant agreements may not exceed 5 years.

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Angela Craig **Dept.:** Public Library
Subject: Library FY 2024 Budget Amendment
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

There is sufficient Library fund balance available to fund the request.

Funding: Was funding previously approved? NO

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The Library's FY 2024 budget included a provision for anticipated lapsed personnel costs of 5%. Due to successful efforts in recruiting and retaining employees, the rate of lapsed personnel costs is projected to be 2%. Therefore, the Library is requesting a budget amendment to reduce the provision from 5% to 2% which results in an increase in personnel costs of \$758,078 from \$24,550,930 to \$25,309,008. The overall budget will increase from \$37,204,253 to \$37,962,331. The increase in the budget will be financed from the Library's fund balance.

Department Head Recommendation:

Approve an amendment to the Library's FY 2024 budget to increase personnel costs by \$758,078 for a total of \$25,309,008 and overall by \$758,078 for a total of \$37,962,331 with the understanding that the increase will be funded through the Library's fund balance.

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 7, 2024
Subject: Wiltown Improvement Organization Funding

This item is added to the agenda at the request of Councilmember Boykin. At the Finance Committee of May 16, 2024, Mr. Boykin will request that Council appropriate \$25,000 from Council Contingency and approved designation from the FY 2024 budget of \$25,000 to the Wiltown Improvement Organization for a 25% match for a USDA Rural Development Community Facilities Grant to assist with building repairs and HVAC replacement with the understanding that disbursement of these funds is contingent upon the grant being awarded.

Committee Agenda Item

To: Bill Tuten, County Administrator
From: LoElla Smalls **Dept.:** Community Dev & Rev
Subject: Revising Names for Gap Financing and Infill Development Phase I and Phase II
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Deputy County Administrator	Eric Davis
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:
 None. Approval of the funds were already allocated.

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:
 The State Budget Bill Proviso 113. 6, which applies to all entities in South Carolina receiving funds from the Local Aid to Subdivisions (Local Government Fund), states an entity "may not donate funds to a....organization unless...{as} a separate...line item in the ...budget...that includes the names of the entities to which the donations are being made." Charleston County cannot donate funds without the County Council's budget approval or through a Council directive.

The County Council has approved the allocation of ARPA funding to eleven affordable housing projects as part of the Gap Financing and Infill Development Programs Phases I and II (see Council Directives 23-35, 23-283, and 24-36). In addition, the Council has authorized staff to work with the Legal team and the SC Community Loan Fund to create and implement contracts for administering these federal funds.

To comply with the transparency requirements outlined in State Budget Bill Proviso 113.6, the County Council is responsible for approving the names of the first eight (of the eleven) entities that will receive funding from the County to produce affordable housing units in the community. Once the agreements for the remaining Gap Financing and Infill Development projects are completed, staff will return to Council for approval of the entity names.

Department Head Recommendation:

Approve the name of the organization that will receive ARPA funding through the Gap Financing and Infill Development Program.

- a. \$2,000,000 to One80 Place for 573 Meeting Street
- b. \$1,500,000 to Bridge North Charleston for North Bridge Townhomes
- c. \$2,000,000 to Humanities Foundation for Archer School Apartments
- d. \$3,260,000 to Community Loan Fund for Esau Jenkins Village
- e. \$600,000 to Community First land Trust for Mitigation Communities
- f. \$390,000 to Metanoia for Token Street Homeownership Project
- g. \$200,000 to Metanoia for Baxter Street Homeownership
- h. \$500,000 to Charleston Redevelopment Corporation for Ashley River Attainable Housing

COUNCIL ACTION

23 - 35

DATE: February 1, 2023

TO: County Administrator

FROM: Clerk of Council

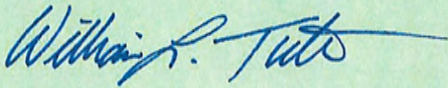
RE: Gap Financing and Infill Development

- Request to Approve

At a meeting of County Council held on January 31, 2023, Council voted to:

- Approve the list of projects that met the funding criteria for the Gap Financing Program and Infill Development in the amount of \$10,240,000.00 approved ARPA funding.
- Authorize staff to work with legal to develop and execute the necessary contracts to administer these federal funds.

COUNCIL ACTION
FROM THE OFFICE OF THE COUNTY ADMINISTRATOR



Gap Finance Project Proposal Funds Requested

Proposal Name	Award Amounts
573 Meeting Street	\$ 2,000,000.00
North Bridge Townhomes	\$ 1,500,000.00
Archer School Apartments	\$ 2,000,000.00
Esau Jenkins Village	\$ 2,000,000.00
275 Huger Street	\$ 1,750,000.00
Total Funds Requested	\$9,250,000.00
Total Program Budget	\$ 10,000,000.00
Remaining Program Budget	

Infill Development Project Proposal Funds Requested

Proposal Name	Award Amounts
Mitigation Communities	\$ 600,000.00
Token Street Homeownership Project	\$ 390,000.00
Total Funds Requested	\$ 990,000.00
Total Program Budget	\$ 1,500,000.00
Remaining Program Budget	

COUNCIL ACTION

24 - 36

DATE: February 15, 2024
TO: County Administrator
FROM: Clerk of Council
RE: Gap Financing and Infill Development Program - Request to Approve
Phase II

At a meeting of County Council held on February 13, 2024, Council voted to:

1. Approve the projects below eligible for the Infill Development Program Phase II grants using \$700,000 of ARPA funding:
 - a. Baxter Street Homeownership: \$200,000
 - b. Ashley River Attainable Housing: \$500,000
2. Approve the projects below eligible for GAP Financing for the Pilot Loan Program using \$2.0 million of ARPA funding.
 - a. Gateway at the Charleston: \$1,000,000
 - b. Lowline Affordable Housing: \$1,000,000
3. Authorize staff to collaborate with the Legal team and the South Carolina Community Loan Fund to create and implement necessary contracts for administering these federal funds.

COUNCIL ACTION
FROM THE OFFICE OF THE COUNTY ADMINISTRATOR



Committee Agenda Item

To: Bill Tuten, County Administrator
From: LoElla Smalls **Dept.:** Community Dev & Rev
Subject: Reallocation of ARPA funds for Lincolnville Gravity Sanitary Sewer
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Grants	Gail Marion
Deputy County Administrator	Christine O. Durant
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funds are available from the American Rescue Plan Act. SLFRF

Funding: Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	DD1500001	65001	455,364.84	300,000
	D15000001	TBD	TBD	300,000
	TBD			

Situation:

In December 2023, the Mayor of the Town of Lincolnville requested assistance from the Community Development and Revitalization Department to connect approximately 22 citizens. The Department then contacted the North Charleston Sewer District (the District) to find out if public sewer service for these residents was available in Lincolnville. Public sewer service is currently available for only 6 out of the 22 residents. The remaining residents could only be serviced by installing a gravity main extension.

The estimated cost for the extension of the gravity main is \$1,400,000. The District has requested \$500,000 from Charleston County for infrastructure and \$100,000 from the County to help cover the costs of connecting the residences to the new infrastructure and abandoning the existing septic tanks. The District will be responsible for installing the gravity main extension, while the connections to individual homes will be contracted out. In collaboration with the Town of Lincolnville, the District will explore other funding sources to cover the remaining \$800,000 for the gravity main extension. The award is contingent upon the Town's ability to secure other funding before Charleston County can provide the funding requested by the District.

The ARPA Well & Septic program currently has \$300,000, and the ARPA Revenue Recovery - housing projects has \$300,000 to reallocate for the Lincolnville project. Reallocating the requested funds will not jeopardize the ongoing efforts of the wells and septic program, as funds from the Community Development Block Grant are available for the remainder of the calendar year 2024 and beyond.

Department Head Recommendation:

Approve the reallocation of \$300,000 from the balance of the county-wide ARPA well and septic repair program and \$300,000 from the ARPA Revenue Recovery - housing projects to install a gravity main extension, and to connect approximately 22 Town of Lincolnton residents to the new infrastructure and abandon their existing septic tanks.

Authorize the Department to enter into a Subrecipient Agreement with the North Charleston Sewer District for the installation of gravity main extensions, the abandonment of septic tanks, and the connection to the public sewer service for the approximate 22 residents of the Town of Lincolnton.

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Mack Gile **Dept.:** Budget
Subject: Reallocation of ARPA Revenue Recovery Funds - May 2024
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Chief Financial Officer	Mack Gile
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funds are available from the Revenue Replacement portion of the American Rescue Plan Act.

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

As the December 31, 2024 deadline to spend or commit the American Rescue Program Act funds approaches, staff reviewed the unspent/uncommitted funds and recommends that funds be reallocated to minimize the risk of having any unspent funds.

Staff identified the following projects that will not be spent or committed by the deadline:

- \$1,216,220 for Phillips Community Drainage Project (project moved to Capital Projects)
- \$1,570,988 for Facilities: Roofing (project moved to Capital Projects)
- \$715,116 for housing-related projects (reapplied to other housing-related projects)

Staff identified several other projects that have savings or funds not fully committed:

- \$318,628 for Tax System
- \$150,000 for Fleet utilization study
- \$11,500 for Coroner equipment
- \$4,107 for PW Lost Bridge

In conjunction with the FY25 budgets, staff recommends that funds be allocated to the following projects:

- \$577,963.25 for Housing - 995 Morrison Costs
- \$137,152.55 for Housing - "Housing Our Future" Plan
- \$928,444.71 for Technology Services projects
- \$956,074.55 for Elections lease until purchase
- \$1,386,923.74 for Fleet equipment & vehicles

Department Head Recommendation:

In order to meet the December 31, 2024 deadline to spend the American Rescue Act Funds from revenue recovery:

Approve the reallocation of \$3,986,559 in revenue recovery funds per the attached schedule.

Reallocation of American Rescue Plan Act Revenue Replacement

	Increase	Decrease
Coroner - Equipment		(11,500.00)
PW Phillips Drainage		(1,216,220.00)
PW Lost Bridge		(4,107.00)
Housing projects		(715,115.80)
Housing Our Future Plan	137,152.55	
Housing - 995 Morrison Costs	577,963.25	
Tax System		(318,628.00)
Technology Services projects	928,444.71	
Facilities Detention Center Roof		(1,570,988.00)
Elections building lease	956,074.55	
Fleet - utilization study		(150,000.00)
Fleet equipment & vehicles	1,386,923.74	
Total	3,986,558.80	(3,986,558.80)

Charleston County Council

Memorandum

To: Members of Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 16, 2024
Subject: FINANCIAL INCENTIVES FOR PROJECT STRIPE

At the Finance Committee meeting of Thursday, May 16, 2024, the Economic Development Director will present financial incentives offered to "Project Stripe".

Committee Agenda Item

To: Bill Tuten, County Administrator
From: LaZana D.Evans for Barrett Tolbert **Dept.:** Procurement
Subject: Guaranteed Maximum Price (GMP) of Tri-County Biological Science Center
Request: Request to Approve
Committee: Finance Committee **Date:** May 16, 2024

Department	Coordinated with:
Capital Projects	John M. Williams
Deputy County Administrator	Sharon Wrona
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

The project will be funded from the reallocation of existing bonds, the issuance of a General Obligation Bond, and contributions from the Federal and State Appropriations, Berkeley County, and Dorchester County funds.

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

At a meeting of County Council held on October 11, 2022, Council voted to authorize staff to negotiate and enter into a contract with Contract Construction, Inc., the firm deemed most advantageous to the County for Design/Build services for the Tri-County Biological Science Center. On November 17, 2022, Contract No. 5672 was signed for a Lump Sum Fee of \$1,190,035.00 for Design/Build Services, through the completion of schematic design. On October 12, 2023, the First Amendment to Contract No. 5672 was signed for the additional Lump Sum Fee of \$384,305.00 for Continuation of Design/Build Services for Design Development through completion and permitting. Per the terms of the Contract, Capital Projects Staff has negotiated the terms of the Guaranteed Maximum Price (GMP) Amendment for the construction phase in the amount of \$20,543,082.00. After conducting thorough due diligence, Capital Projects has deemed the proposal reasonable and in compliance with the contract terms and conditions. The revised Contract Sum will be \$22,117,420.00, with a Substantial Completion date of December 26, 2025.

Department Head Recommendation:

- Authorize execution of a Contract Amendment to Contract No. 5672 with Contract Construction, Inc. for the Tri-County Biological Science Center construction phase services GMP in the amount of \$20,543,082.00.

- Re-allocation of \$5,232,936 from the 2019 General Obligation Bond (savings from the Teddie E. Pryor, Sr. Social Services Building project) to the Tri-County Biological Science Center project.
- Acceptance of \$2 million in capital contributions from the State of South Carolina for the Tri-County Biological Science Center project.
- Acceptance of \$7 million in capital contributions from the Federal Appropriations for the Tri-County Biological Science Center project.
- Authorize reimbursement of \$8,333,000 from a future General Obligation Bond for expenditure of the appropriate funds prior to borrowing.



TRI-COUNTY BIOLOGICAL SCIENCE CENTER

Charleston County Council Finance Committee Presentation

PREVIOUS COUNTY COUNCIL DIRECTIVES

February 2, 2022

- Authorized the concept of a Charleston County Regional Biological Science Center.
- Re-allocated \$1,404,788 in the 2019 bond and \$2,000,000 in the 2021 bond from the Probation & Parole capital project to the Biological Science Center.
- Authorize 1 FTE in the General Fund under the Deputy of Public Safety for the Director of the Lab. *(Hired August 2022)*

October 13, 2022

- Authorized staff to enter into contract negotiation with Contract Construction, Inc. for Design/Builder Services

October 26, 2022

- Accepted \$3 million in capital contributions for the Tri-County Biological Science Center with \$1 million coming from each the State of South Carolina, Berkeley County, and Dorchester County.

May 10, 2023

- Authorized the purchase of 3765 Leeds Ave (TMS 411-00-00-013)

PROJECT TEAM

EXECUTIVE PROJECT TEAM



TOM VAN KOUGHNETT
Director
Tri-County Biological Science Center



STACEY MATHEW
Forensic Quality Assurance Manager
Tri-County Biological Science Center



AMANDA RAMAGE
Project Coordinator
Administrator's Office



LAUREN KNAPP
Counter Threat Manager
Public Safety Directorate

PROJECT MANAGEMENT TEAM



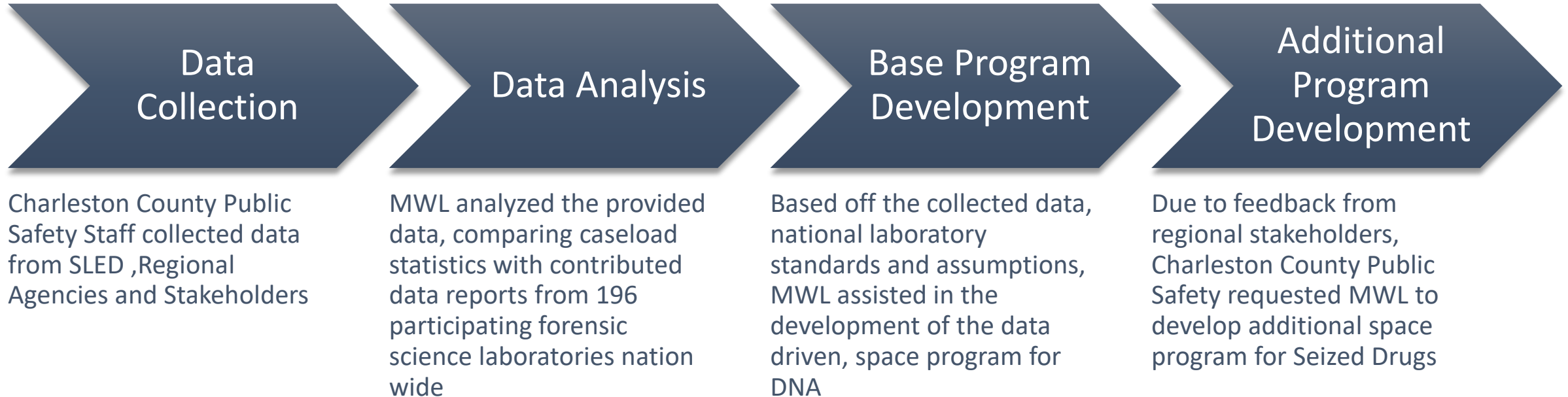
JOHN WILLIAMS
Director
Capital Projects



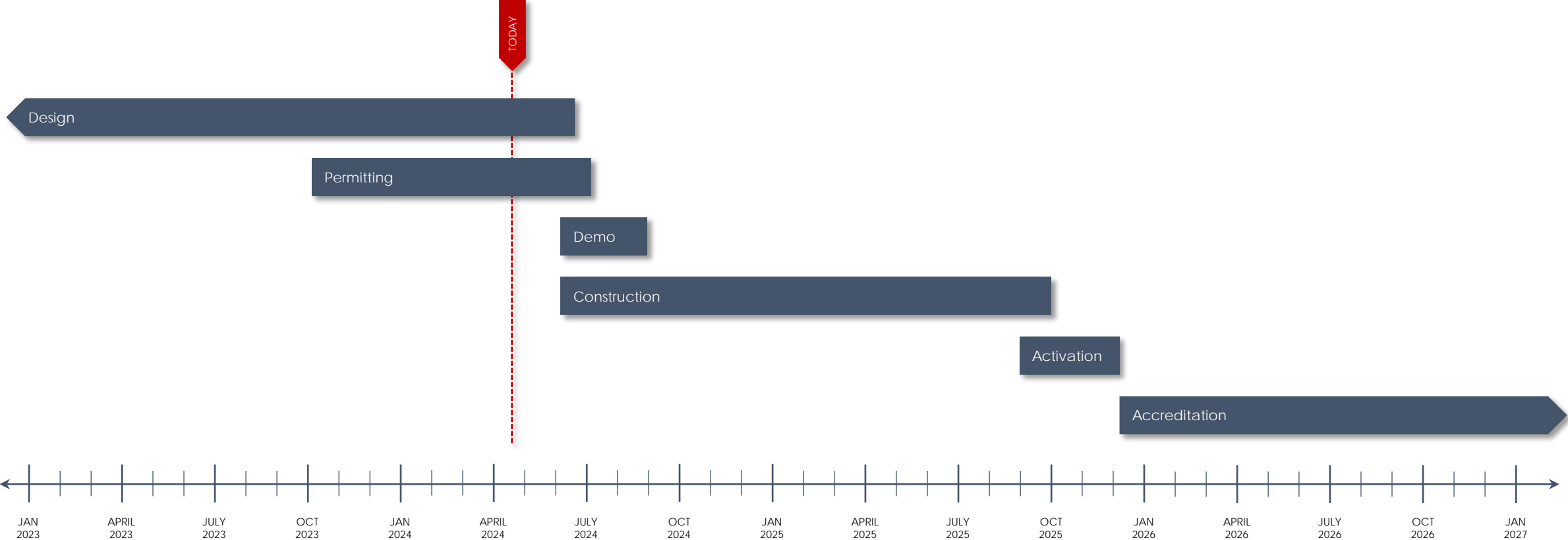
MICHAEL BEVERIDGE
Project Manager
Capital Projects

DESIGN / BUILD TEAM





PROJECT SCHEDULE



SITE LOCATION



1526

LEADS AVENUE

AZALEA DRIVE

BRICKYARD CREEK ROAD

CHARLESTON COUNTY
JUVENILE DETENTION CENTER

SHERIFF AL CANNON
DETENTION CENTER

SITE PLAN

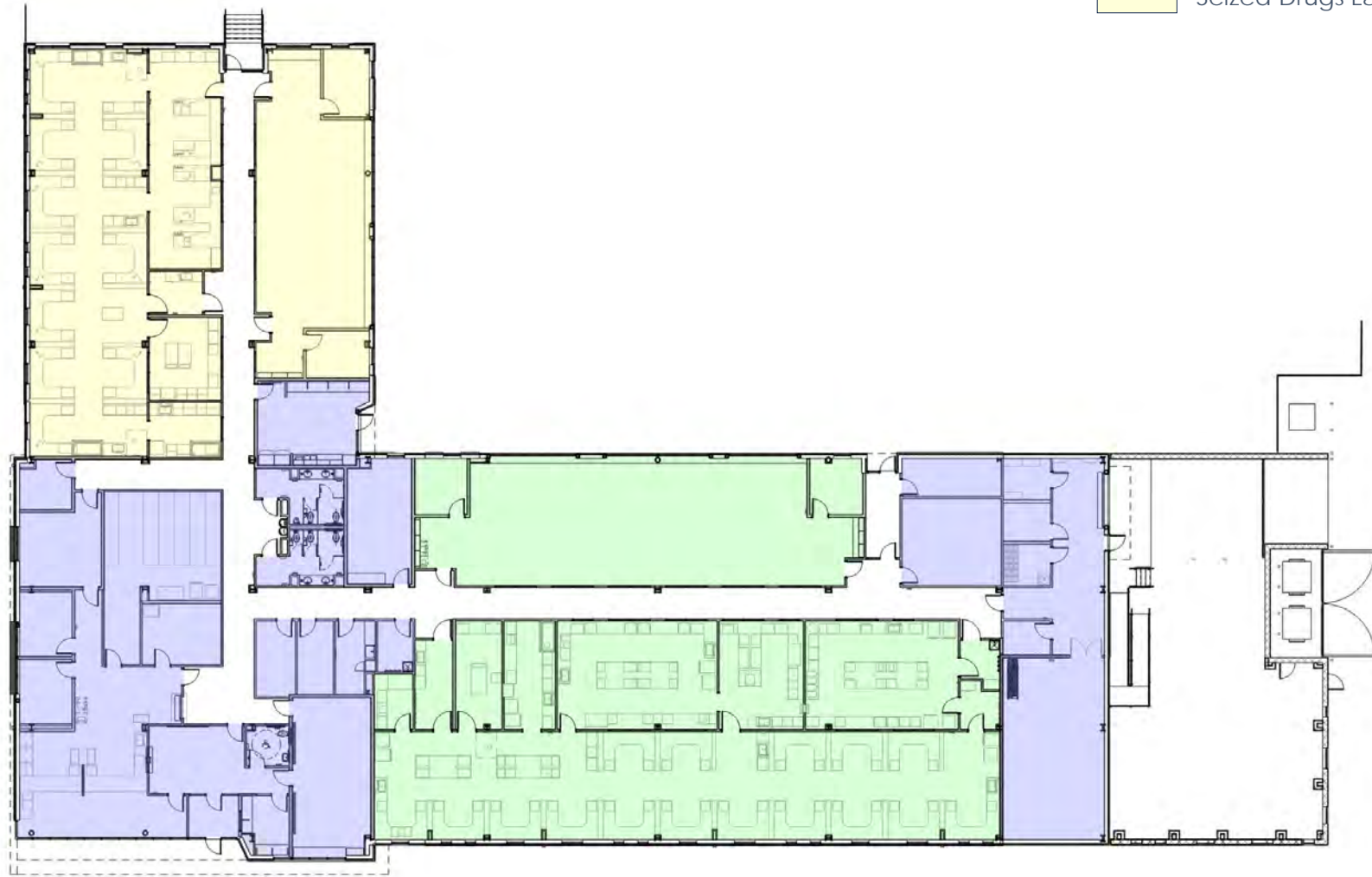


BRICKYARD CREEK ROAD

LEEDS AVENUE

FLOOR PLAN

- Administrative Offices and Support Spaces
- Forensic Biology / DNA Laboratory and Offices
- Seized Drugs Laboratory and Offices



LEEDS AVENUE

BRICKYARD CREEK ROAD



LS3P



PROJECT COST OVERVIEW

Design/Build Contract	Design Management and Design	\$1,574,340	**
	Construction (GMP)	\$20,543,082	
	TOTAL DESIGN/BUILD GMP CONTRACT	\$22,117,422	
Other Project Cost	Land	\$1,279,035	**
	Furniture, Fixtures, & Equipment	\$400,000	
	IT Equipment	\$400,000	
	Biology/DNA Laboratory Instrumentation ONLY	\$2,750,000	
	Miscellaneous	\$373,600	
	Owner's Contingency	\$1,679,943	
Project Estimate	TOTAL PROJECT ESTIMATE	\$29,000,000	

** Contracted / Spent Cost

CURRENT PROJECT FUNDING

\$1,404,788	Reallocated from the Probation & Parole project (2019 Bond) – Council Authorized February 2022
\$2,000,000	Reallocated from the Probation & Parole project (2021 Bond) – Council Authorized February 2022
\$5,660,533	Reallocation of savings from the Teddie E. Pryor, Sr. Social Services Building project
\$1,000,000	Capital Contributions from Berkeley County (FY23) – Council Accepted October 2022
\$1,000,000	Capital Contributions from the State of South Carolina (FY23) – Council Accepted October 2022
\$2,000,000	Capital Contributions from the State of South Carolina (FY24)
\$1,000,000	Capital Contributions from Dorchester County (FY24) – Council Accepted October 2022
\$7,000,000	Capital Contributions from the Federal Appropriations (FY24)
\$21,065,321	TOTAL FUNDING ON HAND

LAB OPERATION UPDATE

Current Operational Projects

- Establish the Quality management System
 - Write Quality Manual
 - Write Safety Manual
 - Implement quality management software
- Research laboratory instrumentation and software

Staffing Progress

- FY24 Hired Stacey Mathew as Forensic Quality Assurance Manager
 - Management of Evidence Control Unit
- FY25 Hire of Forensic Biology Technical Leader
 - Management of Forensic Biology Unit
- FY26 Hire of CODIS Administrator and Forensic Laboratory Analyst
 - Complete initial forensic biology validation team
- Continue to add staff on today's predicted caseload
 - Manage growth for future staffing based on number of request

LAB OPERATION UPDATE

Accreditation Activities

- 2023 South Carolina Law Enforcement Division
 - Quality Assurance Standards Audit
- 2024 Greenville County DPS
 - ISO Reassessment
 - Quality Assurance Standards Audit
- 2024 Monroe County (NY) Office of the Medical Examiner
 - Initial ISO Assessment

REQUEST TO COUNTY COUNCIL

- Item 1:** Approval of the Construction Phase Guaranteed Maximum Price from Contract Construction, Inc. in the amount of \$20,543,082.
- Item 2:** Re-allocation of \$5,660,533 from the Teddie E. Pryor, Sr. Social Services Building project to Tri-County Biological Science Center.
- Item 3:** Acceptance of the following funding contribution
- \$2,000,000 Capital Contributions from the State of South Carolina (FY24)
 - \$7,000,000 Capital Contributions from the Federal Appropriations (FY24)



TRI-COUNTY BIOLOGICAL SCIENCE CENTER

Charleston County Council Finance Committee Presentation

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 10, 2024
Subject: Capital Improvement Plan & Debt Service Plan

At the Finance Committee of May 16, 2024, staff will present the Capital Improvement Plan and Debt Service Plan. Action will be taken on these items.

FY 2025 CIP/Space Utilization Update

Five Year Capital Improvement Plan

Presented by:

Facilities Management, Design and Construction Manager: Carl Wohlfeil
Capital Projects Director: John Williams

Debt Management Plan

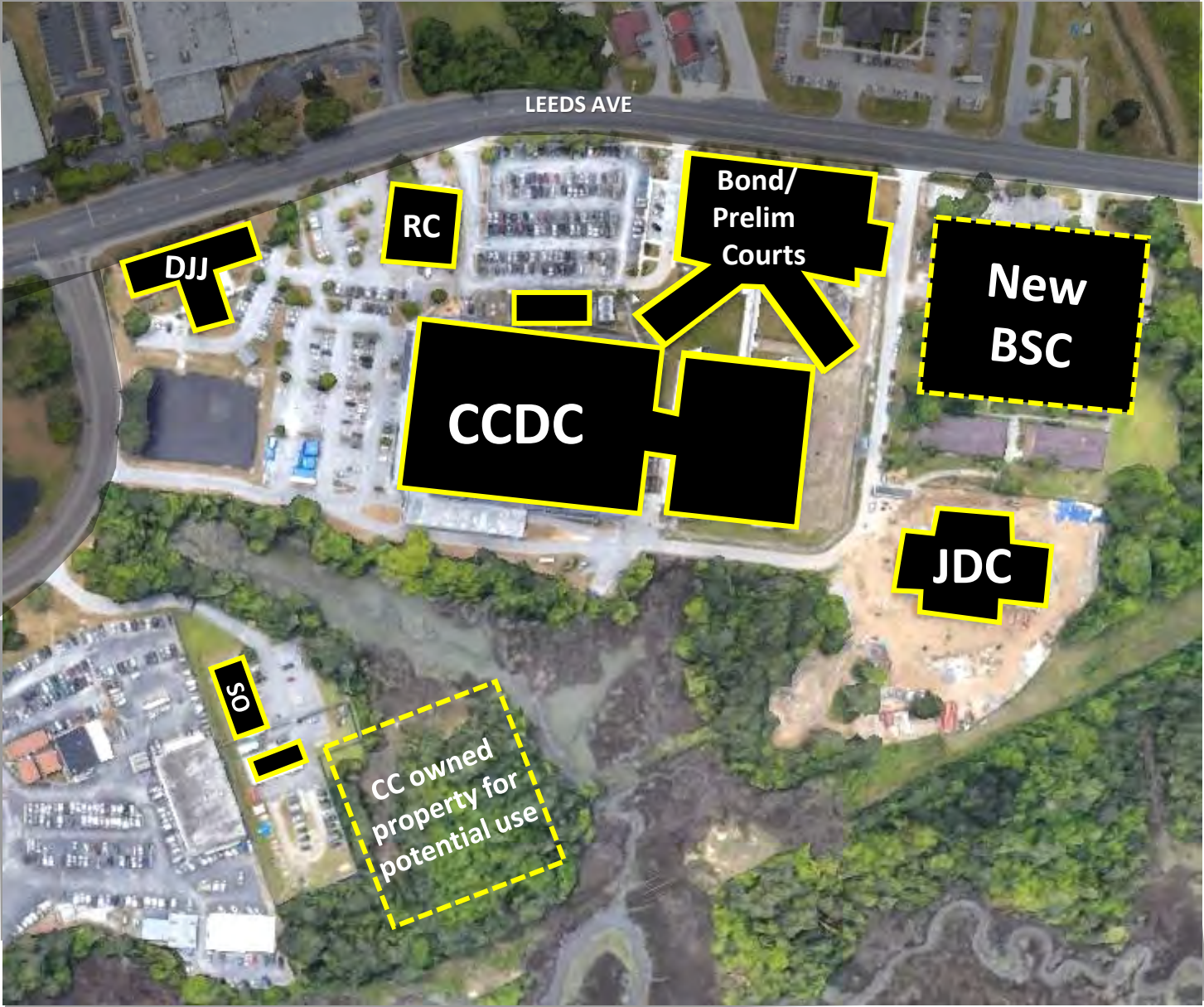
Presented by:

Chief Financial Officer/Acting Budget Director: Mack Gile

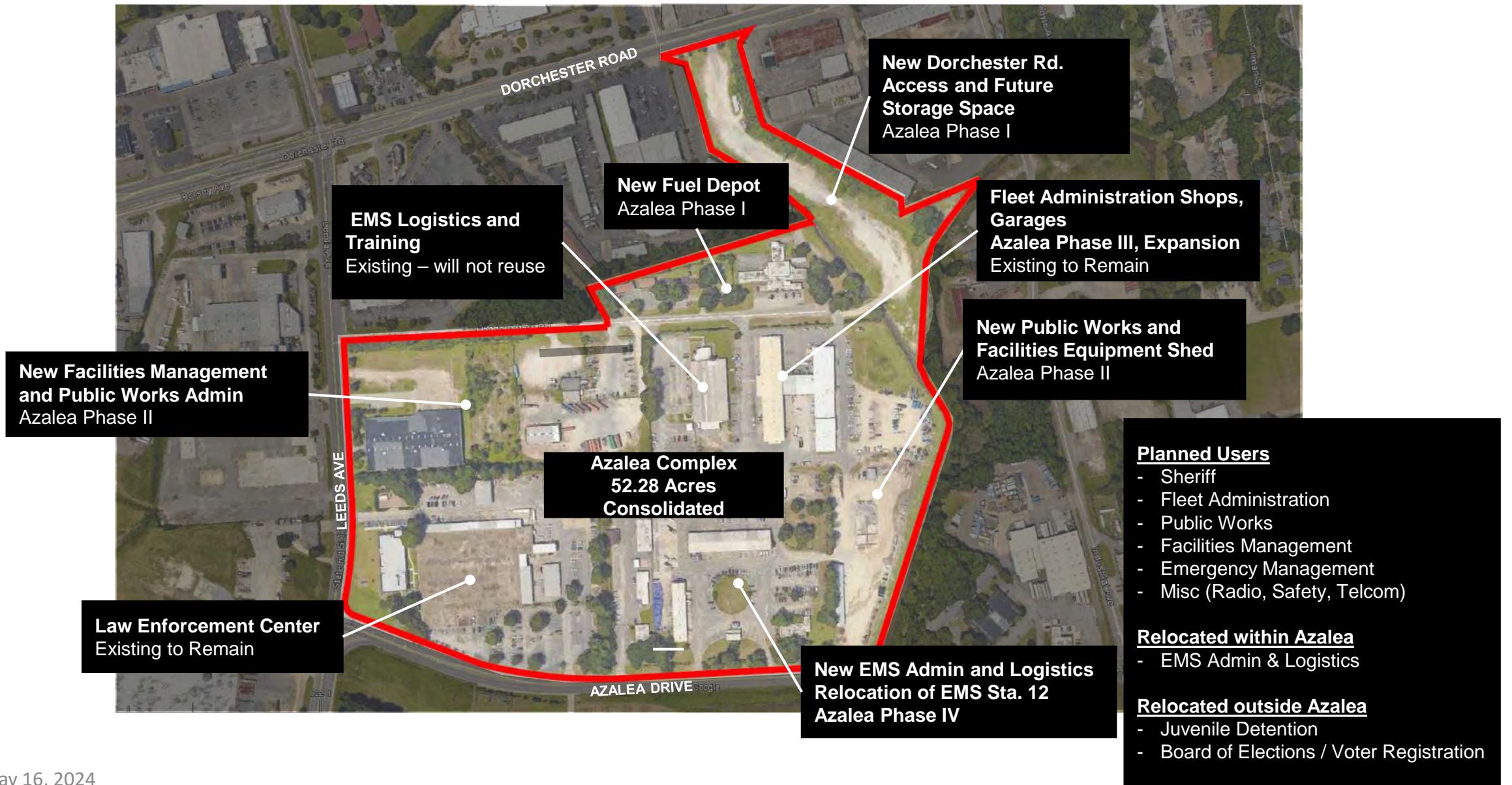
Administrative Campus



Corrections Campus



Azalea Complex – New, Existing & Proposed



Azalea Complex – Master Plan



Azalea Complex – Phase II

Public Works / Facilities Management



Prior	\$19.8 M
FY25	\$32.8 M
FY26	\$12.4 M
CWE	\$65.0 M



Azalea Complex – Phase III

EMS Administration and Logistics / Relocation of EMS Station 12



Prior	\$52 K
FY25	\$2.1 M
FY26	\$24.2 M
FY27	\$39.2 M
FY28	\$14.45 M
CWE	\$80.0 M



Tri-County Biological Science Center

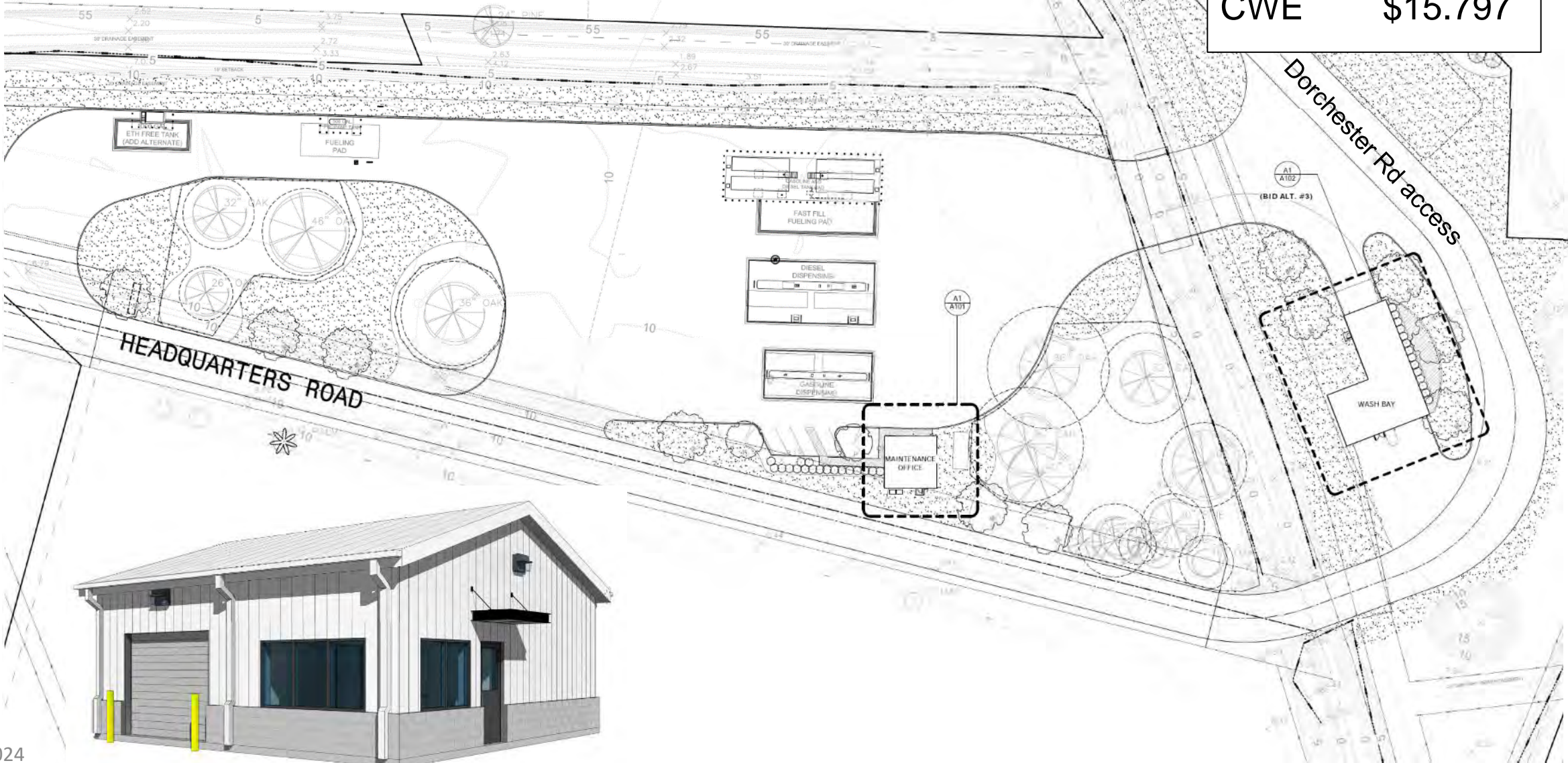


Prior	\$2.2 M
FY25	\$21.7 M
FY26	\$5.1 M
CWE	\$29.0 M



Azalea Fuel Depot – Phase I

Prior	\$7.219 M
FY25	\$8.578 M
CWE	\$15.797



EMS Station 8

Prior FY25 \$ 485 K
\$5.155 M

CWE \$5.64 M



Public Works Maintenance Facilities

(James Island, Ravenel, Johns Island)

Prior	\$696 K
FY25	\$4.804 M
FY26	\$3.050 M

CWE	\$8.550 M
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Fleet Expansion

FY25 \$1.2 M

CWE \$1.2 M



Remount Rd Outbuilding (PPPS)

Prior FY25 \$40 K
\$1.460 M

CWE \$1.5 M



EMS Station: St Andrew's PSD

Prior	\$7K
FY25	\$1.493 M
FY26	\$1.0 M
CWE	\$2.5 M



New Radio Tower – Mt Pleasant



FY25 \$3.4 M

CWE \$3.4 M

Assessor Relocation

Prior \$48 K
 FY25 \$452 K
 FY26 \$2.25 M

CWE \$2.750 M



Perimeter Center

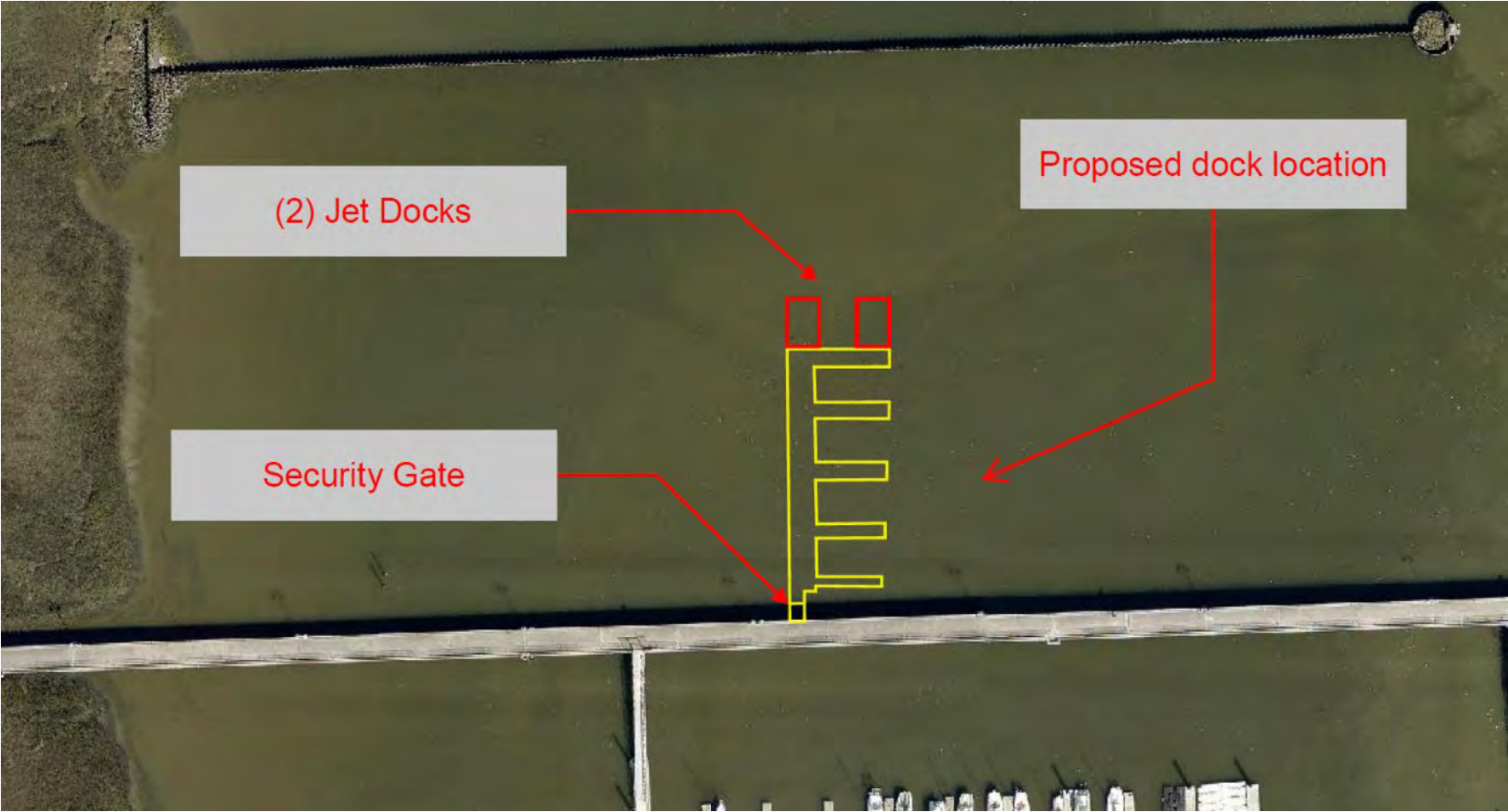
Election HQ Facility Acquisition



FY26 \$7.85 M

CWE \$7.85 M

CCSO Marine Patrol – New Dock



FY25 \$750 K

FY26 \$750 K

CWE \$1.5 M

Library Referendum Update

Prior \$100.0 M
FY25 \$8.5 M

TRA \$108.5 M



Five New Libraries completed with the opening of Keith Summey North Charleston in April 2023



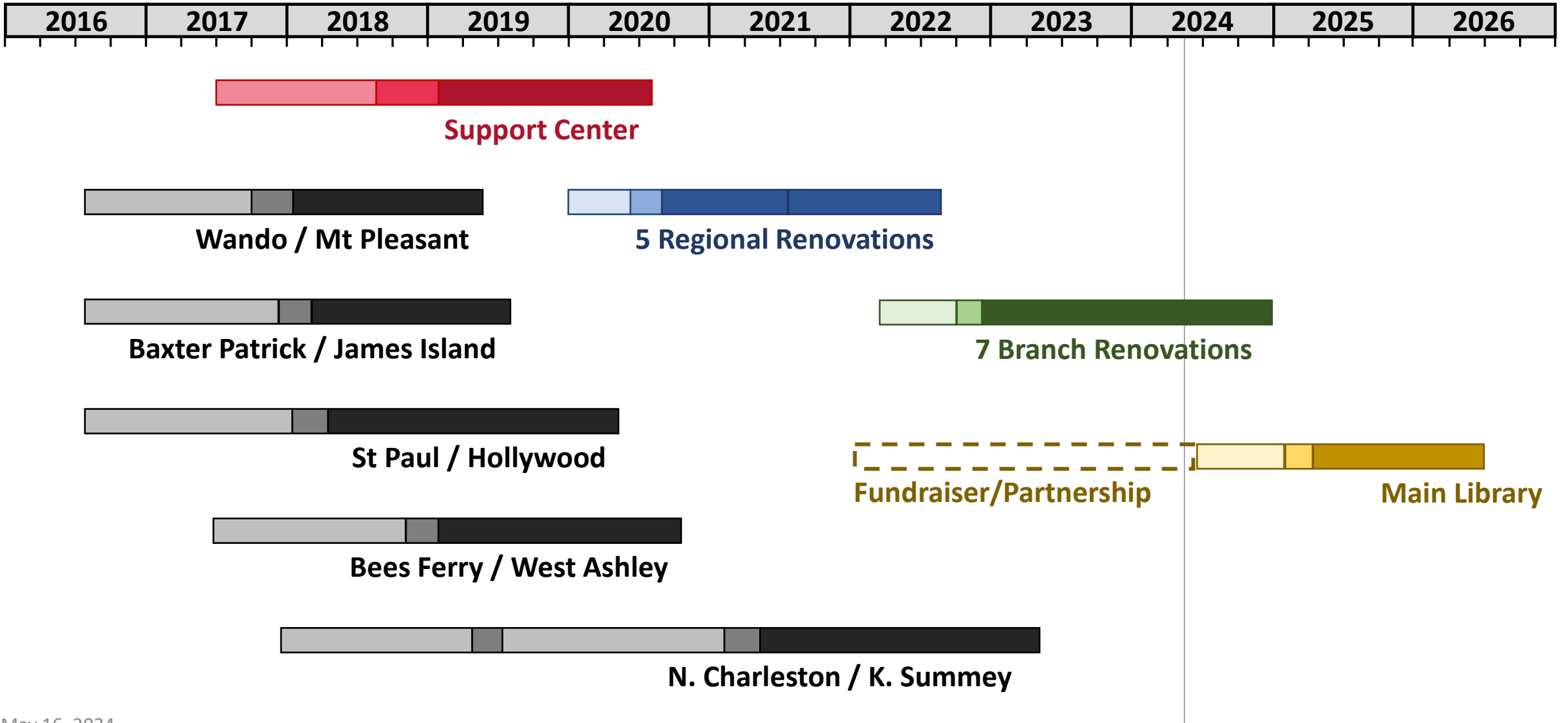
Five Regional Renovations completed with the opening of Mt. Pleasant Regional August 2022



Seven Branch Library Renovations in progress, estimated completion Dec 2024

Main Library renovation: Design Firm RFQ completed, award pending Council approval

Library Referendum Progress



FY25 – FY29 Capital Improvement Plan

Project Title	Prior	2025	2026	2027	2028	2029	Beyond	Total
CULTURE/RECREATION								
Library Facilities	\$ 100,000	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108,500
Culture/Recreation Total	100,000	8,500	-	-	-	-	-	108,500
GENERAL GOVERNMENT								
Assessor Relocation	48	452	2,250	-	-	-	-	2,750
Azalea Complex: Fueling	7,219	8,578	-	-	-	-	-	15,797
Azalea Complex: Main	19,790	32,800	12,410	-	-	-	-	65,000
Azalea Complex: Fleet Shop	-	1,200	-	-	-	-	-	1,200
Azalea Complex: EMS	52	2,100	24,200	39,200	14,448	-	-	80,000
Elections Building	-	-	7,850	-	-	-	-	7,850
Land purchases for future develop	-	7,000	-	-	-	-	-	7,000
Radio Tower: Mt. Pleasant	-	3,400	-	-	-	-	-	3,400
Remount Road Outbuilding	40	1,460	-	-	-	-	-	1,500
General Government Total	27,149	56,990	46,710	39,200	14,448	-	-	184,497
PUBLIC SAFETY								
Tri-County Biological Science Ctr	2,204	21,700	5,096	-	-	-	-	29,000
EMS Station: Edisto Island	485	5,155	-	-	-	-	-	5,640
EMS Station: Mead Westvaco	-	-	-	-	-	-	5,800	5,800
EMS Station: St. John's Fire	-	900	900	4,700	-	-	-	6,500
EMS Station: St. Andrews PSD	7	1,493	1,000	-	-	-	-	2,500
Sheriff: Marina	-	750	750	-	-	-	-	1,500
Sheriff: Small Arms Range	-	-	-	-	-	-	10,600	10,600
Public Safety Total	2,696	29,998	7,746	4,700	-	-	16,400	61,540
PUBLIC WORKS								
Remote Facilities: James Island	696	1,954	-	-	-	-	-	2,650
Remote Facilities: John's Island	-	-	3,050	-	-	-	-	3,050
Remote Facilities: Ravenel	-	2,850	-	-	-	-	-	2,850
Public Works Total	696	4,804	3,050	-	-	-	-	8,550
GRAND TOTAL	\$ 130,541	\$ 100,292	\$ 57,506	\$ 43,900	\$ 14,448	\$ -	\$ 16,400	\$ 363,087
* Amounts in thousands of dollars								

FY25 – FY29 Capital Improvement Plan

Funding Source	Prior	2025	2026	2027	2028	2029	Beyond	Total
Interest, Sales, Transfer & Other	\$ 25,036	\$ 4,100	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 59,136
Existing Bond Issues	158,270	-	-	-	-	-	-	158,270
Future Bond Issues	-	90,000	-	39,281	-	-	16,400	145,681
GRAND TOTAL	\$ 183,306	\$ 94,100	\$ 30,000	\$ 39,281	\$ -	\$ -	\$ 16,400	\$ 363,087
* Amounts in thousands of dollars								

Reflects:

- Appropriation of \$28,934,000 with the ability to reimburse from future bonds

Debt Management Plan

(millions)	Fiscal Year					TOTAL
	2025	2026	2027	2028	2029	
Revenues						
Existing Sources	\$ 41.7	\$ 43.5	\$ 44.4	\$ 46.1	\$ 44.4	\$ 296.8
Additional Revenues from issuance premiums	-	-	-	-	-	-
Subtotal	41.7	43.5	44.4	46.1	44.4	296.8
Disbursements						
Existing Disbursements	35.9	35.8	36.3	37.6	27.3	251.0
Additional Disbursements Resulting from New Debt	2.5	17.9	8.9	16.5	11.4	57.2
Subtotal	38.4	53.7	45.2	54.1	38.7	308.2
Increase (use) of Fund Balance	\$ 3.3	\$ (10.2)	\$ (0.8)	\$ (8.0)	\$ 5.7	\$ (11.4)

Borrowing of \$110 million planned for November 2024

Borrowing of \$55 million planned for November 2026

No millage increase if no additional projects added to Capital Improvement Plan

Actions Requested of Council

1. Approve the FY2025-2029 Capital Improvement Plan
2. Appropriate and allow reimbursement from future bond issue
 - \$2,250,000 for Asessor Relocation
 - \$500,000 for Azalea Complex: Fueling
 - \$1,200,000 for Azalea Complex: Fleet Shop
 - \$15,119,000 for Azalea Complex: EMS
 - \$3,400,000 for Radio Tower in Mt. Pleasant
 - \$1,415,000 for Remount Road Outbuilding
 - \$1,800,000 for EMS Station: St. John's Fire
 - \$1,500,000 for Sheriff: Marina and
 - \$1,750,000 for Public Works remote facility: Ravenel
3. Approve the FY2025-2029 Debt Management Plan