

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

D. PAUL SOMMERVILLE
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GERALD W. STEWART
VICE CHAIRMAN

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MICHAEL E. COVERT
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DEPUTY COUNTY ADMINISTRATOR

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

ASHLEY M. BENNETT
CLERK TO COUNCIL

AGENDA
FINANCE COMMITTEE

Monday, April 3, 2017

2:00 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Committee Members:
Jerry Stewart, Chairman
Michael Covert, Vice Chairman
Rick Caporale
Gerald Dawson
Brian Flewelling
Steven Fobes
Stu Rodman

Staff Support:
Suzanne Gregory, Employee Services Director
Alicia Holland, CPA, Assistant County Administrator, Finance
Chanel Lewis, CGFO, Controller

1. CALL TO ORDER – 2:00 P.M.
2. CONSIDERATION OF CONTRACT AWARDS
 - A. Change Order / Arborist Services for Beaufort County ([backup](#))
 - B. Landscaping Services for U.S. Highway 278 Median Project ([backup](#))
3. DISCUSSION / CASH FLOW POST HURRICANE MATTHEW / FUTURE PLANNING ([backup](#))
4. DISCUSSION / PUBLIC SAFETY / 2017 AIR SHOW
5. DISCUSSION / BEAUFORT COUNTY FY-2018 BUDGET
6. DISCUSSION / TECHNICAL COLLEGE OF THE LOWCOUNTRY / LOWCOUNTRY CULINARY INSTITUTE ([backup](#))
7. ADJOURNMENT

2017 Strategic Plan Committee Assignments

USC-Beaufort/TCL Campus Building
Comprehensive Impact Fee Review
Priority Investment – Capital Projects Long-Term Prioritized Requirements
Comprehensive Financial Plan: Revenues and Expenditures
Salary and Compensation Study Implementation
Reserve Policy: Revision
Countywide Information Technology Plan
Budget FY 2017-2018: Tax





**COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT**

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

TO: Councilman Jerry Stewart, Chairman, Finance Committee

FROM: David L Thomas. CPPO. Purchasing Director

SUBJ: Sole Source Purchase
Change Order Request for RFQ #070915, Request for Qualifications for Arborist Services for Beaufort County

DATE: 04/03/2017

BACKGROUND:

Beaufort County, in partnership with the Town of Hilton Head, contracted with Preservation Tree Care for arborist services in support of obstruction removal projects at Hilton Head Island Airport. The approved contract was a "Not-to-exceed" contract of \$80,000. The actual arborist requirements increased based on the project's need for more intense oversight and education from the arborist to the contractor. This was needed because of the sensitive nature of the project. Once the project commenced, additional tree measuring and verifications were added to the scope of field work in order to better assure stakeholders that specifications were closely followed. The project has been highly successful in achieving the scope of work and in demonstrating strict adherence to the specifications. Below is a listing of the RFQ responses and ranking. The attached document provides an explanation of the need for the additional budget.

VENDOR INFORMATION:

COST:

1. Preservation Tree, LLC, Lady's Island, SC	NTE \$29,925
2. Mullane Associates, Hilton Head Island, SC	0
3. Carolina Tree Care, Summerton, SC	0
4. Ossabaw Consulting, Savannah, GA	0

FUNDING:


90% FAA Grant 31, 5% South Carolina Aeronautics Commission, 2.5% by Beaufort County and 2.5% by the Town of Hilton Head Island

Funding approved: By: Date:

FOR ACTION: Finance Committee meeting occurring April 3, 2017.

RECOMMENDATION:

The Finance Committee approve, and recommend to County Council, approval of the contract change order for Preservation Tree LLC, for additional Arborist Services for a total cost not to exceed \$29,925.

Attachment:  RFQ 070915 Attachments to Change Order Request 04032017.pdf
103.84 KB

cc: Gary Kubic, County Administrator

Approved: Date:

Check to override approval: ☒ Overridden by:

Override Date:

Joshua Gruber, Deputy County Administrator/Special Counsel

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date:

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date: ready for admin: ☒

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date: ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons



Michael P. Murphy,
NJ-01468

July 29, 2016

Jon Rembold
Beaufort County Director of Airports
120 Beach City Road
Hilton Head Island, SC 29925

Re: Arborists Services Contract

Dear Jon,

I am aware of the fact that the estimated time which I had anticipated would complete the project for the arborist services has expired. I would like to list some items here for you that were not evident or pertinent to the assignment when we discussed the budget prior to the start of the project. These items, although part of the original contract, had grown in scope and importance as the project progressed.

- Tree mitigation and compatibility with the Town of Hilton Head's Land management Ordinance.
- Parcel by Parcel tree field grading and analysis for mitigation purposes.
- Application of accurate tree measuring systems for cut to height requirements.
- Re-measurement after trimming for as-builts accuracy
- Training for specific ANSI A300 Pruning Standards that needed to be applied

- Special attention required to be paid to the extraordinary needs of two residential Parcels, one National historic site and one local historic church.

The extra hours that have been generated on this project were necessary because of the importance of the accuracy that we needed to assure, the significance of keeping the public informed and the quality of the canopy that we were charged with protecting. These extra hours were an essential and integral part of this all important project.

The following graph details the extra hours and dollar cost, over and above the original \$80,000.00 budgeted amount, needed to finish the Runway 3 and Runway 21 projects. It also includes the projected amount of time that will be needed to complete the yet to be started St. James Church Parcel.

	HOURS	COST
RWY 3	34.5	\$5175.00
RWY21	121	\$18,150.00
MITIGATION	44	\$6,600.00
GRAND TOTAL	199.5	\$29,925.00

Respectfully submitted,

Michael P. Murphy

Michael P. Murphy
Board Certified Master Arborist, NJ-0146B

Maietta, Linda

From: Riley Steve [SteveR@hiltonheadislandsc.gov]
Sent: Thursday, March 09, 2017 8:36 AM
To: Rembold, Jon
Subject: RE: HXD Project Arborist

Jon,

This is fine. Will there be a separate invoice or how do we best settle up accounts?

Steve Riley

Town Manager
Town of Hilton Head Island
843.341.4700

From: Rembold, Jon [mailto:jrembold@bcgov.net]
Sent: Wednesday, March 08, 2017 2:13 PM
To: Riley Steve <SteveR@hiltonheadislandsc.gov>
Subject: HXD Project Arborist

Steve,

As you know, the Town agreed to jointly employ Preservation Tree Care as the project arborist for the tree projects at both ends of the Hilton Head Island Airport. There is a need to approve additional funding as the scope grew when the field work commenced. As you may imagine, contractors are different and we are subject to procurement regs when selecting... More time was needed in the field for Michael to ensure the project (specifically south end) was completed to Hilton Head standards. Please see the attached write up by Michael Murphy of Preservation. I'm asking that the Town extend the agreement to cover 2.5% of the cost related to RWYs 3 and 21, not the mitigation. Total = 2.5% of \$23,325 = \$583. Your original commitment was \$2,000.

Kindest regards,

Jon Rembold
Airports Director
Hilton Head Island Airport (KHXD)
Beaufort County Airport (KARW)
843-255-2952 (o)
843-441-5871 (m)



Disclaimer

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David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT
106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Jerry Stewart, Chairman, Finance Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: New Contract as a Result of Solicitation
RFP 012617, Architectural, Engineering, Landscaping, Project Management, and Install Services for HWY 278 Median Project

DATE: 03/06/2017

BACKGROUND:

On January 26, 2017, Beaufort County received two proposals for landscaping services for the Highway 278 traffic medians between Rose Hill and Belfair Plantations in Bluffton, South Carolina. This service includes project oversight by a Registered South Carolina Landscape Architect, site preparation/grading, twelve (12) month hand-watering and maintenance program to facilitate plant establishment, cost of plants and installation of plants, and the cost of pine straw mulch with installation. The service also includes landscape maintenance and warranty for three (3) years. The evaluation committee consisting of Amanda Flake, Beaufort County Natural Resources Planner, Robert Merchant, Beaufort County Long Range Planner and Nancy Moss, Community Development Planner evaluated the two responses from BrightView Landscape Services, Inc. and The Greenery. The committee selected BrightView Landscape Services, Inc. as their number one ranked firm and requested a "Best and Final Offer". Please see below the two firms that submitted proposals for this project, and their final ranking.

VENDOR INFORMATION:

1. BrightView Landscape Services, Inc., 184 Simmonsville Road, Bluffton, SC 29910
- *The final cost after negotiations with BrightView is \$99,557, which includes three years of maintenance and warranty from the time of acceptance.
2. The Greenery, Inc., P. O. Box 6569, Hilton Head Island, SC 29938

COST:

\$130,954*

\$179,051

FUNDING:


Funding is from the Tree Reforestation Fund. As of 2/13/2017, there is an available fund balance of \$560 thousand within the Tree Reforestation Fund.

Funding approved: Yes By: aholland Date: 02/13/2017

FOR ACTION: Finance Committee meeting on March 6, 2017.

RECOMMENDATION:

The Purchasing Department recommends that the Finance Committee approve the contract award to BrightView Landscape Services, Inc. in the amount of \$99,557 for the aforementioned landscaping services from the funding source listed above.

Attachment:  RFP 012617 Recommendation Memo Attachments.pdf
1.55 MB

cc: Gary Kubic, County Administrator

Approved: Yes Date: 02/15/2017

Check to override approval: ☒ Overridden by: gkubic

Override Date: 02/14/2017

Joshua Gruber, Deputy County Administrator/Special Counsel

Approved: Yes Date: 02/13/2017

Check to override approval: ☐ Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Yes Date: 02/13/2017

Eric Larson Director, Environmental Engineering Division

Approved: Yes Date: 02/14/2017

Check to override approval: ☐ Overridden by:

Override Date: ready for admin: ☒

Tony Crisciatiello Director, Planning Department

Approved: Yes Date: 02/14/2017

Check to override approval: ☐ Overridden by:

Override Date: ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons

RFP 012617 Architectural, Eng, Landscaping, Project Mgmt & Installation Services for HWY**278 Median Project****Final Score Sheet Summary (AFTER INTERVIEWS)**

Evaluators	Name of Company	Name of Company2		
	<u>Brightview</u>	<u>The Greenery</u>		
A. Flake	86	81		
R. Merchant	75	65		
N. Moss	86	78		
TOTALS:	247	224		
1. Brightview	247			
2. The Greenery	224			



BEAUFORT COUNTY
Engineering/Landscape Architectural Project
Management for the Landscape Installation &
Maintenance services for Highway 278 Median
Project

Proposal prices shall include all necessary Landscape Architectural oversight and supervision, materials, labor, tools, equipment, transportation, sales tax, bonding, supplies and other costs necessary to complete the work in strict conformity with the Contract documents at the prices indicated below. Prices quoted in the proposal must be firm for ninety (90) days after the Proposal closing date.

Item Description	Quantity	Unit Price	Total
Lagerstroemia indica 'PILAG - IV' (PPAF) / Moonlight Magic Crape Myrtle; Multi Trunk Specimen, 1"-1.5" caliper, 6' height minimum, 4'-6' spread, 15 gallon container	25 each	\$ 464.00	\$ 11,600.00
Ilex cornuta "Dwarf Burford" / Dwarf Burford Holly 3 gallon container, 18"-24" height minimum, 18"-24" spread minimum	76 each	\$ 48.67	\$ 3,698.92
Loropetalum Chinese 'Chang Nian Hong' / Ever Red Fringe Flower; 7 gallon container, 2'-3' height, 2'-3' spread	42 each	\$ 202.86	\$ 8,520.12
Serenoa repens / Saw Palmetto; 3 gallon container, 12"-18" minimum height, 12"-18" spread	116 each	\$ 127.48	\$ 14,787.68
Hemerocallis x 'Pearl Harbor' / Pearl Harbor Daylily; One gallon container	250 each	\$ 19.96	\$ 4,990.00
Juniperus horizontalis 'Prince of Wales' / Prince of Wales Juniper, One gallon container; 8"-12" height, 8"-12" spread	340 each	\$ 17.68	\$ 6,011.20
Muhlenbergia filipes / Muhly Grass; 3 gallon container, 18"-24" height, 12"-18" spread	508 each	\$ 42.42	\$ 21,549.36
Longleaf Pinestraw Mulch (3" depth in all plant beds)	13,000 SF	\$ 0.20	\$ 2,600.00
			\$ 73,757.28
Landscape Maintenance - Year 2	12 Months	\$1,050	\$12,600
Landscape Maintenance - Year 3	12 Months	\$1,100	\$13,200
Landscape Maintenance - Year 4	12 Months	N/A	N/A

**** NOTE: The plant material unit prices supplied by the bidder must include the care and watering required during the First year warranty period.**

Subtotal including SC Sales Tax 6%	\$ 99,557.28
<u>0</u> % discount <u> </u> day payment	\$ 00.00
Do not include the above maintenance fee	\$
Total Bid Amount for the 1 st year with tax	\$ 73,757.28

Initial Installation Completion	\$ 68,957.28
Year 1 Maintenance Contract	\$ 4,800.00

SC HIGHWAY 278
MEDIAN LANDSCAPE DESIGN
Prepared for Beaufort County, South Carolina

Sheet Title:
LANDSCAPE PLAN

Job Number:
2013-16-01

Date:
JULY 11, 2014

Drawn:
#1

Approved:

Revisions:
08/22/2014
Change Order: Increase
12/22/2014
Schedule: Update to
12/22/2014
Change Order: Increase
12/22/2014
Change Order: Increase
12/22/2014
Change Order: Increase

Sheet

CS

SC HIGHWAY 278
MEDIAN LANDSCAPE DESIGN
(Relate to Route 118)

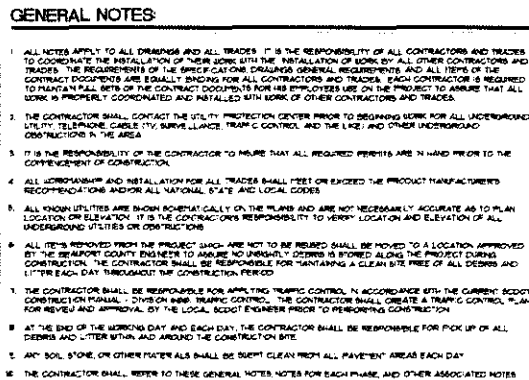
BEAUFORT

PORT ROYAL

HILTON HEAD ISLAND

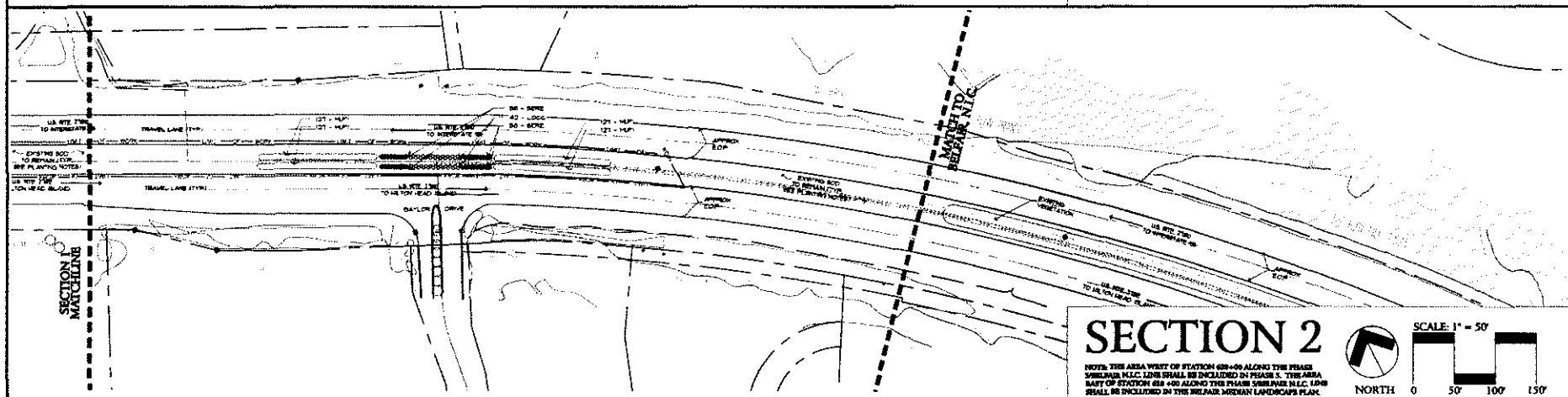
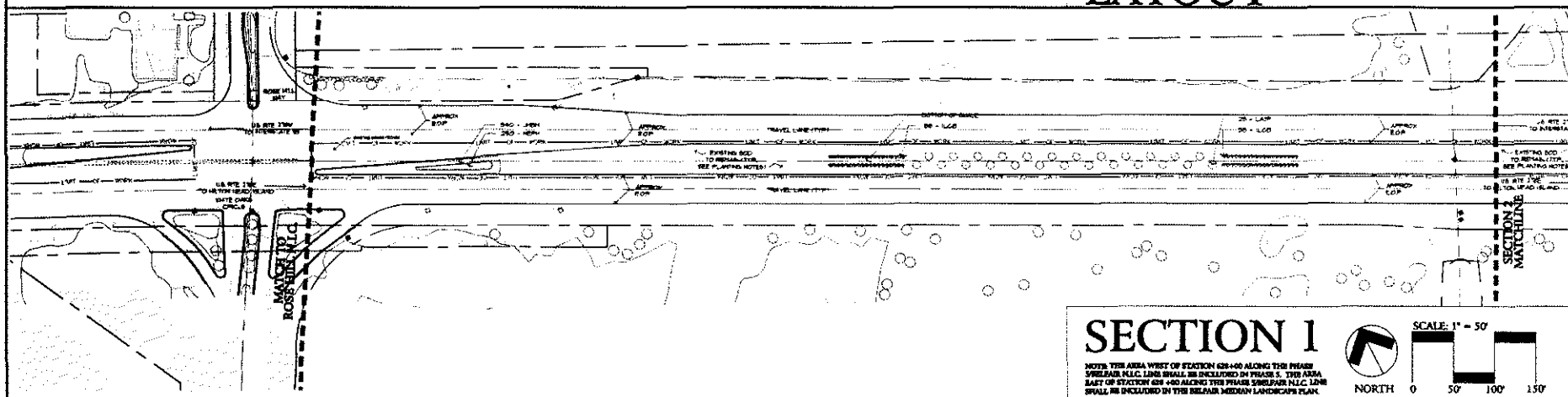
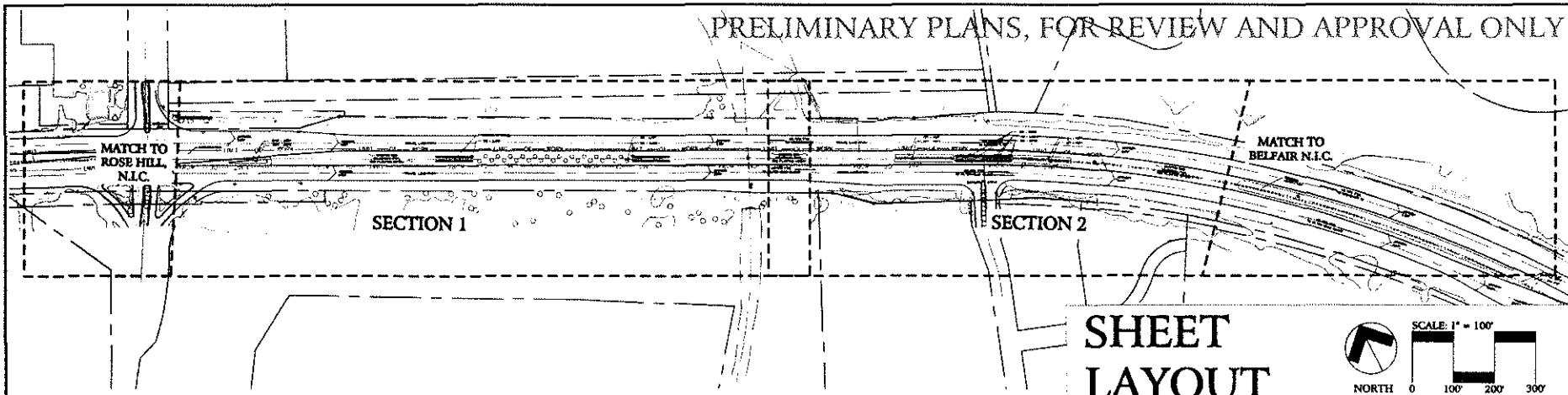
ATLANTIC OCEAN

SAVANNAH

[illegible]

JKT JOB NUMBER: 201614-01

PRELIMINARY PLANS, FOR REVIEW AND APPROVAL ONLY



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 1000 W. 10TH AVE. SUITE 200
 DULUTH, GA 30097
 Phone 404.511.4000
 Fax 404.511.4002
 jktiller@jktiller.com



SC HIGHWAY 278
MEDIAN LANDSCAPE DESIGN
 Prepared for Beaufort County, South Carolina

Sheet Title:
 LANDSCAPE PLAN

Job Number:
 2018-04-00

Date:
 MAY 11, 2018

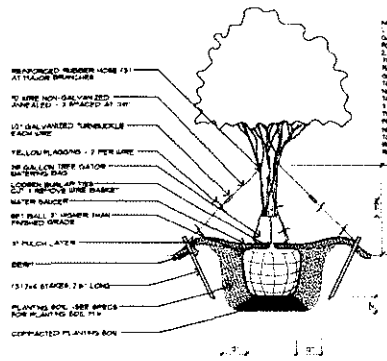
Drawn:
 JT

Approved:

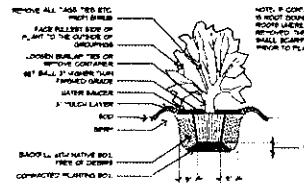
Revisions:
 05/11/2018
 Change: Update to final
 05/11/2018
 Revisions: Update to final
 05/11/2018
 Revisions: Update to final

Sheet:
 L1

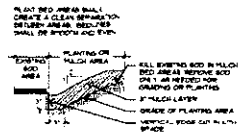
PRELIMINARY PLANS, FOR REVIEW AND APPROVAL ONLY



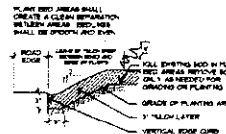
1 Multi-Trunk Tree Planting Detail
Not to Scale



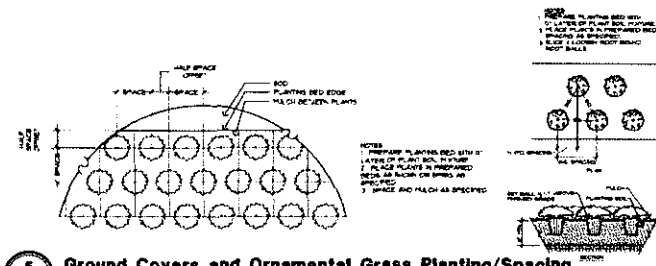
2 Shrub Planting
Not to Scale



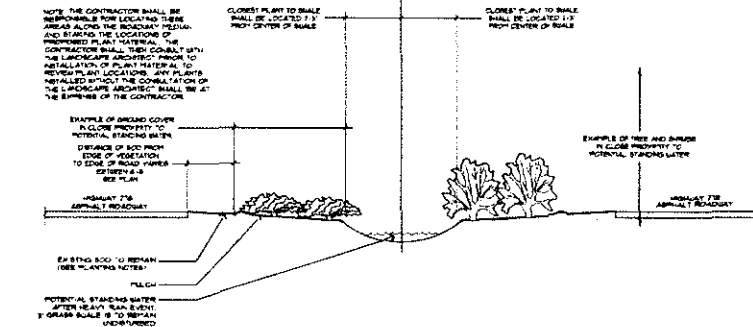
3 Plant Bed Edge Detail Against Sod
Not to Scale



4 Plant Bed Edge Detail Against Road
Not to Scale



5 Ground Covers and Ornamental Grass Planting/Spacing
Not to Scale



6 Planting in Areas of Potential Standing Water
Not to Scale

PLANT SCHEDULE

QTY	BOTANICAL NAME / COMMON NAME	QTY	HEIGHT	SPREAD
75	10' Serviceberry / Dwarf Burdock	5	5' - 6'	10' - 12'
25	10' Serviceberry / Dwarf Burdock	5	5' - 6'	10' - 12'
43	10' Serviceberry / Dwarf Burdock	5	5' - 6'	10' - 12'
18	10' Serviceberry / Dwarf Burdock	5	5' - 6'	10' - 12'
250	10' Serviceberry / Dwarf Burdock	5	5' - 6'	10' - 12'
300	10' Serviceberry / Dwarf Burdock	5	5' - 6'	10' - 12'

PLANTING NOTES

- MATERIALS LIST HAS BEEN PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE ON-SITE VISUAL CHECKS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE INSTALLED. REPORTING PROGRESS AND DISCREPANCIES TO THE ARCHITECT PRIOR TO BID. SEE SPECIFICATIONS FOR DATES.
- ROOT TYPES THAT ARE PREVIOUSLY IDENTIFIED IN CASE OF BULBS AND BULBSHIPS OR OTHERWISE SHOWN ALL OTHER SPECIFICATIONS TO REMAIN AND UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WITH PROPER PROPORTIONS AND QUALITY.
- SEE TREE, BULB, AND BULBSHIP COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL STAKE OUT ALL BULB BED LINES, TREE LOCATIONS, AND BULBSHIPS FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTING MATERIALS BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL BULBS AND BULBSHIPS SHALL BE PLANTED IN THE BEDS AS SPECIFIED. SEE PLANTING NOTES FOR PLANTING SPECIFICATIONS.
- CONTRACTOR TO MAINTAIN THE PLANTING AND CONTROL WEEDS IN ALL AREAS THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE. REFER TO SPECIFICATIONS FOR MAINTENANCE SCHEDULE AND REQUIREMENTS.
- ALL NEW PLANT BEDS AND BULBSHIPS SHALL BE PLANTED WITH PROPER PROPORTIONS AND QUALITY.
- WEEDING SHALL BE APPLIED TO PLANTING AREAS PRIOR TO PLANTING MATERIALS. CONTRACTOR SHALL MAINTAIN WEEDING OPERATIONS THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- PLANT BEDS SHALL BE STAKED FOR PLANTING AND BULBSHIPS SHALL BE STAKED PRIOR TO INSTALLATION FOR APPROVAL OF PROPER PLANT LOCATIONS.
- PLANT SIZES AND SPECIES THAT VARY FROM THE LISTED PLANT SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. IDENTIFIED PLANT SPECIES SHALL HAVE SPECIFIC CHARACTERISTICS OR QUALITY. PLANT PRICE ADJUSTMENT SHALL BE FACILITATED VIA A CHANGE ORDER AS OUTLINED IN THE SPECIFICATIONS.
- ALL EXISTING SOIL SHALL REMAIN IN PLACE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN SOIL AND NOT REMOVE OR REPLACE.

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
10000 LANTANA ROAD, SUITE 200
FORT MYERS, FL 33907
Phone: 941.835.1800
jktiller@jktiller.com

SC HIGHWAY 278
MEDIAN LANDSCAPE DESIGN
Prepared for: Brevard County, South Carolina

Sheet Title:
SCHEDULE
Job Number:
2016-10-01
Date:
July 2016
Drawn:
JKT
Approved:
[Signature]
Revisions:
01/02/2016
Change Sheet to reflect
11/02/2016
Schedule Update &
Change Sheet
12/03/2016
Remove 10' and
12' plants from
Schedule

Sheet
PS

Beaufort County, South Carolina
Hurricane Matthew Estimated Cash Outflow
Potential Restoration of Fund Balance

	<u>Beaufort County</u>	<u>Town of HHI</u>	<u>GRAND TOTAL</u>
Estimated Gross Cash Outflow	\$ 45,000,000	\$ 82,100,000	\$ 127,100,000
Less Town of HHI Other Sources ¹	\$ -	\$ (27,100,000)	\$ (27,100,000)
Estimated Cash Outflow	\$ 45,000,000	\$ 55,000,000	\$ 100,000,000
Estimated FEMA Reimbursement	\$ (30,600,000)	\$ (37,400,000)	\$ (68,000,000)
Estimated Net Cash Outflow	<u>\$ 14,400,000</u>	<u>\$ 17,600,000</u>	<u>\$ 32,000,000</u>

Current estimated Value of 1 Mil

\$ 1,775,417

			<i>Total Cumulative</i>	
			<i>Debt Service</i>	<i>Interest Cost</i>
BAN (Bond Anticipation Note) Scenario				
5-7 year financing, 3.5% interest		<u>\$ 30,000,000</u>		
Annual debt service, 7 year term		\$ 4,906,300		
<i>Special Mil Rate required for the term of the debt</i>	2.76		\$ 34,344,100	\$ 4,344,100
Annual debt service, 6 year term		\$ 5,630,000		
<i>Special Mil Rate required for the term of the debt</i>	3.17		\$ 33,780,000	\$ 3,780,000
Annual debt service, 5 year term		\$ 6,644,400		
<i>Special Mil Rate required for the term of the debt</i>	3.74		\$ 33,222,000	\$ 3,222,000

Notes:

¹Town of HHI has/will incur costs related to Beach Renourishment and other projects that are funded with other sources besides general fund ad valorem tax revenue.

All of the above figures are estimated based on known factors and projections as of March 2017.

The debt service structure and interest rate will vary slightly with the different financing terms (5 years vs 7 years).

The proceeds from the borrowing immediately re-establish the government's fund balance.

It is important to separately identify the special mil rate on the tax bills. This allows consistent comparison and trend analysis over time. It also provides the specific revenue source for the debt service requirements so that this debt issue will not negatively affect the County's 8% debt limit.

Beaufort County has disbursed a total of \$21.2 million as of March 31, 2017. The remaining encumbered balances are approximately \$20 million. The known amounts for repair/replacement of county infrastructure are included in the figures above. County staff is depending on estimates being provided by outside sources (insurance adjuster, engineer, contractor, etc.). The actual cost will not be known until all work is complete.

Technical College of the Lowcountry
Potential Culinary Institute Funding
Amortized Schedule for \$13 million GO Bond
Assuming 3% interest rate, semi-annual debt service payments
for a 20 year bond life

Principal	\$ 13,000,000
Interest Rate	3.00%
Term (years)	20

	PAYMENT DATE	INTEREST	PRINCIPAL	TOTAL FISCAL YEAR DEBT SERVICE
	9/1/2017	\$ 193,203	\$ -	
FY 2018	3/1/2018	\$ 193,203	\$ 482,698	\$ 869,105
	9/1/2018	\$ 185,909	\$ -	
FY 2019	3/1/2019	\$ 185,909	\$ 497,287	\$ 869,105
	9/1/2019	\$ 178,393	\$ -	
FY 2020	3/1/2020	\$ 178,393	\$ 512,318	\$ 869,105
	9/1/2020	\$ 170,651	\$ -	
FY 2021	3/1/2021	\$ 170,651	\$ 527,803	\$ 869,105
	9/1/2021	\$ 162,675	\$ -	
FY 2022	3/1/2022	\$ 162,675	\$ 543,756	\$ 869,105
	9/1/2022	\$ 154,457	\$ -	
FY 2023	3/1/2023	\$ 154,457	\$ 560,191	\$ 869,105
	9/1/2023	\$ 145,991	\$ -	
FY 2024	3/1/2024	\$ 145,991	\$ 577,122	\$ 869,105
	9/1/2024	\$ 137,269	\$ -	
FY 2025	3/1/2025	\$ 137,269	\$ 594,566	\$ 869,105
	9/1/2025	\$ 128,284	\$ -	
FY 2026	3/1/2026	\$ 128,284	\$ 612,537	\$ 869,105
	9/1/2026	\$ 119,027	\$ -	
FY 2027	3/1/2027	\$ 119,027	\$ 631,051	\$ 869,105
	9/1/2027	\$ 109,490	\$ -	
FY 2028	3/1/2028	\$ 109,490	\$ 650,124	\$ 869,105

Technical College of the Lowcountry
 Potential Culinary Institute Funding
 Amortized Schedule for \$13 million GO Bond
 Assuming 3% interest rate, semi-annual debt service payments
 for a 20 year bond life

Principal	\$ 13,000,000
Interest Rate	3.00%
Term (years)	20

	PAYMENT DATE	INTEREST	PRINCIPAL	TOTAL FISCAL YEAR DEBT SERVICE
	9/1/2028	\$ 99,665	\$ -	
FY 2029	3/1/2029	\$ 99,665	\$ 669,774	\$ 869,105
	9/1/2029	\$ 89,543	\$ -	
FY 2030	3/1/2030	\$ 89,543	\$ 690,018	\$ 869,105
	9/1/2030	\$ 79,115	\$ -	
FY 2031	3/1/2031	\$ 79,115	\$ 710,874	\$ 869,105
	9/1/2031	\$ 68,372	\$ -	
FY 2032	3/1/2032	\$ 68,372	\$ 732,360	\$ 869,105
	9/1/2032	\$ 57,305	\$ -	
FY 2033	3/1/2033	\$ 57,305	\$ 754,496	\$ 869,105
	9/1/2033	\$ 45,902	\$ -	
FY 2034	3/1/2034	\$ 45,902	\$ 777,300	\$ 869,105
	9/1/2034	\$ 34,155	\$ -	
FY 2035	3/1/2035	\$ 34,155	\$ 800,794	\$ 869,105
	9/1/2035	\$ 22,053	\$ -	
FY 2036	3/1/2036	\$ 22,053	\$ 824,998	\$ 869,105
	9/1/2036	\$ 9,585	\$ -	
FY 2037	3/1/2037	\$ 9,585	\$ 849,934	\$ 869,105
		<u>\$ 4,382,093</u>	<u>\$ 13,000,000</u>	<u>\$ 17,382,093</u>

Buckwalter Place Commerce Park							
MCIP FILOT/BCSD Revenue Projection Summary							
March 2017							
TAX YEAR	FISCAL YEAR		Bluffton MCIP FILOT	County MCIP FILOT	Fire Dept. MCIP FILOT	School District	
						Comments	
2009-2014		Prior Years	90,503	113,026	47,793	274,039	
2015	2016		55,932	61,644	31,832	172,513	
2016	2017		56,429	81,639	34,297	190,820	
2017	2018		56,429	81,639	34,164	190,820	
2018	2019		118,230	171,049	71,580	399,803	
2019	2020		138,558	200,459	83,887	468,544	
2020	2021		146,435	211,855	88,656	495,180	
2021	2022		152,088	220,034	92,079	514,299	Projected Build Out
2022	2023		152,088	220,034	92,079	514,299	
2023	2024		152,088	220,034	92,079	514,299	
2024	2025		152,088	220,034	92,079	514,299	
2025	2026		152,088	220,034	92,079	514,299	
2026	2027		152,088	220,034	92,079	514,299	
2027	2028		152,088	220,034	92,079	514,299	Current Agreement Expiration
2028	2029		152,088	220,034	92,079	514,299	
2029	2030		152,088	220,034	92,079	514,299	
2030	2031		152,088	220,034	92,079	514,299	
2031	2032		152,088	220,034	92,079	514,299	
2032	2033		152,088	220,034	92,079	514,299	
2033	2034		152,088	220,034	92,079	514,299	
2034	2035		152,088	220,034	92,079	514,299	
2035	2036		152,088	220,034	92,079	514,299	
2036	2037		152,088	220,034	92,079	514,299	
2037	2038		152,088	220,034	92,079	514,299	
			\$ 3,248,017	\$ 4,661,892	\$ 1,957,551	10,934,803	
Current Expiration without BCSD Total MCIP Revenue					\$ 5,225,445		
Current Expiration with BCSD Total MCIP Revenue					\$ 11,017,259		
10 Year Extension without BCSD Total MCIP Revenue					\$ 9,867,460		
10 Year Extension with BCSD Total MCIP Revenue					\$ 20,802,264		
Notes:							
1 Does not reflect future year reassessments							
2 Does not reflect future year millage rate changes (based on TY 16)							
3 Does not include rollback taxes on SEDA purchase or other conversions							
4 Includes current year Expiration of CareCore County Property Tax exemption from the state which may be extended(approximately \$13,100 less in revenue per year or \$288,376 over the life)							
5 Undeveloped parcels based on estimates from surrounding properties and Master Plan design							
6 The Town and County have previously dedicated the first \$1.3 million of MCIP revenue to an existing economic development investment in the Commerce Park							