



Columbia City Council Regular Meeting Agenda
Tuesday, April 21, 2026 at 4:00 PM
City Hall • Council Chambers
1737 Main Street, 3rd Floor, Columbia, SC 29201
City Clerk's Office: (803)545-3045 or cityclerk@columbiasc.gov

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Edward H. McDowell, Jr. • The Honorable William Brennan
The Honorable Tina N. Herbert, Mayor Pro-Tempore • The Honorable Peter M. Brown
The Honorable Tyler D. Bailey • The Honorable Sam P. Johnson

Call to Order

Invocation

Pledge of Allegiance

Adoption of the Agenda

Public Input

Individuals are allotted up to three minutes to address City Council about items on the agenda. Items requiring a public hearing cannot be addressed at this time.

Approval of Minutes

1. Council is asked to approve the April 14, 2026 Work Session and Regular Meeting Minutes.

Presentations

2. C.A. Johnson High School Boys Basketball Team Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
3. Monarch Butterfly Proclamation — The Honorable Daniel J. Rickenmann, Mayor
4. Finlay Park "Purple Heart Park" Designation - Mr. Jermal Washington, Commander (Chapter #402) Military Order of the Purple Heart Department of South Carolina

Consent Agenda Items 5 through 13

5. Council is asked to approve Contract Amendment #1 for Security Services at Homeless Services Facilities, as requested by Homeless Services on March 5, 2026. Award to G & I Security Company, LLC, in an amount not to exceed \$105,000.00. The current term of the contract ends on May 20, 2026 and this amendment extends the contract to June 30, 2026. This firm is located in Columbia, SC.

Funding Source: State of South Carolina Grant Control - FY26 South Carolina Opioid Recovery Fund Homeless Services - Special Contracts (2209999-SCORF126HS-638300). The current budget amount is \$102,960.00. The budget amount for this



amendment is \$105,000.00. The revised budget amount is \$207,960.00.

6. Council is asked to approve a new Professional Services Contract for Treatment, Prevention, and Training Services to address the Opioid Epidemic, as requested by Homeless Services on March 25, 2026. Award to Palmetto Place Children and Youth Services, in an amount not to exceed \$310,750.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date of March 31, 2027. This firm is located in Columbia, SC.

Funding Source: State of South Carolina Grant Control - Palmetto Place Safe Futures (South Carolina Opioid Recovery Fund) - Special Contracts (2209999-SCORF40216-638300). The original budget amount is \$310,750.00.

7. Council is asked to approve Contract Amendment #7 for Project PK005608; Finlay Park Revitalization and Construction Services, as requested by the Parks and Recreation Department on March 9, 2025. Award to Mashburn Construction Company, Inc., in an amount not to exceed \$374,651.84. The current term of the contract ends on May 8, 2026. This contractor is located in Columbia, SC.

Funding Source: General Capital Projects - Finlay Park Rehabilitation - Capital Project Costs (4039999-PK005608-658650). The current budget amount is \$24,939,063.12. The budget amount for this amendment is \$374,651.84. The revised budget amount is \$25,313,714.96.

Mashburn Construction Company, Inc., is the prime and will provide general contractor services at 21.45% (\$80,362.82) of the total amendment amount.

The following subcontractors will provide additional services/materials:

Brabham Fence Company, located in Columbia, SC, will provide fencing installation services at 21.20% (\$79,410.00) of the amendment amount.

Specialty Woodworks Inc., located in Lexington, SC, will provide casework/counter installation services at 4.51% (\$16,893.00) of the amendment amount.

Palmetto State Glass, located in Columbia, SC, will provide glass/storefront installation services at 17.77% (\$66,590.00) of the amendment amount.

Collins and Wright, located in Columbia, SC, will provide drywall services at 1.82% (\$6,833.00) of the amendment amount.

Echerer Painting Contractor, Inc., located in Columbia, SC, will provide painting services at 0.6% (\$2,248.00) of the amendment amount.

Central Heating and Air Conditioning, located in Columbia, SC, will provide HVAC services at 4.02% (\$15,059.00) of the amendment amount.

Carolina Power, located in West Columbia, SC, will provide electrical services at 2.72% (\$10,188.00) of the amendment amount.

Mid-Atlantic Structioneers, located in Kannapolis, NC, will provide framing services



at 7.79% (\$29,187.52) of the amendment amount.

Watertight Systems Inc., located in Lexington, SC, will provide waterproofing services at 3.43% (\$12,839.51) of the amendment amount.

Aqua Seal Manufacturing & Roofing Inc., located in Cayce, SC, will provide roofing services at 4.83% (\$18,085.00) of the amendment amount.

BG Stucco, located in Belmont, NC, will provide stucco services at 1.03% (\$3,860.00) of the amendment amount.

W.P. Law, located in Lexington, SC, will provide fountain patch and repair services at 4.51% (\$16,895.00) of the amendment amount.

Signarama, located in West Columbia, SC will provide signage services at 1.03% (\$3,848.99) of the amendment amount.

Chason Landscaping, LLC, located in Columbia, SC, will provide landscape and concrete services at 3.3% (\$12,352.00) of the amendment amount.

8. Council is asked to approve additional funding for Project SS7645; Train 2 Aeration Dewatering System Upgrade, as requested by Columbia Water on April 1, 2026. Award to Alfa Laval, Inc., in an amount not to exceed \$63,858.24. The current term of the contract ends on June 30, 2026. This firm is located in Richmond, VA.

Funding Source: Water Sewer Capital Projects - Capital Project Costs (5529999-658650). The current budget amount is \$998,000.00. The budget amount for this amendment is \$63,858.24. The revised budget amount is \$1,061,858.24.
9. Council is asked to approve Contract Amendment #4 to Purchase Annual Repair Materials for the Water Distribution Division, as requested by Columbia Water on February 26, 2026. Award to Ferguson Enterprise, LLC, in an amount not to exceed \$86,686.09. The current term of the contract ends on June 30, 2026. This firm is located in Elgin, SC.

Funding Source: Utilities Water Distribution and Maintenance - Pipe, Fittings, Hydrants, Etc. (5516203-625700). The current budget amount is \$226,120.32. The budget amount for this amendment is \$86,686.09. The revised budget amount is \$312,806.41.
10. Council is asked to approve a new Construction Contract for Project SS7675; Wastewater Treatment Plant Maintenance Building Roof Replacement, as requested by Columbia Water on January 9, 2026. Award to Pickens Contracting, Inc., in an amount not to exceed \$327,575.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date ninety (90) days from commencement. This contractor is located in Greer, SC.

Funding Source: Water and Sewer Capital Projects - Metro Wastewater Treatment Plant Maintenance Building Roof Replacement - Capital Project Costs (5529999-SS767501-658650). The original budget amount is \$327,575.00.
11. Council is asked to approve Contract Amendment #5 for Project SS7562; Gills Creek Relief Sewer Phase I, as requested by Columbia Water on February 18, 2026. Award



to Michael Baker International, in an amount not to exceed \$558,340.00. The current term of the contract ends on March 7, 2027. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Gills Creek Relief Sewer Phase 1 - Capital Project Costs (5529999-SS756201-658650). The current budget amount is \$684,233.00. The budget amount for this amendment is \$558,340.00. The revised budget amount is \$1,242,573.00.

This is a Mentor Protégé Program project. Michael Baker International is the mentor and will provide design, construction, permitting, and closeout services at 80.00% (\$446,672.00) of the amendment amount.

Highfill Engineering, located in Columbia, SC, is the protégé and will provide construction administration and inspection services at 20.00% (\$111,668.00) of the amendment amount.

12. Ordinance No.: 2026-024 - Approval for Acceptance of a Quit-Claim Deed to 44 sq. ft. for Assemblage with the City's Bluff Road Pressure Reducing Valve Site; Richland County TMS#13605-01-02; CF# 89-148

First reading approval was given on April 14, 2026.

13. Ordinance No.: 2026-027 - Granting an encroachment to Fifth Third Bank for the use of the right of way area of the 100 block of Earth Road for the installation and maintenance of sidewalks adjacent to 181 Earth Road, Richland County TMS# 25700-04-12

First reading approval was given on April 14, 2026.

Consideration of Bids, Contracts and Change Orders

14. Council is asked to approve Contract Amendment #14 for Project DR4241; Columbia Canal Embankment Repair Services, Spillway Gate Analysis & Pumping Station, and the Canal Hydroelectric Facility, as requested by Columbia Water on April 6, 2026. Award to Michael Baker International, in an amount not to exceed \$2,104,453.00. The current term of the contract ends on September 18, 2029. This firm is located in Columbia, SC.

Funding Source: Flood Recovery — Columbia Canal — 2015 October Flood Recovery (2536206-638400) \$1,928,933.00 and Water and Sewer Capital Projects — Capital Project Costs (5529999-658650) \$175,520.00. The current budget amount is \$12,445,582.00. The budget amount for this amendment is \$2,104,453.00. The total revised budget amount is \$14,550,035.00.

Michael Baker International will provide design services at 63.60% (\$1,338,413.00) of the amendment amount.

The following subcontractors will provide the following services:

Stewart Engineering, Inc., located in Columbia, SC, will provide building information modeling (BIM) survey services at 3.56% (\$75,000.00) of the amendment amount.



Chao and Associates, a Minority Business Enterprise, located in Columbia, SC, will provide construction inspection services at 26.16% (\$550,502.00) of the amendment amount.

F&ME Consultants, located in Columbia, SC, will provide geotechnical services at 6.68% (\$140,538.00) of the amendment amount.

15. **Revision** - Council is asked to authorize the City Manager to enter into a new Construction Contract for Project WM437401; Canal Headgates Structure, as requested by Columbia Water on November 4, 2025. Award to Ruby-Collins, Inc., in an amount not to exceed \$17,797,500.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date seven hundred ninety days (790) days from commencement. This contractor is located in Smyrna, GA.

Funding Source: Water and Sewer Grant Projects - Columbia Canal Head Gates - Capital Project Costs (5589999-WM437401-658650). The original budget amount is \$17,797,500.00.

Ruby-Collins, Inc., is the prime and will provide construction and construction oversight services at 93.18% (\$15,793,734.00) of the total contract amount.

The following subcontractor(s) will provide additional services and/or materials:

Gregory Electric Company, Inc., located in Columbia, SC, will provide electrical services at 4.45% (\$754,900.00) of the total contract amount.

Lindler's Construction of South Carolina, LLC, a Minority Business Enterprise (W), located in Newberry, SC, will provide hauling services at 1.00% (\$169,072.00) of the total contract amount.

Franklin Fence Company, located in Franklin, NC, will provide fencing services at 0.29% (\$48,976.00) of the total contract amount.

Armstrong Contractors, LLC, located in Columbia, SC, will provide paving services at 0.33% (\$54,935.00) of the total contract amount.

S&ME, Inc., located in Columbia, SC will provide material testing services at 0.53% (\$90,500.00) of the total contract amount.

Seed Slingers, LLC, located in Galivants Ferry, SC will provide erosion control services at 0.22% (\$37,883.00) of the total contract amount.

Public Hearing & First Reading for Zoning / Planning Matters

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion)

Ordinance No.: 2026-028 - Annexing 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion) into the City of



Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Proposal: Request to annex the properties, assign the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) and Residential 2 (R2) by Richland County.

Owner/Applicant: Peggy M. Lawrence and WCB Properties LLC / James Kizer, Wilson Company of South Carolina, LLC

Staff Recommendation: Approval

PC Recommendation: 03/12/26; Recommend Approval (7-0)

17. ZONING MAP AMENDMENT for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS# 11204-02-40, 11204-02-39 and 11204-02-38

Ordinance No.: 2026-029 - Amending the Official Zoning Map to modify the zoning for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS# 11204-02-40, 11204-02-39 and 11204-02-38

Council District: 3

Proposal: Request to rezone the properties from Residential Two-Family - Mill Village District (RD-MV) to Residential Mixed District (RM-1), portions of the property are within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW).

Applicant: Jason Holliday, Sandlapper Management Company, LLC

Staff Recommendation: Approval

PC Recommendation: 3/12/2026; Recommend Approval (6-0)

18. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Urban Design Review Commission Membership

Ordinance No.: 2026-030- Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons, (e) Design Development Review Commission

Proposal: Request to amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons (e) Design Development Review Commission; (2) Membership and Terms, to amend the number of appointed members.

Applicant: Andrew Livengood, Zoning Administrator



Staff Recommendation: Staff Sponsored

PC Recommendation: 04/09/2026; Approval with Amendment (7-0)

Ordinances - First Reading

19. Ordinance No.: 2026-023 - Establishing the Vista Business Improvement District

The Public Hearing was held on April 14, 2026.
20. Ordinance No.: 2026-025 - Authorizing the Exchange of Properties at 742 Wilkes Road, Richland County TMS# R11813-05-18 and 5111 Spalding Avenue, Richland County TMS# R11701-04-01
21. Ordinance No.: 2026-031 — Authorizing the City Manager to execute a Deed and any closing documents necessary for the sale of 1601 Assembly Street, Richland County TMS# 09014-01-02, pursuant to the United States Postal Service exercise of its purchase option under the current lease

Resolutions

22. Resolution No.: R-2026-035 — Authorizing the City Manager to execute Purchase and Development Agreements as well as any necessary closing documents between the City of Columbia, South Carolina and Habitat for Humanity of Central South Carolina, Inc., for the sale of 4305 Catherine Avenue, Richland County TMS# R09207-03-06; 5315 N. Main Street, Richland County TMS# R11705-03-10; and 323 Pineneedle Road, Richland County TMS# R09207-09-35

Event Resolutions

23. Resolution No.: R-2026-033 - Authorizing consumption of beer and wine only at ColaJazz + Roots Fest at Finlay Park on Friday, May 15, 2026 and Saturday May 16, 2026
24. Resolution No.: R-2026-036 - Authorizing consumption of beer, wine, and liquor at the Bluetile Block Party Skateboarding and Sneaker Release in the 600 block of Harden Street on Saturday, May 2, 2026

Appointments

25. Accommodations Tax Advisory Committee
26. Hospitality Tax Advisory Committee

Other Matters

27. Council is asked to approve the installation of one (1) Speed Hump in the 1900 block of Wayne Street, as approved by the Arsenal Hill Neighborhood Association.

This request was reviewed and approved by both the Columbia Fire Department and



the Columbia Police Department.

28. Council is asked to approve the installation of three (3) Speed Humps on Maple Street, as requested by the Old Shandon Neighborhood Association.

This request was reviewed and approved by both the Columbia Fire Department and the Columbia Police Department.

City Council Committee Reports, Referrals and New Business

Public Input

Individuals are allotted up to three minutes to address City Council about matters not on the agenda. Items requiring a public hearing cannot be addressed at this time.

Adjournment



Meeting Date: April 21, 2026
Department: Office of the City Clerk
From: Erika Hammond, City Clerk

Council is asked to approve the April 14, 2026 Work Session and Regular Meeting Minutes.

Background Summary:

Attachments:

1. MN_04142026_WS
2. MN_04142026



Columbia City Council Work Session Minutes Tuesday, April 14, 2026

Call to Order

The Columbia City Council conducted a Work Session on Tuesday, April 14, 2026 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 2:09 p.m., and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

Invocation

The Honorable Edward H. McDowell, Jr. offered the invocation.

Adoption of the Agenda

Upon a motion made by Mr. Johnson and seconded by Ms. Herbert, Council voted unanimously to adopt the agenda as amended to add the discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5) – BullStreet District.

Executive Session

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, Council voted unanimously to enter into Executive Session at 2:12 p.m. for the discussion of Items 1, 2, and matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5) – BullStreet District.

1. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)

Ballpark, LLC v. City of Columbia, et al.

Betsy Newman, et al. v. City of Columbia Board of Zoning Appeals

2. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

Columbia Canal Hydroelectric Facility Restoration

Adjournment

Council adjourned the Work Session at 4:00 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk



Columbia City Council Meeting Minutes Tuesday, April 14, 2026

Call to Order

The Columbia City Council conducted a regular meeting on Tuesday, April 14, 2026 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:07 p.m. The following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

Invocation

The Honorable Edward H. McDowell, Jr. offered the invocation.

Pledge of Allegiance

Adoption of the Agenda

Ms. Teresa B. Wilson, City Manager announced that the beautiful Mrs. Jennie Ruth Dingle Mixon will not be in attendance today. She noted that another event is being planned for Mrs. Dingle this weekend.

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to adopt the agenda as presented.

Public Input

Individuals are allotted up to three minutes to address City Council about items on the agenda. Items requiring a public hearing cannot be addressed at this time.

No one appeared at this time.

Councilor Johnson thanked City leadership and staff, community partners, and volunteers for their assistance in hosting a successful Easter Egg Roll on Friday, April 3, 2026 at Finlay Park. The event welcomed thousands of children who were able to participate in the festivities.

Approval of Minutes

1. Council is asked to approve the March 17, 2026 Work Session and Regular Meeting Minutes.

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted

unanimously to approve the March 17, 2026 Work Session and Regular Meeting Minutes.

Presentations

2. Mrs. Jennie Ruth Dingle Mixon 100th Birthday Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of Columbia City Council proclaimed April 13, 2026 as Mrs. Jennie Ruth Dingle Mixon 100th Birthday.

3. National Telecommunicator Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of Columbia City Council proclaimed April 12–18, 2026 as National Telecommunicator Week.

Ms. Wendy Royal, Columbia-Richland 911 Communications Director thanked Mayor Rickenmann and executive leadership for recognizing this week as National Public Safety Telecommunicator Week. She acknowledged the entire 911 Team for their daily contributions.

Ms. Teresa B. Wilson, City Manager acknowledged Director Royal as an example of how you can grow in a profession. She started as a dispatcher and now serves as the director.

4. Second Chance Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

The Office of Neighborhood Safety and Engagement presented a video featuring Mr. Rafael Brown, Program Assistant and a community member who highlighted the benefits of being afforded a second chance.

Mayor Rickenmann and the members of Columbia City Council proclaimed April 2026 as Second Chance Month in the City of Columbia.

Ms. Krystle Holmes-Gay, LMSW, Program Manager / Office of Neighborhood Safety and Engagement thanked City Council and executive leadership for the recognition. She expressed appreciation for the opportunity to scan applicants before conducting background checks.

Mr. Rafael Brown, Program Assistant / Office of Neighborhood Safety and Engagement expressed appreciation for being hired by the City of Columbia's Office of Neighborhood Safety and Engagement and the opportunity to work with young people through the creation of programs. He recognized other men who supported this effort.

Councilor Herbert said this message is very powerful and people need to hear it. She suggested that the Office of Neighborhood Safety and Engagement connect with the Public Relations Department to record a brief message in hopes of reaching others.

Councilor McDowell said all of us deserve a second chance. He offered thanks and encouragement to continue the work that is being done.

Consent Agenda Items 5 through 15

Upon a single motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted

unanimously to approve **Consent Agenda Items 5** through **15**.

5. Council is asked to approve the Purchase of Eleven (11) Motorola Mobile Radios and Software for the Columbia Police Department, as requested by the Fleet Services Division on February 12, 2026. Award to Motorola Solutions, Inc., using the South Carolina State Contract in the amount of \$97,955.11. This vendor is located in Columbia, SC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$97,955.11.

6. Council is asked to approve funding for the Annual Finance Enterprise Software Subscription and Maintenance Renewal, as requested by the Program Management Office on March 11, 2026. Award to CentralSquare Technologies, LLC, in the amount of \$281,302.89. The term of the contract is from May 31, 2026 to May 30, 2027. This vendor is located in Lake Mary, FL.

Funding Source: Program Management Office - Cloud Based Software Solutions (6218950-632170). The original budget amount is \$281,302.89.

7. Council is asked to approve the Purchase of a 2027 Freightliner Loadmaster Truck for the Solid Waste Division, as requested by the Fleet Services Division on February 27, 2026. Award to Amick Equipment Company, Inc., using the North Carolina Sheriffs' Association Contract in the amount of \$286,519.19. This vendor is located in Lexington, SC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$286,519.19.

8. Council is asked to approve Contract Amendment #7 for Project SS7382; Wastewater Compliance and Lift Station Maintenance, as requested by Columbia Water on March 4, 2026. Award to Goodwyn, Mills, Cawood, LLC, in an amount not to exceed \$74,500.00. The current term of the contract ends on December 31, 2027. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects — Compliance and Lift Station Maintenance — Capital Project Costs (5529999-SS738202-658650). The current budget amount is \$453,915.00. The budget amount for this amendment is \$74,500.00. The revised budget amount is \$528,415.00.

The Columbia Disadvantaged Business Enterprise (CDBE) project goal of 10% was exceeded at 17.75% of the revised contract amount with the approval of this contract amendment.

Goodwyn Mills & Cawood, LLC is the prime and will provide architectural services at 70.27% (\$52,351.15) of the amendment amount.

The following subcontractor(s) will provide additional services and/or materials:

Chao & Associates, Inc., a Minority Business Enterprise and a Columbia Disadvantaged Business Enterprise (CDBE) of Columbia, SC, will provide floodplain mitigation engineering and structural engineering services at 16.89% (\$12,583.05) of the amendment amount.

Rebecca M. Looney & Associates, a Minority Business Enterprise (W) and a Columbia

Disadvantaged Business Enterprise (CDBE) of Ballentine, SC, will provide landscape architecture services at 6.71% (\$5,000.00) of the amendment amount.

Swygert & Associates, of Cayce, SC, will provide mechanical engineering services at 2.08% (\$1,550.30) of the amendment amount.

Belka Engineering Associates, of Columbia, SC, will provide electrical engineering services at 4.05% (\$3,015.50) of the amendment amount.

9. Council is asked to approve Contract Amendment #2 for Project SS7645; Train 2 Aeration Dewatering System, as requested by Columbia Water on March 2, 2026. Award to Alfa Laval, Inc., in an amount not to exceed \$290,374.00. The current term of the contract ends on June 30, 2026. This firm is located in Richmond, VA.

Funding Source: Water and Sewer Capital Projects -Train 2 Aeration and Dewatering - Capital Project Costs (5529999-SS764501-658650). The current budget amount is \$809,880.12. The budget amount for this amendment is \$290,374.00. The revised budget amount is \$1,100,254.12.

10. Ordinance No.: 2026-017 - Authorizing the City Manager to execute an Eleventh Amendment to Lease between the City of Columbia and Old Boy Properties, LLC for property consisting of 100± acres in Richland County, South Carolina being a portion of the property formerly owned by Columbia Venture, LLC and Sunday School, LLC

First reading approval was given on March 17, 2026.

11. Ordinance No.: 2026-022 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Cardinal TMS #R08913-05-03 and R08913-05-05)

Endorsed by the Economic Development and Infrastructure Committee on February 10, 2026.

First reading approval was given on March 17, 2026.

12. Comprehensive Plan – Future Land Use Map Amendment Confirmation for 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02; annexed by Ordinance No 2025-106 enacted January 6, 2026

Ordinance No.: 2026-018 - Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02; annexed by Ordinance No 2025-106 enacted January 6, 2026

Council District: 2

Proposal: Request to confirm the future land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2). The properties are currently assigned interim future land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2).

Applicant: Justin Steinmann, Planning & Development Services Director

Staff Recommendation: Approval

Annexation with Interim Future Land Use

PC Recommendation: 11/13/2025; Approval (8-0)

First Reading: 12/16/2025; Approved

Second Reading: 01/06/2026; Approved

Future Land Use Confirmation

PC Recommendation: 02/12/2026; Approval (5-0)

First reading approval was given on March 17, 2026.

13. Zoning Map Amendment Confirmation for 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, Richland County TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02; annexed by Ordinance No 2025-106 enacted January 6, 2026

Ordinance No.: 2026-021 - Amending the Official Zoning Map to confirm the zoning for 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, Richland County TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02; annexed by Ordinance No 2025-106 enacted January 6, 2026.

Council District: 2

Proposal: Request to confirm zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1). The properties are currently assigned interim zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1).

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Approval

Annexation with Interim Zoning

PC Recommendation: 11/13/2025; Approval (8-0)

First Reading: 12/16/2025; Approved

Second Reading: 01/06/2026; Approved

Zoning Map Amendment Confirmation

PC Recommendation: 02/12/2026; Approval (5-0)

First reading approval was given on March 17, 2026.

14. Zoning Map Amendment for 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road TMS# 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18

Ordinance No.: 2026-020 - Amending the Official Zoning Map to modify the zoning for 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road, Richland County TMS# 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18

Council District: 1

Proposal: Request to rezone the properties from Light Industrial (LI) and Planned Development (PD) to Mixed Use District (MU-2).

Applicant: Talfourd Wharton, Stoa Group

Staff Recommendation: Approval

PC Recommendation: 02/12/2026; Approval (5-0)

First reading approval was given on March 17, 2026.

15. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 450 and 460 Lake Murray Boulevard; TMS# 05000-04-19 and 05000-04-20

Ordinance No.: 2026-019 - Annexing 450 and 460 Lake Murray Boulevard, Richland County TMS# 05000-04-19 and 05000-04-20 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to assign the land use classification of Urban Edge Regional Activity Center (UEAC-2) and assign zoning of Mixed-Use District (MU-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Homestead (HM) and Residential Transition (RT) by Richland County.

Applicant: Carroll Wayne and Francis W. Haltiwanger / Francis W. Haltiwanger and Anita W. Cable/ Talfourd Wharton, Stoa Group

Staff Recommendation: Approval

PC Recommendation: 02/12/2026; Approval (5-0)

First reading approval was given on March 17, 2026.

Resolutions

16. Resolution No.: R-2026-030 - Approving the reissuance solely for federal tax purposes by the Housing Authority of the City of Columbia South Carolina of its not to exceed \$22,000,000 multifamily housing revenue note (Haven at Palmer Pointe Project), pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date

Mayor Rickenmann noted that City Council's approval of this resolution is required by law.

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-030 — Approving the reissuance solely for federal tax purposes by the Housing Authority of the City of Columbia South Carolina of its not to exceed \$22,000,000 multifamily housing revenue note (Haven at Palmer Pointe Project), pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date.

17. Resolution No.: R-2026-028 - Authorizing the City Manager to execute and ratifying the execution of a Purchase and Sale Agreement as well as any necessary closing documents between Orville Stanley Smith, III and the City of Columbia for the purchase of 1950 Gervais Street, Richland County TMS #11405-11-38 and any documents necessary and approved by the City Attorney to consummate the purchase

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-028 - Authorizing the City Manager to execute and ratifying the execution of a Purchase and Sale Agreement as well as any necessary closing documents between Orville Stanley Smith, III and the City of Columbia for the purchase of 1950 Gervais Street, Richland County TMS #11405-11-38 and any documents necessary and approved by the City Attorney to consummate the purchase.

18. Resolution No.: R-2026-027 - Certifying A Building Site as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1701 Fig Street, City of Columbia, Richland County TMS# R11404-10-08

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-027 - Certifying A Building Site as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1701 Fig Street, City of Columbia, Richland County TMS# R11404-10-08.

19. Resolution No.: R-2026-026 - Certifying A Building Site as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 875 Catawba Street, City of Columbia, Richland County TMS #R08913-05-03 and R08913-05-05, together consisting of approximately 2.2 acres

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-026 - Certifying A Building Site as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 875 Catawba Street, City of Columbia, Richland County TMS #R08913-05-03 and R08913-05-05, together consisting of approximately 2.2 acres.

Public Hearing

20. Proposed Vista Business Improvement District Plan - Ms. Carey Dunfey, Associate Director / JLP+D and Mr. Scott Garvin, Vista Property Owners Organization

Mr. Scott Garvin, representative for the Vista Property Owners Organization said a lot has changed over 30 years, and the Vista is on the cusp of a lot more activity. He acknowledged that he is a developer and owns properties in the Vista and on Main Street. As a member of the Main Street District Board, he had an inside view of their effective management. Over a year ago, the Vista Property Owners Organization decided to push for a business improvement district (BID) and over 20 property owners agreed. The Vista Property Owners Organization assembled a steering committee and with the city's approval, hired JLP+D to help establish the BID. The three goals are to provide resources to strengthen and promote the unique identity of the Vista; eliminate silos between Main Street and the Vista; and utilize the model and structure that is already in place.

Ms. Carey Dunfey, Associate Director / JLP+D said the Vista is a unique and connected center of activity that bridges downtown and the waterfront. The Vista can build on the momentum that has been established by the Vista Guild and property owners. The proposed model establishes a business improvement district (BID) in the Vista, where assessments fund supplemental services overseen by a private non-profit accountable to both the City and contributing property owners. Core priorities include maintaining a clean and safe environment, creating a sustainable funding stream, enhancing the public realm, supporting economic growth, and ensuring unified leadership. The BID will deliver services such as daily maintenance, public space improvements, marketing and events, beautification, and business advocacy and recruitment. District boundaries encompass the commercial core and the emerging waterfront area along Taylor Street to Blossom Street and the waterfront to Assembly Street, excluding the University of South Carolina, nonprofit, owner-occupied, and publicly owned properties. All included properties will pay a standard assessment at the rate of \$0.001844 per \$1 of value. An additional frontage-based assessment of \$4 will be applied to higher-service areas within the commercial core. Combined with a potential \$400,000 hospitality tax contribution, total annual funding could reach \$2 million. The improvement plan has been submitted for review.

Council opened the Public Hearing at 4:44 p.m.

Mr. Dale Marshall, has served as an architect in the Vista for the past 39 years. He reflected on the area's significant growth and expressed support for the establishment of the BID. He stated that the BID would provide a framework to better analyze and manage anticipated growth over the next decade. He believes it is a necessary next step to ensure the Vista remains a vibrant place where people can live, work, play, and enjoy the arts.

Ms. Beth Frost, President/ Congaree Vista Guild Board of Directors expressed support for the BID and highlighted the Guild's 40-year history as an active community organization. She noted its role in promoting the district through events such as Artista Vista and Vista Lights. With the establishment of a BID, the area is well-positioned for continued growth and expansion.

Ms. Carolyn Lee Decker, President / Vista Neighborhood Association expressed support for the BID and believes it will foster growth and enhance neighborhood value. She emphasized the importance of ensuring the BID continues to prioritize the district's foundation of history, culture, and the arts. She also requested that a representative from the neighborhood association be included on the board.

Mr. Matt Kennell, President and CEO / Main Street District expressed support for the BID, noting that the Main Street District has benefited from a similar model for the past 25 years. He shared that their leadership, board members, and property owners remain supportive and confident in the success of the Vista. He added that the two districts already collaborate regularly, and the BID would further strengthen that connection and reduce silos across the city. He encouraged City Council to approve the BID.

Council adjourned the Public Hearing at 4:55 p.m.

Councilor Brown noted that this was the seventh thank you that City Council has received this year.

Ordinances - First Reading

21. Ordinance No.: 2026-024 - Approval for Acceptance of a Quit-Claim Deed to 44 sq. ft. for Assemblage with the City's Bluff Road Pressure Reducing Valve Site; Richland County TMS#13605-01-02; CF#89-148

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-024 - Approval for Acceptance of a Quit-Claim Deed to 44 sq. ft. for Assemblage with the City's Bluff Road Pressure Reducing Valve Site; Richland County TMS#13605-01-02; CF#89-148.

22. Ordinance No.: 2026-027 - Granting an encroachment to Fifth Third Bank for the use of the right of way area of the 100 block of Earth Road for the installation and maintenance of sidewalks adjacent to 181 Earth Road, Richland County TMS# 25700-04-12

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to give first reading approval to Ordinance No.: 2026-027 - Granting an encroachment to Fifth Third Bank for the use of the right of way area of the 100 block of Earth Road for the installation and maintenance of sidewalks adjacent to 181 Earth Road, Richland County TMS# 25700-04-12.

Event Resolutions

23. Resolution No.: R-2026-032 - Ratifying and Authorizing the consumption of beer and wine only at Friday After Class (FAC) Festival for Steven Tanneyhill at Greene Street between Harden Street and Pavillion Avenue on Friday, April 3, 2026

Upon a motion made by Mr. Johnson and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2026-032 - Ratifying and Authorizing the consumption of beer and wine only at Friday After Class (FAC) Festival for Steven Tanneyhill at Greene Street between Harden Street and Pavillion Avenue on Friday, April 3, 2026.

24. Resolution No.: R-2026-034 - Authorizing consumption of beer, wine and liquor for the area known as Coble Plaza, located at 211 Gervais Street, adjacent to EdVenture Children's Museum for the Jim Clyburn's World Famous Fish Fry on Friday, May 29, 2026

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to approve Resolution No.: R-2026-034 - Authorizing consumption of beer, wine and liquor for the area known as Coble Plaza, located at 211 Gervais Street, adjacent

to EdVenture Children's Museum for the Jim Clyburn's World Famous Fish Fry on Friday, May 29, 2026.

Appointment of City Council Members to External Boards

Upon a single motion made by Mayor Rickenmann and seconded by Mr. Brown, Council voted unanimously to approve the appointment of The Honorable Sam P. Johnson to the Columbia Museum of Art Commission and the appointment of The Honorable Tyler D. Bailey to the Historic Columbia Foundation Board.

25. Council is asked to approve the appointment of one City Council Member to the Columbia Museum of Art Commission.
26. Council is asked to approve the appointment of one City Council Member to the Historic Columbia Foundation Board.

City Council Committee Reports, Referrals and New Business

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to refer a presentation on the localized care options that are offered by Prisma Health to the Health, Social and Environmental Affairs Committee. The purpose of the referral is for the committee to review Prisma's available community-based care resources and explore how these services can be leveraged to address challenges, particularly within the 29203 zip code.

Councilor Bailey requested an update on a referral regarding how economic development can play a role in incentivizing localized care options in North Columbia.

Mayor Rickenmann said it would be helpful to engage with communities in North Columbia to ensure that these initiatives are fruitful.

Public Input

Individuals are allotted up to three minutes to address City Council about matters not on the agenda. Items requiring a public hearing cannot be addressed at this time.

Ms. Christy Fossum, 2917 Blossom Street, expressed concerns about the lack of a bus terminal in Columbia and the difficulty in obtaining clear information. She noted the hardship this creates for residents and asked about any plans to reestablish a terminal. She also sought clarification on whether bus carriers lack a designated site and expressed interest in serving on a citizen advisory group to help address the issue.

Mayor Rickenmann stated that early discussions are underway with Amtrak, including potential federal funding opportunities. He noted that Southeastern Stages previously explored multiple locations but selected a site that created challenges for surrounding communities. He added that the City and transit partners are continuing to evaluate long-term intermodal solutions.

Ms. Catherine Fleming Bruce, 2214 Hampton Street, expressed concerns about limited resources to meet historic preservation guidelines and proposed a grant program to assist property owners in historic districts, including Historic Waverly. She suggested funding through hospitality tax or similar sources to support restoration, assessments, and urgent repairs. The program would be administered through a partnership between the City's

Planning and Community Development departments. She encouraged City Council to consider the proposal during upcoming budget discussions.

Mayor Rickenmann said that additional research is needed regarding the state statute. He noted that the Bailey Bill was established to provide tax relief for property owners, which may already address some of the concerns raised. He added that the City will also explore options such as weatherization programs and other available resources. Staff will review the proposal further and report back with findings.

Councilor Brennan asked what percentage of individuals in the Historic Waverly community would fall into the senior category.

Ms. Catherine Fleming Bruce, 2214 Hampton Street, said she believes it is around 70%.

Councilor Brown asked about the definition of a historical-cultural tourism property.

Ms. Catherine Fleming Bruce, 2214 Hampton Street, clarified that the term comes directly from hospitality tax documentation and is defined in a tourism context. She explained that it refers to properties that contribute to tourism, noting that these neighborhoods are featured in bus tours, online tours, and other programming promoted by Historic Columbia.

Councilor Brown also asked why it would matter if someone has a mortgage or if they own their home outright.

Ms. Catherine Fleming Bruce, 2214 Hampton Street, explained that she gathered that language from another type of grant.

Adjournment

The meeting was adjourned at 5:09 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk



*City of Columbia
A Proclamation*

Whereas, the City of Columbia is proud to recognize the C.A. Johnson High School boys basketball team for winning the Class A State Championship Saturday, March 7, 2026 when they defeated Bethune Bowman High School 72-64 in a commanding victory; and

Whereas, Colonial Life Arena's proximity to C.A. Johnson High School proved a tremendous advantage for the Hornets and its fan base leading to the teams first state championship in more than a decade, its third title in program history; and

Whereas, Coach Robert McCray has built a culture of excellence reflected by this most momentous achievement; and

Whereas, while it was a team effort, Aissacc Germany and Javarius Wyche each scored 24 points to lead the Hornets. Class A player of the year Milton McCray added 14 points; and

Whereas, the members of the C.A. Johnson boys basketball team have given their school and community reason to be proud of their accomplishments, and the Senate takes great pleasure in adding its collective voice to the numerous accolades flowing in to this outstanding group of young athletes. Go, Green Hornets!

NOW, THEREFORE, I, Daniel J. Rickenmann, Mayor of Columbia, South Carolina, along with my fellow members of Columbia City Council, do hereby proclaim April 21, 2026, as

“C.A Johnson High School Boys Basketball Team Day”

in the great City of Columbia and urge my fellow citizens to recognize and participate in its observance.

*Daniel J. Rickenmann
Mayor*

*Edward H. McDowell, Jr.
District II, Council Member*

*William Brennan
District III, Council Member*

*Tina N. Herbert
District I, Council Member*

*Peter M. Brown
District IV, Council Member*

*Tyler D. Bailey
At-Large, Council Member*

*Sam Johnson
At-Large, Council Member*



**City of Columbia
A Proclamation**

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, both the western and eastern monarch populations have seen significant declines with less than one percent of the western monarch population remaining, while the eastern population has fallen by as much as ninety percent; and

WHEREAS, the City of Columbia recognizes that human health ultimately depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil and air quality and can foster healthy connections between humans and wildlife; and

WHEREAS, cities, towns and counties play an important role in protecting monarch butterflies, and the City of Columbia is committed to leading these efforts; and

WHEREAS, the City of Columbia has committed to advancing monarch conservation efforts by maintaining its recognition as a wildlife friendly community through its Bee City USA designation, planting milkweed in medians and public rights of way to expand pollinator habitat, and issuing a proclamation to raise awareness about the decline of the monarch butterfly and the need for habitat protection; and

WHEREAS, the City of Columbia is committed to expanding outreach and education efforts that promote the planting of native milkweed and nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, play and worship; and

NOW, THEREFORE I, Daniel J. Rickenmann, Mayor of the City of Columbia, South Carolina, along with my fellow members of Columbia City Council, do hereby proclaim April 2026 as

“Monarch Butterfly Month”

in the great City of Columbia and urge my fellow citizens to recognize and participate in its observance.

Daniel J. Rickenmann
Mayor

Edward H. McDowell, Jr.
District II, Council Member

Tina N. Herbert
District I, Council Member

Tyler D. Bailey
At-Large, Council Member



William Brennan
District III, Council Member

Peter M. Brown
District IV, Council Member

Sam Johnson
At-Large, Council Member



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Henry Simons, Assistant City Manager, Operations

DATE: March 19, 2026

SUBJECT: Finlay Park “Purple Heart Park” Proclamation

The local chapter of the Military Order of the Purple Heart has designated Finlay Park as a “Purple Heart Park” and would like to present a proclamation during the April 21, 2026, City Council meeting.

Finlay Park is the first park in South Carolina to receive this distinction. Finlay Park will become part of the Purple Heart Trail program, which was initiated in 1992 in Mt. Vernon, Virginia, with the goal of establishing a national network of locations dedicated to honoring Purple Heart recipients and to ensure their sacrifices are remembered.

The Military Order of the Purple Heart is dedicated to honoring and supporting the brave men and women of our armed forces who have been awarded the Purple Heart Medal for their acts of valor and sacrifice in defense of our liberties.

The Purple Heart Medal is a symbol of honor, bravery, and sacrifice, first established by General George Washington in 1782, recognizing those who have been wounded or lost their lives in service to their country.

Commander Jermal D. Washington, (Chapter #402) Military Order of the Purple Heart Department of South Carolina will present the proclamation. Additional members of the organization will also be in attendance.

TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Mrs. Teresa Wilson, City Manager

FROM: Ms. Kameisha Heppard, LMSW Director – Homeless Services
Mrs. Shannon Lizewski, Director of Procurement and Contracts/Purchasing Agent

DATE: April 27, 2026

SUBJECT: Recommendation for Approval – Amendment No. 1
Security Services for Homeless Services’ Programs

This memorandum is submitted for City Council’s review and approval of Contract Amendment No. 1 with G & I Security Company, LLC to solicit security services for the Homeless Services programs in an amount not to exceed **\$105,000.00** for services through the end of the fiscal year.

The proposed contract term would also be extended to June 30, 2026 to ensure uninterrupted security services while a formal solicitation is issued and a new contract is executed.

Please advise if any additional information is required.

Contract Amendment #1

Security for Recovery Community Center

Sole Source

G & I Security Company, LLC

March 6, 2026

Description of Change: Request change in Agreement for Professional Services between the City of Columbia (City) and G & I Security Company, LLC (Contractor) executed November 20, 2025 (Agreement) to extend services from May 21, 2026 to June 30, 2026 and provide funding in the amount of \$105,000.00 to provide security services at Christ Central located at 2014 Main St. through the end of the fiscal year.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

This Change is Acceptable:

Name of Firm

G & I Security Company, LLC

Melvin Dewitt

Print Name

Melvin Dewitt

Signature

3/19/2026

Date

City of Columbia

Office of the City Manager

Teresa Wilson, City Manager

Signature

Date

Witness

APPROVED AS TO FORM

[Signature]
Legal Department City of Columbia, SC
3/19/2026

G&I Security Company, LLC
Security Services

Exhibit A – Scope of Services and Schedule for Completion of Services

The Contractor G & I Security Company, LLC agrees to provide the City of Columbia with Three Armed Security Officers in uniform with arrest authority, if necessary.

The Contractor has agreed to provide the service receiver with the following services:

- *One (1) officer – monitoring the gate entrance and exit, and
 - *One (1) officer – monitoring inside to ensure smooth flow, and
 - **One (1) officer – enforcing safety regulations, checking IDs, and enforcing no-trespassing, performing foot patrol, applying crime prevention, and assisting in safety measures.
- * Full Time = 40 hours per week during the hours of 7:30 am – 5:00 pm
- ** Part Time = 30 hours per week during the hours of 11:00 am – 5:00 pm (to include coverage during breaks and lunch)

All officers shall be "Trauma Informed Certified."

Services are for a 6-month term, and may be canceled by the service receiver at any time with a 5-day written notice.

G&I Security Company, LLC
Security Services

Exhibit B – Compensation

In return for the service, the City will compensate the Contractor a rate of **\$36.00 per hour per security officer**. Compensation will be contingent upon providing invoice of hours of the service and will be payable upon completion of services.

Officer 1 – 40 hours per week x the rate of \$36.00 per hour x 26 weeks (6 months)

Officer 2 – 40 hours per week x the rate of \$36.00 per hour x 26 weeks (6 months)

Officer 3 – 30 hours per week x the rate of \$36.00 per hour x 26 weeks (6 months)

Officer	Compensation
Officer 1 (full time)	\$37,440.00
Officer 2 (full time)	\$37,440.00
Officer 3 (part time)	\$28,080.00
	TOTAL \$102,960.00

STATE OF SOUTH CAROLINA)
) **CONTRACT FOR PROFESSIONAL SERVICES**
COUNTY OF RICHLAND)

THIS AGREEMENT entered into this 1 day of April, 2026 between The City of Columbia (hereinafter called the "City"), its successors and assigns, and Palmetto Place Children and Youth Services (hereinafter called the "Professional").

WITNESSETH:

WHEREAS, the City desires to retain the services of the Professional.

NOW, THEREFORE, THE parties hereto do mutually agree as follows:

1. EMPLOYMENT OF PROFESSIONAL

The City hereby engages the Professional and the Professional hereby agrees to perform the services hereafter set forth this Agreement and Appendix A (Scope of Services – Safe Futures Initiative).

2. SCOPE OF SERVICES AND TIME OF PERFORMANCE

The Professional shall perform all services in a satisfactory and proper manner as determined by the City, consistent with the Safe Futures Initiative – Youth-Centered Opioid Prevention and Recovery Program, as outlined in Appendix A.

The term of this Agreement shall be from April 1, 2026 through March 31, 2027, unless otherwise amended.

The service of the Professional is to commence as set forth in Appendix A.

3. METHOD OF PAYMENT

- A. It is agreed that in no event will the total compensation to be paid for providing services hereunder exceed Three Hundred Ten Thousand Seven Hundred Fifty Dollars and 00/100 (\$310,750.00) as specified in Appendix A, the Recovery Community Center.

The decision to request Professional to provide additional resources under this Agreement is at the sole discretion of the City and not subject to any decision of the Contractor or outside parties.

- B. Payment will be made as stated in Appendix A along with associated expenses. Each detailed invoice submitted must describe the services for which pay is requested, and shall bear the signature of the Professional, which signature shall certify that the information

contained in the invoice is true and accurate and that the invoice amount is currently due and owing. The City will not pay interest or penalty on any past due amount.

- C. Invoices must be submitted in writing via email to the City of Columbia Accounts Payable accountspayable@columbiasc.gov and include Purchase Order number once assigned. If the City is not satisfied with the accounting, the City may request additional information and make payment when it is satisfied the expenses were for agreed upon deliverables stated in Appendix A and Appendix B.
- D. When applicable, professional is responsible for properly paying and recording all payments made to subcontractors for services under this Agreement.
- E. Professional is responsible for all applicable licenses and permits required to perform services associated with this contract.

4. FINDINGS CONFIDENTIAL

All of the reports, information, data, records or documents of any kind, prepared or assembled by the Professional under this Contract are confidential and the Professional agrees that they shall not be made available to any individual or organization nor shall there be communication with the media or other outside sources regarding the Project without the prior approval of the City.

5. ACCESS TO RECORDS

The Professional shall make available for examination all of its records with respect to all matters covered by this Contract and shall maintain such records for a period not less than three (3) years after receipt of final payment under this Contract.

6. COPYRIGHT

No reports or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Professional.

7. AMENDMENTS

The parties may amend this Agreement at any time provided that such amendments are executed in writing, signed by a duly authorized representative of both organizations, and approved, where applicable, by the City's governing body.

The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both parties.

8. ASSIGNABILITY/SUBCONTRACTING

The Professional shall not assign or subcontract any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the City. The Professional shall be as fully responsible to the City for the acts and omission of its sub-professionals, as it is for the acts and omissions of persons directly employed by him.

The Professional shall furnish and cause each of its Sub-Professionals to furnish all information and reports required hereunder.

9. INDEPENDENT CONTRACTOR

Nothing contained in this agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The professional shall at all times remain an independent contractor with respect to the services to be performed under this agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance.

10. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the Professional shall fail to fulfill in a timely and proper manner these obligations under this Contract, or if the Professional shall violate any of the covenants, agreements, or stipulations of this Contract, the City shall thereupon have the right to terminate this Contract by giving written notice to the Professional of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data studies, surveys and reports prepared under this contract shall become the possession of the City.

Notwithstanding the above, the Professional shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Contract by the Professional and the City may withhold any payments to the Professional until such time as the exact amount of damages due to the City from the Professional is determined.

11. TERMINATION FOR CONVENIENCE OF THE CITY

The City may terminate this Contract at any time by giving written notice to the Professional of such termination and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. In that event, all finished or unfinished documents and other material as described in Paragraph 5 above shall, at the option of the City, become its property.

12. INDEMNIFICATION, HOLD HARMLESS AND INSURANCE

The Professional shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out the Professional's performance or nonperformance of the services or subject matter called for in this agreement.

The professional shall maintain malpractice or errors and omissions insurance at all times during the performance of this Contract.

13. EQUAL EMPLOYMENT OPPORTUNITY

In carrying out the program, the Professional shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Professional shall take affirmative action to insure that applicant for employment, without regard to their race, creed, color, religion, ancestry, sex, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Professional shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this nondiscrimination clause. The Professional shall state that it is an Equal Opportunity or Affirmative Action employer and all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, ancestry, sex, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. The Professional will incorporate requirements in all subcontracts for program work.

14. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of Applicable law.

15. COMPLIANCE WITH LOCAL LAWS

The Professional shall comply with all applicable laws, ordinances, and codes of the state and local government in performing the work provided under this Contract.

16. PERSONNEL

All of the services required hereunder shall be performed by the Professional and all personnel engaged in the work will be fully qualified and shall be authorized or permitted under state and local law to perform the services identified in Appendix A, Scope of Services Rapid Shelter Columbia.

The Professional represents that he/she has, or will secure at his/her own expense, all personnel required in performing the services under the Contract.

IN WITNESS WHEREOF, the City and the Contractor have entered into this Agreement as of the date first above written.

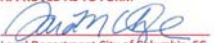
basic professional services contract
5/9/2005

WITNESSES AS TO CITY:

CITY OF COLUMBIA

BY: _____

ITS: City Manager

APPROVED AS TO FORM

Legal Department City of Columbia, SC
3/20/2026

WITNESSES AS TO PROFESSIONAL:
(Type or Print Name of Professional)

BY: _____

ITS: _____

Federal ID NO.: _____

Appendix A

Safe Futures Initiative – Recovery Community Center

Scope of Services

April 1, 2026 through March 31, 2027

PROGRAM OVERVIEW:

The Safe Futures Initiative is a **youth-centered opioid prevention and recovery program** serving youth ages **15–24 experiencing homelessness or housing instability**.

The program expands:

- Recovery access and warm handoffs
- Recovery-ready housing stabilization
- Family and caregiver engagement
- Workforce development pathways
- Data tracking and accountability

CORE SERVICES

1. Youth Recovery Access Coordination (Recovery Community Center)

- Conduct opioid risk screenings
- Provide recovery-oriented case management
- Facilitate warm handoffs to treatment and recovery services
- Maintain follow-up engagement

Performance Measures:

- Minimum 75 youth screened annually
 - At least 65% of referred youth accept services
-

2. Intake & Early Intervention Services

- Conduct screenings during intake
- Identify at-risk youth early
- Provide referrals and prevention services

Performance Measures:

- 100 youth screened annually
 - 70% acceptance rate for services
-

3. Recovery-Ready Housing Stabilization (The Oaks)

- Integrate relapse prevention planning
- Provide trauma-informed case management
- Coordinate with behavioral health providers

Performance Measures:

- 40 residents served
 - Improved housing stability and reduced relapse
-

4. Independent Living & Life Skills (Samantha's House)

- Deliver recovery-informed life skills programming
 - Provide employment readiness support
 - Support transition to independent living
-

5. Family & Caregiver Resilience Network

- Facilitate workshops on:
 - Communication
 - Trauma recovery
 - Relapse prevention
 - Provide caregiver engagement supports
-

6. Workforce & Purpose Pathways

- Job readiness training
 - Employer engagement
 - Employment placement support
 - Recovery-friendly workforce development
-

7. Recovery Data Dashboard & Reporting

- Track all participant data and outcomes
 - Ensure 100% data entry compliance
 - Generate quarterly reports
-

8. Staff Training & Capacity Building

- Naloxone administration training
- SBIRT training
- Recovery-Oriented Systems of Care (ROSC) training

Minimum of **four (4) trainings annually**

REPORTING REQUIREMENTS

- Quarterly program and financial reports
 - Outcome tracking aligned with SCORF metrics
 - Final cumulative report
-

DATA COMPLIANCE

All client data must be entered into approved systems and comply with:

- HMIS requirements
 - SCORF reporting standards
 - City of Columbia data policies
-

PROGRAM GOAL

To reduce opioid risk, improve recovery access, and increase housing stability among youth experiencing homelessness while building a sustainable, recovery-oriented service model.

<u>Salaried Personnel Expenses</u>		
<u>Line Item</u>	<u>Amount</u>	<u>Note</u>
Aftercare Coordinator	\$ 15,750.00	Recovery access coordination;3 days/week at the Recovery Community Center
Intake & Transitional Housing Coordinator	\$11,250	Intake screening and early intervention services
The Oaks Case Coordinator	\$15,000	Recovery-ready housing stabilization
Director of Programs & Services	\$12,000	Program oversight and SCORF compliance
Executive Director	\$10,000	Strategic oversight and grant accountability
Deputy Director	\$5,000	Fiscal oversight and reporting compliance
Total Salaried Personnel Expenses:	\$ 69,000.00	

<u>PROGRAMMATIC EXPENSES (DIRECT SERVICE & PARTICIPANT SUPPORTS)</u>		
<u>Line Item</u>	<u>Amount</u>	<u>Note</u>
Youth Recovery Access Coordination (Recovery Community Center)	\$52,000	Recovery access coordination;3 days/week at the Recovery Community Center
Recovery-Ready Housing Stabilization (The Oaks)	\$44,750	Recovery materials, relapse prevention tools, and group facilitation resources
Independent Living & Recovery-Informed Life Skills	\$36,000	Curriculum materials and life skills programming supports
Family & Caregiver Resilience Network	\$28,000	Workshop materials, engagement supports, and educational resources
Workforce & Purpose Pathways for Recovery	\$26,000	Job readiness supports, certifications, and employment assistance
Total Salaried Personnel Expenses:	\$ 186,750.00	

<u>Recovery and Opioid Prevention Training</u>		
<u>Line Item</u>	<u>Amount</u>	<u>Note</u>
Training aligned with evidence-informed practices.	\$15,000	Training for staff
Total Salaried Personnel Expenses:	\$ 15,000.00	

<u>CONTRACTUAL EXPENSES</u>		
<u>Line Item</u>	<u>Amount</u>	<u>Note</u>
Recovery Data Dashboard Development & Maintenance	\$ 40,000.00	Data tracking, reporting, and outcome monitoring system
Total Salaried Personnel Expenses:	\$ 40,000.00	

<u>Total Expenses</u>		
<u>Line Item</u>	<u>Amount</u>	<u>Note</u>
Salaried Personnel Expenses	\$ 64,000.00	
PROGRAMMATIC EXPENSES (DIRECT SERVICE & PARTICIPANT SUPPORTS)	\$ 186,750.00	
Recovery and Opioid Prevention Training	\$ 15,000.00	
CONTRACTUAL EXPENSES	\$ 40,000.00	
Total 2025-2026	\$ 310,750.00	



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Henry Simons, Assistant City Manager, Operations
Mrs. Shannon S. Lizewski, CPPO, NIGP-CPP
Director / Purchasing Agent for the Department of Procurement & Contracts

DATE: March 30, 2026

Subject: Recommendation for Approval
CA#7 – Finlay Park Revitalization and Construction, PK005608

The Department of Procurement and Contracts in coordination with Columbia Parks & Recreation Department respectfully request your review and approval of Contract Amendment #5 with Mashburn Construction Company, Inc. to provide funding for additional construction services. The amount requested for Contract Amendment No. 7 is \$374,651.84. The funding source is hospitality tax.

The purpose for the Contract Amendment is to cover change orders for Ranger Station repairs, additional fence, pressure washing, fountain repair and additional signage. This amendment officially concludes the construction services for this project.

Finlay Park Revitalization and Construction Services, that was awarded to Mashburn Construction Company, Inc., currently has purchase order for \$24,939,063.12. The new purchase order amount will be \$25,313,714.96.

Finlay Park is Columbia's primary urban park, which consists of 17.5 acres in the heart of downtown. The revitalization of Finlay Park respects original iconic features within the park, while also incorporating community driven goals in the new construction; these goals include:

- Improving ADA circulation and making destinations accessible
- Providing a unique destination playground
- Increasing safety and visibility
- Revitalizing the fountain, waterfalls and pond
- Improving connectivity of pond
- Constructing new multi-use structures for events and park activation
- Relocating the band stage to project sound away from the adjacent neighborhood
- Integrating public art
- Improving the lawn areas for events
- Preserving the Vista Greenway connection

Contract Amendment #7

Finlay Park Revitalization and Construction

RFP002-22-23

Mashburn Construction Company, Inc.

March 9, 2026

Description of Change: Request change in Agreement for Construction Services between the City of Columbia (City) and Mashburn Construction Company, Inc., (Contractor) executed September 6, 2023 (Agreement) to provide funding for Ranger Station repairs, additional fencing, adjacent pressure washing, fountain repair, and signage.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Term from September 14, 2023 to September 13, 2025; Purchase Order# P200947 includes contingency of \$1,130,000.00):	\$22,450,000.00
Contract Amendment #1 (Funding Increase; Purchase Order# P200947):	\$1,400,000.00
Contract Amendment #2 (Funding Increase; Purchase Order# P200947):	\$401,865.12
Contract Amendment #3 (Time Extension from September 14, 2025 to January 7, 2026; Purchase Order# P200947):	\$00.00
Contract Amendment #4 (Funding Increase; Purchase Order# P200947):	\$687,198.00
Contract Amendment #5 (Time Extension from January 8, 2026 to March 15, 2026; Purchase Order# P200947):	\$00.00
This Contract Amendment #6 (Time Extension from March 16, 2026 to April 30, 2026; Purchase Order# P200947):	\$00.00
Current Contract Amount:	\$24,939,063.12
Contract Amendment #7 (Funding Increase; Purchase Order# P200947):	\$374,651.84
Revised Contract Amount:	\$25,313,714.96

This Change is Acceptable:

Name of Firm

Mashburn Construction Company, Inc.,

Print Name

Signature

Date

City of Columbia

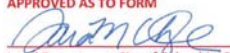
Office of the City Manager

Teresa Wilson, City Manager

Signature

Date

Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC
4/2/2026



PCO #074

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #074: Ranger Station Upfit - Level 1

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	074 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	9/11/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#009 - OCO 9
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	25 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$110,260.56

POTENTIAL CHANGE ORDER TITLE: Ranger Station Upfit - Level 1

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Ranger Station Upfit - Level 1

This change order is for the bottom level Upfit of the Ranger station, per the exhibit provided by Todd Martin.

*General Conditions are for 5 weeks.

ATTACHMENTS:

[Finlay Park CO #018 Additional Wall Sconce.pdf](#) , [_COP-10-Finley Park.pdf](#) , [_TV Wall Top Quote Revised.pdf](#) , [_Finlay Park CO #015 Ranger Station Upgrades.pdf](#) , [_Memo Style.pdf](#) , [_Finley Park Ranger Station 1st floor office.pdf](#) , [_Specialty Woodworks COR#2 Finlay Park Revitalization_Rager Station 082725.pdf](#) , [_New Lock at Ranger Station.pdf](#) , [_Finley Park Storefront 8.28.25.pdf](#) , [_Echerer Painting Finlay Park COR # 6.pdf](#) , [_Collins and Wright Ranger Station Quote 9.2.25.pdf](#)

#	Budget Code	Description	Amount
1	01-.050.00.L Supervision.Labor	Superintendent (20 hours/wk) & PM (4 hours/wk)	\$17,210.00
2	01-.226.00.E Temp. Toilets .Equipment	Temp Toilet (1)	\$410.00
3	01-.241.00.E Small Tools .Equipment	Small Tools	\$854.00
4	02-.000.00.L Demolition General.Labor	Demo & Dumpster	\$4,900.00
5	01-.500.00.S General Clean Up.Subcontract	Final Clean	\$1,000.00
6	01-.500.00.L General Clean Up.Labor	Temp Labor (2) at 20hrs/wk	\$6,250.00
7	06-.500.00.S Millwork/Finished Carpentry .Subcontract	Millwork	\$4,890.00
8	08-.000.00.M Hollow Metal .Materials	Hardware & Install	\$950.00
9	08-.500.00.S Glass/Storefront .Subcontract	Storefront (Lower Level Only)	\$26,300.00
10	09-.200.00.S Drywall .Subcontract	Drywall	\$6,833.00
11	09-.600.00.S Flooring.Subcontract	Flooring	\$950.00
12	09-.900.00.S Paint/Wallcovering .Subcontract	Paint	\$1,124.00
13	10-.300.00.M Toilet Accessories .Materials	Lockers	\$3,752.00
14	23-.100.00.S HVAC.Subcontract	HVAC	\$15,059.00



PCO #074

#	Budget Code	Description	Amount
15	06-.100.00.M Rough Carpentry .Materials	Rough Carpentry	\$1,500.00
16	02-.000.00.O Demolition General.Other	Coring required for Mech & Electrical	\$2,100.00
17	26-.100.00.S Electrical .Subcontract	Electrical	\$4,052.00
18	06-.500.00.S Millwork/Finished Carpentry .Subcontract	TV Wall Counter Top	\$1,533.00
19	09-.900.00.S Paint/Wallcovering .Subcontract	Paint	\$1,124.00
Subtotal:			\$100,791.00
General Liability Insurance (1.00%):			\$1,007.91
Builder's Risk (1.50%):			\$1,526.98
Contractor's Performance Bond (1.00%):			\$1,033.26
Subcontractor Performance Bond (1.00%):			\$650.91
Fee (5.00%):			\$5,250.50
Grand Total:			\$110,260.56

Jenny Horne (Stantec Consulting Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #082

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #082: Ranger Station Upstairs & Misc. Adds

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	082 / 0	CONTRACT:	215139 - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	9/29/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#009 - OCO 9
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$135,486.59

POTENTIAL CHANGE ORDER TITLE: Ranger Station Upstairs & Misc. Adds

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Ranger Station Upstairs

Metal Flashing T&M

Removed of Hardie board siding, air barrier at soffit, and installation of metal counterflashing from deck coating to the new wall system- \$5,997.51

Framing T&M

This change order includes Mid Atlantic's CORs 3 & 4 for the Ranger Station T&M work.

New Exterior Waterproofing

Apply WR Meadows Air Shield LMP to exterior walls and soffit. Wrap (14) windows with all membrane into openings along with 2 door frames.

- \$6,842.00

Windows

Remove 14 Qty. Wood Exterior Windows. Provide + Install 14 Qty. New Storefront, Insulated Glass Windows. - \$31,90.00

Provide & install break metal on exterior of 14 openings. This covers all columns on exterior, the face of all headers and under sill pan to cover outside panels with drip edge. - \$6,990

(This item is for downstairs) Furnish & install 040 Bronze break metal at curved sill location/ BM to cover curved brick at the bottom and 2x6 sill members - \$1,400

Batt insulation at windows between wood studs- \$972.14

Metal Fascia

Provide all labor; material and equipment necessary to install 24ga Bone White fascia and drip edge and re-adhere the existing roof membrane to this new metal fascia- \$15,725

Stucco

Add new hardcoat EIFS/Stucco to the Ranger Station at low panels and around doors - \$3,860

Upstairs Electrical - \$6,136

1. Furnish & install (6) white 20A duplex receptacles
2. Furnish & install (5) white 20A toggle switches
3. Furnish & install (2) white 20A GFI receptacles in bathrooms
4. Furnish & install (2) white exit signs at doors
5. Furnish & install (6) 2x4 light fixtures in bathrooms

Upstairs Millwork

Shop primed window trim and bead board wainscot with base - \$10,470

Upgraded Rubber Base

\$1,016

Conduit Covers

install 24ga Bone White metal cap to cover conduit pipes on concrete walls at two locations with lids. - \$2,360



ATTACHMENTS:

[Time and Material Report 10.06.25 - Finlay Park.pdf](#) , [Time and Material Report 10.13.25 - Finlay Park.pdf](#) , [Time and Material Report 09.02.25 \(Finlay Park\).pdf](#) , [FileManagerDownload.jiff](#) , [Finlay Park Revitalization metal cap to cover pipes on concrete wall at two locations. 11-6-2025.doc](#) , [FinlayPark CO#3Ranger Station.pdf](#) , [Finlay Park CO #015 Ranger Station Upgrades.pdf](#) , [Finlay Park 3.doc](#) , [Finlay Park Revitalization at 930 Laurel Street building for fascia and drip edge 9-23-2025.pdf](#) , [Finlay Park Combined 9.10.25 \(1\).pdf](#) , [Finley Break Metal CO 1 \(1\).jpg](#) , [Finley Park Change Order 2.jpg](#) , [James Hunt Mashburn Construction Finlay Park Columbia, SC 09.24.25 \(CF\).pdf](#) , [CO4 Ranger Station T&M thru 9.15.25.pdf](#) , [CO3 Ranger Station T&M thru 9.9.25.pdf](#)

#	Budget Code	Description	Amount
1	06-.100.00.S Rough Carpentry .Subcontract	Mid Atlantic Wood framing RepairsT&M	\$29,187.52
2	07-.100.00.S Waterproofing .Subcontract	Wall Waterproofing	\$6,842.00
3	08-.500.00.S Glass/Storefront .Subcontract	New Windows	\$40,290.00
4	07-.400.00.S Roofing .Subcontract	Metal Fascia	\$15,725.00
5	09-.100.00.S Plaster, Lath & Stucco.Subcontract	Stucco	\$3,860.00
6	26-.100.00.S Electrical .Subcontract	Electrical (Upstairs only)	\$6,136.00
7	06-.500.00.S Millwork/Finished Carpentry .Subcontract	Trim & Beadboard	\$10,470.00
8	09-.900.00.S Paint/Wallcovering .Subcontract	Paint	\$0.00
9	07-.400.00.S Roofing .Subcontract	Conduit Covers at upper patio to conceal ugly conduits	\$2,360.00
10	06-.100.00.M Rough Carpentry .Materials	Batt Insulation	\$972.14
11	07-.100.00.S Waterproofing .Subcontract	Metal Flashing T&M	\$5,997.51
12	09-.600.00.S Flooring.Subcontract	Upgraded Rubber Base (includes credit for base bid base)	\$816.00
13	01-.233.00.E Dumpster Pulls .Equipment	Dumpster Pull	\$750.00
Subtotal:			\$123,406.17
General Liability Insurance (1.00%):			\$1,234.06
Builder's Risk (1.50%):			\$1,869.60
Contractor's Performance Bond (1.00%):			\$1,265.10
Subcontractor Performance Bond (1.00%):			\$1,259.92
Fee (5.00%):			\$6,451.74
Grand Total:			\$135,486.59

Jenny Horne (Stantec Consulting Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #106

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #106: Brabham Fence Extras

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	106 / 0	CONTRACT:	215139 - - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/19/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#009 - OCO 9
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$86,975.90

POTENTIAL CHANGE ORDER TITLE: Brabham Fence Extras

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Brabham Fence Extras

This change order includes all of the extras for Brabham fence that were above and beyond the original contract scope.

1. Private Locate - \$1,080
2. Coring at unit rate. 175 cores at \$85 each - \$14,875
3. Extra Fencing approved via Todd & John Katz - \$63,455

Total Extras - \$79,410

4 Hours management time - \$592

ATTACHMENTS:

#	Budget Code	Description	Amount
1	01-.193.00.O Security.Other	Extra Work	\$79,410.00
2	01-.020.00.L Proj.Mgr..Labor	PM	\$592.00
Subtotal:			\$80,002.00
General Liability Insurance (1.00%):			\$800.02
Builder's Risk (1.50%):			\$1,212.03
Contractor's Performance Bond (1.00%):			\$820.14
Subcontractor Performance Bond (1.00%):			\$0.00
Fee (5.00%):			\$4,141.71
Grand Total:			\$86,975.90



PCO #106

Jenny Horne (Stantec Consulting
Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #119

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #119: Pressure Wash Vouchers

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	119 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	12/5/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#009 - OCO 9
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$8,316.86

POTENTIAL CHANGE ORDER TITLE: Pressure Wash Vouchers

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Pressure Wash Vouchers

Value of sandlapper's pressure washing services for 9 Houses.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	01-.500.00.O General Clean Up.Other	Pressure Wash Vouchers	\$7,650.00
		Subtotal:	\$7,650.00
		General Liability Insurance (1.00%):	\$76.50
		Builder's Risk (1.50%):	\$115.90
		Contractor's Performance Bond (1.00%):	\$78.42
		Subcontractor Performance Bond (1.00%):	\$0.00
		Fee (5.00%):	\$396.04
		Grand Total:	\$8,316.86

Jenny Horne (Stantec Consulting Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #120

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #120: Fountain Upper Pool Leak Repair

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	120 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	12/5/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#009 - OCO 9
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$9,569.45

POTENTIAL CHANGE ORDER TITLE: Fountain Upper Pool Leak Repair

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Fountain Upper Pool Leak Repair

This change order is for WP Law to repair the fountain leak at the upper most pool. Including:

- Draining of the upper pool
- Grinding and cleaning of existing surfaces to ensure concrete patch adheres properly
- Supply and installation of 2 part water stop concrete patch to all voids, cracks, or areas where water may be escaping pool
- Allow patch to cure fully before turning back on fountain

The cost for the above mentioned list of materials and labor is \$8,715.00

ATTACHMENTS:

[Fountain Pool Repairs.pdf](#)

#	Budget Code	Description	Amount
1	99-.900.01.S Allowance 1 Water Features.Subcontract	Upper Pool	\$8,715.00
		Subtotal:	\$8,715.00
		General Liability Insurance (1.00%):	\$87.15
		Builder's Risk (1.50%):	\$132.03
		Contractor's Performance Bond (1.00%):	\$89.34
		Subcontractor Performance Bond (1.00%):	\$90.24
		Fee (5.00%):	\$455.69
		Grand Total:	\$9,569.45



PCO #120

**Jenny Horne (Stantec Consulting
Services, Inc.)**
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #121

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #121: Allowance 3 Reconciliation

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	121 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	12/12/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$4,184.51

POTENTIAL CHANGE ORDER TITLE: Allowance 3 Reconciliation

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Allowance 3 Reconciliation - Site Signage
Allowance 3 reconciliation

ATTACHMENTS:

[INV-24382.pdf](#)

#	Budget Code	Description	Amount
1	99-900.03.M Allowance 3 Site Signage.Materials	Allowance 3 - Site Signage	\$(37,500.00)
2	99-900.03.M Allowance 3 Site Signage.Materials	Signarama Invoice	\$41,348.99
Subtotal:			\$3,848.99
General Liability Insurance (1.00%):			\$38.49
Builder's Risk (1.50%):			\$58.31
Contractor's Performance Bond (1.00%):			\$39.46
Subcontractor Performance Bond (1.00%):			\$0.00
Fee (5.00%):			\$199.26
Grand Total:			\$4,184.51

Jenny Horne (Stantec Consulting Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #121

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #121: Allowance 3 Reconciliation

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	121 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	12/12/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$4,184.51

POTENTIAL CHANGE ORDER TITLE: Allowance 3 Reconciliation

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Allowance 3 Reconciliation - Site Signage

Allowance 3 reconciliation

ATTACHMENTS:

[INV-24382.pdf](#)

#	Budget Code	Description	Amount
1	99-900.03.M Allowance 3 Site Signage.Materials	Allowance 3 - Site Signage	\$(37,500.00)
2	99-900.03.M Allowance 3 Site Signage.Materials	Signarama Invoice	\$41,348.99
Subtotal:			\$3,848.99
General Liability Insurance (1.00%):			\$38.49
Builder's Risk (1.50%):			\$58.31
Contractor's Performance Bond (1.00%):			\$39.46
Subcontractor Performance Bond (1.00%):			\$0.00
Fee (5.00%):			\$199.26
Grand Total:			\$4,184.51

Jenny Horne (Stantec Consulting Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #126

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #126: Caulking Spiral Fountain

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	126 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/9/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$8,982.00

POTENTIAL CHANGE ORDER TITLE: Caulking Spiral Fountain

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Caulking Spiral Fountain

This change order is for the re-caulking of expansion joints on the spiral water fountain. Scope includes:

- Removal of existing caulking in expansion joints of spiral floors
- Cleaning and pressure washing of joints to ensure proper adhesion of new product
- Supply and installation of underwater rated elastomeric sealant to joints (gray in color)
- Once product has had sufficient time to cure, we will return the fountain to service

The cost for the above-mentioned list of materials and labor is \$8,180.00

ATTACHMENTS:

[Re-Caulking Proposal.pdf](#)

#	Budget Code	Description	Amount
1	99-900.01.S Allowance 1 Water Features.Subcontract	Fountain Caulking	\$8,180.00
Subtotal:			\$8,180.00
General Liability Insurance (1.00%):			\$81.80
Builder's Risk (1.50%):			\$123.93
Contractor's Performance Bond (1.00%):			\$83.86
Subcontractor Performance Bond (1.00%):			\$84.70
Fee (5.00%):			\$427.71
Grand Total:			\$8,982.00



Jenny Horne (Stantec Consulting
Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #127

Mashburn Construction Company, Inc.
1820 Sumter St
Columbia, South Carolina 29201
Phone: (803) 400-1000

Project: 215139 - Finlay Park Revitalization
930 Laurel Street
Columbia, South Carolina 29201

Prime Contract Potential Change Order #127: Concrete Repair & Vault Removal

TO:	City of Columbia 1136 Washington Street Columbia, South Carolina 29201	FROM:	Mashburn Construction Company, Inc. 1820 Sumter Street Columbia, South Carolina 29201
PCO NUMBER/REVISION:	127 / 0	CONTRACT:	215139- - Finlay Park Revitalization
REQUEST RECEIVED FROM:		CREATED BY:	Madison White (Mashburn Construction Company, Inc.)
STATUS:	Approved	CREATED DATE:	1/14/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#009 - OCO 9
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$14,867.63

POTENTIAL CHANGE ORDER TITLE: Concrete Repair & Vault Removal

CHANGE REASON: Additional Work

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Concrete Repair & Vault Removal

- This change order is for the Mashburn and City split of the concrete repair per Jason and Todd discussion. Total cost of repair is \$19,704 with a proposed city portion being \$9,852. We are also including \$1,200 in temp fencing to protect the park patrons from this area of work during repair.
- This change order also includes a proposal to abandon the existing water vault in the lower cascade area. Scope would remove, fill with soil, and sod the area for \$2,500.

ATTACHMENTS:

[Finlay Park Concrete Repair Proposal.pdf](#) , [Finlay Park Vault Proposal.pdf](#)

#	Budget Code	Description	Amount
1	32-090.00.S Landscaping .Subcontract	Concrete Repair - City Portion	\$9,852.00
2	01-192.00.O Temp Fencing .Other	Temp Fencing around repair area	\$1,200.00
3	32-090.00.S Landscaping .Subcontract	Abandon Vault	\$2,500.00
Subtotal:			\$13,552.00
General Liability Insurance (1.00%):			\$135.52
Builder's Risk (1.50%):			\$205.31
Contractor's Performance Bond (1.00%):			\$138.93
Subcontractor Performance Bond (1.00%):			\$127.89
Fee (5.00%):			\$707.98
Grand Total:			\$14,867.63



PCO #127

Jenny Horne (Stantec Consulting
Services, Inc.)
4969 Centre Pointe Drive, Suite 200
North Charleston, South Carolina 29418

City of Columbia
1136 Washington Street
Columbia, South Carolina 29201

Mashburn Construction Company, Inc.
1820 Sumter Street
Columbia, South Carolina 29201

SIGNATURE DATE

Mashburn Construction Company, Inc.

SIGNATURE DATE

Page 2 of 2

SIGNATURE DATE

Printed On: 3/30/2026 02:33 PM EDT

APPENDIX - BUSINESS INFORMATION RECORD for SUBCONSULTANTS/SUBCONTRACTORS

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE “NO LINE STRIKE THROUGH”

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE # (If Applicable)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract Amendment Amount	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code – See Key Below)
Mashburn Construction	V006312	Rough Carpentry / Misc. Services	80,362.82	21.45	LBE	
Specialty Woodworks		Casework/Counter s	16,893	4.51		
Palmetto State Glass		Glass/Storefront	66,590	17.77		
Collins and Wright		Drywall	6,833	1.82		
Echerer Painting Contractor, Inc.	V014082	Paint	2,248	0.6	LBE	
Central Heating and Air Conditioning		HVAC	15,059	4.02		
Carolina Power		Electrical	10,188	2.72		
Mid-Atlantic Structioneers		Framing	29,187.52	7.79		
Watertight Systems Inc.	V013905	Waterproofing	12,839.51	3.43		

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female **AM** – Asian American Male
BM – African American Male **FB** – Non-Minority Female Owned
HM – Hispanic American Male **NF** – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ 374,651.84

TOTAL ~~CONTRACT~~ AMOUNT: \$ 374,651.84
Amendment

I certify this information is true, correct, complete and active.

Business Name: _ - Mashburn Construction

Representative Name/Title: Madison White / Project Manager

Date: 4/6/2026

APPENDIX - BUSINESS INFORMATION RECORD for SUBCONSULTANTS/SUBCONTRACTORS

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE “NO LINE STRIKE THROUGH”

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE # (If Applicable)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract Amendment Amount	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code – See Key Below)
Aqua Seal Mfg- and Roofing Inc	V001103	Roofing	18,085	4.83	LBE	
BG Stucco		Stucco	3,860	1.03		
Brabham Fence		Fencing	79,410	21.2		
W.P. Law		Fountain patch and repairs	16,895	4.51		
Signarama		Signage	3,848.99	1.03		
Chason Landscaping, LLC	V013974	Landscape and concrete	12,352	3.3	LBE	

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female **AM** – Asian American Male
BM – African American Male **FB** – Non-Minority Female Owned
HM – Hispanic American Male **NF** – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ See previous sheet

TOTAL ~~CONTRACT~~ AMOUNT: \$ _____
Amendment

I certify this information is true, correct, complete and active.

Business Name: -

Representative Name/Title: _____

Date: _____

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

56501

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

2) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

29020

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

3) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

4) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

5) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

6) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

7) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

8) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(____) _____
Phone number

(____) _____
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

9) Subcontractors Company information (Primary/Main office location)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

()

Phone number

()

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #



Meeting Date: April 21, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve additional funding for Project SS7645; Train 2 Aeration Dewatering System Upgrade, as requested by Columbia Water on April 1, 2026. Award to Alfa Laval, Inc., in an amount not to exceed \$63,858.24. The current term of the contract ends on June 30, 2026. This firm is located in Richmond, VA.

Funding Source: Water Sewer Capital Projects - Capital Project Costs (5529999-658650). The current budget amount is \$998,000.00. The budget amount for this amendment is \$63,858.24. The revised budget amount is \$1,061,858.24.

Background Summary: Sec 2-204. (5) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding for the Sole Source Procurements.

Attachments:

1. PM Memo Request CC Agenda Approval _SS764501_TRAIN 2 AERATION AND DEWATERING SYSTEM UPGRADES - Centrifuge Unit 1 Taxes
2. Administrative Change Amendment



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Ms. Shannon Lizewski, Director of Procurement and Contracts/Purchasing Agent

DATE: April 21, 2026

SUBJECT: Recommendation for Approval
Amendment No. 1 – Alfa Laval Inc.
SS764501 – TRAIN 2 AERATION AND DEWATERING SYSTEM UPGRADES

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of Contract Amendment No. 1 with Alfa Laval Inc. for Centrifuge Unit 1 replacement, under SS764501 – Train 2 Aeration and Dewatering System Upgrades at the Metro Wastewater Treatment Plant.

The original purchase order for Centrifuge Unit 1 did not include applicable sales taxes that the City is responsible for. This amendment incorporates funds for the taxes to allow for final payment to the vendor. Centrifuge Unit 1 has been installed and is currently in operation.

The amount of Contract Amendment No. 1 is \$63,858.24.

The purpose of this project is for the replacement of the Alfa Laval Centrifuge 1 (Model G3-125) required for the sludge dewatering and solids processing.

Funding Source for this contract is 5529999-SS728801-658650 - Unforeseen & Miscellaneous Projects.

Tax increase amount is \$63,858.24

If you have questions or concerns, please do not hesitate to contact our office.

**Contract Amendment #1
Administrative Change**

Train 2 Aeration Dewatering System

Sole Source

Alfa Laval Inc.

April 8, 2026

Description of Change: Request change in Contract for services between the City of Columbia (City) and Alfa Laval Inc. (Contractor) effective on July 31, 2024 (Agreement) for the following:

- Increase funding in the amount of \$63,858.24 for Purchase Order# P205712 for taxes associated with the contract.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

This Change is Acceptable:

City of Columbia

Department of Procurement & Contracts

Trent Watford,
Procurement Manager II - Operations

Print Name / Title



Signature



Date



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Mrs. Shannon Lizewski, Director of Procurement and Contracts/Purchasing Agent

DATE: April 21, 2026

SUBJECT: Recommendation for Approval
Amendment No. 4 –Ferguson Waterworks
P209873- Water Distribution Maintenance Materials

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of the Contract Amendment No. 4 with Ferguson Enterprises to provide funding for additional brass service fittings needed to cover the remaining of FY 2025-2026. The amount of Contract Amendment No. 5 is \$86,686.09.

Brass fittings are used to repair or replace service lines within the water distribution system for Columbia Water. It is essential that we maintain the proper materials in stock in order to continue to provide our customers with clean drinking water at all times.

If you have questions or concerns, please do not hesitate to contact our office.

Contract Amendment #4

Annual Repair Materials for Water Distribution Division

BID004-24-25-KMB

Ferguson Enterprise, LLC

February 26, 2026

Description of Change: Request change in Agreement for Goods and/or Services between the City of Columbia (City) and Ferguson Enterprise, (Contractor) executed June 26, 2024 (Agreement) to provide funding in the amount of \$86,686.09 for brass and Ford couplings.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

This Change is Acceptable:

Name of Firm

Ferguson Enterprise, LLC

Jimmy Ready

Print Name

[Signature]

Signature

3-13-26

Date

City of Columbia

Office of the City Manager

Teresa Wilson, City Manager

Signature

Date

Witness

APPROVED AS TO FORM

[Signature]
Legal Department City of Columbia, SC

3/2/2026

P209873 Lot 1				
Row Labels	Order	Cost	Ext Cost	
1" COMP FEMALE (PJ CTSxFIP)	140	\$ 22.45	\$	3,143.00
1" COMP MALE (PJ CTSxMIP)	324	\$ 18.64	\$	6,039.36
1" COMP STOP (PJ CTS X FIP Connx As.)	150	\$ 100.00	\$	15,000.00
1" COMPRESSION UNION (PJ CTSxPJ CTS)	70	\$ 21.92	\$	1,534.40
1" CURB STOP (FIPxFIP)	25	\$ 90.95	\$	2,273.75
1 1/2" COMP MALE (PJ CTSxMIP)	10	\$ 51.06	\$	510.60
1 1/2" COMP UNION (PJ CTSxPJ CTS)	10	\$ 73.37	\$	733.70
1 1/2" CURB STOP (BV FIPxFIP)	25	\$ 184.04	\$	4,601.00
2" COMP FEMALE (PJ CTSxFIP)	10	\$ 65.30	\$	653.00
2" CORPORATION STOP (BV CCxMIP)	15	\$ 234.24	\$	3,513.60
2" CURB STOP (BV FIPxFIP)	40	\$ 278.20	\$	11,128.00
3/4" COMP FEMALE (PJ CTSxFIP)	275	\$ 16.55	\$	4,551.25
3/4" COMP MALE (PJ CTSxMIP)	600	\$ 15.74	\$	9,444.00
3/4" COMP STOP (PJ CTS X FIP Connx As.)	188	\$ 69.76	\$	13,114.88
3/4" COMP UNION (PJ CTSxPJ CTS)	40	\$ 19.16	\$	766.40
3/4" CORPORATION (CCxPJ CTS)	12	\$ 34.33	\$	411.96
			\$ 77,418.90	
			w/tax	\$ 83,612.41

P209873 Lot 2				
1" FORD COUP (MIPxPJ IP)	100	\$ 28.46	\$	2,846.00
			w/tax	\$ 3,073.68



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Mrs. Shannon S. Lizewski, CPPO, NIGP-CPP
Director / Purchasing Agent for the Department of Procurement & Contracts

DATE: March 24, 2026

SUBJECT: Recommendation for Approval
Construction Bid Contract for Pickens Contracting, Inc.
SS7675 Metro WWTP Maintenance Building Roof Project

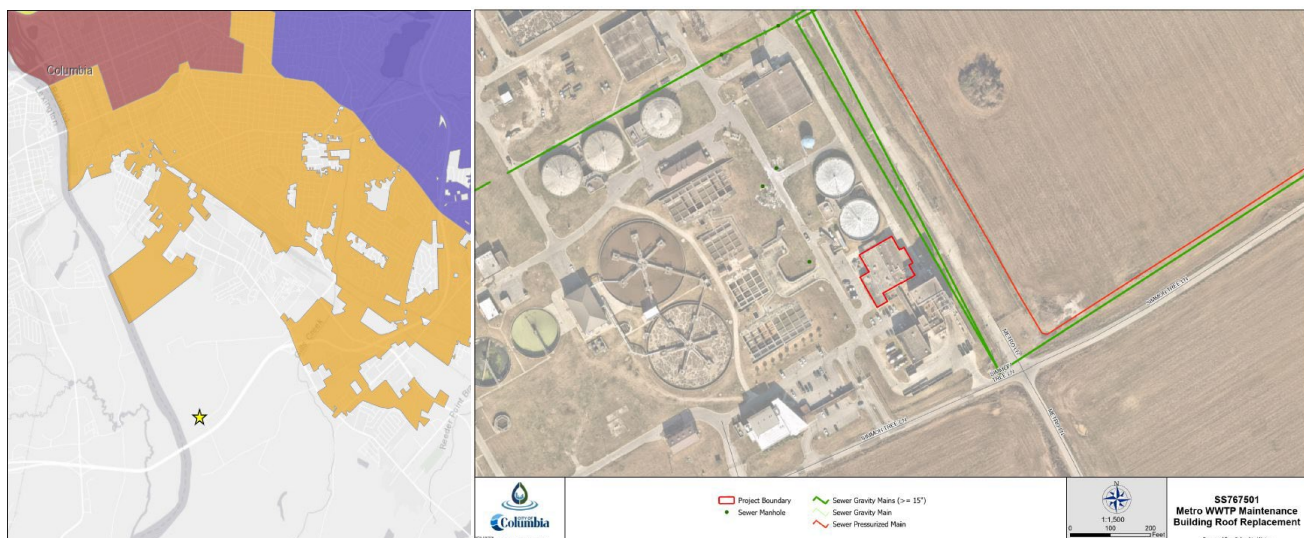
The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of a Construction Contract with Pickens Contracting to install a new built-up roof at the Metro WWTP Maintenance Building. Award to Pickens Contracting, Inc in an amount not to exceed \$297,795.00. We will include a 10% owner's contingency too. The firm is headquartered in Greer, South Carolina.

The purpose of this project is to replace a failing roof at the Metro WWTP. The roof at the Metro WWTP has surpassed its usable life and is now unsuitable to fully protect the facility.

Funding Source for this contract will be 5529999-SS767501-658650; Capital; funded from 5529999-SS767501-658650 –Metro Wastewater Treatment Plant Maintenance Building Roof.

SS7675 Metro WWTP Maintenance Building Roof Replacement

Project Description:	The purpose of this project is to replace an aged built-up gravel roof with new properly sloped 60 mil membrane roof at the Metro WWTP Maintenance Building. The work includes replacing any damaged steel decking and deteriorated components. The new roof will meet the current code with HVAC unit height adjustments, properly sloped roof angles, and new roof drains, etc.
Objectives:	This project replaces an aged built-up roof that has exceeded its usable life leading to leaks within the current building.
Project Type:	Improvements and Efficient Operations; Regulatory Compliance; Metro WWTP facility maintenance management
Council District:	System-wide
Project Funding:	This project is being funded through the City's Wastewater CIP with a current construction estimate of \$340,000. A 10% owner's contingency is included in the estimate.
Current Project Status:	Construction procurement is planned for February 2026 with construction planned to start in early 2026.
Project Contact:	John Riggs, PE Deputy Director of Major Capital Projects 803.528.4238 john.riggs@columbiasc.gov



CONTRACT

City of Columbia, South Carolina

CIP #: SS7675

Name of Project: WWTP Maintenance Building Roof Replacement

Bid #: 021-25-26-LB

This Contract is made by and between City of Columbia, South Carolina, hereinafter called Owner, and **Pickens Contracting, Inc.** with legal address and principal place of business at **1 Century Place Greer, S.C. 29651**, hereinafter called Contractor. Owner and Contractor in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK.

1.1 Contractor shall perform the Work as specified or indicated in the Contract Documents.

ARTICLE 2. ENGINEER.

2.1 The Project has been designed by **City of Columbia**.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **seventy-five (75)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP) to substantial completion and an additional **fifteen (15)** consecutive calendar days to final completion for a total construction time of **ninety (90)** consecutive calendar days from the commencement date as defined in the Notice to Proceed (NTP). There will be an additional **one hundred eighty (180)** consecutive calendar days added after the construction period for contract closeout such as providing as built drawings, testing, invoicing, etc.

3.2 Contractor agrees that the Work shall be prosecuted regularly, diligently and uninterruptedly and at such rate of progress as will ensure full completion thereof within the Contract Time stated above. It is expressly understood and agreed, by and between Contractor and Owner that the Contract Time is reasonable for the completion of the Work, taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Bid Form attached to this Contract which establishes the contract value as **Two Hundred Ninety-Seven Thousand Seven Hundred Ninety-Five Dollars and Zero Cents (\$297,795.00)**. This Contract also provides for an additional contingency in the amount of **Twenty-Nine Thousand Seven Hundred Eighty Dollars and Zero Cents (\$29,780.00)** to be administered, if necessary, at the discretion of the City for unforeseen

costs that are within the pre-determined Scope of Work for this Contract.

ARTICLE 5. APPLICATIONS FOR PAYMENT.

5.1 Contractor shall submit Applications for Payment in accordance with Part 15 General Specifications of the City's Engineering Regulations. Applications for Payment will be processed as provided in the Conditions of the Contract.

ARTICLE 6. PROGRESS AND FINAL PAYMENTS.

6.1 Owner will make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment, monthly during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in the General Specifications.

6.2 Upon final inspection and acceptance of the Work, in accordance with Part 15 General Specifications, Owner will pay the remainder of the Contract Price.

ARTICLE 7. LIQUIDATED DAMAGES.

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones) specified in Article 3 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **five hundred dollars (\$500.00)** per day for each calendar day of delay beyond the date set for substantial completion and **five hundred dollars (\$500.00)** per day for each calendar day of delay beyond the date set for final completion until the Work is complete.

7.2 Liquidated damages will be assessed for the above listed amounts for each and every day the Work remains incomplete beyond the date of Substantial Completion and the date of Final Completion, either date being independent of the other.

7.3 The liquidated damages provision is non-exclusive and not intended to limit Owner's remedy for breach of this Contract or delay in Contract Times.

ARTICLE 8. ASSURANCE.

8.1 Contractor has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and Federal, State and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

8.2 Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work that were relied upon by Engineer in the preparation of the Drawings and Specifications and which have been identified in Contract Documents.

8.3 Contractor has made or caused to be made examinations, investigations and tests and studies of such reports and related data [in addition to those referred to in the above paragraph] as Contractor deems necessary for the performance of the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required for such purposes.

8.4 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

8.5 Contractor has given Engineer written notice of any conflict, error or discrepancy that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

8.6 Contractor agrees that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

ARTICLE 9. CONTRACT DOCUMENTS.

9.1 Contractor agrees, under the terms as stated in the Specifications and Contract Documents and at his/its/their own proper cost and expense, to furnish all the materials, supplies, machinery, equipment, tools superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the Instructions to Bidders, the General Conditions of the Contract or General Specifications, the construction specifications, provisions of the Contract Documents, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof.

9.2 The Contract Documents that comprise the Contract between Owner and Contractor are attached hereto and made a part hereof and consist of the following:

9.2.1 Invitation For Bid.

9.2.2 Bidder's Response including Bid Form.

9.2.3 This Contract.

9.2.4 Performance and Payment Bond.

9.2.5 Specifications.

9.2.6 Drawings, numbered 1 through 8, inclusive and dated **December 2025**.

9.2.7 Addenda numbers 1 to 2, inclusive.

9.2.10 Any modification, including Change Orders, duly delivered after execution of Contract.

ARTICLE 10. TERMINATION.

The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever by providing the Contractor with a notice of termination to be sent by registered mail, return receipt requested. Whenever the Contractor is terminated for convenience under this clause or is wrongfully terminated under any other clause of this contract, the Contractor shall only be entitled to the actual direct costs of all labor and material expended on the job prior to the effective date of the termination plus 15% or the Contractor shall be entitled to be paid a pro-rate percentage of the total contract price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Contractor. In no event shall the Contractor be entitled to anticipatory profit or damages for any termination under this clause. In no event shall the Contractor be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

ARTICLE 11. MISCELLANEOUS.

11.1 Terms used in this Contract that are defined in Part 15 General Specifications shall have the meanings assigned in the Conditions of the Contract.

11.2 Neither Owner nor Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part any interest under any of the Contract Documents; and, specifically but without limitation, Contractor shall not assign any monies due or to become due without the prior written consent of Owner. In case Contractor assigns all or any part of any monies due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to Contractor shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

11.3 Owner and Contractor each binds himself, his partners, successors, assigns and legal representatives in respect to all covenants, Contracts and obligations contained in the Contract Documents.

11.4 The Contract Documents constitute the entire Contract between Owner and Contractor and may only be altered, amended or repealed by a Modification.

11.5 This Contract does not commit the City of Columbia to pay for any pre-bid costs. Any costs associated with IFB preparation, pre-bid conferences and any other activity prior to award of a contract shall be at the bidder's expense. Rooms, meals, travel, telephone, data processing, administrative and clerical costs associated with the project shall be at the bidder's expense.

This Contract is subject to the final approval of Council and shall become effective on the date listed on the subsequent Notice to Proceed (NTP) and City of Columbia Purchase Order. The Contractor shall not perform work on or incur any costs associated with this contract prior to the commencement date listed on the Notice to Proceed and the City issued purchase order for work outlined herein. The City assumes no liability for any expenses incurred prior to the issuance of the NTP and purchase order.

Contractor
Pickers Contracting Inc.

BY R.D. D.
President
(CORPORATE SEAL)

Attest
Stephanie D. D.
SEAL
1904
SOUTH CAROLINA

Address for giving notices:
1 Century Pl.
Greer, SC 29651

PO Box 639, Reidville, SC 29375

Date: 3/17/2020

Owner
City of Columbia, SC

BY
Teresa Wilson, City Manager

APPROVED AS TO FORM
Amber
Legal Department City of Columbia, SC
3/12/2020

Attest

Address for giving notices:
Department of Procurements and Contracts
1800 Main Street, 2nd Floor
Columbia, SC 29201

Date: _____

Note: If Contractor is a corporation, an affidavit giving the principal the right to sign the Contract must accompany the executed Contract.

APPENDIX - BUSINESS INFORMATION RECORD for SUBCONSUTANTS/SUBCONTRACTORS

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE "NO LINE STRIKE THROUGH"

Business Name (as shown on W9 or SAM.gov) / SAM.gov Unique Entity ID & CAGE # (Required)	City of Columbia Vendor number (Required)	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract (Carry two decimals)	MBE, WBE, SBE, DBE, LBE, CDBE (Indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code - See Key Below)
NA	NA	NA	NA	0.00%	NA	NA
				0.00%		
				0.00%		
				0.00%		
				0.00%		
				0.00%		

Key: Minority/Women Owned Business Enterprise Association Code

AF - Asian American Female
BM - African American Male
HM - Hispanic American Male

AM - Asian American Male
FB - Non-Minority Female Owned
NF - Native American Female

BF - African American Female
HF - Hispanic American Female
NM - Native American Male

COMBINED TOTAL SUB AMOUNT \$ NA

TOTAL CONTRACT AMOUNT: \$ NA

I certify this information is true, correct, complete and active.

Business Name: Pickens Contracting, Inc

Representative Name/Title: Ben Pickens / COO

Date: 02/23/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

NA

Company Name

Physical Address

Mailing Address

City/State Zip Code

Phone number

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Sam.gov UEID #

Vendor #

2) Subcontractors Company information (Primary/Main office location)

NA

Company Name

Physical Address

Mailing Address

City/State Zip Code

Phone number

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Sam.gov UEID #

Vendor #

3) Subcontractors Company information (Primary/Main office location)

NA

Company Name

Physical Address

Mailing Address

City/State Zip Code

Phone number

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Sam.gov UEID #

Vendor #

4) Subcontractors Company information (Primary/Main office location)

NA

Company Name

Physical Address

Mailing Address

City/State Zip Code

Phone number

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Sam.gov UEID #

Vendor #

5) Subcontractors Company information (Primary/Main office location)

NA

Company Name

Physical Address

Mailing Address

City/State Zip Code

Phone number

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email

Secondary Contact Email

Sam.gov UEID

Vendor #

6) Subcontractors Company information (Primary/Main office location)

NA

Company Name

Physical Address

Mailing Address

City/State Zip Code

Phone number

Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email

Secondary Contact Email

Sam.gov UEID

Vendor #



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Ms. Shannon Lisewski, Director, Procurement and Contracts

DATE: April, 21, 2026

Subject: Recommendation for Approval
Professional Services Contract Amendment No. 5 – Michael Baker International
SS7562 – Gills Creek Relief Sewer Phase 1

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of the Professional Services Contract Amendment No. 5 with Michael Baker International to provide funding for construction administration, inspection, and project closeout services for the Gills Creek Relief Sewer Phase 1 project. The amount of this Contract Amendment is \$558,340. The scope of this Contract Amendment does not require a time extension.

The purpose of this project is to provide the necessary sewer capacity for existing and projected growth in the Gills Creek sub-basin and to contribute to providing the necessary overall sewer capacity for the Congaree River basin. The project is also intended to contribute to sanitary sewer overflow reduction by enabling this portion of the sewer system to accommodate the design peak storm flows for existing and future development.

This Project is a Clean Water 2020 project with Consent Decree clauses with no Liquidated Damages.

If you have questions or concerns, please do not hesitate to contact our office.

Contract Amendment #5
RFQ011-16-17
SS7562 Gills Creek Relief Sewer Phase I
Michael Baker International

March 3, 2026

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Michael Baker International (Engineer) executed March 1, 2021 (Agreement) to provide funding for inspection construction administrative, and project closeout services.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Term From March 8, 2021 To March 7, 2023; Purchase Order# P188132):	\$592,330.00
Contract Amendment #1 (No Cost - Contract Administrative Change; Purchase Order# P188132):	\$00.00
Contract Amendment #2 (Time Extension from March 8, 2023 to March 7, 2025; Purchase Order# P188132):	\$00.00
Contract Amendment #3 (Cost Increase/Addition; Purchase Order# P188132):	\$91,903.00
Contract Amendment #4 (Time Extension from March 8, 2025 to March 7, 2027; Purchase Order# P188132):	\$00.00
Current Contract Amount:	\$684,233.00
This Contract Amendment #5 (Funding ; Purchase Order# P188132):	\$558,340.00
Revised Contract Amount:	\$1,242,573.00

This Change Is Acceptable:

Name of Firm
Michael Baker International

City of Columbia
Office of the City Manager

Reneé Tison, Vice President

Teresa Wilson, City Manager

Print Name



Signature

Signature

March 30, 2026

Date

Date

Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC
3/4/2026

COST CHANGE AMENDMENT DETAILS

PROJECT NAME: Gills Creek Relief Sewer Phase I
CIP NUMBER: SS7562

Contract Amendment #5
Gills Creek Relief Sewer Phase I
CIP NUMBER: SS7562

I. SCOPE ADDITION/DELETION

The following change includes additional scope to existing Task 600 and addition of Task 800, 900 & 1000 as required to perform additional construction project administration, inspection and closeout consulting support to the City of Columbia (City) for a sewer line capacity enhancement project. This scope includes construction administration, full-time project inspection, and project closeout services for the installation of the proposed 48—inch gravity sewer relief line.

In general, Michael Baker International (Consultant) will provide the following additional scope of services:

- Construction Administration
- Full-time Project Inspection
- Project Closeout

Consultant will also be participating in the City of Columbia's Mentor Protégé Program as part of this project, utilizing Highfill Infrastructure Engineering, P.C. (HIGHFILL) as our Protégé.

Task 100 – Evaluation and Design Phase Administration

No Additional Services

Task 200 – Preliminary Planning, Investigation, Engineering and Alternative

No Additional Services

Task 300 – Survey, Site Assessment and Utility Mapping

No Additional Services

Task 400 – Geotechnical Investigation

No Additional Services

Task 500 - General Services during Inspection

No Additional Services

Task 600 – Permits and Property

620 – Wetland Permit

- Existing wetland permit expires in March 14, 2026. The work has to be under contract to commence by **March 14, 2026**. Then work within the wetland and stream areas must be complete by **March 14, 2027**. Otherwise the USACE authorization will need to be renewed.
- Scope of work includes renewing the USACE authorization as needed.

Task 700 – Bidding and Award

No Additional Services

Task 800 – Engineering Services During Construction

810 – General Administration of Construction Contract

- This scope assumes the installation of approximately 6,500 LF of new 48-inch gravity sewer to act as a parallel relief sewer to the existing 48-inch gravity line along Gills Creek.
- After award of the construction contract, Consultant will assist the City with the contract administration and provide periodic observation of the construction work. It is anticipated that the construction period for the utility project will be eighteen (18) months. The Consultant anticipates up to 10 hours per week of inspection and construction administration to facilitate contractor progress, assuming 5 working days per week. An increase in the construction schedule may require a Contract Amendment to authorize additional construction-related services.
- Consultant will provide general services during construction as described herein. In the performance of its services during the Construction Services, Consultant shall not supervise, direct or have control over Contractor's work nor shall Consultant have authority over or responsibility for the means, methods, techniques, sequences, procedures of construction or safety precautions and programs incident to the work selected by the Contractor, or for any failure of the Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to Contractor.
- Administration of Construction Contract: As part of general administration of the construction contract, Consultant will consult with and advise the City and act as its representative during the construction period. Consultant will provide contract administration and general services required for the Project, including:

- As the City's representative for the duration of the construction contract, all communications to and from the contractor shall go through the Consultant. On behalf of the City, Consultant will administer the construction contract, respond to Contractor's correspondence, and issue instructions from the City;
- Consultant will maintain a complete document file for the project and will utilize the City's document control system as necessary. Documents to be maintained include, but are not limited to, correspondence, quality control procedures, quality control testing; site inspection records, shop drawing schedule, change orders, scheduling, project meetings, cost and disbursement data, progress reports and other documents pertaining to the construction contract;
- Attend a pre-construction meeting that will address critical schedule requirements, payment procedures, emergency procedures, schedule updates, coordination issues, change orders, quality assurance testing approvals, and any other issues related to completion of the project. One (1) pre-construction meeting, regular monthly progress meetings, and as needed meetings have been budgeted. Consultant will submit meeting minutes of these meetings to the City within 2 weeks time.

820 – Submittal & Pay Application Review

- Shop Drawing Review: Consultant will review and approve (or take other appropriate action with respect to) Shop Drawings and samples, the results of tests and inspections, and other data that the Contractor is required to submit for conformance with the design concept of the Project and compliance with the information given in the Contract Documents; and receive and review (for general content as required by the Specifications) maintenance and operating schedules and instructions, guarantees, bonds and certificates of inspection which are to be assembled by the Contractor in accordance with the Contract Documents, and transmit them to the City with written comments.
- Request for Information (RFI): Consultant will review and respond to Contractor's RFI as they relate to the contract requirements.
- Preparation of Design Clarifications: A necessary part of any construction project is the preparation of design clarifications and other routine supplementary information. This work will be performed by the Consultant and reviewed with the City. Consultant will issue necessary interpretations and clarifications of the Contract Documents; have authority, as the City's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work thereunder, and make decisions on claims of the City and Contractor relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work.

- Testing Results: Consultant will review testing results of tests required of the contractor for contract compliance and comment on any results that appear to be out of compliance.
- Review of Applications for Payment: Based upon on-site observations and review of the applications for payment with the accompanying data and schedules, Consultant will review the amounts payable to Contractor on a monthly basis. Consultant will then recommend applications for payment to the City for payments due to Contractor.

830 – Change Management

- Change Orders and Time Extensions: Consultant will provide services in connection with change orders to the Construction Contract to reflect minor changes or deletions requested by the City Consultant, or the Contractor, and revise Drawings and Specifications occasioned thereby. An accurate listing of additional costs and credits as a result of change orders will be maintained by Consultant. Upon receipt of a requested change order, Consultant will review it in detail and then discuss it with the City, and, together, will determine the manner in which to proceed. Larger changes or claims asserted by Contractor and major redesigns requested by the City or Contractor may require additional analyses or evaluation beyond the scope of this Contract.

840 – Completion Monitoring & Documentation

- Final Inspections: Consultant will perform the following:
 - Conduct a walk-through inspection with the Contractor and the City to determine if the Project has reached substantial and/or final completion.
 - Prepare a punch list of work items remaining.
 - Conduct one final inspection to determine if the work is acceptable, so that Consultant may recommend, in writing, final payment to the Contractor and may give written notice to the City and the Contractor that the work is acceptable.
 - Observe the work of the Contractor to see that it has been completed in substantial accordance with respect to the Drawings and Specifications prepared by Consultant.

850 – Mentor-Protégé Program

Consultant and HIGHFILL will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:

- Protégé Agreement will assist with construction administration duties including attend regular meetings, review of submittals, assist with change orders and participate in the final walkthrough.

Task 900 – Full Time Construction Inspection

910 – Resident Project Representative

- Consultant will furnish resident services during construction. One (1) full-time Resident Project Representative (RPR) is included for an eighteen (18) month duration of the project. The RPR's compensation is based on forty (40) hours per week for seventy-eight (78) weeks at an average hourly rate of \$130 per hour. Direct expenses are included in the hourly rate and are comprised of fleet miles, hours and monthly wireless data charges.
- The City and Consultant agree that representation at the site will be provided. Consultant will provide RPR to assist Consultant in inspecting the progress and quality of the work of the Contractor. Field representation will be as indicated above and is intended to be at a sufficient level to inspect the contractor's work. Consultant will notify Owner promptly if above level of field representation is insufficient to inspect work as defined by Consultant and the City.
- Such Field Representatives will be selected, employed, and directed by Consultant. The duties, responsibilities, and limitations of authority of such Field Representatives will be described in the Contract Documents and as detailed herein.
- Consultant will use reasonable effort to provide protection for the City against defects and deficiencies in the work of Contractor. However, Consultant will not, during such visits or as a result of such inspections of Contractor's work in progress, supervise, direct, or have control over Contractor's work nor will Consultant have authority over or responsibility for the means, methods, techniques, sequences or procedures selected by Contractor, for safety procedures and programs incident to the work of Contractor, for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's performing and furnishing the work, or responsibility of construction for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.

920 – Duties and Responsibilities

- The duties and responsibilities of the RPR are limited to those of Consultant in Consultant's Agreement with the City and in the construction, Contract Documents, and are further limited and described as follows:
 - General RPR is Consultant's agent at the site, will act as directed by and under the supervision of Consultant, and will confer with Consultant regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work will in general be with Consultant and Contractor, keeping the City advised as necessary. RPR's dealing with Contractor's subcontractors will only be through or with the full knowledge and approval of Contractor. RPR will generally communicate with the City with the knowledge of and under the direction of Consultant.

- Schedules. RPR will review the progress schedule, schedule of Shop Drawing submittals and schedule of values prepared by Contractor and consult with Consultant concerning acceptability.
- Conferences and Meetings. RPR will attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
- Liaison. RPR will serve as Consultant's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist Consultant in serving as the City's liaison with Contractor when Contractor's operations affect the City's on-site operations.
- RPR will assist in obtaining from the City additional details or information when required for proper execution of the Work.

930 – Shop Drawings and Samples

- RPR will advise Consultant and Contractor of the commencement of any Work requiring a Shop Drawing or Sample if the submittal has not been approved by Consultant.

940 – Review of Work, Rejection of Defective Work, Inspections, and Tests

- RPR will conduct onsite inspections of the Work in progress to assist Consultant in determining if the Work is proceeding in accordance with the Contract Documents.
- RPR will report to Consultant whenever RPR believes that any Work will not produce a completed Project that conforms to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise Consultant of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
- RPR will verify that tests, equipment and systems stamps and operating and maintenance training are conducted in the presence of appropriate personnel and that Contractor maintains adequate records thereof; and observe record and report to Consultant appropriate details relative to the test procedures and start-ups.
- RPR will accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to Consultant.
- RPR will coordinate and review the results of tests made by the independent soils and materials testing laboratory.

- Interpretation of Contract Documents. RPR will report to CONSULTANT when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Consultant.
- Modifications. RPR will consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report with RPR's recommendations to Consultant. RPR will transmit to Contractor in writing decisions as issued by Consultant.

950 – Recordkeeping

- RPR will maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and Samples, reproductions of original Contract Documents including all Work Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, Consultant's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing submittals received from and delivered to Contractor and other Project related documents.
- RPR will prepare a daily report, keep a diary or log book, recording Contractor's hours on the job site, weather conditions, data relative to questions of Work Change Directives, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to CONSULTANT. Reports are to include applicable photographs of the work being conducted.
- RPR will record names, addresses and telephone numbers of all Contractors, subcontractors and major suppliers of materials and equipment.

960 – Reports

- RPR will furnish to Consultant periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals. Reports will be provided to the City bi-weekly.
- RPR will consult with Consultant in advance of scheduled major tests, inspection or start of important phases of the Work.
- RPR will report immediately to Consultant and the City the occurrence of any accident.

970 – Payment Requests

- RPR will review Applications for Payment with Contractor for compliance with the established procedures for their submission and forward with recommendations to Consultant, noting particularly the relationship of the payment requests to the schedule of values, Work completed, and materials and equipment delivered at the site but not incorporated in the Work.

980 – Certificates

- During the course of the Work, RPR will verify that certificates and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Consultant to review for forwarding to the City prior to final payment for the Work.

990 – Project Completion

- Before Consultant issues a Certificate of Substantial Completion, RPR will submit to Contractor a list of observed items requiring completion or correction.
- RPR will observe whether Contractor has performed inspections required by rules, regulations, ordinances, codes, or orders applicable to the Work, including but not limited to those to be performed by public agencies having jurisdiction over the Work.
- RPR will conduct a final inspection in the company of Consultant, the City and Contractor and prepare a final list of items to be completed or corrected.
- Consultant will observe whether all items on final list have been completed or corrected and make recommendations to the City concerning acceptance and issuance of the Notice of Acceptability of the Work.

991 – Mentor-Protégé Program

Consultant and HIGHFILL will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:

- Protégé Agreement will assist with RPR duties including inspection, witness testing, and provide reports/documentation as outlined within this agreement. Coordination on hours needed by the Protégé will be further outlined prior to construction.

Limitations of Authority by Resident Project Representative During Project

- RPR will not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by the City and Consultant.
- RPR will not exceed limitations of Consultant's authority as set forth in the Agreement or the Contract Documents.
- RPR will not undertake any of the responsibilities of Contractor, Subcontractors, Suppliers or Contractor's superintendent.
- RPR will not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, procedures of construction, or health and safety procedures unless such advice or directions are specifically required by the Contract Documents.

- RPR will not accept Shop Drawing or Sample submittals from anyone other than Contractor.
- RPR will not authorize the City to occupy the Project in whole or in part. RPR will not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by Consultant.

The City and Consultant acknowledge that the Contractor will be solely responsible for all construction means and methods, including all safety and environmental procedures and programs necessary in connection with the Work and Services.

Task 1000 – Project Closeout

1010 – Record Drawings

- Consultant will prepare record drawings in electronic format as approved by the City and in accordance with the City's record drawing standards. The final record drawings will be delivered in electronic format on a DVD or USB Flash Drive. Drawings will be provided in a format compatible to the City's GIS system. Record Drawings will be developed based upon As-Built drawings and final survey information provided to the Consultant by the Contractor. Final electronic drawing files shall be delivered in AutoCAD format.

1020 – DES Permit to Operate

- Upon the City's acceptance of the final construction, the City will provide an Owner's Letter of Acceptance and copies of all test results. Consultant will submit these documents along with an Engineer's Letter of Certification and copies of the record drawings to SCDES with a request for Permits to Operate for the gravity sewer facilities.

1030 – Digital Information Submittals

- The final record drawings will be delivered in electronic format via Sharepoint. Drawings will be provided in a format compatible to the City's GIS system.

1040 – Final Notice of Acceptability of the Work

- See Task 840 of this agreement.
- Based upon periodic observation, observation during a final walk through of the project site, and construction records the Consultant will provide written notice to the City when the Consultant deems the work to be complete and acceptable.

1050 – Mentor-Protégé Program

Consultant and HIGHFILL will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:

- Protégé Agreement will assist with reviewing record drawings, obtaining the Permit to Operate and compiling closeout documents.

Task 1100 – Additional Services

No Additional Services

RESPONSIBILITIES OF THE OWNER

The responsibilities of the City as described are amended and supplemented as described below. The City agrees to perform the following:

- Provide assistance in gaining access to all sewers and sewer easements for which field services will be provided.
- Notify Consultant of property owners who may pose problems with Consultant's ability to safely gain access to manholes and assist the Engineer with gaining safe access.
- Provide access to locked manholes.
- Respond to requests for information and review deliverables in a timely manner.
- Pay all permitting and other local fees that may arise from the work completed as part of this Agreement.
- Provide independent quality assurance testing required by the specifications or deemed reasonable by Consultant and City.
- Provide available data as requested in the agreement.

Exclusion(s)

This scope excludes the following services:

- Public outreach or meetings with homeowners, business owners, and agencies beyond those mentioned in this agreement.
- Services related to property service agreement or easement acquisition
- Additional Construction Administration Services beyond the hours and times allotted under Task 800 in this agreement.

II. COMPENSATION

The following changes to the initial SS7562 contract are recommended to incorporate additional administrative services, alternative alignment evaluation, and engineering design services:

The new contract values based on the above recommended changes are presented below:

Task Number	Task Title	Original Contract	Previous Amendments	Current Amendment	New Contract Value
100	Evaluation and Design Phase Administration (LS)	\$53,196.00	\$19,555.00	\$0	\$72,751.00
200	Preliminary Planning, Investigation, Engineering and Alternative Analysis (LS)	\$67,318.00	\$14,094.00	\$0	\$81,412.00
300	Survey and Utility Mapping (LS)	\$64,526.00	\$0	\$0	\$64,526.00
400	Geotechnical (LS)	\$65,972.00	\$0	\$0	\$65,972.00
500	Final Design (HR)	\$198,228.00	\$58,254.00	\$0	\$256,482.00
600	Permits and Property (HR)	\$58,509.00	\$0	\$5,400.00	\$63,909.00
650	Permit Application Fees (NTE)	\$1,500.00	\$0	\$0	\$1,500.00
700	Bidding and Award (LS)	\$23,082.00	\$0	\$0	\$23,082.00
800	Construction Administration (LS)	\$0	\$0	\$135,360.00	\$135,360.00
900	Full Time Inspection (HR)	\$0	\$0	\$405,600.00	\$405,600.00
1000	Project Closeout (LS)	\$0	\$0	\$11,980.00	\$11,980.00
1100	Additional Services (NTE)	\$60,000.00	\$0	\$0	\$60,000.00
Total Fee		\$592,330.00	\$91,903.00	\$558,340.00	\$1,242,573.00

III. SCHEDULE

See attached schedule for update. A time extension is not requested as part of this Amendment.

IV. SUBCONSULTANT FIRM INFORMATION

The original contract included Highfill Engineering as a Protégé Firm for a Protégé percentage of 20.8%. The original contract included Vaughn & Melton and F&ME as a sub-consultant Firms, and total combined Protégé/Sub-consultant fee of 31.2%. The updated Protégé and sub-consultant percentages and amounts are listed in the table below for the original contract and each contract amendment, as well as the updated total.

	Total Contract Amount	Highfill Amount (<i>Protégé</i>)	% of Contract Amount	Vaughn & Melton Amount (<i>Sub-consultant to Highfill</i>)	% of Contract Amount	F&ME Amount (<i>Sub-consultant</i>)	% of Contract Amount
Original Contract	\$592,330.00	\$72,700.00	12.3%	\$50,600.00	8.5%	\$61,750.00	10.4%
CA#1	\$0.00	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
CA#2	\$0.00	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
CA#3	\$91,903.00	\$18,380.00	20.0%	\$0.00	0.0%	\$0.00	0.0%
CA#4	\$0.00	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
CA#5	\$558,340.00	\$111,668.00	20.0%	\$0.00	0.0%	\$0.00	0.0%
New Total Contract Amount	\$1,242,573.00	\$202,748.00	16.3%	\$50,600.00	4.1%	\$61,750.00	5.0%

OBO MPP Change Order/Amendment Implementation Plan Addendum

In Accordance with MPP Guidelines Change Orders/Amendments: If any change order/amendment are required on a MPP project the protégé must be notified prior to the request for approval and given the opportunity to provide services. In addition, the MPP minimum percentage must be maintained, where appropriate, throughout the duration of the project.

OBO Verification	Contract/Change Order Amount	Mentor Amount	Mentor Percentage	Protégé Amount	Protégé Percentage	Subcontractors/Subconsultants Amount	Subcontractors/Subconsultants Percentage
Original Contract:	\$ 592,330.00	\$ 407,280.00	68.76%	\$ 123,300.00	20.82%	\$ 61,750.00	10.42%
CO# 1:	\$ 0	\$ 0	0%	\$ 0	0%	\$ 0	0%
CO# 2:	\$ 0	\$ 0	0%	\$ 0	0%	\$ 0	0%
CO# 3:	\$ 91,903.00	\$ 73,523.00	80.00%	\$ 18,380.00	20.00%	\$ 0	0%
CO# 4:	\$ 0	\$ 0	0%	\$ 0	0%	\$ 0	0%
CO# 5:	\$ 558,340.00	\$ 446,672.00	80.00%	\$ 111,668.00	20.00%	\$ 0	0%
Revised Contract:	\$ 1,242,573.00	\$ 927,475.00	74.64%	\$ 253,348.00	20.39%	\$ 61,750.00	4.97%

MPP Project #/Name: SS7562 Gills Creek Relief Sewer Phase 1

Change Order #: 05 (Ex: 01, 02)

Change Order/Amendment Amount: \$558,340.00

Amendment Justification: Provided Below; or Attach (*Justification must include a statement as to why the services could not be completed under the current timeframe or approved funding*) : ☒ Yes ☐ No

Addition of Task 800, 900, and 1000 to allow for construction administration, inspection, and project closeout. There is an addition to Task 600 to account for extending the Wetland Permit due to expiration date of March 2026.

Change Order/Amendment Type:

1. ☐ **Time Extension – New End Date:** _____ (Please sign & return form if no cost)
2. ☐ **Change of Subcontractor:** _____ (Please provide reason below for the change, have Mentor and Protégé sign off & return form)

3. ☒ **Funding Increase – Amount** (Please continue on to questions 3 A & B below)

A. Will protégé be performing any work within this change order? ☒ Yes ☐ No (If no, skip to B)

- **Amount of Change Order/Amendment to be received by the protégé:** \$111,668.00
- **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

Construction administration and inspection.

B. If Protégé will not be providing any services on this change order/amendment, please indicate why in the box below:

4. Revised scope of work

Addition of Task 800, 900, and 1000 to allow for construction administration, inspection, and project closeout. There was an addition to Task 600 to account for extending the Wetland Permit due to expiration date of March 2026.

By signing below, all parties agree to the information submitted in this document. Additionally, the protégé also agrees that they have received notification of the referenced change order/amendment for this project and were given the opportunity to provide services.

EXECUTED by [Signature] (Mentor Firm) this 3rd day of Feb 2026.
By: Kyle T. Crager, P.E. Title: Senior Associate
Firm Name: Michael Baker International

EXECUTED by [Signature] (Protégé Firm) this third day of February 2026.
By: J. Ray Cox, PE Title: Senior Vice President
Firm Name: Highfill

OBO Statement for the change order/amendment:
OBO compliance has reviewed this funding increase and revised scope of work contract amendment. The original project contract amount was \$592,330.00. The original amount received by the protégé was \$123,300.00, or 20.82% of the total contract amount. The revised project contract amount, to include previous amendments and the current amendment, is \$1,242,573.00. The protégé will receive \$253,348.00 or 20.39% of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance Division on this
9th day of February, 2026.
By: LaTonya B Germany Title: Program Compliance Specialist

*This information is only required if the amendment is greater than \$50,000, and the amendment must be approved by the City Council.



CITY OF COLUMBIA

DEPARTMENT OF PROCUREMENT AND CONTRACTS 1800 MAIN STREET,
2nd FLOOR, COLUMBIA, SC 29201 OFFICE: 803-545-3470 FAX: 803-733-8408
procurement@columbiasc.gov

Justification/Determination for Requested Amendment # 5

Michael Baker International - SS7562 Gills Creek Relief Sewer Phase 1

(Check all applicable boxes below and attach Amendment with supporting documentation)

Change(s) to Scope of Work/Services due to:

- ☐ Unforeseen Work Discovered during performance
- ☐ Additional Work Identified to avoid future costly repairs
- ☐ Alterations/Change(s) to Architectural Design
- ☐ Additional Goods, Parts, Equipment, Supplies, etc.
- ☐ Force Majeure or Other Reasons beyond the Owner/Contractors control

Change(s) to Compensation due to:

- ☐ Original Cost Estimate/Projection Inadequate for Full Contract Period
- ☐ Market Conditions/Increase in Material & Supply Costs, Supply Chain Issues, etc.
- ☐ Staffing, Capacity and Other Resource Limitations requiring cost adjustments
- ☒ Unforeseen Additional Requirements

Renewal and Extensions due to:

- ☐ Exercising Right to Renew per Original Contract/Agreement
- ☐ Requesting Extension outside of Original Contract/Agreement
- ☐ Time Only – No Cost Change
- ☐ Add/Deduct for Final Contract Closeout Purposes

Other Change(s) not identified above:

- ☐ Administrative Only Change
- ☐ Subconsultant/Subcontractor Change
- ☐ Other Reasons not identified above (attach details)

Signature of Project Manager or Authorized Designee

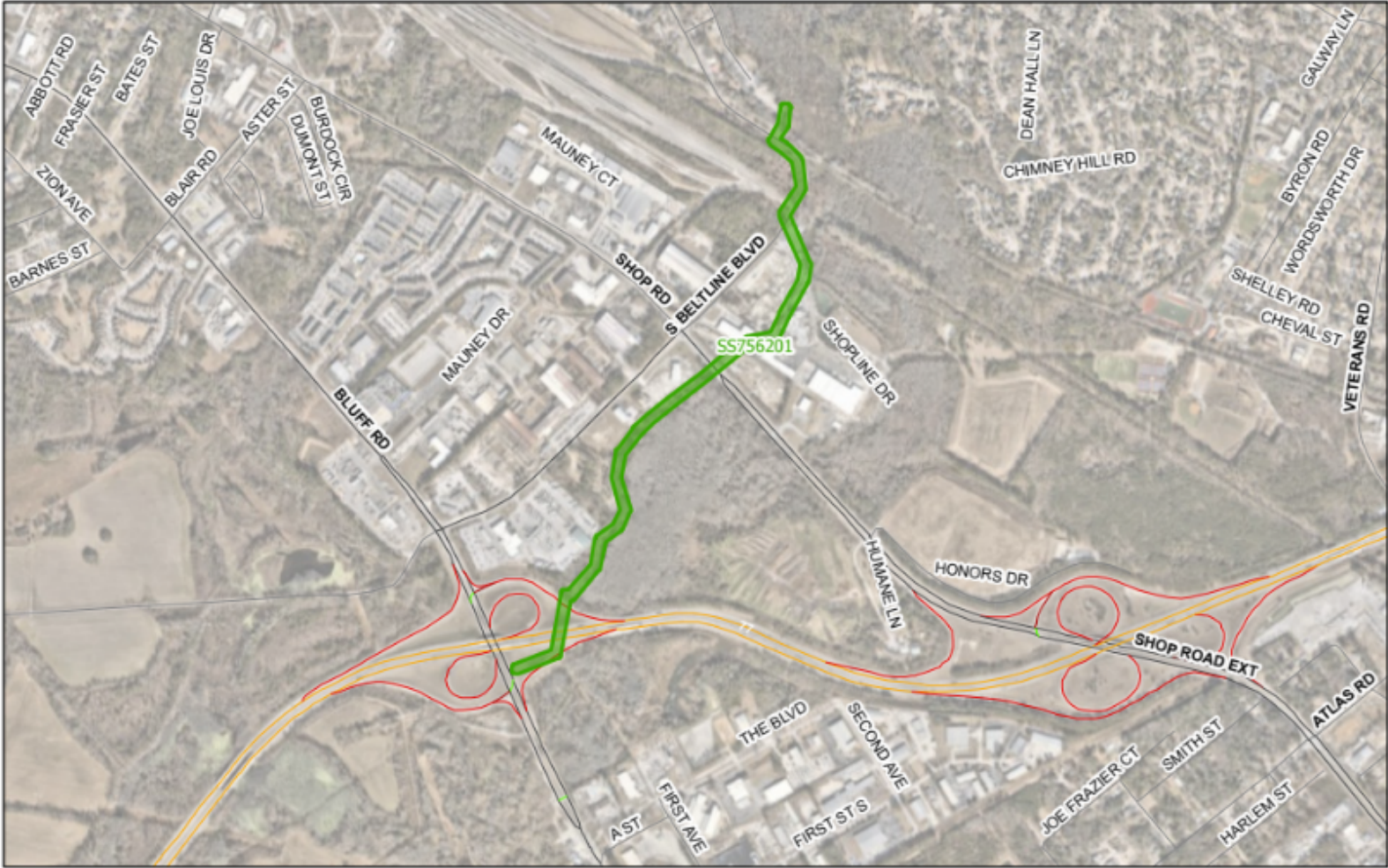
02/18/2026

Date

Signature of Purchasing Agent or Deputy Director

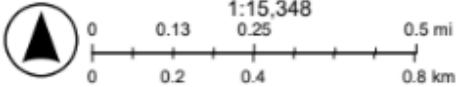
Date

SS7562 Gills Creek Project Map



2/5/2026, 2:00:32 PM

- CIPs
- Wastewater
- Statewide Highways & Roads
- Interstate Route
 - SC Route
- Secondary Routes
- Directionals
 - Ramp
- Ramp Spur
- Streets (Labels Only)



ORDINANCE NO.: 2026-024

Approval for Acceptance of a Quit-Claim Deed to 44 Sq. Ft. for Assemblage with the City's Bluff Road PRV Site; Richland County TMS#13605-01-02; CF#89-148

WHEREAS, 7-D Family Limited Partnership is in the process of developing its property at 2010 Bluff Road and a recent survey determined that a 44 sq. ft. portion of the City-owned property has been included in the previous recorded plat for its property; and,

WHEREAS, the 7-D Family Limited Partnership desires to convey the 44 sq. ft. to the City by quit-claim deed to clear up the title to its property and the City's property. The City's attorneys have reviewed this proposal and recommend approval. NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this ____ day of _____, 2026, for and in consideration of the sum of One and No/100s (\$1.00) Dollar, each to the other paid, the City Manager is hereby authorized to accept a deed conveying 44 sq. ft. of land to the City of Columbia from **7-D FAMILY LIMITED PARTNERSHIP** for assemblage with the City's Bluff Road PRV Site.

The referenced property containing 44 square feet ("overlap area") as shown on a plat prepared for WDGREP Acquisitions, LLC, dated March 3, 2025, and being on file in the office of the Department of Planning & Development, City of Columbia, South Carolina under City File #SPLAT-2025-0055. A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

Requested by:

Assistant City Manager Caughman

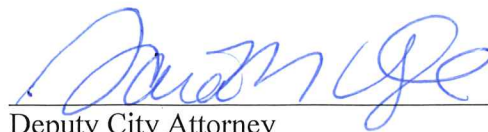
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:

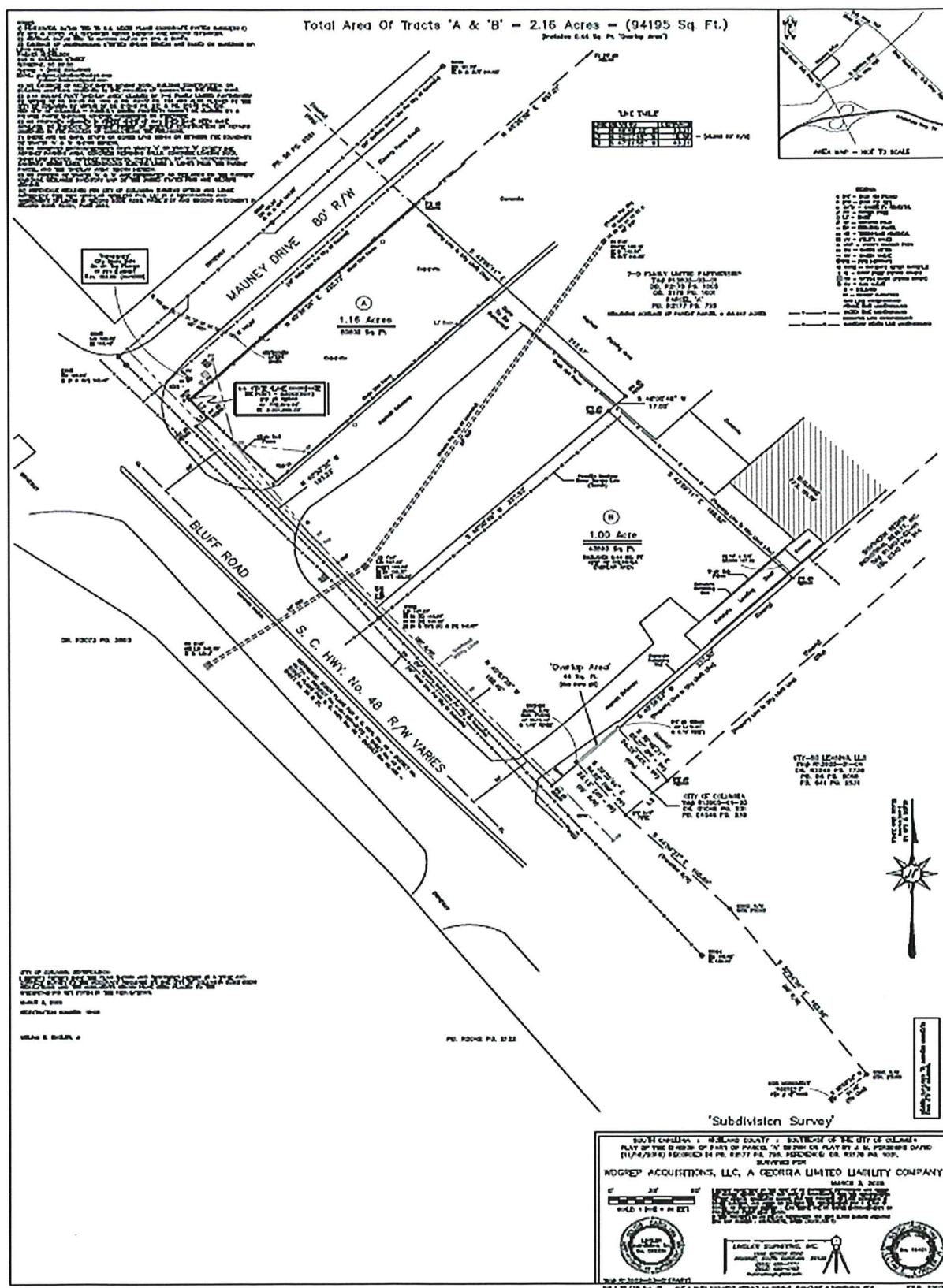
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-024
EXHIBIT "A"

LEGAL DEPARTMENT DRAFT

LEGAL DEPARTMENT DRAFT



ORDINANCE NO.: 2026-027

Granting an encroachment to Fifth Third Bank for the use of the right of way area of the 100 block of Earth Road for the installation and maintenance of sidewalks adjacent to 181 Earth Road, Richland County TMS# 25700-04-12

WHEREAS, Fifth Third Bank, (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 100 block of Earth Road for the installation and maintenance of sidewalks measuring approximately five (5') feet in width five (5') feet in length adjacent to 181 Earth Road, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2026, that Grantee is hereby granted the right to use the right of way area of the 100 block of Earth Road adjacent to 181 Earth Road, Richland County TMS# 25700-04-12, for the installation and maintenance of sidewalks measuring approximately five (5') feet in width five (5') feet in length, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Palen

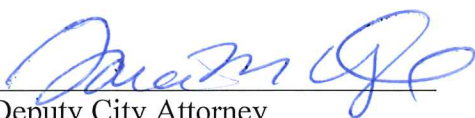
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:
Final Reading:



Meeting Date: April 21, 2026

Department: Procurement and Contracts

From: Shannon Lizewski, Director

Council is asked to approve Contract Amendment #14 for Project DR4241; Columbia Canal Embankment Repair Services, Spillway Gate Analysis & Pumping Station, and the Canal Hydroelectric Facility, as requested by Columbia Water on April 6, 2026. Award to Michael Baker International, in an amount not to exceed \$2,104,453.00. The current term of the contract ends on September 18, 2029. This firm is located in Columbia, SC.

Funding Source: Flood Recovery — Columbia Canal — 2015 October Flood Recovery (2536206-638400) \$1,928,933.00 and Water and Sewer Capital Projects — Capital Project Costs (5529999-658650) \$175,520.00. The current budget amount is \$12,445,582.00. The budget amount for this amendment is \$2,104,453.00. The total revised budget amount is \$14,550,035.00.

Michael Baker International will provide design services at 63.60% (\$1,338,413.00) of the amendment amount.

The following subcontractors will provide the following services:

Stewart Engineering, Inc., located in Columbia, SC, will provide building information modeling (BIM) survey services at 3.56% (\$75,000.00) of the amendment amount.

Chao and Associates, a Minority Business Enterprise, located in Columbia, SC, will provide construction inspection services at 26.16% (\$550,502.00) of the amendment amount.

F&ME Consultants, located in Columbia, SC, will provide geotechnical services at 6.68% (\$140,538.00) of the amendment amount.

Background Summary: Contract Amendment #14 is requested to provide funding for Construction Engineering Inspection (CEI) and Regulatory support for the Columbia Canal Headgates Facility, Spillway Gate Analysis & Pumping Station, as

well as the Canal Hydroelectric Facility.

There are no OBO programs associated with this FEMA project per federal regulations.

Attachments:

1. APPROVED - 26029515 - CA#14 DR4241 Columbia Canal Embankment Repair Svcs. - MBI C000476 (003)..__
2. Memo Headgate Repair CEI (003)
3. Memo Hydro WM4376 Columbia Canal Embankment Repair Services
4. Memo Stability Analysis for Spillway Gates and Pumping Station (002)
5. DR4241 Site 3 - Headgates Repair - Subs - Ex C
6. DR4241 - CCR Site 1 - Subs - Ex C
7. Columbia Canal - Stability Analysis - Subs - Ex C

Contract Amendment #14

DR4241 Columbia Canal Embankment Repair Services

RFQ0004-15-16

C000476

Michael Baker International

April 2, 2026

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Michael Baker International (Engineer) executed August 22, 2016 (Agreement) to provide funding for the following:

- Construction Engineering Inspection (CEI) and Regulatory support of the Columbia Canal Headgates Facility \$1,204,950.00 (CIP Funded)
- Stability Analysis – Spillway Gate Analysis & Pumping Station \$175,520.00 (CIP Funded)
- Canal Hydroelectric Facility Final Design, Engineering and Regulatory Support \$723,983.00 (FEMA Funded)

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Proposed Change and Basis for Payment:

Overview of Amendments

Original Contract Amount: (Term September 19, 2016 to September 18, 2019); Purchase Order P160573	\$4,938,139.00
Amendment #1 (No Cost; Administrative Edits)	\$0.00
Amendment #2 (No Cost; Administrative Edits)	\$0.00
Amendment #3 (No Cost; Amend Term to 5 Years; Term September 19, 2016 to September 18, 2021)	\$0.00
Amendment #4 (No Cost; Material Edit to Section K - <i>Compensation</i>)	\$0.00
Amendment #5 (Utilize Contingency; Scope Add-on for Archeological Survey; and Add New Subcontractor Geoarcheology Research Associates; See Chart Below for Overview of Contingency; *Purchase Orders P162725 Stages A & C and P185693 Stage B)	\$0.00
Amendment #6 (Funding Increase & Increase/Utilize Contingency; See Chart Below for Overview of Contingency; Purchase Order P186071)	\$1,757,025.00
Amendment #7 (Time Extension September 19, 2021 to September 18, 2025; Revise Scope of Work for Construction of Toe Repairs; Purchase Order P162725)	\$0.00
Amendment #8 (Funding Increase; Purchase Order P162725)	\$43,121.00
Amendment #9 (Utilize Contingency; Purchase Order P186071)	\$0.00
Amendment #10 (Funding Increase; Purchase Order P186071)	\$200,000.00
Amendment #11 (Funding Increase; Purchase Order P186071)	\$391,250.00
Amendment #12 (Funding Increase; Purchase Order P162725 (\$2,301,452.00) and Purchase Order P186071 (\$2,814,595.00)	\$5,116,047.00

Amendment #13 (Time Extension from September 19, 2025 to September 18, 2029; Purchase Orders P162725 and P186071)	\$00.00
Current Contract Amount w/o Contingency	\$12,445,582.00
This Amendment #14 (Funding Increase; Purchase Orders P162725)	\$2,104,453.00
Revised Contract Amount w/o Contingency	\$14,550,035.00

Overview of Contingency

Contingency Award (10% of Original Award; *Purchase Order P162725 Stages A & C and P185693 Stage B)	\$493,813.90
Amendment #5 (Utilize Contingency; Scope Add-on for Archeological Survey; Add Subcontractor; *Purchase Order P162725 Stages A & C and P185693 Stage B)	(\$188,320.93)
Amendment #6 (Increase Contingency – <i>Client Controlled Contingency Funds – May only be utilized with expressed, written approval by the City's Special Projects Administrator</i> ; Purchase Order P186071)	\$150,000.00
Amendment #6 (Utilize Contingency; Purchase Order P186071)	(\$150,000.00)
**Amendment #9 (Utilize Contingency; Purchase Order P186071)	(\$295,478.68)
Contingency Amount Remaining	\$10,014.29

* Purchase Order P162725 is for Stages A & C and P185693 is for Stage B of the project. The amount of \$493,813.90 in Contingency was divided between the two aforementioned purchase orders. The amount of \$409,005.80 is attributed to P162725 and \$84,808.10 to P185693.

**Contingency funds for Amendment #9 in the amount of \$295,478.68 reduced from P162725 contingency and placed on P186071 contingency to provide funding for Amendment #9.

Contract Amount with Contingency

Current Contract Total W/O Contingency (Award and CA#6, CA#8, CA#10, CA#11, CA#12, & CA#14 Increases in Funding)	\$14,550,035.00
Contingency Total (10% of Original Award and Increase in Amendment #6)	\$643,813.90
Revised Contract Amount With Contingency	\$15,193,848.90

This Change is Acceptable:

Name of Firm

Michael Baker International

Print Name

Signature

Date

City of Columbia

Office of the City Manager

Teresa Wilson, City Manager

Signature

Date

Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC
4/10/2026



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water

DATE: April 14, 2026

SUBJECT: Michael Baker International Contract Amendment Request to add Construction Engineering and Inspection (CEI) for the Columbia Canal Headgates Repair. Approval Recommendation

Columbia Water, respectfully request your review and approval of the "Contract Amendment for Construction Engineering and Inspection (CEI) for the Columbia Canal Headgates Repair. This amendment will fulfill Federal Energy Regulatory Commission (FERC) requirements for engineering and inspection requirements for fabrication and installation of replacement headgates for the Columbia Canal. See attached Scope of Services.

Background – During the historical flood of 2015 the Columbia Canal overtopped its embankment. The overtopping caused erosion and thus a breach in its embankment. The canal was then unable to retain and transport the necessary raw water that was needed for the Columbia Canal Water Treatment Facility as well as the Columbia Hydroelectric Facility. The key element necessary in controlling raw water entering the canal are the canal headgates. Work of this amendment will oversee the removal of the existing 1920's era gates, engineering, fabrication and installation of the replacement gates.

Cost of this Construction Engineering and Inspection work is being paid for by the CIP budget.

EXHIBIT A

SCOPE OF SERVICES

DR4241 Site 3 - Columbia Canal Headgates Repairs (Columbia Hydro Project – Rehabilitation of Canal Headworks) Construction Services

CONSULTANT herein refers to Michael Baker International, Inc. The services performed as a part of this Scope of Service include providing technical consulting support to the City of Columbia (**CITY**) for the following phases of construction services:

Construction services for the Columbia canal - headgates repairs is proposed on the Broad River at the northern end of the Columbia Canal, where the diversion dam and headworks regulate water flow into the canal system. The project will include removal and replacement of headgates and lock gate, design and installation of trash and debris systems, upgrades to electrical control, and general repairs. Improvements designed to restore reliable operational control of canal water levels, improve resiliency against droughts and storms, and extend the service life of the headworks.

The improvements and facilities to be constructed with this project include:

- Miscellaneous general repairs (flood damages to the structure)
- Demolition of existing headgates, gate framing, actuators, miscellaneous concrete, and the wooden lock gate with associated structures, systems, and components
- Structural stabilization and headworks deck widening
- Replacement of the twelve existing headgates and operators
- Construction of a debris holding area for the trash raking and debris removal system
- Installation of trash racks
- Upgrade of the electrical power supply
- Replacement of the lock gate
- Headworks dike repairs
- Design, construction, maintenance, and removal of all water control measures (cofferdam(s) and temporary bulkhead(s))

For proposal preparation purpose, it has been assumed that construction will be advertised as a single contract.

SUBTASK 800 – Engineering Services During Construction

810 General Administration of Construction Contract

- After award of the construction contract, CONSULTANT will assist the CITY with the contract administration and provide periodic additional oversight of the construction work. It is anticipated that the construction period for the project will be twenty-four (24) months with the expectation to be eighteen (18)

months of construction inspection. The CONSULTANT anticipates up to **40 hours** per week of inspection and construction coordination to facilitate contractor progress, assuming 5 working days per week. The CONSULTANT anticipates up to **10 hours** per week of general construction management to facilitate inspection staff, assuming 5 days per week. The CONSULTANT anticipates up to **10 hours** per week of additional specialized engineering staff and inspection staff necessary to facilitate this project through the various components and required disciplines. An increase in the construction schedule may require a Contract Amendment to authorize additional construction-related services.

- CONSULTANT will provide general services during construction as described herein. In the performance of its services during the Construction Services, CONSULTANT shall not supervise, direct or have control over Contractor's work nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences, procedures of construction or safety precautions and programs incident to the work selected by the Contractor's, or for any failure of the Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's.
- Administration of Construction Contract: As part of general administration of the construction contract, CONSULTANT will consult with and advise the CITY and act as its representative during the construction period. CONSULTANT will provide contract administration and general services required for the Project, including:
 - a) As CITY's representative for the duration of the construction contract, all communications to and from the contractor shall go through CONSULTANT. On behalf of the CITY, CONSULTANT will administer the construction contract, respond to Contractor's correspondence, and issue instructions from the CITY;
 - b) CONSULTANT will utilize the Autodesk Construction Cloud construction management and document control system provided by the CONSULTANT on the existing Canal project. CONSULTANT will maintain a complete document file for the project. Documents to be maintained include, but are not limited to, correspondence, quality control procedures, quality control testing; site inspection records, shop drawing schedule and review records, change orders, scheduling, project meetings, cost and disbursement data, progress reports and other documents pertaining to the construction contract;
 - c) Attend a pre-construction meeting that will address critical schedule requirements, payment procedures, emergency procedures, schedule updates, coordination issues, change orders, quality assurance testing

approvals, and any other issues related to completion of the project. One (1) pre-construction meeting and twenty-four (24) monthly progress meetings have been budgeted. CONSULTANT will submit meeting minutes of these meetings to the CITY.

820 Submittal & Pay Application Review

- Shop Drawing Review: CONSULTANT will review and approve (or take other appropriate action with respect to) Shop Drawings and samples, the results of tests and inspections, and other data that the Contractor is required to submit for conformance with the design concept of the Project and compliance with the information given in the Contract Documents; and receive and review (for general content as required by the Specifications) maintenance and operating schedules and instructions, guarantees, bonds and certificates of inspection which are to be assembled by the Contractor in accordance with the Contract Documents, and transmit them to the CITY with written comments.
- Request for Information (RFI): CONSULTANT will review and respond to Contractor's RFI as they relate to the contract requirements.
- Preparation of Design Clarifications: A necessary part of any construction project is the preparation of design clarifications and other routine supplementary information. This work will be performed by the CONSULTANT and reviewed with the CITY. CONSULTANT will issue necessary interpretations and clarifications of the Contract Documents; have authority, as the CITY's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work thereunder, and make decisions on claims of the CITY and Contractor relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work.
- Testing Results: CONSULTANT will review testing results of tests required of the contractor for contract compliance and comment on any results that appear to be out of compliance.
- Review of Applications for Payment: Based upon on-site observations and review of the applications for payment with the accompanying data and schedules, CONSULTANT will review the amounts payable to Contractor on a monthly basis. CONSULTANT will then forward applications for payment to the CITY for payments due to Contractor from CITY.

830 Change Management

- Change Orders and Time Extensions: CONSULTANT will provide services in connection with change orders to the Construction Contract to reflect minor changes or deletions requested by the CITY, CONSULTANT, or the Contractor, and revise Drawings and Specifications occasioned thereby. An accurate listing of additional costs and credits as a result of change orders will be maintained by CONSULTANT. Upon receipt of a requested change order, CONSULTANT will review it in detail and then discuss it with the CITY, and, together, will determine the manner in which to proceed. Larger changes or claims asserted by Contractor and major redesigns requested by the CITY or Contractor may require additional analyses or evaluation beyond the scope of this Contract.

840 Completion Monitoring & Documentation

- Final Inspections: CONSULTANT will perform the following:
 - Conduct a walk-through inspection with the Contractor and the CITY to determine if the Project has reached substantial and/or final completion.
 - Prepare a punch list of work items remaining.
 - Conduct one final inspection to determine if the work is acceptable, so that CONSULTANT may recommend, in writing, final payment to the Contractor and may give written notice to the CITY and the Contractor that the work is acceptable.
 - Observe the work of the Contractor to see that it has been completed in substantial accordance with respect to the Drawings and Specifications prepared by CONSULTANT.

850 Quality Control Inspection Plan (QCIP)/Temporary Construction Emergency Action Plan (TCEAP)/Potential Failure Mode Analysis(C-PFMA)

- CONSULTANT will develop and furnish the QCIP for FERC to review prior to the commencement of construction. Tasks 800 and 900 of this scope of services is developed around the construction services to be outlined and further defined in the QCIP.
- CONSULTANT will assist the Contractor in organizing the Potential Failure Mode Analysis PFMA workshop with FERC as well as facilitate development and revision of the Temporary Construction Emergency Action Plan (TCEAP). Tasks 800 and 900 of this scope of services is developed around the construction services to be outlined and further defined in the QCIP.

SUBTASK 900 – Full Time Construction Inspection

910 Resident Project Representative

- CONSULTANT will furnish resident services during construction. One (1) full-time Resident Project Representative (RPR) is included for up to a twenty-four (24) month duration of the project. The RPR's compensation in Exhibit A is based on forty (40) hours per week for one hundred and four (104) weeks at an hourly rate as established in the contract. The hourly rate is inclusive of all direct expenses related to the execution of Task 900 services.
- CITY and CONSULTANT agree that representation at the site will be provided. CONSULTANT will provide RPR to assist CONSULTANT in inspecting the progress and quality of the work of the Contractor. Field representation will be as indicated above and is intended to be at a sufficient level to inspect the contractor's work. CONSULTANT will notify CITY promptly if above level of field representation is insufficient to inspect work as defined by CONSULTANT and CITY.
- Such Field Representatives will be selected, employed, and directed by the CONSULTANT. The duties, responsibilities, and limitations of authority of such Field Representatives will be described in the Contract Documents and as detailed herein.
- CONSULTANT will use reasonable effort to provide protection for CITY against defects and deficiencies in the work of Contractor. However, CONSULTANT will not, during such visits or as a result of such inspections of Contractor's work in progress, supervise, direct, or have control over Contractor's work nor will CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences or procedures selected by Contractor, for safety procedures and programs incident to the work of Contractor, for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's performing and furnishing the work, or responsibility of construction for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.

920 Duties and Responsibilities

- The duties and responsibilities of the RPR are limited to those of CONSULTANT in Consultant's Agreement with the CITY and in the construction, Contract Documents, and are further limited and described as follows:
 - General: RPR is CONSULTANT's agent at the site, will act as directed by and under the supervision of CONSULTANT, and will confer with CONSULTANT regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work will in general be

with CONSULTANT and Contractor, keeping CITY advised as necessary. RPR's dealing with Contractor's subcontractors will only be through or with the full knowledge and approval of Contractor. RPR will generally communicate with CITY with the knowledge of and under the direction of CONSULTANT.

- Schedules: RPR will review the progress schedule, schedule of Shop Drawing submittals and schedule of values prepared by Contractor and consult with CONSULTANT concerning acceptability.
- Conferences and Meetings: RPR will attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
- Liaison: RPR will serve as CONSULTANT's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist CONSULTANT in serving as CITY's liaison with Contractor when Contractor's operations affect CITY's on-site operations.
- RPR will assist in obtaining from CITY additional details or information when required for proper execution of the Work.

930 Shop Drawings and Samples

- RPR will advise CONSULTANT and Contractor of the commencement of any Work requiring a Shop Drawing or Sample if the submittal has not been approved by Consultant.

940 Review of Work, Rejection of Defective Work, Inspections, and Tests

- RPR will conduct onsite inspections of the Work in progress to assist CONSULTANT in determining if the Work is proceeding in accordance with the Contract Documents.
- RPR will report to CONSULTANT whenever RPR believes that any Work will not produce a completed Project that conforms to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise CONSULTANT of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
- RPR will verify that tests, equipment and systems stamps and operating and maintenance training are conducted in the presence of appropriate personnel and that Contractor maintains adequate records thereof; and observe record and

report to CONSULTANT appropriate details relative to the test procedures and start-ups.

- RPR will accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to CONSULTANT.
- RPR will coordinate and review the results of tests made by the independent soils and materials testing laboratory.
- Interpretation of Contract Documents. RPR will report to CONSULTANT when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by CONSULTANT.
- Modifications. RPR will consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report with RPR's recommendations to CONSULTANT. RPR will transmit to Contractor in writing decisions as issued by CONSULTANT.

945 Third Party Independent Testing

- It is understood that FERC will require independent third-party testing as part of the Quality Control Inspection Program (QCIP – See 850). Testing and inspection requiring third party independent testing will be subcontracted through this task. The CONSULTANT anticipates up to **10 hours per week** of independent third-party testing to be sub-consulted by the CONSULTANT.

950 Recordkeeping

- RPR will maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and Samples, reproductions of original Contract Documents including all Work Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, CONSULTANT's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing submittals received from and delivered to Contractor and other Project related documents.
- RPR will prepare a daily report, keep a diary or log book, recording Contractor's hours on the job site, weather conditions, data relative to questions of Work Change Directives, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Consultant.
- RPR will record names, addresses and telephone numbers of all Contractors, subcontractors and major suppliers of materials and equipment.

960 Reports

- RPR will furnish to CONSULTANT periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals. Necessary FERC monthly reporting is included in this section. Budget for impromptu virtual meetings with FERC is also established, as necessary, through construction.
- RPR will consult with CONSULTANT in advance of scheduled major tests, inspection or start of important phases of the Work.
- RPR will report immediately to CONSULTANT and CITY the occurrence of any accident.

970 Payment Requests

- RPR will review Applications for Payment with Contractor for compliance with the established procedures for their submission and forward with recommendations to CONSULTANT, noting particularly the relationship of the payment requests to the schedule of values, Work completed, and materials and equipment delivered at the site but not incorporated in the Work.

980 Certificates

- During the course of the Work, RPR will verify that certificates and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to CONSULTANT to review for forwarding to CITY prior to final payment for the Work.

990 Project Completion

- Before CONSULTANT issues a Certificate of Substantial Completion, RPR will submit to Contractor a list of observed items requiring completion or correction.
- RPR will observe whether Contractor has performed inspections required by rules, regulations, ordinances, codes, or orders applicable to the Work, including but not limited to those to be performed by public agencies having jurisdiction over the Work.
- RPR will conduct a final inspection in the company of CONSULTANT, CITY and Contractor and prepare a final list of items to be completed or corrected.
- CONSULTANT will observe whether all items on final list have been completed or corrected and make recommendations to the CITY concerning acceptance and issuance of the Notice of Acceptability of the Work.

Limitations of Authority by Resident Project Representative During Project

- RPR will not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by CITY and CONSULTANT.
- RPR will not exceed limitations of CONSULTANT's authority as set forth in the Agreement or the Contract Documents.
- RPR will not undertake any of the responsibilities of Contractor, Subcontractors, Suppliers or Contractor's superintendent.
- RPR will not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, procedures of construction, or health and safety procedures unless such advice or directions are specifically required by the Contract Documents.
- RPR will not accept Shop Drawing or Sample submittals from anyone other than Contractor.
- RPR will not authorize CITY to occupy the Project in whole or in part. RPR will not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by CONSULTANT.

CITY and CONSULTANT acknowledge that the Contractor will be solely responsible for all construction means and methods, including all safety and environmental procedures and programs necessary in connection with the Work and Services.

SUBTASK 1000 – Project Closeout

1010 Record Drawings

- CONSULTANT will prepare record drawings in electronic format as approved by the CITY and in accordance with the CITY's record drawing standards. The final record drawings will be delivered in electronic format on a removable USB drive. Drawings will be provided in a format compatible to the CITY's GIS system. Record Drawings will be developed based upon As-Built drawings provided to the CONSULTANT by the Contractor. Final electronic drawing files shall be delivered in AutoCAD and/or Revit format.

1020 Punch List and Final Inspection

- See Task 840 of this agreement.

1030 Operations & Maintenance Submittals

- At the conclusion of the project, CONSULTANT will receive, review and transmit to the CITY with written comments, guarantees/warranties, Bonds, and certificates that are required by the Contract Documents and provided by the Contractor.

1040 Digital Information Submittals

- The final record drawings will be delivered in electronic format on a removable USB drive. Drawings will be provided in a format compatible to the CITY's GIS system.

1050 Final Notice of Acceptability of the Work

- See Task 840 of this agreement.
- Based upon periodic observation, observation during a final walk through of the project site, and construction records the CONSULTANT will provide written notice to the CITY when the CONSULTANT deems the work to be complete and acceptable.

ATTACHMENT A TO EXHIBIT A
RESPONSIBILITIES OF THE OWNER

The responsibilities of the CITY as described in Exhibit A are amended and supplemented as follows:

The CITY agrees to perform the following:

- Provide assistance in gaining access to rights-of-way and/or easements for which field services will be provided,
- Acquisition of any necessary easements and/or fee simple property,
- Respond to requests for information and review deliverables in a timely manner,
- Pay permitting and other local fees that may arise from the work completed as part of this Agreement,
- Provide independent quality assurance testing required by the specifications or deemed reasonable by CONSULTANT and CITY through contract award with Contractor,
- Provide available data as requested in the agreement, and
- Upon CITY acceptance of the final construction, provide an Owner's Letter of Acceptance and copies of all test results.

EXHIBIT B
COMPENSATION
DR4241 Site 3 – Columbia Canal Headgates Repairs

Compensation for services provided under Tasks 800 through 1000 as outlined in Exhibit A, Scope of Services, is estimated to be up to a total of \$1,204,950.00 in hourly budgets. These values are hourly estimates, not to be exceeded without written consent from the CITY.

An estimated breakdown of the fee is shown in the following table:

Tasks	Description	LS/ Hours	Consultant	Sub-Consultant (Name)	Total
800	Engineering During Construction	HR (NTE)	\$140,950.00		\$140,950.00
900	Preliminary Planning, Investigation, Engineering and Alternative Analysis	HR (NTE)	\$291,500.00	\$140,500.00 (FME) \$542,500 (CHAO)	\$974,500.00
1000	Project Closeout	HR (NTE)	\$81,500.00	\$8,000.00 (CHAO)	\$89,500.00
	Project Sub-Totals		\$513,950.00	\$691,000.00	\$1,204,950.00
	Total of Contract		\$513,950.00	\$691,000.00	\$1,204,950.00



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water

DATE: April 21, 2026

SUBJECT: Michael Baker International Contract Amendment Request to add Restoration of Columbia Canal Hydroelectric Facility Final Design, Engineering and Regulatory Support.
Approval Recommendation

Columbia Water, respectfully request your review and approval of the "Contract Amendment for Restoration of Columbia Canal Hydroelectric Facility Final Design, Engineering and Regulatory Support. This amendment will fulfill Federal Energy Regulatory Commission (FERC) requirements for engineering and inspection requirements for fabrication and installation of replacement headgates for the Columbia Canal. See attached Scope of Services.

Background – During the historical flood of 2015 the Congaree River overtopped its embankment and flooded the Columbia Hydroelectric Facility. The flooding submerged the electric generators as well as the associated electrical equipment. Work of this amendment will oversee the final design, engineering and regulatory support necessary to allow repair of the facility.

Cost of this Final Design, Engineering and Regulatory Support is funded via reimbursement from FEMA Public Assistance Grant for Disaster Recovery.

**DR 4241 - Columbia Canal Repairs – PW289 Site 1
Repair Design (Hydro)**

**Contract Amendment Request
March 30, 2026**

Michael Baker International is requesting contract amendment #14 to add additional scopes of work associated with the various ongoing Columbia Canal Repair/Restoration Projects. The scopes of work requested with this amendment request are briefly described herein and further defined in Exhibits A and B attached to this request.

Description of Amendment:

1. The Columbia Canal – Hydroelectric generating station requires repairs associated with damage incurred during the 2015 flood. This amendment is to perform the design, permitting and construction document preparation to prepare a construction contract to perform these repairs. Work generally described as follows:
 - A. Provide final design & regulatory support for construction of repairs to the Hydroelectric facility as described in PW-00289 for Site 1, listed as items 1-9, excluding item 4 (work performed by Dominion Energy).
 - B. Provide final design & regulatory support for construction of additional repairs deemed necessary to return the facility to full operational capacity. Further outlined below.
 - C. Continued support, review, and coordination with the Federal Emergency Management Agency (FEMA) & the Federal Energy Regulatory Commission (FERC) through the completion of the design review process.
 - D. Provide technical documentation and support for the CITY's FERC Licensure Amendment Application.

Requested Amendment

Task 100 Evaluation & Design Phase Admin.	\$ 52,010.00
Task 200 Prelim Analysis/Engineering	\$62,207.00
Task 300 Survey & Utility Mapping	\$43,602.00
Task 400 Geotechnical Exploration	\$12,130.00
Task 500 30%, 60%, 90%, 100% Design	\$ 384,055.00
Task 580 Mitigation Design & Support	\$43,165.00
Task 600 Permitting/Licensure Amendment	\$71,961.00
Task 700 Bidding & Award	\$54,853.00
Total Additional Request	\$723,983.00

This Change is Acceptable:

By:



Kyle Crager, PE
Senior Associate, Michael Baker International

Recommended for Approval:

Gregory Tucker
Special Projects Manager
City of Columbia

EXHIBIT A

SCOPE OF SERVICES

City of Columbia

PA-04-SC-4241 – PW-00289
Canal Hydroelectric Facility 1 of 4

Restoration of Columbia Canal Hydroelectric Facility
Final Design, Engineering and Regulatory Support

CONSULTANT herein refers to Michael Baker International, Inc. The services performed as a part of this Scope of Service include providing technical consulting support to the City of Columbia (**CITY**) for the following phases of professional services (as taken from Draft PW-00289):

- A. Provide final design & regulatory support for construction of repairs to the Hydroelectric facility as described in PW-00289 for Site 1, listed as items 1-9, excluding item 4 (work performed by Dominion Energy).
- B. Provide final design & regulatory support for construction of additional repairs deemed necessary to return the facility to full operational capacity. Further outlined below.
- C. Continued support, review, and coordination with the Federal Emergency Management Agency (FEMA) & the Federal Energy Regulatory Commission (FERC) through the completion of the design review process.
- D. Provide technical documentation and support for the CITY's FERC Licensure Amendment Application.

This Scope of Services is based around repair methods and established budgetary constraints as identified in the FEMA Public Assistance Project Worksheet (PW-00289). Additional design scopes of work have been identified during the evaluation phase of the Canal Recovery efforts and are included in this proposed scope of work as identified below:

- E. Mitigation support for internal switchgear relocation.
- F. Structural evaluation for potential switchgear relocation
- G. Building Information Model (BIM) of inside the Facility 'gallery' area for potential switchgear relocation and any future interior improvements to the Facility.
- H. Roof & Exterior Structure Repairs
- I. Pressure Case Rehabilitation

Additionally, this Scope of Services assumes the following:

- Work of FEMA PW-00289 - Sites 2, 3 and 4 are not part of this Scope of Services and are addressed by other contracted efforts.

TASK 100 – Evaluation and Design Phase Administration

110 General Project Administration

CONSULTANT will manage the efforts of its project team members by assigning manpower, delegate responsibilities, review work progress, monitor budget and schedule, and direct the progress of the work. As part of project administration, the **CONSULTANT** will:

- Participate in design review meetings with the **CITY** as outlined.
- Provide monthly invoicing and schedule updates pertaining to **CONSULTANT**'s portion of the work. Provide a detailed project schedule within one week of execution of the Contract.
- Plan and perform project quality control and quality assurance.
- Provide monthly progress reports.
- **CONSULTANT** will invoice monthly in accordance with the **CITY**'s invoicing procedures.

120 Project Management & Coordination with the CITY

- **CONSULTANT** will communicate with the **CITY** through a single point of contact, namely the **CONSULTANT**'s Project Manager.

130 Task 100 Deliverables

- Monthly Progress Reports, Invoices, and Schedule updates.
- Agenda and Minutes for twelve (12) meetings through 100% design.
- Minutes, with **CITY** review comments, from the milestone review meetings associated with each phase.

TASK 200 – Preliminary Planning, Investigation, and Engineering

210 General Data Collection, Field Reconnaissance, and Coordination

- It is assumed that this project will be constructed and limited to the **CITY**'s property/right-of-way.
- **CONSULTANT** will contact other utilities as needed that can be determined from field observation for mapping and location information that may be

impacted by design. This consists primarily of Dominion Energy electric facilities, both existing and planned.

- **CONSULTANT** will utilize existing LiDAR mapping and previously collected survey data, along with utility mapping previously collected by **CONSULTANT** to determine the initial design approach during this phase.
- **CONSULTANT** will perform additional external site survey and internal Building Information Modeling (BIM) surveying to support necessary design under this contract.

220 Establishing Design Criteria

- **CONSULTANT** will develop a design criteria Technical Memorandum for design of the repairs for regulatory agency review. The Technical Memorandum will identify applicable codes and standards for design. The Technical Memorandum will be provided to the **CITY** for review and approval at the completion of 30% design.

230 Preliminary Design Evaluation

- **CONSULTANT** will provide a conceptual layout (30% design) to the **CITY** to include construction sequence, site, environmental and public impacts, as well as any construction components not specifically identified in the initial FEMA Public Assistance (PA) Grant agreement.
- **CONSULTANT** will provide the **CITY** with the site layout, electrical diagrams and a preliminary opinion of probable construction cost for the Project for review and approval. This submittal will serve as the thirty (30%) percent completion milestone. It is understood that the **CITY** may utilize this deliverable for the request of additional amendments to the PA Grant.

240 Preliminary Utility Coordination and Meetings

- **CONSULTANT** will provide utility coordination for the project and provide oversight of any planned efforts by Dominion Energy as they relate to this proposed project.

250 Subtask 200 Deliverables

- Agenda and Minutes from the three (3) progress review meetings with each phase.
- 30% Submittal as defined in Task 230.
- Meeting materials and notes for meetings.

TASK 300 – Survey and Utility Mapping

- All field survey shall be in accordance with current South Carolina surveying standards and conducted using conventional, GPS, or other accepted methods.
- Horizontal datum shall be SC State Plane Coordinates NAD83 (2007)
- Vertical datum shall be NAVD 88
- All underground utilities as identified and marked in the field by the local utility locating service shall be located by field survey. This shall include, but not be limited to, electric, gas, water, cable, stormwater, fiber optics, and telephone service lines. It will be the responsibility of the **CONSULTANT**'s surveyor to contact the utility locating service in the appropriate amount of time prior to field survey, such that all service lines as identified can be properly located. The **CONSULTANT**'s surveyor will contact the Palmetto Utility Protection Service (P.U.P.S.) at 1-800-721-7877 and **CITY** for field locating all underground utilities. If determined Subsurface Utility Exploration (SUE) is needed, Task 1100 – Additional Services, will be utilized.
- The **CONSULTANT** will perform an existing conditions survey to include existing improvements and surface features will be located by the survey including but not limited to buildings, parking areas, sidewalks, concrete pads, curb/gutter, paving, pavement markings in parking lots and streets, driveways, street signage, walls, fences, ditches and visible improvements within the project area. Exterior of buildings within the project area will be dimensioned.
- A topographic survey of the area will be performed within the survey area. Elevations will be shown to the nearest 0.1' on lawn or "soft" areas while on paved or "hard" surfaces elevations will be shown to the nearest 0.01'. Contours will be created at a one-foot interval. Building finish floor elevations will be obtained at accessible building entrances within the survey area limits.
- High-Definition Services and 3d Modeling
 - **CONSULTANT** will perform high-definition services (HDS) for approximately 5,400SF of interior building space. Laser scanning equipment will be used to create a 3d point cloud model of existing interior building components. The model will be tied to existing ground control established by surveyor. Interior elements will include walls, doors, windows, casework, structure, fixed equipment, piping, ductwork, raceways lighting, and conduits over one half inch (1/2"). Scan point spacing will be approximately one quarter inch (1/4") in detailed areas for clarity. In large flat plane areas, point spacing will be up to six inches (6"). Exterior elements are specifically excluded from this task.
 - Access to tight space areas (above ceiling tiles, small areas, etc.) and difficult to access areas (rooftop) are not anticipated on this project.
 - The point cloud data collected in the field will be processed and then modeled using Revit software. The model will be developed to Level of Development (LOD) 300 specifications.

DELIVERABLES

- A final deliverable will include a drawing depicting the findings of all phases of the survey described above. This drawing will be provided in hardcopy and in AutoCAD 2024 Civil 3D and/or Revit 2024. Drawing layering system will be provided based upon a system established by the National CAD Standards (NCS). This description and drawing mentioned above will be signed and sealed by a Professional Land Surveyor licensed to practice in the State of South Carolina.

TASK 400 – Geotechnical Engineering –

410 Design Support –

- **CONSULTANT** will support design of any site or structural modifications made to Hydro through the course of design.

TASK 500 – 30%, 60%, 90%, 100% & IFB Design Plans (Site 1)

510 Project Plans and Specifications –

- **CONSULTANT** shall prepare drawings and specifications depicting the Work, which generally consists of the site repairs, electrical and generating equipment replacement, mechanical rehabilitation and structure/architectural rehabilitation. One stand-alone set of contract documents will be provided to the **CITY** to be used to solicit bids for the construction of the project. The Contract Documents shall consist of and include the following:
 - A total of 84 plan sheets are anticipated:
 - 4 – Cover, notes, legend, abbreviations, and key map
 - 6 – Civil
 - 8 - Architectural
 - 40 - Electrical
 - 8 - Mechanical
 - 5 - Structural
 - 14 – Details
- **CONSULTANT** anticipates producing the construction drawings in AutoCAD Civil 3D utilizing surface modeling and Revit for facility modeling.
- The scope of work for this project includes comprehensive upgrades and replacements to enhance the efficiency, reliability, and safety of the facility's power infrastructure. Key components to be replaced include the main switchgear, control panels, generator protection relays, SCADA system, hydraulic power units, static excitation systems, and motor control center. The 7 hydro turbine generators will need to be either rewound or replaced. The scope of work includes all necessary drawings, construction specifications, and supporting engineering calculations.

- The following key electrical equipment and materials will be replaced:
 - Medium voltage cables, control cables, and terminal blocks will be replaced.
 - Stress-cone terminations will be upgraded.
 - Three-phase and single-phase station service transformers will be replaced.
 - Molded case breakers will be installed.
 - Junction boxes and electrical devices throughout the facility will be upgraded.
- The project includes the following major design tasks:
 - Installation of a new 4/0 MV-105 feeder conductors with terminations at each end.
 - Installation of a 19-conductor 18 AWG multi-conductor tray cable for PLC cabinets.
 - Installation of 12 triplex shielded 18 AWG cables from generator RTDs to PLC cabinets.
 - Integration of new 575V 3-phase and 240/120V 1-phase breaker panels with breakers.
 - Installation of a new 225KVA 3PH 4800D/575V delta dry-type transformer.
 - Addition of a new 25KVA 1PH 4800D/240/120 delta high-leg dry-type transformer.
 - Replacement of all flood-damaged receptacles, switches, light fixtures, and other electrical devices below 600V.
- The proposed upgrades aim to repair and modernize the power infrastructure, increase operational efficiency, and ensure compliance with safety standards. This comprehensive refurbishment will contribute to the long-term sustainability and reliability of the powerhouse operations.
- Existing demolition/abandonment as needed.
- Earthwork/site plans
- Mechanical repair plans to trash rake and log flume.
- Structural plans
- Architectural plans
- Construction sequencing

520 Regulatory Agency Coordination

- **CONSULTANT** will contact and meet as necessary with **CITY**, County, State, and Federal regulatory agencies to finalize design parameters for construction of the scoped repairs identified in the FEMA Project Worksheet - 00289 and discussed herein in accordance with regulatory requirements. This will include

30%, 60%, 90% & 100% design submittals to FERC Division of Dam Safety and Inspection (D2SI).

- **CONSULTANT** will facilitate and meet with FERC upon completion of 60% design review for the purpose of hosting the Design Probable Failure Mode Analysis Workshop and corresponding report.
- **CONSULTANT** will coordinate final design to comply with regulatory requirements. Agencies under this scope are:
 - **CITY**
 - South Carolina Department of Environmental Services (DES)
 - FEMA
 - FERC
 - USACE

540 Opinion of Probable Construction Cost and Schedule

- **CONSULTANT** will submit an opinion of the probable cost for the Project including construction cost, contingency, and other related items at the 30%, 60% 90% & 100% plan reviews. Since **CONSULTANT** has no control over the cost of labor, materials, equipment, or the Contractors' methods of determining price or competitive bidding, we cannot and do not guarantee that proposals, bids, or the project construction cost will not vary from the opinion of the probable construction cost of the Project.

550 Design Reviews

- **CONSULTANT** will conduct an Internal Technical Review using the **CONSULTANT**'s Quality Assurance Policy.
- After each Internal Technical Review, **CONSULTANT** will provide the **CITY** copies of plans and specifications for the Project for review at the 30%, 60% 90% & 100% percent design stages. **CONSULTANT** will meet with the **CITY** to discuss review comments. **CONSULTANT** will make revisions as requested by the **CITY**. Documentation of the completed reviews will be provided to the **CITY**. Following the technical reviews, **CONSULTANT** will make modifications to the construction documents.
- Upon approval by the **CITY**, plans, specifications, and any permits obtained will be submitted.

570 Bid Document Preparation

- **CONSULTANT** will prepare a single set of contract documents for work outlined in this contract for the purpose of **CITY** procurement.

580 Mitigation Support and Structural Evaluation for Switchgear Relocation

- **CONSULTANT** will perform structural evaluation for the purpose of relocating the existing switchgear from the first floor of the facility to the former battery room on the second floor. **CONSULTANT** will prepare recommended structural alterations necessary to facilitate this relocation, an associated cost and support the **CITY** in applying for mitigation funds necessary to fund this portion of the project.

590 Subtask 500 Deliverables

- Contract Plans and Specifications, as described above in Subtask 520.
- Opinion of Probable Construction Cost and Schedule, as described above in Subtask 540.
- Documentation of internal Quality Reviews, as described above in Subtask 550.

TASK 600 – Permits – Additional Services

610 FERC Licensure Amendment – If Necessary

- **CONSULTANT** will prepare the preliminary application package for submission to FERC Department of Hydropower Administration and Compliance (DHAC) for consultation request and support the **CITY** through consultation and final submission the Licensure Amendment, if determined through design, to be necessary.
- **CONSULTANT** will provide continued support review and coordination with FERC DHAC through the licensure amendment review and associated Section 106 and Section 7 reviews through DHAC Environmental and Historic Preservation reviews. Technical assistance and support will be on an ‘as-needed’ basis to facilitate any necessary Memoranda of Agreement between the **CITY** and FERC as well as any necessary update to the FERC Cultural Resource Management Plan. On-going support will end upon completion of DHAC Environmental Review.

TASK 700 – Bidding Advertisement Support and Award

710 Support During Advertisement Period

- **CONSULTANT** shall assist the **CITY** during the bid advertisement period for the bid solicitation for the Site 1 Construction Package.
- **CONSULTANT** shall attend pre-bid conference field views to assist the **CITY** to brief prospective bidders for both Construction projects (total of 2 field views).
- **CONSULTANT** shall assist the **CITY** to review and respond to Requests for Information (RFIs) from prospective bidders.

720 Subtask 700 Deliverables

- **CONSULTANT** shall prepare and submit minutes for each pre-bid conference field view to the **CITY**.

TASK 800 – Engineering Services During Construction – Not Used

TASK 900 – Full Time Construction Inspection – Not Used

TASK 1000 – Project Closeout – Not Used

ATTACHMENT A TO EXHIBIT A

RESPONSIBILITIES OF THE OWNER

The responsibilities of the **CITY** as described in Exhibit A are amended and supplemented as follows:

The **CITY** agrees to perform the following:

- Provide assistance in gaining access to rights-of-way and/or easements for which field services will be provided,
- Respond to requests for information and review deliverables in a timely manner,
- Pay permitting and other local fees that may arise from the work completed as part of this Agreement,
- Provide independent quality assurance testing required by the specifications or deemed reasonable by CONSULTANT and CITY through contract award with Contractor,
- Provide available data as requested in the agreement, and
- Upon CITY acceptance of the final construction, provide an Owner's Letter of Acceptance and copies of all test results.
- Remove appropriate amount of existing temporary protection materials from the generator gallery to allow for gallery BIM scans.

City of Columbia Publics - Columbia County Project - Columbia Hydro Facility Project		March 31, 2025									
TASK	TASK ID	LABOR CLASSIFICATIONS	UNIT	HOURS	FEE PER TASK	TOTAL	OFFICE	TOTAL	EXPENSES	DIRECT	TOTAL
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through Bid											
100 - Evaluation & Design Through											



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water

DATE: April 21, 2026

SUBJECT: Michael Baker International Contract Amendment Request to add Spillway Gate Analysis and Historic Pumping Station Stability Analysis.
Approval Recommendation

Columbia Water, respectfully request your review and approval of the "Contract Amendment for Spillway Gate Analysis and Historic Pumping Station Stability Analysis. This amendment will fulfill Federal Energy Regulatory Commission (FERC) requirements that were a result of the required Part 12D Inspection for significant hazard structures. See attached Scope of Services.

Background – A Part 12D inspection is a mandatory, comprehensive safety evaluation of a FERC regulated hydropower dam, conducted every five years by an independent consultant. It focuses on structural integrity, potential failure modes and maintenance, aiming to protect public safety by identifying risks.

Cost of this Construction Engineering and Inspection work is being paid for by the CIP budget.

EXHIBIT A

SCOPE OF SERVICES

City of Columbia

Stability Analysis – Spillway Gate Analysis & Pumping Station

CONSULTANT herein refers to Michael Baker International, Inc. The services performed as a part of this Scope of Service include providing technical consulting support to the City of Columbia (**CITY**) for the following phases of professional services pursuant to requests made by FERC with the annual Part 12 Inspection:

- A. Perform and provide a report for the operational inspection and structural analysis of the radial spillway gates.
- B. Perform and provide a report for the structural analysis of the old Pumphouse Structure adjacent to the Spillway.
- C. Provide BIM scans for the Radial Spillway Gates and old Pumphouse Structure for the purpose of creating as-builts of both structures at the request of FERC as part of the Part 12 Inspection.

This Scope of Services is based around requests made by FERC as part of the annual Part 12 Inspection program. Details into the activities described above are broken into further detail in subsequent sections.

TASK 100 – Evaluation and Design Phase Administration

110 General Project Administration

CONSULTANT will manage the efforts of its project team members by assigning manpower, delegate responsibilities, review work progress, monitor budget and schedule, and direct the progress of the work. As part of project administration, the **CONSULTANT** will:

- Participate in design review meetings with the **CITY** as outlined.
- Provide monthly invoicing and schedule updates pertaining to **CONSULTANT**'s portion of the work. Provide a detailed project schedule within one week of execution of the Contract.
- Plan and perform project quality control and quality assurance.
- Provide monthly progress reports.
- **CONSULTANT** will invoice monthly in accordance with the **CITY**'s invoicing procedures.

120 Project Management & Coordination with the CITY

- **CONSULTANT** will communicate with the **CITY** through a single point of contact, namely the **CONSULTANT's** Project Manager.

130 Task 100 Deliverables

- Monthly Progress Reports, Invoices, and Schedule updates.
- Agenda and Minutes for six (6) meetings through deliverable of final reports and associated deliverables.
- Minutes, with **CITY** review comments, from the milestone review meetings associated with each phase.

TASK 200 – Preliminary Planning, Investigation, and Engineering

210 General Data Collection, Field Reconnaissance, and Coordination

- **CONSULTANT** will utilize previously collected survey data, along with field inspections collected by **CONSULTANT** to determine the initial approach during this phase.
- **CONSULTANT** will perform additional external site survey and internal Building Information Modeling (BIM) surveying to support necessary analysis under this contract.

220 Radial Gate Structural Inspection

- **CONSULTANT** will provide a hands-on inspection via Rope access for condition evaluation on tainter gates (2) one each at each end of spillway\dam. Inspection access will be obtained by anchoring (2) two rope systems to structural components of the gate house and/or equipment at deck level, allowing inspection staff to rappel down to all levels of the outlet side of gates, gate structural framing, gate axels pins, trunnions and connectors. Inspection will include visual inspection of all members to identify any areas of defects/deficiency, including but not limited to, buckling, cracking, wear, corrosion/section loss and assessment of protective coatings with special emphasis on high stress areas and identified fatigue prone details. Photographs of general condition and areas of defects or concern will be obtained with digital cameras. An electronic photo log and list of findings will be maintained and surrendered as part of the general report to the Local Baker office personnel. Non-Destructive Evaluation, magnetic particle (MT) and/or Ultrasonic thickness testing (UTT) will be performed as needed for areas of suspected cracking or section loss, respectively.
- **CONSULTANT** will provide safety procedure and documentation: A Job Hazard Analysis (JHA) will be performed based on review of structure plans and proximity photography and updated as necessary at location. An Access and Rescue Plan document will be developed, with secondary review for

Scope of Services

Site 2 – Spillway Gate and Pumping Station A-2

accuracy and feasibility. Daily safety meetings on site will review all safety documents and be signed by all members on-site.

- All work will conform to applicable OSHA and SPRAT guidelines with necessary PPE and access equipment supplied by the **CONSULTANT**. 100% tie-off for fall restraint will be observed, eliminating the need for safety boat/skiff.
- **CONSULTANT**, in conjunction with **CITY**, will perform a full height operational test of both radial gates, including full load transfer to the standby generator.
- Planning and coordination meetings between **CITY** and the **CONSULTANT** staff will be conducted prior to field work to discuss special needs or safety lockout procedures pertaining to operation of gates and spillway.

230 Subtask 200 Deliverables

- Agenda and Minutes from the three (3) progress review meetings with each phase.
- Meeting materials and notes for meetings.
- Structural inspection findings report

TASK 300 – Survey and Utility Mapping

- All field survey shall be in accordance with current South Carolina surveying standards and conducted using conventional, GPS, or other accepted methods.
- Horizontal datum shall be SC State Plane Coordinates NAD83 (2007)
- Vertical datum shall be NAVD 88
- High-Definition Services and 3d Modeling
 - **CONSULTANT** will perform high-definition services (HDS) for both the Radial Gate and associated operation gear structure as well as the old Pumphouse Structure. Laser scanning equipment will be used to create a 3d point cloud model of existing exterior/interior building components. The model will be tied to existing ground control established by surveyor. Interior elements will include walls, doors, windows, casework, structure, fixed equipment, piping, ductwork, raceways lighting, and conduits over one half inch (1/2"). Scan point spacing will be approximately one quarter inch (1/4") in detailed areas for clarity. In large flat plane areas, point spacing will be up to six inches (6"). Exterior elements are specifically excluded from this task.
 - Remote scanning will be performed within the existing penstocks for the purpose of determining the characteristics, condition, and location of the upstream bulkhead within the penstocks.
 - The point cloud data collected in the field will be processed and then modeled using Revit software. The model will be developed to Level of Development (LOD) 300 specifications.

Scope of Services

Site 2 – Spillway Gate and Pumping Station A-3

DELIVERABLES

- A final deliverable will include a drawing depicting the findings of all phases of the survey described above. This drawing will be provided in hardcopy and in AutoCAD 2024 Civil 3D and Revit 2024. Drawing layering system will be provided based upon a system established by the National CAD Standards (NCS). This description and drawing mentioned above will be signed and sealed by a Professional Land Surveyor licensed to practice in the State of South Carolina.

TASK 500 – Structural Analysis and Report

510 Geotechnical reviews of Radial Gate, Old Pumphouse and Associated Structures

- Review available geotechnical information and as-built drawings.
- Estimate bearing capacity of shallow foundation bearing on granite rock and present the results in tables and plots showing effective footing width vs allowable bearing capacity, with one (1) plot for gateway structure footing and one (1) plot for pumphouse footing.
- Estimate friction factor for the interface between existing footing and foundation rock for sliding resistance.
- Estimate lateral earth pressure on existing structures, one (1) for spillway gate structure and one (1) for pumphouse.
- Assist the Structures with calculations related to dynamic earth pressure and hydrodynamic loads.
- Estimate allowable grout-to-ground bond stress for post-tensioned rock anchor that may be required to rehabilitate the existing structures.
- Prepare technical memorandum to summarize and discuss results of geotechnical analysis/evaluation.

520 Structural analysis of Radial Gate, Old Pumphouse and associated structures

- Review of historic drawings and reports (as available).
- Review of current as-builts, provided by a local LiDAR subcontractor that will be using terrestrial scans to create the as-builts for both structures via BIM modelers.
- Review of information gathered from the Visual Inspection, *including draft inspection report and newly prepared as-built drawings*.
- Perform Structural Analysis for the Tainter Gate Structures, specifically focusing on external stability (sliding, overturning, bearing pressure)

- Prepare Structural Analysis Report (Findings, Recommendations) and review of historic drawings and reports (as available).
- Review of current as-builts, provided by a local LiDAR subcontractor that will be using terrestrial scans to create the as-builts for both structures via BIM modelers.
- Review of information gathered from the Visual Inspection, *including draft inspection report and newly prepared as-built drawings*.
- Perform Structural Analysis for the Pump House Structure/ Turbine House Structure/ Retaining Wall, specifically focusing on external stability (sliding, overturning, bearing pressure)
- Prepare Structural Analysis Report (Findings, Recommendations)

590 Subtask 500 Deliverables

- Contract Plans and Specifications, as described above in Subtask 520.
- Opinion of Probable Construction Cost and Schedule, as described above in Subtask 540.
- Documentation of internal Quality Reviews, as described above in Subtask 550.

TASK 600 – Permits – Not Used

TASK 700 – Bidding Advertisement Support and Award – Not Used

TASK 800 – Engineering Services During Construction – Not Used

TASK 900 – Full Time Construction Inspection – Not Used

TASK 1000 – Project Closeout – Not Used

Scope of Services

Site 2 – Spillway Gate and Pumping Station A-5

ATTACHMENT A TO EXHIBIT A
RESPONSIBILITIES OF THE OWNER

The responsibilities of the **CITY** as described in Exhibit A are amended and supplemented as follows:

The **CITY** agrees to perform the following:

- Provide assistance in gaining access to rights-of-way and/or easements for which field services will be provided,
- Respond to requests for information and review deliverables in a timely manner,
- Pay permitting and other local fees that may arise from the work completed as part of this Agreement and,
- Provide available data as requested in the agreement.

APPENDIX - Business Information Record for Subconsultants/Subcontractors

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE “NO LINE STRIKE THROUGH”

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE # (If Applicable)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code – See Key Below)
Chao and Associates, Inc.	V001545	Construction Inspection	\$550,502.00	45.7%	LBE, CDBE	AM
F&ME Consultants, Inc.	V007172	Geotechnical	\$ 140,538.00	11.7%	LBE	

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female **AM** – Asian American Male
BM – African American Male **FB** – Non-Minority Female Owned
HM – Hispanic American Male **NF** – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ 691,040.00
TOTAL CONTRACT AMOUNT: \$ 1,204,950.00

I certify this information is true, correct, complete and active.

Business Name: Michael Baker International, Inc.

Representative Name/Title: Kyle Crager, P.E. Project Manager

Date: 04/09/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

Chao and Associates, Inc.

Company Name

7 Clusters Court

Physical Address

7 Clusters Court

Mailing Address

Columbia, SC 29201-4831

City/State Zip Code + 4

(803) 772-8420

Phone number

N/A

Fax number

Jimmy Chao, PE

Primary Contact Name

David Chao, PE

Secondary Contact Name

JimmyC@chaoinc.com

Primary Contact Email Address

DavidC@chaoinc.com

Secondary Contact Email Address

57-0848493

Federal ID #

V001545

Vendor #

2) Subcontractors Company information (Primary/Main office location)

F&ME Consultants, Inc.

Company Name

1825 Blanding Street

Physical Address

PO Box 1855 (29250)

Mailing Address

Columbia, SC 29201-3517

City/State Zip Code + 4

(803) 254-4540

Phone number

(803) 254-4542

Fax number

Shawn Epps

Primary Contact Name

Andy Whitfield, PE

Secondary Contact Name

sepps@fmeconsultants.com

Primary Contact Email Address

awhitfield@fmeconsultants.com

Secondary Contact Email Address

61-1725606

Federal ID #

V007172

Vendor #

APPENDIX - Business Information Record for Subconsultants/Subcontractors

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE “NO LINE STRIKE THROUGH”

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE # (If Applicable)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code - See Key Below)
Stewart Engineering, Inc.	V017845	BIM Survey	\$ 35,000.00	4.8%		

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female **AM** – Asian American Male
BM – African American Male **FB** – Non-Minority Female Owned
HM – Hispanic American Male **NF** – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ 35,000.00
TOTAL CONTRACT AMOUNT: \$ 723,983.00

I certify this information is true, correct, complete and active.

Business Name: Michael Baker International, Inc.

Representative Name/Title: Kyle Crager, P.E. Project Manager

Date: 04/09/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

Stewart Engineering, Inc.

Company Name

2191 Pickens Street, Suite 303

Physical Address

2191 Pickens Street, Suite 303

Mailing Address

Columbia, SC 29201-1906

City/State Zip Code + 4

(803) 203-6162

Phone number

N/A

Fax number

Ryan Davenport, PLS

Primary Contact Name

Craig Silvanic

Secondary Contact Name

rdavenport@stewartinc.com

Primary Contact Email Address

csilvanic@stewartinc.com

Secondary Contact Email Address

56-1854766

Federal ID #

V017845

Vendor #

APPENDIX - Business Information Record for Subconsultants/Subcontractors

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE “NO LINE STRIKE THROUGH”

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE # (If Applicable)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code - See Key Below)
Stewart Engineering, Inc.	V017845	BIM Survey	\$40,000.00	22.8%		

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female **AM** – Asian American Male
BM – African American Male **FB** – Non-Minority Female Owned
HM – Hispanic American Male **NF** – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ 40,000.00
TOTAL CONTRACT AMOUNT: \$ 175,520.00

I certify this information is true, correct, complete and active.

Business Name: Michael Baker International, Inc.

Representative Name/Title: Kyle Crager, P.E. Project Manager

Date: 04/09/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

Stewart Engineering, Inc.

Company Name

2191 Pickens Street, Suite 303

Physical Address

2191 Pickens Street, Suite 303

Mailing Address

Columbia, SC 29201-1906

City/State Zip Code + 4

(803) 203-6162

Phone number

N/A

Fax number

Ryan Davenport, PLS

Primary Contact Name

Craig Silvanic

Secondary Contact Name

rdavenport@stewartinc.com

Primary Contact Email Address

csilvanic@stewartinc.com

Secondary Contact Email Address

56-1854766

Federal ID #

V017845

Vendor #



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water

DATE: April 14, 2026

SUBJECT: Columbia Canal Headgates Structure – Ruby-Collins Contract.
Approval Recommendation

Columbia Water, respectfully request your review and approval of the Contract for replacement and repair of the Columbia Canal Headgates and Structure. This contract will fulfill Federal Energy Regulatory Commission (FERC) requirements for the replacement and repair of various elements associated with the headgates structure. See attached contract for services.

Background – During the historical flood of 2015, debris floating down the Broad River became logged in many of the headgates controlling water flow into the Columbia Canal. Emergency measures taken to close the gates damaged many of the gates beyond repair. It should be noted that the gates are also slightly over 100 years old and have reached the end of their useful life. Work of this contract will replace all of the gates with a more robust design and make other necessary repairs to the structure to meet FERC requirements before bring the structure back in service.

Cost of this work is funded via reimbursement from HUD-CDBG-MIT Grant as well as CIP budget.

CONTRACT

City of Columbia, South Carolina

Project #: WM437401

Name of Project: Canal Headgates Structure

Bid #: RFP006-25-26-KDD-CDBGMIT

This Contract is made by and between the City of Columbia, Columbia, South Carolina, hereinafter called Owner, and **Ruby-Collins, Inc.** with legal address and principal place of business at **4875 Martin Court, Smyrna, GA 30082**, hereinafter called Contractor. Owner and Contractor in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK.

1.1 Contractor shall perform the Work as specified or indicated in the Contract Documents.

ARTICLE 2. ENGINEER.

2.1 The Project has been designed by Kleindschmidt Group.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **Seven Hundred Thirty (730)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP) to fully complete the amount of work herein contemplated. There will be an additional **Sixty (60)** consecutive calendar days added after the construction period for contract closeout such as providing as built drawings, testing, invoicing, etc.

3.2 Contractor agrees that the Work shall be prosecuted regularly, diligently and uninterruptedly and at such rate of progress as will ensure full completion thereof within the Contract Time stated above. It is expressly understood and agreed, by and between Contractor and Owner that the Contract Time is reasonable for the completion of the Work, taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon which establishes the contract value as **Sixteen Million, Nine Hundred Fifty Thousand Dollars and Zero Cents (\$16,950,000.00)**. This Contract also provides for an additional contingency in the amount of **Eight Hundred Forty-Seven Thousand, Five Hundred Dollars and Zero Cents (\$847,500.00)** to be administered, if necessary, at the discretion of the City for unforeseen costs that are within the pre-determined Scope of Work for this Contract.

City of Columbia, SC
5/3/2021

ARTICLE 5. APPLICATIONS FOR PAYMENT.

5.1 Contractor shall submit Applications for Payment in accordance with Part 15 General Specifications of the City's Engineering Regulations. Applications for Payment will be processed as provided in the Conditions of the Contract.

ARTICLE 6. PROGRESS AND FINAL PAYMENTS.

6.1 Owner will make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment, monthly during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in the General Specifications.

6.2 Upon final inspection and acceptance of the Work, in accordance with Part 15 General Specifications, Owner will pay the remainder of the Contract Price.

ARTICLE 7. LIQUIDATED DAMAGES.

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones) specified in Article 3 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **Seven Hundred Fifty Dollars and Zero Cents (\$750.00)** per day for each calendar day of delay until the Work is complete and **Seven Hundred Fifty Dollars and Zero Cents (\$750.00)** per day for each calendar day of delay beyond the date set for contract closeout until the Work is complete.

7.2 The liquidated damages provision is non-exclusive and not intended to limit Owner's remedy for breach of this Contract or delay in Contract Times.

ARTICLE 8. ASSURANCE.

8.1 Contractor has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and Federal, State and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

8.2 Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work that were relied upon by Engineer in the preparation of the Drawings and Specifications and which have been identified in Contract Documents.

8.3 Contractor has made or caused to be made examinations, investigations and tests and studies of such reports and related data [in addition to those referred to in the above paragraph] as Contractor deems necessary for the performance of the Work at the Contract Price within the

Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required for such purposes.

8.4 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

8.5 Contractor has given Engineer written notice of any conflict, error or discrepancy that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

8.6 Contractor agrees that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

ARTICLE 9. CONTRACT DOCUMENTS.

9.1 Contractor agrees, under the terms as stated in the Specifications and Contract Documents and at his/its/their own proper cost and expense, to furnish all the materials, supplies, machinery, equipment, tools superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the Instructions to Bidders, the General Conditions of the Contract or General Specifications, the construction specifications, provisions of the Contract Documents, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof.

9.2 The Contract Documents that comprise the Contract between Owner and Contractor are attached hereto or incorporated by reference and made a part hereof and consist of the following:

9.2.1 Request for Proposal (RFP)

9.2.2 Offeror's Response including Final Price Proposal

9.2.3 This Contract

9.2.4 Business Information Record for Subcontractors/Subconsultants

9.2.5 Performance and Payment Bond

9.2.6 Parts 15, 16, 17, 18, 19, and 20 of the City of Columbia's Engineering Regulations

9.2.7 Special Provisions

9.2.8 Specifications (as listed in the Table of Contents)

9.2.9 Drawings, numbered P01 through V-03, inclusive and dated 10-21-2024.

9.2.10 Addenda number 1 to 3, inclusive

9.2.11 Exhibit – Federal Guidelines for Contracting and Fair Labor Standards

9.2.12 Exhibit – Davis Bacon Wage Determination

9.2.13 Exhibit – Weather Delay Guidelines

9.2.14 Exhibit - Schedule

9.2.15 Any modification, including Change Orders, duly delivered after execution of Contract.

ARTICLE 10. TERMINATION.

The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever by providing the Contractor with a notice of termination to be sent by registered mail, return receipt requested. Whenever the Contractor is terminated for convenience under this clause or is wrongfully terminated under any other clause of this contract, the Contractor shall only be entitled to the actual direct costs of all labor and material expended on the job prior to the effective date of the termination plus 15% or the Contractor shall be entitled to be paid a pro-rate percentage of the total contract price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Contractor. In no event shall the Contractor be entitled to anticipatory profit or damages for any termination under this clause. In no event shall the Contractor be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

ARTICLE 11. MISCELLANEOUS.

11.1 Terms used in this Contract that are defined in Part 15 General Specifications shall have the meanings assigned in the Conditions of the Contract.

11.2 Neither Owner nor Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part any interest under any of the Contract Documents; and, specifically but without limitation, Contractor shall not assign any monies due or to become due without the prior written consent of Owner. In case Contractor assigns all or any part of any monies due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to Contractor shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

11.3 Owner and Contractor each binds himself, his partners, successors, assigns and legal representatives in respect to all covenants, Contracts and obligations contained in the Contract Documents.

11.4 The Contract Documents constitute the entire Contract between Owner and Contractor and may only be altered, amended or repealed by a Modification.

11.5 This Contract does not commit the City of Columbia to pay for any pre-bid costs. Any costs associated with IFB preparation, pre-bid conferences and any other activity prior to award of a

contract shall be at the bidder's expense. Rooms, meals, travel, telephone, data processing, administrative and clerical costs associated with the project shall be at the bidder's expense.

This Contract is subject to the final approval of Council and shall become effective on the date listed on the subsequent Notice to Proceed (NTP) and City of Columbia Purchase Order. The Contractor shall not perform work on or incur any costs associated with this contract prior to the commencement date listed on the Notice to Proceed and the City issued purchase order for work outlined herein. The City assumes no liability for any expenses incurred prior to the issuance of the NTP and purchase order.

SPACE INTENTIONALLY LEFT BLANK

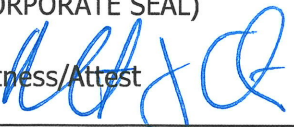
Contractor
Ruby-Collins, Inc.

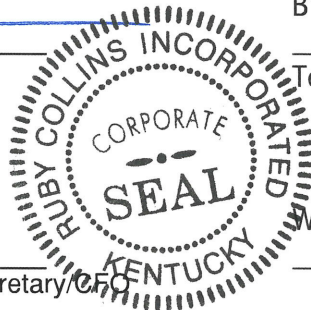
Owner
City of Columbia, SC

BY 
TJ Ackerman, Vice President

BY
Teresa Wilson, City Manager

(CORPORATE SEAL)

Witness/Attest 
Robert L. Cates, Corporate Secretary/CFO



Witness/Attest

APPROVED AS TO FORM

Legal Department City of Columbia, SC
3/30/2026

Address for giving notices:

Address for giving notices:

Ruby-Collins, Inc.

Department of Procurement and Contracts

4875 Martin Court

1800 Main Street, 2nd Floor

Smyrna, GA 30082

Columbia, SC 29201

Date: _____

Date: _____

Note: If Contractor is a corporation, an affidavit giving the principal the right to sign the Contract must accompany the executed Contract.

RUBY-COLLINS, INC.

Special Meeting of the Board of Directors

A Special Meeting of the Board of Directors of Ruby-Collins, Inc., a Kentucky Corporation, was held on Friday, September 12, 2025 at 597 Barnsley Gardens RD, Adairsville, GA 30103 at 9:00am.

Directors present and participating were:

Scott N. Cline
Robert L. Cates

Also present by invitation were:

Thad L. Ackerman
Jason Hyde

Robert L. Cates, Chief Financial Officer of the Corporation, acted as Chairman of the meeting and Secretary of the meeting. A quorum of the Directors being present and the meeting having been duly called, the Chairman announced the meeting would proceed with the transaction of business.

General business matters were discussed.

RESOLVED, that pursuant to the above changes, the following were hereby authorized to individually bind and deliver any and all documents, bids, construction documents and purchase contracts for and on behalf of the Company:

Scott N. Cline
Robert L. Cates
Thad L. Ackerman
Jason Hyde

FURTHER RESOLVED, the following were elected as the sole Managing Officers of the Corporation, replacing any predecessor with the same title as well as eliminating any titled position not specifically mentioned and shall continue in office until their successors are duly elected and qualified by the Board of Directors. These officers will have equal authority within the company as well as to act on behalf of the corporation. These Officers positions will be effective until January 1, 2027.

Scott N. Cline, President & Chief Executive Officer
Robert L. Cates, Chief Financial Officer & Secretary/Treasurer

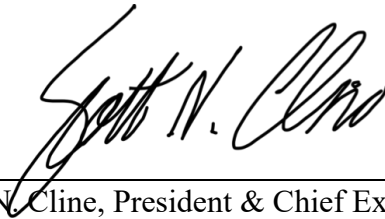
FURTHER RESOLVED, the following was elected as additional Officers of the Corporation, replacing any predecessor with the same title and shall continue in office until their successors are duly elected and qualified by the Board of Directors. These Officers positions will be effective until January 1, 2027.

Thad L. Ackerman, Vice President
Jason Hyde, Vice President

FURTHER RESOLVED, the following were elected as the Board of Directors of the Corporation, replacing any preceding Board and shall continue in office until their successors are duly elected and qualified.

Scott N. Cline
Robert L. Cates, Chairman

There being no further business to come before the Board, the Meeting was adjourned at approximately 9 : 3 0 AM.



Scott N. Cline, President & Chief Executive Officer



Robert L. Cates, Chief Financial Officer, Chairman

EXHIBIT – FINAL PRICE PROPOSAL

Base Price	\$ 14,595,538.00
Mobilization (cannot be more than 10%)	\$ 1,695,000.00
Removal of twelve (12) emergency bulkheads installed in 2015	\$ 180,465.00
Removal emergency sandbags & other debris lodged under existing headgates (i.e., above the wooden beam & concrete floor & under/around existing headgates) placed in 2015. *	\$ 478,997.00
Total Price	\$ 16,950,000.00

Base price shall take in account for total price to complete the project as noted in the Scope of Work, Drawings, Specifications and Exhibits with the exception of removal items shown above.

*NOTE: May be performed "in water" or necessary temporary water control measures. Price to include necessary dredging to remove sediment and debris necessary to facilitate rehabilitation up to a distance of no less than 25 linear feet from the northern perimeter of the headgates structure.

ALTERNATE #1

Trash Rack	\$ 1,185,069.00
------------	-----------------

Alternate #1 is to be priced separate of total price and shall include all costs to install the trash rack

EXHIBIT - BUSINESS INFORMATION RECORD for SUBCONSUTANTS/SUBCONTRACTORS

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE "NO LINE STRIKE THROUGH"

Business Name (as shown on W9 or SAM.gov) / SAM.gov Unique Entity ID & CAGE # (Required)	City of Columbia Vendor number (Required)	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract (Carry two decimals)	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code - See Key Below)
Gregory Electric Co, Inc MA3MTM2TMFC7	V001655	Electrical	\$754,900	4.45%	N/A	N/A
Lindler's Construction of South Carolina, LLC	V013574	Hauling	\$169,072	1.00%	DBE	FB
Franklin Fence Company	TBD	Fencing	\$48,976	0.29%	N/A	N/A
Armstrong Contractors LLC	TBD	Paving	\$54,935	0.33%	N/A	N/A
S&ME	TBD	Material Testing	\$90,500	0.53%	N/A	N/A
Seed Slingers	TBD	Erosion Control	\$37,883	0.22%	DBE	FB

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female
BM – African American Male
HM – Hispanic American Male

AM – Asian American Male
FB – Non-Minority Female Owned
NF – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ 1,156,266.00

TOTAL CONTRACT AMOUNT: \$ 16,950,000.00

I certify this information is true, correct, complete and active.

Business Name: RUBY-COLLINS, INC

Representative Name/Title: SCOTT N. CLINE

Date: 01/21/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

GREGORY ELECTRIC COMPANY, INC

Company Name

7111 MONTICELLO ROAD

Physical Address

7111 MONTICELLO ROAD

Mailing Address

COLUMBIA, SC 29202

City/State Zip Code

803-205-4770

Phone number

N/A

Fax number

REBECCA BENNER

Primary Contact Name

GREG JOLLY

Secondary Contact Name

rbenner@gregoryelectric.com

Primary Contact Email Address

gjolly@gregoryelectric.com

Secondary Contact Email Address

MA3MTM2TMFC7

Sam.gov UEID #

V001655

Vendor #

2) Subcontractors Company information (Primary/Main office location)

LINDLERS CONSTRUCTION OF SOUTH CAROLINA LLC

Company Name

8253 SC 34. NEWBERRY, SC 29108

Physical Address

PO BOX 731

Mailing Address

NEWBERRY, SC 29108

City/State Zip Code

803-276-6557

Phone number

N/A

Fax number

HEATHER LINDER

Primary Contact Name

STEFFEN SHEALY

Secondary Contact Name

HEATHER@LINDLERS.COM

Primary Contact Email Address

STEFFEN@LINDLERS.COM

Secondary Contact Email Address

JGU8N4MDNVM3

Sam.gov UEID #

V013574

Vendor #

3) Subcontractors Company information (Primary/Main office location)

FRANKLIN FENCE COMPANY

Company Name

3689 GEORGIA ROAD

Physical Address

3689 GEORGIA ROAD

Mailing Address

FRANKLIN, NC 28734

City/State Zip Code

828-524-5205

Phone number

Fax number

MICHAEL HARVEY

Primary Contact Name

mharvey@franklinfencecompany.com

Primary Contact Email Address

TBD

Sam.gov UEID #

JANE BUCHANAN

Secondary Contact Name

franklinfenceoffice@gmail.com

Secondary Contact Email Address

TBD

Vendor #

4) Subcontractors Company information (Primary/Main office location)

ARMSTRONG CONTRACTORS, LLC

Company Name

600 LONGTOWN ROAD

Physical Address

600 LONGTOWN ROAD

Mailing Address

COLUMBIA, SC 29229

City/State Zip Code

803-788-1190

Phone number

ERIK MACDONALD

Primary Contact Name

erik@armstrongcontractors.com

Primary Contact Email Address

TBD

Sam.gov UEID #

N/A

Fax number

LYNDA WHITESIDE

Secondary Contact Name

Lynda@armstrongcontractors.com

Secondary Contact Email Address

TBD

Vendor #

5) Subcontractors Company information (Primary/Main office location)

S&ME, INC.

Company Name

134 SUBER ROAD

Physical Address

134 SUBER ROAD

Mailing Address

COLUMBIA, SC 29210

City/State Zip Code

803.561.9024

Phone number

N/A

Fax number

CHAD BRUORTON

Primary Contact Name

NATHAN YACOBI

Secondary Contact Name

CBruorton@smeinc.com

Primary Contact Email

nyacobi@smeinc.com

Secondary Contact Email

TBD

Sam.gov UEID

TBD

Vendor #

6) Subcontractors Company information (Primary/Main office location)

SEED SLINGERS, LLC

Company Name

2256 DEER TRACK LANE. GALIVANTS FERRY, SC 29544

Physical Address

P.O. BOX 665

Mailing Address

GALIVANTS FERRY, SC 29544

City/State Zip Code

843-358-29544

Phone number

N/A

Fax number

JEFF LEWIS

Primary Contact Name

TONYA MOORE

Secondary Contact Name

JeffL@seedslingers.com

Primary Contact Email

tonya@seedslingers.com

Secondary Contact Email

TBD

Sam.gov UEID

TBD

Vendor #

EXHIBIT – FEDERAL GUIDELINES FOR CONTRACTING AND FEDERAL LABOR STANDARDS

The contractor acknowledges that federal financial assistance will be used to fund the Contract. Contractor will comply with all applicable federal law, regulations, executive orders, and agency policies, procedures, and directives.

The federal government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

1. RELIGIOUS ACTIVITIES - 24 CFR 570.200 (j)

As a general rule, in accordance with First Amendment Church/State Principles, CDBG assistance may not be used for religious activities or provided to primarily religious entities for any activities, including secular activities, except as cited at 24 CFR 570.200(J)(1)(2)(3).

2. POLITICAL ACTIVITIES - 24 CFR 570.207

CONTRACTOR will comply with this section, which prohibits the use of CDBG funds to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration.

a) HATCH ACT CHAPTER 15, TITLE 5, U.S. CODE

CONTRACTOR further agrees that none of the personnel employed in the administration of the within defined Project shall be in any way or to any extent, engaged in the conduct of political activities in contravention of Chapter 15, Title 5, U.S. Code.

3. OTHER PROGRAM REQUIREMENTS - 24 CFR.600-570.612

CONTRACTOR shall carry out its activities in compliance with all Federal laws and regulations as described in 24 CFR 570.600-570.612, except that CONTRACTOR will not assume the CITY'S environmental responsibilities described at 24 CFR 570.604, nor the CITY'S responsibility for initiating the review process under the provisions of 24 CFR Part 58.

4. GENERAL-24 CFR 570.600

CONTRACTOR agrees to comply with such laws and Program requirements as are applicable to grants made under section 106 of Title I of the Housing and Community Development Act of 1974.

5. TITLE VI OF THE CIVIL RIGHTS ACT OF 1964--24 CFR 570.601 FAIR HOUSING ACT-24 CFR 570.601 EXECUTIVE ORDER 11063--24 CFR 570.601

This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964, P.L. 88-352; the Fair Housing Act; and Executive Order 11063, as amended by Executive Order 12259; and HUD regulations at 24 CFR Part 1, providing for non-discrimination on the grounds of race, color, creed, sex, familial status, disability, or national origin under any activity receiving Federal funds and also obligating CONTRACTOR to use Federally-funded property for the purpose for which the Federal funds were awarded.

6. SECTION 109 OF THE ACT--24 CFR 570.602 AGE DISCRIMINATION ACT of 1975--24 CFR 570.602(c) SECTION 504 OF THE REHABILITATION ACT OF 1973--24 CFR 570.602(c)

This Agreement is subject to Section 109 of the Housing and Community Development Act of 1974, The Age Act of 1975, and Section 504 of the Rehabilitation Act of 1973, which requires that no person in the United States shall, on the grounds of age, race, color, national origin, disability, or sex, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part with Community Development Block Grant funds.

7. SECTION 3

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by Housing and Urban Development (HUD) assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very-low income persons.

B. The Parties to this contract agree to comply with HUD 24 CFR Part 75 regulation and City of Columbia Community Development policy and guidelines related to the implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediments that would prevent them from complying with HUD 24 CFR Part 75 regulation or City of Columbia Community Development requirements.

C. The contractor agrees to include this Section 3 language in every subcontract subject to compliance with HUD 24 CFR Part 75 regulation, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 language, upon a finding that the subcontractor is in violation of HUD 24 CFR Part 75 regulation or City of Columbia Community Development policy and guidelines. The contractor will not subcontract with any subcontractor where the contractor has, or could be reasonably expected to have had, notice or knowledge that the subcontractor has been found in violation of HUD 24 CFR Part 75 regulation.

D. Noncompliance with HUD 24 CFR Part 75 regulation or City of Columbia Community Development policy and guidelines may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts at the sole discretion of the City of Columbia Community Development.

For more information:

Housing and Urban Development (HUD) Section 3 Regulation

<https://ecfr.federalregister.gov/current/title-24/subtitle-A/part-75#section-75>

HUD Section 3 Benchmarks (Section 3 Projects)

<https://www.federalregister.gov/documents/2020/09/29/2020-19183/section-3-benchmarks-for-creating-economic-opportunities-for-low--and-very-low-income-persons-and#h-13>

8. LABOR STANDARDS & DAVIS BACON ACT - 24 CFR 570.603

Section 110(a) of the Act contains labor standards that apply to non-volunteer labor financed in whole or in part with assistance provided under the Act. The Contract Work Hours and Safety Standards Act also applies. Contractors or subcontractors on construction work shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended. Contractor will comply with the following conditions:

- a) Overtime requirements. No contractor or sub-contractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- b) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (A) of this section the contractor and any sub-contractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and sub-contractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (A) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (A) of this section.
- c) Withholding for unpaid wages and liquidated damages. The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or sub-contractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or sub-contractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (B) of this section.
- d) Subcontracts. The contractor or sub-contractor shall insert in any subcontracts the clauses set forth in paragraph (A) through (D) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier sub-contractor with the clauses set forth in paragraphs (A) through (D) of this section.

9. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 USC 3701-3708)

When applicable all contracts awarded by the City in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 USC 3702 and 3704, as supplemented by the Department of Labor Regulations (29 CFR Part 5) Under 40 USC 3702 of the Act, each contractor must compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40.

10. BUILD AMERICA, BUY AMERICA (BABA)

On November 15, 2021, the Build America, Buy America Act (the Act) was enacted as part of the Infrastructure Investment and Jobs Act (IIJA). Pub.L.117-58. The Act establishes a domestic content procurement preference, the Buy American Preference (BAP), for Federal programs that permit Federal financial assistance to be used for infrastructure projects. In Section 70912, the Act further defines a project to include “the construction, alteration, maintenance, or repair of infrastructure in the United States” and includes within the definition of infrastructure those items traditionally included along with buildings and real property. Starting May 14, 2022, new awards of Federal financial assistance (FFA) from a program for infrastructure, and any of those funds obligated by the grantee, are covered under the Build America, Buy American (BABA) provisions of the Act, 41 U.S.C. 8301 note. The [waiver, published March 15, 2023](#), establishes a phased implementation schedule for application of the BAP to covered materials and HUD programs. The BAP is applicable to iron and steel used in covered CDBG projects, i.e. for projects using funds obligated on or after November 15, 2022.

As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but not limited to iron, aluminum, steel, cement, and other manufactured products.

For purpose of this clause:

Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

11. ENVIRONMENTAL STANDARDS - 24 CFR 570.604

This Agreement is subject to the National Environmental Policy Act of 1969, as detailed in implementing regulations 24 CFR Part 58. No funds related to the project or activity can be obligated or expended until an Environmental Clearance Authorization is completed and the contract is executed. Any expenditures for a program that takes place before the execution of a contract and the completion of the Environmental Clearance cannot be reimbursed. The City is responsible for providing the Contractor the HUD required Environmental Clearance Authorization.

12. NATIONAL FLOOD INSURANCE PROGRAM - 24 CFR 570.605

This Agreement is subject to the Flood Disaster Protection Act of 1973, and the regulations in 44 CFR Parts 59 through 79.

13. DISPLACEMENT, RELOCATION, ACQUISITION, AND REPLACEMENT OF HOUSING – 24 CFR 570.606

CONTRACTOR shall assure that they have taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, non-profit organizations, and farms) as a result of activities pursuant to Part 570.606. Relocation of displaced persons shall be provided in conformance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 as amended.

14. EMPLOYMENT AND CONTRACTING OPPORTUNITIES - 24 CFR 570.607

CONTRACTOR shall comply with Executive Order 11246, as amended by Executive Order 12086, which provides for Equal Employment Opportunity, and Section 3 of the Housing and Urban Development Act of 1968, with implementing regulations at 24 CFR Part 135. Section 3 requires that employment and other economic development opportunities arising in connection with housing rehabilitation, housing construction, or other public construction projects shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be given to low- and very low-income persons.

15. LEAD-BASED PAINT - 24 CFR 570.608

This Agreement is subject to the regulations at 24 CFR Part 35, prohibiting the use of lead- based paint in residential structures constructed or rehabilitated with assistance provided pursuant to Part 570.608; notification of hazards of lead-based paint poisoning; and elimination of lead- based paint hazards.

16. USE OF DEBARRED, SUSPENDED, OR INELIGIBLE CONTRACTORS OR CONTRACTORS – 24 CFR 570.609

This Agreement is subject to the requirements set forth in 24 CFR Part 5, in which is incorporated 24 CFR Part 24, which provides for the listing of debarred and suspended participants, participants declared ineligible, and participants who have voluntarily excluded themselves from participation in covered transactions pursuant to Part 24.

The Contractor is subject to non-procurement Debarment and Suspension Regulations implementing Executive Orders 12549 and 12689, 2 C.F.R. pt. 180 (2 C.F.R. §200.212). The Agreement is a covered transaction for the purposes of C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the Contractor is required to verify that none of the Contractor(s), its principals (defined at 2 C.F.R. §180.995), or its affiliates (defined at 2 C.F.R. §180.905) are excluded (defined at 2 C.F.R. §180.940) or disqualified (defined at 2 C.F.R. §180.935).

Execution of the Contract is a material representation of fact relied upon by the City. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, sub-part C and 2 C.F.R. pt. 3000, sub-part C in addition to remedies available to the State of South Carolina Emergency Management Division and the City of Columbia, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

The Contractor shall comply with the requirements of 2 C.F.R. pt. 180, sub-part C and 2 C.F.R. pt. 3000; sub-part C during the duration of the project and throughout the period that may arise from this project. The Contractor further agrees to include a provision requiring such requirements in its lower-tier covered transactions throughout the duration of this contract.

The Contractor shall notify the City, if your firm or sub-contractor(s) becomes suspended or debarred during the course of this project. This Contract may be terminated in accordance with the Termination for Cause provisions contained elsewhere in the contract.

17. UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES AND AUDIT REQUIREMENTS FOR FEDERAL FUNDS - 2 CFR PART 200

CONTRACTOR shall comply with the requirements and standards of this Super Circular.

18. CONFLICT OF INTEREST - 24 CFR 570.611

This Agreement is subject to the general rule that no person who is an employee, agent, consultant, officer, or elected official or appointed official of the CITY as Recipient, or of any designated public agencies, or of CONTRACTOR who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted pursuant to Part 570.611, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or Agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

19. LIMITED ENGLISH PROFICIENCY (LEP)

Executive order 13166 enacted August 11, 2000, mandates the federal government reduce language barriers to limited English proficiency (LEP) persons with regard to accessing federal benefits. Recipients of HUD assistance including state and local governments, public housing authority assisted housing providers, profit and non-profit organizations and other entities receiving funds directly or indirectly from HUD are subject to executive order 12166 and title vi provisions as a condition of receiving federal funds. Failure to ensure limited English persons (LEP) access to HUD benefits may violate Title VI Civil Rights protections based upon national origin.

20. DRUG-FREE WORKPLACE

As a Contractor of CDBG funds, and in connection with public services offered, the CONTRACTOR agrees that it shall comply with the provisions of the Drug-Free Workplace Act of 1988, 24 CFR Part 21, which requires that CONTRACTOR shall maintain a facility free from the illegal use, possession, or distribution of drugs or alcohol by its beneficiaries.

21. ANTI-LOBBYING

Section 319 of Public Law 101-121, of the Department of the Interior Appropriations Act, prohibits CONTRACTOR from using appropriated Federal funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant, or loan, and requires that no Federal appropriated funds have been paid or will be paid, by or on behalf of CONTRACTOR to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that

takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

21. AMERICANS WITH DISABILITIES ACT

CONTRACTOR agrees to comply fully with any and all provisions of the Americans with Disabilities Act (hereinafter referred to as ADA) as applicable to the CONTRACTOR and the activities to be performed by CONTRACTOR under the scope of this Agreement. If employing more than fifteen (15) employees, CONTRACTOR agrees to comply fully with Title I of the ADA as set forth at 28 CFR Part 130. If providing public accommodations as defined by the Act in Section 301(7)(A) -(L), CONTRACTOR agrees to comply fully with Title III of the ADA as set forth at 28 CFR Part 36. If providing public transportation, CONTRACTOR agrees to comply fully with the federal regulations as set forth at 49 CFR Parts 37 and 38.

22. ACCESS TO RECORDS

The Contractor shall make available for examination by the City all of its records with respect to all matters covered by this Agreement and shall maintain such records for a period not less than three (3) years after receipt of final payment under the Agreement. In addition, the following access to records requirements apply to the contract:

1. The Contractor agrees to provide the City, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representative(s) access to any books, documents, papers, and records of the Agreement that are directly pertinent to the Contract for the purposes of making audits, examinations, excerpts, and transcriptions.
2. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
3. The Contractor agrees to provide the FEMA Administrator or his/her authorized representative(s) access to information pertaining to the work being completed under the Contract/Agreement.

23. CONFIDENTIALITY

All of the reports, information, data, records or documents of any kind, prepared or assembled by the Contractor under the Agreement are confidential and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the City.

24. INTEREST OF CONTRACTOR

The Contractor covenants for himself and on behalf of his employees that he presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under the Agreement or which is adverse to the interests of the City of Columbia. The Contractor further covenants that in the performance of the Agreement no person having such interest shall be employed.

The Contractor is expected to make its services available to other entities but agrees to refrain from representing other entities in matters where the position of the City conflicts with that of the other entity. The City may at its discretion, waive this provision. The Contractor has provided a list of all of its clients with whom there may be potential conflicts with the City. This list shall be supplemented throughout the duration of the Agreement.

25. PROGRAM FRAUD AND FALSE OR FRAUDELEND STATEMENTS OR RELATED ACTS

The contractor acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

The False Claims Act (FCA), 31 U.S.C. §§ 3729

Under Liability for Certain Acts, in general any person who:

- a) knowingly presents, or causes to be presented, a false or fraudulent claim for payment or approval;
- b) knowingly makes, uses, or causes to be made or used, a false record or statement material to a false or fraudulent claim;
- c) conspires to commit a violation of subparagraph a), b), c), d), e), f), or g);
- d) has possession, custody, or control of property or money used, or to be used, by the Government and knowingly delivers, or causes to be delivered, less than all of that money or property;
- e) is authorized to make or deliver a document certifying receipt of property used, or to be used, by the Government and, intending to defraud the Government, makes or delivers the receipt without completely knowing that the information on the receipt is true;
- f) knowingly buys, or receives as a pledge of an obligation or debt, public property from an officer or employee of the Government, or a member of the Armed Forces, who lawfully may not sell or pledge property; or

- g) knowingly makes, uses, or causes to be made or used, a false record or statement material to an obligation to pay or transmit money or property to the Government, or knowingly conceals or knowingly and improperly avoids or decreases an obligation to pay or transmit money or property to the Government, is liable to the United States Government for a civil penalty of not less than \$5,000 and not more than \$10,000, as adjusted by the Federal Civil Penalties Inflation Adjustment Act of 1990 ([28 U.S.C. 2461](#) note; [Public Law 104-410 \[1\]](#)), plus 3 times the amount of damages which the Government sustains because of the act of that person.

26. CLAIMS AND DISPUTES - 2 CFR 200.318(k)

This contract is subject to Contract Disputes.

- All disputes arising under or relating to this contract shall be resolved under this clause.
- Claim, as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under this provision.

All claims must comply with the submission and certification requirements of this provision, if it is disputed either as to liability or amount must be acted upon in a reasonable time.

A claim by the Contractor shall be made in writing and, unless otherwise stated in this contract, submitted within 6 (six) months after accrual of the claim to the Contracting Officer for a written decision.

A claim by the City against the Contractor shall be subject to a written decision by the Contracting Officer. The Contractor shall provide the certification specified below when submitting any claim.

- a) The certification requirement does not apply to issues in controversy that have not been submitted as all or part of a claim.
- b) The certification shall state as follows: "I certify that the claim is made in good faith; that the supporting data are accurate and complete to the best of my knowledge and belief; that the amount requested accurately reflects the contract adjustment for which the Contractor believes the City is liable; and that I am authorized to certify the claim on behalf of the Contractor."
- c) The certification may be executed by any person authorized to bind the Contractor with respect to the claim.

For Contractor claims, the Contracting Officer must, if requested in writing by the Contractor, render a decision within 60 days of the request.

The Contracting Officer's decision shall be final unless the Contractor appeals.

If the claim by the Contractor is submitted to the Contracting Officer or a claim by the City is presented to the Contractor, the parties, by mutual consent, may agree to use alternative dispute resolution (ADR). If the Contractor refuses an offer for ADR, the Contractor shall inform the Contracting Officer, in writing, of the Contractor's specific reasons for rejecting the offer.

The City shall pay interest on the amount found due and unpaid from (1) the date that the Contracting Officer receives the claim (certified, if required); or (2) the date that payment otherwise would be due, if that date is later, until the date of payment.

With regard to claims having defective certifications, interest shall be paid from the date a proper certification is provided. Simple interest on claims shall be paid at the rate. Which is applicable to the period during which the Contracting Officer receives the claim and then at the rate applicable for each 6-month period as fixed by the State during the pendency of the claim.

The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the Contracting Officer.

27. DISPUTES

This contract is subject to 41 U.S.C. chapters 71, Contract Disputes. Failure of the parties to this contract to reach agreement on any request for equitable adjustment, claim, appeal or action arising under or relating to this contract shall be a dispute to be resolved in accordance with the Claims and Disputes Clause. The Contractor shall proceed diligently with performance of this contract, pending final resolution of any dispute arising under the contract.

28. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the Contractor agrees as follows:

The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, or national origin.

Such action shall include, but not be limited to Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

- a) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, or national origin.
- b) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- c) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- d) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- e) In the event of the Contractor's noncompliance with the non-discrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- f) The Contractor will include the portion of the sentence immediately preceding paragraph (A) and the provisions of paragraphs (A) through (G) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-contractor or vendor.
- g) The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the Contractor becomes involved in, or is threatened with, litigation with a sub-contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

29. CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

The Contractor must comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §7401-7671(q)) and the Federal Water Pollution Control Act as amended (33 U.S.C. §1251-1387).

The Contractor will report each violation to the City, Federal Emergency Management Agency (FEMA) and the appropriate Environmental Protection Agency Regional Office (EPA).

The Contractor agrees to include these requirements in each sub-contract exceeding twenty-five thousand dollars (\$25,000.00) financed in whole or in part with federal assistance provided by FEMA.

30. USE OF RECOVERED MATERIALS

The Contractor shall comply with Section 6002 of the Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act (2 C.F.R. §200.322). In performance of the Agreement, the Contractor shall make maximum use of products containing recovered materials that are EPA designated items unless the product cannot be acquired.

31. OVERSIGHT - 2CFR 200.318(b)

The City will maintain oversight to ensure the Contractor performs in accordance with terms, conditions and specifications per (2 C.F.R. §200.318(b) (General Procurement Standards) and 44 C.F.R. §13.36 (Procurement).

32. SYSTEM FOR AWARD MANAGEMENT (SAM)

Unless exempted by an addendum to this contract, the Contractor is responsible during performance and through final payment of any contract for the accuracy and completeness of the data within the SAM database, and for any liability resulting from the Government's reliance on inaccurate or incomplete data. To remain registered in the SAM database after the initial registration, the Contractor is required to review and update on an annual basis from the date of initial registration or subsequent updates its information in the SAM database to ensure it is current, accurate and complete.

Updating information in the SAM does not alter the terms and conditions of this contract and is not a substitute for a properly executed contractual document.

If a Contractor has legally changed its business name, "doing business as" name, or division name (whichever is shown on the contract), or has transferred the assets used in performing the contract, but has not completed the necessary requirements regarding novation and change-of-name agreements, the Contractor shall provide the responsible Contracting Officer a minimum of one business day's written notification of its intention to:

Incorporation by reference. The Contractor's representations and certifications, including those completed electronically via the System for Award Management (SAM), are incorporated by reference into the contract.

33. DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

34. RIGHTS TO INVENTIONS

If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Federal Labor Standards Provisions

U.S. Department of Housing and Urban Development Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. **1. (i)** Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 12150140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due.

The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's

social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission

to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

() The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable

classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration makes, utters or publishes any statement knowing the same to be false shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees.

No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages.

Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(4) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96). 40 USC 3701 et seq.

(2) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

"General Decision Number: SC20260028 01/02/2026

Superseded General Decision Number: SC20250028

State: South Carolina

Construction Type: Building

County: Richland County in South Carolina.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number Publication Date
0 01/02/2026

ELEC0776-002 03/01/2024

	Rates	Fringes
ELECTRICIAN.....	\$ 32.80	13.99

Work more than 40 ft. above the ground on or from swinging scaffolds, boson chairs, or raw structural steel: \$1.00 per hour additional.

PLUM0421-005 07/01/2024

	Rates	Fringes
PIPEFITTER.....	\$ 36.00	14.19

SUSC2011-024 08/31/2011

	Rates	Fringes
BRICKLAYER.....	\$ 18.00	0.00
CARPENTER (Drywall Hanging Only).....	\$ 16.32	1.50
CARPENTER, Excludes Drywall Hanging, and Form Work.....	\$ 16.32	3.83
CEMENT MASON/CONCRETE FINISHER...	\$ 15.29	0.00
FORM WORKER.....	\$ 13.83	4.69
GLAZIER.....	\$ 18.74	0.00
HVAC MECHANIC (HVAC Duct Installation Only).....	\$ 19.71	1.93
LABORER: Common or General.....	\$ 10.73	0.00
LABORER: Landscape.....	\$ 9.45	0.49
LABORER: Mason Tender-Brick/Concrete/Cement/Stone.....	\$ 11.00	0.00
LABORER: Pipelayer.....	\$ 14.69	2.08

OPERATOR:		
Backhoe/Excavator/Trackhoe.....	\$ 16.81	2.67
OPERATOR: Bulldozer.....	\$ 17.07	2.65
OPERATOR: Crane.....	\$ 19.39	2.02
OPERATOR: Grader/Blade.....	\$ 17.50	1.78
OPERATOR: Loader.....	\$ 14.18	1.99
PAINTER: Brush, Roller and Spray.....	\$ 12.24	0.00
PLUMBER.....	\$ 16.86	1.02
ROOFER.....	\$ 12.21	0.00
TRUCK DRIVER.....	\$ 14.05	3.18

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses

(29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date,

6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

----- WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

=====

END OF GENERAL DECISION

"

EXHIBIT - WEATHER DELAY GUIDELINES

- A. In the event of temporary suspension of work or during inclement weather, or whenever the Construction Administrator shall direct, the contractor will, and will cause his subcontractors to protect carefully his and their work and materials against damage or injury from the weather. If, in the opinion of the Construction Administrator, any work or materials damaged or injured by reasons of failure of the Contractor or his subcontractors to protect their work, such materials shall be removed and replaced at the expense of the Contractor.
- B. The Owner has reviewed weather data available from the National Oceanic and Atmospheric Administration (NOAA) station at the Columbia Metropolitan Airport and determined a Standard Baseline of average climatic range for the project site.
1. Standard Baseline shall be regarded as the normal and anticipatory number of calendar days for each month during which construction activity shall be expected to be prevented and suspended by cause of precipitation in excess of one-tenth inch (0.01") liquid measure. Suspension of construction activity for the number of days each month as listed is the Standard Baseline is included in the Work and is not eligible for extension of Contract Time.
 2. Standard Baseline (based upon precipitation in excess of one-tenth inch liquid measure) established for this contract as follows:

<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
8	6	7	5	6	7	8	7	5	4	4	6

- C. Adverse Weather is defined as the occurrence of one or more of the following conditions which prevents exterior construction activity or access to the site within twenty-four (24) hours:
1. Precipitation (rain, snow, or ice) in excess of one-tenth inch (0.10") liquid measure.
 2. Temperatures which do not rise above 32 degrees f by 10:00AM.
 3. Sustained wind in excess of twenty-five (25) MPH
 4. Standing snow in excess of one inch (1.00")
 5. Any day the Owner has requested no work to be performed.
- D. A Weather Delay Day may be counted if adverse weather prevents work on the project for fifty percent (50%) or more of the Contractor's scheduled work day, including a weekend day or holiday if Contractor has scheduled construction activity that day.
- E. Adverse Weather may include "dry-out" or "mud" days, as determined by the Construction Administrator such as:
1. If the Contractor's activity is limited to approximately 50% of the Contractor's activity before the Adverse Weather occurrence, then one-half (1/2) a weather delay day will be counted. For example, if the Contractor is diking excavation and embankment areas to dry in situ moisture in the soils or hauling and placing unclassified excavation or borrow material to embankment before an Adverse Weather occurrence, but is able to continue diking excavation and embankment areas or placing unclassified excavation or borrow material, one-half (1/2) a Weather Delay Day will be allowed.
 2. If the Contractor's activity is limited to minor activity when compared to the Contractor's activity before the Adverse Weather occurrence, then one (1) weather delay day will be counted. For example, if the Contractor is diking excavation and embankment areas to dry in situ soils, hauling borrow material to embankment before an Adverse Weather occurrence, but is only able to disk excavation and embankment areas to dry them due to the Adverse Weather occurrence, one (1) Weather Delay Day will be allowed.
- F. If the Contractor is able to only perform diking operations to dry excavation and embankment areas due to in situ moisture in the soil, this is not considered an Adverse Weather occurrence or a Weather Delay Day and is considered to be a part of normal construction activities whether any other work can be performed or not.
- G. All weather data used to determine Adverse Weather for the project site during the course of work shall be data from NOAA station at the Columbia Metropolitan Airport. Therefore, the contractor shall on a monthly basis submit to the Construction Administrator a summary showing Adverse Weather incurred for the month and the supporting documentation from NOAA station at the Columbia Metropolitan Airport confirming the Adverse Weather experienced. Failure to submit on a monthly basis forfeits the Contractor's rights to further adverse weather claims.
- H. In the event of temporary suspension of work or during inclement weather, or whenever the Owner/Engineer shall direct, the Contractor and subcontractors shall provide an enclosure or special protection from weather and will cause his subcontractors to protect carefully his and their work and materials against damage or injury from the weather without additional cost to the City. If, in the opinion of the Owner/Engineer, any work or materials are damaged or injured by reason of failure of the Contractor or his subcontractors to protect their work, such materials shall be removed and replaced at the expense of the Contractor. Partial payments under the contract will not relieve the Contractor from this responsibility. When materials and work at the site which have been partly paid for are not adequately protected by the Contractor, such materials will be protected by the City at the expense of the Contractor, and no further partial payment will be made thereon.

EXHIBIT - SCHEDULE

Columbia Canal Headgates Project			RC PRINT TO CLIENT OPT 2_1				Mar/30/26 07:13																																			
Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Total Float	Finish	2026												2027												2028											
							Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
Columbia Canal Headgates Project		495	495	May/01/26	3	Apr/25/28	Apr/25/28, Columbia Ca																																			
A1020	Notice To Proceed	0	0	May/01/26	13		◆ Notice To Proceed																																			
A1030	RC Buy-Out - Orders & Submittals	80	80	May/01/26	38	Aug/24/26	█ RC Buy-Out - Orders & Submittals																																			
A1040	FERC Permit Process	60	60	May/01/26	84	Jul/27/26	█ FERC Permit Process																																			
A1260	Exploratory Diving and Survey	10	10	May/01/26	3	May/14/26	█ Exploratory Diving and Survey																																			
A1070	RC Mobilize & Erosion Control Install	10	10	May/07/26	84	May/20/26	█ RC Mobilize & Erosion Control Install																																			
A1050	Headgates Interior Debris Removal	25	25	May/15/26	3	Jun/19/26	█ Headgates Interior Debris Removal																																			
A1230	Landside Civil work and Stairs, ADA Ramp	20	20	May/21/26	84	Jun/18/26	█ Landside Civil work and Stairs, ADA Ramp																																			
A1250	Helical Anchor Installation	5	5	Jun/19/26	459	Jun/25/26	█ Helical Anchor Installation																																			
A1060	Gate Fabrication	160	160	Jun/22/26	3	Feb/15/27	█ Gate Fabrication																																			
A1080	Temporary Mechanical Cofferdam Fabrication	30	30	Jul/28/26	408	Sep/08/26	█ Temporary Mechanical Cofferdam Fabrication																																			
A1240	Rock Anchor Installation 1-12	45	45	Jul/28/26	393	Sep/29/26	█ Rock Anchor Installation 1-12																																			
A1090	Demo Existing Bulkheads & Gates	60	60	Oct/14/26	3	Jan/18/27	█ Demo Existing Bulkheads & Gates																																			
A1100	Headgate 1-12 Replacement	300	300	Oct/14/26	3	Jan/04/28	█ Headgate 1-12 Replacement																																			
A1150	Electrical	240	240	Nov/25/26	3	Nov/11/27	█ Electrical																																			
A1170	Test Gates	240	240	Jan/19/27	3	Jan/04/28	█ Test Gates																																			
A1190	Lockgate Work	30	30	Jan/05/28	3	Feb/15/28	█ Lockgate Work																																			
A1110	Remove River Silt	40	40	Feb/16/28	3	Apr/11/28	█ Remove River Silt																																			
A1200	Demobilize	10	10	Apr/12/28	3	Apr/25/28	█ Demobilize																																			

Actual Work

Critical Remaining Work

Summary

Remaining Work

◆

◆

Milestone

Page 1 of 1

TASK filter: All Activities

© Oracle Corporation



City Council

April 21, 2026 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

6701 Windwan Drive and NE/S Highway 77, 16408-02-06 and 16408-02-17 (portion)

Council District:	4
Proposal:	Request to annex the properties, assign the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) and Residential 2 (R2) by Richland County.
Owner/Applicant:	Peggy M. Lawrence and WCB Properties LLC / James Kizer, Wilson Company of South Carolina LLC
Staff Recommendation:	Approval
PC Recommendation:	03/12/26; Recommended Approval (7-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: +/- 17.76 acres
Current Use: Residential and Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services – New Development
Urban Service Area: Donut Hole - Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: General Commercial (GC) and Residential 2 (R2)
Proposed City Zoning: Residential Single Family – Large Lot District (RSF-1)
Census Tract: 116.03

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police

As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed single-family residential subdivision would be approximately \$17,200 per year, based on calls to similar nearby residential areas within the City limits.

Fire

The proposed annexation will not result in significant additional costs or impact services being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

This single-family development will impact our ability to service more homes without additional personnel and equipment. **The approximate cost to provide Solid Waste services to a single-family residence is \$225 a year.**

Engineering

If water and sewer are not available, it will be the owner's responsibility to extend water and sewer to the property. This property is not within the City of Columbia's sanitary sewer service area.

Water Customer Care

The property is currently vacant and any new homes would represent new customers, who will pay water and sewer rates approximately 40% lower than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this property, which is within a Donut Hole - Primary Area as designated within the Urban Service Area plan. The current plans for the property are to develop a single-family residential subdivision of approximately 79 units. At build-out, the real estate tax revenue generated for the City would be **approximately \$141,600 per year** based on the anticipated taxable value of this development.

* Estimated City Tax Revenue is based on 2025 millage for real property and calculated as: $((\text{Taxable Value} \times \text{Tax Rate}) \times \text{City Millage Rate } (.0896))$. The actual additional taxes paid by the property owner will generally be substantially lower than this number, as some millage items do not apply to in-City properties and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002292 for the 2025 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

The subject property is identified as a "Donut Hole - Primary" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area

The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our

community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes – in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

Donut Holes - Primary

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as Donut Hole - Primary is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Edge Residential Large Lot (UER-2). The property is currently classified as Neighborhood (Medium Density) by Richland County.

Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

ZONING

The property is currently zoned General Commercial (GC) and Residential 2 (R2) by Richland County. Adjacent parcels within the City of Columbia are designated Residential Single-Family – Large Lot District (RSF-1) to the north and east, while a multifamily parcel zoned Residential Mixed District (RM-2) is located west of I-77.

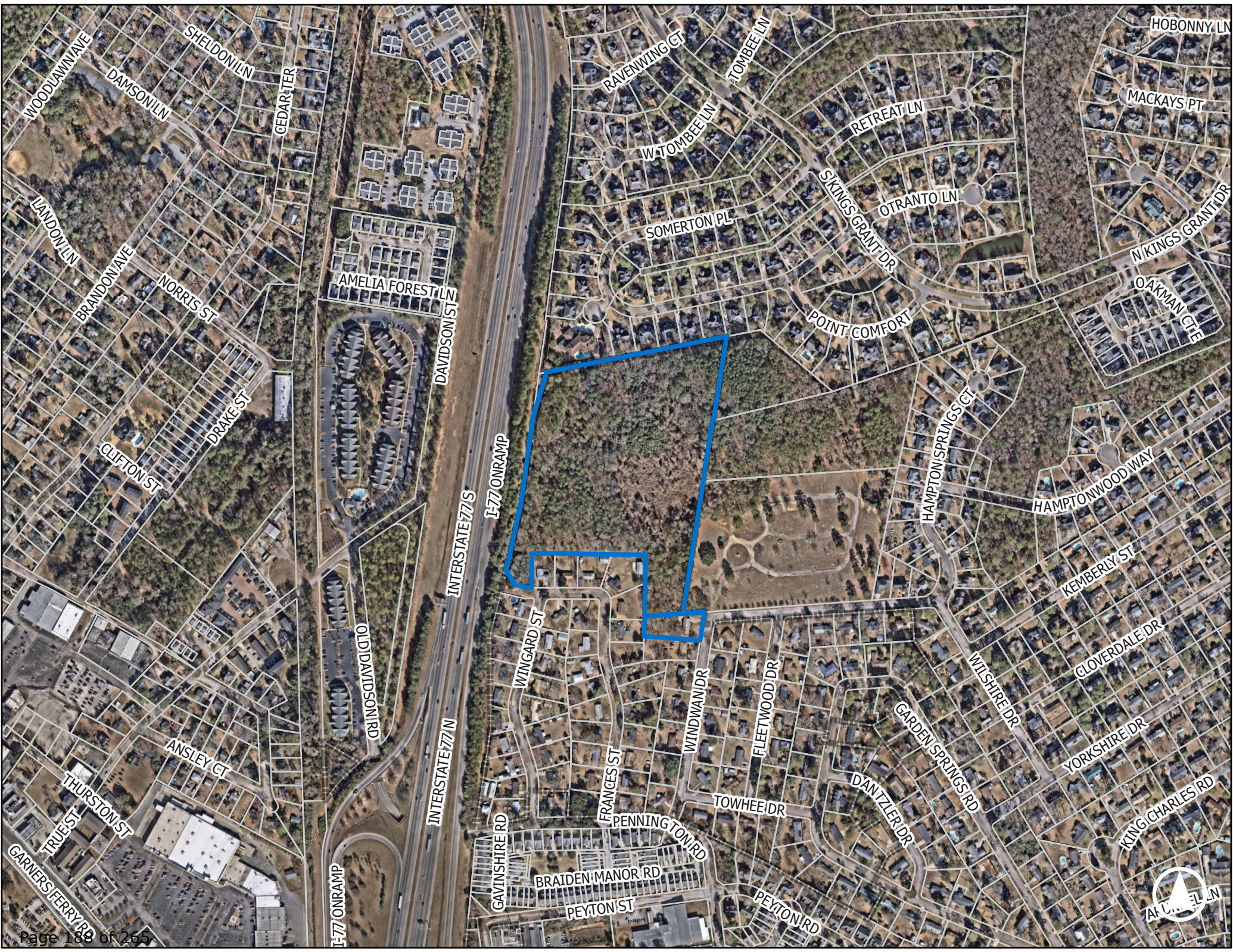
Adjacent parcels in unincorporated Richland County are currently zoned Residential 2 (R-2) to the south and small portion of the east.

The proposed City of Columbia zoning is Residential Single Family – Large Lot District (RSF-1)

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff finds that the requested zoning classification for these tracts are appropriate in the context of the site and aligns with the surrounding existing residential single-family districts, thus staff recommends the assignment of the future land use classification of Urban Edge Residential Large Lot (UER-2) and recommends assigning the zoning of Residential Single Family – Large Lot District (RSF-1) at the time of annexation.



WOODLAWN AVE
DAMSON LN
SHELDON LN
CEDAR TER
LAWDON LN
BRANDON AVE
NORRIS ST
CLIFTON ST
DRAKE ST
AMELIA FOREST LN
DAVIDSON ST
INTERSTATE 77 S
I-77 ONRAMP
WINGARD ST
GAVINSHIRE RD
FRANCES ST
PENNINGTON RD
BRAIDEN MANOR RD
PEYTON ST
RAVENWING CT
W TOMBEE LN
SOMERTON PL
TOMBEE LN
RETREAT LN
SKINGS GRANT DR
OTRANTO LN
POINT COMFORT
HAMPTON SPRINGS CT
HAMPTONWOOD WAY
KEMBERLY ST
CLOVERDALE DR
YORKSHIRE DR
KING CHARLES RD
WILSHIRE DR
GARDEN SPRINGS RD
DANTZLER DR
TOWHEE DR
FLEETWOOD DR
WINDWAN DR
PEYTON RD
HOBONNY LN
MACKAYS PT
N KINGS GRANT DR
OAKMAN CTR
ANSLEY CT
THURSTON ST
TRUEST
GARNERS FERRY RD
OLD DAVIDSON RD
INTERSTATE 77 N
I-77 ONRAMP



Future Land Use

6701 Windwan Drive and NE/S Hwy 77; TMS 16408-02-06 and 16408-02-17 (portion)
 Current Richland County Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Residential Large Lot (UER-2)

Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

0 100 200 Feet



Planning & Development
 Services Department

Created by: swudson Date: 2/17/2026

This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia



Zoning

6701 Windwan Drive and NE/SHwy 77; TMS 16408-02-06 and 16408-02-17 (portion)
Current Richland County Zoning: General Commercial (GC) and Residential 2 (R2)
Proposed City Zoning: Residential Single Family - Large Lot District (RSF-1)

Legend

- RSF-1: Residential Single Family - Large Lot District
- Parcels
- City Limits



0 100 200 Feet



Planning & Development
Services Department

Created by: swhudson Date: 2/17/2026

This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia

Current Future Land Use Classification

NEIGHBORHOOD (MEDIUM-DENSITY)

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.



Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.



Transportation

Upgrades to arterial and collector roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. Subdivisions should be designed to provide vehicular, bicycle, and pedestrian access and connectivity throughout, either through conventional sidewalks or through greenway and trail access.

Recommended Land Uses

Primary Land Uses: Single-family detached houses, duplexes, townhomes

Secondary Land Uses: Multi-family development, neighborhood serving services, such as small scale drycleaners, professional offices, coffee shops, bakeries and restaurants, drug-stores, and convenience stores should be located within Neighborhood Activity Centers or may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. These land uses should not result in strip commercial development or fragmented “leapfrog” development patterns along corridors. Places of worship, public or private parks, and public recreation facilities are also appropriate uses. These uses should be integrated to better serve surrounding residential properties through pedestrian access, and mitigation of any noise, light, or traffic impacts on neighborhoods.

Policy Guidance

1. Neighborhood densities should be based on allowing higher densities that include single-family attached housing near major corridors and activity centers and lower densities that include only single-family detached housing near open space developments, low-density residential, and rural areas.
2. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces as part of the development program. A mix of housing types is encouraged within individual developments. Neighborhood scale commercial centers are also an appropriate amenity to include in master planned developments.
3. Traditional neighborhood designs should be facilitated by development of a new zoning district that allows for a mix of housing types and lot sizes within a single development.
4. Developments should connect to adjacent neighborhoods and commercial/employment areas, and be supported by multiple modes of transportation.
5. The protection of mature tree canopy is encouraged for areas surrounding developments and on private residential lots, as feasible.

6. Environmentally sensitive areas, such as floodplains, wetlands, and lands along creeks and surface waters should be protected or developed using best management practices to maintain the areas green infrastructure system, and to ensure long-term water quality. Providing public recreational access to these features, as feasible, is preferred.

Relevant Plans

Broad River Road Corridor and Neighborhood Master Plan, Candlewood Master Plan, Crane Creek Master Plan, Lower Richland Community Strategic Master Plan, The Renaissance Plan: Decker Boulevard/Woodfield Park Area

Priority Investment Areas

#2 Ballentine at Dutch Fork Road, Marina, and Broad River Road, Portion of #5 I-20 Fairfield Interchange, Portion of #9 Decker Boulevard and Two Notch Road, Portion of #8 I-77 Farrow Road Interchange

Areas of Common Interest

Proposed projects in the Northwest, North Central, Northeast, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

Existing Zoning Districts of Similar Character

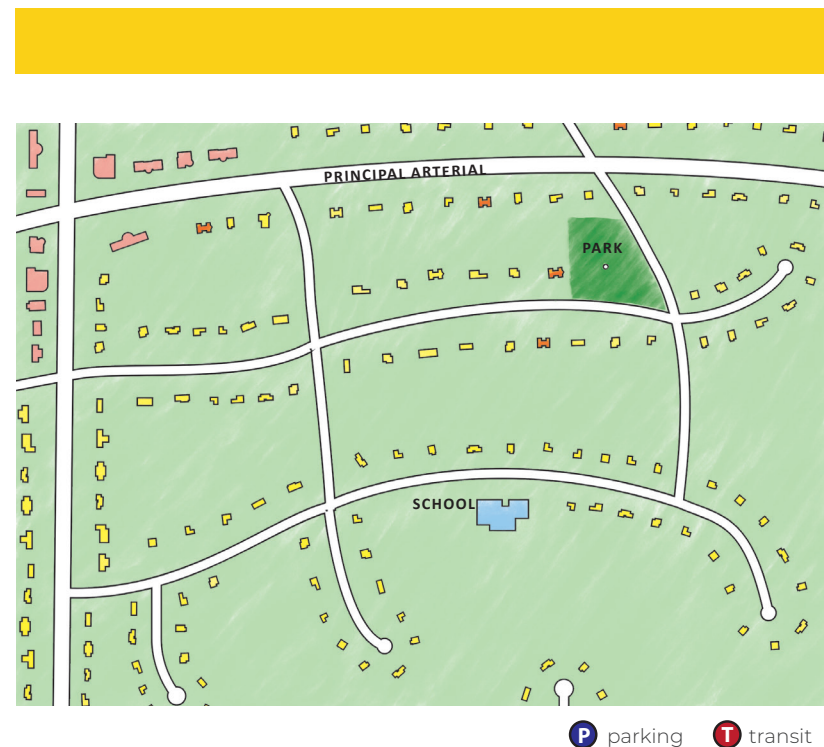
RS-LD, RS-MD,MH,PDD

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.



UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- *Accessory dwelling units

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.



Proposed Zoning District

RSF-1: Residential Single Family – Large Lot District

Purpose

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	15,000
Lot Width, min. (ft.)	90
Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	8
Rear Yard Setback, min. (ft.)	15
Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED	Cemetery ²
Dwelling, single-family detached	Park or greenway ¹
Community recreation center	Utility facility, major ²
Cultural facility ²	Utility facility, minor
Day care facility ²	Community garden ¹
Library	Crop production and processing ²
Place of worship ²	
Public safety facility	
Elementary, middle, or high school ²	
Arboretum or botanical garden ²	

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

ORDINANCE NO.: 2026-028

Annexing 6701 Windwan Drive and NE/S Highway 77, Richland County TMS # 16408-02-06 and 16408-02-17 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 6701 Windwan Drive and NE/S Highway 77, Richland County TMS # 16408-02-06 and 16408-02-17 (portion) containing 17.76 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #4, Census Tract 116.03, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Single Family – Large Lot District (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit “A”

Richland County TMS NO.: 16408-02-06 and 16408-02-17 (portion)

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Palen

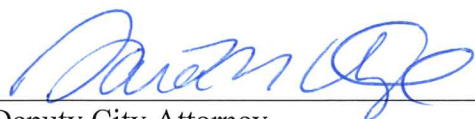
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:
Final Reading:

ORDINANCE NO.: 2026-028

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as the major portion of Lot 22, Block B, and a minor portion of Lot 21, Block B, on a plat prepared for Joe M. Lawrence, Jr. and Peggy M. Lawrence by Inman Land Surveying Company dated October 23, 2009, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1569 Page 664 on November 13, 2009.

Richland County TMS: 16408-02-06

Property Location: 6701 Windwan Drive

All that certain piece, parcel or tract of land lying and being situate near the City of Columbia, in Richland County, South Carolina, and shown as a portion of "TMS 16408-02-17 19.79 ACRES" on a plat prepared for WCB Properties, LLC, by Baxter Land Surveying Co., Inc., Rosser W. Baxter, Jr. SCRLS No. 7613, dated November 21, 2024, and recorded January 17, 2025 in Plat Book 2987 at Page 3265, in the Office of the Register of Deeds for Richland County (the "Plat"); said Plat being incorporated herein by reference.

Less and excepting all that portion of said parcel previously annexed into the City of Columbia by Ordinance 1991-039 on June 26, 1991.

Richland County TMS: 16408-02-17 (portion)

Property Location: Portion of 19.25 acres at Frances Street, Wingard Street, and Interstate 77 (a.k.a. 19.25 acres NE/S Highway 77)

LEGAL DEPARTMENT DRAFT



CITY COUNCIL

April 21, 2026 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ZONING MAP AMENDMENT CASE SUMMARY

84, 92, 94, 100 and 108 Bluff Road
TMS#s 11204-02-40, 11204-02-39 and 11204-02-38

Council District:	3
Proposal:	Request to rezone the properties from Residential Two-Family - Mill Village District (RD-MV) to Residential Mixed District (RM-1), portions of the property are within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW).
Applicant:	Jason Holliday, Sandlapper Management Company, LLC
Staff Recommendation:	Approval
PC Recommendation:	3/12/2026; Recommend Approval (6-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.34 acres

Current Use: Undeveloped

Proposed Use: Residential

Future Land Use Classification: Urban Core Mixed Residential Type 3 (UCMR-3).

Current Zoning: Residential Two-Family - Mill Village District (RD-MV) portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW)

Proposed Zoning: Residential Mixed District (RM-1), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification assigned to the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Core Mixed Residential Type 3 (UCMR-3).

Refer to the attached land use classification descriptions.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the [Capital City Mill District Area & Corridor Plan](#) (2017), developed and adopted jointly by the City of Columbia and Richland County. The property falls within the Olympia Neighborhood sub area (pages 12 and 15-16), and the plan proposed a future land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) for the property (page 32). Specific Mill District Characteristics were provided related to each recommended future land use classification, and for UCMR-3, these were: “mill vernacular architecture; predominantly single-family; tertiary commercial uses should be limited to corridors with appropriate scale (Olympia Avenue + Whaley Street)” (page 32).

The [Greening America’s Communities Rocky Branch Greenway](#) charrette and plan document (2018) considered how the property owned by the City immediately northeast of the subject property along Bluff Road might be restored and redeveloped to provide access to natural spaces and recreation while also connecting to the Rocky Branch Greenway. While the majority of recommendations focused on the City-owned property, the plan did make recommendations for neighborhood connections – including the installation of a sidewalk along the east side of Bluff Road adjacent to the property under consideration for rezoning.

ZONING

These three parcels are currently zoned Residential Two-Family - Mill Village District (RD-MV); the northern portions are in the Floodplain Overlay District (OV-FP), and the northernmost corner (+/- 10,000 sq. ft.) is within the Floodway Overlay District (OV-FW). The OV-FP and OV-FW overlays are unaffected by the applicant’s request.

The parcels were annexed in September of 2024 and June of 2025 and assigned the RD-MV district (with overlays) at the time of annexation. At the time of the most recent annexation in 2025, the developer was proposing a multifamily development consisting of duplexes, and the County had placed a moratorium on development within the Olympia area.

Since that time, the moratorium has been lifted and the County has created a [neighborhood character zoning overlay for the Olympia Mill Village](#) that functions similarly to the City’s historic overlays. This neighborhood character overlay was largely applied to the historic mill village grid and not extended to any of the unincorporated properties on the east side of Bluff Road. Also, the City has clarified the distinction between duplexes (a two-unit building on a single lot) and multifamily (three or more units on a single lot), and the originally requested RD-MV district no longer accommodates the proposed development.

The City-owned parcel to the due north along Bluff Road is zoned LL-R: [Large Lot – Reserve District](#), and the site of the former baseball stadium to the northeast is zoned CAC: [Community Activity Center/Corridor District](#).

To the southeast on the same side of Bluff Road as the subject property, the properties are in unincorporated Richland County and are zoned Residential 6 (R6). Across Bluff Road, the properties are also zoned R6 but are subject to the above-mentioned Olympia Mill Village Neighborhood Character overlay. The County’s R6 district has a density slightly higher than the City’s RM-2 district (18 units/acre vs 17.2 units/acre), but with a lot width more in line with the City’s RM-1 district (50 feet).

The proposed City of Columbia zoning is Residential Mixed District (RM-1); again, the OV-FP and OV-FW overlays are unaffected by the applicant’s request and will remain.

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

STAFF RECOMMENDATION

At the time of annexation, staff found the request for RD-MV to be appropriate in light of existing plans and surrounding development context, and finds that RM-1 is also appropriate for this site on the same basis.

The development pattern on this side of Bluff Road is a mixture of reserved lands, single-family residences, and duplex-style multifamily development in a non-gridded development pattern. The RD-MV district is best suited for a gridded block pattern of small residential lots, and though an extension of the grid to mirror the historic development pattern across Bluff Road would be welcome, RM-1, which permits a lower density (8.7 units/acre) than RD-MV (13.2 u/a), is also appropriate in light of the aforementioned surrounding development context, floodplains, and topography of the site. Thus, staff finds that the proposed RM-1 District is consistent with the surrounding uses and the future land use classification in the *Columbia Compass* comprehensive plan, and recommends approval of this request.

Future Land Use Classification

Current Zoning District

Proposed Zoning District

ORDINANCE NO.: 2026-029

Amending the Official Zoning Map to modify the zoning for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS # 11204-02-40, 11204-02-39 and 11204-02-38

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS # 11204-02-40, 11204-02-39 and 11204-02-38; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ____ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 84, 92, 94, 100 and 108 Bluff Road, Richland County, Richland County TMS# 11204-02-40, 11204-02-39 and 11204-02-38 as shown in Attachment A, is hereby rezoned from Residential Two-Family - Mill Village District (RD-MV) to Residential Mixed District (RM-1), portions of the property are within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Palen

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT



CITY COUNCIL

April 21, 2026 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE Urban Design Review Commission Membership

Proposal: Request to amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons (e.) Design Development Review Commission; (2) Membership and Terms, to amend the number of appointed members.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: 04/09/2026; recommended approval with amendment (7-0)

DETAILS

City Council approved a Text Amendment to the UDO on January 6, 2026 to divide the Design/Development Review Commission (D/DRC) into two separate boards, which was a recommendation of the recently adopted Downtown Strategic Plan (adopted June 2025).

The adopted text amendment specified that the proposed Historic Preservation Design Review Commission (HP/DRC) would consist of seven (7) members, and would hear cases related to historic districts and landmarks and that the Urban Design Review Commission (U/DRC) would consist of five (5) members and would hear cases related to urban design districts. Each board would have a number of members with expertise specific to the case types they consider.

At the meeting on February 17th, City Council voted unanimously to increase the number of members on the U/DRC from five to seven. The proposed amendment herein is to reflect that change in the text of the Unified Development Ordinance. By specifying "at least five" members, the U/DRC can accommodate the seven appointees but remains flexible if a smaller U/DRC is needed in the future.

NOTE: At its April 9, 2026 meeting, the Planning Commission voted 7-0 to recommend an amended approval of this request to include a maximum of seven (7) members, changing the language to read:

"The HP/DRC shall consist of seven members, and the U/DRC shall consist of **at least 5 but no more than 7** members, all appointed by the City Council. No member shall hold any other public office or position in the City or County."

- e. Engage in educational activities related to promoting appropriate urban design, historic preservation, and the conservation of historic or aesthetic features of the City.
- f. Advise and assist the City Council, at the Council's request, to further the purposes of this Ordinance.

(2) Membership and Terms

a. Number, Appointment, and Qualifications

1. The HP/DRC shall consist of seven members, and the U/DRC shall consist of **at least** 5 members, all appointed by the City Council. No member shall hold any other public office or position in the City or County.
 - (i) Of the members appointed to the HP/DRC, at least one shall be an architect registered in the State, at least one shall be an individual with demonstrated preservation experience, at least one shall be a contractor or crafts person with hands-on experience working on historic structures, one shall be an architect with historic preservation experience, and the remainder, if any, shall be persons who, by reason of other experience or education, shall be qualified for service on the DRC.
 - (ii) Of the members appointed to the U/DRC, at least one member shall be an architect registered in the State of SC, at least one shall be an urban planner, at least one shall be a landscape architect or urban design professional, and at least one shall be a real estate developer or licensed real estate broker.

b. Terms

Members shall be appointed for three-year terms. Members may continue to serve until their successors are appointed.

c. Current Members

Members of the HP/DRC and the U/DRC on January 1, 2026 who have been appointed to continue serving from the 2025 DDRC shall continue to serve at the pleasure of the City Council until their respective terms expire according to the rules in place when they were appointed, unless they are removed in accordance with subsection d below.

d. Removal

The City Council may remove a member of the DRC for cause, after written notice and a public hearing. Cause may include, but is not limited to, nonattendance at meetings.

e. Vacancies

Vacancies, for whatever reason, shall be filled by the City Council for the balance of an unexpired term.

ORDINANCE NO.: 2026-030

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons, (e) Design Development Review Commission

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2026, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons, (e) Design Development Review Commission is amended to read as follows:

Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons

(2) Membership and Terms

a. Number, Appointment, and Qualifications

1. The HP/DRC shall consist of seven members, and the U/DRC shall consist of **at least** five members, all appointed by the City Council. No member shall hold any other public office or position in the City or County.
 - (i) Of the members appointed to the HP/DRC, at least one shall be an architect registered in the State, at least one shall be an individual with demonstrated preservation experience, at least one shall be a contractor or crafts person with hands-on experience working on historic structures, one shall be an architect with historic preservation experience, and the remainder, if any, shall be persons who, by reason of other experience or education, shall be qualified for service on the DRC.
 - (ii) Of the members appointed to the U/DRC, at least one member shall be an architect registered in the State of SC, at least one shall be an urban planner, at least one shall be a landscape architect or urban design professional, and at least one shall be a real estate developer or licensed real estate broker.

b. Terms

Members shall be appointed for three-year terms. Members may continue to serve until their successors are appointed.

c. Current Members

Members of the HP/DRC and the U/DRC on January 1, 2026 who have been appointed to continue serving from the 2025 DDRC shall continue to serve at the pleasure of the City Council until their respective terms expire according to the rules in place when they were appointed, unless they are removed in accordance with subsection d below.

d. Removal

The City Council may remove a member of the DRC for cause, after written notice and a public hearing. Cause may include, but is not limited to, nonattendance at meetings.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Palen

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Improvement Plan
The Vista
Business Improvement District
Columbia, SC

Prepared pursuant to the State of South Carolina

Municipal Improvement Act

To authorize an improvement district in

The Vista, Columbia

March 6, 2026

Improvement Plan
The Vista Improvement District
Columbia, South Carolina

CONTENTS

1. Why an Improvement District for The Vista?
2. What is a Business Improvement District?
3. Improvement Plan Summary
4. The Vista Improvement District Boundary Map
5. Programs and Services to Be Provided
6. Operating Budget
7. Assessment Methodology
8. Governing the Business Improvement District
9. Continuation of City Services

Section 1: Why a Business Improvement District for The Vista?

To catalyze new investment while safeguarding existing assets, property owners in The Vista are initiating a private-sector, self-governance model to help fund enhanced services beyond those already provided by the City of Columbia. By utilizing the South Carolina Municipal Improvements Act, these stakeholders are proposing the establishment of a Business Improvement District (BID), a locally and nationally proven mechanism designed to provide a competitive edge through dedicated funding and professional place management. This strategic move is driven by a collective commitment to ensuring The Vista remains a destination rooted in the uniqueness of its history, leisure and hospitality offerings, and public programming. Property owners in The Vista are taking action for several key reasons.

1. Generate Consistent Funding to Improve the Health and Safety of The Vista

Over the years, cleanliness and quality of life issues have become primary pain points for property owners, businesses, tenants, residents, and visitors to The Vista. A primary goal of the Improvement District is to create a professional, visible "Clean and Safe" program. This program would include the hiring of ambassadors to support supplemental services such as cleaning, litter removal, graffiti abatement, and others that help retain existing and attract new users to the district, protect property values, beautify streetscapes, and improve the daily pedestrian experience. A well executed clean and safe program assists in visibly signaling that The Vista is a safe and healthy place to live, work, play, and invest.

2. Provide a More Vibrant District Experience that Strengthens The Vista's Identity

The proposed BID will act as a strategic steward of The Vista's brand, actively reinforcing its unique historic, arts, hospitality, and entertainment identity. With consistent and sustainable year over year funding, the BID will be equipped to create a more vibrant public realm through curated activities, including marketing, district promotion, and events, that strengthen the experience of the district, attracting new users and investment while ensuring the district's uniqueness remains consistent and compelling.

3. Foster Economic Growth and Enhance Property Values

Across the country, business improvement districts have been shown to help facilitate the financial and professional resources that equip property owners and community members with the tools to collaborate and act as strategic partners in the success of their districts. BIDs bring a stable financial and governance model that helps to both protect and enhance investments while providing leadership capabilities that influence the implementation of new development. A BID in The Vista helps partners collaborate, lead, and shape the district's future, ensuring challenges will be addressed.

As Columbia and South Carolina continue to attract new, and many young, residents to the state, The Vista needs to continue to compete for new investment, residents, and businesses. With recent and future investments in the pipeline, including Finlay Park, the Waterfront, student housing, and many adaptive reuse projects, The Vista is at a strategic moment to capitalize on existing energy and

attract investment in a coordinated way. A business improvement district provides the financial resources to develop and implement an economic development strategy that will capitalize on new investment to increase economic growth, enhance property values, and bring development to underutilized spaces across the district.

4. Establish Unified Leadership to Further District Priorities

The proposed Vista BID is expected to be managed by a new non-profit, 501(c)(3) established to manage the funding generated by the properties within the district. District work plans and budgets, based upon this ten-year plan, will be refined annually by a board of directors representative of the property owners who are paying the assessment with direct accountability to those who are paying into the district. The BID will operate under private-sector performance standards, ensuring every dollar is tied to measurable results.

As a nonprofit dedicated to achieving success within the Vista, the organization will also act as its champion, creating lasting working relationships with partners, including property owners, residents, business owners, other nonprofits, the City Council, and other public stakeholders. Specifically, the nonprofit will work closely with the Main Street BID creating a shared experience within Columbia's commercial core from Downtown to the waterfront. By unifying our stakeholders, the BID will serve to champion the interests of Vista property owners and other community members with City, County, and State partners.

Section 2: What Is a Business Improvement District?

The International Downtown Association estimates about 4,000+ place management organizations exist globally, 2,500 of which function in North America. These organizations are also known as Business Improvement Districts (BIDs), Business Improvement Areas (BIAs), Partnerships and Alliances. Led by the private sector, these organizations are typically nonprofits primarily supported by special assessments within specific geographies. BIDs exist in nearly every state at a diversity of sizes. According to the IDA, each organization on average “provides \$1.2 million in services to their districts to help businesses thrive and to make the district a great place for workers, residents and visitors.” These enhanced improvements and activities, which can include security, cleanliness, maintenance, and marketing, are **in addition** to those provided by the local government.

A Property-Based Business Improvement District (BID) is based upon the “benefit assessment district” concept, which provides for an assessment on real property and improvements upon real property to be raised within a specific geographic district with the proceeds directed back to the district to provide **enhanced services** that benefit the district and properties located within the district boundaries.

BIDs allow for a wide range of service options, including security, cleanliness, maintenance, marketing, economic and housing development, special events, etc.

BIDs offer a number of unique advantages. They are:

- Designed and created by those who will pay the assessment
- Governed by those who pay through a property and business board that supervises operations and submits a yearly implementation plan.
- Implemented by those who pay through a non-profit, private sector, management organization.
- Established through the support of the property owners who will pay the proposed property assessments.
- Established for a predetermined number of years with a sunset clause that requires a new approval by those who pay to renew the BID

Section 3: Vista Improvement Plan Summary

Improvement Plan Summary

Developed by property owners in The Vista, the Vista Improvement District Plan conveys special benefits to properties within the proposed BID. The District provides enhanced improvements and activities, including maintenance, public space cleaning, security, homeless outreach, marketing, and economic development, above and beyond the baseline services provided by the City of Columbia.

Location

An area defined in Section 4 of this plan, bounded generally by Taylor Street (North), Blossom Street (South), Assembly Street (East), and the Congaree River (West). (See Exhibit 1).

Value of District

The total estimated fair market value of the private, non-exempt properties within the proposed district as appraised by the Richland County Assessor as of February 2026 was \$755,537,100.

Improvements, Activities, Services

- **Public Space Management:** Enhanced security patrols (Ambassadors), visitor assistance, and improvements to street lighting/parking.
- **Enhanced Maintenance:** 16/7 cleaning, graffiti removal, pressure washing, and specialized trash/cigarette debris collection.
- **Landscape Programs:** Tree grate maintenance, seasonal flower planters, and sidewalk weeding.
- **District Marketing:** Marketing campaigns, visitor guides, business recruitment, market research, and public art installations.
- **Quality of Life & Planning:** Grant writing, residential recruitment, and improved connectivity to neighboring districts.

Method of Financing:

A levy of assessments upon real property and buildings which benefit from the improvements and activities.

Budget:

Anticipated district budget contribution from private property assessment for the year 2027 of operation is **\$1,464,844**.

Cost:

Annual assessments are based upon an allocation of specific program costs. Two property assessment variables, appraised value and street frontage on Gervais and Lady between Assembly and Huger, and on the side streets between Gervais and Lady: Huger, Pulaski, Gadsden, Lincoln, and Park, are used in the calculation.

The annual yearly assessments are not expected to exceed the rates listed below during the full term of the BID unless specifically authorized by City Council.

Assessment Rate

Per Dollar of Fair Market Value: \$.001844

Per Foot of Property Frontage: \$4.01

- Gervais and Lady between Assembly and Huger, and on the side streets between Gervais and Lady: Huger, Pulaski, Gadsden, Lincoln, and Park. (See Exhibit 2).

****Properties fronting these streets are subject to both assessments.****

City Services:

The City has agreed that existing City services will continue to be provided within the BID District at the same level as before the BID was created, consistent with City services provided in other areas. BID services are in addition to existing City services.

District Formation:

A District may be formed by either of two processes.

1. Submission of signed petitions from property owners who represent a majority per capita of all owners of real property within the district, which is not exempt from ad valorem taxation.
2. The City may create an improvement district through an ordinance adopted by a majority of council after a public hearing at which the plan is presented, including the proposed basis and amount of assessment.

This plan anticipates that the City will form the district using Process No. 2.

Duration:

The Business Improvement District will have a 10-year life (January 1, 2027 through December 31, 2036). After nine years, a new implementation plan must be developed, and the approval process must be repeated in order to continue beyond the tenth year.

Governance:

The City of Columbia as the governing body must approve the 10-year implementation plan. The Vista Improvement District budgets may be refined annually within the limitations set forth in the district implementation plan, by the Board of the private sector management/implementation organization. Any changes to the implementation plan during the term of the district that are not within the limitations set forth for changes in the plan, must be approved by the City Council acting as the governing body.

Through a contract with the governing body (i.e., City of Columbia), a property owner-led, private sector, non-profit district management/implementation organization is expected to implement the improvements and activities defined in the Plan and to manage the day-to-day operations of the District. To ensure immediate impact and fiscal efficiency, the BID can contract with an established management entity to jumpstart services and reduce administrative overhead. On a yearly basis a report summarizing the accomplishments of the District as well as a report of the financial activities of the District will be submitted to the governing body and to each assessment-paying property owner.

Section 4: Vista Improvement District Boundaries

The area within the following district boundaries have been identified for the Vista Improvement District. The map on Exhibit 1 of this report identifies these district boundaries. These boundaries

were determined by the Vista Property Owners group.

District Boundaries

The District includes all properties within an area defined by the following boundaries:

The southwest corner of Taylor Street and Assembly Street intersection shall serve as the point of beginning. From the point of beginning, proceed South on Assembly Street five city blocks to the north side of Senate Street. Follow Senate Street in a westerly direction one city block to the southwest corner of Park Street, then south one city block along Park Street to the northwest corner of Park Street and Pendleton Street. Continue west three city blocks on Pendleton Street to northwest corner of Pendleton and Wayne Streets, thereafter continue south five city blocks along the railroad tracks to the northwest of Wheat Street. Thereafter three blocks west to northeast of Wheat and Williams Street and one block north to the northeast corner of Williams and Blossom Street. Follow Blossom Street west to the east bank of the Congaree River and proceed north following the shore of the Congaree River for eleven city blocks to the corner of the southside of Blanding Street. At which point, follow Blanding Street to the southeast corner of Gist Street then north one city block to Laurel Street. Turn east on the south side of Laurel and proceed to the southwest corner of Laurel and Huger Street. At Huger Street, proceed one city block south then travel southeast along the railroad tracks from Huger at Blanding Streets toward the southwest corner of Pulaski and Taylor Streets. Continue east along Taylor Street to the point of origin at Assembly Street. The eastern boundary of the district is to adjoin the western boundary of the City Center Business Improvement District. The properties on the eastern side of Assembly Street with frontage on Assembly Street will not be assessed by or included in the Vista BID boundaries due to their existing inclusion in the Main Street District.

For a graphic representation of the boundaries of the Vista Improvement District see the map labeled "Exhibit 1."

Exhibit 1: The Vista BID Proposed Boundaries

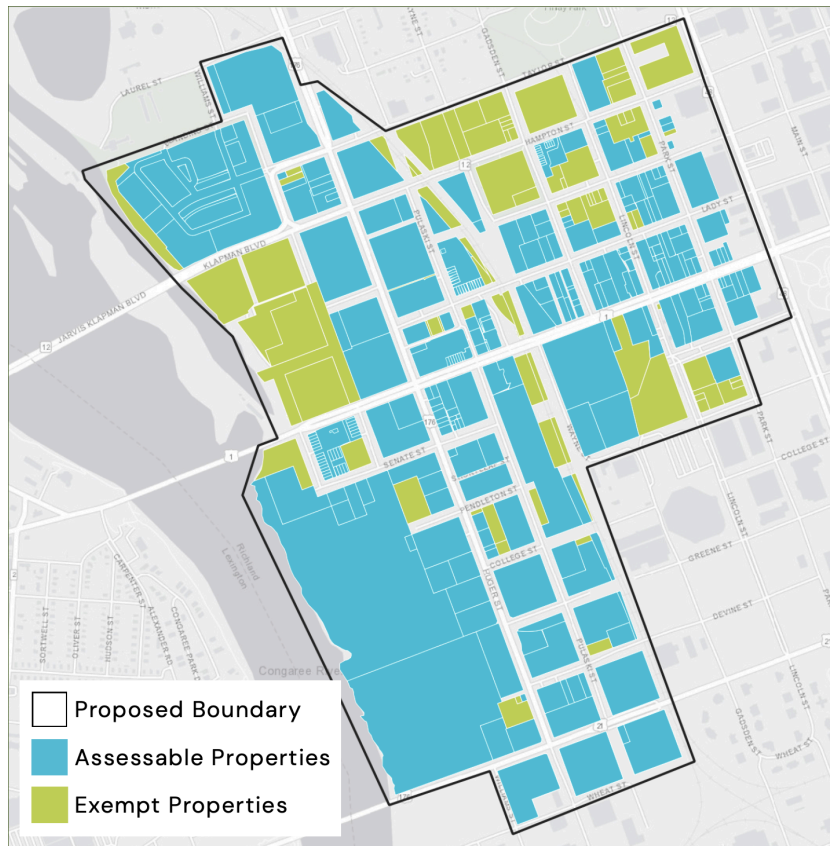
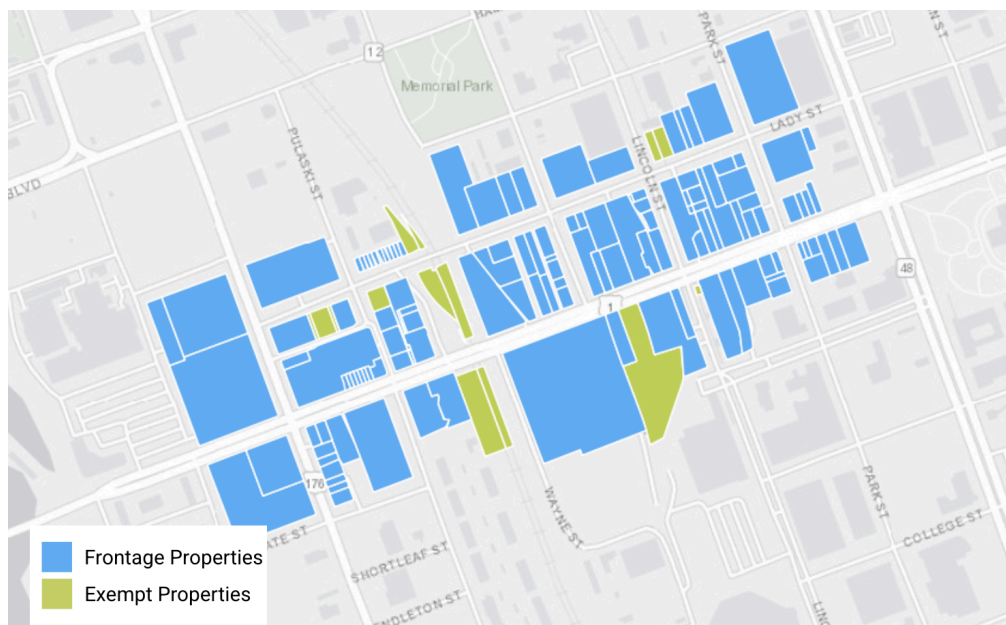


Exhibit 2: The Vista BID Proposed Boundaries of Additional Assessment Frontage



Section 5: Programs And Services To Be Provided

Process to Establish the Improvement District Plan

Through stakeholder engagement in the Vista, priority improvements and programming activities to be delivered by the Vista Business Improvement District were determined to be clean and safe, maintenance, marketing/communications, and economic development.

All properties within the Vista BID will receive a core level of all the district's services. In addition, Gervais and Lady between Assembly and Huger, and on the side streets between Gervais and Lady: Huger, Pulaski, Gadsden, Lincoln, and Park is expected to receive a higher level of maintenance. The additional frontage assessment on these streets reflects the increased level of services provided.

PUBLIC SPACE DEVELOPMENT & MANAGEMENT

- **Public Safety Program**

- **Integration with the Columbia Police Department:** The Vista public security program is expected to work closely with The Columbia Police Department and integrate the Vista program with that of the Department. The public safety program's mission is to support the police department, property owners, and tenants in overall crime prevention efforts and reduction in street disorder, while offering a customer service orientation to pedestrians and motorists. It provides highly visible security and is intended to supplement the individual building security and the Columbia Police Department already provided
- **Foot Patrol:** The patrol program is expected to help deter aggressive panhandling and other anti-social street behavior. The goal of this patrol is to help deter and report illegal street vending, illegal dumping, and street code violations. They will handle a myriad of quality of life problems including: drinking in public, urinating in public, indecent exposure, trespassing, prostitution observations, among others. They will perform goodwill gestures such as escorting employees, helping lost persons, and retrieving keys from locked cars. The patrol program also can assist with traffic control in the event of accidents, fires, or unusual occurrences. They will patrol assigned routes, covering all in the district. They will be professional, assertive, friendly, courteous, people-oriented individuals in excellent physical condition. The patrol program officers will complete customized classroom district training and additional hours of field training.
- **Evening Safety Patrol:** The evening patrol program will increase the sense of safety for the nighttime users of the restaurants, churches, hospital, hotels, and all businesses that cater to a nighttime clientele. The evening patrol program has the same mission and receives the same training as the foot patrol program.

- **Maintenance Program**

- **Vista Clean Team:** In order to deal effectively and consistently with maintenance issues, a Vista Maintenance Plan will be established. A multi-dimensional approach will consist of the following elements:
 - **Sidewalk Maintenance:** Uniformed, radio-equipped personnel sweep litter,

debris and refuse from sidewalks and gutters of the district. Personnel also collect trash and debris as necessary, including maintaining pet “comfort stations.”

- **Graffiti Removal:** Removal of graffiti by using solvent and pressure washing. The District will maintain a zero tolerance graffiti policy. All tags will be removed within 24 hours once the team is notified of the presence of graffiti.
 - **Sidewalk Pressure Washing:** The district standard is to have all sidewalks cleaned at least every other month with high use areas cleaned more frequently.
 - **Paper Sign and Handbill Removal:** Paper signs and handbills taped or glued on public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose.
 - **Special Collections:** A district truck will be available to collect items illegally dumped in the district.
 - **Maintenance Problems Requiring Third Party Intervention:** Problems that create blighted or unsafe conditions in the district, but are outside of the jurisdiction of the district to repair will be monitored, and the responsible party to be contacted and asked to deal with the issue. These types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.
- **Landscape Maintenance Program**
 - **Litter/Weed Removal:** Public landscape areas, tree wells and planters will be maintained and kept free of litter and weeds.
 - **Seasonal Planting:** A program of seasonal plantings of colorful flowers will be developed.
 - **Special Projects Program:**
 - **Signage:** A Vista Wayfinding program will be developed to improve the ability of users to find destinations within the district as well as increase the ease of pedestrian use of the district.
 - **Public Art:** A program will be developed to facilitate the installation of public art within the district.
 - **Street Furniture:** A program will be developed to provide additional street furniture such as trashcans, benches and children's play areas.

DISTRICT MARKETING

1. Communications/Marketing

- An integral piece of the improvement plan is to create a program to tell the story of change and improvement in The Vista. The program that will be developed by the

property owners is expected to maintain, create, or improve upon:

- Street Banner Program
- Visitor Guides and Parking Map
- Business Directory
- Public and Media Relations
- Special Events
- Improved Signage
- Regional Marketing Campaign

2. Business Development

- Several tools will be developed to support the efforts of individual property owners and brokers to attract and retain tenants. Some of these tools are:
 - Market Research & Data Collection
 - Defined Business Recruitment and Retention Strategy
 - Investor, Tenant and Broker Recruitment Support Packets
 - Residential Recruitment and Demographics Development
 - Building Improvement Programs
 - One Stop, Available Space Resource Center
 - Business Attraction, Support, and Retention
 - Façade or Other Business Improvement Programs

3. Planning

- Public/Private Planning Activities
- Economic Development Studies (e.g., market, zoning and land use, parking)
- Resource Sourcing
- Grant Writing

ADMINISTRATION

1. Management Personnel

- A professional staff with centralized administrative support is expected to manage the Vista improvements and activities. This staff will be responsible for representing the property owners before public agencies and advocating on behalf of business and property owners. District services are estimated to be delivered 16 hours a day, seven days a week, requiring management staff 16 hours a day, seven days a week.
- To ensure immediate impact and fiscal efficiency, the BID can contract with an established management entity. This approach bypasses the overhead of a dedicated internal staff while providing consistent representation before public agencies. By leveraging existing infrastructure, the BID will deploy 16/7 district services and management oversight from day one, ensuring property owners receive professional advocacy without the delay of a centralized startup phase.

Section 6: Operating Budget

FY 2027 Operating Budget Summary

The summary of the FY 2027 operating budget for the Vista Business Improvement District is provided. The total improvement and activity plan budget for 2027 is projected at the expected assessment of **\$1,464,844** and made up of the following components:

PUBLIC SPACE MANAGEMENT

A public clean and safe program is an essential component of BID activities.

- **Enhanced Security Programs:** The public safety programs are designed to improve both the reality and the perception of safety in the Vista. Individual public safety programs are detailed in Section 5.
- **Enhanced Maintenance:** In order to establish and maintain cleanliness throughout the District the Maintenance program will remove trash, debris, and graffiti, provide sidewalk maintenance and pressure washing, and other services as detailed in Section 5.
- **Enhanced Landscape Services:** To provide a more positive perception of the Vista an enhanced landscape program will be provided as detailed in Section 5.
- **Special Projects:** Special projects are projects that are important to increasing the quality of life in the public environment, but do not fit within one of the other categories. Special project details are found in Section 5.

The budget for the public safety program is **\$878,907 or 60%** of the **total District budget**.

DISTRICT MARKETING

In order to tell the story of The Vista, and continue to build upon the positive changes in both perception and reality, the Vista BID will implement a district marketing and communications program as detailed in Section 5.

The budget for the district marketing program is **\$292,969 or 20%** of the **total District budget**.

ADMINISTRATION

In order to manage the day-to-day activities of the BID a professional administrative staff and office are necessary to ensure the delivery of quality services.

The budget for administration is **\$292,969 or 20%** of the **total District budget**.

Section 7: Assessment Methodology

Assessment Methodology

Vista property owners and stakeholders have emphasized that the assessment formula for the District must be fair, balanced and have a direct relationship between benefits received and costs.

Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by the Vista property owners and its consultant team. The property data was obtained from the County Assessor's Office.

Based upon the methodology as set forth above, property data compiled by the Vista property owners and the District budget is expected to yield the following assessments for each benefit zone.

The annual yearly assessments are not expected to exceed the rates listed below during the first year of the BID.

- **Assessment Rate:** \$.001844

Per Dollar of Fair Market Value

- **Frontage Assessment Rate:** \$4.01

Per Foot Frontage on Gervais and Lady between Assembly and Huger, and on the side streets between Gervais and Lady: Huger, Pulaski, Gadsden, Lincoln, and Park

In future years, assessments may change, up or down, if appraised value information changes. We do not anticipate any increases in the assessment rates unless unforeseen circumstances occur.

Budget Adjustments

If there is a budget surplus, it will be rolled into the following year's District budget. Yearly expenditures and budgets shall be set so that at the end of each year there will not be a planned deficit at the end of any year.

Time and Manner for Collecting Assessments

As provided by state law, the Vista BID assessment will appear as a separate line item on annual property tax bills.

Government Assessments

The Vista Improvement District plan assumes that the City, County and Federal Government will pay fair-share assessments for property owned within the boundaries of the District.

It is the intent of the improvement district law to provide services only to those properties that pay assessments. District services will not be provided to government properties that do not pay District assessments. All reasonable efforts will be made to include government properties on a voluntary basis in the District assessment.

Residential Assessments

Owner occupied residential property which is taxed under Section 12-43-220 (c) will not be assessed unless the owner gives the governing body written permission to include the property within the improvement district. Multi-unit residential property and non-owner occupied horizontal property regime units which are not taxed or will not be taxed pursuant to Section 12-43-220 (c) will be assessed.

Non-profit Assessments

Property held in a non-profit status that does not currently pay ad valorem taxes will not be required to pay District assessments by the Vista Partnership Board of Directors. All reasonable efforts will be made to include non-profit properties on a voluntary basis in the District assessment.

Section 8: Governing The Business Improvement District

Private Sector, Management/Implementation Organization

Through a contract with the governing body (i.e., City of Columbia), a property owner-led, private sector, non-profit district management/implementation organization is expected to implement the improvements and activities defined in the Plan and to manage the day-to-day operations of the District. This group's professional management staff is expected to handle communications and administration for the District. The Board of this non-profit organization will be representative of property owners within the district. Upon creation of the non-profit district management organization, the Board may choose to contract with an established management entity to jumpstart services and reduce overhead.

The City of Columbia as the governing body, must approve the 10-year implementation plan. The Vista Business Improvement District budgets and policies may be refined annually within the limitations set forth in the district implementation plan, by the board of the private sector management/implementation organization. During the term of the District, any changes to the implementation plan that are not within the limitations set forth for changes in the plan must be approved by the City Council.

On a yearly basis the management/implementation organization will issue a report summarizing the accomplishments of the district as well as a report of the financial activities of the district. The report will be submitted to the City Council as the governing body and to each assessment-paying property owner.

Section 9: Continuation Of City Services

All BID services are supplemental. They are designed to enhance—not replace—existing municipal services. The City of Columbia maintains existing services at verifiable “baseline” service levels.

ORDINANCE NO.: 2026-023*Establishing the Vista Business Improvement District*

BE IT ORDAINED by the Mayor and Council this ____ day of ____, 2026, that the Vista Business Improvement District is hereby established as follows:

Section 1. Authority.

Pursuant to the authority derived from South Carolina Code § 5-37-10, there is hereby established an improvement district to be known as the Vista Business Improvement District (hereinafter "BID").

Section 2. Findings of Fact

Columbia City Council finds that (i) improvements would be beneficial within the BID; (ii) the improvements would preserve and increase property values within the district; (iii) in absence of improvements, property values within the area will be likely to depreciate and that the proposed improvements will be likely to encourage development in the BID; (iv) the general welfare and tax base of the City will be maintained or improved by the creation of the BID; and (v) it is fair and equitable to finance the improvements by an assessment upon the real property within the district.

Section 3. District Boundaries

The BID shall include all properties within a boundary of (with the exception of predetermined exempted properties based on use [i.e. agricultural and industrial uses and owner-occupied properties]):

The southwest corner of Taylor Street and Assembly Street intersection shall serve as the point of beginning. From the point of beginning, proceed South on Assembly Street five city blocks to the south side of Senate Street. Follow Senate Street in a westerly direction one city block to the southeast corner of Park Street, then south one city block along Park Street to the southeast corner of Park Street and Pendleton Street. Continue west three city blocks on Pendleton Street to southeast corner of Pendleton and Wayne Streets, thereafter continue south five city blocks along the railroad tracks to Wheat Street. Thereafter three blocks west to Williams Street and one block north to Blossom Street. Follow Blossom Street west to the east bank of the Congaree River and proceed north following the shore of the Congaree River for eleven city blocks to the corner of Blanding Street. At which point, follow Blanding Street to the corner of Williams Street then north one city block to Laurel Street. Turn east on Laurel and proceed to Huger Street. At Huger Street, proceed one city block south then travel southeast from Huger at Blanding Streets toward the corner of Pulaski and Taylor Streets. Continue east along Taylor Street to the point of origin at Assembly. The eastern boundary of the district is to adjoin the western boundary of the City Center Business Improvement District.

Section 4. Adoption of Improvement Plan

The Vista Business Improvement District (BID) Improvement Plan dated March 6, 2026, a copy of which is attached hereto and made a part hereof by reference as the "Vista Improvement Plan", is hereby adopted.

Section 5. Assessments Imposed

An initial annual assessment equal to .001844 per dollar of the fair market value (as established by the Richland County Assessor) of each parcel along with an additional assessment of \$4.01 per foot of frontage on Gervais and Lady Streets between Assembly and Huger, along with such side streets between them as listed: Huger, Pulaski, Gadsden, Lincoln, and Park be imposed for the purpose of funding the services and improvements contemplated by the Improvement Plan. For properties that have received approval under the Bailey Bill to have their appraised taxable frozen, the annual assessment shall be applied against the

Bailey Bill appraised value. Properties that are exempt from paying property taxes shall be exempt from the additional annual assessment. Owner-occupied residential property that is taxed, or will be taxed pursuant to Section 12-43-220(c) of the South Carolina Code of Laws shall be exempt from the additional annual assessment.

Section 6. Baseline of Services

No services provided by the City within the District shall be terminated as a result of the enactment of this ordinance. There shall be no reduction in the level of any service provided by the City within the District as a result of the enactment hereof.

Section 7. Termination of Assessments

The district hereby created and the assessments hereby imposed shall terminate on December 31, 2036, or upon the adoption of an ordinance otherwise terminating the district, whichever shall first occur.

Section 8. Contracts for Management

Contracts for the management and oversight for the delivery of services to the BID are hereby authorized. The City Manager is authorized to execute such contract upon approval by City Council.

This ordinance is effective as of May 21, 2026.

Requested by:

Councilmember ? _____

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST


Deputy City Attorney

City Clerk

Public Hearing:

Introduced:

Final Reading:



Meeting Date: April 21, 2026

Department: Legal

From: Jeff Palen, Assistant City Manager / CFO

Ordinance No.: 2026-025 - Authorizing the Exchange of Properties at 742 Wilkes Road, Richland County TMS# R11813-05-18 and 5111 Spalding Avenue, Richland County TMS# R11701-04-01

Background Summary:

Attachments:

1. 2026-025 - Ordinance

ORDINANCE NO.: 2026-025

Authorizing the Exchange of Properties at 742 Wilkes Road, Richland County TMS# R11813-05-18 and 5111 Spalding Ave, Richland County TMS# R11701-04-01

WHEREAS, the City of Columbia is supportive of increasing the affordable housing numbers throughout Columbia for residents; and,

WHEREAS, the Housing Assistance Program (HAP) has been active for many years and has resulted in the rehabilitation of 65 existing homes and construction of 6 new homes; and,

WHEREAS, CEBA has been tasked with managing the HAP Program which includes site evaluations, home inspections, and other such work necessary to move a project forward with rehabilitation or new construction; and,

WHEREAS the property at 742 Wilkes Road was identified as a project through the HAP Program; and,

WHEREAS, it was determined rehabilitation of the home at 742 Wilkes Road was not practical due to existing conditions; and,

WHEREAS, it was determined that replacement of the home at 742 Wilkes Road was not feasible due to on-site flooding conditions; and;

WHEREAS, the property at 5111 Spalding Ave was identified as an alternate location for a replacement home, and,

WHEREAS the construction of the home at 5111 Spalding Ave is complete, and;

WHEREAS, the homeowner of 742 Wilkes Road has agreed to transfer said property to the City, and;

WHEREAS, the City will transfer the property at 5111 Spalding Ave to the homeowner of 742 Wilkes Road in exchange for the property at 742 Wilkes Road; and,

WHEREAS, the City intends to demolish the home at 742 Wilkes Road; and,

WHEREAS, the CEBA will evaluate the site at 742 Wilkes Road to determine if drainage improvements can be made that result in the property being suitable for a future building site; and,

WHEREAS, that determination will be made following further site evaluations; and,

WHEREAS the decision regarding the future use of the property at 742 Wilkes Road will be made by the City with the input from CEBA; and,

LEGAL DEPARTMENT DRAFT

NOW and THEREFORE, BE IT RESOLVED by the Mayor and Council on this ____ day of _____, 2026, that the City Manager is hereby authorized to execute Quitclaim Deeds and any other documents necessary, on a form approved by the City Attorney, to effect the exchange of the two properties identified above.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT



Meeting Date: April 21, 2026

Department: Legal

From: Jeff Palen, Assistant City Manager / CFO

Ordinance No.: 2026-031 — Authorizing the City Manager to execute a Deed and any closing documents necessary for the sale of 1601 Assembly Street, Richland County TMS# 09014-01-02, pursuant to the United States Postal Service exercise of its purchase option under the current lease

Background Summary:

Attachments:

1. 2026-031 - 1601 Assembly St
2. Limited Warranty Deed (1601 Assembly)(66957463.1)

ORDINANCE NO.: 2026-031

Authorizing the City Manager to execute a Deed and any closing documents necessary for the sale of 1601 Assembly Street, Richland County TMS # 09014-01-02, pursuant to the United States Postal Service exercise of its purchase option under the current lease

WHEREAS, on September 6, 2019, the City of Columbia purchased the above property from Honolulu Rapid Transit Company, Ltd., n/k/a HRT Realty, LLC, for the purpose of including that parcel in the Finlay Park revitalization project(s) with said property being under lease to the United States Postal Service ("USPS"), and said lease containing an option to purchase by the USPS; and

WHEREAS, the USPS has now indicated its intent to exercise its option to purchase the property according to the terms contained in that lease; now

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2026, that the City Manager is authorized to execute the attached Deed and any other documents necessary, as may be on a form approved by the City Attorney to consummate the sale of 1601 Assembly Street, Richland County TMS # 09014-01-02 from the City of Columbia to United States Postal Service, or its designee, for the sum of Three Million One Hundred Eighty Thousand and No/100 (\$3,180,000.00) Dollars.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:
Final Reading:

After recording return to:

UNITED STATES POSTAL SERVICE
475 L'Enfant Plaza SW
Washington, D.C. 20260-1101

STATE OF SOUTH CAROLINA	)	LIMITED WARRANTY DEED
	)	OF REAL PROPERTY
COUNTY OF RICHLAND	)	

THIS LIMITED WARRANTY DEED is executed to be effective as of the _____ day of _____, 2026, by CITY OF COLUMBIA, SOUTH CAROLINA (hereinafter referred to as "Grantor"), to UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the United States federal government, whose mailing address is 475 L'Enfant Plaza SW, Washington, D.C. 20260-1101 (hereinafter referred to as "Grantee").

W I T N E S S E T H:

KNOW ALL BY THESE PRESENTS THAT IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantor, subject to the conditions, matters, and/or reservations herein set forth, Grantor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Property belonging or in any wise incident or appertaining thereto;

THIS CONVEYANCE is made subject to all restrictions, reservations, easements, conditions and other matters of record or as would be shown by a current accurate survey of the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD all and singular the Property, unto Grantee and Grantee's successors and assigns, forever subject to the Permitted Exceptions set forth above;

AND, subject to the Permitted Exceptions, GRANTOR does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular said Property unto Grantee and Grantee's successors and assigns from and against any claims by, under or through Grantor and Grantor's successors and assigns, but no other.

Page 239 of 265

EXHIBIT A

Legal Description

All that piece, parcel or lot of land situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, beginning at a point eight-tenths (0.8') of one foot N 20-00' W of the northwestern corner of the intersection of Taylor and Assembly Streets; thence S 71°-00' W a distance of six hundred eleven and two-tenths (611.2') feet along the northern right-of-way line of Taylor Street to an iron pin located seven and four-tenths (7.4') feet north of the old northern line of Taylor Street; thence running N 20°-00' W a distance of five hundred twelve and seven-tenths (512.7') feet to an "X" mark in a concrete slab; thence N 37°-41' E a distance of five hundred fifty-nine and seven-tenths (559.7') feet to an iron on the northeastern property line of the property herein conveyed, and continuing a distance of five and three-tenths (5.3') feet to an offset line. Bearings and distance along the offset line:

S 71°-50' E Eleven and seven-tenths (11.7') feet;
S 67°-50' E Fifty-four and five-tenths (54.5') feet;
S 65°-37' E Forty-five and seven-tenths (45.7') feet;
S 57°-26' E Fifty-two and five-tenths (52.5') feet;
S 52°-51' E Forty-one and six-tenths (41.6') feet;
S 20°-00' E Nine and two-tenths (9.2') feet

to an iron on the eastern line of the property, the same being the western line of Assembly Street; thence continuing along the eastern property line and the western right-of-way line of Assembly Street S 14°-42' E a distance of fifty-six and twenty-four one-hundredths (56.24') feet to an iron; thence S 5°-54' W a distance of thirty-eight and ninety-one one-hundredths (38.91') feet to an iron; thence S 26°-51' E a distance of one hundred and seventy-two one-hundredths (100.72') feet to an iron; thence S 22°-17' E a distance of one hundred and seventeen one-hundredths (100.17') feet to an iron; thence S 20°-00' E a distance of one hundred (100') feet to an iron; thence S 18°-51' E a distance of one hundred and two one-hundredths (100.2') feet to an iron; thence S 18°-20' E a distance of sixty-nine and three one-hundredths (69.03') feet to an iron; thence N 70°-00' E a distance of ten and five-tenths (10.5') feet to an iron; thence S 20°-00' E a distance of one hundred two and seven-tenths (102.7') feet to an iron, the point of beginning.

The lot of land herein described, containing approximately nine and fifty-three one-hundredths (9.53) acres, is more clearly shown and delineated on a "Plat of Property Surveyed for City of Columbia, Richland County, S.C." made by William Wingfield, Registered Surveyor, dated December 1, 1961 and revised January 10, 1963 to show changes to eastern lines.

Derivation: This being the same property conveyed to the City of Columbia, South Carolina by deed of HRT LTD., formerly known as Honolulu Rapid Transit Company, Limited, dated September 6, 2019, and recorded on September 6, 2019, in Book 2426, Page 1834 in the Richland County, South Carolina Register of Deeds.

TMS No.: 09014-01-02

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$3,180,000.00

(b) Place the amount listed in item 5 above here: \$ _____
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$3,180,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$11,766.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

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.

CITY OF COLUMBIA, SOUTH CAROLINA

By: _____

Name: _____

Its: _____

SWORN to before me this _____
day of _____, 2026.

Notary Public for South Carolina

Print Name: _____

My Commission Expires: _____

INFORMATION

Except as provided in this paragraph, the term “value” means “the consideration paid or to be paid in money or money’s worth for the realty.” Consideration paid or to be paid in money’s worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money’s worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, “value” means the realty’s fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee’s interest in the partnership or trust. A “family partnership” is a partnership whose partners are all members of the same family. A “family trust” is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. “Family” means the grantor and the grantor’s spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A “charitable entity” means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent’s principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



Meeting Date: April 21, 2026

Department: Legal

From: Jeff Palen, Assistant City Manager / CFO

Resolution No.: R-2026-035 — Authorizing the City Manager to execute Purchase and Development Agreements as well as any necessary closing documents between the City of Columbia, South Carolina and Habitat for Humanity of Central South Carolina, Inc., for the sale of 4305 Catherine Avenue, Richland County TMS# R09207-03-06; 5315 N. Main Street, Richland County TMS# R11705-03-10; and 323 Pineneedle Road, Richland County TMS# R09207-09-35

Background Summary:

Attachments:

1. R-2026-035 - Purchase Development Agreements v4

RESOLUTION NO.: R-2026-035

Authorizing the City Manager to execute Purchase and Development Agreements as well as any necessary closing documents between the City of Columbia, South Carolina and Habitat for Humanity of Central South Carolina, Inc., for the sale of 4305 Catherine Avenue, Richland County TMS #R09207-03-06, 5315 N Main Street, Richland County TMS #R11705-03-10, and 323 Pineneedle Road, Richland County TMS #R09207-09-35

WHEREAS, the City of Columbia is supportive of increasing the affordable housing numbers throughout Columbia for residents; and

WHEREAS, Habitat for Humanity of Central South Carolina is a nonprofit organization which seeks to build affordable housing, creating opportunities where homeowners can save more, invest in education, pursue opportunity and have more financial stability, thus, building a better future for themselves and for their families; and,

WHEREAS, the City is providing the lots as outlined in this resolution to Habitat for Humanity in support of this objective; and,

WHEREAS, Habitat for Humanity agrees to construct a single family home on the properties; and,

WHEREAS, Habitat for Humanity will ensure homes are sold to income-qualified households consistent with applicable affordability requirements; and,

WHEREAS, Habitat for Humanity agrees to complete construction within twenty-four (24) months of the date of closing unless extended by the City; and,

WHEREAS, Habitat for Humanity agrees that all construction will be performed consistent with local zoning and building codes, applicable federal regulations if HUD funds are involved and Fair Housing and Equal Opportunity laws; and,

WHEREAS, Habitat for Humanity agrees to follow the City Development requirements as outlined in the purchase development agreements; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this ____ day of _____, 2026, that the City Manager is authorized to execute the attached Purchase and Development Agreements, or on a form approved by the City Attorney to consummate the conveyance of 4305 Catherine Avenue, Richland County TMS #R09207-03-06, 5315 N Main Street, Richland County TMS #R11705-03-10, and 323 Pineneedle Road, Richland County TMS #R09207-09-35 from the City of Columbia, South Carolina to Habitat for Humanity of Central South Carolina, Inc.

Requested by:

Assistant City Manager Palen

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

RESOLUTION NO.: R-2026-033

Authorizing consumption of beer and wine only at ColaJazz + Roots Fest at Finlay Park on Friday, May 15, 2026 and Saturday May 16, 2026

WHEREAS, ColaJazz Foundation (hereinafter “Sponsor” or “Organizer”) is hosting ColaJazz + Roots Fest at Finlay Park on Friday, May 15, 2026 and Saturday May 16, 2026; and,

WHEREAS, the Sponsor has requested permission for the temporary use of Finlay Park from 6:00 a.m. until 10:00 p.m. on Friday, May 15, 2026 and from 6:00 a.m. until 11:00 p.m. on Saturday, May 16, 2026, for preparation and staging of the area and for crowd control and overflow at the outdoor event to be held on Friday, May 15, 2026, between 4:30 p.m. and 10:00 p.m. and on Saturday, May 16, 2026, between 12:00 p.m. and 10:00 p.m.; and for patrons to consume beer and wine only at the event during the hours of 5:00 p.m. and 9:00 p.m. on Friday, May 15, 2026, and during the hours of 12:00 p.m. and 9:00 p.m. on Saturday, May 16, 2026; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited in Finlay Park, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Friday, May 15, 2026 from 4:30 p.m.-10:00 p.m. and on Saturday, May 16, 2026 from 12:00 p.m.-10:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).
2. Organizer shall establish a boundary line around the event space in Finlay Park, and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating “NO CONCEALABLE WEAPONS ALLOWED” that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.
3. When publicizing the event in the community, Organizer shall include the statement: “NO CONCEALABLE WEAPONS ALLOWED” to ensure the public has prior notice of this restriction.
4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to applicable COVID-19 health and safety guidelines, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as such guidelines are updated.
5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.
6. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact, such as hugs, handshakes, fist bumps, and high-fives during the event.

7. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all applicable COVID-19 health and safety guidelines in effect at the time of the event.

8. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

9. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

10. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

11. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.

12. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

13. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 4:30 p.m. on May 15, 2026 until 10:00 p.m. on May 15, 2026 and during the hours of 12:00 p.m. on May 16, 2026 until 10:00 p.m. on May 16, 2026.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this _____ day of _____, 2026, that the sale of beer and wine beverages in plastic containers or cans only is authorized between the hours of 5:00 p.m. and 9:00 p.m. on Friday, May 15, 2026, and during the hours of 12:00 p.m. and 9:00 p.m. on Saturday, May 16, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages only, within the event area are prohibited; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area, any costs incurred by the City in removing loose trash and debris within the festival area, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, police golf carts, and horse-drawn carriages, is prohibited. All pets, including snakes, shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated time Finlay Park serves as the designated event area, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and the provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2, and 15-3, of the Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, of the Code of Ordinances of the City of Columbia, South Carolina, the designated event area in Finlay Park with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply to the possession or consumption of beer or wine within the designated event area. Possession and consumption of beer and wine beverages shall be permitted only in containers provided by vendors within the areas designated, and such containers provided by vendors for the sale of beer and wine may only be in plastic containers or cans.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that the hours of operation for the event, service of beer and wine at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

Chief Holbrook

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

RESOLUTION NO.: R-2026-036

Authorizing consumption of beer, wine, and liquor at the Bluetile Block Party Skateboarding and Sneaker Release in the 600 block of Harden Street on Saturday, May 2, 2026

WHEREAS, David Toole (hereinafter "Sponsor" or "Organizer") is sponsoring the Bluetile Block Party Skateboarding and Sneaker Release in the 600 block of Harden Street from 11:00 a.m. until 5:00 p.m. on Saturday, May 2, 2026; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of the 600 block of Harden Street from 10:00 a.m. until 6:00 p.m. Saturday May 2, 2026, for set up, clean up, and staging of the event to be held on May 2, 2026, from 11:00 a.m. until 5:00 p.m.; for patrons to consume liquor, beer and wine beverages during the event hours of 11:00 a.m. until 4:30 p.m. on Saturday, May 2, 2026; and for crowd control and overflow; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited in the 600 block of Harden Street, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Saturday, May 2, 2026 from 11:00 a.m. to 5:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).
2. Organizer shall establish a boundary line around the event space within the 600 block of Harden Street, and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.
3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.
4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to applicable COVID-19 health and safety guidelines, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as such guidelines are updated.
5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.
6. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact, such as hugs, handshakes, fist bumps, and high-fives during the event.
7. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all applicable COVID-19 health and safety guidelines in effect at the time of the event.

8. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

9. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

10. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

11. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.

12. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

13. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 11:00 a.m. until 5:00 p.m. on May 2, 2026.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ____ day of _____, 2026, that the sale of liquor, beer and wine beverages in plastic containers or cans only is authorized between the hours of 11:00 a.m. and 4:30 p.m. on Saturday, May 2, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of liquor, beer and wine beverages unless the appropriate permits or licenses, if required are issued by the SCDOR and all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for

the cleanup of all trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area and within the designated area of impact as shown on the attached drawing, any costs incurred by the City in removing loose trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, and horses, except police horses, is prohibited. All pets shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of the 600 block of Harden Street, with the exception of the parking areas, adjacent off-street parking areas and other areas posted as to not allow alcoholic liquors or alcoholic beverages is deemed to the site of a public festival at which liquor, beer and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply as to the possession and consumption of liquor, beer and/or wine beverages. Possession and consumption of liquor, beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that the hours of operation for the event, service of liquor, beer and wine at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

Chief Holbrook

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

Name

Steven Cook

Address

1417 Kathwood Dr

City

Columbia, SC

County

Richland

Phone

(803) 447-1733

Email

steve@saludas.com

LinkedIn

[View LinkedIn Profile](#)

Resume

[View Resume](#)

Cover Letter

[View Cover Letter](#)

Occupation / Current Position**Owner**

Saluda's Restaurant/Il Bucato • Aug 2006 - Current

Education**Bachelor's**

Business Administration

References**Joe Taylor**

Friend/Business Associate • 8032611458 •
jtaylor@parkandwashington.com

Qualifiers

Experience: Hospitality/Service Industry,
Entrepreneur, CEO

Expertise: Strategic Planning, Marketing,
Personnel, Economics, Finance, Advertising / PR

Areas of Interest: Community, Government,
Recreation, Zoning and Planning, Tourism,
Finance or Economics, Business, Safety

Questions

What is your race?

White

What is your gender?

Male

How long have you resided in the city?

28 years

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

No

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

City of Columbia Planning Commission

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

Board Member, Five Points Association

Please provide your address. All applicants must reside within the City of Columbia city limits.

1417 Kathwood Dr Columbia SC 29206

**Name**

Kelly Barbrey

Address

1101 Lincoln Street

City

Columbia, SC

County

SC

Phone

(803) 545-0018

Email

kbarbrey@experiencecolumbiasc.com

LinkedIn

[View LinkedIn Profile](#)

Resume

[View Resume](#)

Cover Letter

[View Cover Letter](#)

Occupation / Current Position

Vice President & Marketing & Communications

Columbia Metropolitan CVB DBA Experience ColumbiaSC

• Jan 2004 - Current

Education

Bachelor's

BA, Journalism

References

Bill Ellen

Supervisor, CEO • 8035450007 •

bellen@experiencecolumbiasc.com

Kelsey Bickley

Community Partner, Main Street District • 8036221717 •

kelseycbickley@gmail.com

Melanie Huggins

Community Partner, Girl Scouts of South Carolina •

8034613737 • mhuggins@gssc-mm.org

Qualifiers

Experience: Other, Sales/Marketing

Expertise: Advertising / PR, Marketing, Grant Writing, Strategic Planning

Areas of Interest: Community, Tourism

Questions

What is your race?

White

What is your gender?

Female

How long have you resided in the city?

22 Years

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

No

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

Yes. I work for Columbia Metropolitan CVB DBA Experience Columbia SC as VP of Marketing & Communications. We receive Accommodations Tax funding from City of Columbia.

Please provide your address. All applicants must reside within the City of Columbia city limits.

4721 Lockwood Lane Columbia, SC 29206

**Name**

Laura Truell

Address

107 Deer Ridge Truell

City

Gilbert, SC

County

Lexington

Phone

(803) 665-0090

Email

sawyerl@mailbox.sc.edu

LinkedIn

[View LinkedIn Profile](#)

Resume

[View Resume](#)

Cover Letter

[View Cover Letter](#)

Occupation / Current Position

SPTE Faculty - Instructor

University of South Carolina • Aug 2000 - Current

Education

Ph.D

Doctor of Education

References

Dr. Tom Regan

Former Dept Chair of SPTE - USC • 8037776713 •
regan@hrsm.sc.edu

Harold Reaves

2000 US Olympic Team Trials Women's Marathon •
8034220702 • Harold.Reaves@columbiasc.net

Qualifiers

Experience: Educator, Non-Profit Manager,
Sales/Marketing, Hospitality/Service Industry

Expertise: Marketing, Fundraising, Other

Areas of Interest: Business, Tourism, Education

Questions

What is your race?

White

What is your gender?

Female

How long have you resided in the city?

20 years

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

No

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

No

Please provide your address. All applicants must reside within the City of Columbia city limits.

1705 College St Columbia, SC 29208



Traffic Engineering

INTEROFFICE MEMORANDUM

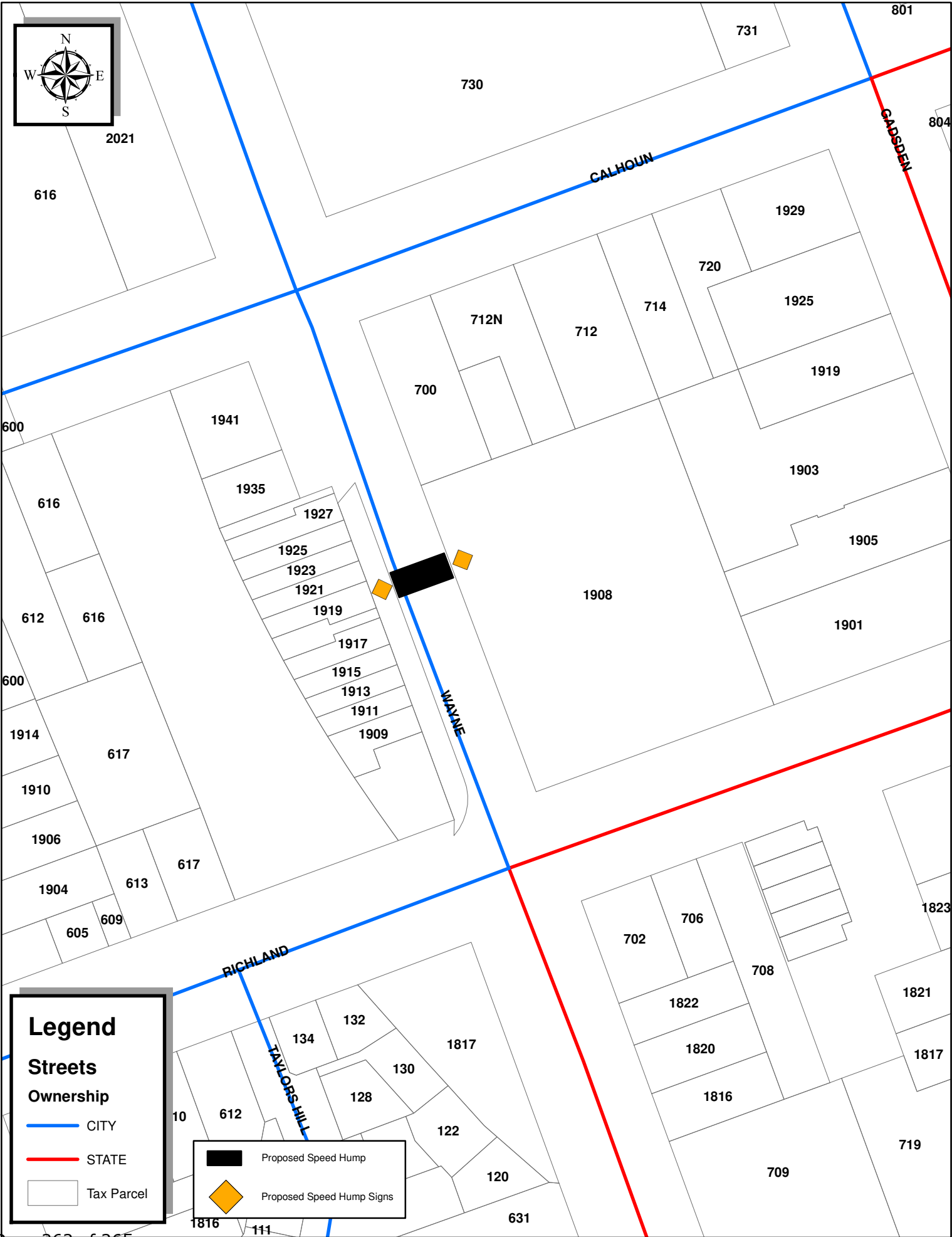
TO: ROBERT ANDERSON, DIRECTOR OF PUBLIC WORKS
FROM: DAVID D. BREWER, INTERIM CITY TRAFFIC ENGINEER 
SUBJECT: SPEED HUMP REQUEST – ARSENAL HILL NEIGHBORHOOD
DATE: 2/4/26

In response to a request from the residents of the Arsenal Hill Neighborhood, a review of traffic conditions on Wayne Street was conducted relative to the need for traffic calming devices.

Wayne Street is an City-owned two-lane residential street with a speed limit of 30 mph.

Based on our review, we have no objection to the installation of a speed hump as detailed on the attached map. The neighborhood association has reviewed and approved the proposed location. As part of the installation, it will be necessary to post a 25-mph speed limit on the roadway in addition to the “Speed Hump” warning signs. The Police and Fire Departments have also reviewed the proposed installation. If City Council approves, please advise me, and we will proceed with completing the installation.

1900 Wayne St. Speed Hump





Traffic Engineering

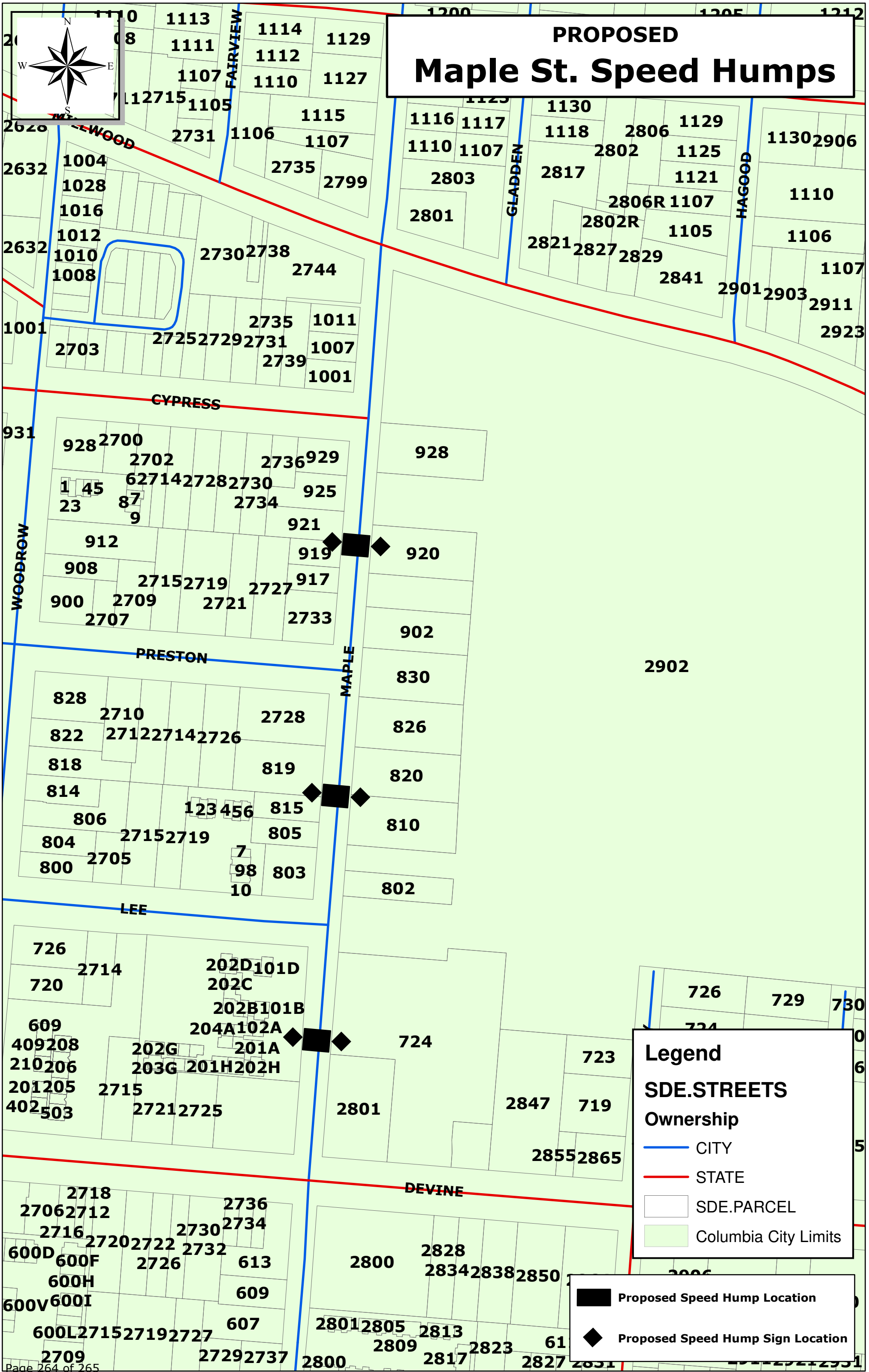
INTEROFFICE MEMORANDUM

TO: ROBERT ANDERSON, DIRECTOR OF PUBLIC WORKS
FROM: DAVID D. BREWER, INTERIM CITY TRAFFIC ENGINEER 
SUBJECT: SPEED HUMP REQUESTS – OLD SHANDON NEIGHBORHOOD
DATE: 1/7/26

In response to a request from the residents of the Old Shandon Neighborhood, a review of traffic conditions on Maple Street was conducted relative to the need for traffic calming devices.

Maple Street is an City-owned two-lane residential street running from Millwood Avenue to Devine Street. The speed limit is currently posted for 30 mph.

Based on our review, we have no objection to the installation of speed humps as detailed on the attached map. The neighborhood association has reviewed and approved the proposed locations. As part of the installation, it will be necessary to post a 25-mph speed limit on the roadway in addition to the “Speed Hump” warning signs. The Police and Fire Departments have also reviewed the proposed installation. If City Council approves, please advise me, and we will proceed with completing the installation.





July 12, 2025

City of Columbia

David Brewer

Maple Street Traffic Calming Measures

Dear David Brewer,

This letter is to inform you that Old Shandon Neighborhood Association met on June 17, 2025 and unanimously approved the location of the three traffic calming humps located on Maple Street at approximately the mid-blocks between Devine Street and Lee Street, Lee Street and Preston Street and Preston Street and Cypress Street as shown on the sketch provided by the City of Columbia. In addition, Old Shandon also voted to approve the City of Columbia to move forward to study the entire Old Shandon neighborhood to ascertain if other traffic calming humps would be necessary. Old Shandon's boundaries are roughly within Devine Street, Maple Street, Millwood Avenue and MLK Park.

Our residential expert on these matters and a resident along Maple Street, Hoyt Burnett, has been designated from the neighborhood association to work alongside your office to follow up with the city regarding the installation of the traffic calming humps.

Thank you in advance and we look forward to working with your office to strengthen safety measures for the Old Shandon Neighborhood.

Sincerely,

Ashley Page Bookhart

Old Shandon Neighborhood President