Columbia City Council Regular Meeting Agenda
Tuesday, May 19, 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

Pledge of Allegiance

Adoption of the Agenda

Invocation

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 May 5, 2026 Budget Workshop and Regular Meeting Minutes.

Presentations

2. Sarah Kay Wrenn, Miss South Carolina 2025 Day — The Honorable Sam Johnson

3. Annual Asian American and Pacific Islander Business Day — The Honorable Daniel J. Rickenmann, Mayor

4. Asian American and Pacific Islander Heritage Month Proclamation — The Honorable Sam Johnson

5. City of Columbia Entrepreneurial Month Proclamation — The Honorable Sam Johnson

6. Public Works Week Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Consent Agenda Items 7 through 20

7. Council is asked to approve Funding for Repairs on a Solid Waste Refuse Truck, as requested by the Fleet Services Division on April 8, 2026. Award to Cedar Creek Collision, Inc., in the amount of $77,808.90. This vendor is located in Winnsboro, SC.

   Funding Source: Equipment Services Fuel Parts and Repair - Outside Repairs

(6308970-672800). The original budget amount is $77,808.90.

8. Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using South Carolina State Contracts in the amount of $132,681.34.

Item	Vendor and Location	Description	Procurement Method	Funding Source	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	One (1) 2026 Chevrolet Silverado PPV 1500 4WD Crew Cab Truck for the Columbia Police Department, as requested on April 17, 2026.	South Carolina State Contract #4400035155	Capital Replacement — Auto, Trucks, Heavy Equipment— Capital (6308972-658500). The original budget amount is $51,494.34.	$51,494.34
b.	COS Chevrolet, LLC dba Hendrick Chevrolet Charlotte, NC	One (1) 2026 Chevrolet Silverado 4WD Crew Cab Truck with Knapheide Body and Crane Upfit for the Metro Wastewater Treatment Plant, as requested on March 27, 2026.	South Carolina State Contract #4400037566	Utilities Metro Wastewater Plant — Auto, Trucks, Heavy Equipment-Capital (5516208-658500). The original budget amount is $81,187.00.	$81,187.00
Total					**$132,681.34**

9. Council is asked to approve an Annual Contract Renewal for UKG Pro Workforce Management Timekeeping Software, as requested by the Program Management Office on April 8, 2026. Award to UKG Kronos Systems, LLC, in the amount of $161,100.00. This vendor is located in Lowell, MA.

   Funding Source: Program Management Office - Cloud Based Software Solutions (6218950-632170). The original budget amount is $161,100.00.

10. Council is asked to approve the Purchase of Asset Tracking Units for Non-Automotive and Truck Applications, as requested by the Fleet Services Division on April 1, 2026. Award to Samsara, Inc., using the Sourcewell Cooperative Contract in the amount of $169,319.38. This vendor is located in San Francisco, CA.

    Funding Source: Equipment Services Fuel Parts and Repair - Repair Parts (6308970-672700). The original budget amount is $169,319.38.

11. Council is asked to approve a new Professional Services Contract for Project CP901201; Continuing Design Services for the City of Columbia Public Safety Complex at 400 Laurel Street — Phase II, as requested by General Services on April 21, 2026. Award to LS3P, in an amount not to exceed $299,145.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one (1) year from commencement and the option to renew for two (2) additional six-month period(s). This firm is located in Columbia, SC.

Funding Source: General Capital Projects - Public Safety Complex - Professional Services (4039999-CP901201-636600). The original budget amount is $299,145.00.

LS3P, is the prime and will provide schematic design, design development, construction documents, bidding, construction administration, municipal court test-fit, experiential graphic, and interior design renovation services at 56.10% ($167,845.00) of the total contract amount.

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

ADC Engineering, Inc., located in Irmo, SC, will provide civil and structural engineering services at 3.18% ($9,500.00) of the total contract amount.

CMTA, Inc., located in Charlotte, NC, will provide mechanical, electrical, plumbing, and fire protection engineering services at 8.29% ($24,800.00) of the total contract amount.

F&ME, Inc., located in Columbia, SC, will provide special inspection services at 32.43% ($97,000.00) of the total contract amount.

12. Council is asked to approve Contract Amendment #3 for Program Management of the Community Development Block Grant Mitigation (CDBG-MIT) Program, as requested by the Community Development Department on April 15, 2026. Award to ICF Incorporated, LLC, in an amount not to exceed $386,955.00. The current term of the contract ends on January 29, 2028. This firm is located in Reston, VA.

    Funding Source: Community Development Block Grant-Disaster Recovery-Control Account — Mitigation-Columbia Canal Water Treatment Plant Head and Lock Gate Repair - 2015 October Flood Recovery (2639999-9120010020-638400). The current budget amount is $975,054.00. The budget amount for this amendment is $386,955.00. The revised budget amount is $1,362,009.00.

13. Council is asked to approve a new Professional Services Contract for Project SC117006; Design Services for the Beltline Boulevard Community Enhancement Project - Phase II, as requested by City Administration on March 9, 2026. Award to CPL Architecture Engineering Planning, in an amount not to exceed $544,349.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date eighteen (18) months from commencement and the option to renew for two (2) additional six-month periods. This firm is located in Columbia, SC.

    Funding Source: Storm Water Improvement Capital Project Control - Capital Project Costs (5549999-SD8557-658650). The original budget amount is $544,349.00.

    CPL Architecture Engineering Planning is the prime and will provide project oversight services at 4.91% ($26,700.00) of the total contract amount.

    The following subcontractors will provide additional services and/or materials:

    Weston and Sampson of North Carolina, PC, located in Raleigh, NC, will provide civil engineering and landscape architecture services at 48.63% ($264,720.00) of the total contract amount.

ECS Southeast, LLC, located in Lexington, SC, will provide geotechnical services at 4.96% ($27,000.00) of the total contract amount.

Inter-Fluve, Inc., located in Hood River, OR, will provide neomorphic, ecological, and hydraulic assessments, naturalization of creek corridor, and integration of floodplain and stormwater management services at 41.50% ($225,929.00) of the total contract amount.

14. Council is asked to approve Contract Amendment #6 for Project SS7572; Sanitary Sewer Main Relocation and Rehabilitation at Multiple Locations, as requested by Columbia Water on March 24, 2026. Award to Weston and Sampson Engineers, Inc., in an amount not to exceed $51,250.00. The current term of the contract ends on December 31, 2026 and this amendment extends the contract to June 30, 2027. This firm is located in Columbia, SC.

    Funding Source: Water and Sewer Capital Projects - Sewer Relocation and Rehabilitation at Multiple Locations - Capital Project Costs (5529999-SS757201-658650). The current budget amount is $277,514.34. The budget amount for this amendment is $51,250.00. The total revised budget amount is $328,764.34.

    This is a Mentor Protégé Program project. Weston and Sampson Engineers, Inc. is the mentor and will provide design, permitting, general construction administration, and project closeout services at 71.24% ($36,510.00) of the amendment amount.

    Carper Civil Consulting, LLC, a Minority Business Enterprise (W), located in Columbia, SC, is the protégé and will provide administrative, field surveying (hydro-excavation), geotechnical, and permitting services at 27.20% ($13,940.00) of the amendment amount.

    The following subconsultant will provide additional services:

    GEL Engineering, LLC, located in Charleston, SC, will provide surveying services at 1.56% ($800.00) of the amendment amount.

15. Council is asked to approve Contract Amendment #7 for the purchase of additional Advanced Metering Infrastructure Meters, Fire Service Assembly Meters, Registers, Endpoints and Endpoint Guard Kits, as requested by Columbia Water on April 22, 2026. Award to Badger Meter, Inc., in an amount not to exceed $71,821.66. The current term of the contract ends on June 30, 2026. This firm is located in Milwaukee, WI.

    Funding Source: Utilities Water Distribution and Maintenance - Meters, Parts, and Supplies (5516203-625600). The current budget amount is $1,584,883.23. The budget amount for this amendment is $71,821.66. The total revised budget amount is $1,656,704.89.

16. Council is asked to approve additional funding for Project WM4281; Hardscrabble Road Waterline Relocations South Carolina Department of Transportation (SCDOT) Memorandum of Agreement (MOA) 9-17, as requested by Columbia Water on April 23, 2026. Award to SCDOT in the amount of $165,989.25.

    Funding Source: Water Sewer Capital Projects-Capital Projects Costs (5529999-

658650). The current budget amount is $2,148,274.72. The budget amount for this amendment is $165,989.25. The total revised budget amount is $2,314,263.97.

17. Council is asked to approve Contract Amendment #3 for Screening, Grit, and Sludge Hauling with Container Rental Services, as requested by Columbia Water on April 14, 2026. Award to Waste Management of SC, in an amount not to exceed $260,000.00. The current term of the contract ends on June 30, 2026. This firm is located in Elgin, SC.

    Funding Source: Utilities Metro Wastewater Treatment Plant - Special Contracts (5516208-638300). The current budget amount is $1,410,080.40. The budget amount for this amendment is $260,000.00. The revised budget amount is $1,670,080.40.

18. Council is asked to approve Change Order #2 for Project WM3925-01; Rosewood Area Water System Improvements Phase 1, as requested by Columbia Water on April 9, 2026. Award to LAD Construction, LLC, in an amount not to exceed $292,778.64, which includes contingency. The current term of the contract ends on May 28, 2026 and this change order extends the contract to July 31, 2026. This firm is located in Swansea, SC.

    Funding Source: Water and Sewer Capital Projects - Rosewood Area Waterline Replacement - Capital Project Costs (5529999-WM392501-658650). The current budget amount is $13,715,006.00. The budget amount for this change order is $292,778.64. The revised budget amount is $14,007,784.64.

    This is a Mentor Protégé Program project. LAD Construction, LLC is the mentor and will provide water line installation services at 100.00% ($292,778.64) of the total change order amount.

    The protégé did not elect to participate; however, the protégé participation for the overall project will be 20.99%.

19. Council is asked to approve a new Construction Contract for Project SS7668; Cured-In-Place-Pipe for Trenchless Rehabilitation of the existing Sanitary Sewer System, as requested by Columbia Water on April 20, 2026. Award to Gulf Coast Underground, LLC, using the Houston-Galveston Area Council Cooperative Contract (H-GAC) in the amount of $2,500,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred sixty-eight (168) days from commencement. This vendor is located in Theodore, AL.

    Funding Source: Water and Sewer Capital Projects — Concurrent Sewer Assessment and Rehabilitation (CSAR) - Investigation and Rehabilitation — Capital Project Costs (5529999-SS766801-658650). The original budget amount is $2,500,000.00.

20. Ordinance No.: 2026-014 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02

    First reading approval was given on May 5, 2026.

Consideration of Bids, Contracts and Change Orders

21. Council is asked to approve Contract Amendment #2 for Project SS7640; Smith Branch Pump Station and Phase 1 Force Main, as requested by Columbia Water on April 2, 2026. Award to Black and Veatch Corporation in an amount not to exceed $3,190,055.00. The current term of the contract ends on March 3, 2029. This firm is located in Columbia, SC.

    Funding Source: Water and Sewer Capital Projects — Smith Branch Pump Station and Phase 1 Force Main — Capital Project Costs (5529999-SS764001-658650). The current budget amount is $1,481,005.00. The budget amount for this amendment is $3,190,055.00. The revised budget amount is $4,671,060.00.

    This is a Mentor Protégé Program project. Black and Veatch Corporation is the mentor and will provide design phase administration, survey and utility mapping, geotechnical investigation, final design, permitting and bid phase services at 63.92% ($2,039,105.00) of the amendment amount.

    Highfill Infrastructure Engineering, PC, located in Columbia, SC, is the protégé and will provide engineering design, permitting assistance, and construction administration services at 19.07% ($608,300.00) of the amendment amount. The protégé participation for the overall project will be 20.30%.

    The following subconsultants will provide additional services:

    Hussey Gay Bell & Deyoung, Inc., located in Columbia, SC, will provide field survey and subsurface utility engineering services at 12.40% ($395,650.00) of the amendment amount.

    Howard Engineering, Inc., located in Columbia, SC will provide electrical services at 4.61% ($147,000.00) of the amendment amount.

Ordinances - Second Reading

22. Ordinance No.: 2026-032 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26)

    Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

23. Ordinance No.: 2026-033 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park)

    Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

    First reading approval was given on May 5, 2026.

24. Ordinance No.: 2026-038 - Consenting to the Inclusion of Property in a Multi-County

Industrial/Business Park (Convention Center District Business Park)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

First reading approval was given on May 5, 2026.

Public Hearing & First Reading for Zoning / Planning Matters

25. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for NX Shop Road Extension, TMS# 16200-01-24

Ordinance No.: 2026-036 - Annexing NX Shop Road Extension, Richland County TMS# 16200-01-24 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Proposal: Request to annex the properties and assign the land use classification of Industrial (IND) and assign the zoning of Light Industrial (LI) with portions in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP). The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.

Owner/Applicant: Josephine Forrester Laney / Mark James, Cypress Development Partners, LLC

Staff Recommendation: Approval

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

26. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35

Ordinance No.: 2026-037 - Annexing 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 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 annex the property, assign the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and assign the zoning of Residential

Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC), portions within the Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

Owner/Applicant: Windy Hills North LLC, R. Joseph and Lauren Bea Richardson, Richardson Investment Family Limited Partnership, and Robert Joseph Richardson/ Kevin Steelman, LandTech Communities, LLC

Staff Recommendation: Approval

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

27. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 308 Turnwall Lane; TMS# 28911-03-03

Ordinance No.: 2026-035 - Annexing 308 Turnwall Lane, Richland County TMS# 28911-03-03 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 and assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign the zoning of Planned Development District (PD). The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development District (PD) by Richland County.

Owner and Applicant: Kevin C. Lundy and Julie H. Lundy

Staff Recommendation: Approval

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

28. ZONING MAP AMENDMENT for Parcel at 1700 Block Rosewood Drive and Fulton Street TMS# 11309-18-10

Ordinance No.: 2026-040 - Amending the Official Zoning Map to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10

Council District: 3

Proposal: Request to rezone the properties from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).

Applicant: Ashok Kumar, Kumar Construction

Staff Recommendation: Approval

PC Recommendation: 4/9/2026; Recommended Approval (6-1)

Zoning / Planning Matters - Second Reading

29. 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)

    First reading approval was given on April 21, 2026.

Ordinances - First Reading

30. Ordinance No.: 2026-034 - Granting an encroachment to BT Columbia LLC C/O BET Investments, Inc. for the use of the right of way areas of the 300 block of Lincoln Street and the 800 block of Catawba Street for the installation and maintenance of sidewalks, a multi-use path, a drop-off loop with a fountain, a concrete trash collection pad, landscaping and irrigation adjacent to 315 Lincoln Street, Richland County TMS# 08913-05-03 and 08913-05-05

Resolutions

31. Resolution No.: R-2026-043 - Establishing a Parental Accountability and Family Support Partnership

Event Resolution Items 32 through 35

32. Resolution No.: R-2026-029 - Authorizing consumption of beer and wine only at Jubilee: Festival of Black History and Culture within the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and within the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street on Saturday, September 19, 2026

33. Resolution No.: R-2026-038 - Authorizing consumption of beer and wine only at the Frosted Blooms at 1615 Barnwell Street on Saturday, May 30, 2026

34. Resolution No.: R-2026-039 - Authorizing consumption of beer, wine, and liquor at the Palmetto Peanut Boil Fundraiser in the 2900 block of Devine Street on Saturday, September 26, 2026 with a rain contingency date of Saturday, October 3, 2026

35. Resolution No.: R-2026-041 - Authorizing consumption of beer and wine only at Y'all-Mart open air flea market at the 1200 block of Park Street on Sunday, May 31, 2026

Appointments

36. Small Business Advisory Council

City Council Committee Reports, Referrals and New Business

37. Community Development Committee Report — The Honorable Tina N. Herbert

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: **May 19, 2026**

Department:

From:

Council is asked to approve the May 5, 2026 Budget Workshop and Regular Meeting Minutes.

Background Summary:

Attachments:

1. May 5, 2026 Budget Workshop Minutes
2. May 5, 2026 Regular Meeting Minutes

Columbia City Council Work Session Minutes
Tuesday, May 5, 2026

Call to Order

The Columbia City Council conducted a Budget Workshop on Tuesday, May 5, 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 10:12 a.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. Bailey and seconded by Mr. Johnson, Council voted unanimously to adopt the agenda as presented.

City Council Discussion

1. Fiscal Year 2026/2027 Proposed Budget — Ms. Missy Caughman, Assistant City Manager / Strategic Initiatives & Innovation

   General Fund
   Public Safety Priorities

Ms. Missy Caughman, Assistant City Manager for Strategic Initiatives & Innovation presented an overview of the General Fund budget, noting projected revenues of approximately $166 million, which is an increase of $5 million. She explained that revenues can fluctuate due to one-time situations and rate-related factors. She reported $14.2 million in transfers, along with a reduced capital lease of approximately $4 million for FY 2025–2026 compared to a typical lease amount of $9 million. She stated that property taxes account for approximately 45% of total revenues and with other primary sources including licenses and permits make up roughly 75% of the general fund revenues. She noted that one-time revenues have largely been exhausted, while service demands continue to grow faster than revenues. This limits flexibility within the budget.

Mr. William "Skip" Holbrook, Police Chief / Columbia Police Department shared the Police Department’s ongoing efforts to leverage technology and utilizing cadets and civilian staff for minor incidents and within the Real Time Crime Center. He discussed the return of subject-matter experts, concerns regarding retirement-eligible employees, and the increasing costs associated with equipment such as body cameras, vehicles, fuel, and

protective gear. He stated that a fully equipped officer costs approximately $193,000.

Councilor McDowell thanked Chief Holbrook for presenting the strategic plan, noting that it demonstrated a proactive approach and provided the City with a clear strategy for 2025–2030.

Ms. Teresa Wilson, City Manager stated that the City has hired 673 sworn firefighters since 2015 and noted that recruit classes are more full than they have been in many years. She said compensation investments and the step program have helped reduce vacancies from approximately 75 to 49 over the past year. She also highlighted recent capital upgrades, including the burn building renovations, Ladder 7, Engine 12, the swift water response truck package, and enhancements to firefighter safety training and operational capacity to support the City's growth.

Ms. Missy Caughman, Assistant City Manager for Strategic Initiatives & Innovation shared the Fire Department's operating capital and staffing needs, including additional fire marshals and safety officers to support the City's growing number of commercial buildings and development. She noted the department also requires specialized equipment and continued fire station modernization, including updates related to privacy accommodations, exhaust systems, and firefighter decontamination areas. Long-term capital improvement planning will also include additional station needs and the potential addition of a ladder truck and staffing for the Harbison Station to address growth in that area. She noted these long-term Fire Department needs are estimated between $20 and $30 million.

Mayor Rickenmann emphasized the need for a long-term strategic approach to fire station planning and public safety investments. He noted that while some historic fire stations may still be viable, the City must realistically assess when existing locations no longer meet service boundaries, ISO ratings, and response zone needs. He stressed that the City should not plan around minimum standards, but instead fully understand future operational requirements as Columbia continues to grow and host major events as the capital city. He also expressed concern that current projections may underestimate future public safety needs and requested clearer estimates and scheduling information for station improvements and relocations.

Mr. Aubrey Jenkins, Fire Chief / Columbia Fire Department discussed the increasing number of EMS and vehicle accident calls handled by the Fire Department, noting that most responses are not fire-related and that the wear and tear on equipment and fleet vehicles has become significant. He stated that the City may be missing reimbursement opportunities related to emergency responses and emphasized the need for additional quick response vehicles and personnel to reduce strain on high-cost apparatuses, extend equipment lifespan, and improve operational efficiency.

Mayor Rickenmann highlighted that fewer than 10% of fire department calls involve active firefighting, with the majority consisting of EMS responses, vehicle accidents, and other service calls that place significant wear on equipment and personnel. He noted that many associated costs, including disposables and operational strain, are not reimbursed, further compounded by the demands of serving as the capital city. He stressed the importance of incorporating these realities into the City's long-term public safety planning, including adjustments to operations, staffing, and regional coordination. He called for stronger collaboration with county partners to develop a comprehensive plan that addresses future growth and prepares for increased demand tied to major economic development projects such as Scout Motors.

Councilor Brennan agreed that while the City must address immediate public safety needs, it also needs a broader strategy that accounts for operations, equipment, and facilities over the short, intermediate, and long term. He suggested the City consider engaging a third-party consultant with specialized expertise to help evaluate operational efficiencies, identify potential cost savings, and develop a comprehensive plan for future investments in equipment, facilities, and overall fire service operations.

Mayor Rickenmann emphasized the importance of modernizing fire department operations, noting that departments nationwide are adopting new staffing models and shift structures to improve quality of life, recruitment, and employee retention. He stated that the City should undertake a comprehensive review of public safety operations and develop a detailed long-term plan that can be clearly presented to the public. He stressed that public safety must remain a top priority, as safe neighborhoods, business stability, and economic growth all depend on maintaining effective emergency services.

Councilor Brown stated that the discussion represents a pivotal moment the City has been working toward for several years. He emphasized the need to develop a comprehensive economic and cost-of-services model that aligns future growth with the financial demands of providing public safety and other municipal services. While these issues have been discussed previously, the current conversation marks the beginning of a more formal and coordinated planning effort.

Mayor Rickenmann noted that the City can no longer operate as though it faces the same demands as a typical municipality, emphasizing the significant impact of hosting major events and serving as a regional hub. He stated that the increasing strain on public services is becoming unsustainable for residents and taxpayers to absorb without adjustment. Mayor Rickenmann acknowledged that maintaining the appropriate balance between service levels and financial responsibility will require difficult decisions, potential operational changes, and a clear understanding of the associated costs, while also recognizing opportunities to improve the system moving forward.

Councilor Johnson pointed out that there have been significant modernization efforts within the fire service that the City needs to pay attention to.

Mayor Rickenmann stated that while the City understands its growing public safety needs, it must develop a clearer long-term plan and communicate those needs effectively to the public. He emphasized the importance of investing not only in personnel, such as additional fire marshals, but also in technology and infrastructure that can improve efficiency, reduce administrative burdens, and enhance real-time information sharing. The City has moved beyond simply maintaining current service levels and must now focus on growth to meet increasing demands tied to its role as the capital city, university community, and regional destination. He also highlighted the financial strain placed on residents and businesses due to large numbers of visitors and tax-exempt properties, stressing the need to explore balanced funding solutions and study how other communities are addressing similar public safety challenges.

Ms. Teresa Wilson, City Manager, noted that the most recent fire study, completed in 2022, was shared with the Fire Advisory Committee and can also be distributed to City Council to establish a baseline for further discussion.

Mayor Rickenmann emphasized the importance of reviewing service call data across the City to better understand where demand is highest and how some calls may be reduced through improved resource allocation or public awareness of available services. He noted

that recurring hotspots, including areas involving unsheltered populations and other high-demand neighborhoods, should be carefully evaluated as part of a broader, data-driven public safety strategy. He stressed that future decisions must balance emotional concerns for firefighter and public safety officer well-being with clear statistical analysis to ensure staffing and resource decisions are based on actual need. He highlighted the potential for modern technology to improve efficiency in inspections and operations, citing examples where digital tools can streamline communication, reduce delays, and save both time and costs, reinforcing the need for a consultant-led, data-informed planning approach moving forward.

Councilor McDowell noted that while aspects of the current discussion have been raised over the years, they have not been fully addressed in a comprehensive way. He expressed appreciation that these issues are now formally on the table and emphasized the importance of taking appropriate action moving forward. Councilor McDowell also noted that some of the proposed ideas would not require additional cost to taxpayers, reinforcing the opportunity to implement meaningful improvements without creating a new financial burden.

Mr. Harry Tinsley, Emergency Management Director provided updates regarding the Public Safety Complex at 400 Laurel Street and Real Time Crime Center technology upgrades. He thanked City Council for its continued support of the City's emergency operations and noted that the department relocated from 1225 Lady Street to 1800 Main Street in October 2020 and is now preparing to move into the new facility. He explained that integrating Emergency Management with the Police Department and Real Time Crime Center has increased the need for upgraded technology, workspace, and data processing capabilities. He stated that some systems are beginning to age out and require modernization to support live situational awareness, emergency response coordination, and multi-agency operations during public events and emergencies. He also highlighted the growing role of drone technology in future public safety operations.

Mr. Henry Simons, Assistant City Manager of Operations provided updates on the Public Safety Complex and Municipal Court relocation efforts. He stated that the Public Safety Complex at 400 Laurel Street is expected to be completed by the end of the year. He shared that the City is exploring relocating Municipal Court into the former federal courthouse and noted that a design firm will need to be hired once the City gains access to the facility. He stated that renovation costs are expected to be significantly less than previous estimates because the building already functions as a courthouse and primarily requires upgrades to lighting, technology, and other infrastructure.

Mayor Rickenmann emphasized the need to engage the State in discussions regarding highway maintenance and litter cleanup, noting that state-funded highway crews are already responsible for maintaining nearby interstates and gateway corridors. He raised concerns about visible trash along key roadways within the City, citing specific examples of heavily littered medians that negatively impact public perception. Mayor Rickenmann suggested exploring a partnership or expanded coordination with the State's existing maintenance contractors to extend cleanup efforts onto additional corridors. He also noted that similar state-maintained highways appear cleaner and questioned whether existing resources could be leveraged more effectively to improve conditions across the City's primary entryways.

Councilor Bailey said we would like to see the State do their part, and they're not doing it.

Councilor Brennan highlighted the need to focus on near-term actions that can be

implemented within the next year. He stated that establishing a partnership with the State is unlikely to be resolved in that timeframe.

Ms. Missy Caughman, Assistant City Manager for Strategic Initiatives & Innovation outlined the proposed programs, noting that the neighborhood initiative would be a community-partnered effort allowing neighborhoods to manage cleanup activities within their own areas. She explained that the main thoroughfare program would be contractor-led, providing approximately eight cleanings per year across roughly 50 miles of the City's primary corridors.

Mr. Robert Anderson, Public Works Director reviewed the City's ongoing beautification and maintenance efforts, including residential street sweeping, median sweeping, sidewalk edging, and litter cleanup operations targeting known hotspots throughout the City. He also highlighted the proposed $200,000 Neighborhood Beautification Grant Program, which would provide signage grants and require participating neighborhoods to complete annual cleanup events to help enhance the City's appearance and walkability. He also provided updates on the City's Animal Shelter needs, noting that prior studies determined the current facility should be replaced rather than renovated. With construction estimates now projected between $25–30 million, staff is proposing an initial $2 million investment to begin assessments and design services for a replacement facility.

Ms. Teresa Wilson, City Manager gave an overview on the capital replacement needs, noting that approximately $15 million is needed annually to support lease programs for police, fire, public works, parks and recreation, and other general fund department vehicles, equipment, and technology refreshes, with debt service estimated at $2.5 million. She stated that new capital purchases have not been included in the lease program and will depend on budget availability. She emphasized that expanding City programs and services requires continued investment in equipment and technology. While the City has not received formal notice, staff has been verbally advised to expect a proposed intergovernmental daily rate increase of at least $25 per day for the ASG Deterntion Center.

There was discussion about unappropriated surplus funds; the economic impact on the City; service delivery demands; whether unused funding remains with departments or returns to the general fund; Police Department staffing levels, including Code Enforcement positions; additional active shooter response equipment; public safety technology investments; lifespan and replacement costs of fire equipment and emergency calls related to the University; Real Time Crime Center technology upgrades; the timeline for the Municipal Court project; beautification funding; litter and debris along SCDOT roads and major thoroughfares; prioritizing cleanup areas; litter enforcement strategies; signage and public messaging to communicate expectations for maintaining the appearance of the City; youth and neighborhood engagement in cleanup initiatives; LED streetlight upgrades and their impact on public safety; and long-term animal shelter needs.

Executive Session

Upon a motion made by Ms. Herbert and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 12:25 p.m. to discuss **Items 2** and **3**.

2. Discussion of negotiations incident to proposed contractual arrangements pursuant to S. C. Code §30-4-70(a)(2)

We Love Five Points, LLC
Congaree Riverfront District Business Park
Convention Center District Business Park
Budgetary Requirements Related to the Intergovernmental Fire Agreement
CRC 911 Communications Agreement

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

   Brittany Ruffin as PR of the Estate of JR v. the City of Columbia

Adjournment

The meeting was adjourned at 1:45 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk

Columbia City Council Meeting Minutes
Tuesday, May 5, 2026

Call to Order

The Columbia City Council conducted a Regular Meeting on Tuesday, May 5, 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 4:06 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.

Pledge of Allegiance

Adoption of the Agenda

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve the adoption of the agenda subject to deferring **Item 18** (Ordinance No.: 2026-023 - Establishing the Vista Business Improvement District).

Mayor Rickenmann said we look forward to having that ready for our next meeting.

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.

Approval of Minutes

1. Council is asked to approve the April 21, 2026 Budget Workshop and Regular Meeting Minutes.

Upon a motion made by Mr. Bailey and seconded by Mr. Brown, Council voted unanimously to approve the April 21, 2026 Budget Workshop and Regular Meeting Minutes.

Presentations

2. Recognition of Mr. David Sharpe's Retirement - Mr. Clint E. Shealy, P.E., Assistant City Manager / Columbia Water

Mr. Clint Shealy, P.E., Assistant City Manager of Columbia Water recognized Mr. David Sharpe for more than 52 years of service with the City of Columbia, noting that he joined the workforce in March 1974. He praised Mr. Sharpe's dedication, attention to detail, problem-solving skills, and willingness to mentor maintenance staff. He also reflected on Mr. Sharpe's leadership during the 2015 flood and other emergency situations. He concluded by congratulating Mr. Sharpe on his retirement and thanking him for his years of service and commitment.

3. Alpha Psi Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. 91st Charter Day Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann thanked the brothers of the Alpha Psi Lambda Chapter of Alpha Phi Alpha Fraternity for their ongoing commitment to the community and for consistently carrying forward the legacy of fellow brother, Dr. Martin Luther King, Jr.

Mayor Rickenmann and members of the City Council proclaimed May 7, 2026 as Alpha Psi Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. 91st Charter Day in the City of Columbia.

Brother K. Allen Campbell, President of the Alpha Psi Lambda Chapter of Alpha Phi Alpha Fraternity, Inc., accepted the honor on behalf of its members and founders, noting the chapter's longstanding partnership with the City of Columbia. He expressed gratitude for the recognition and reaffirmed the fraternity's commitment to service and its principles of manly deeds, scholarship, and love for all mankind.

Councilor McDowell thanked the brothers of the Alpha Psi Lambda Chapter of Alpha Phi Alpha Fraternity for being part of the Divine Nine. He expressed appreciation for their service and unity, stating that while they may pledge differently, they are all brothers together.

4. National Small Business Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and members of City Council proclaimed May 3 – May 9, 2026 as Small Business Week in the City of Columbia.

Ms. Ayesha Driggers, Office of Business Opportunities Director provided an update on National Small Business Week activities and thanked City Council for their continued support. She highlighted a successful kickoff event held at Gather Cola, where the venue opened to host community members and local vendors. The 13th Annual Small Business Week Conference is taking place this week. Registration is closing early due to strong interest generated through expanded outreach and collaboration.

Ms. Melissa L. Lindler, South Carolina District Director / U.S. Small Business Administration recognized National Small Business Week and highlighted the critical role small businesses play in economic growth and community development. She thanked the Mayor and City Council for their support and reaffirmed the SBA's commitment to providing resources to entrepreneurs, while expressing appreciation for local small business owners.

5. National Bike Month and Bicycle Safety Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of City Council proclaimed May 2026 as National Bike Month and Bicycle Safety Month in the City of Columbia.

Ms. Nicole Broner, LEED GA, Multimodal Transportation Coordinator / Planning and Development Services highlighted the City of Columbia's ongoing efforts to expand safe, connected transportation networks. She noted key progress, including funding through the Richland County Transportation Penny, advancements under the Safe Streets for All program, and the use of a high-injury network map to guide safety improvements. She also shared updates on expanded bicycle way finding infrastructure and encouraged public engagement in upcoming projects and Bike Month activities.

Councilor Johnson acknowledged Mr. Reagan Freeman for his advocacy in promoting bicycle and pedestrian connectivity and for his efforts to support a more connected Columbia at the State House.

6. National Historic Preservation Month Proclamation — The Honorable Daniel J. Rickenmann, Mayor

   2025 Mabel Payne Historic Preservation Award — Ms. Amy Moore, Principal Planner / Planning and Development Services Department

Mayor Rickenmann and the members of City Council proclaimed May 2026 as National Historic Preservation Month in the City of Columbia.

Mayor Rickenmann shared that during his recent international travels, he had the opportunity to stand beside a building dating back to 1726. He noted the impressive preservation of historic structures alongside modern development and how seamlessly they contribute to quality of life. He thanked Planning and Development staff for their contributions to the city.

Ms. Rachel Walling, Senior Planner / Planning and Development Services noted that the City of Columbia, along with communities across the country, celebrate National Historic Preservation Month each May. She explained that the month highlights the impact of historic preservation in strengthening neighborhoods, conserving resources, supporting economic development and tourism, and preserving a sense of place and history.

Ms. Betsy Kleinfelder, Planner / Planning and Development Services highlighted a busy schedule of National Historic Preservation Month events, including a social media scavenger hunt featuring historic buildings, educational workshops on researching historic homes, a State House grounds tour, and hands-on sessions on brick repointing and window repair. She encouraged the public to participate.

Ms. Rachel Walling, Senior Planner / Planning and Development Services noted that the City presents the annual Mabel Payne Award to recognize outstanding leadership and stewardship in historic preservation. She announced the Cottontown/Bellevue Historic District Neighborhood Association as this year's recipient, citing their commitment to preserving neighborhood character. She added that their continued outreach and advocacy reflect a strong dedication to preserving Columbia's historic architecture and community identity.

Ms. Denise Wellman, President of Cottontown Neighborhood Association accepted the honor on behalf of the association. She expressed appreciation for the recognition and pride in

Cottontown's role as one of Columbia's historic districts. She noted the positive impact historic districts have on the city and reflected on a productive year for the neighborhood.

Ms. Teresa Wilson, City Manager took a moment of personal privilege to recognize Ms. Chanique Belton, Legislative Liaison to City Council, for her 15 years of service with the City of Columbia and presented her with a pin and certificate of appreciation.

Consent Agenda Items 7 through 21

Upon a single motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve **Consent Agenda Items 7** through **17** and **19** through **21. Item 18** was deferred.

7. Council is asked to approve the Purchase of Axon Camera Kits for the Columbia Police Department, as requested by the Fleet Services Division on March 24, 2026. Award to Axon Enterprises, Inc., using the South Carolina State Contract in the amount of $61,036.71. This vendor is located in Scottsdale, AZ.

   Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is $61,036.71.

8. Council is asked to approve funding for the Pavement of the Firing Range Parking Lot, as requested by the Columbia Police Department on December 2, 2025. Award to L-J, Inc., in the amount of $62,550.00. This vendor is located in Cayce, SC.

   Funding Source: Police Administrative Services - Paving and Asphalt Supplies (1012402-623500). The original budget amount is $62,550.00.

9. Council is asked to approve an Annual Contract Renewal for Target Solutions Software, as requested by the Columbia Fire Department on March 19, 2026. Award to Municipal Emergency Services, Inc., in the amount of $84,500.28. This vendor is located in Sandy Hook, CT.

   Funding Source: City of Columbia Fire Suppression - Software License (1012303-627510) $42,250.14 and Richland County Fire Administration - Software License (2082301-627510) $42,250.14. The original budget amount is $84,500.28.

10. Council is asked to approve a new Professional Services Contract for Design Services of a Warehouse and Offices for the Support Services Division at 1213 Flora Street, as requested by General Services on November 4, 2025. Award to GMK Associates, Inc., in an amount not to exceed $293,200.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date two (2) years from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC.

    Funding Source: General Capital Projects - 1213 Flora Street - Capital Project Costs (4039999-CP106004-658650). The original budget amount is $293,200.00.

    GMK Associates, Inc., is the prime and will provide design services at 45.53% ($133,500.00) of the total contract amount.

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

    Kimley-Horn and Associates, Inc., located in Columbia, SC will provide civil, structural, environmental engineering, and landscape architectural services at

46.04% ($135,000.00) of the total contract amount.

SAM, LLC, located in Columbia, SC will provide surveying services at 5.87% ($17,200.00) of the total contract amount.

Geo-Systems Design and Testing, located in Columbia, SC will provide geotechnical services at 2.56% ($7,500.00) of the total contract amount.

11. Council is asked to approve a new Construction Contract for the new Saluda River Comfort and Public Restroom Facility, as requested by the Parks and Recreation Department on February 5, 2026. Award to First Class Construction, LLC, in an amount not to exceed $463,210.67, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date two hundred seventy (270) days from commencement. This contractor is located in Columbia, SC.

    Funding Source: South Carolina Department of Parks, Recreation and Tourism Fund; General Capital Projects - Saluda River Access - Capital Project Costs (4039999-PK121003-658650). The original budget amount is $500,000.00.

    First Class Construction, LLC, is the prime and will provide construction services at 59.37% ($218,609.67) of the total contract amount.

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

    Electric Services, Inc., located in Columbia, SC will provide electrical services at 6.33% ($23,300.00) of the total contract amount.

    Derrick Plumbing, located in Lexington, SC will provide plumbing services at 12.29% ($45,240.00) of the total contract amount.

    Thacker & Wall Service Co., located in Mount Airy, NC will provide HVAC installation services at 6.87% ($25,300.00) of the total contract amount.

    Brabham Fence Co., located in Columbia, SC will provide fencing installation services at 3.50% ($12,875.00) of the total contract amount.

    Forte Construction Group, located in Elgin, SC will provide general contracting services at 11.65% ($42,886.00) of the total contract amount.

12. Council is asked to approve the Purchase of Vehicles for the Solid Waste Division, as requested by the Fleet Services Division on March 24, 2026. Award to multiple vendors using the Sourcewell Cooperative Contract in the amount of $793,728.00.

Item	Vendor and Location	Description	Procurement Method	Funding Source	Amount
a.	Carolina Environmental Systems, Inc. Kernersville, NC,	Heil Python 28 Yard Automated Side Loader Garbage Truck	Sourcewell Contract #110223-THC	Capital Replacement — Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget	$403,980.00

				amount is $403,980.00.	
b.	Peterbilt of Knoxville Knoxville,TN	2027 Peterbilt 520 RH Truck	Sourcewell Contract #032824-PMC	Capital Replacement — Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is $389,748.00.	$389,748.00
Total					**$793,728.00**

13. Council is asked to approve Contract Amendment #6 for Project SS7568; a Construction Manager At-Risk Project for Saluda River Force Main Extension, as requested by Columbia Water on March 13, 2026. Award to McClam & Associates, Inc., in an amount not to exceed $135,000.00. The current term of the contract ends on June 30, 2026 and this amendment extends the contract to June 30, 2027. This firm is located in Little Mountain, SC.

    Funding Source: Water and Sewer Capital Projects - Saluda River Force Main Extension - Capital Projects Cost (5529999-SS756801-658650). The current budget amount is $11,996,486.01. The budget amount for this amendment is $135,000.00. The total revised budget amount is $12,131,486.01.

14. Council is asked to approve Contract Amendment #6 for Project SS7568; Professional Services for Saluda River Force Main Extension, as requested by Columbia Water on April 2, 2026. Award to Stantec Consulting Services, Inc., in an amount not to exceed $254,008.00. The current term of the contract ends on June 30, 2026 and this amendment extends the contract to June 30, 2028. This firm is located in Columbia, SC.

    Funding Source: Water and Sewer Capital Projects - Saluda River Force Main Extension - Capital Projects Costs (5529999-SS756801-658650). The current budget amount is $1,909,449.00. The budget amount for this amendment is $254,008.00. The revised budget amount is $2,163,457.00.

    This is a Mentor Protégé Program project. Stantec Consulting Services, Inc. is the Mentor and will provide design, survey, permitting, and project coordination services at 94.14% ($239,113.00) of the amendment amount.

    Chao and Associates Inc., a Minority Business Enterprise, located in Columbia, SC is the protégé and will provide assistance with surveying at 5.86% ($14,895.00) of the amendment amount. The protégé participation for the overall project will be 22.33%.

15. Council is asked to approve Change Order #6 for Project SS7517, SS7518, and SS7519; Combined Sewer Repair Projects at Vine Street, Ansel Street, and Woodlake Drive, as requested by Columbia Water on March 19, 2026. Award to McClam & Associates, Inc., in an amount not to exceed $577,641.45. The current term of the contract ends on June 30, 2026 and this change order extends the contract to June 30, 2027. This firm is located in Little Mountain, SC.

Funding Source: Water and Sewer Capital Projects - Combined Sewer Repair Projects - Capital Project Costs (5529999-SS7517, SS7518, SS7519-658650). The current budget amount is $746,936.85. The budget amount for this change order is $577,641.45. The revised budget amount is $1,324,578.30.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 21% CDBE goal. CDBE participation on this change order is 6.84% and the CDBE participation for the overall project will be 23.55%.

McClam & Associates, is the prime and will provide general construction and pipe installation services at 78.83% ($455,341.45) of the change order 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), located in Columbia, SC, will provide surveying services at 0.78% ($4,500.00) of the change order amount.

LA Barrier & Sons, Inc., a Minority Business Enterprise and a Columbia Disadvantaged Business Enterprise (CDBE), located in Lexington, SC, will provide hauling services at 6.06% ($35,000.00) of the change order amount.

Horizontal Unlimited, Inc., located in Westminster, SC, will provide jack and bore installation services at 14.33% ($82,800.00) of the change order amount.

16. Council is asked to approve the purchase of additional Magnesium Hydroxide for the Metro Wastewater Treatment Plant, as requested by Columbia Water on March 31, 2026. Award to Premier Magnesia, LLC, in an amount not to exceed $594,000.00. The current term of the contract ends on June 30, 2026. This firm is located in Waynesville, NC.

    Funding Source: Utilities Metro Wastewater Treatment Plant - Chemicals (5516208-624800). The current budget amount is $2,176,200.00. The budget amount for this amendment is $594,000.00. The revised budget amount is $2,770,200.00.

17. Council is asked to approve Contract Amendment #4 for Work Order #2 Project WM4453 and SS7460; Carolina Crossroads Phases 3, 4, and 5 Engineering Services, as requested by Columbia Water on April 15, 2026. Award to CDM Smith, Inc., in an amount not to exceed $1,985,278.00. The current term of the contract ends on June 30, 2026 and this amendment extends the contract to December 31, 2028. This firm is located in Columbia, SC.

    Funding Source: Water and Sewer Capital Projects – Carolina Crossroads Water Main Relocation - Capital Project Costs (5529999-WM445301-658650) $1,324,180.00 and Water and Sewer Capital Projects – Carolina Crossroads Sanitary Sewer Relocation - Capital Project Costs (5529999-SS746001-658650) $661,098.00. The current budget amount is $2,756,881.00. The budget amount for this amendment is $1,985,278.00. The total revised budget amount is $4,742,159.00.

    This is a Mentor Protégé Program project. CDM Smith, Inc. is the mentor and will provide administrative project management services at 46.14% ($916,070.00) of the amendment amount.

CHA Consulting, Inc., located in Columbia, SC, is the protégé and will provide inspection of utility relocation construction, subsurface utility exploration (SUE), and technical support services at 53.86% ($1,069,208.00) of the amendment amount.

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

    The Public Hearing was held on April 14, 2026 and first reading approval was given on April 21, 2026.

19. 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

    First reading approval was given on April 21, 2026.

20. 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)

    First reading approval was given on April 21, 2026.

21. 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)

First reading approval was given on April 21, 2026.

Ordinances - Second Reading

22. 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

    First reading approval was given on April 21, 2026.

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted six to one [6 to 1] to give second reading approval to 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. Mr. Johnson, Mr. Bailey, Mr. Brown, Ms. Herbert, Mr. Brennan, and Mr. McDowell voted aye. Mayor Rickenmann voted nay.

Ordinances - First Reading

23. Ordinance No.: 2026-014 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02

Upon a motion made by Mr. Johnson and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2026-014 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02.

24. Ordinance No.: 2026-032 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26)

    Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

Upon a motion made by Mr. Bailey and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to Ordinance No.: 2026-032 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09,

11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26). Mr. Brennan abstained from voting due to a conflict of interest.

Councilor Brown said this is another great project in an area of Columbia that needs it.

25. Ordinance No.: 2026-033 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park)

    Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

26. Ordinance No.: 2026-038 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Convention Center District Business Park)

    Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

Mr. Jeff Palen, Assistant City Manager of Development & Finance / CFO explained that **Items 25** and **26** involve intergovernmental agreements between the City of Columbia and Richland County to establish multi-county industrial business park districts. He stated that future revenues generated within the districts would support the long-term operation and maintenance of the future riverfront park and the future expansion of the Convention Center and related infrastructure. He emphasized that the agreements reflect ongoing collaboration between the City and County and recognized Ms. Missy Gentry for her continued work on the project following her retirement.

Upon a single motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-033 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park) **and** Ordinance No.: 2026-038 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Convention Center District Business Park).

Councilor Brennan thanked staff for their work on these projects over the past several years, stating that the effort would help change the overall trajectory of the city, county, and Midlands. He noted that creating a long-term maintenance funding source was necessary before developing a major park and praised the collaboration between the City of Columbia and Richland County. He added that the agreements represent a creative approach to using private investment to support public infrastructure, parks, and recreational amenities, while also supporting future developments such as a Convention Center hotel and expansion and riverfront improvements.

Resolutions

27. Resolution No.: R-2026-011 - Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and We Love Five Points, LLC

    Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-011 — Authorizing the City Manager to

execute a Memorandum of Understanding between the City of Columbia, and We Love Five Points, LLC.

28. Resolution No.: R-2026-037 - 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 1637 Enoree Avenue, Richland County TMS# 11306-04-09

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2026-037 — 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 1637 Enoree Avenue, Richland County TMS# 11306-04-09.

Event Resolution Items

29. Resolution No.: R-2026-031 - Authorizing consumption of beer, wine, and liquor at the South Carolina Pride: OUTfest at the 1100 block of Park Street between Gervais Street and Senate Street on Saturday, June 6, 2026 with a rain date contingency of Saturday, June 13, 2026

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-031 — Authorizing consumption of beer, wine, and liquor at the South Carolina Pride: OUTfest at the 1100 block of Park Street between Gervais Street and Senate Street on Saturday, June 6, 2026 with a rain date contingency of Saturday, June 13, 2026.

Appointment of City Council Members to External Boards

30. Central Midlands Council of Governments

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to approve the appointment of The Honorable Sam P. Johnson to the Central Midlands Council of Governments.

Councilor Brennan expressed appreciation to Councilor Brown for his service on the Central Midlands Council of Governments, noting that significant progress has been made for the Midlands, Richland County, and the City of Columbia.

City Council Committee Reports, Referrals and New Business

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to refer a presentation from Gemini Arts to the Arts, Historic Preservation and Philanthropy Committee, as requested by The Honorable Tyler D. Bailey.

Councilor Johnson reported that the Health, Social, and Environmental Affairs Committee discussed several key initiatives to include the proposed expansion of riparian buffer zones in partnership with staff and the Congaree Riverkeeper; updates from the Tree and Appearance Commission on the tree canopy study; and the progress on Transportation Penny projects. He also noted upcoming updates to the Animal Services ordinance;

collaboration with Prisma Health on technology-driven health solutions; and continued efforts with community partners on neighborhood beautification initiatives.

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.

Mr. Wade Fulmer addressed concerns regarding conditions at certain community care and assisted living homes in Columbia, while also commending Ms. Charlene Rouse for providing quality and compliant care at her two facilities. He shared examples of alleged neglect and unsafe living conditions at other homes. He urged City Council to take a more active role in addressing nuisance, abuse, and neglect within such facilities.

Mayor Rickenmann asked Mr. Fulmer whether he had addresses for the locations where he observed these issues and whether the facilities were located within the city limits.

Mr. Wade Fulmer responded that the issues he referenced were within the city. He stated that during his years as a public health analyst, he witnessed situations where concerns raised by families to agencies such as DSS, Mental Health, and DHEC were not addressed until law enforcement intervened. He urged continued attention to those conditions within the community.

Ms. Tracy thanked City Council for the new pickleball court and posted rules at Finlay Park. She expressed excitement about the planned addition of pickleball courts at two other parks. She said, "Together, We Are Columbia."

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

Adjournment

The meeting was adjourned at 5:15 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk

Meeting Date:	**May 19, 2026**
Department:	**City Council Office**
From:	**Chanique Belton, Legislative Liaison to City Council**

Sarah Kay Wrenn, Miss South Carolina 2025 Day — The Honorable Sam Johnson

Background Summary:

Attachments:

1. Sarah Kay Wrenn, Miss South Carolina 2025 Day

City of Columbia
A Proclamation

WHEREAS, *the City Council of the City of Columbia, South Carolina, takes great pride in recognizing those hometown leaders who carry the spirit of our capital city wherever they go, representing us with grace, purpose, and a heart for service; and*

WHEREAS, *Miss Sarah Kay Wrenn, a proud daughter of Columbia, South Carolina, has been crowned Miss South Carolina 2025, exemplifying the poise, compassion, and determination that define the very best of our community; and*

WHEREAS, *with a servant's heart and a steadfast sense of purpose, Sarah Kay has dedicated her platform to advancing heart health awareness through her community service initiative, Heart Strong: Empowering the Next Generation of Lifesavers; and*

WHEREAS, *through her advocacy, she has worked tirelessly to expand CPR training, increase access to automated external defibrillators (AEDs), and promote life-saving education, reminding us all that in moments of crisis, preparation and compassion can make all the difference; and*

WHEREAS, *through her professional work with the American Heart Association, Sarah Kay has demonstrated exceptional leadership and dedication, helping raise more than $586,000 to support heart health initiatives while educating thousands of students across South Carolina; and*

WHEREAS, *Sarah Kay has also lent her voice to public policy efforts, including advocacy for the Smart Heart Act, working alongside leaders and educators to ensure that our schools are prepared, protected, and equipped with life-saving resources; and*

WHEREAS, *her commitment to service reflects the very heart of Columbia where leadership is rooted in kindness, and where giving back is simply a way of life;*

NOW, THEREFORE, I, Daniel J. Rickenmann, Mayor of Columbia, South Carolina, along with my fellow members of Columbia City Council, do hereby proclaim May 19, 2026, as

"Sarah Kay Wrenn, Miss South Carolina 2025 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

Meeting Date: **May 19, 2026**

Department: **City Council Office**

From: **Chanique Belton, Legislative Liaison to City Council**

Annual Asian American and Pacific Islander Business Day — The Honorable Daniel J. Rickenmann, Mayor

Background Summary:

Attachments:

1. Annual Asian American & Pacific Islander Business Day Proclamation

City of Columbia
A Proclamation

Whereas, *Asian American and Pacific Islander (AAPI) Heritage Month is observed annually in the United States during the month of May, recognizing and celebrating the rich histories, diverse cultures, and significant contributions of Asian Americans and Pacific Islander Americans to the growth, innovation, and success of our nation; and*

Whereas, *the Asian American community represents one of the most diverse and rapidly growing populations in the United States, with more than 24 million individuals tracing their heritage to over 20 countries across East Asia, Southeast Asia, and the Indian subcontinent, each contributing unique languages, traditions, and cultural identities, Native Hawaiian and Pacific Islander (NHPI) communities, representing more than 1.6 million people in the United States, enrich our nation through vibrant cultural traditions and strong community values; and Asian American and Pacific Islander entrepreneurs play a vital role in strengthening the U.S. economy, with more than 3 million AAPI-owned businesses contributing to innovation, job creation, and economic resilience; and*

Whereas, *the City of Columbia is strengthened by a growing network of Asian American and Pacific Islander churches, cultural organizations, and community groups that provide spaces for faith, service, cultural preservation, youth development, and community connection; and*

Whereas, *Mota Crosslinking Business Academy proudly celebrates Asian American and Pacific Islander individuals and honors the achievements of business owners, entrepreneurs, faith leaders, and community advocates who continue to inspire growth, collaboration, and opportunity within the City of Columbia; and*

Whereas, *the City of Columbia is strengthened by a growing network of Asian American and Pacific Islander churches, cultural organizations, and community groups, including multicultural and Asian-led congregations, that provide spaces for faith, service, cultural preservation, youth development, and community connection, while offering essential spiritual guidance and reflecting the rich diversity of languages, traditions, and shared values within the AAPI community; and*

Whereas, *the City of Columbia is home to a growing and vibrant network of Asian American and Pacific Islander-owned businesses—including food service, beauty and personal care, wellness, retail, and other professional and service-based industries—which reflect the entrepreneurial spirit and cultural heritage of the AAPI community, contributing to a broader ecosystem of more than 50 establishments across the Columbia area and playing a vital role in economic growth, job creation, and the cultural diversity of the city; and*

Whereas, *the City of Columbia affirms its commitment to fostering an inclusive environment that values diversity, supports minority-owned businesses, and uplifts the voices and contributions of all communities;*

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 that this city honors and recognizes May 27, 2026 as

"Annual Asian American & Pacific Islander Business 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

Meeting Date: **May 19, 2026**

Department: **City Council Office**

From: **Chanique Belton, Legislative Liaison to City Council**

Asian American and Pacific Islander Heritage Month Proclamation — The Honorable Sam Johnson

Background Summary:

Attachments:

1. Asian American and Pacific Islander Heritage Month

City of Columbia
A Proclamation

WHEREAS, *the City of Columbia proudly honors the rich cultural diversity that strengthens and enriches our community; and*

WHEREAS, *Asian American and Pacific Islander (AAPI) communities have contributed immeasurably to Columbia's civic, cultural, educational, and economic life, enhancing the vibrancy and resilience of our city; and*

WHEREAS, *AAPI Heritage Month provides an opportunity to recognize and celebrate the histories, cultures, traditions, and achievements of residents whose roots span across East Asia, South Asia, Southeast Asia, the Pacific Islands, and the Native Hawaiian community; and*

WHEREAS, *AAPI residents continue to advance Columbia through leadership in business, education, public service, healthcare, the arts, and community engagement, strengthening the values of inclusion, understanding, and connection that define our city; and*

WHEREAS, *the City of Columbia reaffirms its commitment to fostering an environment where all residents feel welcomed, respected, and able to participate fully in civic and community life;*

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

"Asian American and Pacific Islander Heritage 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

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

Meeting Date: **May 19, 2026**

Department: **City Clerk's Office**

From: **Erika Hammond, City Clerk**

City of Columbia Entrepreneurial Month Proclamation — The Honorable Sam Johnson

Background Summary:

Attachments:

1. City of Columbia Entrepreneurial Month Proclamation

City of Columbia
A Proclamation

WHEREAS, *as America marks its 250th startup birthday in 2026, we must celebrate the entrepreneurial spirit that built our nation, states, and cities, forged by starters, makers, doers, and dreamers who pursued a better future;*

WHEREAS, *the American Dream is at risk, and because America belongs to the living generation, it is our turn to renew the nation's entrepreneurial spirit;*

WHEREAS, *entrepreneurs are essential to fostering economic prosperity, creating homegrown jobs, raising incomes, generating wealth, building stronger communities, diversifying goods and services, and reducing inequality and poverty;*

WHEREAS, *each of us has the power to be a Founder of our nation's future, and we encourage every resident to take action that builds a more perfect union; and*

WHEREAS, *entrepreneurs have played a critical role in revitalizing the City of Columbia and it is fitting to publicly recognize and celebrate the vital contributions of entrepreneurs to the prosperity and well-being of our community.*

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

"City of Columbia Entrepreneurial Month"

in the great City of Columbia and urge my fellow citizens to recognize and participate in celebrate its entrepreneurs and entrepreneurial spirit throughout 2026.

_____
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

Meeting Date:	**May 19, 2026**
Department:	**Public Works**
From:	**Robert Anderson, Director**

Public Works Week Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Background Summary:

Attachments:

1. National Public Works Week May 2026

City of Columbia
A Proclamation

WHEREAS, *public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Columbia; and,*

WHEREAS, *these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and*

WHEREAS, *it is in the public interest for the citizens, civic leaders and children in Columbia to gain knowledge, maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and*

WHEREAS, *all citizens are encouraged to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute and recognize the substantial contributions of our public works professionals, engineers, managers, and employees; and*

WHEREAS, *the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association 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 that this city honors and recognizes

May 17-23, 2026 as National Public Works Week

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

Samuel P. Johnson
At-Large, Council Member

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Funding for Repairs on a Solid Waste Refuse Truck, as requested by the Fleet Services Division on April 8, 2026. Award to Cedar Creek Collision, Inc., in the amount of $77,808.90. This vendor is located in Winnsboro, SC.

Funding Source: Equipment Services Fuel Parts and Repair - Outside Repairs (6308970-672800). The original budget amount is $77,808.90.

Background Summary:

Attachments:

1. May 6 2026 Council Memo - Fleet Services Item 7
2. Cedar Creek Collision Quote

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 Lizewski, Department of Procurement and Contracts

DATE: May 12, 2026

SUBJECT: Recommendation for Approval the purchasing of repairs to a Solid Waste Garbage Truck, as requested by the General Services Department.

The Department of Procurement of Contracts, in coordination with the General Services Department, respectfully requests your review and approval of the purchasing of repairs and replacement of parts and equipment to vehicle number 26099 (HR073) in the amount of $77,808.90.

These services were necessary repairs due to vehicle accident. These services will be funded using the City of Columbia Solid Waste Department FY25-26 operations budget.

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



Cedar Creek Collision

9119 State hwy 269

Winnsboro, SC 29180

Phone: (803) 635-4166 Fax: (803) 712-9434

Email: Jakehobgood@cedarcreekcollision.com Tax ID: 20-4851962

Date:	10/7/2025	Year:	2023
Reference #:	029680008944	Make:	FREIGHTLINER
Estimated By:	Justin Hobgood	Model:	114SD
Name:	City of Columbia SC	Unit #:	HR073

Address:	2910 Colonial Dr	VIN:	1FVHG3FE3PHUK2931
City/State/Zip:	Columbia, SC 29203	Style:	MDHD: Conventional
Phone:	803-545-3806	Plate/State:	N/A -
Cell Phone:	843-453-7066	WMI:	FIN:
Purchase Order:		Odometer:	N/A
Customer Number:	029680008944	Color:	White
Claim Contact:		Date Of Loss:	
Contact Title:		Authorized By:	
Contact Phone:	x	Claim Number:	
Contact Email:		RO:	R239845

	Operation	Description	Part #	Type		Labor	Paint	----------Parts----------		Misc
		-------- Front Bumper --------								
1	R&I	Front Bumper Bar, Black				1.20				
		-------- Hood & Grille --------								
2	Replace	Hood Shell (w/o Access Door)	Z17-20428-014	New		7.40	7.80	1 @ $15,502.56	$15,502.56	
3		Drill for Hood Mounted Directional (Left)			AddLbr	0.20				
4		Drill for Hood Mounted Directional (Right)			AddLbr	0.20				
5		Aim Head Lamps			AddLbr	0.50				
6		Drill for Fender Mirrors, Dual			AddLbr	0.60				
7		Add to R&I Dual Fender Mounted Mirrors			AddLbr	0.60				
8	Replace	Hood Strut (Right)	A17-20973-000	New		0.40		1 @ $244.38	$244.38	
9	Replace	Hood Latch (Right)	17-12438-000	New	Incl			1 @ $77.40	$77.40	
10	Replace	Hood Catch (Left)	17-13788-000	New		0.20		1 @ $9.10	$9.10	
11 ^	Replace	Wheel Well Extension - Hood Mounted (Left)	17-19337-002	New		1.50		1 @ $68.90	$68.90	
12	Replace	Air Vent, Chrome (Left)	A17-19088-001	New		0.60		1 @ $236.79	$236.79	
13	Replace	Headlamp Assembly (Left)	A06-88632-006	New	Incl			1 @ $360.51	$360.51	
14	Replace	Side Signal Lamp (Left)	A06-71928-000	New		0.30		1 @ $165.44	$165.44	
15	Replace	Hood Unit Numbers	HR073	New		0.30		1 @ $48.30	$48.30	
		-------- HVAC --------								
16	Replace	Drier	ABP N83 3719895	A/M	M	1.00		1 @ $87.74	$87.74	
17		Charge A/C			AddLbr M	1.40				
18		Recover Freon			AddLbr M	0.30				
19	R&I	Condenser			M	1.10				
		-------- Charge Air Cooler --------								
20	R&I	Charge Air Cooler			M	1.00				
		-------- Cooling --------								
21	R&I	Radiator Assembly			M	4.00				

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Cedar Creek Collision

9119 State hwy 269

Winnsboro, SC 29180

Phone: (803) 635-4166 Fax: (803) 712-9434

Email: Jakehobgood@cedarcreekcollision.com Tax ID: 20-4851962

Date:	10/7/2025	Year:	2023
Reference #:	029680008944	Make:	FREIGHTLINER
Estimated By:	Justin Hobgood	Model:	114SD
Name:	City of Columbia SC	Unit #:	HR073

		Operation	Description	Part #	Type			Labor	Paint	----------Parts----------		Misc
			-------- Engine & Transmission --------									
22	*		Inspect Engine Bearings		Sublet		M					$3,000.00
			-------- Front Steering --------									
23		Replace	Steering Wheel	A14-15697-000	New		M	0.80		1 @	$206.43	$206.43
24	*	Replace	Steering Column Cover, Upper	A22-61663-000	New		M	0.20		1 @	$57.36	$57.36
25	^	Replace	Steering Column Cover, Lower	22-61660-000	New		M	0.20		1 @	$52.50	$52.50
			-------- Wheels & Tires - Painted --------									
26	*	Replace	Rear Wheel - Outer - Axle #1 (Left)	ACC 29169PKWHT21	New			1.40		1 @	$292.13	$292.13
27		Replace	Rear Wheel - Outer - Axle #1 (Right)	ACC 29169PKWHT21	New			1.40	1.00	1 @	$292.13	$292.13
			-------- Front Axle & Brakes --------									
28		Replace	Hub Assembly, Front (L/S)	CM 10081311	New		M	1.80		1 @	$537.51	$537.51
29	^	Replace	Hub Oil	75W90	Mtrls		M			1 @	$44.13	$44.13
30		Replace	Dust Cap (Left)	CHR 1643	A/M	Incl	M			1 @	$35.10	$35.10
31	^	Replace	Gasket - Dust Cap (Left)	STM 330 31 22	New	Incl	M			1 @	$2.82	$2.82
32	^	Replace	Wheel Nuts - Front (Left)	OKA WNM222TIXY	New	Incl	M			10 @	$6.14	$61.40
			-------- Front Suspension (Left) --------									
33		Replace	Shock Absorber, Front (Left)	ABP N32 G900077	A/M		M	0.50		1 @	$86.40	$86.40
34		Replace	Bracket, Shock Absorber (Left)	10-13641-000	New	Incl	M			1 @	$37.93	$37.93
35		Replace	Spring, Front (Left)	A16-16436-000	New		M	2.20		1 @	$1,144.66	$1,144.66
36		Replace	U-Bolt, Front (each)	A 681 322 04 25	New	Incl	M			2 @	$54.17	$108.34
			-------- Front Suspension (Right) --------									
37		Replace	Shock Absorber, Front (Right)	ABP N32 G900077	A/M		M	0.50		2 @	$86.40	$172.80
38		Replace	Spring, Front (Right)	A16-16436-000	New		M	2.20		1 @	$1,144.66	$1,144.66
39		Replace	U-Bolt, Front (each)	A 681 322 04 25	New	Incl	M			2 @	$54.17	$108.34
			-------- Fender Extensions --------									
40	*	Replace	Fender Extension (Left)	A17-19819-010	New			1.30		1 @	$459.18	$459.18
41			Add to R&I Mud Flap			AddLbr		0.30				
42	^	Replace	Wheel Well Extension - Fender (Left)	17-19338-002	New			1.50		1 @	$74.52	$74.52
43		Replace	Fender Extension Bracket (Left)	A17-19944-000	New			0.50		1 @	$69.35	$69.35
44	^	Replace	Tube Support, Outer - Fender (Left)	A17-19529-000	New			0.30		1 @	$88.03	$88.03
45	^	Replace	Tube Support, Inner - Fender (Left)	A17-19530-000	New			0.30		1 @	$56.30	$56.30
			-------- Cowl & Firewall --------									
46	*	Replace	Cowl Side Panel (Left)	18-65976-002	New			2.20	2.00	1 @	$189.73	$189.73
47			*Cowl Side Panel (Left) to Fender Extension (Left)*			*Adj*			*-0.40*			
			-------- Day Cab Exterior --------									
48		Replace	Day Cab Shell	406F/UK2931 CAB	New			29.00	16.00	1 @	$15,725.10	$15,725.10

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Cedar Creek Collision

9119 State hwy 269

Winnsboro, SC 29180

Phone: (803) 635-4166 Fax: (803) 712-9434

Email: Jakehobgood@cedarcreekcollision.com Tax ID: 20-4851962

Date:	10/7/2025	Year:	2023
Reference #:	029680008944	Make:	FREIGHTLINER
Estimated By:	Justin Hobgood	Model:	114SD
Name:	City of Columbia SC	Unit #:	HR073

		Operation	Description	Part #	Type		Labor	Paint	----------Parts----------			Misc
49			*Day Cab Shell to Fender Extension (Left)*			*Adj*		*-0.40*				
50	*	Replace	Antifreeze, Extended Duty	RED 50/50	Mtrls	AddPrt			11 @	$13.78	$151.58	
51	*	Replace	VIN Decal	406X/VIN	Mtrls	AddPrt			1 @	$118.40	$118.40	
52			Add for Inside - Day Cab Shell			AddPnt		6.40				
53			Add Electronic Engine Controls			AddLbr	3.50					
54			Add for Heating/Power Mirror			AddLbr	0.50					
55			Add for Power Windows/Locks			AddLbr	1.60					
56			Add for Rear Window			AddLbr	1.00					
57			Add to Adjust Cab Height			AddLbr	0.50					
58			Add to Clean & Re-Tape Emblems			AddLbr	0.20					
59			Add to R&I Air Horn			AddLbr	0.40					
60			Add with ABS			AddLbr	4.00					
61			Add with Single Vertical Exhaust			AddLbr	1.00					
62			Align Cab to Cab Mounts			AddLbr	1.50					
63		Replace	Large Grab Handle (Left)	18-42170-000	New	Incl			1 @	$81.95	$81.95	
64	*	Replace	Cab Shock (Each)	GBL 83040	A/M		0.60		2 @	$61.66	$123.32	
65	^	Replace	Cab Air Spring (Each)	18-73178-000	New		0.60		2 @	$109.28	$218.56	
			-------- Day Cab Interior --------									
66	*	R&I	R&I Interior (Standard)				11.00					
67	*	Replace	Headliner	W18-00785-068	New	Incl			1 @	$516.10	$516.10	
68	*	Replace	Seat Belt Assembly (Left)	IMM F154140K	New	Incl			1 @	$94.11	$94.11	
69	*	Replace	Back Panel Trim	W18-00880-005	New	Incl			1 @	$751.39	$751.39	
			-------- Door (Left) --------									
70		Replace	Mirror Assembly (Heated) (Left)	A22-74243-048	New		2.00		1 @	$774.16	$774.16	
			-------- Frame --------									
71			Adjust Front & Rear Alignment			M	4.00					
72			Set Up and Measure Frame			F	3.50					
73	*		Pull to Align Frame Rails (Twisted)			F	12.00					
74	*		Pull to Align Frame Rails (Sway)			F	8.00					
75	^		Add to Loosen Engine & Transmission Mounts			M	1.50					
			-------- Fuel Tank (Left) --------									
76	*	Replace	Fuel Tank (Left)	A03-39646-180	New		1.40		1 @	$1,620.45	$1,620.45	
77			Drain & Refill Fuel Tank			AddLbr	0.50					
78		Replace	Fuel Tank Strap (Each) (Left)	A03-38720-000	New	Incl			2 @	$242.86	$485.72	
79		Replace	Upper Step (Left)	22-73639-110	New		0.30		1 @	$179.11	$179.11	
80		Replace	Lower Step (Left)	22-73639-110	New		0.30		1 @	$179.11	$179.11	
			-------- Vertical Single Exhaust --------									
81	*	Replace	Elbow Pipe, Upper	A04-32326-000	New	M	1.50		1 @	$447.79	$447.79	

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Cedar Creek Collision

9119 State hwy 269

Winnsboro, SC 29180

Phone: (803) 635-4166 Fax: (803) 712-9434

Email: Jakehobgood@cedarcreekcollision.com Tax ID: 20-4851962

Date:	10/7/2025	Year:	2023
Reference #:	029680008944	Make:	FREIGHTLINER
Estimated By:	Justin Hobgood	Model:	114SD
Name:	City of Columbia SC	Unit #:	HR073

	Operation	Description	Part #	Type	Labor	Paint	----------Parts----------	Misc
		-------- Maintenance & Service --------						
82		Diagnose & Clear Codes			M			
83		Check All Fluid Levels & Lamps			0.30			
84	*	Clean Up Broken Glass			1.00			
85	*	Pressure Wash Unit		New	6.00			
86	*	Road Test			1.00			
		-------- Calculated Values --------						
87	^	Shop Supplies		Mtrls				$1,391.00
88	^	Hazardous Waste						$5.00
89	^	Two stage paint.				8.60		
90	^	Paint Materials		Mtrls				$2,460.00

An '*' indicates user change of database part and '^' indicates manually entered or custom database rows.

Estimate Notes:

Summary	Amount	Rate	Disc	Total
Body Labor	91.4	$120.00	0.00%	$10,968.00
Paint Labor	41.0	$120.00	0.00%	$4,920.00
Mechanical	24.2	$165.00	0.00%	$3,993.00
Frame	23.5	$170.00	0.00%	$3,995.00
Misc. Labor	0.0	$120.00	0.00%	$0.00
Parts	$43,589.72		0.00%	$43,589.72
Misc.				$6,856.00
Sub-total				$74,321.72
Sales Tax				0.00
Total				$74,321.72
Betterment				$0.00
Deductible				$0.00
Grand Total				$74,321.72

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Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using South Carolina State Contracts in the amount of $132,681.34.

Item	Vendor and Location	Description	Procurement Method	Funding Source	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	One (1) 2026 Chevrolet Silverado PPV 1500 4WD Crew Cab Truck for the Columbia Police Department, as requested on April 17, 2026.	South Carolina State Contract #4400035155	Capital Replacement — Auto, Trucks, Heavy Equipment—Capital (6308972-658500). The original budget amount is $51,494.34.	$51,494.34
b.	COS Chevrolet, LLC dba Hendrick Chevrolet Charlotte, NC	One (1) 2026 Chevrolet Silverado 4WD Crew Cab Truck with Knapheide Body and Crane Upfit for the Metro Wastewater Treatment Plant, as requested on March 27, 2026.	South Carolina State Contract #4400037566	Utilities Metro Wastewater Plant — Auto, Trucks, Heavy Equipment-Capital (5516208-658500). The original budget amount is $81,187.00.	$81,187.00
Total					**$132,681.34**

Background Summary: Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

Attachments:

1. May 6 2026 Council Memo - Fleet Services Item 8
2. Alan J Quote
3. Hendrick Chevrolet Quote

4. Hendrix Chevrolet Council Memo

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 Lizewski, Department of Procurement and Contracts

DATE: May 6, 2026

SUBJECT: Recommendation for Approval for Purchase of vehicles for the City of Columbia Police Department and the Metro Wastewater Treatment Plant as requested by the Fleet Services Division.

The Department of Procurement of Contracts, in coordination with the General Services Department, respectfully requests your review and approval of the purchase of vehicles and equipment for the City of Columbia Police Department and the Metro Wastewater Treatment Plant by the Fleet Services Division.

Item	Vehicle	Department	Price	Funding Source
a.	1 – 2026 Chevrolet Silverado 1500 4WD Crew Cab	Police Department	$51,494.34	Capital Replacement Program FY 2025-2026
b.	1 – 2026 Chevrolet Silverado 4WD Crew Cab with Knapheide Body and Crane Upfit	Metro Wastewater Treatment Plant	$81,187.00	Department Capital Metro Wastewater Treatment Plant FY 2025-2026
Total Amount: $132,681.34				

This purchase utilizes State Contract and cooperative purchase agreements for vehicles and equipment. Item (a) is a vehicle that is a capital replacement and funded from the capital lease purchase program FY25/26. Item (b) is vehicle and equipment that is a capital replacement and funded from the department's operating budget capital for FY25/26.

***Capital Lease Purchase Program**

The City utilizes a capital lease purchase program for the replacement of General Fund rolling stock and technology refresh. Although referred to as a lease program, this is a financing mechanism for the City's capital outlays replacement program for General Fund departments. Vehicles and equipment include police patrol vehicles, fire trucks, solid waste trucks, dump trucks and other vehicles and heavy equipment associated with General Fund departments.

The Capital Lease Program has typically been a 7 year lease and the annual lease payment is included in the General Fund Budget. The issuance of $4,000,000 is based upon the replacement schedule for the year and the capacity of the General Fund for the lease payment.

Issuance of the lease takes is generally approved by City Ordinance during November or December City Council meetings. The procurement of vehicles begins as early as July due to the lead time it often takes for vehicles, especially heavy equipment and in particular fire apparatuses. Purchases take place throughout the fiscal year, depending upon availability. While the purchase of the vehicles begins before the lease is issued, the delivery and receipt of the vehicles or equipment occurs after the lease is issued.

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

Contract Number:	2026 - 4400035155
Quote ID:	71559
Agency:	COLUMBIA, CITY OF (SC)
Date:	4/29/2026

Thank you from the Alan Jay Fleet Team for the opportunity to provide this quotation for (1) 2026 CHEVY SILVERADO 1500 CREW CAB 4WD 9C1 POLICE 5.5' BED, please review carefully and contact us with any errors or changes.

MSRP:	$56,487.00
Base Price:	$46,989.00
Factory Options:	$2,819.34
Aftermarket Options:	$1,686.00
Purchase Total:	$51,494.34

Per attached vehicle specifications.

This quotation is valid as long as the manufacturer is accepting orders for the model year specified. Purchase orders received after factory order cutoff may not be honorable. The vehicle(s) offered on this quotation will be ordered in the color(s) listed. Please contact your Alan Jay sales representative with any questions you have on this quote.

Quoted By: MATT FORTE / 904-505-9682 / Matt.Forte@AlanJay.com

ALAN JAY FLEET SALES

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4216		WWW.ALANJAY.COM	Quote 71559-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 904-505-9682 FAX 863-402-4221		Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200

ORIGINAL QUOTE DATE
4/17/2026

PRICE QUOTE FORM

REVISED QUOTE DATE
4/29/2026

REQUESTING AGENCY **COLUMBIA, CITY OF (SC)**
CONTACT PERSON **BILLY BOWERS** EMAIL WILLIAM.BOWERS@COLUMBIASC.GOV
PHONE **803-545-3811** MOBILE FAX

PRICED IN ACCORDANCE STATE OF SOUTH CAROLINA CONTRACT #:2026 - 4400035155

MODEL CK10543 1WT **MSRP** $56,487.00

2026 CHEVY SILVERADO 1500 CREW CAB 4WD 9C1 POLICE 5.5' BED

CUSTOMER ID

GOVERNMENT PRICE **$46,989.00**

BED LENGTH	5.5' Bed

*** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.*

FACTORY OPTIONS	DESCRIPTION	
L84	Engine, 5.3L EcoTec3 V8	$0.00
MI2	Transmission, 10-speed automatic, electronically controlled	$0.00
GAZ	Summit White	$0.00
H2G	Jet Black, Vinyl seat trim	$0.00
1WT	OPTIONS Work Truck Preferred Equipment Group	$0.00
5J1	Calibration, keyless remote panic button exterior lights/horn disable	$0.00
5J3	Calibration, Surveillance Mode Interior & Exterior Lighting	$0.00
5J9	Calibration, taillamp flasher, Red/White	$0.00
5LO	Calibration, taillamp flasher, Red/Red	$0.00
6J3	Wiring Provisions for grille lamps and siren speakers	$0.00
6J4	Wiring Horn and siren circuit	$0.00
6J7	Flasher System	$0.00
9C1	Police Pursuit Package	$0.00
AKO	Glass, deep-tinted	$0.00
AMF	Remote Keyless Entry Package	$0.00
AZ3	Seats, front 40/20/40 split-bench	$0.00
C49	Defogger, rear-window electric	$0.00
C5Y	GVWR, 7100 lbs. (3221 kg)	$0.00
CTT	Hitch Guidance	$0.00
DLF	Mirrors, outside heated power-adjustable	$0.00
FE9	Emissions, Federal requirements	$0.00
G80	Auto-locking rear differential	$0.00
GEZ	Ship Thru, Produced in Silao Assembly and shipped to Kerr Industries (Arlington). Returned to Arlington Assembly for shipping to final destination.	$0.00
GU5	Rear axle, 3.23 ratio	$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	$0.00
J55	Brakes, Heavy-Duty 4-wheel antilock, 4-wheel disc	$0.00
JHD	Hill Descent Control	$0.00
K47	Air filter, heavy-duty	$0.00
KC4	Cooling, external engine oil cooler	$0.00
KC9	Power outlet, bed mounted, 120-volt	$0.00
KI4	Power outlet, interior power outlet, 120-volt	$0.00
KNP	Cooling, auxiliary external transmission oil cooler	$0.00
NQH	Transfer case, two-speed	$0.00
NZZ	Skid Plates	$0.00
PCV	WT Convenience Package	$0.00

PRICED IN ACCORDANCE STATE OF SOUTH CAROLINA CONTRACT #: 2026 - 4400035155

PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) Black painted steel	$0.00
QAE	Tires, 275/60R20SL all-terrain, blackwall	$0.00
QT5	Tailgate, gate function manual with EZ Lift	$0.00
RMW	Tire, spare 275/60R20 all-terrain, blackwall	$0.00
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap	$0.00
UBI	USB ports, rear, dual, charge-only	$0.00
VK3	License plate kit, front	$0.00
VZ2	Speedometer calibration	$0.00
Z71	Z71 Off-Road Package	$0.00
Z82	Trailering Package	$0.00
DMU	Dealer Markup	$2,819.34
DISCOUNT	[Base Price] - [Government Discount] + [Draft] = [Vehicle Cost] $52,389.00 - $5,400.00 + $0.00 = $46,989.00	$0.00
		$0.00
		$0.00
	FACTORY OPTIONS	**$2,819.34**

AFTERMARKET OPTIONS	**DESCRIPTION**	
SC CD FEE	COURTESY DELIVERY -DROP SHIP- TO LOCAL VENDOR FOR PDI AND DELIVERY.	$636.00
LT SPRAY	Kevlar spray in liner installed in cargo area.	$631.00
LT CAB STEPS	Tubular nerf bar running boards to state contract specifications.	$419.00
	AFTERMARKET OPTIONS	**$1,686.00**

TRADE IN

TOTAL COST **$51,494.34**

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

TOTAL COST LESS TRADE IN(S) **QTY** **1** **$51,494.34**

Estimated Annual payments for 60 months paid in advance: $11,839.61

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments **QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS**

VEHICLE QUOTED BY **MATT FORTE** **GOVERNMENT ACCOUNT MANAGER** Matt.Forte@AlanJay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time. I am always happy to be of assistance.

Alan Jay Automotive Management
Matt Forte | 904-505-9682 | matt.forte@alanjay.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck — MSRP:$46,000.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 5.3L EcoTec3 V8

Transmission, 10-speed automatic, electronically controlled

OPTIONS

CODE	MODEL		MSRP
CK10543	[Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck		$46,000.00
	OPTIONS		
1WT	Work Truck Preferred Equipment Group		$0.00
5J1	Calibration, keyless remote panic button exterior lights/horn disable	Inc.	
5J3	Calibration, Surveillance Mode Interior & Exterior Lighting	Inc.	
5J9	Calibration, Taillamp Flasher, Red/White	Inc.	
5LO	Calibration, Taillamp Flasher, Red/Red	Inc.	
6J3	Wiring Provisions for grille lamps and siren speakers		$207.00

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Data Version: 28265. Data Updated: Apr 17, 2026 1:48:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)

6J4	Wiring Horn and siren circuit		$105.00
6J7	Flasher System	Inc.	
9C1	Police Pursuit Package		$4,570.00
AKO	Glass, deep-tinted	Inc.	
AMF	Remote Keyless Entry Package		$75.00
AZ3	Seats, front 40/20/40 split-bench		$0.00
C49	Defogger, rear-window electric	Inc.	
C5Y	GVWR, 7100 lbs. (3221 kg)	Inc.	
CTT	Hitch Guidance	Inc.	
DLF	Mirrors, outside heated power-adjustable	Inc.	
FE9	Emissions, Federal requirements		$0.00
G80	Auto-locking rear differential	Inc.	
GAZ	Summit White		$0.00
GEZ	Ship Thru, Produced in Silao Assembly and shipped to Kerr Industries (Arlington). Returned to Arlington Assembly for shipping to final destination.	Inc.	
GU5	Rear axle, 3.23 ratio	Inc.	
H2G	Jet Black, Vinyl seat trim		$0.00
IOR	Audio system, Chevrolet Infotainment 3 system		$0.00
J55	Brakes, Heavy-Duty 4-wheel antilock, 4-wheel disc	Inc.	
JHD	Hill Descent Control	Inc.	
K47	Air filter, heavy-duty	Inc.	
KC4	Cooling, external engine oil cooler	Inc.	
KC9	Power outlet, bed mounted, 120-volt	Inc.	
KI4	Power outlet, interior power outlet, 120-volt	Inc.	
KNP	Cooling, auxiliary external transmission oil cooler	Inc.	
L84	Engine, 5.3L EcoTec3 V8		$1,595.00
MI2	Transmission, 10-speed automatic, electronically controlled	Inc.	
NQH	Transfer case, two-speed	Inc.	
NZZ	Skid Plates	Inc.	
PCV	WT Convenience Package		$565.00
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) Black painted steel	Inc.	
QAE	Tires, 275/60R20SL all-terrain, blackwall	Inc.	

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Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (Complete)

QT5	Tailgate, gate function manual with EZ Lift		$150.00
RMW	Tire, spare 275/60R20 all-terrain, blackwall	Inc.	
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap	Inc.	
UBI	USB ports, rear, dual, charge-only	Inc.	
VK3	License plate kit, front		$0.00
VZ2	Speedometer calibration	Inc.	
Z71	Z71 Off-Road Package		$0.00
Z82	Trailering Package		$425.00
	SUBTOTAL		**$53,692.00**
	Adjustments Total		$0.00
	Destination Charge		$2,795.00
	TOTAL PRICE		**$56,487.00**

FUEL ECONOMY

Est City:14 MPG

Est Highway:17 MPG

Est Highway Cruising Range:408.00 mi

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Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)

Standard Equipment

Package	
	Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam
Mechanical	
	Durabed, pickup bed
	Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD) (Not available with (Z71) Z71 Off-Road Package, (VYU) Snow Plow Prep Package or (ZW9) pickup bed delete.)
	Transmission, 8-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Included and only available with (L3B) TurboMax engine. Requires (AZ3) front 40/20/40 split-bench seats.)
	Rear axle, 3.42 ratio
	GVWR, 7000 lbs. (3175 kg) (STD) (Requires Crew Cab or Double Cab 4WD model and (L3B) TurboMax engine.)
	Push Button Start
	Automatic Stop/Start (Not available with (5W4) Special Services Package, (9C1) Police Pursuit Package or (FHS) E85 FlexFuel capability.)
	Transfer case, single speed electronic Autotrac with push button control (4WD models only)
	Four wheel drive
	Battery, heavy-duty 730 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power
	Alternator, 220 amps (Included with (L3B) TurboMax engine, (VYU) Snow Plow Prep Package, (5W4) Special Service Package or (9C1) Police Pursuit Package.)
	Recovery hooks, front, frame-mounted, Black
	Frame, fully-boxed, hydroformed front section
	Suspension Package, Standard
	Steering, Electric Power Steering (EPS) assist, rack-and-pinion
	Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
	Brake lining wear indicator
	Capless Fuel Fill
	Exhaust, single outlet
Exterior	
	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel (STD)
	Tires, 255/70R17 all-season, blackwall (STD)

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Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)

Exterior	
	Tire, spare 255/70R17 all-season, blackwall (STD) (Included with (QBN) 255/70R17 all-season, blackwall tires.)
	Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare
	Tire carrier lock, keyed cylinder lock that utilizes same key as ignition and door
	Bumpers, front, Black (semi-gloss)
	Bumpers, rear, Black (semi-gloss)
	CornerStep, rear bumper
	Cargo tie downs (12), fixed rated at 500 lbs per corner
	Headlamps, halogen reflector with halogen Daytime Running Lamps
	IntelliBeam, automatic high beam on/off
	Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel (incandescent on Regular Cab models, LED on Crew Cab and Double Cab models)
	Taillamps with incandescent tail, stop and reverse lights
	Mirrors, outside manual, Black (Standard on Crew Cab and Double Cab models only. Not available on Regular Cab models.)
	Glass, solar absorbing, tinted
	Door handles, Black
	Tailgate and bed rail protection cap, top
	Tailgate, standard
	Tailgate, locking utilizes same key as ignition and door (Removed when (QT5) EZ Lift power lock and release tailgate is ordered.)
	Tailgate, gate function manual, no EZ Lift
Entertainment	
	Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
	Sirius XM, delete (Can be upgraded to (U2K) SiriusXM.)
	Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)
	Wireless phone projection for Apple CarPlay and Android Auto
	Bluetooth for phone, connectivity to vehicle infotainment system
	Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
Interior	
	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
	Seat trim, Vinyl

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Interior	
	Seat adjuster, driver 4-way manual
	Seat adjuster, passenger 4-way manual
	Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab or Double Cab model.)
	Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
	Steering wheel, urethane
	Steering column, Tilt-Wheel, manual with wheel locking security feature
	Steering column lock, electrical
	Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
	Driver Information Center, 3.5" diagonal monochromatic display
	Exterior Temperature Display located in radio display
	Compass located in instrument cluster
	Window, power front, drivers express up/down
	Window, power front, passenger express down
	Windows, power rear, express down (Not available with Regular Cab models.)
	Door locks, power
	Remote Keyless Entry, with 2 transmitters
	Cruise control, electronic with set and resume speed, steering wheel-mounted
	Power outlet, front auxiliary, 12-volt
	USB Ports, 2, Charge/Data ports located on instrument panel
	Air conditioning, single-zone manual
	Air vents, rear, heating/cooling (Not available on Regular Cab models.)
	Mirror, inside rearview, manual tilt
	Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted
Safety-Mechanical	
	Automatic Emergency Braking
	Front Pedestrian Braking
	StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist
Safety-Exterior	
	Daytime Running Lamps with automatic exterior lamp control

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Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)

Safety-Interior

	Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
	OnStar services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)
	OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)
	HD Rear Vision Camera
	Lane Keep Assist with Lane Departure Warning
	Following Distance Indicator
	Forward Collision Alert
	Rear Seat Reminder (Requires Crew Cab or Double Cab model.)
	Rear Seat Belt Indicator (Requires Crew Cab or Double Cab model.)
	Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
	Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu
	Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire)

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Data Version: 28265. Data Updated: Apr 17, 2026 1:48:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (Complete)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: Silverado TurboMax^{TM} engines, 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: Silverado TurboMax^{TM} engines, 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 28265. Data Updated: Apr 17, 2026 1:48:00 AM UTC.

100 PARKRIDGE DRIVE COLUMBIA,S.C. 29212

HENDRICK CHEVROLET COLUMBIA

803-513-5905

donald.lockhart@hendrickauto.com

S.C. STATE CONTRACT #4400037566

2026 CHEVROLET SILVERADO 2500 DOUBLE CAB 4X4

$50381.00 VEHICLE ONLY

4/29/2026

WHITE EXTERIOR

EBONY VINYL SEATS

6.6L V8 GAS ENGINE

10 SPEED AUTOMATIC TRANSMISSION

STD CONTROL A/C

WORK TRUCK 4X4 PACKAGE

POWER WINDOWS,DOOR LOCKS

POWER VERTICAL MIRRORS

REAR DEFOGGER

7" TOUCHSCREEN AM/FM STEREO

BLUETOOTH CAPABLE

REMOTE KEYLESS ENTRY

PUSH BUTTON START

REAR VISION CAMERA

CRUISE CONTROL

TILT STEERING WHEEL

FRONT SPLIT BENCH W/FOLD DOWN CONSOLE/VINYL

2ND ROW SPLIT BENCH/VINYL

VINYL FLOOR

ROTARY 4X4 AUTOTRAC TRANSFER CASE

17" PAINTED STEEL WHEELS

17" ALL TERRAIN TIRES

INTEGRATED TRAILER BRAKE CONTROL

LOCKING DIFFERENTIAL
RECOVERY HOOKS
BLACK ASSIST STEPS
TRAILER HITCH AND WIRING

KNAPHEIDE BODY	$10580.00
ADDED BILL FROM LEE	$19685.00

FOR CRANE UPFIT AS QUOTED BY LEE

AUTOMATIC EMERGENCY BRAKING
FOLLOWING DISTANCE INDICATOR
SENSOR/ FORWARD COLLISION ALERT

SC IMF FEE		$ 500.00
SC DMV TEMP/TITLE		$ 41.00
TOTAL	EACH	$81187.00

ORDER UNIT 120DAYS APP. THEN THE UPFIT BODY AND CRANE SET UP AT LEE

PAYMENTS TO BE SENT TO:

HENDRICK CHEVROLET COLUMBIA
100 PARKRIDGE DRIVE
COLUMBIA,S.C. 29212

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

DATE:

Subject: Recommendation for Approval
Hendrix Chevrolet

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of the Metro Wastewater Treatment Plant Division's request a replacement service truck for the Metro WWTP Route staff.

The amount for Equipment and Services: $81,187.00

The purpose of this Procurement is to purchase replacement vehicle for a vehicle that was previous wrecked and determine to be inrepairable. Failure to replace this vehicle will li.it our ability to respond accordingly to remote.lift station with the equipment and inventory to make timely repairs in order to prevent overflows of sanitary sewer.

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

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve an Annual Contract Renewal for UKG Pro Workforce Management Timekeeping Software, as requested by the Program Management Office on April 8, 2026. Award to UKG Kronos Systems, LLC, in the amount of $161,100.00. This vendor is located in Lowell, MA.

Funding Source: Program Management Office - Cloud Based Software Solutions (6218950-632170). The original budget amount is $161,100.00.

Background Summary:

Attachments:

1. UKG Kronos Council Memo
2. UKG Invoice

TO:	Honorable Daniel J. Rickenmann, Mayor & Members of City Council Ms. Teresa Wilson, City Manager
FROM:	Missy A Caughman, 'Assistant City Manager, Strategic Initiatives and Innovation Mrs. Shannon Lizewski, Director of Procurement and Contracts/ Purchasing Agent
DATE:	May 5, 2026
SUBJECT:	UKG Kronos Systems LLC

The Program Management Office is requesting City Council approval for the City's annual Workforce Central Software as Service applications with UKG Kronos Systems LLC, in the amount of $161,100.00. UKG Pro Timekeeping
This cloud-based software serves timekeeping and Workforce management as a service offering "Pro WFM". Funding for this yearly support is included within the Program Management Office budget 6218950.

HR, Pay, & Workforce Management UKG

Remittance Details:

UKG Kronos Systems LLC
A UKG Company
PO BOX 743208
Atlanta, GA 30374-3208
USA

TAX ID: 04-2640942

ELECTRONIC TRANSFERS TO:

Bank of America
ABA 121000358
Account 1499687277

Invoice

Invoice Number: I10010053232
Page Number: 1 of 1
Invoice Date: 28-JAN-2026
Due Date: 27-FEB-2026

Payment Terms: NET_30
Currency: USD
Sales Order #: 00150240
Contract #: 00416439
Project #:

PO #: P203484
Email Address:
Contact:
Solution ID: 6109747

*Please reference invoice number with your payment or forward your remittance advice to cash-receipts@ukg.com

If required, please submit the PO to AccountsReceivable@ukg.com and reference this invoice number. To easily access your invoices, statements and make general inquiries, go to termsync.com to register your account. If you need assistance, please contact your AR Representative or email customerfirst@ukg.com.

Invoice Notes:

Bill To:

Customer #: 6105390

THE CITY OF COLUMBIA
PO BOX 147
COLUMBIA, SC 29217
USA

	Total (USD)
Total taxable:	**0.00**
Total non-taxable:	**161,100.00**
Invoice total:	**161,100.00**

Ship To:
CITY OF COLUMBIA
1136 WASHINGTON ST2ND FL, SUITE 202/204
COLUMBIA, SC 29201-6217
USA

Description	Item	Quantity	Unit of Measure	Unit price	Taxable	Item Total
UKG PRO TIMEKEEPING HOURLY 29-Mar-26 - 28-Mar-27	8604538-000	2675.00	EA	48.00	No	128,400.00
UKG PRO ABSENCE 29-Mar-26 - 28-Mar-27	8604541-000	2675.00	EA	12.00	No	32,100.00
UKG PRO ACTIVITIES 29-Mar-26 - 28-Mar-27	8604544-000	50.00	EA	12.00	No	600.00
UKG PRO WFM INTEGRATION TO UKG TELESTAFF 29-Mar-26 - 28-Mar-27	8604551-000	1030.00	EA	0.00	No	0.00

		Total (USD)
Subtotal		161,100.00
Sales tax total		0.00
Shipping		0.00
Total Invoice		161,100.00

***The unit price shown above has been rounded to two decimal places for display purposes. As many as six decimal places may be present in the actual price. The total price for this invoice was calculated using the actual price, rather than the unit price displayed above, and is the true and binding total for this invoice.**

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve the Purchase of Asset Tracking Units for Non-Automotive and Truck Applications, as requested by the Fleet Services Division on April 1, 2026. Award to Samsara, Inc., using the Sourcewell Cooperative Contract in the amount of $169,319.38. This vendor is located in San Francisco, CA.

Funding Source: Equipment Services Fuel Parts and Repair - Repair Parts (6308970-672700). The original budget amount is $169,319.38.

Background Summary: Sourcewell Contract #102924-SAM

Sec 2-204. (10) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through cooperative purchasing.

Attachments:

1. May 6 2026 Council Memo - Fleet Services Item 10
2. Samsara Inc. Invoice
3. Sourcewell Contract#102924-SAM

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 Lizewski, Department of Procurement and Contracts

DATE: May 6, 2026

SUBJECT: Recommendation for Approval the purchasing of license fees for City wide GPS Monitoring Services, as requested by the General Services Department.

The Department of Procurement of Contracts, in coordination with the General Services Department, respectfully requests your review and approval of the purchasing of license fees for Citywide GPS Monitoring Services for various city fleet vehicles and equipment in the amount of $169,319.38.

These services were procured using the Sourcewell Cooperative Contract for GPS Monitoring services and are an operating and maintenance expense. These services will be funded using the Fleet Services FY25-26 operations budget.

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

samsara

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

Invoice #310519554868270

Total	**$169,319.38**
Amount Paid	**$0.00**
Balance	**$169,319.38**
Currency	**USD**

Bill To
William Bowers
City of Columbia
2910 Colonial Dr
Columbia SC 29203-6812
United States

Ship To
Multiship

BANKING

ACH:	Wire Transfers:	Check Remittance Address:	Overnight Courier
Bank Routing Number: 322271627 Account Number: 626326760 Account Name: Samsara Inc.	Bank Routing Number: 021000021 SWIFT Code: CHASUS33 Account Number: 626326760 Account Name: Samsara Inc.	Samsara Inc. P.O. Box 735462 Dallas, TX 75373-5462 Note: UPS Next Day Air cannot be deliveredto PO Boxes	JPMorgan Chase (TX1-0029) ATTN: Samsara Inc. 735462 14800 Frye Road, 2nd Floor Ft Worth, TX 76155

Please reference your invoice number(s) on your remittance advice when paying Samsara. Please be sure and send your remittance advice to remittances@samsara.com

310519554868270

samsara

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

Contract Terms

Invoice Date	Due Date	Terms	Order Number	PO #	Quote #
3/30/2026	4/29/2026	Net 30	S-1044809	P208707	

License Start Date	License End Date	Shipping Method	Billing Period
3/30/2025	3/29/2028		3/30/2026 - 3/29/2027

License	Per Item Cost	Quantity	Tax Amount	Total
LIC-AG-PWR-BASIC License for basic powered asset tracking. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	122.40	25	244.80	**3,304.80**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	500	7,776.00	**104,976.00**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	20	311.04	**4,199.04**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	25	388.80	**5,248.80**

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

License	Per Item Cost	Quantity	Tax Amount	Total
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	25	388.80	**5,248.80**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	25	388.80	**5,248.80**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** Fleet Services 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	25	388.80	**5,248.80**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	50	777.60	**10,497.60**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	75	1,166.40	**15,746.40**
LIC-AG-PWR-BASIC License for basic powered asset tracking. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	122.40	25	244.80	**3,304.80**
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	194.40	25	388.80	**5,248.80**

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

License	Per Item Cost	Quantity	Tax Amount	Total
LIC-AT-TAG License for Asset Tag to easily manage and safeguard small, mission-critical tools and equipment with essential software features. **Ship To:** 2910 Colonial Dr Columbia South Carolina 29203-6812	96.92	10	77.54	**1,046.74**

Subtotal	**$156,777.20**
Shipping	**0**
Tax	**$12,542.18**
Total	**$169,319.38**
Currency	**USD**



Samsara

Fleet management

#102924-SAM

Maturity Date: 4/23/2029

Website: partners-samsara.com/sourcewell

Products & Services | Buy Sourcewell | Documents | Contact Information

Products & Services

Sourcewell contract 102924-SAM gives access to the following types of goods and services:

- Fleet management solutions
- Public safety fleet solutions
- Video-based safety and AI dash cameras
- GPS fleet tracking and vehicle telematics
- Equipment tracking and monitoring
- Facility AI cameras and surveillance
- Fleet maintenance and fuel management solutions

- Student tracking
- School bus tracking and maintenance
- Smart City technology solutions
- Sanitation and snow operations fleet management
- Apps and driver workflows

Additional information can be found on the supplier-provided, nongovernment website at: samsara.com/sourcewell

Contact us

Have questions about a contract or cooperative purchasing?

Contact our dedicated team online or call 877-585-9706.

Buy Sourcewell

Login to unlock more contract features.

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve a new Professional Services Contract for Project CP901201; Continuing Design Services for the City of Columbia Public Safety Complex at 400 Laurel Street — Phase II, as requested by General Services on April 21, 2026. Award to LS3P, in an amount not to exceed $299,145.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one (1) year from commencement and the option to renew for two (2) additional six-month period(s). This firm is located in Columbia, SC.

Funding Source: General Capital Projects - Public Safety Complex - Professional Services (4039999-CP901201-636600). The original budget amount is $299,145.00.

LS3P, is the prime and will provide schematic design, design development, construction documents, bidding, construction administration, municipal court test-fit, experiential graphic, and interior design renovation services at 56.10% ($167,845.00) of the total contract amount.

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

ADC Engineering, Inc., located in Irmo, SC, will provide civil and structural engineering services at 3.18% ($9,500.00) of the total contract amount.

CMTA, Inc., located in Charlotte, NC, will provide mechanical, electrical, plumbing, and fire protection engineering services at 8.29% ($24,800.00) of the total contract amount.

F&ME, Inc., located in Columbia, SC, will provide special inspection services at 32.43% ($97,000.00) of the total contract amount.

Background Summary:

Attachments:

1. Council Memo.LS3P.400 LaurelGeneralServicesRequests.PhaseII
2. Final.Contract.LS3P.PhaseII.RFQu003-23-24-KDD

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

FROM: Mr. Henry Simons, Assistant City Manager, Operations
Ms. Missy Caughman, Assistant City Manager
ACM for the Department of Procurement and Contracts

DATE: May 19, 2026

SUBJECT: LS3P Contract Amendment Request to add design and engineering of additional free standing exterior structures, phasing of contract documents and third party special inspections experiential graphics and selected interior design to contract.

Approval Recommendation

The Department of General Services respectfully request your review and approval of the Contract to continue design services and engineering of additional free standing exterior structures, phasing of contract documents and third party special inspections to LS3P contract.

Background – The original design and engineering contract contemplated renovation of an existing building for use by the Columbia Police Department, Municipal Courts and Departments of Columbia Fire (Fire Training and Fire Marshals). During schematic design it was revealed that there was not enough square footage to include Municipal Courts as well as the necessity to phase the design to speed the renovation for Columbia Police Training, Fire Marshals and Fire Training so that the facility at Bull Street and Taylor could be vacated quicker. During schematic design it was also revealed that additional free standing building would also be necessary. Addition design and engineering services are now required. Third party special inspections are required by building code.

Cost of this additional work was anticipated and included in the overall project budget approved by Council on May 6, 2025. Total Budget for all phases (Soft and Hard Cost) for the project is $29,854,636.00.

CONTRACT FOR PROFESSIONAL SERVICES

This Contract is awarded under procurement method RFQu003-23-24-KDD Design Services for CPD Headquarters, Municipal Court & Emergency Management Up-Fit Renovations – Phase II.

1. **PURPOSE** – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and LS3P, (hereinafter referred to as the "Architect"), to provide design services and technical support for CPD Headquarters, Municipal Court & Emergency Management Up-Fit Renovations for the City of Columbia, SC.

   For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

2. **SCOPE OF SERVICES** – Upon written notification by the City to proceed, the Architect shall provide the scope of services more fully described in Exhibit A, attached hereto. The Architect shall perform any and all incidental services not specifically set forth in Exhibit A, which are necessary to fully complete the scope of services described in Exhibit A.

3. **SUPPLEMENTAL OR ADDITIONAL SERVICES** – The City may require supplemental or additional services of the Architect or recommended by the Architect and approved by the City in writing.
   The Architect must obtain written approval from the City for any supplemental or additional services prior to the work being performed. If the Architect fails to obtain prior written approval to perform the work, the City is under no obligation to compensate the Architect for services performed.

4. **TERM OF CONTRACT** – The term of the Contract is the date of the execution of a *Notice to Proceed and a valid Purchase Order from the City of Columbia* for an initial term of one (1) year, with the option to renew or continue with work for two (2) additional six (6) month periods at the mutual pleasure of both parties.

   The decision whether to extend the Contract, upon written request, shall be the sole and exclusive discretion of the City and neither party shall be under any obligation to agree to an extension of the initial term or any additional term. The decision to extend the initial term and any subsequent extension periods may be determined no later than 90 days prior to the end date of each period.

5. **SCHEDULE FOR COMPLETION OF SERVICES** – The Architect shall complete any and all services performed under this Contract within the timeframes as outlined in Exhibit B, attached hereto.

6. **COMPENSATION** – (See Exhibit C)

   A. The total compensation to be paid by the City to the Architect under this Contract shall not exceed Two Hundred Ninety-Nine Thousand, One Hundred Forty-Five Dollars and No/100 ($299,145.00).

B. The Architect shall submit invoices no more frequently than monthly for services rendered during each phase of the Project. Each invoice submitted must describe the services for which payment is requested, show payment calculations and specify the person(s) rendering such service(s). Architect must invoice monthly regardless of work being completed during that period. If no work is completed, a zero-balance invoice should be submitted. **Each invoice must also clearly identify any portion of the fee invoiced for subcontracted services, including any such services that are specified in the Summary of Proposed Subconsultants shown on Exhibit D hereto.** Each invoice shall bear the signature of the Architect, whose 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. Invoicing Procedure
Failure of the Architect to follow these invoice requirements will result in the delay of payment of the invoice.

D. Prompt Payment to Subconsultants and Material Suppliers (Use Prompt Payment Affidavit)

1. The Architect is required to pay all Subconsultants and material suppliers for all work that the Subconsultant has satisfactorily completed, no later than twenty (20) calendar days after the Architect has received payment from the City.

2. In addition, all retainage amounts received from the City by the Architect must be paid by the Architect to the Subconsultant no later than fourteen (14) calendar days after the Subconsultant has, in the opinion of the City, or designee, satisfactorily completed its portion of the Work.

3. A delay in or postponement of payment to the Subconsultant or material supplier requires good cause and prior written approval of the City or designee.

4. The Architect is required to include, in each Subcontract, a clause requiring the use of appropriate arbitration mechanisms or other method to resolve all payment disputes.

5. The City will not pay the Architect for subsequent work performed unless and until the Architect ensures that the Subconsultants have been promptly paid for the work they have performed under all previous payment requests, as evidenced by the filing of City lien waivers, canceled checks (if requested), and the Architects sworn statement that it has complied with the prompt payment requirements. The Architect must submit a Prompt Payment Affidavit, Subconsultant list that identifies each Subconsultant (both Disadvantaged Business Enterprises (DBEs) and non-DBEs) including Subcontract values and the date and amount of the last payment to such Subconsultant(s). That documentation must be provided with every payment request submitted to the City, except for the first payment request.

6. Failure to comply with these prompt payment requirements is a breach of this Contract. The City reserves the right to pursue any and all remedies permitted under law for breach of contract, including, but not limited to, Architect debarment.

E. Affirmative Action Procurement and Contracting Goals:
It is the goal of the City of Columbia, SC to maximize opportunities for historically Disadvantaged Business Enterprises (DBEs) including, but not limited to, Small Business Enterprises (SBEs), Minority Business Enterprises (MBEs), and Women-Owned Business Enterprises (WBEs). The City has implemented an overall citywide 15% goal to encourage socially and economically disadvantaged business participation. This goal extends to bidders, contractors, Subconsultants and suppliers on its procurement and contracting offerings.

Additional information on the City's affirmative action goals and objectives may be obtained by contacting the following office: City of Columbia Office of Business Opportunities, 1401 Main Street, 4th Floor, Columbia, SC 29201, (803) 545-3950.

The City's success in tracking the amount of business received by SBE, MBE and WBE firms (whether as a prime Architect or Subconsultant) is dependent upon the business community partnering with the City in this important endeavor.

The Architect must comply with the affirmative action terms and conditions as outlined herein. The Architect, shall in the performance of the Contract, make constructive efforts to assist the City in complying with best practices in contracting as it relates to meeting affirmative action objectives.

F. Subcontracting Goals
Under this Contract, the subcontracting goals are as follows:

SB Goals	N/A	%
MBE	N/A	%
WBE	N/A	%
LSA	N/A	%

The Architect will ensure Subconsultant performance during the period of performance, and optional periods as applicable. Achievement of these goals are expected during the life of the Contract, including any extensions thereof.

7. **MENTOR-PROTÉGÉ PROGRAM** (http://www.columbiasc.net/business-outreach/) **- Non-applicable** – The City of Columbia encourages, where economically feasible, establishment of mentor-protégé relationships to ensure contracting opportunities for all businesses, including minority / women / small business enterprises. The Mentor-Protégé Program (MPP) helps develop private sector business relationships and enhances the contracting capabilities of minority-owned business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). In order to provide opportunities for growth and to encourage hands-on business relationships, certain capital improvement projects may be designated by the City of Columbia as Mentor-Protégé Program projects. The City of Columbia has determined that participation in the City's Mentor-Protégé Program is required for this project.

The Architect must comply with Mentor-Protégé Program Guidelines. The Architect agrees that the Mentor Protégé Program does not create any third-party beneficiary status or contractual rights and/or duties between the City and the Protégé and that the City is not a party to the Implementation Plan. The Architect agrees that it has or will enter into a separate contractual Contract with the Protégé to which the City is not a party. The MPP Implementation Plan is attached hereto as Exhibit E.

8. INDEMNIFICATION & INSURANCE

A. The Architect shall procure and shall maintain during the life of this Contract, whether such operation be by itself or by a Subconsultant or anyone directly or indirectly employed by either of them, such insurance as required by statute, ordinance, or this Contract, to adequately protect the City from any claims or damages including bodily injury or death, which may arise during performance and operations under this Contract.

Each insurance policy required by these instructions shall be endorsed to state that coverage shall not be suspended, voided, OR cancelled by either party, reduced in coverage or in limits, unless thirty (30) days prior written notice, by certified mail, return receipt requested, has been given to the City.

Workers Compensation Insurance: The Architect shall procure and shall maintain during the life of this Contract, Workers Compensation Insurance for all employees to be engaged in work on the project under this Contract, and in case any work is subcontracted, the Architect shall require the Subconsultant similarly to provide Worker Compensation Insurance for all of the latter employees to be engaged in such work unless such employees are covered by the protection afforded by the Architects Worker Compensation Insurance. The Architect shall not permit any person who is not protected by Workers Compensation Insurance or a properly approved Self-Insured Workers Compensation Program to perform any activity related to this Contract.

General Liability: The Architect shall provide to the City evidence of General Liability insurance in an amount not less than One Million Dollars and no/100 ($1,000,000) per occurrence, and Two Million Dollars and no/100 ($2,000,000) dollars aggregate in accordance with the current Code of Ordinances, City of Columbia, South Carolina, which can be located at www.columbiasc.net.

Professional Liability: Professional Liability Insurance in an amount not less than One Million Dollars and No/100 ($1,000,000.00) per claim, and Two Million Dollars and No/100 ($2,000,000.00) Aggregate.

Automobile Liability Insurance: Five Hundred Thousand Dollars and No/100 ($500,000.00) combined single limit per accident for bodily injury and property damage.

B. The Architect shall furnish the City with a certificate showing satisfactory proof of carriage of the insurance required hereunder and such insurance shall be approved by the City prior to the Architect and any Subconsultant of the Architect commencing any services under this Contract and this insurance shall remain in effect throughout the term of this Contract, and any extensions of service. Insurance shall remain in effect for the duration of the project and for a period of one (1) year after completion. The City of Columbia shall be the Certificate Holder and shall be named as an *Additional Insured.*

C. The Architect shall indemnify, defend, hold harmless and reimburse the City, its agents, and employees from and against any and all losses, liabilities, expenses, and all claims for damages of any nature whatsoever relating to or arising out of any action or failure to act by Architect, its Subconsultants, officers, agents and employees of any of the obligations under the Contract. Losses, liabilities, expenses and claims for damages shall include, but will not be limited to, civil and criminal fines and penalties, loss of use or services, bodily injury, death, personal injury, or

injury to real or personal property, defense costs, legal fees and costs, and attorney's fees for an appeal.

The Architect will also agree to promptly notify the City of any civil or criminal actions filed against the Architect or of any notice of violation from any federal or state agency, or of any claim as soon as practical as relates to the services provided under this Contract. The City, upon receipt of such notice, shall have the right at its election to defend any and all actions or suits or to join in defense.

9. **PERMITS & LICENSES**

   A. The Architect shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Architect in performing the services required under this Contract. The Architect shall be responsible for any costs relating to same.

   B. The Architect shall be responsible for identifying the necessity for and providing any applications and supporting documentation to the City for any approvals and/or permits required of the City in order for the Architect to perform the services required under this Contract. Such approvals and/or permits may include, but not be limited to, South Carolina Department of Health and Environmental Control (SCDHEC) Construction Permits, SCDHEC Stormwater Management for Construction Sites Permits, SCDHEC Water Resources Permits, Corps of Architect s Permits, City/County/ South Carolina Department of Health and Environmental Control (SCDOT) Encroachment Permits, encroachment permits for other utility rights-of-way and railroad right-of-way encroachment permits/Contracts. The City shall obtain the approvals and/or permits identified by the Architect and pay any costs relating to same.

   C. The Architect shall answer questions and consult with the City and/or appropriate authorities as necessary to assist the City's efforts in obtaining required permits/approvals.

   D. The Architect shall procure a City of Columbia business license while performing services under this Contract.

10. **DUTIES UPON TERMINATION** – At termination of this Contract, the Architect shall immediately provide the City with all records and data in any format the Architect is capable of producing and at no cost to the City, which were generated, created or received by the Architect in performance of the services required by this Contract or as the City may deem necessary to perform the required services by the City or the Architects successor. All records shall be free from any proprietary claims or interest. The Architect agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

11. **INTEREST OF ENGINEER** – The Architect covenants that Architect 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 this Contract or which is adverse to the interests of the City. The Architect further covenants that in the performance of this Contract no person having such interest shall be employed.

    The Architect is expected to make Architects 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 Architect 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 this Contract.

12. **TERMINATION OF CONTRACT** – The City may terminate this Contract at any time upon any of the following grounds:

    A. DUE TO UNAVAILABILITY OF FUNDS: Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefor. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term;

    B. The Architect fails to perform any of the services required in this Contract and does not correct such deficiency within fifteen (15) days after being notified by the City of such deficiency;

    C. Force Majeure;

    D. The City, at its sole option and discretion, has the right to terminate this Contract for any reason whatsoever. A termination for default under this Contract, if wrongfully made, shall be treated as a termination for convenience under this clause;

    E. Upon expiration of the term of this Contract; and

    F. By mutual Contract.
    Notice of termination shall be sent by registered mail, return receipt requested. In the event of termination, the Architect shall only be entitled to the actual direct costs of all labor and material expended on the services required under this Contract prior to the effective date of the termination or the Engineer shall be entitled to be paid a pro-rata 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 Architect. In no event shall the Architect be entitled to anticipatory profit or damages for any termination under this Contract. In no event shall the Architect be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

13. **OWNERSHIP OF PROJECT** - All data, documents or other information of any description generated by or used by the Architect or any Subconsultant retained by the Architect and related to the services required by this Contract shall be the property of the City and shall not be used by the Architect for any purpose whatsoever except to perform the services required by this Contract.

14. **OWNERSHIP OF PROJECT DOCUMENTS** - All data, documents or other information of any description generated by or used by the Architect or any Subconsultant retained by the Architect and related to the services required by this Contract shall be the property of the City and shall not be used by the Architect for any purpose whatsoever except to perform the services required by this Contract.

15. **NOTICE** - All notices and communications in connection with this Contract will be addressed to the following:

City of Columbia
Name: Office of Procurement and Contracts
Title: Purchasing Agent
Address: 1800 Main Street, Second Floor
Columbia, SC 29201
Email: procurement@columbiasc.gov

LS3P
Name: David Anderson
Title: Principal/Senior Project Manager
Address: 103 State Street
West Columbia, SC 29169
Email: davidanderson@ls3p.com

16. **CONSENT DECREE** - **Non-Applicable**

A. The services performed by the Architect pursuant to this Contract are required in whole or in part to satisfy the terms of the Consent Decree entered by the United Stated District Court for the District of South Carolina on May 21, 2014, in the case captioned *The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. City of Columbia*, Civil Action No. 3:13-2429-TLW (the "Consent Decree"), a copy of which has been provided to the Architect by the City and is incorporated by reference herein. The Architect shall perform the services pursuant to this Contract in conformity with the terms of the Consent Decree as required by Paragraph 5 therein.

B. In addition to the requirements above, the Architect shall comply with the document retention requirements of Paragraph 68 of the Consent Decree which includes, but is not limited to, the obligation to preserve all non-identical copies of all documents, records, or other information (including documents, records, or other information in electronic form) in the Architects possession or control that relate in any manner to the Architects performance under this Contract ("Preserved Documents"). Upon the Architects performance of all services required under this Contract, the Architect shall provide the City with all Preserved Documents. In addition to the requirements above, the Architect shall provide the City with all Preserved Documents upon termination of this Contract.

C. Upon the occurrence of a force majeure event as defined in Paragraph 55 of the Consent Decree, the Architect shall provide notice to the City's Director of Utilities and Engineering in person, by phone, or by electronic mail within twenty-four (24) hours of when the Architect first knew or should have known that the event might cause a delay. Within three (3) days thereafter, the Architect shall provide written notice in accordance with Section XII above to include the following information: an explanation and description of the reasons for the delay; the anticipated duration of the delay; all actions taken or to be taken in an effort to prevent or minimize the delay; a schedule for implementation of any measures to be taken in an effort to prevent or mitigate the delay or the effect of the delay; and the Architects rationale for attributing such delay to a force majeure event. The Architect shall include with any notice all available documentation supporting the claim that the delay was attributable to a force majeure event.

D. The Architect shall reimburse the City the amount of any stipulated penalties imposed on the City pursuant to Paragraph 47 of the Consent Decree if the Architect neglects, fails, or refuses to meet the deadlines set forth in Exhibit B attached hereto. The Architect agrees that any failure to meet such deadlines will result in the City's failure to meet the deadlines set forth in the Consent Decree except in the event of force majeure notice by the Architect that results in the extension of said

deadline by the U.S. Environmental Protection Agency under the Consent Decree. The City reserves all other remedies available for the Architects failure to perform pursuant to the Contract.

E. The Architect shall perform the services pursuant to this Contract using sound Architecting practices as set forth in Paragraph 9 of the Consent Decree.

17. **MISCELLANEOUS**

A. Nothing in this Contract shall be construed to give any rights or benefits to anyone other than the City and the Architect.

B. The Architect shall be responsible for performance of all services required by this Contract. The Architect does not act as the City's agent or employee.

C. The Architect will not assign or sublet its obligations to perform the services required by this Contract without the written consent of the City. The Architect shall be as fully responsible to the City for the acts and omission of its Subconsultants, as it is for the acts and omissions of persons directly employed by the Architect.
The Architect shall furnish and its Subconsultants shall furnish all information and reports required hereunder.

D. In the event there are any disagreements between the City and the Architect with regard to any of the requirements, specifications or interpretation of this Contract, the Architect agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Contract, if any, shall not be construed against the City.

E. This Contract shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Architect agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Contract and the performance thereof. The City may seek attorney's fees and the Architect agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Architect.

F. This Contract represents the entire Contract between the City and the Architect and supersedes all prior communications, negotiations, representations or Contracts, either written or oral. The parties may amend this Contract 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 Contract 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 Contract, such modifications will be incorporated only by written amendment signed by both the City and the Architect.

G. The failure of either the Architect or the City to insist upon the strict performance of any provision of this Contract shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Contract at any time. Partial payment by the

City shall not be construed as a waiver. Waiver of any breach of this Contract shall not constitute waiver of a subsequent breach.

H. In the event any provision of this Contract is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Contract is subject to City Council approval.

J. The Architect acknowledges, for itself and its Subconsultants, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:

1. influence the discharge of a public official's, public members, or public employee's official responsibilities;

2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or,

3. induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public members, or public employee's official responsibilities.

"Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.

K. In carrying out the service, the Architect shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Architect shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Architect's operations, including, but not limited to the Architect's employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of services. The Architect 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 Non-Discrimination in Contracting Policy. The Architect shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

L. This Contract shall be binding upon the respondent and upon its successors and assignees. This Contract shall be binding upon the City in accordance with its terms and provisions.

M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Architect under this Contract are matters of public record, but that the Architect agrees that they shall only be made available to any individual or organization by the City and the Architect shall not make them available to any individual or organization without the prior written approval of the City.

N. Every exhibit, schedule and appendix attached to this Contract and referred to herein is hereby incorporated into this Contract by reference unless this Contract expressly provides otherwise. This Contract, exhibits and other documents include, but are not limited to the Conflict-of-Interest Statement, Non-collusion Affidavit, Business Information Record for Subconsultants /Subcontractors, Local Business Enterprise, and Mentor Protégé Implementation forms are incorporated by reference in this Contract and set forth the entire understanding between the parties hereto regarding the subject matter hereof.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS

Witness the parties' respective hands and seals on the date first written below.

CITY OF COLUMBIA, SOUTH CAROLINA

Witness	**Teresa Wilson, City Manager**	**Date:**

APPROVED AS TO FORM
Legal Department City of Columbia, SC
4/30/2026

LS3P

David Anderson, AIA Vice President, Principal		**Date:** MAY 7, 2026
Print: Name/Title	**Signature**	

(Corporate Seal)

Attest

Signature		**Date:** May 7, 2026

STATE OF SOUTH CAROLINA
LS3P ASSOCIATES, LTD.
B 74003
COLUMBIA
REGISTERED ARCHITECT

List of Exhibits

Exhibit A – Scope of Services

Exhibit B – Schedule for Completion of Services

Exhibit C – Compensation

Exhibit D – Business Information Statement for Subconsultants/Subcontractors

EXHIBIT A – SCOPE OF SERVICES

1. In addition to the Sally Port included in the original project scope, provide Architectural and Engineering (Civil, Structural, Mechanical, Electrical, Plumbing) Services associated with free-standing structures/scope added to the project site during the Programming & Design phases. The new structures associated with this Amendment include (1) the Vehicle Technology Building, with Trailer Canopy, Car Wash & Dog Wash amenities, (2) the Pole-Barn shade structure over the proposed outdoor training course with Electrical power, lighting, and fans and (3) signage at the corner of Huger St and Laurel St. to mimic the existing "V-Shaped" brick/steel sign at the opposing corner of the project site.

2. Provide additional Phased Drawing Packages (increased from 2 to 4). The revised Phased Construction Drawing Sets are updated as follows:

   A. Basement Renovations Package (less the Fitness Locker Room expansion included in Package 4)
   B. Site Security Package
   C. 3r^{d} Floor Renovations Package for the City of Columbia Fire Marshal, Fire Dept. Training, and CPD Training Office
   D. Columbia Police Department and Emergency Management Center Renovations (Basement through 5th Floors, less the renovation scope of work included in Packages 1 and 3

3. Provide conceptual test-fit space plan (Municipal Courts) associated with existing property (office building) located at 1501 Lady Street, Columbia, SC 29201. Estimated deliverable schedule: 2 weeks from Notice to Proceed.

4. Third-Party Special Inspections on behalf of the City of Columbia:

   A. General
      a. Review fabricator and erector submittals and verify conformance to construction documents in outlined scope areas when required.
      b. Periodically inspect structural materials as required by the schedule of special inspections.
      c. Document acceptance or rejection of materials as required by the schedule of special inspections
      d. Periodically review installer training/certification records as required by the contract documents

   B. Special Cases
      a. Continuously inspect the complete process of anchor installation in accordance with the requirements of the approved ICC ESR report
      b. Inspect through a proof roll that the subgrade complies with the contract documents prior to installation of stone base
      c. Perform visual observations of compacted thickness and perform compaction testing of aggregate base course
      d. Perform visual observation and continuously check compacted thickness during installation of asphalt
      e. Determine target asphalt density and perform density testing for asphalt

   C. Steel Construction

      a. Periodically verify that member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents
      b. Periodically observe field bolted and field welded connections in accordance with AISC 360

c. Periodically perform NDT ultrasonic testing on a minimum of 10% of the complete penetration groove welds 5/16" or greater

D. Cold-Formed Steel Framing

a. Periodically verify compliance of the deck and all deck accessories installation with the construction documents
b. Periodically inspect all field connections, including for anchorage to the structural frame for both welded and mechanical connections
c. Periodic inspection of framing and details
d. Conduct inspections of welding and mechanical fastening in accordance with DI QA/QC- 2011

E. Concrete Construction

a. Periodically verify the use of the approved mix design
b. Periodically observe reinforcing steel installation
c. Continuously verify that anchors cast in concrete are installed in accordance with the contract documents
d. Continuously observe freshly mixed concrete during placement and test for slump, temperature, air content, and cast 4"x8" cylinders for compressive strength
e. Periodically observe curing temperatures and techniques
f. Continuously observe the installation of post-installed in accordance with the approved ICC ESR report
g. Periodically verify concrete strength by reviewing concrete break reports prior to the stressing of post-tensioned concrete tendons, prior to the removal of shores and forms from beams and structural slabs
h. Periodically observe formwork for shape, lines, locations, and dimensions

F. Masonry Construction

a. Periodically verify compliance with approved submittals
b. Periodically verify the site-prepared mortar
c. Periodically observe the construction of mortar joints prior to and during masonry construction
d. Periodically verify the size and location of structural elements
e. Periodically observe reinforcing steel for grade, type, and size
f. Periodically verify locations of reinforcements and connections prior to construction
g. Continuously observe the placement of all grout, the conforming cleanliness of grout space, and the placement of the reinforcing connectors
h. Periodically verify weather protection techniques for temperatures below 40°F and above 90°F
i. Periodically prepare grout and mortar specimens for compressive strength testing every 5000 SF, but not less than once a day
j. Continuously test each sample of grout for slump and temperature
k. Periodically inspect the size and location of the anchorage of the veneer

G. Soils

a. Periodically observe that the site has been prepared in accordance with the approved geotechnical report
b. Continuously verify the use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill

c. Periodically observe that excavations are extended to the proper depth and have reached the proper material
d. Periodically perform classification and testing of controlled fill materials
e. Periodically observed that the subgrade has been prepared properly prior to the placement of controlled fill
f. Periodically observe materials below shallow foundations are adequate to achieve the design bearing capacity

H. Architectural Components

Periodic inspection during the erection and fastening of architectural components, i.e., exterior non-bearing walls, interior and exterior veneer, and storefront and curtainwall assemblies.

I. Fire Protection

Periodically inspect the installation and procedures of seismic attachments to the structure and anchorage of seismic braces and anchorage for fire protection piping and equipment

J. Exterior insulation and finish systems (EIFS)

a. Inspection for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior
b. Continuously observe the application of a water-resistant barrier coating complying with ASTM E 2570 when installed over a sheathing substrate
c. Inspections of penetration firestop systems
d. Inspections of fire-resistant joint systems

5. Municipal Courts Test-Fit (Strom Thurmond Bldg., 1833 Assembly St.)

A. General

Based on original program developed for the Municipal Courts relocation, originally planned for the 1s^{t} and 2n^{d} floors within the 400 Laurel St renovation, develop test-fit plans within the existing Strom Thurmond Building located at 1833 Assembly Street to accommodate the Municipal Courts

6. Experiential Graphics:

A. The scope of experiential graphic design services includes the development of wall mounted departmental directories by floor; movable and changeable departmental directories by floor; primary and secondary signage incorporating dimensional lettering; agency logos; wall graphics; and changeable wall collages and imagery utilizing files provided by the City of Columbia. Services also include column wraps for departmental identification and the design of historical timeline graphics integrated into display cases and shadow boxes.

B. The proposed fee includes one (1) coordination meeting and (2) design review meetings with the Client. LS3P will provide design services to establish an overall graphic design aesthetic, including conceptual layouts for wall collages and recommendations for mounting methods. The Client shall provide all final, approved vector logos and imagery necessary for completion of the design services.

7. Interior Design Updates:

    A. Interior design services will include updates to the construction documents to revise the finish legend to modify the PNT 9 paint specification, add high impact wall protection in the form of rub strips, and remove wall padding from the basement scope of work. LS3P will provide wall protection drawings (new drawings to the CD set) indicating the locations of high impact rub strips within corridor areas.

    B. Redesign of the main entry reception desk to remove tile finishes and incorporate wood finishes, pending Owner approval due to previously completed shop drawings, and to address design changes requested by Chief Holbrook. LS3P shall also revise the elevation at the wall behind the main entry reception desk and will provide one (1) updated rendering illustrating the revised reception design.

    C. Add interior elevations at the east wall of the elevator lobbies to incorporate wood veneer finishes, dimensional lettering, and wall collages, in coordination with the graphic design scope described above. LS3P will provide one (1) rendered view of an elevator lobby and will coordinate television locations within elevator lobbies with the electrical engineer.

    D. Design display shelving on the fifth floor to showcase trophies and awards and will provide matching shelving design for the Chief's office. LS3P will revise the finish plan to add PNT 9 paint to the door and frame shared with the Chief's conference room. LS3P will also coordinate with the graphic design team and the City of Columbia to develop a window film design for the entrance to the Chief's suite.

8. Phase I Services

    A. Finalize and complete Phase 1 and any remaining services as identified in the contract issued from RFQu003-23-24-KDD Design Services for CPD Headquarters, Municipal Court, & Emergency Management Up-Fit Renovations.

EXHIBIT B – SCHEDULE FOR COMPLETION OF SERVICES

Item	Time
Completion of Phase I Services	12 months
Schematic Design*	12 Months
Design Development*	12 Months
Construction Documents*	12 Months
Bidding/GMP*	12 Months
Construction Administration*	4 Months
Municipal Court Test-Fit (1501 Lady Street)	12 Months
Special Inspections	12 Months
Courts Test-Fit	12 Months
Experiential Graphics	4 Months
Interior Design Revisions	4 Months
Total	12 Months

*NOTE: Scheduled task times may take place concurrently and does not exceed twelve (12) months in total

EXHIBIT C – COMPENSATION

Item	Fee
Schematic Design*	$19,500.00
Design Development*	$19,500.00
Construction Documents*	$34,300.00
Bidding/GMP*	$2,450.00
Construction Administration*	$21,750.00
Municipal Court Test-Fit (1501 Lady Street)	$7,400.00
Special Inspections	$106,700.00
Courts Test-Fit	$7,500.00
Experiential Graphics	$56,625.00
Interior Design Revisions	$23,420.00
Total	$299,145.00

*NOTE: Fees are in addition to amounts issued within the Phase I contract from

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)
ADC Engineering, Inc.	V014062	Civil & Structural Engineering	9,500	3.18%		
CMTA, Inc.	V017882	Mechanical, Electrical, Plumbing, Fire Protection, Engineering	24,800	8.29%		
F&ME, Inc.	V007172	Special Inspections (on behalf of the City of Columbia)	97,000	32.43%		
				0.00%		
				0.00%		
				0.00%		

Key: Minority/Women Owned Business Enterprise Association Code

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

COMBINED TOTAL SUB AMOUNT $ 131,300.00

TOTAL CONTRACT AMOUNT: $ 299,145.00

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

Business Name: LS3P ASSOCIATES LTD.
Representative Name/Title: David Anderson, AIA, Principal
Date: 05/04/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

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

ADC Engineering, Inc.
Company Name

7436 Broad River Rd., Suite 212
Physical Address

7436 Broad River Rd., Suite 212
Mailing Address

Irmo, SC 29063
City/State Zip Code

803.732.7080
Phone number

Fax number

Jimmy Jones, PE, SE, Partner
Primary Contact Name

Bruce Todd, PE, Partner
Secondary Contact Name

jimmyj@adcengineering.com
Primary Contact Email Address

brucet@adcengineering.com
Secondary Contact Email Address

57-0902258
Sam.gov UEID #

V014062
Vendor #

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

CMTA, Inc.
Company Name

8801 J.M. Keynes Drive, Suite 240
Physical Address

8801 J.M. Keynes Drive, Suite 240
Mailing Address

Charlotte, NC 28262
City/State Zip Code

704.376.7072
Phone number

Fax number

James Currie, Principal
Primary Contact Name

Zachary Schneider
Secondary Contact Name

jcurrie@cmta.com
Primary Contact Email Address

zschneider@cmta.com
Secondary Contact Email Address

61-0864428
Sam.gov UEID #

V017882
Vendor #

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

F&ME, Inc.
Company Name

211 Business Park Blvd.
Physical Address

211 Business Park Blvd.
Mailing Address

Columbia, SC 29203
City/State Zip Code

803.254.4540
Phone number

Fax number

Adam Shannon, PE
Primary Contact Name

Alex Abernethy, EIT
Secondary Contact Name

ashannon@fmeconsultants.com
Primary Contact Email Address

aabernethy@fmeconsultants.com
Secondary Contact Email Address

61-1725606
Sam.gov UEID #

V007172
Vendor #

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

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 #

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Contract Amendment #3 for Program Management of the Community Development Block Grant Mitigation (CDBG-MIT) Program, as requested by the Community Development Department on April 15, 2026. Award to ICF Incorporated, LLC, in an amount not to exceed $386,955.00. The current term of the contract ends on January 29, 2028. This firm is located in Reston, VA.

Funding Source: Community Development Block Grant-Disaster Recovery-Control Account — Mitigation-Columbia Canal Water Treatment Plant Head and Lock Gate Repair - 2015 October Flood Recovery (2639999-9120010020-638400). The current budget amount is $975,054.00. The budget amount for this amendment is $386,955.00. The revised budget amount is $1,362,009.00.

Background Summary:

Attachments:

1. Memo - ICF
2. CA#3 Program Mgmt Svcs CDBG _Comm Dev _ P182725 C000241_ICF signed

COLA Community Development

INTEROFFICE MEMORANDUM

TO: Jeff Palen, Assistant City Manager

FROM: Felicia Kilgore, Community Development Director

CC:

SUBJECT: Purchase Order Modification: Request for ICF Consulting Group, Inc Contract Extension & Funding Increase

DATE: **April 17, 2026**

COMMENTS: **Your approval required:**

I have enclosed the subject documentation requesting: **Signature**
(e.g. approval, signature, ratification, information only, review & comment requested, etc.)

This request is a: Request for signature on Purchase Order Modification form to approve the contract extension for ICF Consulting Group, Inc. through January 31, 2028, and a funding increase of $386,955.00. This will allow ICF to continue providing targeted CDBG-MIT Program Management and Oversight services for the City's two remaining projects: Olympia Fire Station and Head Gates. These services will help ensure compliance, timely use of funds, and successful project completion. ICF will oversee project schedules, budgets, and performance. The additional funding will be recorded as CDBG-MIT project delivery expenses.

Previously procured item(s) or services: _x_ yes ___ no __ n/a

Budgeted item with funds readily available: _x_ yes ___ no __ n/a

Funds transfer will be required to procure this item or services: ___ yes ___ no __ n/a

Please return to: **Office of Community Development**

Attachments: **ICF Purchase Order Modification Form**

Contract Amendment #3

Program Management Services for Community Development Block Grant Mitigation

RFP015-19-20

ICF Incorporated, LLC

April 17, 2026

Description of Change: Request change in Agreement for Professional Services between the City of Columbia (City) and ICF Incorporated, LLC (Consultant) executed January 28, 2020 (Agreement) to extend the Agreement from January 29, 2028 to January 31, 2028 and provide funding for continued consultation 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 February 3, 2020 to February 2, 2023; Purchase Order# P182725):	$975,054.00
Contract Amendment #1 (Time Extension from February 3, 2023 to January 28, 2026; Purchase Order# P182725):	$0.00
Contract Amendment #2 (Time Extension from January 29, 2026 to January 28, 2028; Purchase Order# P182725):	0.00
Current Contract Amount	**$975,054.00**
This Contract Amendment #3 (Funding Increase; Time Extension from January 29, 2028 to January 31, 2028; Purchase Order# P182725):	$386,955.00
Revised Contract Amount:	**$1,362,009.00**

This Change is Acceptable:

Name of Firm
ICF Incorporated, LLC

Cara M. Small
Print Name

Cara M. Small
Signature

5.1.2026
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
4/30/2026



CITY OF COLUMBIA, SOUTH CAROLINA

Additional Funding for Program Management Services for CDBG-MIT Projects

March 3, 2026

This includes data that is considered Trade Secret, Confidential or Proprietary Information in accordance with the South Carolina Code of Laws, Title 30, Chapter 4, Section 30-4-40 and shall not be disclosed, duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. The data subject to this restriction are contained in this volume and its appendices and attachments.

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March 3, 2026

Ms. Felicia Kilgore
Director of Community Development
City of Columbia Community Development Department
1401 Main Street, 4th Floor
Columbia, SC 29201

Subject: City of Columbia, SC – Additional Scope and Funding to Purchase Order and Agreement dated 12/3/2020 (Agreement) - Program Management Services for CDBG-MIT Projects Proposal

Dear Ms. Kilgore,

ICF Incorporated, L.L.C. (ICF) is pleased to present this revised proposal to the City of Columbia, South Carolina (City) and we are excited about the prospect of continuing our collaboration to ensure the success of the City, the Department, and its programs.

ICF is dedicated to delivering high-quality service and fostering a lasting partnership that aligns with your organization's objectives and needs. ICF's proposal remains valid for 60 days from the date of this proposal submission. If you have any questions or need further clarification regarding the proposal or the contract, please contact Dolores Acurso at 225.588.5258 or Dolores.Acurso@icf.com or Cara Small at 804.200.1646 or Cara.Small@icf.com.

Sincerely,

Cara M. Small

Cara M. Small
Senior Manager, Contracts

Scope of Services

Program Management and Oversight

ICF will continue to provide targeted CDBG-MIT Program Management and Oversight services for the City's two remaining mitigation projects: the **Olympia Fire Station** and the **Head Gates** projects. These services are designed to ensure full compliance with HUD CDBG-MIT requirements, timely expenditure of funds, and successful completion of each project in alignment with approved mitigation. Support will be provided for both projects and grant close-out processes, contingent upon their occurrence within the ICF contract performance period.

Due to staffing constraints within the City's Community Development Department, ICF has been supporting City staff to advance these projects and will continue to do so under this engagement. ICF will provide focused oversight of project schedules, budgets, and performance to ensure both projects remain feasible, compliant, and capable of being completed within HUD-established expenditure deadlines while delivering meaningful mitigation benefits to the community.

Grant Compliance and Reporting

ICF will provide ongoing compliance monitoring for the Olympia Fire Station and Head Gates projects to ensure adherence to HUD CDBG-MIT requirements, applicable Federal Register Notices, and City policies and procedures. Services include detailed reviews of project activities and expenditures for eligibility, compliance, and documentation sufficiency.

ICF will continue to coordinate with City Finance staff, Community Development Department leadership, and Compliance personnel to prepare and submit accurate and timely Quarterly Performance Reports (QPRs) and any other required HUD reporting related to these two projects. ICF will support audit readiness and HUD monitoring by maintaining organized and consistent records that align financial data, project performance, and narrative reporting.

Financial Management and Drawdown Support

ICF will provide focused financial management support for the Olympia Fire Station and Head Gates projects to ensure that all expenditures are eligible, properly documented, and supported prior to drawdown.

Services include:

- Review and validation of project costs for eligibility and allowability

- Assistance with reviewing all draw requests and supporting documentation
- Entry and recording of draw activity in DRGR
- Coordination with City Finance staff to ensure reconciliation between DRGR, City financial systems, and supporting documentation

ICF will ensure that draw activity accurately reflects project progress and expenditures, reducing financial risk and supporting compliance with HUD financial management requirements.

Grant and Project Tracking System

ICF has developed a grant and project tracking workflow system and will continue to maintain and utilize this system to support management of the Olympia Fire Station and Head Gates projects. The system is designed to strengthen internal controls, improve transparency, and support proactive decision-making.

The tracking system:

- Tracks project expenditures and internal approval workflows
- Provides status of each project and the overall CDBG-MIT grant
- Monitors project progress in relation to HUD expenditure deadlines
- Compares project status against approved schedules and mitigation milestones
- Produces management-level status reports to support oversight and risk mitigation

This tracking workflow system allows the City to clearly understand where each project stands relative to required deadlines and to take timely corrective action when needed.

Procurement Support

ICF will continue to work closely with the City's Procurement staff to support procurement activities related to the Olympia Fire Station and Head Gates projects. ICF will assist in ensuring that all Requests for Proposals (RFPs), contracts, and amendments comply with HUD and City requirements and clearly define contractor and subcontractor responsibilities, including federal compliance provisions.

Training and Capacity Building

ICF will provide hands-on support to Community Development staff directly supporting the Olympia Fire Station and Head Gates projects. Hands-on training will focus on:

- HUD CDBG-MIT requirements and documentation standards
- Draw preparation and DRGR processes
- Use of the grant and project tracking system
- Financial reconciliation and audit readiness

This approach supports immediate project needs while strengthening the City's internal capacity to manage current and future federal mitigation funding.

Approach and Methodology

ICF's approach is tailored to the successful completion of the Olympia Fire Station and Head Gates mitigation projects and is based on proven HUD mitigation grant management practices. The methodology emphasizes close coordination with City staff, strong internal controls, proactive risk management, and clear communication.

ICF will provide oversight of both projects, including regular coordination meetings, ongoing monitoring of schedules and budgets, and review of compliance milestones. This approach allows for early identification of risks related to expenditure deadlines, procurement, or construction progress and supports timely implementation of corrective actions to keep both projects on track.

Staffing Plan and Capacity

Project Team Structure

ICF has a dedicated team with direct experience managing HUD-funded mitigation projects. The ICF team will support the Olympia Fire Station and Head Gates projects and includes:

- **Sue Southon (Program Manager)** – Providing expertise in HUD CDBG-MIT requirements, eligibility determinations, and HUD reporting. Assisting with HUD-compliant procurement and contract administration. Providing day-to-day support to Community Development staff as requested.

- **Dolores Acurso (Deputy Program Manager)**– Responsible for overall oversight, coordination with City leadership, and strategic guidance.
- **Robert Soto (Financial and Data Management Lead)**– Supporting draw preparation, DRGR data entry, reconciliation, and expenditure tracking. Development, support, and training in tracking system.
- **Express Professional Staffing**-Develop procedural documentation and user guide for the tracking system and SharePoint site. Will also develop training slides.

Capacity and Continuity

ICF's staff and the established tracking workflow system allows ICF to provide immediate capacity for the City while ensuring continuity of operations. ICF's experience supporting the City of Columbia reduces program risk, supports timely expenditure of funds, and ensures compliance throughout the life of the grant. At the same time, ICF's emphasis on hands-on training and knowledge transfer positions City staff for long-term success.

Cost Proposal Detail – Through January 2028 - Option #1

Contract Type

ICF's proposal is prepared on a time-and-materials (T&M) basis for ICF labor.

Staffing/Labor Costs

Name	Labor Category	Hourly Rate	Estimated Hours	Estimated Cost
Sue Southon	Project Manager	$243.10	550	$133,705
Dolores Acurso	Principal In Charge	$250	369	$92,250
Robert Soto	Data Management	$170	910	$154,700
Express Professional Staffing	Documentation	$105	60	$6,300
Total Estimated Labor Cost:			**1,889**	**$386,955**

Travel Cost

ICF Travel Cost Transportation	Est. No. of Site Visits	Trip Rate	Total Estimated Cost
Houston, TX to Columbia, SC	4	$2,200	$8,800
Total Estimated Travel Cost:			**$8,800**

Total Estimated Cost Summary

Program Management Organizational and Financial Services Cost Description	Total Estimated Cost
Staffing Cost	**$386,955**
Travel Cost • Four one-week long trips	**$8,800**
Total Estimated Cost:	**$395,755**
Estimated Average Cost Per Month:	**$17,207**

Invoicing and Payment

ICF will invoice monthly in arrears for hours and costs incurred. Invoices shall be paid in accordance with the Agreement.

Assumptions

ICF's proposal is predicated on the following additional assumptions and clarifications. Although these assumptions and clarifications frame our response, it is ICF's practice to partner with our customers and resolve issues in a prompt manner that is beneficial to both parties.

- ICF assumes that this proposal shall be incorporated by reference in any resulting award.
- For services not fully defined within this proposal, ICF assumes that a change of orders will be negotiated.
- If, while executing the amendment, the scope and schedule of the requirements materially change, ICF reserves the right to amend its offer.
- ICF reserves the right to reallocate the hours across labor categories as we see fit to complete the scope in the most efficient manner within the overall budget.

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve a new Professional Services Contract for Project SC117006; Design Services for the Beltline Boulevard Community Enhancement Project - Phase II, as requested by City Administration on March 9, 2026. Award to CPL Architecture Engineering Planning, in an amount not to exceed $544,349.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date eighteen (18) months from commencement and the option to renew for two (2) additional six-month periods. This firm is located in Columbia, SC.

Funding Source: Storm Water Improvement Capital Project Control - Capital Project Costs (5549999-SD8557-658650). The original budget amount is $544,349.00.

CPL Architecture Engineering Planning is the prime and will provide project oversight services at 4.91% ($26,700.00) of the total contract amount.

The following subcontractors will provide additional services and/or materials:

Weston and Sampson of North Carolina, PC, located in Raleigh, NC, will provide civil engineering and landscape architecture services at 48.63% ($264,720.00) of the total contract amount.

ECS Southeast, LLC, located in Lexington, SC, will provide geotechnical services at 4.96% ($27,000.00) of the total contract amount.

Inter-Fluve, Inc., located in Hood River, OR, will provide neomorphic, ecological, and hydraulic assessments, naturalization of creek corridor, and integration of floodplain and stormwater management services at 41.50% ($225,929.00) of the total contract amount.

Background Summary:

Attachments:

1. Memo- Colony Additional Stormwater Design Services
2. FinalContract.Phase2.CPL.RFQu007-23-24-KDD

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

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

DATE: May 19, 2026

Subject: Recommendation for Approval
RFQu007-23-24-KDD Design Services Colony North Pointe Community Center Phase 2

The Department of Procurement and Contracts in coordination with Columbia Water Department respectfully request your review and approval of a new Professional Services Contract for phase 2 services with CPL Architecture Engineering Planning to provide additional stormwater design services for the Colony North Pointe Community Center project. The amount requested for the Phase 2 Contract is $544,349.00. The funding source is ORG 554 9999 OBJ SD8557 658650.

The purpose for the new Contract is to cover additional stormwater design services for the project which expand stormwater storage capacity, mitigate upstream flooding and improve water quality in an impaired watershed.

Design services for Colony North Pointe Community Center awarded to CPL Architecture Engineering Planning, currently has purchase order for $970,675.00. The new purchase order amount will be $1,515,024.00.

The proposed Colony North Pointe Recreation Center, located at 3709 W Beltline Blvd, is undergoing a major transformation to include a new community center, gymnasium and 17 acres of new park space. The project will connect All Star field, totaling 20 acres of recreational space in the Booker Washington Heights Neighborhood.

CONTRACT FOR PROFESSIONAL SERVICES

This Contract is awarded under procurement method RFQu007-23-24-KDD Design Services for Colony North Pointe Community Center, Gymnasium, & Park.

1. **PURPOSE** – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and CPL Architecture Engineering Planning, (hereinafter referred to as the "Architect"), to provide Phase 2 design, survey, and construction administration services for Colony North Pointe Community Center, Gymnasium, and Park for the City of Columbia, SC.

   For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

2. **SCOPE OF SERVICES** – Upon written notification by the City to proceed, the Architect shall provide the scope of services more fully described in Exhibit A, attached hereto. The Architect shall perform any and all incidental services not specifically set forth in Exhibit A, which are necessary to fully complete the scope of services described in Exhibit A.

3. **SUPPLEMENTAL OR ADDITIONAL SERVICES –** The City may require supplemental or additional services of the Architect or recommended by the Architect and approved by the City in writing.

   The Architect must obtain written approval from the City for any supplemental or additional services prior to the work being performed. If the Architect fails to obtain prior written approval to perform the work, the City is under no obligation to compensate the Architect for services performed.

4. **TERM OF CONTRACT** – The term of the Contract is the date of the execution of a *Notice to Proceed and a valid Purchase Order from the City of Columbia* for an initial term of eighteen (18) months, with the option to renew or continue with work for two (2) additional six (6) month periods at the mutual pleasure of both parties.

   The decision whether to extend the Contract, upon written request, shall be the sole and exclusive discretion of the City and neither party shall be under any obligation to agree to an extension of the initial term or any additional term. The decision to extend the initial term and any subsequent extension periods may be determined no later than 90 days prior to the end date of each period.

5. **SCHEDULE FOR COMPLETION OF SERVICES** – The Architect shall complete any and all services performed under this Contract within the timeframes as outlined in Exhibit B, attached hereto.

6. **COMPENSATION** – (See Exhibit C)

   A. The total compensation to be paid by the City to the Architect under this Contract shall not exceed Five Hundred Forty-Four Thousand, Three Hundred Forty-Nine Dollars and No/100 ($544,349.00).

   B. The Architect shall submit invoices no more frequently than monthly for services rendered during each phase of the Project. Each invoice submitted must describe the services for which payment is requested, show payment calculations and specify the person(s) rendering such service(s). Architect must invoice monthly regardless of work being completed during that period. If no work is completed, a zero-balance invoice should be submitted. **Each invoice must also clearly identify any portion of the fee invoiced for subcontracted services, including any such services that are specified in the Summary of Proposed Subconsultants shown on Exhibit D hereto.** Each invoice shall bear the signature of the Architect, whose 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. Invoicing Procedure
Failure of the Architect to follow these invoice requirements will result in the delay of payment of the invoice.

D. Prompt Payment to Subconsultants and Material Suppliers (Use Prompt Payment Affidavit)

1. The Architect is required to pay all Subconsultants and material suppliers for all work that the Subconsultant has satisfactorily completed, no later than twenty (20) calendar days after the Architect has received payment from the City.

2. In addition, all retainage amounts received from the City by the Architect must be paid by the Architect to the Subconsultant no later than fourteen (14) calendar days after the Subconsultant has, in the opinion of the City, or designee, satisfactorily completed its portion of the Work.

3. A delay in or postponement of payment to the Subconsultant or material supplier requires good cause and prior written approval of the City or designee.

4. The Architect is required to include, in each Subcontract, a clause requiring the use of appropriate arbitration mechanisms or other method to resolve all payment disputes.

5. The City will not pay the Architect for subsequent work performed unless and until the Architect ensures that the Subconsultants have been promptly paid for the work they have performed under all previous payment requests, as evidenced by the filing of City lien waivers, canceled checks (if requested), and the Architects sworn statement that it has complied with the prompt payment requirements. The Architect must submit a Prompt Payment Affidavit, Subconsultant list that identifies each Subconsultant (both Disadvantaged Business Enterprises (DBEs) and non-DBEs) including Subcontract values and the date and amount of the last payment to such Subconsultant(s). That documentation must be provided with every payment request submitted to the City, except for the first payment request.

6. Failure to comply with these prompt payment requirements is a breach of this Contract. The City reserves the right to pursue any and all remedies permitted under law for breach of contract, including, but not limited to, Architect debarment.

E. Affirmative Action Procurement and Contracting Goals:

It is the goal of the City of Columbia, SC to maximize opportunities for historically Disadvantaged Business Enterprises (DBEs) including, but not limited to, Small Business Enterprises (SBEs), Minority Business Enterprises (MBEs), and Women-Owned Business Enterprises (WBEs). The City has implemented an overall citywide 15% goal to encourage socially and economically disadvantaged business participation. This goal extends to bidders, contractors, Subconsultants and suppliers on its procurement and contracting offerings.

Additional information on the City's affirmative action goals and objectives may be obtained by contacting the following office: City of Columbia Office of Business Opportunities, 1401 Main Street, 4th Floor, Columbia, SC 29201, (803) 545-3950.

The City's success in tracking the amount of business received by SBE, MBE and WBE firms (whether as a prime Architect or Subconsultant) is dependent upon the business community partnering with the City in this important endeavor.

The Architect must comply with the affirmative action terms and conditions as outlined herein. The Architect, shall

in the performance of the Contract, make constructive efforts to assist the City in complying with best practices in contracting as it relates to meeting affirmative action objectives.

F. Subcontracting Goals
Under this Contract, the subcontracting goals are as follows:

SB Goals	N/A	%
MBE	N/A	%
WBE	N/A	%
LSA	N/A	%

The Architect will ensure Subconsultant performance during the period of performance, and optional periods as applicable. Achievement of these goals are expected during the life of the Contract, including any extensions thereof.

7. **MENTOR-PROTÉGÉ PROGRAM** (http://www.columbiasc.net/business-outreach/) - **Non-applicable**: The City of Columbia encourages, where economically feasible, establishment of mentor-protégé relationships to ensure contracting opportunities for all businesses, including minority / women / small business enterprises. The Mentor-Protégé Program (MPP) helps develop private sector business relationships and enhances the contracting capabilities of minority-owned business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). In order to provide opportunities for growth and to encourage hands-on business relationships, certain capital improvement projects may be designated by the City of Columbia as Mentor-Protégé Program projects. The City of Columbia has determined that participation in the City's Mentor-Protégé Program is required for this project.

The Architect must comply with Mentor-Protégé Program Guidelines. The Architect agrees that the Mentor Protégé Program does not create any third-party beneficiary status or contractual rights and/or duties between the City and the Protégé and that the City is not a party to the Implementation Plan. The Architect agrees that it has or will enter into a separate contractual Contract with the Protégé to which the City is not a party.

8. **INDEMNIFICATION & INSURANCE**

A. The Architect shall procure and shall maintain during the life of this Contract, whether such operation be by itself or by a Subconsultant or anyone directly or indirectly employed by either of them, such insurance as required by statute, ordinance, or this Contract, to adequately protect the City from any claims or damages including bodily injury or death, which may arise during performance and operations under this Contract.

Each insurance policy required by these instructions shall be endorsed to state that coverage shall not be suspended, voided, OR cancelled by either party, reduced in coverage or in limits, unless thirty (30) days prior written notice, by certified mail, return receipt requested, has been given to the City.

Workers Compensation Insurance: The Architect shall procure and shall maintain during the life of this Contract, Workers Compensation Insurance for all employees to be engaged in work on the project under this Contract, and in case any work is subcontracted, the Architect shall require the Subconsultant similarly to provide Worker Compensation Insurance for all of the latter employees to be engaged in such work unless such employees are covered by the protection afforded by the Architects Worker Compensation Insurance. The Architect shall not permit any person who is not protected by Workers Compensation Insurance or a properly approved Self-Insured Workers Compensation Program to perform any activity related to this Contract.

General Liability: The Architect shall provide to the City evidence of General Liability insurance in an amount not less than One Million Dollars and no/100 ($1,000,000) per occurrence, and Two Million Dollars and no/100 ($2,000,000) dollars aggregate in accordance with the current Code of Ordinances, City of Columbia, South Carolina, which can be located at www.columbiasc.net.

Professional Liability: Professional Liability Insurance in an amount not less than One Million Dollars and No/100 ($1,000,000.00) per claim, and Two Million Dollars and No/100 ($2,000,000.00) Aggregate.

Automobile Liability Insurance: Five Hundred Thousand Dollars and No/100 ($500,000.00) combined single limit per accident for bodily injury and property damage.

B. The Architect shall furnish the City with a certificate showing satisfactory proof of carriage of the insurance required hereunder and such insurance shall be approved by the City prior to the Architect and any Subconsultant of the Architect commencing any services under this Contract and this insurance shall remain in effect throughout the term of this Contract, and any extensions of service. Insurance shall remain in effect for the duration of the project and for a period of one (1) year after completion. The City of Columbia shall be the Certificate Holder and shall be named as an *Additional Insured.*

C. The Architect shall indemnify, defend, hold harmless and reimburse the City, its agents, and employees from and against any and all losses, liabilities, expenses, and all claims for damages of any nature whatsoever relating to or arising out of any action or failure to act by Architect, its Subconsultants, officers, agents and employees of any of the obligations under the Contract. Losses, liabilities, expenses and claims for damages shall include, but will not be limited to, civil and criminal fines and penalties, loss of use or services, bodily injury, death, personal injury, or injury to real or personal property, defense costs, legal fees and costs, and attorney's fees for an appeal.

The Architect will also agree to promptly notify the City of any civil or criminal actions filed against the Architect or of any notice of violation from any federal or state agency, or of any claim as soon as practical as relates to the services provided under this Contract. The City, upon receipt of such notice, shall have the right at its election to defend any and all actions or suits or to join in defense.

9. **PERMITS & LICENSES**

A. The Architect shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Architect in performing the services required under this Contract. The Architect shall be responsible for any costs relating to same.

B. The Architect shall be responsible for identifying the necessity for and providing any applications and supporting documentation to the City for any approvals and/or permits required of the City in order for the Architect to perform the services required under this Contract. Such approvals and/or permits may include, but not be limited to, South Carolina Department of Health and Environmental Control (SCDHEC) Construction Permits, SCDHEC Stormwater Management for Construction Sites Permits, SCDHEC Water Resources Permits, Corps of Architect s Permits, City/County/ South Carolina Department of Health and Environmental Control (SCDOT) Encroachment Permits, encroachment permits for other utility rights-of-way and railroad right-of-way encroachment permits/Contracts. The City shall obtain the approvals and/or permits identified by the Architect and pay any costs relating to same.

C. The Architect shall answer questions and consult with the City and/or appropriate authorities as necessary to assist the City's efforts in obtaining required permits/approvals.

D. The Architect shall procure a City of Columbia business license while performing services under this Contract.

10. **DUTIES UPON TERMINATION** – At termination of this Contract, the Architect shall immediately provide the City with all records and data in any format the Architect is capable of producing and at no cost to the City, which were generated, created or received by the Architect in performance of the services required by this Contract or as the City may deem necessary to perform the required services by the City or the Architects successor. All records shall be free from any proprietary claims or interest. The Architect agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

11. **INTEREST OF ARCHITECT** – The Architect covenants that Architect 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 this Contract or which is adverse to the interests of the City. The Architect further covenants that in the performance of this Contract no person having such interest shall be employed.

    The Architect is expected to make Architects 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 Architect 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 this Contract.

12. **TERMINATION OF CONTRACT** – The City may terminate this Contract at any time upon any of the following grounds:

    A. DUE TO UNAVAILABILITY OF FUNDS: Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefor. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term;

    B. The Architect fails to perform any of the services required in this Contract and does not correct such deficiency within fifteen (15) days after being notified by the City of such deficiency;

    C. Force Majeure;

    D. The City, at its sole option and discretion, has the right to terminate this Contract for any reason whatsoever. A termination for default under this Contract, if wrongfully made, shall be treated as a termination for convenience under this clause;

    E. Upon expiration of the term of this Contract; and

    F. By mutual Contract.
    Notice of termination shall be sent by registered mail, return receipt requested. In the event of termination, the Architect shall only be entitled to the actual direct costs of all labor and material expended on the services required under this Contract prior to the effective date of the termination or the Engineer shall be entitled to be paid a pro-rata 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 Architect. In no event shall the Architect be entitled to anticipatory profit or damages for any termination under this Contract. In no event shall the Architect be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

13. **OWNERSHIP OF PROJECT** - All data, documents or other information of any description generated by or used by the Architect or any Subconsultant retained by the Architect and related to the services required by this Contract shall be the property of the City and shall not be used by the Architect for any purpose whatsoever except to perform the services required by this Contract.

14. **OWNERSHIP OF PROJECT DOCUMENTS** - All data, documents or other information of any description generated by or used by the Architect or any Subconsultant retained by the Architect and related to the services required by this Contract shall be the property of the City and shall not be used by the Architect for any purpose whatsoever except to perform the services required by this Contract.

15. **NOTICE** - All notices and communications in connection with this Contract will be addressed to the following:

City of Columbia
Name: Office of Procurement and Contracts
Title: Purchasing Agent
Address: 1800 Main Street
Second Floor
Columbia, SC 29201
Phone: (803) 545-3470
Email: procurement@columbiasc.gov

CPL Architecture Engineering Planning
Name: Rachel Nilson, AIA, NCARB
Title: Principal in Charge, Project Leadership
Address: 5302 Fairview Rd, Suite 102
Charlotte, NC 28210
Phone: (980) 257-5892
Email: Rnilson@cplteam.com

16. **CONSENT DECREE** - **Non-Applicable**

A. The services performed by the Architect pursuant to this Contract are required in whole or in part to satisfy the terms of the Consent Decree entered by the United Stated District Court for the District of South Carolina on May 21, 2014, in the case captioned *The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. City of Columbia*, Civil Action No. 3:13-2429-TLW (the "Consent Decree"), a copy of which has been provided to the Architect by the City and is incorporated by reference herein. The Architect shall perform the services pursuant to this Contract in conformity with the terms of the Consent Decree as required by Paragraph 5 therein.

B. In addition to the requirements above, the Architect shall comply with the document retention requirements of Paragraph 68 of the Consent Decree which includes, but is not limited to, the obligation to preserve all non-identical copies of all documents, records, or other information (including documents, records, or other information in electronic form) in the Architects possession or control that relate in any manner to the Architects performance under this Contract ("Preserved Documents"). Upon the Architects performance of all services required under this Contract, the Architect shall provide the City with all Preserved Documents. In addition to the requirements above, the Architect shall provide the City with all Preserved Documents upon termination of this Contract.

C. Upon the occurrence of a force majeure event as defined in Paragraph 55 of the Consent Decree, the Architect shall provide notice to the City's Director of Utilities and Engineering in person, by phone, or by electronic mail within twenty-four (24) hours of when the Architect first knew or should have known that the event might cause a delay. Within three (3) days thereafter, the Architect shall provide written notice in accordance with Section XII above to include the following information: an explanation and description of the reasons for the delay; the anticipated duration of the delay; all actions taken or to be taken in an effort to prevent or minimize the delay; a schedule for implementation of any measures to be taken in an effort to prevent or mitigate the delay or the effect of the delay; and the Architects rationale for attributing such delay to a force majeure event. The Architect shall include with any notice all available documentation supporting the claim that the delay was attributable to a force majeure event.

D. The Architect shall reimburse the City the amount of any stipulated penalties imposed on the City pursuant to Paragraph 47 of the Consent Decree if the Architect neglects, fails, or refuses to meet the deadlines set forth in Exhibit B attached hereto. The Architect agrees that any failure to meet such deadlines will result in the City's failure to meet the deadlines set forth in the Consent Decree except in the event of force majeure notice by the Architect that results in the extension of said deadline by the U.S. Environmental Protection Agency under the Consent Decree. The City reserves all other remedies available for the Architects failure to perform pursuant to the Contract.

E. The Architect shall perform the services pursuant to this Contract using sound Architecting practices as set forth in Paragraph 9 of the Consent Decree.

17. **MISCELLANEOUS**

A. Nothing in this Contract shall be construed to give any rights or benefits to anyone other than the City and the Architect.

B. The Architect shall be responsible for performance of all services required by this Contract. The Architect does not act as the City's agent or employee.

C. The Architect will not assign or sublet its obligations to perform the services required by this Contract without the written consent of the City. The Architect shall be as fully responsible to the City for the acts and omission of its Subconsultants, as it is for the acts and omissions of persons directly employed by the Architect.
The Architect shall furnish and its Subconsultants shall furnish all information and reports required hereunder.

D. In the event there are any disagreements between the City and the Architect with regard to any of the requirements, specifications or interpretation of this Contract, the Architect agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Contract, if any, shall not be construed against the City.

E. This Contract shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Architect agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Contract and the performance thereof. The City may seek attorney's fees and the Architect agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Architect.

F. This Contract represents the entire Contract between the City and the Architect and supersedes all prior communications, negotiations, representations or Contracts, either written or oral. The parties may amend this Contract 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 Contract 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 Contract, such modifications will be incorporated only by written amendment signed by both the City and the Architect.

G. The failure of either the Architect or the City to insist upon the strict performance of any provision of this Contract shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Contract at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of this Contract shall not constitute waiver of a subsequent breach.

H. In the event any provision of this Contract is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Contract is subject to City Council approval.

J. The Architect acknowledges, for itself and its Subconsultants, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:

1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;

2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or,

3. induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public members, or public employee's official responsibilities.

"Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.

K. In carrying out the service, the Architect shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Architect shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Architect's operations, including, but not limited to the Architect's employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of services. The Architect 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 Non-Discrimination in Contracting Policy. The Architect shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

L. This Contract shall be binding upon the respondent and upon its successors and assignees. This Contract shall be binding upon the City in accordance with its terms and provisions.

M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Architect under this Contract are matters of public record, but that the Architect agrees that they shall only be made available to any individual or organization by the City and the Architect shall not make them available to any individual or organization without the prior written approval of the City.

N. Every exhibit, schedule and appendix attached to this Contract and referred to herein is hereby incorporated into this Contract by reference unless this Contract expressly provides otherwise. This Contract, exhibits and other documents include, but are not limited to the Conflict of Interest Statement, Non-collusion Affidavit, Business Information Record for Subconsultants /Subcontractors, Local Business Enterprise, and Mentor Protégé Implementation forms are incorporated by reference in this Contract and set forth the entire understanding between the parties hereto regarding the subject matter hereof.

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Witness the parties' respective hands and seals on the date first written below.

CITY OF COLUMBIA, SOUTH CAROLINA

_____	_____	_____
Witness	Teresa Wilson, City Manager	Date:

APPROVED AS TO FORM
Legal Department City of Columbia, SC
4/30/2026

CPL ARCHITECTURE ENGINEERING PLANNING

_____	_____	_____
Print: Name/Title	Signature	Date:

(Corporate Seal)

Attest

_____	_____
Signature	Date:

List of Exhibits

Exhibit A – Scope of Services

Exhibit B – Schedule for Completion of Services

Exhibit C – Compensation

Exhibit D – Business Information Statement for Subconsultants/Subcontractors

EXHIBIT A – SCOPE OF SERVICES

PART I: Enhanced Stormwater, Stream Restoration & Floodplain Expansion Feasibility Study

Task 1: Review Existing Data / Conceptual Layouts

Based on the Geotech and soils report provided by ECS (detailed proposal is attached), we will review soils data and existing flood studies to estimate the depth, size, location and type of Stormwater Control Measures ("SCM") and/or Nature-Based Solution ("NBS") across the site. SCMs and NBSs may include: constructed wetlands, bioretention cells, bioswales, above ground storage tanks, expanded floodplains, and/or stream restoration measures.

Weston & Sampson will also review existing survey data to identify existing stormwater infrastructure invert elevations to determine the feasibility of daylighting the 48-inch storm sewer line currently traversing the project site. Work will progress so that early on, we will identify physical or environmental constraints that may potentially render the stormwater concept as not feasible.

We will relocate any project features to accommodate and advance the Clear Currents design features (entrance road, meadow, constructed wetland, trails & boardwalks, pedestrian crossing, swales, Stormwater Control Measures (SCM's) and other impacted features.

Deliverable(s)

- Written summary of any site constraints affecting the feasibility of design, permitting, or construction of the stormwater concept
- Schematic exhibit depicting a conceptual layout of various SCM areas / volumes and potential integration into ongoing North Point Community Center design. Schematic exhibit shall include revisions to all impacted site features as outlined in the introduction of this document.

Task 2: Update Hydrologic Modeling

Based on the above referenced schematic exhibit layout developed under Task I, Weston & Sampson will update existing HydroCAD models developed as part of the North Point Community Center design to evaluate flows that are, or could be, tributary to potential SCM's and NBS's.

Deliverable

- Weston & Sampson will provide local flows and piped flow analysis via HydroCAD model printouts and/or .hcs files to Interfluve for use in their HEC-RAS model

Task 3: Design Collaboration / Charette

Based on the review of existing data, geomorphic and habitat assessment (see attached proposal by Inter-Fluve) and H&H modeling, Weston & Sampson will collaborate with Interfluve to develop and review concepts for SCM's and floodplain / stream / habitat restoration to evaluate their integration into the ongoing North Point Community Center design. Given the multidisciplined nature of this project, and potential for significant positive impact on expanded flood storage capacity and water quality, we plan to facilitate a collaborative, in-person design meeting. We welcome attendance by City staff if interested. Based on these design charette conversations and Client comment, we will refine the two concepts into one final hand-sketched concept to serve as the basis of the feasibility study report.

Deliverable

- Facilitate an in-person design charette
- Develop up to two (2) refined, hand-sketched concepts that consider feasibility of the proposed improvements and meet the client goals for recreation space, access to nature, expanded flood storage and improved water quality
- Prepare one final refined concept

Task 4: Conceptual Design / Feasibility study

Building upon the refined concept plan prepared in Task III, Weston & Sampson will digitalize a preferred conceptual design that is integrated into the ongoing North Point Community Center design. The digitalized conceptual design will be advanced to 10-15% level schematic design plans, and an opinion of probable construction cost will be prepared.

The project team will prepare a written feasibility report summarizing the project process; all detailed analysis, calculations and modeling; physical, environmental, permitting or constructability constraints; the proposed design and project goals met; opinion of probable construction cost, and next steps for project implementation.

Deliverable(s)

- Attend one (1) virtual design presentation meeting
- 10-15% level design plans including the following sheets:
    - Site plan with identified SCM's (location, type, size, volume) and design narrative
    - Graphic representation of floodplain and stream restoration concept with design narrative
- Draft and final feasibility study report

Task 5: Project Management

Weston & Sampson assumes the feasibility study process to last up to four (4) months depending on Client Team availability, feedback loop cycles, and timeliness of data requested and provided by Freese Nichols. During this period, we have assumed this task to include:

- Four (4) monthly design team and client team meetings
- Change order execution and revisions to accounting software
- Monthly Invoicing
- Internal Weston and Sampson project team coordination, coordination with subconsultants, and meetings

PART II: Combined Schematic & Design Development

Task 1: Design Development of the Clear Currents Concept

Based on the outcomes of the Feasibility Study, prepare design development drawings (DD) for the feasible stormwater improvements associated with the Clear Currents Concept. During the DD phase Weston & Sampson proposes to finalize the specific stormwater control measures for the project and

finalize the selection and design of the chosen nature-based solutions for floodplain mitigation, stream restoration and stormwater control measures. It is assumed that the advancement of the DD plan set will run concurrently to allow for full hydraulic and hydrologic assessments of stormwater measures associated with site development and the Clear Currents Concept.

The set of DD - level site / civil / landscape architectural documents associated with the expanded stormwater scope that will be prepared and / or significantly revised as a part of these tasks, are anticipated to include, but may not be limited to, the following plan sheets:

- Site Layout Plan
- DD level Landscape Plan(s) – constructed wetland, Green Stormwater Infrastructure, floodplain & stream restoration
- Stormwater management plan, calculations and report
- Sediment and Erosion Control Plan
- Final stabilization plans
- Grading and Drainage plan
- Site / civil / LA construction details
- Additional signage content for up to 2 environmental education signs
- Draft technical specifications

Deliverable

- The DD-level site / civil / LA package will be submitted to the client for review and comment.

Task 2: Project Management, Meetings, Technical Review and Expenses for Clear Currents.

This task includes attendance at all client and consultant meetings, coordination with the architect, project billing and scheduling, reimbursable expenses, and administrative support. We have assumed an additional 8 months of design and we have assumed this task to include:

- Attend one (1) Design Development Review Meeting with the Client (virtual)
- Change order execution and revisions to accounting software
- Bi-weekly Internal Weston and Sampson project team coordination, coordination with subconsultants, and client meetings (16 meetings at one-hour each, 2 staff).
- Attend up to one (1) in-person / on-site meeting

PART III: Design Development

Task 1: Agency Review & Permitting for Clear Currents

Specific permitting requirements will be determined during the preliminary site investigation in Task 1. This scope and fee are based on single-phase permitting with the following agencies:

- City of Columbia
  - Land disturbance permit
  - Landscape and Zoning approval
  - Coordination with Flood Plain Administrator
- SCDHEC for NOI approval

This task includes up to two (2) coordination meetings with each agency; preparation of necessary drawings, studies, reports, calculations, and permit applications; response to comments and plan updates to receive final approvals.

Weston & Sampson will perform stormwater calculations following local and state regulations and will provide in the drawings the required stormwater features such as pipes, swales, and ponds that will meet City of Columbia and SCDHEC requirements. Stormwater calculations, the C-SWPPP, and any reports will be developed and will be used during Agency Review and Permitting. All culverts and crossings necessary to complete this work shall be premanufactured culverts. Structural design shall be provided by the manufacturer and submitted by the Contractor as a shop drawing. No structural design or analysis is proposed by Weston & Sampson.

Deliverable(s)

- Final CD Plan Package (90%) / Bid Set (100%)
- Final technical specifications for bid

Task 2: Construction Drawings for Clear Currents

Weston & Sampson will advance the Design Development drawings to produce site / civil / landscape architectural construction drawings (90% Construction Drawings and 100% Bid Set Drawings) for the proposed project. Final drawing sheets will include addition of or significant revisions to:

- Site Layout Plan
- DD level Landscape Plan(s) – constructed wetland, Green Stormwater Infrastructure, floodplain & stream restoration
- Stormwater management plan, calculations and report
- Sediment and Erosion Control Plan
- Final stabilization plans
- Grading and Drainage plan
- Site / civil / LA construction details

- Additional signage content for up to 2 environmental education signs
- Final technical specifications

Task 3: Project Management, Meetings, Technical Review and Expenses (Clear Currents)

This task includes attendance at all client and consultant meetings, technical review prior to delivering plans and specifications, coordination with the prime and subconsultants, reimbursable expenses, and administrative support.

Deliverable(s):

- Attend one (1) Construction Drawing Review Meeting with the Client (virtual)
- Attend up to five (5), one-hour (1-hr) design coordination meetings
- Biweekly client / design team meetings included in SD/DD phase above

PART IV: Construction Services Procurement, CA, and As-Builts

Task 1: Bidding & Construction Phase Services (Clear Currents)

Weston & Sampson will provide assistance during the bidding and construction phase at an hourly rate. Scope includes, but may not be limited to the following, attend a pre-bid (virtual) and pre-construction meeting, technical clarifications, responses to contractor's requests for information, shop drawing reviews, field sample approvals, and on-site meetings with the City and Contractor representatives to ensure that work is in general conformance with the design documents.

This task assumes that a Construction Manager will be on-site to provide daily construction administration and inspection for the Client and that CPL Architects will be leading construction administration for the project team.

Deliverable(s):

Bid Phase

- Attend a virtual pre-bid meeting
- Respond to RFI's (max 5)
- Review bids & bid tabulation
- Issue conformed drawings

Construction Administration

- Attend on-site pre-construction meeting
- Respond to RFI's
- Approve / review shop drawings
- Review / approve field revisions
- 8 on-site construction observation meetings (or as-needed)

Task 2: As-Built Stormwater Record Drawings (Clear Currents)

Stormwater record drawings and utility record drawings will be required to be submitted and approved by City of Columbia prior to closing out the project. Scope includes providing the necessary stormwater calculations and record drawings that demonstrate compliance with the construction drawings. Additionally, utility record drawings will be provided to the City of Columbia as required.

For both sets of record drawings Weston & Sampson will follow the standard set by City of Columbia for record drawings. Specifically excluded from this scope is obtaining the as-built survey. The project manual will specify the as-built survey to be completed under the contractor's scope and provided to the project team for completion of the as-built record drawings.

PART V: Geotechnical

Our integrated services will include drilling borings by drilling crews based on instructions provided by ECS. Our services will also include laboratory testing of representative soil samples, and engineering analyses presented in a site-specific engineering report.

Task 1: Utility Clearance

Per state law, we will contact SC PUPS the public utility to locate underground utilities at the site. Typically, SC PUPS will not locate utilities beyond the point of distribution (meters or gauge points) on private property. The risk of hitting utilities that SC PUPS did not mark can be reduced by engaging a private utility locating service. The risks include hitting gas lines, electrical lines, fiber optic lines, and many other utilities service lines. This can result in electrocution, gas leaks or explosions, loss of services to businesses as well as tremendous costs for lost business, interruption of service, and repair along with potential legal liability.

We will coordinate our exploration locations around marked utilities and utilities pointed out to us by the owner/client. However, we will not be responsible for any utilities not marked or not pointed out to us by the landowner or client.

Task 2: Site Access

Based on our site visit on 10/10/2025 the site appears to be moderately to densely wooded. Therefore, we anticipate that up to one full day of clearing will be required to provide drill rig access to the proposed soil test borings. Clearing will be provided by mechanized equipment with a forestry mulching head. The cost of clearing has been included in our fee. Please note that minimum 10-foot-wide cleared paths will result. We will attempt to limit disturbance, but felled trees and cleared underbrush should be anticipated in cleared paths.

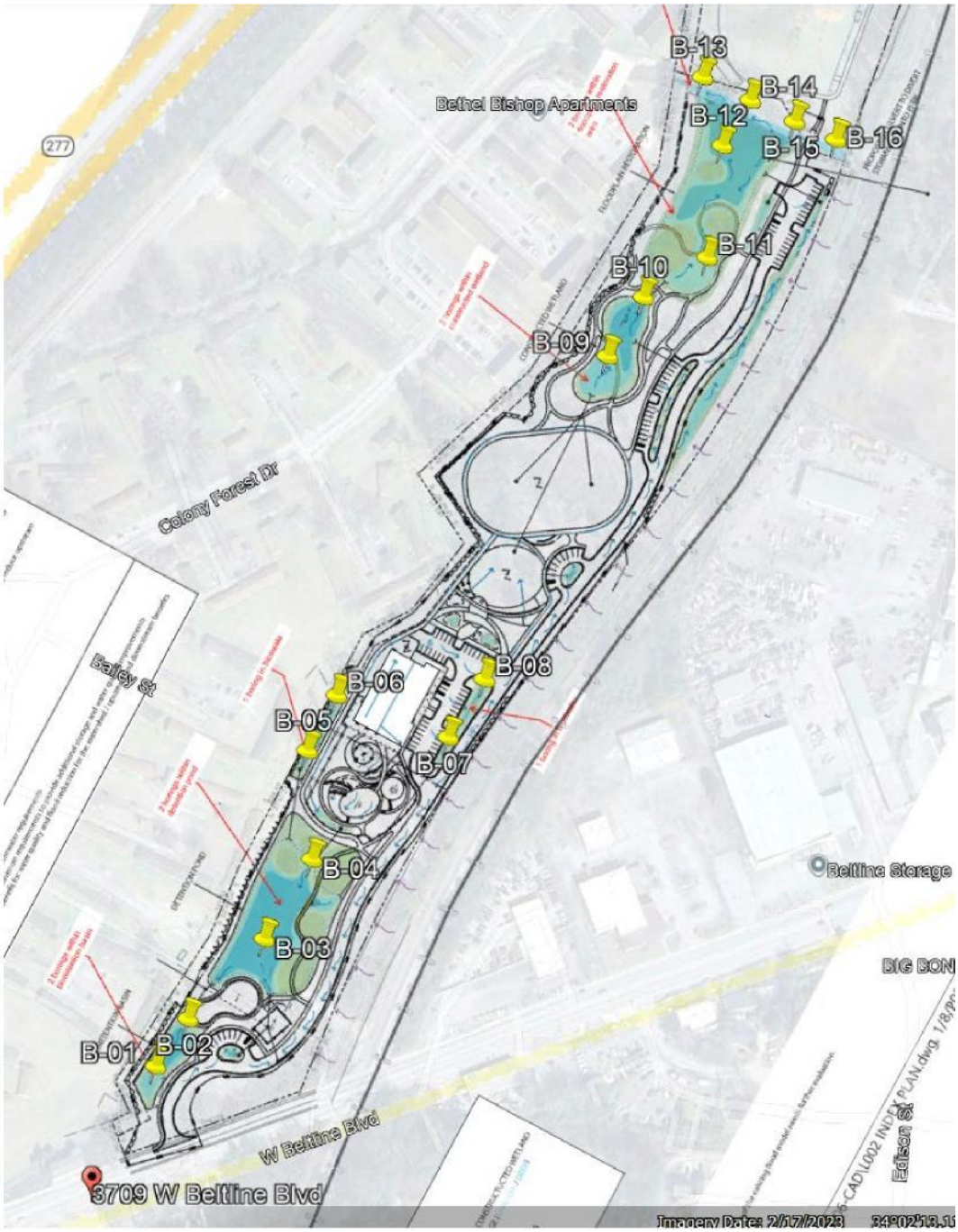
Regarding site access, we have made the following assumptions:

- This proposal assumes that no special permits or work outside of normal working hours will be required.
- Landowner notification will be provided by the client. ECS will work with the project team in providing site access diagrams for the drill rig as needed, but actual coordination with landowners to obtain access permission will be provided by the client.

Task 3: Field Exploration

ECS proposes to perform the following in general accordance with the local standards and practices listed:

- Field locate the test locations by handheld GPS unit. Elevations will be referenced from published topographical maps.
- Obtain a public utility locate ticket for location of underground lines. See further information in the Utility Clearance section above.
- Mobilize an All-Terrain Vehicle (ATV) mounted drilling rig to the site
- Perform soil test borings utilizing macro-coring techniques at the approximate locations shown on the figure below



BORING NO.	PROPOSED STRUCTURE /SITE FEATURE	PROPOSED DRILLING	TOTAL LINEAR FEET OF DRILLING
B-01 through B-16	SWM Features	16 Macro-core Borings @ 20ft deep	320 LF

- Optional: Perform infiltration testing within shallow hand auger borings to a depth of up to 7 feet below the existing ground surface, if indication of seasonal high-water table (SHWT) is encountered within the upper 7 feet. In the event that SHWT is encountered at depths greater than 7 feet, we propose to collect undisturbed Shelby tube samples for lab permeability testing (if possible). Please note collection of undisturbed samples in very sandy profiles may not be achievable.

The explorations will be extended to the depths listed above or to mechanical refusal (shallow rock or other impenetrable obstructions), whichever occurs first.

Task 4: Site Departure Conditions

Upon completion of subsurface exploration, we will backfill each of the locations with the soil removed and mound the excess spoils back up over the test location. In pavement areas, we will patch the asphalt or concrete surface with cold mix asphalt patch or quick setting concrete of an equivalent or greater thickness. Some post drilling settlement of the boreholes should be expected and may require future maintenance to repair any settlement and prevent a tripping hazard. This maintenance is not included in our scope of services or fees. No other restoration will be provided. ECS will not be responsible for restoration of, but not limited to the following: grass, shrubs, trees, flower beds, or ruts caused by drilling operations. The client must communicate areas that must not be disturbed in advance of field operations.

Please note that minimum 10-foot-wide cleared paths will be made. We will attempt to limit disturbance, but felled trees and cleared underbrush should be anticipated in cleared paths. Our cost estimate does not include any restoration of cleared areas, moving/chipping of felled trees, etc. If there are any areas where clearing is not to be performed (such as in Resource Protection Areas (RPA), wetlands, or other areas), those areas must be clearly marked on plans provided to us and should be delineated in the field with flagging prior to our mobilization to the site. ECS cannot be responsible for disturbance of sensitive or restricted areas not identified in this manner.

Task 5: Laboratory Testing

Upon completion of field exploration operations, the samples will be returned to our laboratory for further identification, visual classification, and testing. Laboratory testing (Moisture content, washed #200 sieve analysis, and Atterberg limit testing) can be performed on samples retrieved for an additional fee.

Task 6: Engineering Report

Upon completion of the field exploration, laboratory testing, and engineering analyses, we will prepare a written engineering report that will include:

A. A review of published soils mapping and/or geologic information
B. Observations from our site reconnaissance and personnel on the drill rig, including current site conditions, surface drainage features, and surface topographic conditions, and/or available satellite imagery
C. A description of the field exploration and laboratory tests performed
D. A site location diagram and a field exploration diagram
E. Final logs of the soil borings in accordance with industry standard practices for geotechnical engineering. Elevations will be interpolated from civil drawings or referenced from topographic information that you supply
F. The results of the laboratory tests will be plotted on the final exploration logs and/or included on separate test report pages
G. Discussion of the subsurface materials encountered along with groundwater conditions observed
H. Subsurface cross sections/profiles may be included that graphically represent the subsurface conditions
I. ECS will review soils during drilling operations at sixteen requested boring locations. The characteristics of the soil will be observed including texture, depth, the presence of restrictive horizons, depth to SHWT or perched SHWT, etc. utilizing current Soil Science methodologies. Please note, SHWT indicators may be inconclusive in fill or soils that have extensive disturbance
J. Evaluation of the on-site soil characteristics and a discussion of their suitability for reuse as engineered fill to support grade slabs and pavements. We will also include compaction recommendations and suitable material guidelines

PART VI: Assessment and Design

Task 1: Review of Existing Data and Field Data Collection

Inter-Fluve staff will review background information provided by Weston and Sampson

Assumption:

- Weston and Sampson will provide necessary background documents for Inter-Fluve to review

Deliverable(s):

- Background information will be summarized and incorporated into the design memorandum in Task 5, as appropriate

Task 2: Geomorphic and Habitat Assessment

Inter-Fluve will conduct a reconnaissance of the project reach that will include a qualitative evaluation existing channel condition, bank soils, erosion rates, sediment transport conditions and bed material, existing vegetation, bankfull and vegetation limit indicators, and habitat. This site visit will be used to inform hydraulic modeling, ecological opportunities, and feasibility of daylighting the channel and providing a constructed wetland in the project footprint.

Assumptions:

- Site visit attendance of up to 2 Inter-Fluve staff people
- Site visit will be coordinated by Weston and Sampson, including providing necessary security personnel

Deliverable:

- Notes and photographs from the site visit will be incorporated into the design memorandum in Task 5

Task 3: Hydrology and Hydraulics

Inter-Fluve will be provided peak creek discharge for 1, 2-, 5-, 10-, 25-, 50-, and 100-year flood events for flows entering the project site at West Beltline Boulevard and under the railroad crossing. Any local flows into the creek within the project are will be modeled by Weston and Sampson and provided to Inter-Fluve.

Inter-Fluve will incorporate the hydrology and existing conditions survey data into a HEC-RAS 2D model. The model will be run under existing conditions and up to 3 proposed conditions scenarios to support the discussions of incorporating a constructed wetland or daylighting the channel at the feasibility level.

Assumptions:

- Freese and Nichols will be evaluating the flow conditions and capacity upstream of the railroad bridge
- All necessary survey information will be collected by others with Inter-Fluve's input on data to be collected.
- An existing conditions surface will be prepared by others and given to Inter-Fluve for incorporation into the HEC-RAS mode.

Weston and Sampson will be providing analysis for portions of the project that involve piped flow into the creek reach.

This task does not include coordination with regulatory agencies or preparation of a no-rise certification. This can be added via addendum in future phases.

Deliverable(s):

- HEC-Ras model
- Narrative will be provided in Technical Memorandum in Task 5

Task 4: Concept Design Collaboration and In-person Design Meeting

Based on the geomorphic, ecological, and hydraulic assessments, Inter-Fluve will develop up to 2 design concepts for naturalization of the creek corridor and integration of floodplain and stormwater management. This process is anticipated to be collaborative with the design team, so Inter-Fluve has included up to 24 hours for collaboration with Weston and Sampson. As part of this effort, Inter-Fluve anticipates attending an in-person design discussion with the team and City. Up to 2 Inter-Fluve staff will attend an in-person design meeting in Columbia, SC which may include field review of site and concepts.

Assumptions:

- Weston and Sampson will provide meeting agenda, location, and meeting minutes *Deliverables:*
- In-person attendance for up to 2 Inter-Fluve staff people up to 8 hours of in-person meetings and field visits

Task 5: Feasibility Study

Based on the meetings in Task 4, Inter-Fluve will provide preferred feasibility level designs for an expanded floodplain and constructed wetland. This feasibility study will include example photos of previously completed projects that can be used as analogues for potential project ideas and a summary of opportunities for ecological enhancement.

Assumptions:

- This task does not include any CAD drafting or grading linework

Deliverable:

- Design memorandum (draft and final)

Task 6: 60 and 90 Percent Designs

Inter-Fluve will advance the preferred feasibility level designs through 60% and 90% designs. This includes design details for the ecological enhancements and 2 plan view proposed conditions sheets (one for the floodplain and one for the constructed wetland). Following the review of the 60 percent design package, Inter-Fluve will consolidate all 60 percent plan comments received and incorporate the updates into the drawings and further detail will be added to develop the 90 percent design package. We will also update the basis of design memorandum to reflect the revised designs.

Assumptions:

- Any comments to the Basis of Design memorandum submitted with the 60% design will be incorporated into the updated Basis of Design memorandum submitted with the 90% designs
- Others will be responsible for the site grading, erosion and sediment plans, and drafting

Deliverable(s):

- 60% engineering design plans (PDF)
- 90% engineering design plans (PDF)
- Basis of Design memorandum for 60% designs (final)
- Basis of Design memorandum for 90% designs (draft and final)

Task 7: Construction Documents

Following the review of the 90 percent design package, Inter-Fluve will consolidate all 90 percent plan comments received and incorporate them into the drawings and further detail will be added to develop the 100 percent design package. This task includes completing updates to the design drawings sufficient for construction based on final permitting and design team review.

Additionally, Inter-Fluve will provide technical specifications and volume estimates for the floodplain and constructed wetlands to support the bid process.

Assumptions:

- This does not include cost estimates
- The specifications will be in EJCDC format

Deliverable(s):

- 100% design drawings (PDF)
- Technical Specifications (draft and final)
- Volume estimates of design elements associated with the floodplain and constructed wetland project components
- Design memorandum (draft and final)

Task 8: Permitting Support

Inter-Fluve will provide Ordinary High-Water elevations from the hydraulic modeling and cut and fill volumes from the river restoration phase of design to support the permitting process.

Assumptions:

- Others will provide permit drawings and applications
- Others will perform the wetland delineation, if required.
- Others will perform the TMDL and other credit calculations, as needed

Deliverables:

- Ordinary High-Water elevations and cut and fill volumes from the floodplain and constructed wetland portion of the designs

Task 9: Bid Phase Services

If warranted through the bid process, Inter-Fluve will revise the technical specifications and design drawings and will also respond to bidder questions and requests for information. Responses will be summarized and submitted to Weston and Sampson for review prior to submittal to the prospective contractors.

Assumptions:

- Pre-bid meeting to be organized by others
- Bid Review to be performed by others

Deliverable(s):

- Attendance at a pre-bid meeting (virtual)
- Up to 10 hours of support during the bid phase

Task 10: Construction Administration and Observation

Construction Observation - Inter-Fluve staff will provide construction observation services to document construction activities, review and/or clarify the designs and specifications with the contractor, and coordinate and communicate with the contractor and Owner. This subtask will include:

- Construction observation - Inter-Fluve staff will provide on-site observation of construction activities including, but not limited to, implementation of the floodplain and constructed wetland designs
- Construction meetings – Inter-Fluve will attend a bi- weekly virtual construction meetings
- Daily logs – Inter-Fluve will complete daily construction observation logs documenting the work completed, communication with the contractor and project partners, and issues or concerns. The daily logs will also include photos representing project progress. Daily logs will be submitted to Weston and Sampson within 24 hours of the day of construction.
- Remotely respond to questions and requests for information and modifications – When not on site, Inter-Fluve will respond to questions that arise from the contractor and or project partners. Inter-Fluve will respond to contractor and project team questions and clarifications of the contract drawings and specifications relative to Inter-Fluve's design elements. If necessary and directed by Weston and Sampson, Inter-Fluve will prepare clarifications or modifications to the plans and technical specifications during construction. Inter-Fluve will not make changes to the project documents or design without prior consultation and written approval by Weston and Sampson.

Assumptions:

- Bi-weekly construction calls will be facilitated by others, including setting the meeting invitations, agenda, and meeting minutes
- Assuming on site oversight will consist of 5 trips of 3 days each

Deliverable(s):

- Inter-Fluve will provide up to 80 hours for responding to Requests for Information and Modifications
- Attendance at bi-weekly construction calls (virtually) for a total of 18 hours

- Up to 15 days of in person oversight during construction of the channel and habitat features
- Construction logs provided to WSE within 24 hours of onsite observation

Task 11: Project Closeout

Following the contractor request for Substantial Completion certification, Inter-Fluve will walk the site with the contractor and design team to create a priority action list of remaining items to be completed as they relate to Inter-Fluve's design items.

Assumptions:
- Others will coordinate the site walk
- Others will prepare the priority action list of remaining items to be completed for the portions of the project outside of Inter-Fluve's design elements

Deliverable(s):
- Inter-Fluve will attend an in-person project close out site walk
- Inter-Fluve will provide a written summary of observations and a priority action list of remaining items to be completed within Inter-Fluve's design elements

Task 12: Project Management and Monthly Meetings

Project Management - Through the course of the project, Inter-Fluve will collaborate and coordinate with Weston and Sampson and project partners, schedule work, and communicate with Weston and Sampson regularly to provide project updates, clarify uncertainties, discuss challenges and opportunities, and collect feedback.

Monthly meetings - Inter-Fluve will provide Weston and Sampson with suggested monthly meeting agenda items, and attend virtual monthly meetings. If mutually agreed upon, meetings may be converted to bulleted updates via email during periods of low project activity and those hours used for additional meetings as necessary during periods of high project activity.

Assumptions:
- Meetings will be one hour in duration and hosted virtually
- Up to 8 months of project management is assumed, may not be sequential

Deliverable(s):
- One representative from the Inter-Fluve team will attend monthly scheduled meetings for up to 8 months
- Monthly invoicing of project fees and expenses

PART VII: Completion of Phase 1 Services

Finalize and complete Phase 1 any required remaining services as identified in the contract issued from RFQu007-23-24-KDD Design Services for Colony North Pointe Community Center.

EXHIBIT B – SCHEDULE FOR COMPLETION OF SERVICES

Task	**Schedule**
Feasibility Study, SD/DD Package	8 Months
CD's & permitting	4 Months
CA, Closeout and As-builts	14 Months
Total	18 Months

Note: Some tasks may occur concurrently

EXHIBIT C – COMPENSATION (PHASE II)

FEE SCHEDULE	PROPOSED FEE
Feasibility Study, SD/DD Package, CDs & Permitting, CA, Closeout and As-builts (by **Weston & Sampson**)	$264,720.00
CPL Coordination through all pre-design and design phases	$26,700.00
Design Team Subtotal	**$291,420.00**
Geotech Efforts (by **ECS**)	$27,000.00
Geomorphic, ecological, and hydraulic assessments; Design of naturalization of creek corridor and integration of floodplain and stormwater management (by **Inter-Fluve**)	$225,929.00
Design Fee Total	**$544,349.00**

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)
Weston Sampson SSB1P3YN71E5	V012742	Civil Engineering/ Landscape Architecture	$264,720.00	48.63%	N/A	N/A
ECS	V016157	Geotech Services	$27,000.00	4.96%	N/A	N/A
Inter-Fluve, Inc.	Applied for	Geomorphic, ecological, and hydraulic assessments; Design of naturalization of creek corridor and integration of floodplain and stormwater management	$225,929.00	41.50%	N/A	N/A
				0.00%		
				0.00%		
				0.00%		

Key: Minority/Women Owned Business Enterprise Association Code

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

COMBINED TOTAL SUB AMOUNT $ 517,649.00

TOTAL CONTRACT AMOUNT: $ 544,349.00

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

Business Name: CPL
Representative Name/Title: Taylor Bishal, Project Manager
Date: 05/08/2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

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

WSE of North Carolina, PC
Company Name

424 S. Dawson St
Physical Address

424 S. Dawson St
Mailing Address

Raleigh, NC 27601
City/State Zip Code

919-297-0220
Phone number

Fax number

Rachel Cotter
Primary Contact Name

John-Michael Henson
Secondary Contact Name

Cotter.Rachel@wseinc.com
Primary Contact Email Address

Henson.JohnMichael@wseinc.com
Secondary Contact Email Address

Sam.gov UEID #

V012742
Vendor #

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

ECS Southeast, LLC
Company Name

2031 Industrial Blvd.
Physical Address

2031 Industrial Blvd.
Mailing Address

Lexington, South Carolina 29072
City/State Zip Code

803-250-3377
Phone number

Fax number

Coleman McDaniel
Primary Contact Name

Todd Elder
Secondary Contact Name

cmcdaniel@ecslimited.com
Primary Contact Email Address

telder@ecslimited.com
Secondary Contact Email Address

Sam.gov UEID #

V016157
Vendor #

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

Inter-Fluve, Inc.
Company Name

501 Portway Avenue, Suite 101
Physical Address

Mailing Address

Hood River, OR 97031
City/State Zip Code

617-714-5537
Phone number

Fax number

Kristen Coveleski, PhD, PE
Primary Contact Name

Michael Chergosky
Secondary Contact Name

kcoveleski@interfluve.com
Primary Contact Email Address

mchergosky@interfluve.com
Secondary Contact Email Address

EZL4GDNBJM61
Sam.gov UEID #

applied for
Vendor #

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

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 #

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Contract Amendment #6 for Project SS7572; Sanitary Sewer Main Relocation and Rehabilitation at Multiple Locations, as requested by Columbia Water on March 24, 2026. Award to Weston and Sampson Engineers, Inc., in an amount not to exceed $51,250.00. The current term of the contract ends on December 31, 2026 and this amendment extends the contract to June 30, 2027. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Sewer Relocation and Rehabilitation at Multiple Locations - Capital Project Costs (5529999-SS757201-658650). The current budget amount is $277,514.34. The budget amount for this amendment is $51,250.00. The total revised budget amount is $328,764.34.

This is a Mentor Protégé Program project. Weston and Sampson Engineers, Inc. is the mentor and will provide design, permitting, general construction administration, and project closeout services at 71.24% ($36,510.00) of the amendment amount.

Carper Civil Consulting, LLC, a Minority Business Enterprise (W), located in Columbia, SC, is the protégé and will provide administrative, field surveying (hydro-excavation), geotechnical, and permitting services at 27.20% ($13,940.00) of the amendment amount.

The following subconsultant will provide additional services:

GEL Engineering, LLC, located in Charleston, SC, will provide surveying services at 1.56% ($800.00) of the amendment amount.

Background Summary:

Attachments:

1. CC Memo CA#6 SS7572 SS Repairs Weston & Sampson
2. CA#6 SS7572 SS Repairs Weston & Sampson
3. SS7572_ OBO IPA CA6_03.09.2026_Signed (003)

4. SS7572_CA#6 BIR_ Form 0710 V.2 for Subs & Conslts_05.04.2026

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

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

DATE: May 19, 2026

SUBJECT: Recommendation for Approval
Amendment No. 6 – Weston & Sampson
SS757201 – Sewer Repairs Multiple Locations

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of the Contract Amendment No. 6 with Weston & Sampson to provide funding for additional design modifications due to unforeseen conditions. The amount of Contract Amendment No. 6 is $51,250.00.

The purpose of this project is to assist the City of Columbia in the rehabilitation of gravity sewer using the open trench cut rehabilitation method. The services performed as a part of this Scope of Service include design, permitting, and construction services for the rehabilitation of the sewers as outlined in the original contract and previous contract amendments. Additional design modifications are needed on Woodlake Dr because the roadway edge embankment is starting to fail causing depressions in the roadway, curb, and gutter. A time extension is also requested.

This Project is a Clean Water 2020 project directly related to CD requirement with Consent Decree clauses with no Liquidated Damages.

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

Contract Amendment #6

SS7572 Sanitary Sewer Repairs at Multiple Locations

RFQ 011-16-17

Weston and Sampson Engineers, Inc.

April 16, 2026

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Weston and Sampson Engineers, Inc. (Engineer) executed October 22, 2020 (Agreement) to extend the Agreement from January 1, 2027 to June 30, 2027 and provide funding for additional engineering and construction administrative work due to unforeseen roadway and embankment issues encountered during project.

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 October 28, 2020 to August 31, 2021; Purchase Order# P186747):	$23,889.34
Contract Amendment #1 (No Cost; Time Extension from September 1, 2021 to August 31, 2022; Purchase Order# P186747):	$00.00
Contract Amendment #2 (No Cost; Time Extension from September 1, 2022 to August 31, 2023; Purchase Order# P186747):	$00.00
Contract Amendment #3 (Funding Increase; Time Extension from September 1, 2023 to December 31, 2024; Purchase Order# P186747):	$103,670.00
This Contract Amendment #4 (No Cost; Time Extension from January 1, 2025 to December 31, 2025; Purchase Order# P186747):	$00.00
This Contract Amendment #5 (Funding Increase; Time Extension from January 1, 2026 to December 31, 2026; Purchase Order# P186747):	$149,955.00
Current Contract Amount:	**$277,514.34**
This Contract Amendment #6 (Funding Increase; Time Extension from January 1, 2027 to June 30, 2027; Purchase Order# P186747):	$51,250.00
Revised Contract Amount:	**$328,764.34**

This Change is Acceptable:

Name of Firm
Weston and Sampson Engineers, Inc.

Kip Gearhart
Print Name

Kip Gearhart
Signature

Regional Manager/VP

04-27-26
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
4/23/2026

COST CHANGE AMENDMENT DETAILS

PROJECT NAME: Sanitary Sewer Main Relocation and Rehabilitation at Multiple Locations (SS7517, 7518 & 7519)
CIP NUMBER: SS7572
Contract Amendment #6
March 2, 2026

I. SCOPE ADDITION/DELETION

During the design of the realignment of the 8-inch sanitary sewer that runs along Woodlake Drive adjacent to Lake Katherine, the City of Columbia (City) contacted Weston & Sampson (WSE) concerning a section of roadway that is showing signs of failure.

An initial field visit indicated that there was a section of road (near 1645 Woodlake Drive) that had significant settlement within the west bound travel lane and had significant separation of the lake embankment from the back of the concrete curb and gutter. A desktop review using Google Earth revealed the road embankment had heavy vegetation with some significant trees in early 2000's that are no longer there. An additional site visit was held with staff from the City's forestry department where we learned that some trees had been blown over during Hurricane Helene and were removed by the forestry department. In November 2025, WSE launched a canoe into Lake Katherine to investigate the embankment further to see if there was any evidence that the lake could be breaching the embankment and getting beneath the road. Our investigation revealed that there was a significant void that leads under the road which is likely the source of the settlement.

The City has requested that WSE provide a cost to stabilize the road from further settlement and to restore the embankment along Lake Katherine from the bridge that joins the two water bodies at a point near 1645/1639 Woodlake Drive (approximately 200 LF). The following change in the existing Engineering Services Agreement is required for WSE to complete the road repair evaluation, design and bank stabilization along Woodlake Drive.

<u>Task 100 – Evaluation and Design Phase Administration</u>

The following additional tasks are being requested for Woodlake Drive (SS7519):

- Up to two (2) coordination/progress meetings and a total of one (1) design review meetings (preliminary (30%) design). Weston & Sampson requests additional funds to this task to account for the additional meetings to review the bank stabilization design and discuss design progress, preparation of minutes from discussions, and preparing consolidated comment form based on the City's review comments.

- Preparing invoices, updating schedules, preparing consultant monthly progress reports.
- Administrative project oversight while incorporating new design changes due to bank stabilization.
- Coordination of Sub-Consultants.

Task 200 – Preliminary Planning, Investigation, Engineering and Feasibility Study

The following additional tasks are being requested for Woodlake Drive (SS7519):

- Initial site visit to investigate settlement along Woodlake Drive from accessible areas.
- Desktop review of historical photos of the area to determine what may be the initial cause of the settlement.
- Additional site visit to investigate embankment from Lake Katherine (canoe launch).

Once desktop review and site visits are complete, WSE will communicate their findings to the City via email and follow up with a Teams call to discuss.

Task 300 – Survey and Utility Mapping

The following additional task is being requested for Woodlake Drive (SS7519):

- Additional topographic survey, approximately 250 linear feet (from the bridge to 1645/1639 Woodlake Drive) along the embankment that parallels Woodlake Drive to approximately 75 to 100 feet into Lake Katherine to capture the lake's bottom.

Task 400 – Geotechnical

The following additional tasks are being requested for Woodlake Drive (SS7519):

- Procure the services of a geotechnical engineer to analyze and prepare recommendations and details for stabilizing Woodlake Drive around the settlement and to prepare plans and details for stabilizing the embankment for the section along Woodlake Drive.
- Coordination of Geotechnical sub-consultant.
- Conduct weekly piezometer readings through October 2026.

Task 500 – Final Design

The following additional tasks are being requested for Woodlake Street (SS7519):

- Update existing conditions plan based on updated survey information.
- Create new Plan sheets and details for bank stabilization/restoration.
- Create new details for road repair.

- Update sediment and erosion control plan based on updated construction plans.
- Update specifications as needed for bank stabilization/restoration design.
- Provide Opinion of Probable Construction Cost for road repair and bank stabilization/restoration.

Once the City of Columbia has agreed to the stabilization /restoration plan (30% Design), Weston & Sampson will revise the plans, add additional specifications as needed to update the current contract documents and cost estimate associated with Woodlake Drive. Consultant will submit Final (100%) design plans for review and comment from the City of Columbia.

Task 600 – Permits and Property

The following additional tasks are being requested:

- Oversight of USACE/SCDES permits due to bank stabilization.

Weston & Sampson will review permits to be submitted to USACE/SCDES that are associated with working within Lake Katherine.

Task 800

The following changes to existing Task 800 are requested due to the bank/road stabilization design along Lake Katherine adjacent to Woodlake Drive:

- Additional Administration of Construction Contract as follows:
  - Pay Application Review (up to 2 additional)
  - Material Submittals for bank stabilization (up to 2)
  - Monthly Progress Meetings (up to 2 additional)

Task 1000 – Project Close-out

Weston & Sampson will prepare record drawings in electronic format as approved by the City. The final record drawings will be delivered in electronic format compatible to the City's GIS system.

Weston & Sampson will prepare additional record drawings for the bank stabilization work.

II. COMPENSATION

The following changes to the latest SS7572 contract values are recommended for this proposed amendment:

• Task 100 – Evaluation and Design Phase Administration:	$ 6,900.00
• Task 200 – Preliminary Planning, Investigation, Engineering and Feasibility Study	$ 6,200.00
• Task 300 – Survey and Utility Mapping:	$ 3,300.00
• Task 400 – Geotechnical	$ 20,400.00
• Task 500 – Final Design:	$ 8,650.00
• Task 600 – Permits and Property:	$ 1,300.00
• Task 800 – General Admin. of Construction Contract	$ 3,200.00
• Task 1000 – Project Closeout	$ 1,300.00

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

- Task 100 - $30,698.00
- Task 200 - $30,342.00
- Task 300 - $31,755.00
- Task 400 - $39,766.00
- Task 500 - $52,721.34
- Task 600 - $31,452.00
- Task 650 - $ 2,000.00
- Task 700 - $10,070.00
- Task 800 - $80,410.00
- Task 900 – Not Included
- Task 1000 - $17,550.00
- Task 1100 - $ 2,000.00
- **Project Total - $328,764.34**

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	$0.00	$23,798.00	$6,900.00	$30,698.00
200	Preliminary Planning, Investigation, Engineering and Feasibility Study	$0.00	$24,142.00	$6,200.00	$30,342.00
300	Survey and Utility Mapping	$0.00	$28,455.00	$3,300.00	$31,755.00
400	Geotechnical Investigation	$0.00	$19,366.00	$20,400.00	$39,766.00
500	Final Design	$19.34	$44,052.00	$8,650.00	$52,721.34
600	Permits and Property	$0.00	$30,152.00	$1,300.00	$31,452.00
650	Permit Fees (NTE)	$2,000.00	$0.00	$0.00	$2,000.00
700	Bidding and Award	$6,870.00	$3,200.00	$0.00	$10,070.00
800	General Administration of Construction Contract	$13,000.00	$64,210.00	$3,200.00	$80,410.00
900	Not Included	$0.00	$0.00	$0.00	$0.00
1000	Project Closeout	$0.00	$16,250.00	$1,300.00	$17,550.00
1100	Client Controlled Contingency	$2,000.00	$0.00	$0.00	$2,000.00
Total Fee		**$23,889.34**	**$253,625.00**	**$51,250.00**	**$328,764.34**

III. SCHEDULE

Based on Contract Amendment 5, dated April 16, 2025, the current contract is set to expire on December 31, 2026. Weston & Sampson requests that the current contract be extended to June 30, 2027, to allow time for design, permitting, procurement, construction and closeout.

IV. SUBCONSULTANT FIRM INFORMATION

The original contract included Carper Civil Consulting as a Protégé Firm with a percentage of 20.0%. The Protégé percentages and amounts are listed in the table below for the original contract and each contract amendment, as well as the updated total. The protégé

will assist in the following phases: 400 for a total of $13,940.00. With this amendment, the Protégé participation will be at 22.82%.

	Total Contract Amount	Carper Civil Consulting (*Protégé*)	% of Contract Amount
Original Contract	$23,889.34	$4,777.87	20.00%
CA#1	$0.00	$0.00	0.00%
CA#2	$0.00	$0.00	0.00%
CA#3	$103,670.00	$24,840.00	23.96%
CA#4	$0.00	$0.00	0.00%
CA#5	$149,955.00	$31,460.00	20.98%
CA#6	$51,250.00	$13,940.00	27.20%
New Total Contract Amount	$328,764.34	$75,017.87	22.82%

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:	$ 23,889.34	$ 19,111.47	80%	$ 4,777.87	20%	$ 0.00	0%
CO# 1: Time Ext.	$ 0.00	$ 0.00	0%	$ 0.00	0%	$ 0.00	0%
CO# 2: Time Ext.	$ 0.00	$ 0.00	0%	$ 0.00	0%	$ 0.00	0%
CO# 3: Increase	$ 103,670.00	$ 73,830.00	71.22%	$ 24,840.00	23.96%	$ 5,000.00	4.82%
CO# 4: Time Ext.	$ 0.00	$ 0.00	0%	$ 0.00	0%	$ 0.00	0%
CO# 5: Increase	$ 149,955.00	$ 116,145.00	77.45%	$ 31,460.00	20.98%	$ 2,350.00	2.65%
CO# __:	$ 0.00	$ 0.00	0%	$ 0.00	0%	$ 0.00	0%
This Change Order: (Increase) CO# 6	$ 51,250.00	$ 36,510.00	71.24%	$ 13,940.00	27.20%	$ 800.00	1.56%
Revised Contract:	**$ 328,764.34**	**$ 245,596.47**	**74.70%**	**$ 75,017.87**	**22.82%**	**$ 8,150.00**	**2.48%**

MPP Project #/Name: SS7572 SS Main Relocation & Repairs Change Order #: **06** (Ex: 01, 02)

Change Order/Amendment Amount: **$ 51,250.00**

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

CO#6 is being requested to complete additional design of approximately 200 LF of bank stabilization and roadway stabilization along Woodlake Drive. Services will include additions to Phases 100, 200, 300, 400, 500, 600, 800 and 1000 of the original contracted services.

Change Order/Amendment Type:

1. ☒ **Time Extension – New End Date:** June 30, 2027 (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 A & B below)
4. ☐ **Funding Decrease – Amount** (Please continue on to questions 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:** **$ 13,940.00**

- **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

Geotechnical services

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

n/a

5. Revised scope of work

Phase 100 - Participate in Additional Progress Meetings (up to 2 meetings); Attend design review meetings (up to 1 meetings) Phase 200 – Site investigation, desktop review of historical photos of area of interest, Bank investigation from Lake Katherine Phase 300 – Fees for additional survey along Lake Katherine embankment. Phase 400 – Fees for Geotechnical subconsultant for bank stabilization. Phase 500 – Update plans and specification for bank stabilization. Phase 600 – Review of USACE Nationwide permit and SCDES permit for bank stabilization. Phase 800 – Additional Pay Application review, material submittal review and monthly construction progress meetings. Phase 1000 – Additional Record Drawings for bank stabilization.

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 Kip Gearhart (Mentor Firm) this 26 day of March, 2026.

By: Kip Gearhart, PE Title: Regional Manager

Firm Name: Weston & Sampson

EXECUTED by Lauren Carper Digitally signed by Lauren Carper Date: 2026.03.26 14:14:23 -04'00' (Protégé Firm) this _____ day of _____, 2026.

By: Lauren Carper Title: Principal

Firm Name: Carper Civil Consulting, LLC

OBO Statement for the change order/amendment:

OBO has reviewed this funding increase and time extension contract amendment. The original project contract amount was $23,889.34. The original amount received by the protégé was $4,777.87 or 20% of the total contract amount. The revised project contract amount, to include previous amendments and the current amendment, is $328,764.34. The protégé will receive $75,017.87or 22.82% of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance on this 26th **day of** March **,** **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.

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)
Carper Civil Consulting	V015971	Geotechnical Services	$13,940.00	27.20%	WBE	FB
Gel Engineering, LLC	V003913	Survey	$800.00	1.56%		

Key: Minority/Women Owned Business Enterprise Association Code

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

COMBINED TOTAL SUB AMOUNT $ 14,740.00

TOTAL ~~CONTRACT~~ AMOUNT: $ 51,250.00
Amendment

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

Business Name: - Weston & Samson Engineers, Inc.

Representative Name/Title: Philip E. Wall, PE (Project Manager)

Date: May 4, 2026

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

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

Carper Civil Consulting
Company Name

1128 Rivers Reach Drive
Physical Address

1128 Rivers Reach Drive
Mailing Address

Wando, SC 29492
City/State Zip Code + 4

843 566-2317 ( ) n/a ( )
Phone number Fax number

Lauren Carper Jeff Carper
Primary Contact Name Secondary Contact Name

lauren@carpercivilconsulting.com jeff@carpercivilconsulting.com
Primary Contact Email Address Secondary Contact Email Address

82-2062965 V015981
Federal ID # Vendor #

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

GEL Engineering, LLC
Company Name

342 Riverchase Way, Suite C; Lexington SC 29072
Physical Address

2400 Savage Road
Mailing Address

Charleston, SC 29407
City/State Zip Code + 4

803 9084727 ( ) n/a ( )
Phone number Fax number

Garren Mullinax Sherri Peterman
Primary Contact Name Secondary Contact Name

garren.mullinax@gel.com Sherri.Peterman@gel.com
Primary Contact Email Address Secondary Contact Email Address

57-0713831 V003193
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: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Contract Amendment #7 for the purchase of additional Advanced Metering Infrastructure Meters, Fire Service Assembly Meters, Registers, Endpoints and Endpoint Guard Kits, as requested by Columbia Water on April 22, 2026. Award to Badger Meter, Inc., in an amount not to exceed $71,821.66. The current term of the contract ends on June 30, 2026. This firm is located in Milwaukee, WI.

Funding Source: Utilities Water Distribution and Maintenance - Meters, Parts, and Supplies (5516203-625600). The current budget amount is $1,584,883.23. The budget amount for this amendment is $71,821.66. The total revised budget amount is $1,656,704.89.

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 CA#7 Badger AMI Meter
2. PO Mod AMI Meters __ Badger Meters Inc. P209820 C000995
3. CA#7 AMI Meters __ Badger Meters Inc. P209820 C000995
4. Line Item Cost Breakdown - CA#7 Badger AMI Meter

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: May 19, 2026

SUBJECT: Recommendation for Approval
CA#7 P209820 PO Modification, Badger Meter

The purpose of this memorandum is to provide context for the request to add $71,821.66 to P209820 at this time for the purpose of placing order(s) for Badger Meters that will be needed in the second half of Calendar Year 2026. The Columbia Water service area is seeing robust growth – new meter installations are up 30% over the previous year. In conjunction with this rapid growth, we have seen supply chain issues grow regarding meter deliveries such that there is now a 3-to-4-month lead time on meter orders.

It is recommended that $71,821.66 be added to P209820 at this time so orders can be placed with Badger Meter Company in the immediate future with the intent of taking delivery of meters in the second half of Calendar Year 2026. If we do not take this action at this time, we risk having our supply of new meters completely depleted, and the ability to set new meters when and where needed will be interrupted. This interruption would create undesired problems for the economic development that is occurring in our service area due to new construction.

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

CITY OF COLUMBIA

COLA Procurement & Contracts

Department of Procurement & Contracts
1800 Main St., 2nd Floor
Columbia, SC 29201 (803) 545-3470
For Internal Use Only

Purchase Order Modification / Change Order / Amendment Form

Solicitation #: Sole Source CMM Contract #: C000995

Purpose - Check All That Apply

- [x] PO Change
- [ ] Emergency Procurement
- [ ] *Construction Change Order (*See Attached Construction CO for Signatures)
- [ ] Sole Source Procurement
- [ ] Contract Amendment

Routing Date: 04 / 22 / 2026

PROJECT DESCRIPTION: AMI Meters, Registers, Endpoints

Form must be completed for all requested changes/ modifications for all purchase orders and contracts.

Identify Funding Source (Please check all that apply):

- [x] City of Columbia
- [ ] State of SC
- [ ] Federal
- [ ] Other

If other funding source, please specify:

DEPARTMENT NAME AND REQUESTOR: Water Distribution Maintenance -Kaciann Cowan / Jennifer Craft

CONTRACTOR'S NAME: Badger Meter Inc.

PURCHASE ORDER OR REQUISITION NUMBER : P209820 R233897 PO CHANGE ORDER # 7

TYPE OF CHANGE (check all applicable boxes):

- [x] Funding Increase (+) or (-) Decrease - Amount: $ +71,821.66
- [ ] Project Contingency Funds Utilized - Amount: $
- [ ] Time Extension to Contract - Extension Date:
- [ ] Revised Scope of Work to Contract (Attach Revised Scope)
- [ ] Administrative Change:
- [ ] Other Change:
- [ ] Subcontractors & OBO Notified (if subcontractors and/or OBO goals apply to the project)

Date OBO Notified:

Brief Explanation/Justification: Please add $5,383.80 (w/tax $5,814.5) to line 1, add $43,383.54 (w/tax $46,854.22) to line 17 add $6,074.28 (w/tax $6,560.22) to line 5, add $9,728.88 (w/tax $10,507.19) to line 6 and add $1,931.04 (w/tax 2,085.52) to line 3. To order additional meters for the remainder of FY.

Current PO Amount: $ 1,584,883.23 Requested Amount: $ 71,821.66 Revised PO Amount: $ 1,656,704.89

Accounting Information on Original PO: ORG 5516203 OBJ 625600 (Required)

Funding/Account Info for Change Order: ORG 5516203 OBJ 625600 (Required)

List any special instructions if transfers are needed from another account for this Change Order (Include ORG/OBJ codes):

Note: The appropriate Account Verifiers for each Department must review all change orders prior to routing for approvals.

Division/Department ($0.00 - $5,000.00):

Recommended for Approval: [signature] WWM Supt. (Signature & Title) 04/22/2026 (Date)

Assistant City Manager (ACM) Approval ($5,000.01 - $25,000.00; Sign All Contract Amendments):

Recommended for Approval: [signature] (Signature) 4/23/2026 (Date)

**Route this form to the Procurements & Contracts Department

Director of Procurement & Contracts Approval: City Manager Approval Needed (Yes) or No

Recommend for Approval: [signature] Asst. Purch. Mgr (Signature) 4/27/2026 (Date)

APPROVED AS TO FORM
Legal Department City of Columbia, SC
4/30/2026

City Manager Approval:

Recommend for Approval: (Signature) (Date)

All PO Mod Form increases $50,000.00 or greater must be approved by City Council. Date approved by City Council:

A copy of the final City Council minutes must be maintained with the purchasing file.

See code of ordinance: Sec. 2-207. - Award of contracts. (a) The city manager may reject or approve bids and purchase agreements and award contracts in accordance with established procurement regulations, provided that contracts in excess of up to and including $50,000.00 shall be approved by the city council prior to award.

Contract Amendment #7

AMI Meters, Fire Service Assembly Meters, Registers,
Endpoints, and Endpoint Guard Kits

Sole Source Agreement

Badger Meter, Inc.

April 27, 2026

Description of Change: Request change in Sole Source Agreement dated August 12, 2024 (Agreement) for services between the City of Columbia (City) and Badger Meter, Inc. (Vendor) to provide funding in the amount of $71,821.66 to cover year end FY25-26 invoice expenses.

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
Badger Meter, 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

4/30/2026

Badger Meter P209820

Description	Order	Cost	Ext. Cost
1" Model 55 Meter, Orion LTE-M endpoint, AMI	20	$ 269.19	$ 5,383.80
10" FIRE SERIES ASSEMBLY METER, w/ AMI	2	$ 21,691.77	$ 43,383.54
1 1/2" Model 120 Meter, Orion LTE-M Endpoint, AMI	12	$ 506.19	$ 6,074.28
2" Model 170 Meter, Orion LTE-M Endpoint, AMI	14	$ 694.92	$ 9,728.88
25' Register	24	$ 80.46	$ 1,931.04
			$ 66,501.54
		w/tax	**$ 71,821.66**

CITY OF COLUMBIA

Department of Procurement & Contracts
1800 Main St., 2nd Floor
Columbia, SC 29201 (803) 545-3470
For Internal Use Only

Purchase Order Modification / Change Order / Amendment Form

We Are Columbia

Solicitation #: _____ CMM Contract #: _____

Purpose - Check All That Apply

- ☐ PO Change
- ☐ Emergency Procurement
- ☐ *Construction Change Order (*See Attached Construction CO for Signatures)
- ☐ Sole Source Procurement
- ☐ Contract Amendment

Routing Date: 4 / 15 / 2026

Form must be completed for all requested changes/ modifications for all purchase orders and contracts.

PROJECT DESCRIPTION: WM4281 Hard Scrabble Road Waterline Relocations

Identify Funding Source (Please check all that apply):

☑ City of Columbia ☐ State of SC ☐ Federal ☐ Other

If other funding source, please specify: _____

DEPARTMENT NAME AND REQUESTOR: Engineering / John B. Hilbert

CONTRACTOR'S NAME: SCDOT Agreement MOA 9-17

PURCHASE ORDER NUMBER: P194085 PO CHANGE ORDER # 01

TYPE OF CHANGE (check all applicable boxes):

☑ Funding Increase (+) ~~or (-) Decrease - Amount:~~ $ 165,989.25

☐ Project Contingency Funds Utilized - Amount: $ _____

☐ Time Extension to Contract - Extension Date: _____

☐ Revised Scope of Work to Contract (Attach Revised Scope)

☐ Administrative Change: _____

☐ Other Change: _____

☐ Subcontractors & OBO Notified (if subcontractors and/or OBO goals apply to the project)

Date OBO Notified: _____

Brief Explanation/Justification: A funding increase to agreement, MOA 9-17, funding between City and SCDOT for additional waterline work and adjustments needed to complete the water relocations along Hard Scrabble Rd.

Current PO Amount: $ 3,056,750.00 Requested Amount: $ 165,989.25 Revised PO Amount: $ 3,222,739.25

Accounting Information on Original PO: ORG 5529999 OBJ 658650 (Required)

Funding/Account Info for Change Order: ORG 5529999 OBJ 658650 (Required)

List any special instructions if transfers are needed from another account for this Change Order (Include ORG/OBJ codes):

_____

Note: The appropriate Account Verifiers for each Department must review all change orders prior to routing for approvals.

Division/Department ($0.00 - $5,000.00):

Recommended for Approval: _____ (Signature & Title) 4/20/26 (Date)

Assistant City Manager (ACM) Approval ($5,000.01 - $25,000.00; Sign All Contract Amendments):

Recommended for Approval: _____ (Signature) 4/20/2026 (Date)

****Route this form to the Procurements & Contracts Department**

Director of Procurement & Contracts Approval: City Manager Approval Needed Yes or No

Recommend for Approval: _____ (Signature) _____ (Date)

City Manager Approval:

Recommend for Approval: _____ (Signature) _____ (Date)

All PO Mod Form increases $50,000.00 or greater must be approved by City Council. Date approved by City Council: _____

A copy of the final City Council minutes must be maintained with the purchasing file.

See code of ordinance: Sec. 2-207. - Award of contracts. (a) The city manager may reject or approve bids and purchase agreements and award contracts in accordance with established procurement regulations, provided that contracts in excess of up to and including $50,000.00 shall be approved by the city council prior to award.

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: March 19, 2026

Subject: Recommendation for Approval: Change Order Number One (1), WM4281 Waterline Relocations associated with the Hard Scrabble Road Improvement Project

The City entered into a Memorandum of Agreement with the SCDOT for the SCDOT to manage the relocation of water infrastructure associated with the Hard Scrabble Road Improvement Project. The Memorandum of Agreement was dated December 9, 2016. The total estimated cost of the waterline relocations was $7,407,843.85 with the City responsible for 29% of the cost - $2,148,274.72.

The overall project has been delayed due to unforeseen conditions during construction including conflicts with other utility owners, material delays, unknown waterline conflicts, and Maintenance of Traffic requirements. The construction delays resulted in additional material costs for the SCDOT as well as additional work items to address the identified utility conflicts. The additional work items are outlined in the table below:

Additions

Additional Work Items approved by SCDOT and City of Columbia Staff	$ 132,790.34
RFI No. 45 – Reconnection at Ashley Hall Road	$ 4,080.30
RFI No. 46 – Additional Fire Hydrant Relocations	$ 9,398.61
LIDL Fire Hydrant Adjustment - Fittings	$ 2,320.00
Misc. Fire Hydrant, Valve, and Meter Adjustments	$ 17,400.00
TOTAL ADDITIONS:	**$ 165,989.25**

Based on the scope of work involved, it is recommended Change Order One is approved.

CIP # WM4281
Hard Scrabble Road Waterline Relocation
Change Order # 1
SCDOT Project ID 4083940
March 19, 2026

Description of Change: A modification of the Memorandum of Agreement between the City of Columbia (City) and the South Carolina Department of Transportation (SCDOT) is requested in order to reimburse the SCDOT for additional work.

Reason for Change: This final change order is an Add and Deduct form to close out this project. The overall project has been delayed due to unforeseen conditions during construction including conflicts with other utility owners, material delays, unknown waterline conflicts, and Maintenance of Traffic requirements. The construction delays resulted in additional material costs for the SCDOT as well as additional work items to address the identified utility conflicts. The additional work items are outlined in the table below:

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

Funding Source: [552999-65860]

Additions

Additional Work Items approved by SCDOT and City of Columbia Staff	$ 132,790.34
RFI No. 45 – Reconnection at Ashley Hall Road	$ 4,080.30
RFI No. 46 – Additional Fire Hydrant Relocations	$ 9,398.61
LIDL Fire Hydrant Adjustment - Fittings	$ 2,320.00
Misc. Fire Hydrant, Valve, and Meter Adjustments	$ 17,400.00
TOTAL ADDITIONS:	**$ 165,989.25**

Deductions- N/A

TOTAL DEDUCTIONS:	**$ 0.00**
TOTAL CHANGE [(ADDITION/DEDUCTION?)]:	**$ 0.00**

Proposed Change and Basis for Payment

Proposed Change and Basis for Payment

Original Contract Price:	$ 2,148,274.72
Previous Change Orders:	$ 0.00
This change:	$ 165,989.25
Revised Contract Price:	$ 2,314,263.97

Contractual Completion Date:
The roadway project was substantially complete and open to traffic in July 2025. Minor utility relocation work continues on-site including punch list items.

This Change is Acceptable:

~~[NAME OF CONTRACTOR]~~ By: N/A

Title: _____

Recommended for Approval: Tim Sox Utility Construction Inspector
[CITY INSPECTOR]

Recommended for Approval: Tim Sox Sr. Utility Construction Inspector
Tim Sox

Recommend for Approval: Assist. City Engineer for Construction
Andrea Bolling, P.E

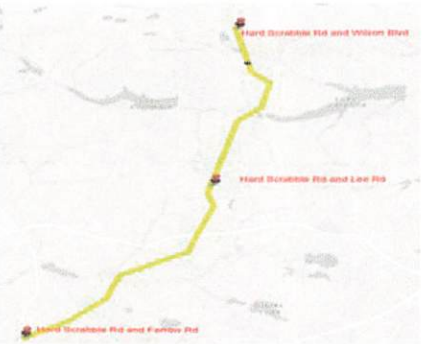
Recommended for Approval: Assistant City Manager
Clint Shealy, PE

Approved: _____ City Manager
Teresa Wilson

Teresa Wilson

WM4281 Hard Scrabble (S-83) Road Waterline Relocation

Project Description: South Carolina Department of Transportation (SCDOT) has determined there are additional conflicts between the City of Columbia's water utilities and their roadway improvement project, S-83 (Hard Scrabble Rd) from SC Route 555 (Farrow Rd) to S-1041 (Kelly Mill Rd) Roadway Improvement Project. The project is a safety and maintenance improvement project. The scope of this project includes relocating approximately 24,511 linear feet of waterline and appurtenances and construction observation.



Objectives: In-Contract relocation of City water lines within the project area

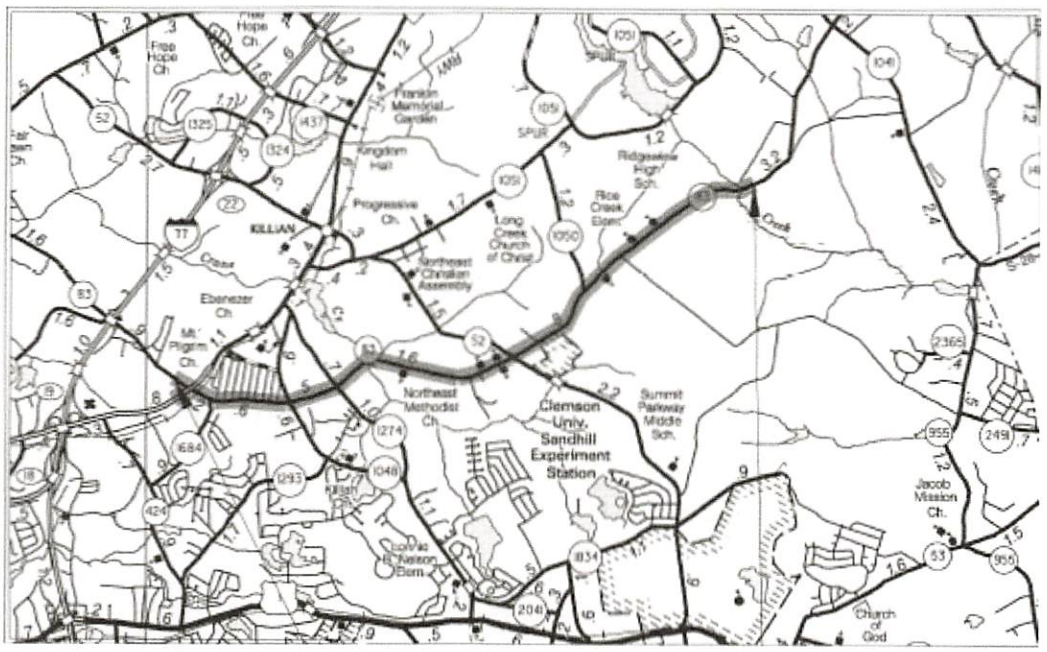
Project Type: Construction

Council District: Out of City Limits – Richland County

Project Funding: The City entered into a Memorandum of Agreement (MOA-9-19) with the SCDOT for the SCDOT to manage the relocation of water infrastructure associated with the Hard Scrabble Road Improvement Project. The Memorandum of Agreement was dated December 9, 2016. The total estimated cost of the waterline relocations was $7,407,843.85 with the City responsible for 29% of the cost - $2,148,274.72. A change order of $165,99.25 is requested. Project is funded through CIP WM4281.

Current Project Status: SCDOT Utility Agreement (MOA 9-19) approval for Change Order.

Project Contacts: **John Hilbert**
Utility Relocation Project Manager 803.545.3283 john.hilbert@columbiasc.gov



AGREEMENT
For In-Contract Utility Relocation

Water Line WM4281 Relocation
Hard Scrabble Road in Richland County
SCDOT Project ID 4083940

In an effort to ensure the successful completion of the Water Line facilities relocation along the above referenced location in Richland County, and in consideration for the mutual promises and commitments set forth below, the South Carolina Department of Transportation (**SCDOT**) and the City of Columbia (**PARTICIPANT**) covenant and agree as follows:

This document is to serve as an Agreement as to the specific responsibilities of the **PARTICIPANT** and **SCDOT** in completing this project and associated Utility Work.

Section I – Definitions

1. The term "Project" shall refer to the engineering, right-of-way services, construction, and inspection services associated with the Water Line Relocation undertaken in connection with the Widening project along Hard Scrabble Road in Richland County.

    A. The term "Utility Work" shall include the following items:
    Water Line Relocation

Section II - Agreements by the Parties

1. The Utility Work shall be included in **SCDOT**'s contract for the construction of the Project.
2. The Utility Work shall be performed by a contractor approved by **PARTICIPANT** and licensed and qualified to perform the Utility Work.
3. **SCDOT** will supply a detailed cost breakdown for any scope changes and **PARTICIPANT** must approve this scope change before the contractor can commence with the work.

Section III - Funding

1. **SCDOT** shall be responsible for the cost of utility relocations where prior rights exist in accordance with **SCDOT's** "A Policy for Accommodating Utilities on Highway Rights of Way" and 23 CFR 645A.

2. **SCDOT** will pay for the cost of the Utility Work included in **SCDOT's** Contract, and **PARTICIPANT** will reimburse **SCDOT** for its share of the cost as set forth below.
3. **PARTICIPANT** estimates the total cost of construction of the Utility Work to be $6,734,403.50 plus a maximum 10% management fee not to exceed a total cost of $7,407,843.85 with such costs to be allocated as follows:
    a. **SCDOT's** share is based on 16,820 linear feet (3.19 miles) of relocation and is estimated at $5,259,569.13 (71%); and
    b. **PARTICIPANT's** share is based on 6,900 linear feet (1.31 miles) of relocation and is estimated at $2,148,274.72 (29%).
    c. Actual construction costs will be allocated between the parties according to these percentages.
4. In accordance with its procurement practices and procedures, **SCDOT's contractor** will solicit bids for the Project, and will award the water line relocation contract to the contractor with the lowest qualified bid for the overall work associated with the water line improvements. A mandatory Pre-Bid shall be held and all bidders on the **PARTICIPANTS's** list of preferred contractors must be in attendance to be considered responsive.
5. **SCDOT** shall notify **PARTICIPANT** in writing as to the cost of the Utility Work included in the awarded **SCDOT** Contract and provide **PARTICIPANT** with the opportunity to concur in writing. The dollar amounts of **PARTICIPANT's** and **SCDOT's** share of the cost of the Utility Work in the Awarded Contract shall be adjusted in accordance with the percentages set forth above.
6. Once the contractor begins work, **SCDOT** will bill **PARTICIPANT** quarterly for reimbursement of payments made to the contractor for Utility Work, and **PARTICIPANT** shall remit payment to **SCDOT** within 30 days of date of invoice.
7. **PARTICIPANT** will be responsible for review and approval of change orders submitted by **SCDOT**. No additional payment shall be made for any item of work not provided for in the plan or in the cost estimate except as modified by the **SCDOT** project representative followed by written notification to and approval by **PARTICIPANT**.

Section IV – SCDOT's Responsibilities

1. Include the Utility Work in **SCDOT**'s contract for the construction of the Project.
2. Provide the **PARTICIPANT** or the **PARTICIPANT's** Consulting Engineer and/or Inspector full access to the site when the Utility Work is underway.
3. Provide **PARTICIPANT** copies of contractor's pay requests relating to the Utility Work for review prior to payment and any change orders which affect the cost of the Utility Work.
4. **SCDOT** will submit in writing any change orders to **PARTICIPANT** for review and approval before contractor commences work.
5. **SCDOT** shall ensure contractor coordinates cut and fill during utility relocation and roadway construction is never jeopardized and there is never less than 2 feet of cover on the active waterline. Additional guidelines for the waterline are provided in Sections IV.5.A – IV.5.C.

A. For new waterlines installed as part of the project, cover at the time of Project completion shall be no less than 48 inches measured from the top of pipe to the elevation of the pavement at the edge of the roadway or top of ground elevation (whichever is lowest).
B. For existing waterlines to be retained, test holes have been performed throughout the Project area. Test hole data has been utilized and compared to the proposed roadway design to determine the anticipated depth from final pavement surface to the top of the waterline. The minimum depth of the existing waterline to be retained without additional protection shall be 42" from the pavement surface to the top of waterline.
C. In locations in which the test holes indicate the anticipated depth from pavement surface to top of waterline will be less than 42", **SCDOT** and **PARTICIPANT** will coordinate potential mitigation strategies to provide additional protection for the waterline. Both the **SCDOT** and **PARTICIPANT** will review and coordinate the preferred mitigation method prior to implementation on the project. If the mitigation method cannot be agreed upon, the waterline will be relocated to provide the cover specified in Section IV.5.A. PARTICIPANT's design engineer to provide a detail of the recommended mitigation for all areas less than 42". All mitigation areas shall be agreed upon by the PARTICIPANT and SCDOT.

6. SCDOT shall ensure the contractor coordinates the sequencing of waterline relocation, testing, placing into service with the **PARTICIPANT** to ensure the existing line remains in service until all tests and approvals are in place and provided to the **PARTICIPANT** to place the new line segments into service. At no time during construction shall the existing segments that are being relocated be taken out of service until the new lines are placed into service. This is necessary to avoid interruption of service to customers along the Project route.
7. As a part of the Construction Contract, **SCDOT** will ensure the contractor performing the Utility Work has obtained and maintains in place for the duration of the Utility Work those insurance policies required by the **PARTICIPANT** and naming the **PARTICIPANT** as an additional insured by providing copies to the **PARTICIPANT**.
8. As a part of the Construction Contract, the **PARTICIPANT** will include in the Specification a requirement for the contractor to warranty the improvements for two years (2) after final acceptance. **SCDOT** will ensure that the contractor includes this in their bid. Final acceptance of waterline begins once new waterline has been completely installed, inspected, and placed into service as shown in the PARTICIPANT's design documents.
9. **SCDOT** shall allow the **PARTICIPANT** time to inspect recovered materials from the permanent facility prior to disposal by sale or scrap. This requirement will be satisfied by **SCDOT** giving notice to the **PARTICIPANT** of the time and place the materials will be available for inspection. The **PARTICIPANT** shall have the right to inspect all recovered materials from the waterline removal (examples are water valves, fire hydrants, pipe). If the **PARTICIPANT** elects to retrieve the materials, there will be no cost associated with doing so but the **PARTICIPANT** shall be responsible for removal from the inspection site. If the **PARTICIPANT** elects not to retrieve the items, **SCDOT** may sell them for scrap or allow the contractor to do so.

Section V – PARTICIPANT's Responsibilities

1. Apply for and receive all necessary permits (including Construction Permit Application Water/Wastewater Facilities through DHEC) for the Utility Work.
2. Provide all engineering design services, sealed construction plans and specifications, bid tab sheet, estimated cost, a list of preferred contractors (minimum of 3) and construction observation services for the Utility Work. **PARTICIPANT** shall acquire any additional easement necessary outside **SCDOT**'s new right-of-way.
3. The **PARTICIPANT's** on-site representative and/or Inspector will sign off on the installed quantity of pipe and associated equipment on a daily basis for each construction phase duration of the **PARTICIPANT's** utility work. The Contractor shall coordinate the construction schedule with the **PARTICIPANT** and provide a minimum of 48 hours notice for days in which the contractor plans to perform work associated with the Project. **PARTICIPANT's** on-site representative and/or Inspector will perform inspection for all items related to the waterline installation including but not limited to borrow compaction, material inspection, waterline installation and activation, and all related material removal and disposal.
4. Pay the cost of the Utility Work in accordance with Section III - Funding.
5. PARTICIPANT to submit a utility agreement for the design services associated with the sealed plans depicting the waterline within the SCDOT right of way, for inspection services, and for other services as deemed necessary.

Section VI – General Conditions

1. **SCDOT** shall have final approval on the location of all **PARTICIPANT's** facilities within **SCDOT** Right-of-Way based on the **PARTICIPANT's** design documents and approved Encroachment Permit.
2. All work covered under this Agreement and performed by the **SCDOT** contractor shall be performed within **SCDOT** Right-of-Way or within **PARTICIPANT's** acquired easements, as coordinated with and approved by SCDOT.
3. Upon **PARTICIPANT's** acceptance of the Utility Work, or any specific portion thereof, in accordance with the plans and specifications, **PARTICIPANT** will assume sole and complete responsibility for the new waterline and associated appurtenances. For purposes of this agreement, **PARTICIPANT** will be considered to have accepted the Utility Work, or any specific portion thereof, by assuming control of the Utility Work and commencing to utilize it.
4. Following acceptance, **PARTICIPANT** will have sole responsibility for the operation and maintenance of the Utility Work.
5. Where **PARTICIPANT** is on SCDOT right-of-way by encroachment, **PARTICIPANT** agrees that if, in the opinion of **SCDOT's** Deputy Secretary of Engineering, it should ever become necessary to move or remove the Utility Work, including any future modifications thereto, on account of the change in locations of the highway, widening of the highway, or for any other sufficient reason, such moving or removing shall be done on demand of **SCDOT** at the expense of **PARTICIPANT** or current owner of the utility, except for areas addressed in item 6 of this section.

6. Where **PARTICIPANT** has established prior rights via this agreement and associated encroachment permit for this project, any future removal of the entire facility will be in accordance with the cost sharing established in that agreement and in accordance with **SCDOT's** "A Policy for Accommodating Utilities in Highway Rights of Way" and 23 CFR 645A.
7. **PARTICIPANT** will maintain prior rights at project completion in locations where prior rights currently exist, in cases where the waterline remains inside the **SCDOT** right of way. **PARTICIPANT** will not have prior rights in locations that prior rights do not currently exist. Locations of both prior rights and no prior rights will be clearly identified in **SCDOT** encroachment permit once issued and upon the water line relocation drawings produced by HDR, Inc. and approved by the **PARTICIPANT**. See Appendix A.

Section VII – Counterparts

This Agreement may be executed in counterparts, and if so executed, shall become effective when a counterpart has been executed and delivered by both Parties hereto. All counterparts taken together shall constitute one and the same Agreement and shall be fully enforceable as such. Delivery of counterparts via facsimile transmission or via email with scanned attachment shall be effective as if originals thereof were delivered.

[Signature blocks on next page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and sealed by their authorized representatives on the dates set forth below.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

WITNESS

CITY OF COLUMBIA

By: Teresa B. Wilson
Its: City Manager
Date: 12-9-2016

APPROVED AS TO FORM:

Legal Department - City of Columbia

WITNESS

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

BY:
Deputy Secretary for Finance and Administration
or Designee

RECOMMENDED BY:

Deputy Secretary of Engineering or Designee

PROFESSIONAL SERVICES CONTRACTING

BY: 2/5/17
Chief Procurement Officer or Designee

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Contract Amendment #3 for Screening, Grit, and Sludge Hauling with Container Rental Services, as requested by Columbia Water on April 14, 2026. Award to Waste Management of SC, in an amount not to exceed $260,000.00. The current term of the contract ends on June 30, 2026. This firm is located in Elgin, SC.

Funding Source: Utilities Metro Wastewater Treatment Plant - Special Contracts (5516208-638300). The current budget amount is $1,410,080.40. The budget amount for this amendment is $260,000.00. The revised budget amount is $1,670,080.40.

Background Summary:

Attachments:

1. CC Memo CA#3 Hauling-Waste Management
2. CA#3 Hauling-Waste Management

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:	May 19, 2026
Subject:	Recommendation for Approval PO Modification – Waste Management P209817

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of the Metro Wastewater Treatment Plant Division's PO modification for Waste Management to provide additional funding in the amount of $260,000 for hauling screenings, grit and sludge to the Richland Landfill.

Based on current volumes and projected operational needs, the original contract amount is not sufficient to cover anticipated services. In prior years, costs associated with hauling and disposal were at times accommodated across two purchase orders with the same vendor. To improve transparency and align with proper procurement practices, all hauling-related expenses are now being consolidated under the appropriate contract and PO.

It should be noted that the purchase order for landfill disposal services will be reduced proportionately; therefore, this request does not represent an increase in overall funding, but rather a reallocation of existing funds between two POs for Waste Management.

Contract Amendment #3

Screening, Grit, Sludge Hauling and Container Rental
BID002-23-24-SJS

C000776

Waste Management of South Carolina, Inc.

April 16, 2026

Description of Change: Request change in Agreement for services between the City of Columbia (City) and Waste Management of South Carolina, Inc. (Contractor) executed September 6, 2023 (Agreement) to provide funding in the amount of $260,000.00 for additional hauling fees.

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
Waste Management of South Carolina, Inc.

Dina Reider-Hicks, Area Director Public Sector
Print Name

Signature

5/1/2026
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager
Print Name

Signature

Date

Witness

APPROVED AS TO FORM
Legal Department City of Columbia, SC
4/20/2026

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Change Order #2 for Project WM3925-01; Rosewood Area Water System Improvements Phase 1, as requested by Columbia Water on April 9, 2026. Award to LAD Construction, LLC, in an amount not to exceed $292,778.64, which includes contingency. The current term of the contract ends on May 28, 2026 and this change order extends the contract to July 31, 2026. This firm is located in Swansea, SC.

Funding Source: Water and Sewer Capital Projects - Rosewood Area Waterline Replacement - Capital Project Costs (5529999-WM392501-658650). The current budget amount is $13,715,006.00. The budget amount for this change order is $292,778.64. The revised budget amount is $14,007,784.64.

This is a Mentor Protégé Program project. LAD Construction, LLC is the mentor and will provide water line installation services at 100.00% ($292,778.64) of the total change order amount.

The protégé did not elect to participate; however, the protégé participation for the overall project will be 20.99%.

Background Summary:

Attachments:

1. CC Memo CO#2 WM3925 Rosewood Water Sys Improvements-LAD
2. CivicPlus Memo Item WM3925-01 Rosewood Area Water System Improvements Phase 1- MPP
3. REVISED IPA - OBO Change Order 2-WM3925
4. CO#2 WM3925 Rosewood Water Sys Improvements-LAD

Columbia Water – Utilities - Water Distribution and Maintenance
4013 W. Beltline Blvd. Columbia, SC 29204 • Phone: 803-733-8682

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: May 19, 2026

Subject: Recommendation for Approval
P200517 PO Modification, Rosewood Area Water System Improvement

The purpose of this memorandum is to provide context for the request to add $292,778.64 to P200517 at this time for the construction of Rosewood Area Water System Improvement Phase 1.

Rosewood Water Main Construction Phase 1 has completed construction and added significant work to the project that will provide future cost savings. This was a large and complex project involving multiple work crews and significant coordination with the community as well as traffic along Rosewood Drive.

LAD Construction, LLC, was the contractor for the project. This contract amendment covers the additional work that occurred in the original design of the project from unforeseen circumstances in the field and additional work added at the request of the City that arose from coordination with SCDOT and water main breaks that needed immediate repairs. Approximately 1700 LF of 6" water main added to Maple Street was requested to be installed to stay ahead of SCDOT paving and 250 LF of 8" and 12" water main was installed due to a break on Superior Street. Both additions will amount to a cost savings in the future by limiting the amount of road work and repairs needed.

It is recommended that $292,778.64 be added to P200517 at this time so the contractors' work can be finalized. This is a Mentor Protégé contract with JA Mabis & Associates and Ferguson Waterworks providing services at $4,968,196 of the contract value.

Office of Business Opportunities
1401 Main Street Columbia, SC 29201 • Phone: 803-545-3950

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

From: Ayesha Driggers, Director
Office of Business Opportunities

Date: May 8, 2026

Subject: Change Order #2- Rosewood Area Water System Improvements
Phase 1(WM3925-01) MPP

The original project contract amount was $13,715,006.40. The original amount received by the protégé was $2,939,778.78 or 21.43% of the original contract amount. The revised total contract amount is $14,007,784.64 and the protégé will receive $2,939,778.78 or 20.99% of the revised total contract amount.

The protégé participation on this change order is 0% and the protégé participation for the overall project will be 20.99%. The protégé worked throughout the project;however, the protégé did not have enough staff to cover the additional work for this change order.

Please find the attached MPP Change Order Form.

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

OBO MPP Change Order/Amendment
Implementation Plan Addendum

In Accordance with MPP Guidelines Change Orders/Amendments: If any change order/amendment is 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
Original Contract:	$ 13,715,006.40	$ 10,775,227.62	78.57%	$ 2,939,778.78	21.43%
CO#1: (Increase)	$ 00.00	$ 00.00	00.00%	$ 00.00	00.00%
CO#2: (Increase)	$ 292,778.64	$ 292,778.64	100%	$ 00.00	00.00%
CO#3: (Increase)					
Revised Contract:	**$ 14,007,784.64**	**$ 11,068,006.26**	**79.01%**	**$ 2,939778.78**	20.99%

Original Project Contract Amount: $13,715,006.40 **Original Protégé Amount:** $2,939,778.78

MPP Project #/Name: WM3925 **Change Order #:** 02 (Ex: 01, 02)

Change Order/Amendment Amount: $292,778.64

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

Rosewood Water Main Phase 1 has completed construction and has added significant work to the project that will provide future cost savings. This was a large and complex project involving multiple work crews and significant coordination with the community as well as traffic along Rosewood Drive.

Description

Phase 1 added water main installation on S. Maple Ave to insure the line was installed prior to SCDOT paving. S. Maple Ave was originally planned for Phase 2.

Superior Street water main broke towards the end of construction and is connected to Rosewood Phase 1. The road was unsafe in its current condition after the repairs and the water line needed to be upgraded. LAD construction was asked to add this to their scope so the City could save time and money on future construction in the area.

Change Order/Amendment Type:

1. ☒ **Time Extension – New End Date:** 07/31/2026 (Please sign & return form if no cost)
2. ☒ **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:** $_____

- **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

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

The additional work for this change was added to the project after the sub and protégé had begun work. The protégé had work throughout the project assigned to them already and did not have enough labor to help cover the additional work. The prime handled the additional work because of labor availability and the need to expedite the additional work because of DOT paving schedules and the need to reopen Superior street that was closed due to the water line leaking damage. The protégé already had work and was not avaialble to be pulled off to do the extra work that was considered an emergency need by the City.

4. Revised scope of work

LAD construction was tasked with installation of water line on Maple and Superior Street as well as additional unforeseen work in the original scope of the project.

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 LAD Construction, LLC (Mentor Firm) this 14th day of Apr 2026.

By: _____ Title: PROJECT MANAGER

EXECUTED by JA Mabus & Associates (Protégé Firm) this 13 day of April 2026.

By: _____ Title: President

OBO Statement for the change order/amendment:

OBO has reviewed this funding increase ,change of scope services and time extension contract amendment. The original project contract amount was $13,715,006.40. The original amount received by the protégé was $2,939,778.78, or 21.43% of the total contract amount. The revised project contract amount, to include previous amendments and the current amendment, is $140,007,784.64.

- The protégé is unable to perform the scope of work due to lack of staffing and will receive $2,939,778.78 or 20.99% of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance Division on this 14th **day of** April **, 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.

CIP # WM3925-01
Rosewood Area Water System Improvements
Phase 1
Change Order # 2
PO# P200517
April 2nd, 2026

Description of Change: A modification of the Contract Agreement between the City of Columbia (City) and LAD Construction, LLC (Contractor) is requested due to changes in work scope adding to design, labor, material and time, thus requiring additional funding and extended schedule. All other provisions of the agreement, except as herein modified or changes remain in full force and effect.

Reason for Change: The additional items are to be authorized under this contract due to unforeseen and additional work requested by the City. Approximately 1700 LF of 6" water main added to Maple Street was requested to be installed to stay ahead of SCDOT paving and 250 LF of 8" and 12" water main was installed due to a break on Superior Street. Both additions will amount to a cost savings in the future by limiting the amount of asphalt work and repairs needed.

Additions

Scheduled Completion Date:	11/31/2025
Final Construction Date:	01/31/2026
Closeout Date :	07/31/2026

See below for addition/deduction from project scope

ADDITIONS - ORIGINAL CONTRACT

WS-2	IN PLACE ABANDONMENT OF EXISTING VALVE (INCLUDES EXCAVATION, REMOVAL OF BOX, BACKFILL, FLOWABLE FILL, BACKFILL, AND SURFACE REPAIR)	28 EA	@	$1,500.00	$42,000.00
WS-3	REMOVE FIRE HYDRANTS (INCLUDES CAPS, REMOVAL OF VALVE BOX, AND FLOWABLE FILL)	1 EA	@	$1,500.00	$1,500.00
WS-8	RESTRAINED JOINT DIP WATER MAIN - 12-INCH	629 LF	@	$180.00	$113,220.00
WS-10	RESTRAINED JOINT DIP WATER MAIN - 6-INCH	216 LF	@	$94.00	$20,304.00
WS-17	BEND - 90 DEGREE - 12-INCH, MJ	2 EA	@	$1,500.00	$3,000.00
WS-18	BEND - 45 DEGREE - 12-INCH, MJ	13 EA	@	$1,420.00	$18,460.00
WS-19	BEND - 22.5 DEGREE - 12-INCH, MJ	2 EA	@	$1,375.00	$2,750.00
WS-20	BEND - 11.25 DEGREE - 12-INCH, MJ	5 EA	@	$1,355.00	$6,775.00
WS-22	BEND - 45 DEGREE - 8-INCH, MJ	3 EA	@	$810.00	$2,430.00
WS-25	BEND - 90 DEGREE - 6-INCH, MJ	1 EA	@	$585.00	$585.00
WS-26	BEND - 45 DEGREE - 6-INCH, MJ	51 EA	@	$560.00	$28,560.00
WS-27	BEND - 22.5 DEGREE - 6-INCH, MJ	10 EA	@	$550.00	$5,500.00
WS-32	1" SERVICE LINES, OPEN CUT (SHORT SIDE)	8 EA	@	$1,300.00	$10,400.00
WS-37	2" SERVICE LINES, DIRECTIONAL BORE (LONG SIDE)	5 EA	@	$5,110.00	$25,550.00
WS-38	METER BOX RELOCATIONS	9 EA	@	$400.00	$3,600.00
WS-39	CONNECT NEW METER BOX TO EXISTING SERVICE LINE	17 EA	@	$500.00	$8,500.00
WS-48	FIRE HYDRANT ASSEMBLY (WITH APPURTENANCES) (INCLUDES ALL FITTINGS, VALVES, HYDRANT LEG, ETC.)	2 EA	@	$8,200.00	$16,400.00
WS-53	REMOVE AND REPLACE ASPHALT PAVING (5-IN BASE, 2-IN SURFACE) (TRENCH PATCH) CONTRACTOR TO BE PAID BY TICKETS PROVIDED TO INSPECTOR	100.1 TN	@	$350.00	$35,035.00
WS-54	REMOVE AND REPLACE ASPHALT PAVING (2-IN) (MILL AND RESURFACE) CONTRACTOR TO BE PAID BY TICKETS PROVIDED TO INSPECTOR	740.38 TN	@	$425.00	$314,661.50
WS-55	BACKFILL FOR SCDOT AND LOCAL ROADWAY CUT - SCDOT EXCAVATABLE FLOWABLE FILL (200PSI) (TRENCH ONLY)	2375 CY	@	$160.00	$380,000.00
WS-60	REPLACE TRAFFIC LOOPS (PER SCDOT SPECIFICATIONS)	6 EA	@	$10,000.00	$60,000.00
	ADDITIONS ORIGINAL SUBTOTAL				$1,099,230.50

S. MAPLE ADDITIONS

WS-6	DIP WATER MAIN - 6-INCH	1712 LF	@	$88.90	$152,196.80
WS-8	RESTRAINED JOINT DIP WATER MAIN - 12-INCH	38 LF	@	$189.50	$7,201.00
WS-10	RESTRAINED JOINT DIP WATER MAIN - 6-INCH	715 LF	@	$99.00	$70,785.00
WS-13	TEE - 12-INCH x 6-INCH, MJ	1 EA	@	$1,575.00	$1,575.00
WS-13A	12-INCH LONG SLEEVE	3 EA	@	$1,425.00	$4,275.00
WS-16	TEE - 6-INCH x 6-INCH, MJ	7 EA	@	$950.00	$6,650.00
WS-20	BEND - 11.25 DEGREE - 12-INCH, MJ	1 EA	@	$1,400.00	$1,400.00

WS-24	BEND - 11.25 DEGREE - 8-INCH, MJ	1 EA	@	$830.00	$830.00
WS-24A	8-INCH LONG SLEEVE	2 EA	@	$885.00	$1,770.00
WS-25	BEND - 90 DEGREE - 6-INCH, MJ	1 EA	@	$590.00	$590.00
WS-26	BEND - 45 DEGREE - 6-INCH, MJ	4 EA	@	$575.00	$2,300.00
WS-28	BEND - 11.25 DEGREE - 6-INCH, MJ	5 EA	@	$575.00	$2,875.00
WS-28A	6-INCH LONG SLEEVE	20 EA	@	$585.00	$11,700.00
WS-29	GATE VALVES W/ BOX - 12-INCH, MJ	2 EA	@	$5,300.00	$10,600.00
WS-30	GATE VALVES W/ BOX - 8-INCH, MJ	1 EA	@	$3,019.00	$3,019.00
WS-31	GATE VALVES W/ BOX - 6-INCH, MJ	14 EA	@	$2,100.00	$29,400.00
WS-32	1" SERVICE LINES, OPEN CUT (SHORT SIDE)	35 EA	@	$1,330.00	$46,550.00
WS-35	1" SERVICE LINES, DIRECTIONAL BORE (LONG SIDE)	13 EA	@	$2,430.00	$31,590.00
WS-47	TAPPING SLEEVE, VALVE W/ BOX - 6-INCH x 6-INCH	1 EA	@	$4,600.00	$4,600.00
WS-48	FIRE HYDRANT ASSEMBLY (WITH APPURTENANCES) (INCLUDES ALL FITTINGS, VALVES, HYDRANT LEG, ETC.)	1 EA	@	$8,500.00	$8,500.00
WS-50	END CAP - 12-INCH, MJ	2 EA	@	$725.00	$1,450.00
WS-51	END CAP - 8-INCH, MJ	1 EA	@	$500.00	$500.00
WS-52	END CAP - 6-INCH, MJ	8 EA	@	$360.00	$2,880.00
WS-53	REMOVE AND REPLACE ASPHALT PAVING (5-IN BASE, 2-IN SURFACE) (TRENCH PATCH) CONTRACTOR TO BE PAID BY TICKETS PROVIDED TO INSPECTOR	130.98 TN	@	$350.00	$45,843.00
WS-55	BACKFILL FOR SCDOT AND LOCAL ROADWAY CUT - SCDOT EXCAVATABLE FLOWABLE FILL (200PSI) (TRENCH ONLY)	613 CY	@	$175.00	$107,275.00
WS-61	TRAFFIC CONTROL	1.00 LS	@	$25,000.00	$25,000.00
WS-62	MOBILIZATION / DEMOBILIZATION / BONDS (NOT TO EXCEED 5% OF SUBTOTAL OF ALL ITEMS EXCLUDING MOBILIZATION PER SPECIFICATION 15.57.2)	1.00 LS	@	$32,666.00	$32,666.00
	S. MAPLE ADDITIONS SUBTOTAL				$614,020.80

SUPERIOR STREET ADDITIONS

SA-1	CUT-CAP EXISTING WATER MAINS	3	EA	@	$ 3,000.00	$	9,000.00
SA-2	VALVE ABANDONMENT	1	EA	@	$ 2,000.00	$	2,000.00
SA-3	FLOWFILL PIPE ABANDONMENT	340	LF	@	$ 37.00	$	12,580.00
SA-4	DIP WATER MAIN - 12-INCH	151	LF	@	$ 181.00	$	27,331.00
SA-5	RESTRAINED JOINT DIP WATER MAIN - 12-INCH	189	LF	@	$ 194.00	$	36,666.00
SA-6	RESTRAINED JOINT DIP WATER MAIN - 8-INCH	20	LF	@	$ 116.00	$	2,320.00
SA-7	RESTRAINED JOINT DIP WATER MAIN - 6-INCH	30	LF	@	$ 104.00	$	3,120.00
SA-8	12IN CONNECTION	1	EA	@	$ 6,650.00	$	6,650.00
SA-9	8X8 TAPPING SLEEVE & VALVE	1	EA	@	$ 7,718.00	$	7,718.00
SA-10	6X6 TAPPING SLEEVE & VALVE	1	EA	@	$ 5,943.00	$	5,943.00
SA-11	12IN X 8IN REDUCER	1	EA	@	$ 1,457.00	$	1,457.00
SA-12	12IN X 6IN TEE	1	EA	@	$ 2,086.00	$	2,086.00
SA-13	12IN BENDS	2	EA	@	$ 1,918.00	$	3,836.00
SA-14	6IN BENDS	3	EA	@	$ 1,059.00	$	3,177.00

SA-15	1IN SHORT SERVICES	2	EA	@	$	1,407.00	$ 2,814.00
SA-16	1IN LONG SERVICES	4	EA	@	$	2,624.00	$ 10,496.00
SA-17	2IN MAIN EXPLORATION	1	EA	@	$	3,500.00	$ 3,500.00
SA-18	FLOWFILL	142	CY	@	$	185.00	$ 26,270.00
SA-19	STONE BASE	151	TN	@	$	100.00	$ 15,100.00
SA-20	ASPHALT TRENCH PATCH	17.96	TN	@	$	350.00	$ 6,286.00
SA-21	ASPHALT MILL & RESURFACE 2IN	1300	SY	@	$	50.00	$ 65,000.00
SA-22	ASPHALT DEMOLITION & REPLACE 6IN	700	SY	@	$	180.00	$ 126,000.00
SA-23	ASPHALT DRIVEWAY	12	TN	@	$	450.00	$ 5,400.00
SA-24	CONCRETE SIDEWALK	2	CY	@	$	900.00	$ 1,800.00
SA-25	CONCRETE CURB & GUTTER	10	LF	@	$	100.00	$ 1,000.00
SA-26	DESIGN, LAYOUT, AS-BUILTS	1	LS	@	$	3,500.00	$ 3,500.00
SA-27	STRIPING & STAMPING ASPHALT	1	LS	@	$	22,152.00	$ 22,152.00
SA-28	TRAFFIC CONTROL	1	LS	@	$	7,500.00	$ 7,500.00
SA-29	MOBILIZATION(5% OF SUBTOTAL)	1	LS	@	$	21,035.10	$ 21,035.10
							$ 441,737.10

HOWARD ST ADDITIONS

WS-6	DIP WATER MAIN - 6-INCH	372 LF	@	$90.00	$33,480.00
WS-10	RESTRAINED JOINT DIP WATER MAIN - 6-INCH	158 LF	@	$100.00	$15,800.00
WS-25	BEND - 90 DEGREE - 6-INCH, MJ	2 EA	@	$600.00	$1,200.00
WS-28	BEND - 11.25 DEGREE - 6-INCH, MJ	1 EA	@	$600.00	$600.00
WS-32	1" SERVICE LINES, OPEN CUT (SHORT SIDE)	3 EA	@	$1,330.00	$3,990.00
WS-35	1" SERVICE LINES, DIRECTIONAL BORE (LONG SIDE)	5 EA	@	$2,430.00	$12,150.00
WS-44	TAPPING SLEEVE, VALVE W/ BOX - 12-INCH x 6-INCH	1 EA	@	$4,655.00	$4,655.00
WS-47	TAPPING SLEEVE, VALVE W/ BOX - 6-INCH x 6-INCH	1 EA	@	$4,623.00	$4,623.00
WS-53	REMOVE AND REPLACE ASPHALT PAVING (5-IN BASE, 2-IN SURFACE) (TRENCH PATCH) CONTRACTOR TO BE PAID BY TICKETS PROVIDED TO INSPECTOR	47.41 TN	@	$350.00	$16,593.50
WS-55	BACKFILL FOR SCDOT AND LOCAL ROADWAY CUT - SCDOT EXCAVATABLE FLOWABLE FILL (200PSI) (TRENCH ONLY)	130 CY	@	$175.00	$22,750.00
WS-61	TRAFFIC CONTROL	1 LS	@	$7,750.00	$7,750.00
WS-62	MOBILIZATION / DEMOBILIZATION / BONDS (NOT TO EXCEED 5% OF SUBTOTAL OF ALL ITEMS EXCLUDING MOBILIZATION PER SPECIFICATION 15.57.2)	1 LS	@	$6,824.00	$6,824.00
	HOWARD ST ADDITIONS SUBTOTAL				$130,415.50

ADDITIONS

GV7-1	GATE VALVES W/ BOX - 4-INCH, MJ	1 EA	@	$1,705.00	$1,705.00
T7-2	TEE - 8-INCH x 4-INCH, MJ	1 EA	@	$1,119.00	$1,119.00
SD7-3	STORM DRAINAGE REMOVE AND REPLACE ROSEWOOD DR.	1 EA	@	$5,270.00	$5,270.00
R7-4	REDUCER - 8-INCH x 6-INCH, MJ	3 EA	@	$943.00	$2,829.00
RW7-5	ADJUSTED CONNECTION AT ROSEWOOD DR AND S. EDISTO	1 EA	@	$25,519.50	$25,519.50
R12-6	REDUCER - 12-INCH x 6-INCH, MJ	2 EA	@	$1,092.00	$2,184.00
WT-1	WM H TULLER ADDITION	1 LS	@	$87,144.75	$87,144.75
FL-1	2720 COMMERCE FIRE LINE TIE-IN	1 LS	@	$13,714.00	$13,714.00
HS-1	607 HOWARD PLUMBING/SERVICE	1 LS	@	$6,457.50	$6,457.50
CSC-19	CONTAMINATED SOIL COMMERCE	1 LS	@	$60,830.14	$60,830.14
HSR-19	HOWE ST SERVICE RELOCATION	1 LS	@	$68,355.00	$68,355.00

RSR-19	2112 ROSEWOOD SEWER REPAIR	1 LS	@	$5,875.00	$5,875.00
SC-19	4IN SERVICE CONNECTION 919 AIRPORT	1 LS	@	$6,569.00	$6,569.00
MSC-19	8IN MAIN CONNECTION MEMORIAL STADIUM	1 LS	@	$36,102.15	$36,102.15
GCC-19	6IN MAIN CONNECTION GRAYMONT CIRCLE	1 LS	@	$24,873.00	$24,873.00
FAB-20	FLOWFILL ABANDONMENT	3600 LF	@	$37.00	$133,200.00
HSC-21	ROSEWOOD @ HOWARD CROSSING & CONNECTION	1 LS	@	$72,870.00	$72,870.00
SME-21	ROSEWOOD @ S. MAPLE EXTENSION & CONNECTION	1 LS	@	$63,850.00	$63,850.00
HSA-22	HOWARD ST ASPHALT GRADE ADJUSTMENT	1 LS	@	$129,570.00	$129,570.00
	ADDITIONS SUBTOTAL				**$748,037.04**

DEDUCTIONS - ORIGINAL CONTRACT

WS-4	DIP WATER MAIN - 12-INCH	566 LF	@	($166.00)	($93,956.00)
WS-5	DIP WATER MAIN - 8-INCH	33 LF	@	($97.00)	($3,201.00)
WS-6	DIP WATER MAIN - 6-INCH	151 LF	@	($86.00)	($12,986.00)
WS-7	DIP WATER MAIN - 4-INCH (SERVICE LINE)	22 LF	@	($103.00)	($2,266.00)
WS-9	RESTRAINED JOINT DIP WATER MAIN - 8-INCH	12 LF	@	($106.00)	($1,272.00)
WS-13	TEE - 12-INCH x 6-INCH, MJ	6 EA	@	($1,540.00)	($9,240.00)
WS-15	TEE - 8-INCH x 6-INCH, MJ	13 EA	@	($1,120.00)	($14,560.00)
WS-16	TEE - 6-INCH x 6-INCH, MJ	23 EA	@	($925.00)	($21,275.00)
WS-21	BEND - 90 DEGREE - 8-INCH, MJ	1 EA	@	($850.00)	($850.00)
WS-23	BEND - 22.5 DEGREE - 8-INCH, MJ	4 EA	@	($810.00)	($3,240.00)
WS-24	BEND - 11.25 DEGREE - 8-INCH, MJ	3 EA	@	($790.00)	($2,370.00)
WS-28	BEND - 11.25 DEGREE - 6-INCH, MJ	4 EA	@	($555.00)	($2,220.00)
WS-29	GATE VALVES W/ BOX - 12-INCH, MJ	1 EA	@	($4,965.00)	($4,965.00)
WS-30	GATE VALVES W/ BOX - 8-INCH, MJ	4 EA	@	($2,875.00)	($11,500.00)
WS-31	GATE VALVES W/ BOX - 6-INCH, MJ	40 EA	@	($1,975.00)	($79,000.00)
WS-35	1" SERVICE LINES, DIRECTIONAL BORE (LONG SIDE)	2 EA	@	($2,360.00)	($4,720.00)
WS-40	REPLUMB/CONNECT NEW METER BOX TO HOME WITH SERVICE PREVIOUSLY IN THE BACKYARD	1 EA	@	($1,000.00)	($1,000.00)
WS-45	TAPPING SLEEVE, VALVE W/ BOX - 8-INCH x 8-INCH	1 EA	@	($5,970.00)	($5,970.00)
WS-47	TAPPING SLEEVE, VALVE W/ BOX - 6-INCH x 6-INCH	1 EA	@	($4,400.00)	($4,400.00)
WS-49	AIR RELEASE VALVE ASSEMBLY (INCLUDES ALL FITTINGS VALVES, TUBING, METER BOX, ETC.)	1 EA	@	($2,850.00)	($2,850.00)
WS-50	END CAP - 12-INCH, MJ	1 EA	@	($700.00)	($700.00)
WS-52	END CAP - 6-INCH, MJ	4 EA	@	($350.00)	($1,400.00)
WS-56	REMOVE AND REPLACE CONCRETE SIDEWALK (4-IN)	80.322 CY	@	($900.00)	($72,289.80)
WS-57	REMOVE AND REPLACE CONCRETE DRIVEWAY (6-IN)	2.406 CY	@	($2,000.00)	($4,812.00)
WS-58	REMOVE AND REPLACE ASPHALT DRIVEWAY (6-IN BASE, 2-IN SURFACE)	16.19 TN	@	($450.00)	($7,285.50)
WS-59	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	865 LF	@	($100.00)	($86,500.00)
	DEDUCTIONS ORIGINAL SUBTOTAL				($454,828.30)

Owner's Contingency Authorizations

Original Allowance Total:	$2,285,834.00
Previous Contingency Authorizations:	$ 00.00
This change:	$2,285,834.00
Revised Owner's Contingency Authorizations:	$ 00.00

Proposed Change and Basis for Payment

Original Contract Price:	$ 13,715,006.00
Contingency Additions:	$ 2,285,834.00
This change (Contingency + Change Order Request):	$ 2,578,612.64
Revised Contract Price:	$ 14,007,784.64

Contractual Completion Date:

Notice to Proceed: 08/21/2023
Scheduled Contract Completion Date: 07/31/2026

This Change is Acceptable:

LAD Construction, LLC (Kert Summer) By: _____
Title: Project Manager

Recommended for Approval: _____ Utility Construction Inspector
Matt Blackwell

Recommended for Approval: _____ Sr. Utility Construction Inspector
Tim Sox

Recommended for Approval: _____ Assist. City Engineer for Construction
Andrea Bolling, P.E

Recommended for Approval: _____ Assistant City Manager
Clint Shealy, PE

Approved: _____ City Manager
Teresa Wilson

APPROVED AS TO FORM
Legal Department City of Columbia, SC
4/30/2026

OBO MPP Change Order/Amendment
Implementation Plan Addendum

In Accordance with MPP Guidelines Change Orders/Amendments: If any change order/amendment is 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
Original Contract:	$ 13,715,006.40	$ 10,775,227.62	78.57%	$ 2,939,778.78	21.43%
CO#1: (Increase)	$ 00.00	$ 00.00	00.00%	$ 00.00	00.00%
CO#2: (Increase)	$ 292,778.64	$ 292,778.64	100%	$ 00.00	00.00%
CO#3: (Increase)					
Revised Contract:	**$ 14,007,784.64**	**$ 11,068,006.26**	**79.01%**	**$ 2,939778.78**	20.99%

Original Project Contract Amount: $13,715,006.40 **Original Protégé Amount:** $2,939,778.78

MPP Project #/Name: WM3925 **Change Order #:** 02 (Ex: 01, 02)

Change Order/Amendment Amount: $292,778.64

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

Rosewood Water Main Phase 1 has completed construction and has added significant work to the project that will provide future cost savings. This was a large and complex project involving multiple work crews and significant coordination with the community as well as traffic along Rosewood Drive.

Description

Phase 1 added water main installation on S. Maple Ave to insure the line was installed prior to SCDOT paving. S. Maple Ave was originally planned for Phase 2.

Superior Street water main broke towards the end of construction and is connected to Rosewood Phase 1. The road was unsafe in its current condition after the repairs and the water line needed to be upgraded. LAD construction was asked to add this to their scope so the City could save time and money on future construction in the area.

Change Order/Amendment Type:

1. ☒ **Time Extension – New End Date:** 07/31/2026 (Please sign & return form if no cost)
2. ☒ **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:** $_____

- **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

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

The additional work for this change was added to the project after the sub and protégé had begun work. The protégé had work throughout the project assigned to them already and did not have enough labor to help cover the additional work. The prime handled the additional work because of labor availability and the need to expedite the additional work because of DOT paving schedules and the need to reopen Superior street that was closed due to the water line leaking damage. The protégé already had work and was not avaialble to be pulled off to do the extra work that was considered an emergency need by the City.

4. Revised scope of work

LAD construction was tasked with installation of water line on Maple and Superior Street as well as additional unforeseen work in the original scope of the project.

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 LAD Construction, LLC (Mentor Firm) this 14th day of Apr 2026.

By: _____ Title: PROJECT MANAGER

EXECUTED by JA Mabus & Associates (Protégé Firm) this 13 day of April 2026.

By: Josh G. Mab Title: President

OBO Statement for the change order/amendment:

OBO has reviewed this funding increase ,change of scope services and time extension contract amendment. The original project contract amount was $13,715,006.40. The original amount received by the protégé was $2,939,778.78, or 21.43% of the total contract amount. The revised project contract amount, to include previous amendments and the current amendment, is $140,007,784.64.

- The protégé is unable to perform the scope of work due to lack of staffing and will receive $2,939,778.78 or 20.99% of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance Division on this 14th **day of** April **, 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.

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve a new Construction Contract for Project SS7668; Cured-In-Place-Pipe for Trenchless Rehabilitation of the existing Sanitary Sewer System, as requested by Columbia Water on April 20, 2026. Award to Gulf Coast Underground, LLC, using the Houston-Galveston Area Council Cooperative Contract (H-GAC) in the amount of $2,500,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred sixty-eight (168) days from commencement. This vendor is located in Theodore, AL.

Funding Source: Water and Sewer Capital Projects — Concurrent Sewer Assessment and Rehabilitation (CSAR) - Investigation and Rehabilitation — Capital Project Costs (5529999-SS766801-658650). The original budget amount is $2,500,000.00.

Background Summary: Houston-Galveston Area Council (H-GAC)#:TP07-25. Sec 2-204. (10) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through cooperative purchasing.

Attachments:

1. Council Memo
2. Contract
3. SS7668_Construction Tear Sheet

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: May 19, 2026

Subject: Recommendation for Approval
SS7668 – MC02 Sewer Basin Rehabilitation – Construction Contract

Columbia Water respectfully requests your review and approval of the contract to rehabilitate multiple City owned sanitary sewer pipes utilizing trenchless rehabilitation methods, to provide funding for construction. The work is located in the MC02 sewer basin near Sun View Lake. The contract will be awarded to Gulf Coast Underground, LLC in an amount not to exceed $2,500,000 which includes the based bid of $2,269,931.50 and an approximate 10% contingency of $230,068.50. The company is located in Theodore, AL. The project was procured using the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program.

The project will include:

- Closed-Circuit-Television (CCTV) inspection of the sanitary sewer systems
- Trenchless rehabilitation of the sanitary sewer piping

Construction is expected to begin in the summer of 2026 and be completed in the winter of 2027.

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

CONTRACT

City of Columbia, South Carolina

Contract # HGAC Contract# TP07-25

Name of Project: SS7668 MC02 Sewer Basin Rehabilitation

This Contract is made by and between the City of Columbia, Columbia, South Carolina, hereinafter called Owner, and **Gulf Coast Underground, LLC,** with legal address and principal place of business at **5655 Middle Road, Theodore, AL 36582**, 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. City of Columbia

2.1 The Project has been designed by City of Columbia, who will act as Engineer in connection with completion of the Work in accordance with the Contract Documents.

2.1 The Project has been designed by City of Columbia, who will act as Engineer in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **One Hundred Sixty-Eight (168)** 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 **forty-two (42)** 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 insure 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 Million, Two Hundred Sixty-Nine Thousand, Nine Hundred Thirty-One Dollars and Fifty Cents (2,269,931.50)**. This Contract also provides for an

additional contingency in the amount of **Two Hundred Thirty Thousand, Sixty-Eight Dollars and Fifty Cents (230,068.50)** 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 **($0.00)** per day for each calendar day of delay until the Work is complete.

7.2 This 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 Instructions To Bidders.

9.2.3 Bidder's Response including Bid Form.

9.2.4 This Contract.

9.2.5 Performance and Payment Bonds.

9.2.6 Part 14 Instructions to Bidders, Part 15 General Specifications, all 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 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	Owner
_____	City of Columbia, SC
BY	BY
_____	_____
	Teresa Wilson, City Manager
(CORPORATE SEAL)	
Attest	Attest
_____	_____
Address for giving notices:	Address for giving notices:
_____	Department of Procurement and Contracts
_____	1800 Main Street, 2nd Floor
_____	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.

APPROVED AS TO FORM
Legal Department City of Columbia, SC
5/4/2026

Regional Operations North
1901 Napa Valley Dr, Suite 100
Little Rock, AR. 72212
Office: 501-765-0184

Headquarters
5655 Middle Road
Theodore, AL. 36582
Office: 251-725-0200
Fax: 866-720-9834

Regional Operations East
2720 NW 6th St., Suite 302C
Gainesville, FL. 32609
Office 352-363-7652

Date: 4-10-26
Re: Columbia, SC 26-5003 (HGAC#: TP07-25)

PRICING IS BASED ON UTILIZING HGAC CONTRACT

We propose to furnish the Mainline CIPP and Cured-In-Place- Service Repair in accordance with ASTM and industry standards and the project specifications:

#	Item Description	Unit Qty	U.O.M	Unit Price	Extended Price
1	Mobilization (Work Orders less than $50,000)	1	LS	$ 35,000.00	$ 35,000.00
2	Cured-in-Place Pipe (MH to MH, All Depths)8-IN SewerIncl. cleaning/bypass(Section 02765)	23625	LF	$ 42.25	$ 998,156.25
3	6" to 12" Backyard Easement Iinstall Length	10000	LF	$ 61.70	$ 617,000.00
5	Main Line Protrusion Removal - CIPP(Section 02765)	5	EA	$ 200.00	$ 1,000.00
6	Post-Rehabilitation CCTV (All Sizes)Incl. PACP Insp./Data Processing & SubmissionIncl. light cleaning/bypass as required(Section 02733)	35075	LF	$ 0.40	$ 14,030.00
13	PVC Point Repair (Unpaved)8-IN Sewer0-FT to 8-FT DeepIncl. excav./backfill/landscape rest./bypass(Section 02766)	8	LF	$ 878.60	$ 7,028.80
14	PVC Point Repair (Unpaved)8-IN Sewer>8-FT to 16-FT DeepIncl. excav./backfill/landscape rest./bypass(Section 02766)	8	LF	$ 1,878.60	$ 15,028.80
15	PVC Point Repair (Unpaved)8-IN Sewer>16-FT DeepIncl. excav./backfill/landscape rest./bypass(Section 02766)	8	LF	$ 3,735.75	$ 29,886.00
16	PVC Point Repair (Under Asphalt/Concrete)8-IN Sewer0-FT to 8-FT DeepIncl. excav./backfill/mill (DOT only)/paving/bypass(Section 02766)	8	LF	$ 950.00	$ 7,600.00
17	PVC Point Repair (Under Asphalt/Concrete)8-IN Sewer>8-FT to 16-FT DeepIncl. excav./backfill/mill (DOT only)/paving/bypass(Section 02766)	8	LF	$ 2,021.45	$ 16,171.60
18	PVC Point Repair (Under Asphalt/Concrete)8-IN Sewer>16-FT DeepIncl. excav./backfill/mill (DOT only)/paving/bypass(Section 02766)	8	LF	$ 4,021.45	$ 32,171.60
31	DI Point Repair (Unpaved)8-IN Sewer0-FT to 8-FT DeepIncl. excav./backfill/landscape rest./bypass(Section 02766)	8	LF	$ 928.60	$ 7,428.80
32	DI Point Repair (Unpaved)8-IN Sewer>8-FT to 16-FT DeepIncl. excav./backfill/landscape rest./bypass(Section 02766)	8	LF	$ 1,928.60	$ 15,428.80

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1901 Napa Valley Dr, Suite 100
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Fax: 866-720-9834

Regional Operations East
2720 NW 6th St., Suite 302C
Gainesville, FL. 32609
Office 352-363-7652

33	DI Point Repair (Unpaved)8-IN Sewer>16-FT DeepIncl. excav./backfill/landscape rest./bypass(Section 02766)	8	LF	$ 3,785.75	$ 30,286.00
34	DI Point Repair (Under Asphalt/Concrete)8-IN Sewer0-FT to 8-FT DeepIncl. excav./backfill/mill (DOT only)/paving/bypass(Section 02766)	8	LF	$ 1,000.00	$ 8,000.00
35	DI Point Repair (Under Asphalt/Concrete)8-IN Sewer>8-FT to 16-FT DeepIncl. excav./backfill/mill (DOT only)/paving/bypass(Section 02766)	8	LF	$ 2,071.45	$ 16,571.60
49	Sewer Service Lateral Cured-in-Place Liner (All Sizes, All Depths)(Section 02762)	150	LF	$ 289.15	$ 43,372.50
50	Sewer Service Lateral Cleanout Install (Unpaved, All Sizes, All Depths)Incl. excav./backfill/landscape rest./bypass(Section 02761)	15	EA	$ 3,285.75	$ 49,286.25
51	Sewer Service Lateral Cleanout Install (In Asphalt/Concrete, All Sizes, All Depths)Incl. excav./backfill/paving/bypass(Section 02761)	15	EA	$ 3,714.30	$ 55,714.50
54	Sewer Service Lateral Reconnect - CIPP Main Line (All Sizes, All Depths)Incl. cleaning/bypass(Section 02765)	277	EA	$ 200.00	$ 55,400.00
55	Replace Asphalt PavementIncl. all necessary labor/equipment(Section 02575)	450	SY	$ 178.60	$ 80,370.00
56	Mill and Resurface Asphalt PavementIncl. all necessary labor/equipment(Section 02575)	450	SY	$ 50.00	$ 22,500.00
57	Flowable Fill(Section 02230)	450	CY	$ 250.00	$ 112,500.00
				TOTAL	**$ 2,269,931.50**

BOND AND SALES TAX IS EXCLUDED (ADD 2% IF BOND IS REQUIRED). QUANTITIES ARE ESTIMATES ONLY. PAYMENT SHALL BE MADE FOR THE ACTUAL WORK PERFORMED AT THE SPECIFIED UNIT PRICES. **PRICING IS BASED ON GCU BEING CONTRACTED FOR ALL WORK QUOTED**

Proposal Inclusions:

1. All labor, material, and equipment required to clean and televise the above referenced lines.
2. All labor, material, and equipment required to install CIPP, and televise (post) the above referenced lines installation.
3. All labor, material, and equipment required to install a fully cured lateral to main connection reinstatement.
4. NASSCO certified reports and data collection.
5. Reinstating active laterals
6. Sampling and testing of the CIPP Liner as per the contract documents
7. One mobilization.
8. Worker's compensation insurance and employer's liability insurance
9. Certificate of Insurance within normal limits

The following is to be provided to GCU at no charge:

1. Supply water, hydrant meter, backflow preventer and hose protection ramps (as required). Water trucks are not anticipated, and hooking to a hydrant will be necessary to complete this scope of work.
2. This service does not include the removal of additional debris caused by a collapse in the pipe.
3. This service does not include the removal of non-typical sewer hazardous material that cannot be disposed of at a WWTP or landfill location. Any special permitting costs shall be incurred by the customer.
4. Pipe must have an existing, full main, cured in place lining

Regional Operations North
1901 Napa Valley Dr, Suite 100
Little Rock, AR. 72212
Office: 501-765-0184

Headquarters
5655 Middle Road
Theodore, AL. 36582
Office: 251-725-0200
Fax: 866-720-9834

Regional Operations East
2720 NW 6th St., Suite 302C
Gainesville, FL. 32609
Office 352-363-7652

5. If GCU did NOT line the mainline CIPP, any time spent trimming taps or brushing poorly opened services will be billed at **$850/HR**.
6. If GCU did NOT line the mainline CIPP, NASSCO Certified Video of the pipe with distances from the manholes to the service connections
7. If GCU did NOT line the mainline CIPP, Service line reinstatement must be cut and brushed smooth and without offset prior to GCU arrival.
8. Clean-out installation, if required
9. Pressure Testing, if required.
10. In the event that there is tuberculation, objects that are 6 inches in diameter or greater, large diameter rock and/or a buildup of chemical material (polymer, wax, fat, grease, etc.) or minerals (calcium, etc.) on the interior of the pipeline that require removal to industry standards, such removal of material is NOT included in the service cost unless specifically included in the proposal as noted above. This service does NOT include the removal of fixed debris or materials, like cement or concrete, from the pipeline. Specialty cleaning items including, but not limited to, those aforementioned will be billed at $850/Hr.
11. Ingress and egress access to manholes and the site work area(s) adequate for set up, operation, maintenance, and removal of equipment and related site restoration, if any. Equipment is not 4x4 off-road capable and shall be capable of accessing manholes under its own power. NOTE: If manholes are not located, accessible and uncovered prior to GCU arrival, time spent to prepare the manhole for access will be billed at the rate of $850/Hr.
12. Plugging and Bypass pumping, if required.
13. Police detail, DOT permitting, and other Traffic Control (signage, flaggers, etc), if required. GCU will **only** provide cones to go around our vehicles.
14. Spill containments shall be provided if required.
15. Laydown or storage yard for equipment for weekends and nights.
16. ***Note: CIPP Lining of 6" pipe inherently carries a high level of likelihood that the services won't be able to be internally reinstated. Excavation of services on 6" pipe is NOT included in GCU's pricing.***

Other terms:

1. Payment due within **thirty (30)** days of our invoice.
2. Stated prices are in effect for thirty days from the date of this proposal.
3. A service charge of 1-1/2% per month, which is an annual rate of 18%, will be added for all past due accounts.
4. GCU will not be responsible for liability, loss or expense (including damage caused by the backup of basement sewers) where the primary cause of the claim or damage is pre-existing conditions including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of GCU's work. Customer is responsible for loss of service equipment caused by the pre-existing conditions at the job site.
5. The customer and GCU will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other part resulting from a negligent act or omission in performance of work under this agreement.

ACCEPTED:

Regional Operations North
1901 Napa Valley Dr, Suite 100
Little Rock, AR. 72212
Office: 501-765-0184

Headquarters
5655 Middle Road
Theodore, AL. 36582
Office: 251-725-0200
Fax: 866-720-9834

Regional Operations East
2720 NW 6th St., Suite 302C
Gainesville, FL. 32609
Office 352-363-7652

Mary Cate Crue
Cell # 770.864.3971

By:_____

Title:_____

Date:_____

Scope of Services: SS 7668, MC02 Sewer Basin Rehabilitation – Construction

The project will include:

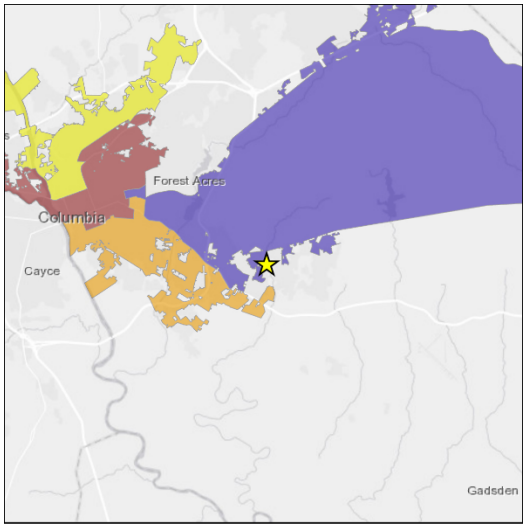
- Closed-Circuit-Television (CCTV) inspection of the sanitary sewer systems
- Trenchless rehabilitation of the sanitary sewer piping.

Schedule: SS 7668, MC02 Sewer Basin Rehabilitation – Construction

The work will be substantially complete within twenty four weeks with an additional four weeks for final completion and two weeks for close out for a total of 30 weeks.

SS7668 – MC02 Sewer Basin Rehabilitation

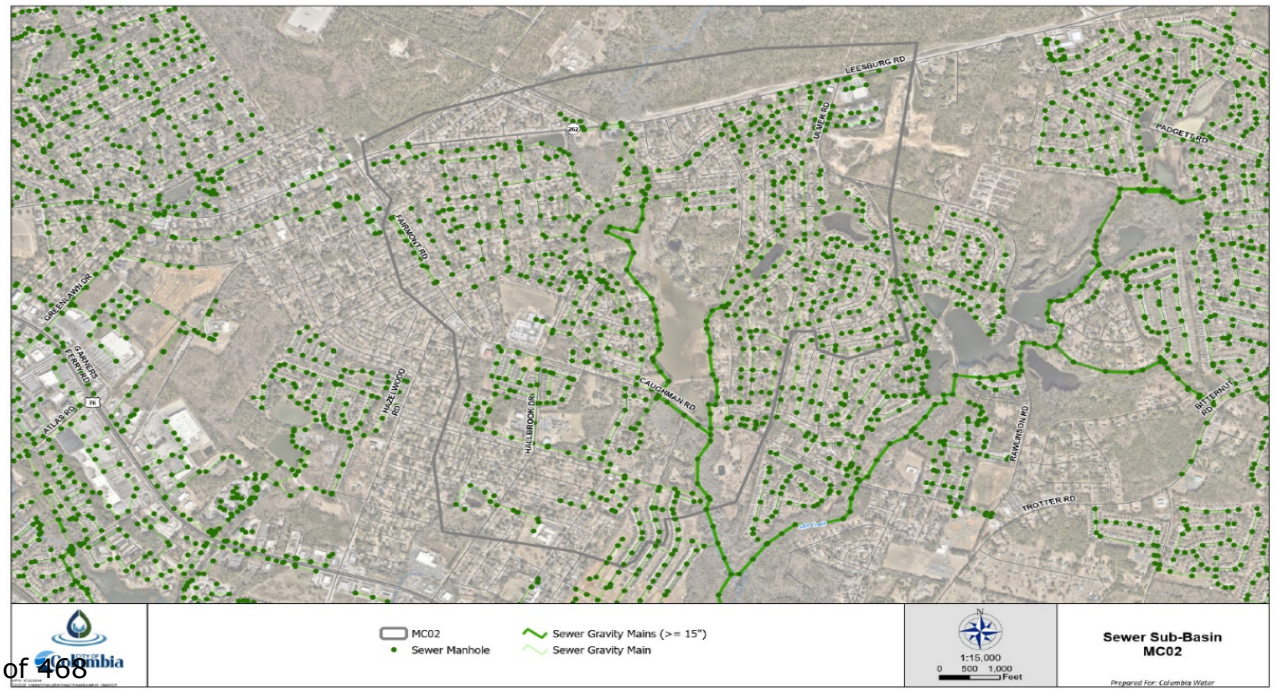
Project Description:	This project involves the rehabilitation of a structurally failing, City-owned sanitary sewer system. Evaluations and preliminary assessments of the sewer mains have been completed. Trenchless rehabilitation methods have been identified to repair the affected sewer mains.
Objectives:	This project aims to repair structural deficiencies in order to return the sanitary sewer mains to their original conditions in the MC02 sewer sub-basin.
Project Type:	Sanitary Sewer Improvement
Council District:	4
Project Funding:	This project is funded through the City's CIP Program. The total project construction cost of $2,500,000.00, which includes a base bid of $2,269,931.50 and a contingency of approximately 10%. The project was procured using the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program.
Construction Schedule:	The Construction is expected to begin the summer of 2026 and be completed in the winter of 2027.



Project Contact:

Andrea Bolling, PE, City of Columbia
Deputy Director of Engineering
803.545.3379 | andrea.bolling@columbiasc.gov

Adam Bray, Gulf Coast Underground
Contractor
251.725.0200 | Abray@gogcu.com



Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-014 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02

First reading approval was given on May 5, 2026.

Background Summary:

Attachments:

1. 2026-014 - Sumwalt Main St Encroachment Case packet
2. 2026-014 - Encroachment USC Main St Ordinance

CITY COUNCIL
ENCROACHMENT SUMMARY
2026-014

300 BLOCK OF MAIN STREET
ADJACENT TO 300 AND 315 MAIN STREET
RAISED PEDESTRIAN CROSSWALK

Subject Property:	Right-of-way adjacent to 300 and 315 Main Street
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a raised pedestrian crosswalk.
Applicant:	University of South Carolina
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of a raised pedestrian crosswalk measuring approximately fifty (50') feet in length twenty (20') feet in width six (6") inches in height adjacent to 300 and 315 Main Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 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.



Citywide GIS Viewer Map

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
2/5/2026 10:04 AM

CITY OF Columbia

Address Point

Custom

- InActive
- Multi Unit
- Others

Single Family

Tax Parcel

Street & Ownership

CFCC,Ownership

Interstate

Highway

City Maintained

State Maintained

Private

Others

Columbia City Limits

Imagery 2025

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

0 0.01 0.02 0.04 mi

1:1,259

1:1,259

CITY OF COLUMBIA GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

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Permanent Encroachment
Application and Checklist

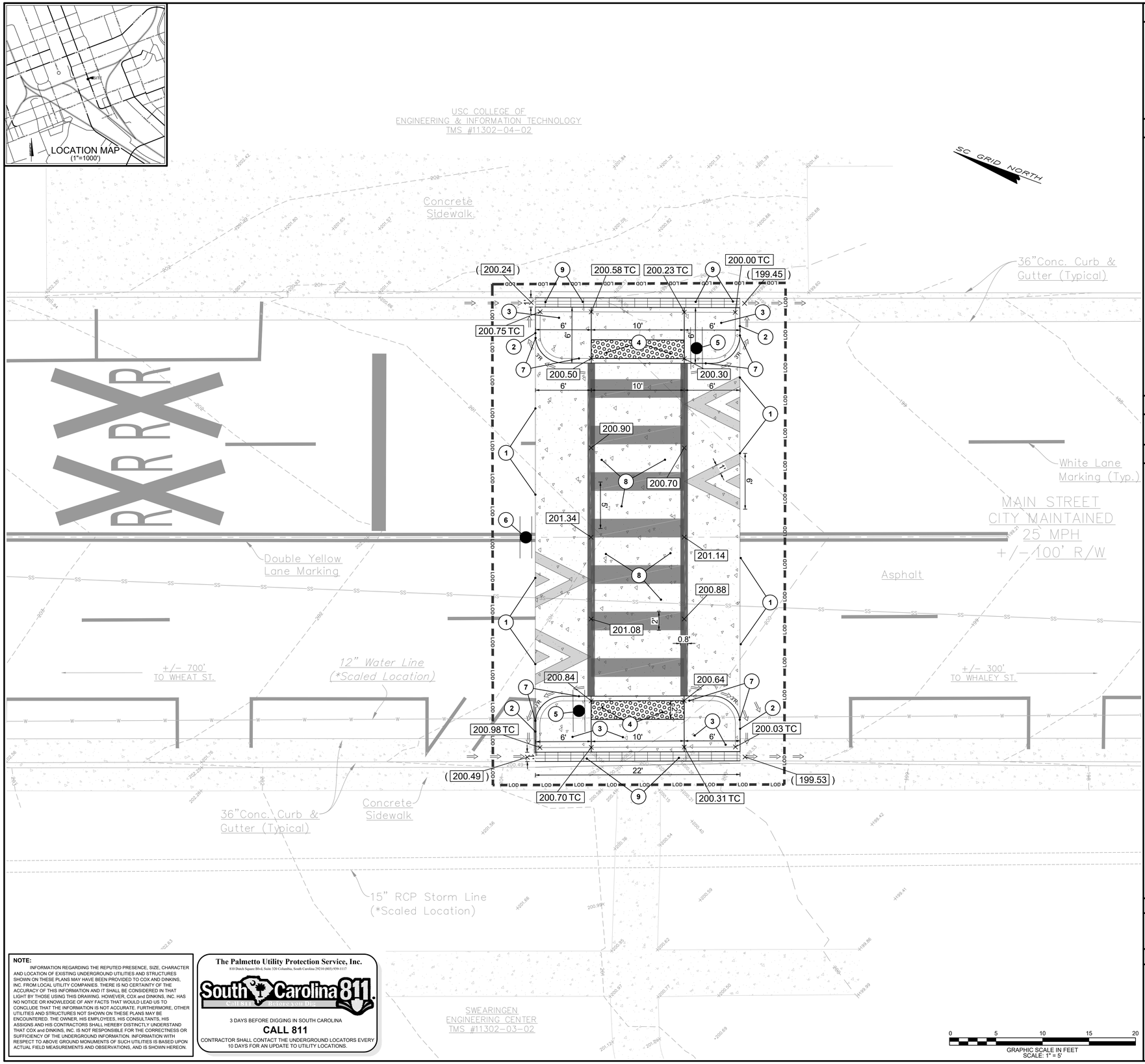
4. Project Description

Provide a brief description of the project and list all items that will placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

The intent of the project is to enhance pedestrian safety at the crossing between Swearingen and 300 Main. The scope will generally consist of a striped/stamped crossing, 2 pedestrain activated flashing beacon signs, expansion of curbed areas, and drainage improvements necessary to maintain positive drainage in the area. Project consists of (2) RRFB - Rectangular Rapid Flashing Beacons, (1) Bidirectional in-street crossing sign, Curb expansion, ramps, milling and repaving, striping, (3) catch basins.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____



PAVEMENT LEGEND

- 3 — STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL)
- 4 — DETECTABLE WARNING SURFACE (SEE DETAIL)
- 12" CROSSWALK STRIPING (SEE STRIPING NOTES)
- 9 — CROSSWALK GRATE (SEE DETAIL)
- 8" CROSSWALK STRIPING (SEE STRIPING NOTES)
- 24" CROSSWALK STRIPING (SEE STRIPING NOTES)

CODED NOTES

1. CONTRACTOR SHALL TIE NEW CONCRETE PAVEMENT INTO EXISTING ASPHALT ALONG THIS LINE.
2. FURNISH AND INSTALL NEW CONCRETE "L" TYPE CURB. INSTALL CONTROL JOINTS AT 10.0' O.C. AND EXPANSION JOINTS AT 50.0' O.C. SEAL ALL EXPANSION JOINTS. (TYPICAL) (SEE DETAIL)
3. FURNISH AND INSTALL 4" THICK 3000 PSI CONCRETE SIDEWALK. (WIDTH OF WALK VARIES AS SHOWN ON PLAN) CONTRACTOR SHALL INSTALL CONTROL JOINTS AT 6.0' O.C. AND AT BENDS IN THE CONCRETE. INSTALL EXPANSION JOINTS AT JUNCTIONS BETWEEN WALKS.SEAL ALL EXPANSION JOINTS. (TYPICAL) (SEE DETAIL)
4. 2' WIDE DETECTIBLE WARNING SURFACE. (SEE DETAIL)
5. INSTALL RECTANGULAR RAPID FLASHING BEACON (RRFB) SIGNAGE, AV-400 OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. (SEE DETAIL) RRFB AND CROSSING SIGNAGE ON BOTH SIDES OF POLE. MUST INCLUDE PUSH BUTTON ACTIVATION. SIGNAGE TO BE FURNISHED BY OWNER.
6. INSTALL BIDIRECTIONAL IN-STREET CROSSING SIGN, PER MANUFACTURER'S RECOMMENDATIONS. YIELD FOR PEDESTRIANS WITHIN CROSSWALK SIGNAGE, R1-6. (TYPICAL) SIGNAGE TO BE FURNISHED BY OWNER. (SEE DETAIL)
7. INSTALL FEATHER CURB. (SEE DETAIL)
8. APPLY THERMOPLASTIC OR APPROVED PERMANENT WHITE SCHOOL CROSS WALK STRIPING PER SCDOT STANDARD DRAWING 625-305-00.
9. CONTRACTOR SHALL INSTALL 14" ADA / HEEL PROOF SLOTTED GRATE. CONTRACTOR TO SUBMIT ADEQUATE GRATE FRAME SHOP DRAWING FOR APPROVAL. SEE SHEET C4 FOR MORE INFORMATION.

NOTES REGARDING STRIPING:

1. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC OR APPROVED PERMANENT EQUIVALENT.
2. ITEMS THAT SHALL BE WHITE INCLUDE: ALL PEDESTRIAN CROSS WALKS.

GRADING LEGEND

- LOD LOD — LIMITS OF DISTURBANCE
- +200.59 — EXISTING SPOT ELEVATION
- -200- — EXISTING INDEX CONTOUR
- FLOW ARROW INDICATING DIRECTION OF FLOW
- 199 — EXISTING INTERMEDIATE CONTOUR
- 200.47 TC — PROPOSED SPOT ELEVATION TOP OF CURB
- 200.70 — PROPOSED SPOT ELEVATION

TOTAL DISTURBED AREA
1,700 SQ FT

REFERENCES:

1. TOPOGRAPHIC MAP PERFORMED BY COX AND DINKINS, INC. ON OCTOBER 29TH, 2025 FOR THE UNIVERSITY OF SOUTH CAROLINA

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS CITY OF COLUMBIA TAX MAP PARCEL TMS# 11302-03 & 04-02
2. TOTAL AREA OF SUBJECT PROPERTY IS APPROXIMATELY 2,600 SQ. FT.
3. CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT. ELEVATIONS SHOWN ARE NAVD 88 DATUM.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT/MOST UP-TO-DATE PLANS AVAILABLE.

NOTE:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO COX AND DINKINS, INC. FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING, HOWEVER, COX and DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT COX and DINKINS, INC. IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

The Palmetto Utility Protection Service, Inc.
810 Dutch Square Blvd, Suite 320 Columbia, South Carolina 29210 (803) 939-1117
South Carolina 811
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

COX AND DINKINS
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No.27748
12/29/2025
LAURA M BAKER
LICENSED PROFESSIONAL ENGINEER
NO. 27748

COX AND DINKINS, INC.
No. C00294
SOUTH CAROLINA NOTICE OF CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION SEAL

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REVISIONS

No.	DESCRIPTION	DATE

PRIMARY PERMITTEE:

MR. JUSTIN SHINTA

1206 FLORA ST.
COLUMBIA, SC 29208

803-260-5918

email: justin.shinta@sc.edu

PROJECT
UNIVERSITY OF SOUTH CAROLINA 300 MAIN PEDESTRIAN SAFETY IMPROVEMENTS
LOCATED IN CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

PROJECT NO. 25072
SF NO. ----

SITE AND GRADING PLAN

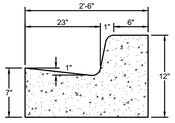
TMS
11302-03-02 & 11302-04-02

BOOK
62L-130 & 62LP-136

DATE
12/29/2025

SHEET NO.
C3 of **4**

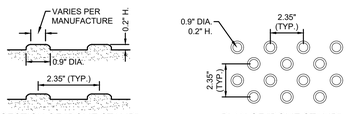
G:\Proj\25072 USC 300 Main Pedestrian Safety Improvements\DRAWINGS\25072_Site.dwg, Plotted By: jkb, Plotted: Dec 29, 2025 - 1:53pm



"L" TYPE CURB AND GUTTER

NTS

MIN. CONCRETE STRENGTH = 3,000 P.S.I.



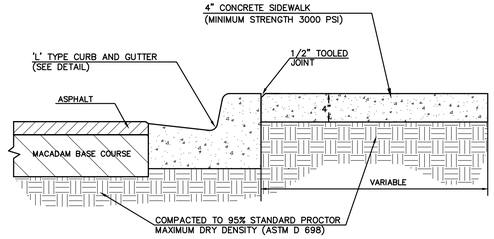
SECTION OF "DOME STAMP" PATTERN IN SURFACE

PLAN OF "DOME STAMP" PATTERN IN SURFACE

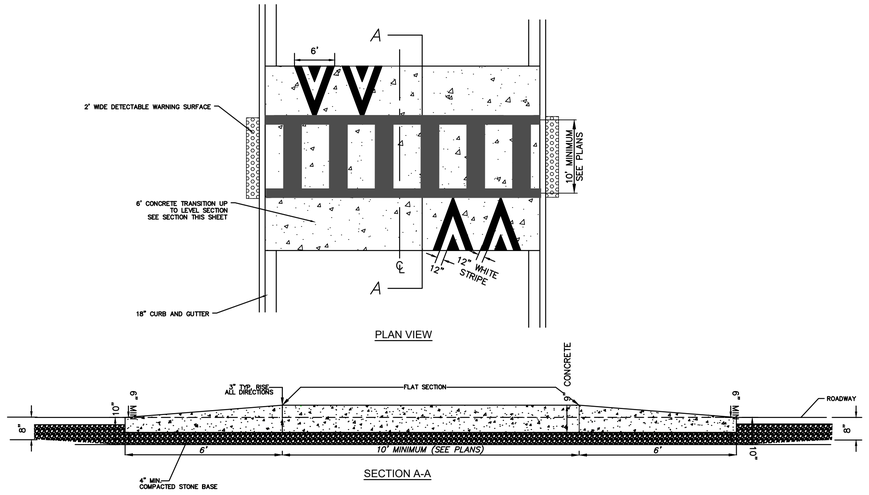
NOTES:
1. CURB RAMPS HAVE A MAXIMUM RISE OF 6" AND DO NOT REQUIRE HANDRAILS. ANY RAMP WITH GREATER THAN A 6" RISE SHALL HAVE HANDRAILS ON BOTH SIDES AND CURBED EDGE PROTECTION ON BOTH SIDES. EDGE PROTECTION CONSISTS OF CURBS, WALLS, RAILINGS, OR PROJECTION SURFACES THAT PREVENT PEOPLE FROM SLIPPING ON THE RAMP.
2. CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING 24 INCHES MINIMUM, MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE. THE DETECTABLE SURFACE MUST CONSIST OF RAISED OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). SEE ABOVE.

DETECTABLE WARNING SURFACE

NTS



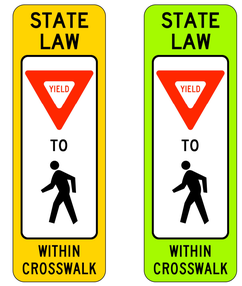
CONCRETE SIDEWALK DETAIL WHEN ADJACENT TO CURB



RAISED CONCRETE PEDESTRIAN PATHWAY

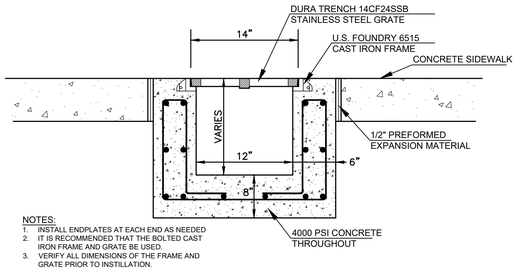
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OWNER TO FURNISH NECESSARY SIGNAGE



R1-6
In-Street Pedestrian Crossing (Yield)

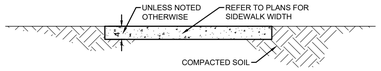
Sign images from the Manual of Traffic Signs <http://www.trafficsign.us/>
These sign images copyright Richard C. Moeur. All rights reserved.



NOTES:
1. INSTALL ENDPLATES AT EACH END AS NEEDED
2. IT IS RECOMMENDED THAT THE BOLTED CAST IRON FRAME AND GRATE BE USED.
3. VERIFY ALL DIMENSIONS OF THE FRAME AND GRATE PRIOR TO INSTILLATION.

TRENCH DRAIN DETAIL

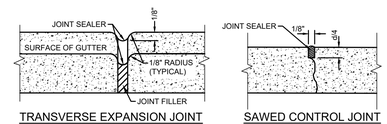
NTS

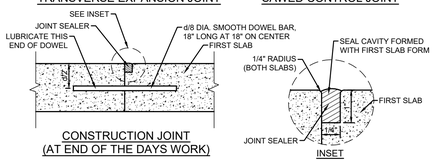


NOTES:
1. CONTRACTOR SHALL INSTALL CONTRACTION JOINTS AT 6.0' O.C. AND AT BENDS IN THE CONCRETE.
2. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%

CONCRETE SIDEWALK DETAIL

NTS



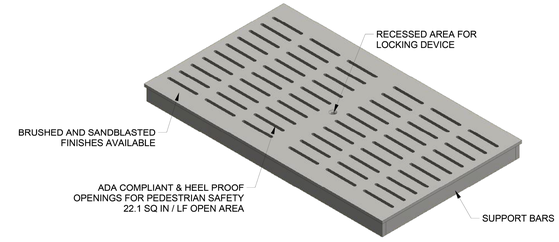


NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 50-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. SEE CONCRETE PAVEMENT DETAILS FOR PAVEMENT THICKNESS AND COMPRESSIVE STRENGTH.
5. VERIFY ALL OF THESE REQUIREMENTS WITH THE PROJECT GEOTECHNICAL ENGINEER

CONCRETE JOINT DETAILS

NTS

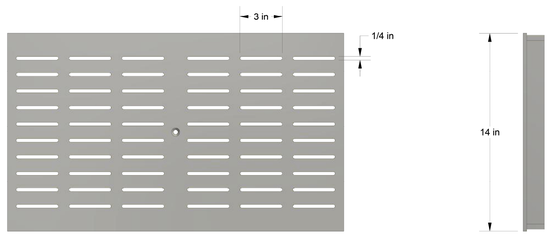
14CF24SSB **14" ADA / HEEL PROOF SLOTTED GRATE** **R2**



ISOMETRIC VIEW



SIDE VIEW



TOP VIEW **END VIEW**

MATERIAL	T304 STAINLESS STEEL
COATING	NONE
LOCKING	BOLT AND TOGGLE
LOAD RATING	DIN CLASS B
ADA / HEEL GUARD	YES

STANDARD TOLERANCES
0 = +/-0.25
0.0 = +/-0.25
0.00 = +/-0.13

Dura Trench manufactured by Eric'rear

574c Industrial Way N.
Dallas, GA 30132
PH: 770-505-6575
www.trenchdrain.net

OWNER TO FURNISH NECESSARY SIGNAGE

AVAILED TECHNOLOGIES CORP.

AV-400
Rectangular Rapid Flashing Beacon (RRFB)



Purpose built from the ground up, the AV-400 has raised the bar for RRFBs.

Every aspect of the design from the controller to the mounting brackets incorporate features to minimize installation time and expense.

High efficiency LED modules and an ultra-low power purpose-built controller deliver dependable year-after-year operation.

Performance
- High intensity light output exceeds MUTCD requirements by up to five times
- Rated operating capacity exceeds 300 activations per day

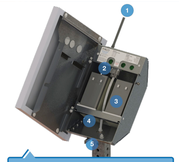
Solar Engine Design
- Compact, low profile design ideal for aesthetically significant streetscapes
- Solar engine housing with hinged solar panel mount, battery compartment, controller, and integrated pole mount
- Thermally isolated solar panel reduces battery ambient temperature to maximize battery life
- Install-ready universal pole mount system
- Designed for quick and simple installation; complete system installs on standard sign poles in under 15 mins

Lightbar Design
- Three-point pivoting mounting bracket provides superior holding strength
- Easily bolts or bands to any pole size
- Powder coated black or yellow front panel
- Innovative single circuit system for RRFB module and pedestrian confirmation*

Wireless Operation
- Push button actuation of one system activates all other systems wirelessly, no configuration required.
- Field adjustable channel selection for independent operation of multiple crosswalks in proximity

AVAILED TECHNOLOGIES | W. www.availedtechnologies.com | P. 877-738-6700 | E. sales@availedtechnologies.com

Specifications



1. Configuration-free wireless connection between units
2. Adjustable switches for flash duration, channel, right intensity
3. Easy-install batteries with quick connectors
4. Pre-wired, two cable system for lightbars
5. Factory-installed universal pole mount for rapid installation

Operational
- Dual (back-to-back) or single lightbar configuration
- MUTCD compliant
- WW = S (wig-wag plus simultaneous) flash pattern
- Exceeds SAE J595 Class 1 specifications
- Automatic night dimming
- Meets SAE J578 chromaticity specifications
- Field adjustable flash duration, channel, night intensity
- 300, 20 second activations per day
- 30 day system autonomy

System
- 20W high efficiency monocrystalline solar panel
- 45° tilt angle, 360° rotation
- 12V 14-18 Ah battery capacity, AGM sealed lead acid
- Ultra low-power controller with integrated processor, Maximum Power Point Tracking (MPPT) charger wireless module, and field configuration
- 2.4 GHz wireless mesh network, 16 channel, 1000' range
- Synchronized wireless activation under 150ms
- Weight (including mount and batteries): 19.1lbs

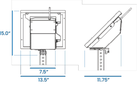
Activation
- Compatible with: Polara BDSP-014 BullDog III, Campbell 4 EVR MOAB, and Polara iNX / iDX Push Button Station



Installation
- Pre-wired post-top solar engine assembly
- Hinged solar panel for easy front access to install batteries
- Quick connect battery connections
- Simple two wire run; one wire to the lightbars and one wire to the push button.
- Quick connect wire terminal at lightbar

Pole Mount
- Universal pole mount for solar engine and lightbar compatible with 2", 2 1/4", 2 1/2" square telespar, 2 3/8" - 4 1/2" round pole
- Side of pole mount option

Environmental
- System operating temperature: -40 to 165° F (-40 to 74° C)
- Battery operating temperature: -40 to 140° F (-40 to 60° C)
- Compliant to NEMA TS 2, Sections 2.2.7, 2.2.8, and 2.2.9 for temperature/humidity, vibration, and shock



3 year limited warranty. *Patent Pending. Specifications subject to change. Rev 1.2

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COX AND DINKINS
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724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No.27748
12/29/2025
LAURA M. BAKER
LICENSED PROFESSIONAL ENGINEER
NO. 27748

COX AND DINKINS, INC.
No. C00294
CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION SEAL

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REVISIONS

No.	DATE	DESCRIPTION

PRIMARY PERMITTEE:

MR. JUSTIN SHINTA

1206 FLORA ST.
COLUMBIA, SC 29208

803-260-5918

email: justin.shinta@sc.edu

PROJECT
UNIVERSITY OF SOUTH CAROLINA 300 MAIN PEDESTRIAN SAFETY IMPROVEMENTS
LOCATED IN CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

PROJECT NO. 25072

SF NO. ####

DETAILS

TMS
11302-03-02 & 11302-04-02

BOOK
62L-130 & 62LP-136

DATE
12/29/2025

SHEET NO.
C4 of **4**

C:\Pro\25072 USC 300 Main Pedestrian Safety Improvements\DRAWINGS\25072_Details.dwg, Plotted By: jkb, Plotted: Dec 30, 2025 - 9:26am

ORDINANCE NO.: 2026-014

Granting an encroachment to the University of South Carolina for the use of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02

WHEREAS, the University of South Carolina (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk measuring approximately fifty (50') feet in length twenty (20') feet in width six (6") inches in height adjacent to 300 and 315 Main Street, 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 300 block of Main Street adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02, for the installation and maintenance of a raised pedestrian crosswalk measuring approximately fifty (50') feet in length twenty (20') feet in width six (6") inches in height, 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 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

LEGAL DEPARTMENT DRAFT

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:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

ATTEST:

_____
Deputy City Attorney

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Meeting Date: **May 19, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to approve Contract Amendment #2 for Project SS7640; Smith Branch Pump Station and Phase 1 Force Main, as requested by Columbia Water on April 2, 2026. Award to Black and Veatch Corporation in an amount not to exceed $3,190,055.00. The current term of the contract ends on March 3, 2029. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects — Smith Branch Pump Station and Phase 1 Force Main — Capital Project Costs (5529999-SS764001-658650). The current budget amount is $1,481,005.00. The budget amount for this amendment is $3,190,055.00. The revised budget amount is $4,671,060.00.

This is a Mentor Protégé Program project. Black and Veatch Corporation is the mentor and will provide design phase administration, survey and utility mapping, geotechnical investigation, final design, permitting and bid phase services at 63.92% ($2,039,105.00) of the amendment amount.

Highfill Infrastructure Engineering, PC, located in Columbia, SC, is the protégé and will provide engineering design, permitting assistance, and construction administration services at 19.07% ($608,300.00) of the amendment amount. The protégé participation for the overall project will be 20.30%.

The following subconsultants will provide additional services:

Hussey Gay Bell & Deyoung, Inc., located in Columbia, SC, will provide field survey and subsurface utility engineering services at 12.40% ($395,650.00) of the amendment amount.

Howard Engineering, Inc., located in Columbia, SC will provide electrical services at 4.61% ($147,000.00) of the amendment amount.

Background Summary:

Attachments:

1. Memo SS7640 CA2 - Smith Branch PS_PS Professional Services
2. CivicPlus Memo Item SS7640 Smith Branch Pump Station & Phase 1 Force Main- MPP
3. SS7640 Smith Branch Pump Station and Phase 1 Force Main BV Signed
4. SS7640 CA2 Form-200-IPA-OBO-Change-Order-Amendment Fully Executed.03.13.2026

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

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

DATE: May 19, 2026

Subject: Recommendation for Approval
Contract Amendment No. 2 – Black & Veatch
SS7640 – Smith Branch Pump Station and Phase 1 Force Main

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of a New Contract Amendment with Black & Veatch to provide funding for Engineering services for Final Design and Bidding services related to the Smith Branch Pump Station and Phase 1 Force Main.

The amount of Contract Amendment No.2 is $3,190,055.00, which will complete Final Design and Bidding phases for this project. Future phases of this scope of work for engineering services construction oversight will be implemented by amendment(s).

The purpose of this project is to assist the City of Columbia for design and construction of the Smith Branch Pump Station to be located at the old Eau Claire wastewater facility site. This pump station and the associated Phase 1 force main is a critical component of the Major WCTS system improvements required to address Consent Decree requirements and avoid sanitary sewer overflows. The services to be eventually performed as a part of this Scope of Service include professional engineering services to perform planning, design, bidding, and construction oversight (resident project representative and general engineering services during construction).

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.

Office of Business Opportunities
1401 Main Street Columbia, SC 29201 • Phone: 803-545-3950

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

From: Ayesha Driggers, Director
Office of Business Opportunities

Date: May 8, 2026

Subject: Contract Amendment #2- Smith Branch Pump Station & Phase 1 Force Main (SS7640) MPP

The original project contract amount was $1,481,005.00 The original amount received by the protégé was $340,100.00 or 22.96% of the original contract amount. The revised total contract amount is $4,671,060.00 and the protégé will receive $948,400.00 or 20.30% of the revised total contract amount.

The protégé participation on this contract amendment is 19.07% and the protégé participation for the overall project will be 20.30%. There is a reduction in pass through sub cost as current intent is for additional SUE work in this amendment to be contracted directly between Black & Veatch and Hussey Gay Bell and not through Highfill (protégé) as done during the PER phase, this was done to reduce markup cost to the City as much as possible.

Please find the attached MPP Contract Amendment Form.

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

Contract Amendment #2

SS7640 Smith Branch Pump Station and Phase 1 Force Main

RFQu004-23-24

Black & Veatch Corporation

April 29, 2026

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Black & Veatch Corporation (Engineer) executed February 21, 2025 (Agreement) to provide funding for professional engineering services to complete final design and bidding.

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 4, 2025 to March 3, 2029; Purchase Order# P208450):	$1,481,005.00
Contract Amendment #1 (Administrative Name Change #P208450):	$0.00
Current Contract Amount:	**$1,481,005.00**
This Contract Amendment #2 (Funding Increase; Purchase Order# P208450):	**$3,190,055.00**
Revised Contract Amount:	**$4,671,060.00**

This Change is Acceptable:

Name of Firm
Black & Veatch Corporation

Jeff Wells
Print Name

Signature

5-4-2026
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
4/30/2026

COST CHANGE AMENDMENT DETAILS

PROJECT NAME: Smith Branch Pump Station and Phase 1 Force Main

CIP NUMBER: SS7640

Contract Amendment 2

I. REVISED PROJECT DESCRIPTION

The Preliminary Design Report for the Smith Branch Pump Station and Force Main is projected to be completed March of 2026, and the City of Columbia (CITY) has directed Black & Veatch (Consultant) to commence the final design, permitting, bidding, construction, and closeout engineering services. This contract amendment includes the scope, described below, to complete these additional tasks.

Smith Branch Pump Station (Updated based on Task 200 evaluation)

This project proposes the construction of a new Smith Branch Pump Station with a firm capacity of approximately 24 MGD, to be located at the old Eau Claire Treatment Facility site located off Mountain Drive adjacent to the Lower Crane Creek Equalization Storage Facility currently under construction. As part of the design of the Equalization Storage Facility, an area was preliminarily identified for the eventual construction of the new Smith Branch Pump Station. The Crane Creek Facility work includes subsurface rock blasting within the limits of the proposed Smith Branch Pump Station location. The blasted rock will be left in place for removal during the Smith Branch Pump Station project.

Smith Branch PS Phase 1 Force Main (Updated based on Task 200 evaluation)

This project proposes the installation of the Smith Branch PS Force Main for approximately 18,800 linear feet with 36-inch diameter pipe (or hydraulic equivalent). The force main will originate at the new Smith Branch Pump Station and will discharge at an existing gravity sewer manhole located on the Congaree Outfall near the Canal Water Treatment Plant at the intersection of Laurel Street and Williams Street.

Amended Scope of Services Overview

In general, (Consultant) will provide the following scope of services:

- Task 100 Design Phase Administration Services
- Task 200 Preliminary Planning, Investigation, Engineering, and Alternative Analysis (including review of available data)
- Task 300 Survey and Utility Mapping (including wetland delineation)
- Task 400 Geotechnical Investigation
- Task 500 Final Design
- Task 600 Permits and Property

- Task 700 Bidding and Award
    - Task 1100 Additional Services Allowance

The following tasks are not included in this scope of services and are planned to be performed under a future authorization after completion of the Detailed Design, Permitting, and Bidding phase of this project.

- Task 800 Engineering Services During Construction
- Task 900 Full-time Construction Inspection
- Task 1000 Project Closeout
- Task 1100 Additional Services Allowance – may include further scope

Consultant will also be participating in the City of Columbia's Mentor Protégé Program as part of this project, utilizing HIGHFILL INFRASTRUCTURE ENGINEERING (HIGHFILL) as the Protégé. HIGHFILL will perform coordination of surveying, wetlands delineations and environmental investigations, permitting support, design support, and other miscellaneous services as requested on this project.

Other Subconsultant Identification:

- Hussey, Gay, Bell (HGB): Survey, Property Research and Easement Exhibits, and Utility Mapping
- Bunnell Lammons Engineering (BLE): Geotechnical Investigations
- Stutts Environmental: Wetlands Delineations and Jurisdictional Determinations
- Verdantas: Scale Physical Modeling
- Howard Engineering: Lead Electrical Engineer and Designer
- CHA: Floodplain/Floodway Analysis

Task 100 – Design Phase Administration Services

This task will be amended to include continued administration tasks through the duration of Task 700. This includes the following:

110 – General Project Administration

Consultant will continue to manage the efforts of its project team members and sub-Consultants, assign manpower, delegate responsibilities, review work progress, monitor budget and schedule, and otherwise direct the progress of the work. As part of project administration, Consultant will:

- Maintain regular contact through CW2020 and the CITY's staff throughout the project.
- For Task 100 through Task 700, provide monthly schedule updates pertaining to Consultant's portion of the work to the CITY. The schedule will be included with an updated Monthly Progress Report to be submitted with a draft invoice to the CITY for review. A project schedule will be created and updated not less than monthly in MS Project. The initial detailed project schedule will be reviewed by the CITY before proceeding with the Scope of Services. The schedule will begin based on the date on the Notice to Proceed and will use the calendar days as outlined in Section III. All documents

provided to the CITY for review and approval will be provided electronically (PDF) and loaded to SharePoint at a minimum.

- Invoice monthly and include amounts invoiced by sub-Consultants in accordance with the City's invoicing procedures.
- Implement and adhere to internal quality control and quality assurance procedures and ensure all work performed by subconsultants and subcontractors meets these quality control and quality assurance procedures prior to issuance of all deliverables.

120 – Coordination Meetings

Consultant will continue to hold periodic progress meetings with CW2020 and City staff. Meetings include:

- Monthly progress meetings with the CITY's Project Manager for the duration of project Tasks 100 through 600. A total of fifteen (15) virtual monthly progress meetings are included. The Consultant will issue meeting minutes for each meeting.
- During Task 500, the Consultant will hold a design review meeting at the 30-percent, 60-percent, and 90-percent design completion milestones. Design review meetings will be held in place of the monthly progress meeting for each respective design milestone. At the project milestones (30-percent, 60-percent, and 90-percent design), the Consultant will compile all comments received during the meetings and respond to one (1) consolidated set of comments from the CITY utilizing the CITY's Standard Comment Form. It is assumed that one (1) set of consolidated comments will be received from the City for each deliverable (30-percent, 60-percent, and 90-percent design). Responses to the comments will be checked for acceptance by individual commenters before being accepted and closing out the individual comment. At the conclusion of final design, drawings and specifications will be submitted to the City for final review and approval. Revisions to the drawings will subsequently be made to incorporate the City's comments. This scope assumes electronic (PDF) copies of design and construction documents will be delivered for each submittal (30-percent, 60-percent, 90-percent, and bid set). Electronic copies of the contract documents will also be delivered electronically (PDF) and loaded to SharePoint. Milestone checklists will be used by the CITY's review team during the 30-percent, 60-percent, and 90-percent review meetings. A copy of these checklists will be provided to Consultant by the CITY.
    - Separate design review meetings are planned for the force main and pump station designs, therefore a total of six (6) design review meetings are included.

130 – Project Management & Coordination with the CITY – No changes are included in this amendment.

140 – Public Outreach (Force Main Only)

Consultant will provide public relations for this project to include:

- One (1) meeting (virtual) with the CITY to discuss logistics and receive input for planning the public meeting.

- One (1) public meeting to be attended in person by Consultant and CITY. Meeting anticipated to be held after 30-percent design completion, and during 60-percent design preparation before finalizing and submitting the 60-percent design package to the CITY.
- CITY will coordinate and secure a meeting location.
- Discussion topics to include overview of project description and its purpose, schedule, properties affected, what to expect during design and construction, anticipated easements, restoration of property, contacts for communication with CITY and Consultant.
- Assist CITY in developing mailers to inform residents of the meeting, the type of work to be conducted, and who to contact with questions or concerns. Mailers will be limited to properties adjacent to the selected project force main route. Consultant will also assist with preparation of meeting agenda and content to include in electronic information (emails, project internet posting, etc.) disseminated to the public. CITY will send mailers, emails, and prepare and post content to CITY public information webpages.
- Consultant will prepare one (1) 24"x36" exhibit showing the overall project area, a meeting sign in sheet, and an 8.5"x11" project description sheet to hand out for the meeting.

150 – Mentor-Protégé Program

- Similar to the original scope, Consultant and Highfill Infrastructure Engineering (HIE) will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:
- Consultant will continue the existing Mentor-Protégé Agreement with HIE.
- Consultant will update the existing Mentor-Protégé Business Plan per the "City of Columbia Mentor-Protégé Program Guidelines."
- The updated Mentor-Protégé Project Scope and Mentor-Protégé Business and Implementation Plans will be presented to the City of Columbia for approval.
- Schedule and attend annual developmental meetings.
- Comply with deadlines for furnishing information required under the Mentor-Protégé Program.
- Document and maintain copies of communications between the Mentor and the Protégé.
- Prepare and submit a Mentor and Protégé Team Annual Business Plan Review report (submit by August 1st each year).

Task 100 Deliverables:

- Monthly Progress Reports with Invoice (est. 26 total) (electronic copy (PDF))
- Updated Monthly Project Schedules with Invoice (est. 26 total) (electronic copy (PDF))
- Meeting Minutes for Monthly Progress Meetings (15), Public Outreach Prep Meeting (1), and Design Review Meetings (6) (electronic copy (PDF))

- Poster Display and Sign-in Sheet for force main public meeting (poster and 8.5"x11" hard copy)
- Monthly Invoices including Form 100 (est. 26 total) (electronic copy (PDF))
- Mentor and Protégé Team Annual Business Plan Review report (submit by August 1st each year) (electronic copy (PDF))

Task 200 – Preliminary Planning, Investigation, Engineering, and Alternative Analysis (including review of available data) – Completed under prior authorized scope of services for this project. No additional Task 200 services are included in this amendment.

Task 300 – Survey and Utility Mapping

310 – Wetlands Delineation – Completed under prior authorized scope of services for this project. No additional Task 310 services are included in this amendment.

320 – Field Survey – Completed under prior authorized scope of services for this project. No additional Task 320 services are included in this amendment.

330 – Property Research and Easement Exhibits

- Property research and easement exhibits will be performed under BV supervision by HGB, as follows:
- In consultation with CITY, the subconsultant will prepare easement exhibits for all new permanent easements, temporary construction easements, and right-of-entry agreements that will be required for the proposed new sewer construction and existing sewer rehabilitation, associated with the proposed relief sewer design. Exhibits will be prepared in accordance with the standards of the CITY for recording and provided electronically (PDF). It is assumed that a total of fifteen (15) permanent easement and fifty (50) temporary easement and/or right of entry exhibits will be necessary for this project. Easement work will begin following completion of the 30-percent completion milestone. An amendment will be issued if additional easement exhibits are required and for efforts associated with exhibit revisions above and beyond two (2) iterations of revisions issued by the City's Real Estate Department (Task 1100).
- Consultant will prepare and present the initial easement/property issue tracking spreadsheet in Excel format to the CITY. Updates will be provided monthly during progress meetings and subsequently loaded into SharePoint.

340 – Utility Mapping

This amendment will include additional subsurface utility engineering needed for final design, including the following:

- HGB under the supervision of Black & Veatch will incorporate into their survey work ongoing from the original contract, Quality Level B Subsurface Utility Investigation, to confirm horizontal locations of existing utilities within the new force main survey corridor where determined to be necessary. Survey corridor specified to be right-of-way to right-of-way plus 15 feet of width where the corridor follows roadways, and 100 feet centered on the PER alignment centerline where the corridor does not follow roadways.
- Quality Level B Subsurface Utility Investigation will be limited to areas where critical utilities are known to be located referencing GIS mapping that could conflict with the proposed force main. Prior to beginning investigation, all proposed areas will be reviewed and approved by the City.
- Existing utilities within the project corridor will be located using ground penetrating radar and electromagnetic pipe and cable locaters.
- Utilities located will be marked with paint and/or flagging. These markings will be mapped and incorporated into the survey base map.
- Not to exceed budget for 340 - Utility Mapping is $256,450.00. Actual work completed by HGB for this task will be billed based on the schedule of rates listed below.

Rate Schedule:

1. Professional Land Surveyor II	$182.00/hr.
2. Professional Land Surveyor III	$204.00/hr.
3. One – Man Survey Crew with Robotic Equipment	$204.00/hr.
4. One – Man Survey Crew with GPS	$193.00/hr.
5. Two – Man Survey Crew	$204.00/hr.
6. Three – Man Survey Crew	$253.00/hr.
7. Survey CAD Technician	$127.00/hr.
8. SUE Analyst I	$121.00/hr.
9. SUE Analyst III	$171.00/hr.
10. SUE Project Manager	$231.00/hr.
11. Records Research	$152.00/hr.
12. QA/QC Office/Field	$193.00/hr.
13. Lodging	$165/night
14. Per Diem	$70/day
15. Milage	$0.80/mile

Task 300 Deliverables:

- Easement/Property Issue Tracking Spreadsheet (electronic copy .XLSM)
- Easement Exhibits (electronic copy (PDF))

Task 400 – Geotechnical Investigation

This amendment will include additional geotechnical investigation needed for final design, including the following:

410 – Sewer Force Main Field Investigation

- Geotechnical borings will be performed within the project area for the new approximately 18,800 lf of sewer force main alignment. This information will supplement the information obtained during the preliminary design phase and be used to determine general soil conditions, design pipe bedding details, evaluate soils for potential dewatering requirements and trenchless crossing requirements, the capability of soils to be effectively dewatered, estimate rock excavation, and estimate amounts of additional suitable backfill material needed (if any) for the project.
- Geotechnical services to be performed under Highfill supervision by Bunnell Lammons Engineering (BLE) to provide subsurface soil conditions at the design area. Borings will be performed every approximately 500 lf along the proposed new sewer force main alignment to determine soil conditions as follows:

    1. Proposed All-Terrain Drilling:
        a. Three (3) borings within potential trenchless crossing locations drilled to a minimum depth of 30 feet, or refusal, whichever occurs first. A provision has been included for up to 10 lf of NQ rock coring at each of these bore locations. These borings are supplemental to the nine (9) borings completed during the PER phase, five (5) of which were at a depth of 30 feet.
        b. Twenty-seven (27) borings along the pipeline route where trenched pipeline construction will take place at approximately 500-foot intervals along the pipeline to a minimum depth of 15 feet, or refusal, whichever occurs first. These borings are supplemental to the six (6) borings completed during the PER phase, all at a depth of fifteen (15) feet.

    2. Laboratory Testing: the allowance value includes provision for the following laboratory tests, to be employed as determined needed by Consultant during performance of the work.
        - Atterberg Limits: 16 total tests
        - Grain Size Distribution: 16 total tests
        - Moisture Content: 16 total tests
        - Standard Proctor: 10 total tests
        - pH 6 total tests
        - Resistivity: 6 total tests
        - Water Soluble Sulfate: 6 total tests
        - Water Soluble Chloride: 6 total tests

- Unconfined Compression 3 total tests

- Groundwater levels will be monitored and reflected on the boring logs. Borings may be left open until end of day if safe to do so to allow groundwater levels to be observed. Borings shall be backfilled no later than the next day after drilling using boring cuttings. No restoration beyond backfilling bore holes has been anticipated in this scope of work except that borings within pavement surfaces will be restored with asphalt patching materials.
- Soil samples will be tested in a laboratory to determine physical engineering characteristics. Testing will be performed under the direction of a geotechnical engineer. The results of field and laboratory testing will be evaluated by a professional geotechnical engineer licensed in the State of South Carolina.
- This information will be used to design pipe bedding details, evaluate soils for potential dewatering requirements, the capability of soils to be effectively dewatered, estimate rock excavation, inform trenchless crossing design and construction requirements, and estimate amounts of additional suitable backfill material needed (if any) for the project. A Geotechnical Engineering Report will be prepared based on the results of the evaluation that details the results of the testing performed. The report will include the following:
    1. Review of the field test procedures.
    2. Estimated subsurface profiles (boring logs) as necessary to illustrate subsurface conditions including penetration resistance test data and groundwater levels.
    3. Review of surface features and site conditions that could affect construction.
    4. Results of all laboratory testing performed.
    5. General evaluation of the site considering the proposed project and estimated subsurface conditions.
    6. Recommendations for site preparation and construction of compacted fills or backfills.
    7. Evaluation of potential difficult excavation conditions (groundwater, soft soils, rock, etc.), as necessary.
- Consultant will ensure the subconsultant will obtain all SCDOT, County, and City permits required to conduct investigation on public right-of-way. CITY will obtain right of entry and permission for investigation as required on private property.

<u>420 – Pump Station Geotechnical Information</u>

- For the design of the Smith Branch Pump Station, Consultant will utilize existing geotechnical information at the site provided by the CITY consisting of:
    - Report titled "Supplemental Geotechnical Engineering Report, Lower Crane Creek Equalization Storage (CIP #SS7560), Columbia SC", dated June 23, 2022, Prepared by Terracon Consultants, Inc.
    - During the construction of the Lower Crane Creek facility which is immediately adjacent to the Smith Brank Pump Station location, the Smith Branch Pump Station site was pre-blasted. The CITY has provided pre-blasting records that

depict the footprint and depth of blasting prepared by the Lower Crane Creek facility constructing contractor. The pre-blasted area was not excavated.

- Consultant will perform one (1) soil bore and rock core using sonic drilling within the footprint of the pump station to a depth of approximately ten (10) feet below bottom of trench. Soil and rock data will be used to supplement the data provided in the report titled "Supplemental Geotechnical Engineering Report, Lower Crane Creek Equalization Storage (CIP #SS7560), Columbia SC". This work will be compensated through Task 1100.
- The Smith Branch Pump Station site below grade conditions are pre-blasted and will be considered previously disturbed.
- Consultant cannot guarantee design of geotechnical related work (for example – pump station foundations and extents of excavation) will be free of errors or omissions until the Smith Branch Pump Station excavation is performed and pre-blasted material is removed. Consultant will not be held responsible or liable for errors, omissions, or other project issues or geotechnical design deficiencies because of changed conditions encountered in the pre-blasted excavation. When the excavation for the Smith Branch Pump Station is completed, Consultant will review actual subsurface conditions encountered and recommend if any design modifications are warranted. Such design modifications will be performed under Task 1100 after approval to perform the work by the CITY is received.

Task 400 Deliverables

- Geotechnical Report prepared for Task 200 revised to include additional subsurface exploration – FINAL version (electronic copy (PDF)).

Task 500 – Final Design

- Final Design Task 500 will include collaborative design coordination with CITY throughout the design tasks outlined herein. Provision is made via the scoped design milestone review meetings listed under the various design level of completion stages, and via the monthly progress meetings included under Task 120 above.
- Force main plans shall be prepared at 40 scale.
- Scoping level force main alignment options review has identified the potential that the final alignment may have up to five (5) trenchless crossing installations of highways and railroads. Provision is made in the scope and fee in Task 500 for design of up to five (5) trenchless crossings.

510 – Roadway Coordination (CITY, Town, County, State, Federal)

- Consultant will coordinate with CITY, county, state and federal agencies to determine design parameters for construction of the new force main within the roadway rights-of-way.
- Consultant will coordinate final design with the requirements of all roadway encroachment permits.

520 – Utility Coordination

- Consultant will coordinate with utility agencies that have existing utilities within the construction limits to determine design parameters, right-of-way encroachment requirements and resolve conflict issues related to the construction of the new pump station and force main adjacent to or crossing existing utilities.
- Consultant will coordinate final design with the agreed requirements of all encroachment permits and conflict resolution solutions.

530 – 30-Percent Design Plans and Specifications

- Prepare 30-percent design for the force main and pump station to include:
    1. Separate plan set for both the force main and pump station.
    2. Plans to include cover sheet, legend and vicinity maps, overall key maps, and preliminary plan and profiles, and sections.
    3. 30-percent plans to include:
        a. Centerline alignment and call out piping sizes and materials.
        b. Depict fittings, valves, and appurtenances via symbology only.
        c. Location of air release valve stations.
        d. Will be based on completed survey and SUE mapping.
        e. Depict easement limits and dimensions.
        f. Limits of cased pipe installations, both trenchless and open cut casing installations, and bore pits as applicable.
        g. Symbology showing limits of pavement trench patching and/or mill and inlay areas of pavement restoration.
        h. Profiles will reflect the existing grade ground line only.
        i. Pump station plan and sections, call out piping sizes, materials, and key dimensions.
        j. Pump station civil site and grading plan.
        k. Pump station yard piping plan showing sizing, orientation, and routing of buried yard piping, gravity lines, manholes, etc. with symbology only.
        l. Pump station wetwell plans and sections, only major equipment and dimensions called out. Full callouts and dimensions will not be added at this level.
        m. Receiving wetwell plans and sections, only major equipment and dimensions called out. Full callouts and dimensions will not be added at this level.
        n. Draft structural and architectural plans showing general layout only. Callouts, dimensions, details, and schedules will not be added at this level.
        o. Preliminary process flow diagram, process and instrumentation diagram, and electrical one lines including estimates of total connected load.
    4. Excluded from 30% drawings:
        a. Installation notes and contractor direction.
        b. Sequencing direction or requirements.
        c. Full callout detailing of all fittings and appurtenances.
        d. Quantities of pipe, fittings, pavement materials, or any other quantities.

e. Vertical profile design of the sewer force mains to be installed under the components listed in this section.
f. Project specific details such as interconnections or trenchless crossing details.
g. Standard construction details.
h. Stormwater management and erosion control design sheets, note sheets, and detail sheets.
i. Traffic control notes and details.
j. Fully detailed architectural plans and details for the site canopy.
k. Fully detailed electrical plans, sections, details beyond the one-line diagram referenced above.
l. Fully detailed instrumentation plans, sections, and details beyond the preliminary P&ID referenced above.
m. Fully detailed architectural and structural design, plans, sections, concrete reinforcing, and other structural and architectural design requirements.
n. HVAC mechanical design plans, sections, and details.
o. Geotechnical information if unavailable at time of submittal.
p. Foundation designs plans and details.

5. Prepare Table of Contents style specification outline or summary. Use CITY technical standard specification as a base.
6. Perform internal quality review of the 30-percent design documents.
7. Submit 30-percent design documents to CITY.
8. Organize and lead 30-percent design review meeting with CITY. 30-percent review comments and input to be addressed in preparation of 60-percent design documents.

<u>540 – 60-Percent Design Plans and Specifications</u>

- Prepare 60-percent design for the force main and pump station to include:

1. Separate plan set for each of the force main and pump station.
2. Plans to include cover sheet, legend and vicinity maps, overall key maps, 60-percent plan and profiles, project specific and standard details, stormwater and erosion control drawings, notes, and details, and traffic control notes and details.
   a. Site specific traffic control details, site distance analysis, and other detailed traffic control design is not included. Traffic control notes and details will be based on standard Manual of Uniform Traffic Control Devices (MUTCD) requirements.
3. 60-percent plans to include:
   a. Centerline alignment and call out piping sizes and materials.
      i. Centerline alignment geometry suitable for staking will not be shown on plans. Consultant will provide a staking report and an alignment CAD file from the Civil3D design software construction staking use.
   b. Depict fittings, valves, and appurtenances via symbology, and call out items needed to identify them on the plans.
   c. Will be based on completed survey and SUE mapping.
   d. Depict easement limits and dimensions. Denote dimensions, temporary vs. permanent easements, and differentiate property acquisition from easements.

e. Limits of cased pipe installations, both trenchless and open cut casing installations, and bore pits as applicable. Call out lengths, wall thickness, casing materials, bore pit approximately sizing, etc.
f. Symbology showing limits of pavement trench patching and/or mill and inlay areas of pavement restoration. Call out trenching and pavement repair and restoration detail references and pavement material quantities as needed.
g. Profiles will include:
    i. Existing grade and locations of regrading over the pipeline if applicable.
    ii. Vertical pipeline design showing top and bottom of pipe, fittings and appurtenances, deflected pipe areas, and restrained joint sections.
    iii. Crossing utilities size, type, and clearance from the proposed pipeline.
    iv. Depict areas of road crossing and ditch/stream crossings.
h. Cased pipeline limits, showing size, material, wall thickness, and lengths of casing.
i. Installation notes and contractor direction.
j. Sequencing direction or requirements.
k. Geotechnical information as needed.
l. Project specific details such as interconnections or trenchless crossing details.
m. Standard construction details.
n. Stormwater management and erosion control design sheets, note sheets, and detail sheets.
o. Traffic control notes and details.
p. Pump station plan and sections, call outs for piping sizes, materials, and key dimensions.
q. Pump station civil site and grading plan.
r. Pump station yard piping plan showing sizing, orientation, and routing of buried yard piping, gravity lines, manholes, etc. with symbology only.
s. Pump Station wetwell plans and sections.
t. Receiving wetwell plans and sections, only major equipment and dimensions called out.
u. Evaluation of Seismic site classification in accordance with the provisions of ASCE 7-16.
v. Recommended design and construction criteria for the project foundations considering the provided site and structural information including net allowable soil bearing pressure, bearing grades, and estimated settlement for shallow foundations.
w. Estimated foundation performance based on available data.
x. Fully detailed structural, architectural, and foundation plans showing layouts, details, schedules, sections, and required code criteria.
y. Fully detailed electrical plans, sections, details, schedules, including updated one line diagram and total connected load.
z. Fully detailed instrumentation plans, sections, details, schedules, including updated P&ID referenced above.
aa. HVAC mechanical design plans, sections, and details.

- Upon consent from the CITY, odor control for air release valves, surge control appurtenances, and water column separation facilities will be evaluated. This work will be compensated through Task 1100.
- Upon reviewing seismic site classification and sub surface data for structural/foundation design, seismic site response testing will be completed as necessary. This work will be compensated through Task 1100.
- Prepare 60-percent technical specifications using CITY technical standard specification as a base and prepare a companion specifications document that details deviations from CITY specifications and standards that will govern project construction.
- Perform internal quality review of the 60-perecent design documents.
- Submit 60-perent design documents to CITY.
- Organize and lead 60-percent design review meeting with CITY. 60-percent review comments and input to be addressed in preparation of final 60-percent design documents.

550 – 90-Percent and Final Design Plans and Specifications

- Prepare 90-percent and Final design for the force main and pump station.
- Update and complete the design drawings, specifications, from the 60-percent plans to address CITY comments and concerns, and address permit review agency comments as needed.
- During 90-percent, perform pressure transient surge modeling of the sewer force main detailed design to identify and/or confirm the needed appurtenances to protect the pipeline from pressure transients, cavitation, air locks, and to keep the pipeline full during regular operation. This will be a verification of the surge modeling performed during preparation of the PER in the earlier phase of this project.
- Perform internal quality review of the 90-percent and Final design documents.
- Organize and lead 90-percent design review meeting with CITY. 90-percent review comments and input to be addressed in preparation of Final design documents.

560 – Opinion of Probable Construction Cost

- Consultant will submit an opinion of the probable cost for the pump station and force main including construction costs, contingencies and other related items at the 60-percent and final design 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 cost of the Project.

570 – General Design Assumptions and Design Completion

- Final Design shall commence only after CITY has accepted 90-percent design deliverables. Final Design progress deliverables are as follows:

1. Incorporation of 90-perecent design CITY review comments into documents and finalize in preparation for construction.

- Consultant will prepare drawings and specifications depicting the scope, extent, and character of the materials to be provided and the work to be performed by an installation contractor. Two (2) sets of contract documents will be provided to the CITY to be used for advertising for the construction of the project, one each for the force main and pump station. The Contact Documents shall consist of and include the following:

    1. Force main plan and profile drawings on 22"x34" plan sheets, 1:40 (horizontal) and at a vertical scale appropriate to depict the design.
    2. Drawings included are described above. A preliminary drawing list is included in Attachment B.
    3. Material specifications shall include minimum installation requirements.
    4. Consultant will provide the general conditions and supplemental conditions.
    5. CITY will provide procurement program requirements and legal review.
    6. CITY will provide the available guide technical specifications (Divisions 01-16). Consult will provide additional required technical specifications as needed and will revise/edit CITY provided specifications as needed and appropriate for this project's specific needs.
    7. Consultant will provide quantities, measurement and payment items, and special provisions.

- Upon approval of the 100-percent submittal, Consultant will provide an electronic copy of the final contract documents, PDF of the signed and sealed drawings and a PDF of the specifications.

<u>580 – Regulatory Agency Coordination</u>

- Consultant will coordinate with CITY, county, state and federal regulatory agencies to determine design parameters for construction in accordance with regulatory requirements.
- Consultant will coordinate final design to comply with regulatory requirements.
- Potential agencies are:

    1. South Carolina Department of Environmental Services
    2. Richland County Floodplain Management
    3. Federal Emergency Management Agency
    4. Richland County – Storm Water
    5. City of Columbia – Storm Water
    6. South Carolina Department of Transportation
    7. Norfolk Southern Railway
    8. U.S. Army Corp of Engineers

- In addition to regulatory agencies, the Consultant will coordinate with Dominion Energy to identify and address issues impacting design and construction scheduling.

590 – Design Reviews

- After each internal technical review, Consultant will provide the CITY with copies of plans and specifications for the Project for review and approval at the 30-percent, 60-percent, and 90-percent completion milestones. Consultant will meet with the CITY during these milestones to discuss the project and obtain input. Following the review, Consultant will make revisions as approved by the CITY. Documentation of the completed reviews will be provided to the CITY by the Consultant. Following the technical reviews, Consultant will make modifications to the construction documents.
    1. Drawings and a list of Specifications to be submitted at 30-percent for review and comment.
    2. Drawings, a preliminary set of Specifications, and hydraulic calculations to be submitted at 60-percent for review and comment.
    3. Drawings and a complete set of Specifications shall be submitted at 90-percent for review and comment.
    4. The Consultant will compile comments received and respond to one consolidated set of comments from the CITY utilizing the CITY's Standard Comment Form. Responses to the comments will be checked for acceptance by individual commenters before being accepted and closing out the individual comment.
- Upon approval by the CITY, plans and specifications and any permits obtained will be submitted to the CITY for production during the bidding process.

Task 500 Deliverables

- The 30-Percent Completion Milestone Design Submittal (electronic copy (PDF))
- The 60-Percent Completion Milestone Design Submittal (electronic copy (PDF))
- The 90-Percent Completion Milestone Design Submittal (electronic copy (PDF))
- The 90-Percent Design (Permit Submittal Set)
    1. Consultant, where opportunity is identified, will also prepare and submit permit materials and applications during earlier phases of the project when it is found to be beneficial and feasible.
- OPCC for pump station and force main at 60-Percent and Final Design Milestones (electronic copy (PDF))
- The Final Design Documents (electronic copy (PDF))

Task 600 – Permits and Property

610 – Property and Right-of-Way Assistance

- Easements – Refer to Task 330 above.
- The Consultant will rely on Richland County Tax Map information in identifying property owners and will research Richland County records for property plats that have been recorded and filed with the County. The Consultant cannot guarantee the accuracy of the

County records but will revise the plats up to two (2) times if during the legal research and easement acquisition process corrections are required to the plats.

- This scope assumes the CITY staff will obtain all necessary easements including temporary construction easements, rights of entry, and new permanent easements utilizing the easement exhibits prepared by the Consultant. CITY is assumed to be preparing valuations, negotiation of easement stipulations, easement agreements, and if needed, performing title searches.

620 – Permits

- Construction Permit – Pump Station and Force Main: Upon CITY approval of the 90-percent completion documents, Consultant will submit copies of the project plans and specifications for final review and approval by the South Carolina Department of Environmental Services (SCDES); work with SCDES and assist the CITY in efforts to obtain the necessary permits and/or approvals.
- Stormwater Permit – Pump Station and Force Main: The scope assumes a Notice of Intent (NOI) Application for Stormwater Discharges from Construction Activities (sediment and erosion control permit) will be required by Richland County and the CITY. Upon CITY approval of the 90-percent completion drawings, Consultant will prepare a Stormwater Pollution Prevention Plan and NOI application for submittal and approval by Richland County and the City of Columbia.
- Roadway Encroachment Permits – Force Main: This scope assumes a SCDOT Encroachment Permit will be required. Upon approval by the CITY of the 90- percent completion documents, Consultant will submit for review and approval for an Encroachment Permit by the SCDOT; work with the City of Columbia and assist the CITY in efforts to obtain the necessary permits and /or approvals.
- Railroad Permits – Force Main: This scope assumes three (3) encroachment permits into the Norfolk Southern Railway (NSRR) will be required. Upon approval by the CITY of the 60-percent completion documents, Consultant will provide the CITY with the necessary documents to submit each required railroad permit application and work with the City of Columbia and assist the CITY in efforts to obtain the necessary permits and /or approvals. The CITY is responsible for all insurance, fees, and other costs associated with field investigations, design reviews, or construction required by the railroad during review of the encroachment permit application approval process.
- Floodplain Management – Pump Station: Upon CITY approval of the 30-percent completion documents, CHA under the supervision of Highfill will obtain the effective HEC-RAS hydraulic model(s) and any supporting data from FEMA. The existing model will be developed based on the effective model and mapping and survey data obtained as part of the project. The proposed conditions model will be developed based on the proposed pump station design, including all ancillary structures. The analysis of the existing hydraulic data will include a review of the watershed and FEMA calculated design flows to ensure their accuracy with existing conditions. The floodplain study will be completed based on FEMA regulations. If the water surface elevation shows no change (difference of 0.0 ft) from existing to proposed, then a No-Rise Certification Report will

be produced for each stream it applies to and submitted to Richland County and FEMA. If the Proposed Conditions (PC) water surface elevation is higher than 0.0 ft than the Existing Conditions (EC) then a No- Rise Certification is not applicable and a CLOMR/LOMR package will be prepared and submitted to Richland County and FEMA.

- Wetlands Permit – Pump Station and Force main: This scope assumes the wetland delineation completed during the Preliminary Design Report may be used during final design plan preparation. Upon CITY approval of the 60-percent completion documents, Stutts Environmental & Wildlife Service under the supervision of Highfill will submit the wetland permit application for review and approval by the U.S. Army Corps of Engineers; work with the U.S. Army Corps of Engineers and assist the CITY in efforts to obtain the necessary permits and/or approvals; and furnish the U.S. Army Corps of Engineers with the required number of copies of plans and specifications needed for review and approval. The CITY is responsible for any mitigation costs (if required). At this time, it is assumed coverage under a Nationwide Permit (NWP) will be utilized for this project and that an Individual Permit will not be necessary. It is assumed that a SCDES 401 Certification will also be required.
- Coordination and permit application submittals with additional jurisdictions not listed in Section 580 will be done by the Consultant under additional services (Task 1100).
- Consultant to expediate submittal of permit applications where applicable. Consultant will prepare permit application documents as needed to accommodate early out submission of long lead permit applications.
- Permit application review durations vary from agency to agency. The timeframe shown on the proposed project schedule is an estimate and subject to change.

630 – Permit Application Fees

- The Consultant will utilize this Not-to-Exceed task for direct costs associated with permit fees. No labor is included in this Task. A total of $3,200.00 of permit fees are anticipated. The estimated fees for permits are as follows:
    1. SCDES Construction Permit - $700.00
    2. Richland County Land Disturbance Permit - $1,000.00
    3. Additional Permit Fees - $1,500.00
- This estimated cost will cover all permit fees apart from any wetland mitigation and railroad encroachment permit fees. The limit as identified in the proposal is a 'not-to-exceed' value without written consent of the CITY. Additional permit fees above the estimated 'not-to-exceed' value shall be covered under additional services (Task 1100).

Task 700 – Bidding and Award

710 – Bidding Assistance

- Bidding is to be for two (2) prime contracts (one for pump station and one for force main). Consultant will provide services during the bidding phase of each contract to include attending a pre-bid conference, providing technical interpretation of the bid documents,

issuing addenda, assisting with responses to requests for information (RFIs), and attending the bid opening.

- Consultant will prepare a tabulation of bids received for each contract and prepare a bid review and award recommendation letter for each.
- It is assumed that the duration of each Bid Period will be forty-five (45) days and that the CITY will be distributing the bid packages. An additional sixty (60) days is assumed from selection of the Contractor to the issuance of the Notice to Proceed for each contract.
- While a formal prequalification process is not anticipated, Consultant will work with the CITY to include qualification requirements in the Specifications that will be submitted by the bidders with the bids.

720 – Award Recommendation

- Consultant will review bids received and assist the CITY in evaluating the bids and recommending award of both contracts.

730 – Conformed Documents

- Consultant will prepare Conformed Documents for both the pump station and force main that incorporate Addenda items. The Conformed Documents will be used for construction. The Consultant will provide the City and each Contractor with an electronic copy (PDF) of the Conformed Documents.

Task 700 Deliverables:

- Bid Tabulation (electronic copy (PDF and .XLSM))
- Recommendation of Award Letter (electronic copy (PDF))
- Signed and Sealed (electronic copy (PDF)) of the Conformed Documents

Task 1100 – Additional Services

- The CITY reserves the right to amend this Agreement so that Consultant may furnish additional services, these include but are not limited to:
    1. Preparation of Army Corps of Engineers Individual Permit.
    2. Additional sewer force main design/relocation and associated permitting above the limits included in project.
    3. Pump Station design modifications due to a change in subsurface conditions observed during construction.
    4. Design efforts associated with the relocation of existing utilities determined to be in conflict with the new sewer force main during the detailed design phase.
    5. Temporary and/or permanent easement exhibits required in addition to total number of exhibits that are defined in Section 330. Any additional exhibits will be paid for as stated in the following table. Unit prices include all tasks associated with these items in the scope as if they were originally included in the project scope.

Service	Unit	Unit Price
Additional Exhibit	EA	$2,800.00

6. Additional easement exhibit revisions above and beyond two (2) iterations of revision requests issued by the City's Real Estate Department.
7. Additional Surveying and/or Utility Mapping outside original scope.
8. Additional geotechnical investigation and soil/groundwater testing outside original scope.
9. Additional permit application submittals not defined in Section 620.
10. Additional permit application processing fees exceeding the estimated NTE amount defined in Section 630.
11. Wetlands mitigation plan.
12. Professional engineering services related to additional or extended design services.
13. Effort associated with rebidding, impacts due to City initiated delays in bidding, and cancellation of the project.
14. Additional project meetings beyond those quantified in the agreement.
15. Value Engineering review and implementation.
16. Revision of previously accepted studies, reports, or design documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes, or revisions enacted subsequent to the preparation of such studies, reports, documents, or designs by the City; or are required by any other causes beyond Engineer's control.

- For services rendered under Task 1100 - Additional Services, compensation to the Consultant will be negotiated with the CITY. An allowance is provided in this proposal to cover additional services. No additional services will be performed without written approval from the CITY.

II. COMPENSATION

The following changes to the initial SS7640 contract are recommended for this proposed amendment:

- Task 100 – "Design Phase Administration Services" – $317,505.00
- Task 200 – "Preliminary Planning, Investigation, Engineering, and Alternative Analysis (including review of available data)" – $0.00
- Task 300 – "Survey and Utility Mapping (including wetland delineation)" – $486,645.00
- Task 400 – "Geotechnical Investigation" – $71,155.00
- Task 500 – "Final Design" – $1,813,250.00
- Task 600 – "Permits and Property" – $287,730.00
- Task 700 – "Bidding and Award" – $63,770.00
- Task 800 – Not Used
- Task 900 – Not Used
- Task 1000 – Not Used
- Task 1100 – "Additional Services Allowance" – $150,000.00

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

- Task 100 – "PER/Design Phase Administration Services" – $503,624.00
- Task 200 – "Preliminary Planning, Investigation, Engineering, and Alternative Analysis (including review of available data)" – $774,204.00
- Task 300 – "Survey and Utility Mapping (including wetland delineation)" – $507,164.00
- Task 400 – "Geotechnical Investigation" – $85,278.00
- Task 500 – "Final Design" – $1,813,250.00
- Task 600 – "Permits and Property" – $287,730.00
- Task 700 – "Bidding and Award" – $63,770.00
- Task 800 – Not Used
- Task 900 – Not Used
- Task 1000 – Not Used
- Task 1100 – "Additional Services Allowance" – $636,040.00
- Total – $4,671,060.00

The new contract values based on the above recommended changes are presented below (All tasks will be billed lump sum not-to-exceed, except for Task 300 which includes a portion of fee billed lump sum and a portion billed hourly):

Task Number	Task Title	Original Contract	Current Amendment	New Contract Value
Task 100	PER/Design Phase Administration Services	$186,119.00	$317,505.00	$503,624.00
Task 200	Preliminary Planning, Investigation, Engineering and Alternative Analysis	$774,204.00	$0.00	$774,204.00
Task 300	Survey and Utility Mapping	$ 20,519.00	$230,195.00 (Lump Sum) $256,450.00 (Hourly)	$507,164.00
Task 400	Geotechnical Investigation	$14,123.00	$71,155.00	$85,278.00
Task 500	Final Design	N/A	$1,813,250.00	$1,813,250.00
Task 600	Permits and Property	N/A	$287,730.00	$287,730.00
Task 700	Bidding and Award	N/A	$ 63,770.00	$63,770.00
Task 800	Not Used	N/A	N/A	N/A
Task 900	Not Used	N/A	N/A	N/A
Task 1000	Not Used	N/A	N/A	N/A
Task 1100	Additional Services Allowance	$486,040.00	$150,000.00	$636,040.00
Total Fee		**$1,481,005.00**	**$3,190,055.00**	**$4,671,060.00**

III. SCHEDULE

This Amendment will extend the completion date to June 09, 2028 as shown in the Table below.

Task Number	Start Date	Duration (Months)	End Date
100	3/04/2025	39	6/09/2028
200	3/04/2025	14	4/30/2026
300	5/29/2025	30	11/19/2027
400	5/29/2025	14	7/24/2026
500	4/06/2026	12	4/09/2027
600	5/04/2026	20	1/07/2028
700	7/6/2027	11	6/09/2028
800	N/A	N/A	N/A
900	N/A	N/A	N/A
1000	N/A	N/A	N/A
1100	3/04/2025	39	6/09/2028

IV. SUBCONSULTANT FIRM INFORMATION

The original contract included Highfill Infrastructure Engineering (HIE) as a Protégé Firm, Howard Engineering, Inc. (Howard), Hussey Gay Bell & DeYoung, Inc. (HGB), and Verdantas, LLC as sub-consultant Firms, for a Protégé percentage of 22.96% and total combined Protégé/Sub-consultant percentage of 46.46%. The updated Protégé and sub-consultant percentages and amounts are listed in the table below for the original contract and the contract amendment. This amendment will reduce the Protégé participation from 22.96% to 20.30%, still satisfying the City's minimum requirement of 20%.

	Total Contract Amount	HIE Amount (*Protégé*)	% of Contract Amount	Howard Amount (*Sub-consultant*)	% of Contract Amount
Original Contract	$1,481,005.00	$340,100.00	22.96%	$8,000.00	0.54%
CA#1	$0.00	$0.00	0.0%	$0.00	0.0%
CA#2	$3,190,055.00	$608,300.00	19.07%	$147,000.00	4.61%
New Total Contract Amount	$4,671,060.00	$948,400.00	20.30%	$155,000.00	3.32%

Continued	Total Contract Amount	HGB Amount (Sub-consultant)	% of Contract Amount	Verdantas Amount (Sub-consultant)	% of Contract Amount
Original Contract	$1,481,005.00	$215,000.00	14.52%	$125,000.00	8.44%
CA#1	$0.00	$0.00	0.0%	$0.00	0.0%
CA#2	$3,190,055.00	$395,650.00	12.40%	$0.00	0.0%
New Total Contract Amount	$4,671,060.00	$610,650.00	13.07%	$125,000.00	2.67%

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: *excluding contingency	$ 1,481,005.00	$ 792,905.00	53.54 %	$ 340,100.00	22.96 %	$ 348,000.00	23.50 %
CO# 1:	$ 0	$ 0	0 %	$ 0	0 %	$ 0	0 %
CO# 2:	$	$	%	$	%	$	%
CO# __:	$	$	%	$	%	$	%
CO# __:	$	$	%	$	%	$	%
CO# __:	$	$	%	$	%	$	%
CO# __:	$	$	%	$	%	$	%
This Change Order: (Increase)	$ 3,190,055.00	$ 2,039,105.00	63.92 %	$ 608,300.00	19.07 %	$ 542,650.00	17.01 %
Revised Contract: *excluding contingency	$ 4,671,060.00	$ 2,832,010.00	60.63 %	$ 948,400.00	20.30 %	$ 890,650.00	19.07 %

MPP Project #/Name: SS7640 Smith Branch PS and Phase 1 FM **Change Order #:** 02 (Ex: 01, 02)

Change Order/Amendment Amount: $3,190,055.00

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

Preliminary Engineering is being finalized early 2026. This amendment will add scope for detailed design, easement acquisition, permitting, and bid phase services.

Change Order/Amendment Type:

1. ☒ **Time Extension – New End Date:** 06/09/2028 (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 A & B below)
4. ☐ **Funding Decrease – Amount** (Please continue on to questions 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:** $608,300.00

- **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

Project management and administration, preparation of detailed design plans (FM plan/profile, PS site design), preparation of all applicable permit submittal packages, assist with bid document preparation.

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

N/A

5. Revised scope of work

With preliminary design nearing completion the project is now moving into subsequent phases. These phases include scope of work associated with additional field exploration (SUE), detailed design, preparation of easement exhibits, application for all required permits, and assisting with bidding/advertisement of the project.

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 _____ (Mentor Firm) this 12th day of March 20 26.

By: William J. Wells Title: Vice President

Firm Name: Black & Veatch Corporation

EXECUTED by _____ (Protégé Firm) this 12 day of March 2026.

By: JOHN W. McLAUGHLIN, PE Title: VICE PRESIDENT

Firm Name: Highfill Infrastructure Engineering, PC

OBO Statement for the change order/amendment:

OBO has reviewed this funding increase, time extension and change of scope contract amendment. The original project contract amount was $1,481,005.00. The original amount received by the protégé was $340,100.00, or 22.96% of the total contract amount. The revised project contract amount, to include previous amendments and the current amendment, is $4,671,060.00. The protégé will receive $948,400.00 or 20.30%of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance on this 13th day of March, 20 26.

By: LaTonya B Germany Title: Program Complaince Specialist

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

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-032 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

Background Summary:

Attachments:

1. 2026-032 - Project DeBartolo City MCIP Ordinance (draft)

ORDINANCE NO.: 2026-032

Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26)

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, pursuant to Article VIII, Section 13 of the South Carolina Constitution and Title 4, Section 1, Code of Laws of South Carolina, 1976, as amended (collectively, "MCIP Act"), the County is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks. Under the authority provided in the MCIP Act, the County and Fairfield County, South Carolina ("Fairfield County"), entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, pursuant to the Park Agreement, the expansion of the Park's boundaries and the amendment to the Park Agreement is complete on adoption of an ordinance by the County Counsel of the County and delivery of written notice to Fairfield; and,

WHEREAS, DeBartolo Development, LLC, a limited liability company, or assigns, (the "Company"), desires to establish a multi-use commercial venue on parcels located in the City as more particularly described on Exhibit A attached hereto (the "Property," and together with the proposed development, the "Project") consisting of investment in real and personal property of not less than $80,000,000 in hard costs; and

WHEREAS, the Company plans to redevelop multiple parcels into 314 units of multifamily apartments consisting of two 5-story multifamily apartment buildings, one 3-story multifamily apartment building, a 586 space structured parking garage, surface parking and outdoor amenity area; and,

LEGAL DEPARTMENT DRAFT

WHEREAS, the County has agreed to offer an infrastructure credit to reduce the property taxes due on the Project ("Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act") and an infrastructure credit agreement between the County and the Company ("Credit Agreement") to provide Credits against certain of the Company's payments in lieu of taxes with respect to the Project for the purposes of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure and for improved and unimproved real estate and personal property, including, but not limited to, machinery and equipment, used in the operation of the Project (collectively, "Infrastructure"); and,; and,

WHEREAS, to grant the Company the full value of the Credit, the County desires to locate the Project in the Park; and,

WHEREAS, pursuant to the MCIP Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the MCIP Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council this ____ day of _____, 2026, that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield, pursuant to the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Company is receiving Credits as a result of inclusion of the Property within the Park.

2. The County's approval, execution and delivery of the Credit Agreement with the Company related to the Project.

3. The Credit Agreement will provide that (a) the Company will make payments in lieu of taxes related to the Project ("FILOT") during the term of the Credit Agreement; (b) the annual payments in lieu of taxes due with respect to the Project will be subject to reduction by the Credit, which is equal to the amount necessary to reduce the payments in lieu of taxes to the amounts and for the periods provided in the Credit Agreement, beginning with the first full year for which the Company owes a payment in lieu of tax with respect to the Project; (c) the City will be entitled to receive a portion of the payments in lieu of taxes as provided in the Park Agreement; and (d) the Project will be deemed removed from the Park on the expiration or earlier termination of the Credit Agreement.

4. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

LEGAL DEPARTMENT DRAFT

5. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

6. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-032
EXHIBIT A
PROPERTY DESCRIPTION

1214 THROUGH 1236 GREGG STREET, 1912 THROUGH 1924 LADY STREET, 1221 GREGG STREET, AND 1306 BARNWELL STREET, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, AND 11406-16-26

a) The "Municipal Building":

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

Parcel 1:

All that certain piece, parcel or lot of land, being now known as 1307 Gregg Street, situate, lying and being on the Western Side of Gregg Street, between Gervais Street and Washington Street, in the City of Columbia, in the County of Richland and State of South Carolina, being in shape of rectangle, measuring on its northern and southern sides one hundred (100') feet and on its eastern and western sides twenty-three (23) feet, and being bounded on the north by property of Baxley; on the east by said Gregg Street; on the south and west by property formerly of Henrietta B. Singletary now of Richland county.

FOR INFORMATIONAL PURPOSES ONLY:
Address: 1307 Gregg Street, Columbia, SC
29201 TMS No.: 11406-16-16

Parcel 2:

All that certain piece, parcel, or a lot of land, together with the improvements thereon, situate, lying, and being on the Western Side of Gregg Street, between Gervais and Washington Streets, in the City of Columbia, County of Richland, State of South Carolina; being a irregular in shape and being more particularly shown and delineated as parcel a on a plat thereof prepared for Richland County by William Wingfield, registered surveyor, dated September 15, 1958, recorded October 25, 1958 in the office of the register of Deeds for Richland County in Plat Book 11 at Page 514, and described thereon as follows:

Beginning at a point on the Western Side of Gregg Street Two Hundred Seven and Five-Tenths (207.5') feet north 19 degrees 17 minutes west from the northwestern corner of the intersection of Gervais and Gregg Streets. Thence turning and extending therefrom south 70 degrees 55 minutes west fifty-one and five-tenths (51.5') feet, along Parcel B, to a point; thence turning and extending therefrom south 19 degrees, 33 minutes east six and seven-tenths (6.7') feet, along parcel b to a point; thence turning extending therefrom south 71 degrees, O minutes west fifty-two and two-tenths (52.2') feet, along Parcel B, to a point; thence turning and extending therefrom south 19 degrees, 33 minutes east thirty-eight and three-tenths (38.3') feet, along parcel b to a point; thence turning extending therefrom south 71 degrees, 0 minutes west ninety-two and sixth-tenths (92.6') feet, along property of Blackmon, to an iron; thence turning and extending therefrom south 66 degrees, 35 minutes west sixteen and eight-tenths (16.8') feet, along property now or formally of Weinsel, to an iron; thence turning and extending therefrom north 18 degrees, 33 minutes west ninety-eight and one-tenth (98.1') feet, along property now or formally of Tate, to

LEGAL DEPARTMENT DRAFT

an iron; thence turning and extending therefrom north 70 degrees, 47 minutes east twenty-seven (27') feet, along property of Swaffield, to an iron; then turning and extending therefrom north 19 degrees, 33 minutes west one hundred eighty and four-tenths (180.4') feet, along the property of Swaffield, to an iron; thence turning and extending therefrom north 70 degrees, 43 minutes east one hundred eighty-four and nine-tenths (184.9') feet, along other property of Pressley Holding Company, to an iron; thence turning and extending therefrom south 19 degrees, 17 minutes east two hundred thirty-two and seven-tenths (232.7') feet, along the Western Side of Gregg Street, to the point of commencement.

LESS AND EXCEPT:

All that certain piece, parcel or lot of land with the improvements thereon, If any, situate, lying and being in the county of Richland, state of South Carolina, being 0.43 acre which constitutes a portion of the 0.55 acre tract shown on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services, Inc., dated October 16, 2007, and recorded on December 19, 2008 in the Richland County rod Office in Book 1482 at Page 1438.

And

All that certain piece, parcel or lot of land with the improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, being 0.12 acre which constitutes a portion of the 0.55 acre tract shown on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services, Inc., dated October 16, 2007, and recorded on December 19, 2008 in the Richland County rod office in Book 1482 at Page 1438.

And

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, the same being shown as 0.06 acre in Marshall Alley, on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services. Inc., dated October 16, 2007, and recorded on December 19, 2008 in the Richland County rod Office in Book 1482 at Page 1438.

FOR INFORMATIONAL PURPOSES ONLY:
Address: 1221 Gregg Street, Columbia, SC 29201
TMS No.: 11406-16-17

Parcel 3:

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, the same being shown as 0.43 acre on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services, Inc., dated October 26, 2007, and recorded on December 19, 2008 in the Richland County rod Office in Book 1482 at Page 1438.

b) The "Church":

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

Parcel 1:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being at the Southeastern corner of the intersection of Lady and Gregg Streets, in the City of Columbia, in Richland County. South Carolina, being in shape a rectangle measuring on its Northern and Southern sides eighty-seven (87') feet, more or less, and on its Eastern and Western sides one hundred forty-three (143') feet, more or less, being bounded on the North by said Lady Street, on the East by lots now or formerly of Dennison and of Beard, on the West by said Gregg street and the buildings on such premises being also known as 1234 and 1236 Gregg Street and 1904 Lady Street.

FOR INFORMATION PURPOSES ONLY
Address: 1236 Gregg Street, Columbia, SC 29201
TMS No. 11406-14-1
Derivation: 0538/0927

Parcel 2:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the South side of Lady Street, between Gregg and Laurens Streets, in the City of Columbia, County of Richland, State of South Carolina, being bounded and measuring as follows: on the North by Lady Street whereon it measures eighty-four (84') feet; On the South by lot now or formerly of Jonus Beard whereon it measures thirty-two (32') feet, five (5") inches; And on the West by lot now or formerly of Andrew Curtis whereon it measures eight-four (84') feet.

FOR INFORMATION PURPOSES ONLY
Address: LADY ST., COLUMBIA, SC 29201
TMS No. 11406-14-05
Derivation: 1076/667

Parcel 3:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, being on the Western side of PORTEE ALLEY, South from Lady Street between Gregg and Laurens Streets, and having the following measurements: on the Northern and Southern sides whereon it measures 83 feet; And on the Eastern and Western sides whereon it measures 22 feet.

FOR INFORMATION PURPOSES ONLY
Address: LADY ST., COLUMBIA, SC 29201
TMS: R11406-14-08
Derivation: R1989/0568

Parcel 4:

All that lot, piece or parcel or land, with the improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina on PORTEE ALLEY, said alley running South from Lady Street between Gregg and Laurens Streets, measuring on its Northern and Southern sides eighty three feet, more or less and bounded as follows: North by lot now or formerly of Eriah Portee; East by said PORTEE ALLEY; South by lot of Leila B. Middlebrooks; West by lot now or formerly Nelson Williams.

FOR INFORMATION PURPOSES ONLY
Address: PORTEE ALLEY, Columbia, SC 29201
TMS: R11406-14-09
Derivation: D1432/0358

Parcel 5:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the South side of Lady Street, in the City of Columbia, County of Richland, State of South Carolina, being more particularly shown and delineated as numbers 1914 and 1916 (Duplex) Lady Street, as shown on a plat of the property of John L. M. Tobias, made by Buford Jackson, surveyor, August 26, 1947, recorded in the Office of the Clerk of Court for Richland County in Plat Book "L" at Page 199, and bounded and measuring as follows: on the North by Lady Street, whereon said lot fronts and measures forty-three and four-tenths (43.4') feet; On the East by property now or formerly of Johnny Reese, et al., whereon said lot measures one hundred ten and five tenths (110.5') feet; On the South by property now or formerly of Rebeca Jackson, whereon said lot measures forty-two (42') feet, and on the West by property of New EBENEZER BAPTIST CHURCH, whereon said lot measures one hundred three (103') feet.

FOR INFORMATION PURPOSES ONLY
Address: 1916 LADY ST., COLUMBIA, SC 29201
TMS: R11406-14-10
Derivation: D0485/0967

Parcel 6:

All that certain piece, parcel or lot of land, together with the improvements thereon (known as nos. 1918 and 1920 Lady Street), situate, lying and being at the Southwestern corner of the intersection of Lady Street and PORTEE ALLEY, in the City of Columbia, County of Richland, State of South Carolina, being more particularly shown and delineated as nos. 1918-1920 Lady Street, as shown on a plat of the property of John L. M. Tobias, made by Buford Jackson Surveyor, dated August 26, 1947, recorded in the Office of the Clerk of Court for Richland County, South Carolina in Plat Book "L" at Page 199; And according to the Aforesaid plat, knowing the following boundaries and measurements to wit: on the North by the said Lady Street, whereon it fronts and measures thirty-eight and six tenths (38.6') feet; On the East by the said PORTEE ALLEY, whereon it measures one hundred ten and five tenths (110.5') feet; On the South by property now or formerly of Rebecca Jackson, whereon it measures one hundred seven (107') feet; And on the West by other property of John L. M. Tobias, whereon it measures one hundred seven (107') feet; Be all the said measurements a little more or less.

FOR INFORMATION PURPOSES ONLY
Address: LADY ST., COLUMBIA, SC 29201
TMS: R11406-14-11
Derivation: D0519/0518

Parcel 7:

All that certain piece, parcel or lot of land, with improvements thereon. Situate lying and being in the County of Richland, State of South Carolina and being more particularly shown as being on the

Northern side of Lady Street between Gregg and Laurens streets and bounded and measuring as follows:

Bounded on the North by lands now or formerly of Thomas Johnson whereon it measures 83.0 feet

Bounded on the East by lands now or formerly of trustees of EBENEZER BAPTIST CHURCH whereon it measures 104.0 feet

Bounded on the South by Lady Street whereon it measures 83.0 feet

Bounded on the West by lands now or formerly of Harriet Stoudemeyer whereon it measures 104.0 feet, be all measurements more or less.

FOR INFORMATION PURPOSES ONLY
Address: 1921 Lady Street, Columbia, SC 29201
TMS No. 11406-15-14
Derivation: R0525/0665

Parcel 8:

All that certain, piece, parcel or lot of land with improvements thereon, situate, lying and being on the Northern side of Gervais street, between Gregg street on the West and Laurens Street on the East, in the City of Columbia, County of Richland, State of South Carolina, designated as 1905-1907-1909. Gervais
street, fronting on Gervais street ninety-seven and 5/10 (97.5') feet, bounded on the East of the property now or formerly of Daugherty and EBENEZER BAPTIST CHURCH whereon it measures three hundred twelve (312') feet, more or less, on the North by property now or formerly of Stanley's China hall whereon it measures sixty-six and 5/10 (66.5') feet, more or less, on the West by property now or formerly of lock and turner whereon it measures two hundred twelve (212') feet, more or less, and ninety-eight and 8/10 (98.9') feet, more or less. A small Northern boundary, being the rear of 1906 Gervais street, being bounded by the property now or formerly of turner and measuring thereon twenty-five (25' feet); Property being a little more or less.

FOR INFORMATION PURPOSES ONLY
Address: 1905, 1907 and 1909 Gervais Street, Columbia, SC 29201
TMS No. 11406-14-30
Derivation: R2942/1244

Parcel 9:

All that certain, piece, parcel or lot of land with any improvements thereon, situate, lying and being in the City of Columbia, South Carolina, consisting of 0.9000 acres, more or less. Said property is shown in the tax map books of Richland County on Page 11406, in Block 14, as Lots 6, 27, and 28. Alos further shown on a plat prepared for New EBENEZER BAPTIST CHURCH by cox and Dinkins, Inc. Dated November 18, 1990 and recorded in Plat Book 53 at Page 3034 in the Office of the register of Deeds for Richland County.

FOR INFORMATION PURPOSES ONLY
Address: 1200 Gregg Street, Columbia, SC 29201
TMS No. 11406-14-28
Derivation: D1009/0511

c) The "8-Plex":

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, on the Eastern side of Gregg Street between Lady and Gervais Street, and bounded and measuring as follows: On the West by Gregg Street fronting and measuring 137.0 feet; on the North by Lot now or formerly of W.H. Turner measuring thereon 87.0 feet; on the East by Lot now or formerly of Bessie N. Coates measuring thereon 137.0 feet; and on the south by Lot now or formerly of W.H. Turner measuring thereon 87.0 feet. Be all measurements a little more or less.

FOR INFORMATIONAL PURPOSES ONLY:
Address: 1214 Gregg Street, Columbia, SC 29201
TMS No.: 11406-14-29

EXHIBIT B (See Section 2.2)

DESCRIPTION OF PUBLIC INFRASTRUCTURE

1. Parking deck $12,250,000
2. Gregg, Barnwell and Gervais St. – Mill, overlay, and stripe $255,000
3. Utilities Construction $1,102,000
4. Streetscape/hardscape/irrigation - $463,000
5. Gregg St. lights $204,000
6. Electric Grid Improvements $298,000
7. Streetscape Civil – sidewalks, curb, gutter, paving $450,000
8. Abatement/Demolition/Blight Eradication - $744,000

TOTAL $15,755,000 Public Infrastructure Estimate

Notwithstanding anything above or in this Agreement to the contrary, the Company and the County acknowledge and agree that: (i) the Public Infrastructure shall, subject to the provisions of Section 2.2(c) of this Agreement, include, in addition to that described and delineated above, any Public Infrastructure invested, or caused to be invested, in, in the aggregate, by the Company in connection with the Project and consisting of improvements or infrastructure included within the description of Public Infrastructure set forth in Section 2.2 of this Agreement; and, (ii) the total cost of the Public Infrastructure, as well as the specific line item budge amounts, listed above are current estimates and the actual expenditures made by, or at the direction of, the Company with respect to the Public Infrastructure may fluctuate as the Project develops.

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-033 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

First reading approval was given on May 5, 2026.

Background Summary:

Attachments:

1. 2026-033 - Riverfront Park MCIP Ordinance v6
2. 2026-033- (Riverfront)_ Master Park Agreement
3. 2026-033 - IGA - Riverfront Park

ORDINANCE NO.: 2026-033

Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park)

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, the City has prioritized the development of the Congaree Riverfront District that includes the establishment of a riverfront park along the portion of the Congaree River located between Catawba Street and the Gervais Street Bridge to create a public amenity, attract visitors, and stimulate commercial development adjacent to the riverfront ("Riverfront Park Project"); and,

WHEREAS, the City and the County wish to establish a mechanism to fund certain costs associated with the Projects through the creation of a new multi-county business park pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, as amended, and South Carolina Code Annotated Section 4-1-170 (collectively, the "Act") and the distribution of fee in lieu of ad valorem tax revenues generated by qualifying property located within such park; and,

WHEREAS, the County has committed to include the real property comprising the Riverfront Park Project, on parcels located in the City as more particularly described on Exhibit A attached hereto (collectively, "Riverfront Property"), in a multicounty business park known as the "Congaree Riverfront District Business Park" (the "Riverfront Business Park"); and,

WHEREAS, the County desires to create the Riverfront Business Park by executing and delivering a master agreement with a contiguous county (a "Partner County") (the "Riverfront Park Agreement") and incorporating the Riverfront Property therein; and,

WHEREAS, the provisions of the Riverfront Master Agreement will govern the operation of the Riverfront Business Park, including the sharing of expenses and revenues of the Riverfront Business Park, and the manner in which the revenue is to be distributed to each of the taxing entities within each of the County and the Partner County (the "Counties"); and

WHEREAS, the Riverfront Park Project is located within the geographical jurisdiction of the City and the City is required to provide its consent with respect to the creation of the Riverfront Business Park and the incorporation of the Riverfront Property therein to the extent the Riverfront Park Project falls within the geographical jurisdiction of the City; and

WHEREAS, the City and the County desire to enter into an intergovernmental agreement related to the Riverfront Park Project, the substantially final form of which is attached as Exhibit B ("Riverfront IGA"), to govern the terms under which the City will agree to consent to the inclusion of the Riverfront Property in the Riverfront Business Park and to set forth certain terms regarding the revenue distribution of the Riverfront Business Park which will be reflected in the Riverfront Master Agreement, which is attached as Exhibit C; NOW, THEREFORE,

LEGAL DEPARTMENT DRAFT

BE IT ORDAINED, by the Mayor and City Council this ____ day of _____, 2026, that the City hereby consents to the creation of the Riverfront Business Park, and the inclusion of the Riverfront Property in the Riverfront Business Park, in the manner and to the extent provided in the Riverfront IGA, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Riverfront Property in the Riverfront Business Park and delivery of written notice to the County, pursuant to the Riverfront Park Agreement; provided, the Riverfront Property shall not be removed from the Riverfront Business Park for the term of the Riverfront IGA.

2. The Mayor and the City Manager, or either of them acting alone, is authorized to negotiate, prepare and execute on behalf of the City, the Riverfront IGA, and any other documents, and to take any further action, as may be reasonably necessary to further the intent of this Ordinance.

3. Approval of this Ordinance does not constitute any development approvals, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

4. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

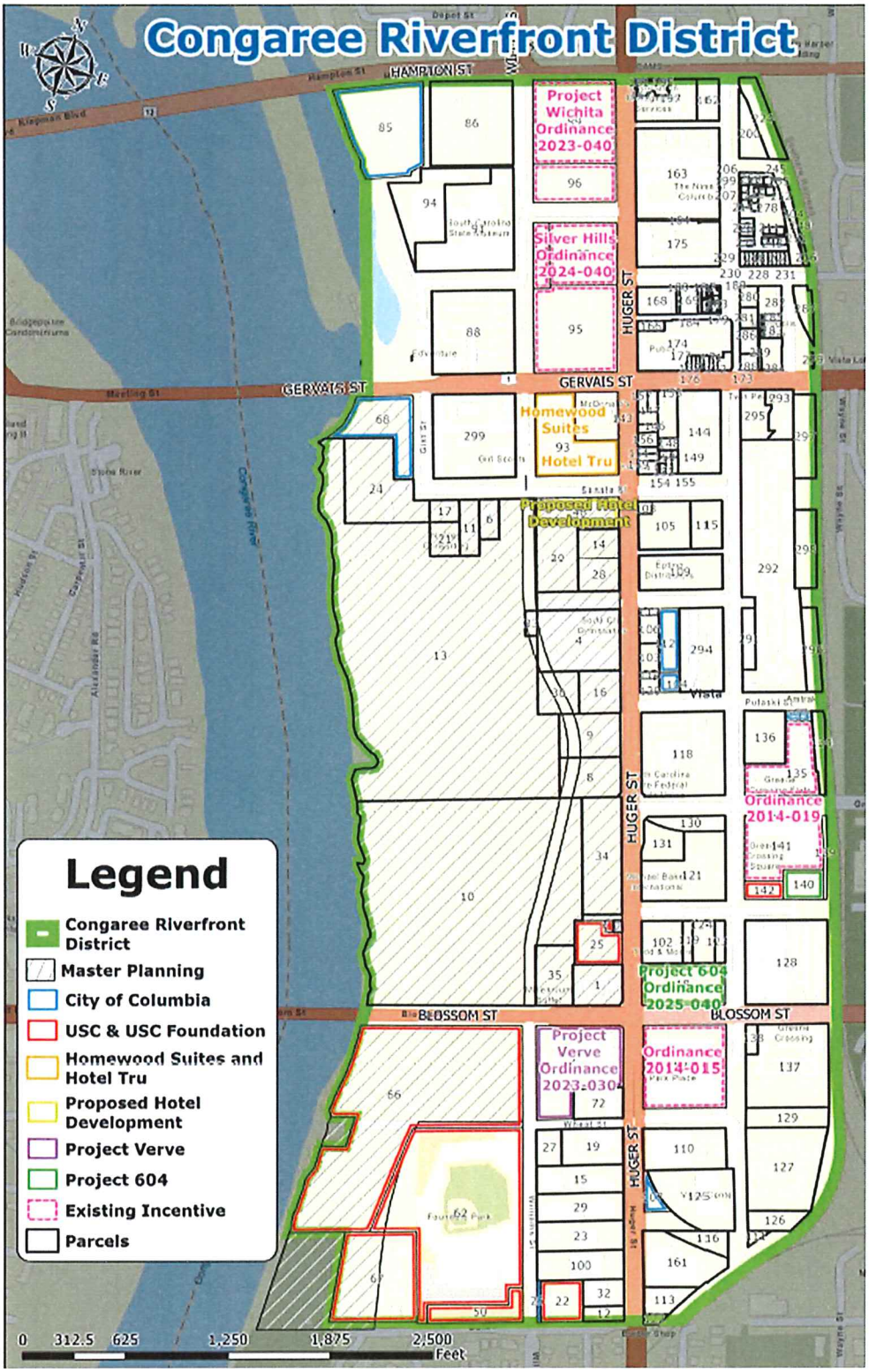
ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-033
EXHIBIT A
PROPERTY DESCRIPTION



LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-033
EXHIBIT B
RIVERFRONT INTERGOVERNMENTAL AGREEMENT

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-033
EXHIBIT C
RIVERFRONT MASTER AGREEMENT

MASTER AGREEMENT

Governing the

CONGAREE RIVERFRONT DISTRICT BUSINESS PARK

Between

Richland County, South Carolina

and

Fairfield County, South Carolina

Dated as of June __, 2026

Prepared By:

Parker Poe Adams & Bernstein LLP
Columbia, South Carolina

Instructions for County Auditor and County Treasurer

The real and personal property located within the Congaree Riverfront District Business Park (the "Park") is exempt from ad valorem taxes. The owners or lessees of the real and personal property located in the Park are obligated instead, under the terms of the State Constitution, to pay an amount equivalent to the taxes or other in-lieu-of payment that would have been due on the real and personal property located in the Park except for the exemption provided by the State Constitution.

The payments due on the real and personal property located in the Park may be lower than the otherwise payable ad valorem tax if the property is subject to a negotiated fee in-lieu-of taxes arrangement with either Richland or Fairfield County or is the beneficiary of a special source revenue or infrastructure credit. Therefore, when preparing the annual bills for the real and personal property located in the Park, please ensure that all applicable incentives have been applied and correctly calculated, including the use of a reduced assessment ratio and alternate millage rates.

Once a bill has been paid by an owner or lessee of real or personal property located in the Park, the provisions of this Agreement (together with the provisions of the Riverfront IGA, as defined herein) will govern how the payments are to be distributed between Richland and Fairfield Counties and then among the various taxing entities within each County and the other recipients identified in this Agreement. The Counties are permitted by law to distribute the payments among the taxing entities in a manner and proportion different than the ad valorem tax revenues would have been distributed if the real and personal property located in the Park were taxable.

MASTER AGREEMENT GOVERNING THE CONGAREE RIVERFRONT DISTRICT BUSINESS PARK

THIS MASTER AGREEMENT (this "***Agreement***") is entered into as of the ____ day of June, 2026 (the "***Effective Date***"), by and between **Richland County, South Carolina**, a body politic and corporate and political subdivision of the State of South Carolina ("***Richland***"), and **Fairfield County, South Carolina**, a body politic and corporate and political subdivision of the State of South Carolina ("***Fairfield***" and, together with Richland, the "***Counties***" and each, a "***County***"), pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, as amended, and Title 4, Chapter 1, Section 170 of the Code of Laws of South Carolina, 1976, as amended (collectively, the "***Act***").

RECITALS:

WHEREAS, the City of Columbia, South Carolina (the "***City***") desires to create a public amenity to attract visitors to the greater Columbia metropolitan area and to stimulate commercial development adjacent to the riverfront, and to that end has determined to establish a riverfront park within the jurisdictional limits of the City along the portion of the Congaree River located between Catawba Street and the Gervais Street Bridge (the "***Project***"); and

WHEREAS, the City has designated certain tax map parcels within the areas adjacent to the riverfront as the Congaree Riverfront District (the "***District***"), which parcels are more particularly identified on Exhibit A hereto (the "***Property***"); and

WHEREAS, in furtherance of the Project and to provide a funding mechanism to offset the costs of operating and maintaining the Project, Richland and the City have entered into that certain Intergovernmental Agreement, dated as of the Effective Date, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the "***Riverfront IGA***"), pursuant to which, among other things, (i) Richland has agreed to develop a new multi-county business park to include the Property, (ii) the City has consented to the inclusion of the Property in such park, and (iii) the parties have established a waterfall for the allocation and distribution of the fee in lieu of ad valorem tax revenues paid by taxpayers that own qualifying commercial properties located in such park; and

WHEREAS, in accordance with the authority granted to the Counties by the Act, and in order to promote the economic welfare of their citizens and to fulfill Richland's commitments under the Riverfront IGA, the Counties wish to jointly create the Congaree Riverfront District Business Park (the "***Riverfront Business Park***" or, for ease of reference in this Agreement, the "***Park***") and to govern its operation pursuant to this Agreement; and

WHEREAS, the City Council of the City of Columbia has, by ordinance, consented to the inclusion of the Property within the Park to the extent the Property is located within the corporate limits of the City; and

WHEREAS, the Counties intend that this Agreement, together with the Riverfront IGA, govern the operation of the Park as of the Effective Date.

NOW, THEREFORE, on the basis of the premises and mutual covenants herein contained, the sufficiency of which consideration is acknowledged, the parties agree as set forth below:

ARTICLE I
PARK BOUNDARIES

Section 1.01. ***Park Boundaries.*** The Park consists of the real property identified on Exhibit A and all personal property located on such real property or otherwise identified on Exhibit A. As of the Effective Date, all of the Property comprising the Park is located within Richland.

Section 1.02. ***Modification of Park Boundaries.***

(a) The Counties may enlarge the boundaries of the Park from time to time to include additional real or personal property. To enlarge the boundaries of the Park, the County in which the real or personal property to be included in the Park is located (the "Host County") shall adopt a resolution or ordinance authorizing the inclusion of such additional property in the Park. This Agreement is automatically amended to reflect the enlargement of the Park's boundaries without further action by the governing bodies of either County upon delivery of written notice to the non-Host County (the "Companion County") of the inclusion of the additional real or personal property in the Park. The written notice shall include a copy of the resolution or ordinance approving the inclusion of the property in the Park and a description or identification of the property included in the Park. To the extent any property to be added to the Park is situated within the geographical boundaries of any municipality, the Host County shall obtain the written consent of such municipality in accordance with the Act prior to including such property in the Park.

(b) The Counties may diminish the boundaries of the Park from time to time to remove real or personal property from the Park. To diminish the boundaries of the Park, the Host County and the Companion County shall each adopt a resolution or ordinance authorizing the removal of property from the Park. This Agreement is automatically amended to reflect the diminishment of the Park's boundaries once each County has adopted its approving resolution or ordinance. Each County shall deliver a copy of its resolution or ordinance approving the diminishment of the boundaries of the Park to the other County. The Counties acknowledge that, with respect to any Property included in the Park as of the Effective Date, removal of such Property from the Park is subject to the terms of the Riverfront IGA.

(c) Each County shall annually update Exhibit A to reflect the inclusion in or removal from the Park of any property for which such County is the Host County and shall deliver such update to the other County in accordance with Section 3.04 of this Agreement. The initial Exhibit A attached to this Agreement reflects the property located in the Park as of the Effective Date.

ARTICLE II
TAX STATUS; PAYMENTS IN-LIEU-OF TAXES

Section 2.01. ***Constitutional Exemption from Taxation.*** The Counties acknowledge that, under the provisions of the Act, all real and personal property located in the Park is exempt from all ad valorem taxation.

Section 2.02. ***Payment in-Lieu-of Taxes.***

(a) The owners or lessees of any property situated in the Park shall pay an amount equivalent to the ad valorem property taxes that would have been due and payable but for the location of such property within the Park (the "PILOT").

(b) The amount of the annual PILOT may be reduced if the owner or lessee of property located in the Park (i) has negotiated a fee in-lieu-of taxes arrangement with respect to the property with the Host County pursuant to the provisions of Sections 12-44-10, et seq., 4-12-30, or 4-29-67 of the Code of Laws of South Carolina 1976, as amended, or any successor provisions thereto as may be provided under South Carolina law, or (ii) receives a special source revenue or infrastructure credit with respect to the property under the provisions of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended, or any successor provisions thereto as may be provided under South Carolina law (collectively, (i) and (ii), a "Negotiated PILOT"). In either case, the terms of the agreement between the owner or lessee of the property and the Host County with respect to the Negotiated PILOT govern the calculation of the annual PILOT due with respect to the property located in the Park.

ARTICLE III
SHARING OF EXPENSES AND REVENUES OF THE PARK

Section 3.01. ***Expense Sharing.*** The Counties shall share the expenses relating to the Park, which may include expenses relating to the development, operation, maintenance, and promotion of the Park. For the property comprising the Park for which Fairfield is the Host County, Fairfield shall bear 100% of the expenses of such portion of the Park. For the property comprising the Park for which Richland is the Host County, Richland shall bear 100% of the expenses of such portion of the Park. The Counties shall negotiate on a case-by-case basis the sharing of any other expenses that may arise from the Park.

Section 3.02. ***Revenue Sharing Between Richland and Fairfield.***

(a) The Counties shall share all of the revenues received from the PILOT or Negotiated PILOT due with respect to the real and personal property located in the Park (the "Park Revenues").

(b) For Park Revenues received from property for which Fairfield is the Host County, after reimbursing itself for expenditures made to attract to and locate any particular property in the Park, Fairfield shall remit one percent (1%) of such Park Revenues to Richland as the Companion County.

(c) For Park Revenues received from property for which Richland is the Host County, Richland shall remit one percent (1%) of such Park Revenues to Fairfield as the Companion County. The amount remitted to Fairfield pursuant to this subsection (c) corresponds to, and satisfies, the allocation set forth in subsection (a) of the Park Revenues waterfall in Section 3 of the Riverfront IGA.

Section 3.03. ***Distribution of Revenues Within Each County.***

(a) For Park Revenues received by Fairfield as the Host County and remaining after distribution to Richland as the Companion County pursuant to Section 3.02(b), Fairfield elects to retain all such Park Revenues. Fairfield may unilaterally amend its distribution scheme by adopting a resolution or ordinance authorizing the amendment, which amendment shall automatically modify this Agreement upon delivery of written notice to Richland that includes a copy of the amending resolution or ordinance.

(b) For Park Revenues received by Richland as the Host County, Richland elects to distribute such Park Revenues each year in the following waterfall, which is intended to track and implement the waterfall set forth in Section 3 of the Riverfront IGA, a copy of which is attached as Exhibit B to this Agreement and incorporated herein by reference:

FIRST One percent (1%) of the Park Revenues shall be remitted to Fairfield as the Companion County in accordance with Section 3.02(c) of this Agreement, in satisfaction of subsection (a) of the waterfall set forth in Section 3 of the Riverfront IGA;

SECOND Seven percent (7%) of the Park Revenues remaining after the allocation in FIRST shall be deposited in the Richland County Economic Development Fund (the "Economic Development Fund");

THIRD From the Park Revenues remaining after the allocations in FIRST and SECOND, an amount equal to the respective Base Revenue (as defined in the Riverfront IGA) shall be paid to each Taxing Entity (as defined in the Riverfront IGA);

FOURTH The Park Revenues remaining after the allocations in FIRST, SECOND and THIRD, if any, constitute New Revenue (as defined in the Riverfront IGA) and shall be allocated as follows:

(i) For New Revenue generated by the Property with respect to the property tax year corresponding to the record date of December 31, 2026, through the first Fiscal Year of Operation (as such terms are defined in the Riverfront IGA) of the Project, an amount equal to fifty percent (50%) of the New Revenue shall be allocated to and deposited in the Riverfront Park Account (as defined in the Riverfront IGA) created and held by the Richland County Treasurer until the amount on deposit in the Riverfront Park Account equals $5,000,000, and thereafter any remaining New Revenue shall be allocated to and deposited in the Riverfront Park Reserve Account (as defined in the Riverfront IGA) created and held by the Richland County Treasurer until the amount on deposit in the Riverfront Park Reserve Account equals $10,000,000; and

(ii) From and after the first Fiscal Year of Operation of the Project through the end of the term of this Agreement, an amount equal to the lesser of (A) fifty percent (50%) of the New Revenue and (B) the Project Expense Cap (as defined in the Riverfront IGA) shall be allocated to and deposited in the Riverfront Park Account, and thereafter any remaining New Revenue shall be allocated to and deposited in the Riverfront Park Reserve Account until the amount on deposit in the Riverfront Park

Reserve Account equals the then-current Project Expense Reserve Cap (as defined in the Riverfront IGA);

FIFTH New Revenue remaining after the allocations in FIRST through FOURTH may, at the written request of the City and upon the written consent of Richland, be utilized to pay for the operation, maintenance, or construction of projects that provide or enhance pedestrian, bicycle, or vehicular connectivity to the Project; and

SIXTH All Park Revenues remaining after the allocations in FIRST through FIFTH shall be distributed, on a pro rata basis according to millage, to the Taxing Entities in accordance with each Taxing Entity's pro rata portion of the millage levied on the Property in the most recent property tax year (each, a "Pro-Rata Portion"). Any such distribution to a school district shall be further divided on a pro rata basis according to the operating and debt service millage levied by or collected on behalf of the school district.

(c) The release, use, audit, and reconciliation of funds on deposit in the Riverfront Park Account and the Riverfront Park Reserve Account shall be governed by the Riverfront IGA. Notwithstanding anything to the contrary in this Agreement, Richland may amend the distribution scheme set forth in Section 3.03(b) only if and to the extent permitted by, and in compliance with, the Riverfront IGA. Subject to the foregoing, Richland may unilaterally amend the distribution scheme applicable to its Park Revenues by adopting a resolution or ordinance authorizing the amendment, which amendment shall automatically modify this Agreement upon delivery of written notice to Fairfield that includes a copy of the amending resolution or ordinance.

Section 3.04. ***Annual Report and Disbursement.*** Not later than July 15 of each year, commencing July 15, 2027, each County shall prepare and submit to the other County a report detailing the Park Revenues received by such County and any amounts owed to the other County under the terms of this Agreement during the immediately preceding Fiscal Year. A check (or other payment in immediately available funds) for the amount reflected in the report shall be delivered at the same time. The report shall also include the annual updates to Exhibit A described in Section 1.02(c).

ARTICLE IV
MISCELLANEOUS

Section 4.01. ***Term.*** Unless earlier terminated as provided in this Agreement or in the Riverfront IGA, the term of this Agreement and of the Park shall commence on the Effective Date and shall continue for a period of twenty-five (25) years. The term of this Agreement may be extended by three (3) successive ten (10)-year periods through the adoption of an ordinance or resolution by each of Richland, Fairfield, and the City prior to the commencement of each ten (10)-year extension period, with notice of such extension delivered to the other parties to this Agreement and to the City. Notwithstanding the foregoing, if the City has not certified to Richland that the Commencement of Construction (as defined in the Riverfront IGA) of the Project has occurred by December 31, 2031 (or such later date as Richland and the City may agree pursuant to a written amendment to the Riverfront IGA), Richland shall deliver written notice to Fairfield specifying (i) the City's failure to so certify and (ii) that this Agreement is terminated in accordance with this

Section 4.01, and this Agreement shall terminate effective upon Richland's delivery of such notice to Fairfield.

Section 4.02. ***Termination; Effect.*** Upon expiration or earlier termination of this Agreement, (i) the Park shall automatically dissolve, (ii) the Property shall be relocated, in accordance with the Riverfront IGA, to the I-77 Corridor Regional Industrial Park established under that certain Amended and Restated Master Agreement, dated as of September 1, 2018, between Richland and Fairfield, as the same may be amended from time to time, and (iii) any funds remaining on deposit in the Riverfront Park Account or the Riverfront Park Reserve Account shall be paid to the Taxing Entities in accordance with each Taxing Entity's Pro-Rata Portion.

Section 4.03. ***Assessed Valuation.*** For the purpose of bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code of Laws of South Carolina 1976, as amended, allocation of the assessed value of property within the Park to the Counties and to each of the taxing entities within the Counties must be identical to the percentage of Park Revenues received by each County and taxing entity in the preceding Fiscal Year.

Section 4.04. ***Records.*** Each Host County covenants and agrees that, on request by the Companion County, the Host County will provide copies of the records of the annual levy, bills, and Park Revenues for the property located in the Park for which it is the Host County as such records become available in the normal course of the Host County's procedures. Richland shall additionally maintain records of all allocations and disbursements made pursuant to Section 3.03(b) of this Agreement and shall make such records available to Fairfield in accordance with this Section.

Section 4.05. ***Applicable Law.*** In order to avoid any conflict of laws or ordinances between the Counties, the ordinances of the Host County will be the applicable regulations or laws governing the property comprising the Park for which such County is the Host County. Nothing herein shall be construed to supersede any state or federal law or regulation. The Host County may adopt restrictive covenants and land use requirements with respect to the property comprising the Park for which such County is the Host County. This Agreement has been entered into in the State of South Carolina and shall be governed by, and construed in accordance with, South Carolina law, without giving effect to any choice of law provision or rule.

Section 4.06. ***Consent by the City and Other Municipalities.*** In accordance with the Act and the Riverfront IGA, the City has, by City ordinance, consented to the location of the Property within the Park to the extent the Property is situated within the City's geographical boundaries. In connection with the enlargement of the Park's boundaries pursuant to Section 1.02(a), the Host County shall obtain the consent of any municipality prior to locating any property in the Park that is situated within such municipality's geographical boundaries.

Section 4.07. ***Relationship to Riverfront IGA.*** This Agreement is intended to operate in conjunction with the Riverfront IGA. The Counties acknowledge that the Riverfront IGA contains additional terms governing, among other things, the creation of the Riverfront Park Account and the Riverfront Park Reserve Account, the release and use of funds on deposit therein, audit rights, default and remedies, and termination. In the event of any conflict or inconsistency between this Agreement and the Riverfront IGA with respect to the allocation, distribution, release, or use of

funds on deposit in the Riverfront Park Account or the Riverfront Park Reserve Account, the Riverfront IGA shall control as between Richland and the City. Nothing in the Riverfront IGA shall be deemed to amend or modify the rights and obligations of Fairfield under this Agreement without Fairfield's express written consent.

Section 4.08. ***Binding Effect of Agreement.*** This Agreement serves as a written instrument that is binding upon the signatory parties and their respective successors and permitted assigns.

Section 4.09. ***Severability.*** In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

Section 4.10. ***Complete Agreement; Amendment.*** Subject to Section 4.07 of this Agreement (regarding the supremacy of the Riverfront IGA as set forth therein), and except as may be stated in future agreements executed by and binding upon Richland and Fairfield, this Agreement constitutes the entire agreement between Richland and Fairfield with respect to the subject matter hereof, and no party hereto shall be bound by any oral or written agreements, statements, promises, or understandings not specifically set forth in this Agreement. Except for the amendments provided for in Article I and Section 3.03 of this Agreement, this Agreement may be amended only on the adoption of an ordinance by the governing bodies of Richland and Fairfield.

Section 4.11. ***Counterpart Execution.*** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, with the same effect as if the signatures hereto were upon the same instrument. Signatures delivered by facsimile, by electronic mail (including in PDF format), or through any electronic signature service or platform (including, without limitation, DocuSign or any other equivalent service) shall be deemed valid and binding for all purposes and shall have the same force and effect as original ink signatures.

Section 4.12. ***Termination Limitation.*** Notwithstanding any provision of this Agreement to the contrary, but subject to Section 4.01 and Section 4.02, Fairfield and Richland agree that this Agreement may not be terminated by either County for the initial twenty-five (25)-year term, except as expressly contemplated by this Agreement or the Riverfront IGA.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
Chair, Richland County Council

Attest:

_____
Clerk to County Council

FAIRFIELD COUNTY, SOUTH CAROLINA

By: _____
Chair, Fairfield County Council

Attest:

_____
Clerk to County Council

EXHIBIT A

Property Comprising the Congaree Riverfront District Business Park

[To be attached — list of tax map parcels comprising the Property as of the Effective Date, as identified in the Riverfront IGA.]

EXHIBIT B

Riverfront IGA

A copy of the Riverfront IGA, including the Park Revenues Waterfall Illustration attached as Exhibit C thereto, is attached hereto as Exhibit B and incorporated herein by reference. [Riverfront IGA to be attached.]

INTERGOVERNMENTAL AGREEMENT
CONGAREE RIVERFRONT DISTRICT
MULTI-COUNTY BUSINESS PARK

This **INTERGOVERNMENTAL AGREEMENT** ("***Agreement***") is entered into this __ day of June, 2026 ("Effective Date"), by and between the City of Columbia, South Carolina, a municipal corporation and political subdivision of the State of South Carolina (hereinafter referred to as "***City***"), and Richland County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (hereinafter referred to as the "***County***" and together with the City, the "***Parties***" and each a "***Party***"). Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in **Exhibit A: Definitions**.

RECITALS

WHEREAS, the City desires to create a public amenity to attract visitors to the greater Columbia area and stimulate commercial development adjacent to the riverfront;

WHEREAS, the City has determined to establish a riverfront park within the jurisdictional limits of the City along the portion of the Congaree River located between Catawba Street and the Gervais Street Bridge ("***Project***");

WHEREAS, the City has designated certain tax map parcels within the areas adjacent to the riverfront as the Congaree Riverfront District ("***District***"), which parcels are more particularly identified on **Exhibit B: Congaree Riverfront District Property** (the "***Property***");

WHEREAS, to accomplish the purposes described in this Agreement, the City has requested the County and the County desires to develop a new multi-county business park known as the "Congaree Riverfront District Business Park" (the "***Riverfront Business Park***") and locate the Property in the Riverfront Business Park;

WHEREAS, the Parties intend to establish a funding mechanism to offset the costs of operating and maintaining the Project (the "***Project Expenses***") through an allocation of a portion of the fee in lieu of ad valorem tax revenues paid by taxpayers that own qualifying commercial properties located in the Riverfront Business Park (the "***Park Revenue***");

WHEREAS, the Parties intend that the taxing entities with taxing jurisdiction over the Property as of the Effective Date ("***Taxing Entities***") do not experience a decrease in the amounts of their respective property tax collections from the Property as of December 31, 2024 (the "***Base Revenue***");

WHEREAS, the Parties intend that the Project Expenses be paid only from the portion of annual Park Revenues representing increased collections over and above Base Revenue (the "***New Revenue***");

WHEREAS, the County is authorized pursuant to Article VIII, Section 13 of the Constitution and in accordance with §4-1-170, Code of Laws of South Carolina, 1976, as amended, to jointly develop the Riverfront Business Park with a contiguous county (the "***Partner County***");

WHEREAS, the City must consent to the creation of the Riverfront Business Park because the Property is located within its corporate limits; and

WHEREAS, the County desires to create the Riverfront Business Park by executing and delivering a master agreement (the "***Park Agreement***") with a Partner County and locate the Property therein.

NOW, THEREFORE, the Parties agree as follows:

Section 1. Creation of Riverfront Business Park. The County shall create the Riverfront Business Park through the negotiation and execution of a Park Agreement with a Partner County by no later than December 31, 2026. The City shall consent to the location of the Property in the Riverfront Business Park subject to the terms provided herein. Notwithstanding any other provision of this Agreement or the description of the Property set forth on **Exhibit B**, any tax map parcel that, as of the Effective Date or at any time during the term of this Agreement, includes one or more structures that constitute owner-occupied residential property assessed at 4% (or such other assessment ratio as may from time to time be applicable to owner-occupied residential property under South Carolina law) (each such parcel, "***Residential Property***") shall be excluded from, and shall not be deemed to constitute part of, the District or the Property for any purpose under this Agreement; provided, however, that any such tax map parcel that, at any time during the term of this Agreement, ceases to be Residential Property shall be automatically included within, and shall be deemed to constitute part of, the District and the Property for purposes under this Agreement. The City and the County shall cooperate in good faith to effect any such exclusion or inclusion, and to update **Exhibit B** accordingly.

Section 2. Term of Riverfront Business Park.

(a) Unless earlier terminated as described in this Agreement, the Park Agreement establishing the Riverfront Business Park shall have a term of 25 years. Following expiration of the initial 25-year term, the term of the Park Agreement shall automatically renew for up to three successive 10-year periods, unless (i) either the County or the City adopts a resolution to terminate the Park Agreement and delivers written notice of such resolution to the other Party at least one year prior to the expiration of the then-current term, or (ii) the County and the City mutually agree, in writing, at any time, to terminate the Park Agreement.

(b) If the City has not certified to the County that the Commencement of Construction has occurred by December 31, 2031, then the Park Agreement shall automatically terminate, unless prior to such date the County and the City have executed a written amendment to this Agreement extending the date by which Commencement of Construction shall occur.

(c) On the expiration of the term of the Park Agreement, or the prior termination thereof pursuant to the terms of this Agreement, (i) the Riverfront Business Park shall automatically dissolve, (ii) the Relocated Property (as defined in Section 6) shall be transferred to the I-77 Corridor Regional Industrial Park, and (iii) any funds held in the Riverfront Park Operating Account or the Riverfront Park Reserve Account shall be distributed in accordance with Sections 4(f) and 5(f).

Section 3. Allocation and Payment of Park Revenues. Each year, Park Revenues shall be allocated and paid by the Richland County Treasurer utilizing the following waterfall as illustrated on **Exhibit C: Park Revenues Waterfall Illustration**:

(a) 1% of the Park Revenues shall be paid to the Partner County;

(b) 7% of the remaining Park Revenues shall be allocated to the County's Economic Development Fund;

(c) From the Park Revenues remaining after the allocations and payments in (a) and (b), an amount equal to the respective Base Revenue shall be paid to each Taxing Entity;

(d) The Park Revenues remaining after the allocations and payments in (a) through (c), if any, constitute New Revenue. New Revenue shall be allocated as follows:

(i) For New Revenue generated by the Property with respect to the property tax year corresponding to the record date of December 31, 2026, through the first Fiscal Year of Operation (as defined herein) of the Project, all New Revenue shall be transmitted by the County Treasurer to the City for deposit into the Riverfront Park Reserve Account until the amount on deposit in the Riverfront Park Reserve Account equals $10 million; and

(ii) From the first Fiscal Year of Operation of the Project through the end of the term of the Park Agreement, all New Revenue shall be transmitted by the County Treasurer to the City for deposit into the Riverfront Park Reserve Account until the amount on deposit in the Riverfront Park Reserve Account equals the then-current Project Expense Reserve Cap.

(e) New Revenue remaining after the allocations and payments in (a) through (d), may, at the written request of the City and upon the written consent of the County be utilized to pay for the operation, maintenance or construction of projects that provide or enhance pedestrian, bicycle or vehicular connectivity to the Project.

(f) New Revenue remaining after the allocations and payments in (a) through (e) shall be paid to the Taxing Entities in accordance with each Taxing Entity's pro-rata portion of the millage levied on the Property in the most recent property tax year ("***Pro-Rata Portion***").

Section 4. Release of Funds from the Riverfront Park Operating Account.

(a) *Annual Budgeted Project Expenses Certification*. No later than April 30 of each year, the City shall submit to the County a detailed, proposed annual budget of Project Expenses for County review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed, and which review and approval may be performed administratively by the County Administrator without further action of County Council. The County shall provide its written response to the proposed annual budget within 30 days of receipt of the proposed annual budget from the City. If the County does not respond within 30 days of receipt, the proposed budget shall not be deemed approved, and the City may deliver to the County a second written request clearly captioned as such and referencing this Section 4(a), in which case if the County fails to respond within 15 days of receipt of such second request, the proposed budget shall be deemed approved. The City shall not release funds from the Riverfront Park Reserve Account or expend funds from the Riverfront Park Operating Account in excess of the Project Expenses set forth in the approved annual budget, except as expressly permitted under Section 5.

(b) *Mechanics for Release*. The Riverfront Park Operating Account and the Riverfront Park Reserve Account shall each be created and held by the City. Upon the County's approval of the annual budget pursuant to Section 4(a), the City may release from the Riverfront Park Reserve Account to the Riverfront Park Operating Account an amount up to the aggregate Project Expenses set forth in the approved annual budget for the applicable Fiscal Year. If the amount so released is less than the Project Expenses set forth in the approved annual budget, the City may make additional transfers from the Riverfront Park Reserve Account to the Riverfront Park Operating Account during the Fiscal Year, in amounts up to such shortfall, as and to the extent the County Treasurer transmits funds to the City for deposit into the Riverfront Park Reserve Account pursuant to Section 3. If, in any Fiscal Year, the amounts on deposit in the Riverfront Park Reserve Account are insufficient to fund in full the Project Expenses set forth in the approved annual budget for such Fiscal Year, the City shall be responsible for the resulting shortfall, and the County shall have no obligation in respect thereof. Within 30 days following the end of each Fiscal Year, the City shall transfer any unspent funds in the Riverbank Park Operating Account as of the end of such Fiscal Year to the Riverfront Park Reserve Account, and, following such transfer, to the extent the amount then on deposit in the Riverfront Park Reserve Account exceeds the then-current Project Expense Reserve Cap, transmit any funds in the Riverfront Park Reserve Account in excess of the then-current Project Expense Reserve Cap to the County Treasurer for distribution to the Taxing Entities in accordance with each Taxing Entity's Pro-Rata Portion.

(c) *Annual Reporting of Project Expenses*. By December 31 of each year, the City shall provide the County with a written report including: (i) a detailed report of all Project Expenses incurred in the immediately preceding Fiscal Year; (ii) supporting documentation reasonably satisfactory to the County of such Project Expenses; (iii) a reconciliation of amounts disbursed for each category of Project Expenses in such Fiscal Year against amounts budgeted for each category of Project Expenses; and (iv) a statement of the balances on deposit in the Riverfront Park Operating Account and the Riverfront Park Reserve Account

as of the end of such Fiscal Year, together with a statement of all transfers between such accounts and all remittances to the County Treasurer pursuant to Section 4(b) during such Fiscal Year.

(d) *County Audit Rights*. The County shall have the right, upon 20 days' prior written notice, to audit the City's books and records relating to the Riverfront Park Operating Account, the Riverfront Park Reserve Account, and Project Expenses no more than once per Fiscal Year, and at any time following a Default by the City, which audit shall be conducted by an independent third party certified public accountant or firm of certified public accountants selected by the County and reasonably acceptable to the City (except that the County may select the auditor in its sole discretion following a Default by the City). The cost of such audit shall be paid from funds on deposit in the Riverfront Park Reserve Account, and the City shall release such funds to the County (or directly to the auditor) upon written request. If an audit reveals that funds were expended or released for purposes other than Project Expenses, then the City shall repay, subject to annual appropriation, such amounts to the Riverfront Park Reserve Account within 60 days of written demand. If the City does not appropriate funds for such repayment, then the County may direct the County Treasurer to suspend further transmittals to the City for deposit into the Riverfront Park Reserve Account until the repayment obligation is satisfied, and to apply the Park Revenues that would otherwise have been so transmitted to the Taxing Entities in accordance with each Taxing Entity's Pro-Rata Portion. The County may also withhold its approval of any annual budget pursuant to Section 4(a) or consent to any Supplemental Release pursuant to Section 5, pending repayment of such funds.

(e) *Interest*. The City may invest funds in the Riverfront Park Operating Account and the Riverfront Park Reserve Account in accordance with applicable South Carolina law governing the investment of public funds. All interest and investment earnings on amounts held in such accounts shall accrue to the benefit of the respective account in which they were earned and shall be treated as additional New Revenue for purposes of paying Project Expenses or Unbudgeted Expenses (as defined herein).

(f) *Distribution on Termination*. Upon termination of this Agreement for any reason, the City shall, within 30 days following such termination, transfer to the County Treasurer all amounts remaining on deposit in the Riverfront Park Operating Account. The County Treasurer shall thereupon distribute such amounts in accordance with the applicable termination provision of this Agreement. If no specific termination provision addresses the distribution of such funds, the County Treasurer shall pay such amounts to the Taxing Entities in accordance with each Taxing Entity's Pro-Rata Portion.

Section 5. Supplemental Release of Funds from the Riverfront Park Reserve Account.

(a) *Purpose*. Commencing with the Fiscal Year following the first Fiscal Year of Operation of the Project, the City may, with the prior written consent of the County, release funds from the Riverfront Park Reserve Account to the Riverfront Park Operating Account as a supplemental release (a "***Supplemental Release***") solely to fund Project Expenses that (i) were not included in the City's annual budget approved pursuant to Section 4(a) and (ii) could not reasonably have been known or anticipated at the time of submission of the annual budget for County approval (collectively, "***Unbudgeted Expenses***"). The County shall have no obligation to consent to a Supplemental Release for any purpose other than Unbudgeted Expenses.

(b) *Request and Documentation*. The City shall submit a written request to the County for the County's written consent to a Supplemental Release, accompanied by: (i) a detailed description of the Unbudgeted Expenses for which the Supplemental Release is sought; (ii) documentation reasonably satisfactory to the County evidencing the nature, necessity, and amount of such Unbudgeted Expenses; (iii) a certification by the City Manager that the expenses constitute Project Expenses as defined herein and were not reasonably foreseeable at the time the annual budget was submitted to the County for its review and approval; and (iv) an explanation of why the Unbudgeted Expenses cannot be deferred until the next Fiscal Year without material harm to the Project. The County shall have 30 days following receipt of a complete request (or such longer period as is reasonably necessary to review such request) to approve, modify, or deny such request or to request additional information from the City. A failure by the County to

respond within such 30 day (or longer) period shall not constitute consent, but the County agrees to cooperate with the City and work in good faith to review and promptly respond to such request.

(c) *Frequency Limitation*. Supplemental Releases shall be made no more than once per Fiscal Year, unless (1) the County, in its sole discretion, determines that an emergency exists posing an imminent threat to public health, safety or welfare at or arising from the Project (an "***Emergency***") or (2) the City and the County mutually agree to more frequent Supplemental Releases because of the timing and availability of New Revenue during the Fiscal Year. The City shall bear the burden of demonstrating the existence of an Emergency to the County's reasonable satisfaction with supporting documentation.

(d) *Audit Rights*. All Supplemental Releases from the Riverfront Park Reserve Account shall be subject to the County's audit rights as set forth in Section 4(d). If the final results of an audit reveal that any released funds were used for purposes other than the Unbudgeted Expenses for which the County consented to the Supplemental Release, the City shall repay, subject to annual appropriation, such amounts to the Riverfront Park Reserve Account within 60 days of written demand. If the City does not appropriate funds for such repayment to the Riverfront Park Reserve Account, then the County may direct the County Treasurer to suspend further transmittals to the City for deposit into the Riverfront Park Reserve Account until the repayment obligation is satisfied. The County may withhold its consent to further Supplemental Releases, and may direct the City to suspend further expenditures from the Riverfront Park Operating Account, pending repayment and delivery by the City to the County of assurances acceptable to the County that future expenditures and Supplemental Releases will only be made for Project Expenses or Unbudgeted Expenses, as applicable.

(e) *Interest*. The balance of the Riverfront Park Reserve Account shall include all interest and investment earnings accrued thereon in accordance with Section 4(e).

(f) *Distribution on Termination*. Upon termination of this Agreement for any reason, the City shall, within 30 days following such termination, transfer to the County Treasurer all amounts remaining on deposit in the Riverfront Park Reserve Account. The County Treasurer shall thereupon distribute such amounts in accordance with the applicable termination provision of this Agreement. If no specific termination provision addresses the distribution of such funds, the County Treasurer shall pay such amounts to the Taxing Entities in accordance with each Taxing Entity's pro-rata portion of the millage levied on the Property in the most recent property tax year.

Section 6. City Consent. The City shall consent to the inclusion of the Property within the Riverfront Business Park. The City's consent is a limited consent and is deemed to be consent only to the inclusion of the Property in the Riverfront Business Park solely for the specific purposes as set forth in this Agreement. The City's consent shall not be deemed to be consent to the location of the Property within the Riverfront Business Park for any other purpose, including specifically consent for purposes of any special source revenue credit or special source revenue bond applicable to any parcel of Property. Notwithstanding the foregoing, for any Property that is relocated from one multi-county business or industrial park to the Riverfront Business Park, the City is deemed to give its full consent, for all intents and purposes, to the location of such Property in the Riverfront Business Park.

The City's execution of this Agreement shall also constitute its consent to the relocation, on termination of the Riverfront Business Park as described in Section 2 of this Agreement, of only those portions of the Property that, as of the date of such termination, are subject to an incentive agreement with the County (including, without limitation, any fee in lieu of tax agreement or any agreement providing for a special source revenue credit or special source revenue bond) that requires the location of the subject Property in a multi-county business or industrial park as a condition to the effectiveness, validity, or continuation of such incentive agreement (collectively, the "***Relocated Property***") to the I-77 Corridor Regional Industrial Park. All portions of the Property that do not qualify as Relocated Property shall, as of the date of termination, cease to be located in any multi-county business or industrial park.

Section 7. Severability. In case any one or more of the provisions contained in this Agreement should be invalid, illegal or unenforceable in any respect and for any reason whatsoever, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. In the event any such provision is held to be invalid, illegal or unenforceable, the parties hereto shall make their best efforts to agree on a provision in substitution for such invalid, illegal or unenforceable provision that is as near in economic benefit as possible to the provision found to be invalid, illegal or unenforceable.

Section 8. Waiver. Any party may waive compliance by any of the other parties with any term or condition of this Agreement only in a writing signed by the waiving party.

Section 9. Entire Agreement; Amendment. Except as stated to the contrary herein, or except as may be stated in future agreements executed by and binding upon the parties to this Agreement, this Agreement constitutes the entire understanding among the parties with respect to the subject matter hereof. None of the parties shall be bound by any terms, conditions, statements or representations (oral or written) not herein contained. No modification of this Agreement shall be valid or binding unless such modification is in writing, duly dated, and signed by all parties to this Agreement.

Section 10. Time of Essence. Time is expressly declared to be of the essence with respect to the matters addressed in this Agreement.

Section 11. Governing Law. The governing law of this Agreement shall be the laws of the State of South Carolina without giving effect to any choice of law provision or rule.

Section 12. Incorporation by Reference. All Exhibits referred to in this Agreement are to be considered as if they are attached to and completely incorporated in this Agreement by reference.

Section 13. Default.

(a) *Notice of Default*. Upon the occurrence of any Default, the non-defaulting Party shall provide the defaulting Party with written notice specifying in reasonable detail the nature of the Default (a "***Default Notice***"). The defaulting Party shall have 10 days following receipt of the Default Notice to deliver written notice to the non-defaulting Party disputing whether a Default has occurred. If the defaulting Party does not timely dispute the Default, or if the Parties are unable to resolve any such dispute within 20 days of the Default Notice, the defaulting Party shall have 30 days from the expiration of the applicable dispute period to cure the Default (the "***Cure Period***").

(b) *Extended Cure Period.* If the Default is not reasonably susceptible to cure within the Cure Period, the Cure Period shall be extended for such additional time as is reasonably necessary, provided that: (i) the defaulting Party commences cure within the initial 30 day Cure Period; (ii) the defaulting Party diligently pursues cure to completion; and (iii) in no event shall the extended Cure Period exceed 90 days from the original Default Notice.

(c) *Remedies*. If a Default is not cured within the applicable Cure Period, the non-defaulting Party may, at its election, exercise any one or more of the following remedies:

1. Suspend its obligations under this Agreement, including, in the case of the County, the County's direction to the County Treasurer to transmit Park Revenues to the City for deposit into the Riverfront Park Reserve Account and the County's consent to any Supplemental Release, until the Default is cured;
2. Terminate this Agreement upon 30 days' written notice to the defaulting Party;
3. Seek specific performance of the defaulting Party's obligations; or
4. Pursue any other remedy available at law or in equity.

The remedies set forth herein are cumulative and not exclusive of any other remedy available to the non-defaulting Party.

(d) *Consequences of Termination Due to Default*. Upon termination of this Agreement pursuant to this Section 13, the City shall, within 30 days of such termination, transfer to the County Treasurer all funds held in the Riverfront Park Operating Account and the Riverfront Park Reserve Account, and the County Treasurer shall distribute such funds to the Taxing Entities in accordance with each Taxing Entity's pro-rata portion of the millage levied on the Property in the most recent property tax year, except to the extent any such funds are subject to a pending dispute or claim by either Party.

(e) *Limitation on Damages*. Notwithstanding anything to the contrary herein, neither Party shall be liable to the other for consequential, indirect, punitive, or speculative damages arising out of or related to a Default under this Agreement.

(f) *No Waiver*. The exercise of any remedy by the non-defaulting Party upon the occurrence of a Default shall not constitute a waiver of any other right or remedy available to it. The failure to exercise any remedy upon the occurrence of a Default shall not constitute a waiver of the right to exercise such remedy upon the occurrence of any subsequent Default.

Section 14. Notices. All notices, requests, demands, consents, approvals, and other communications required or permitted under this Agreement shall be in writing and shall be deemed duly given: (i) upon delivery, if delivered by hand; (ii) one business day after deposit with a nationally recognized overnight courier service, addressed to the recipient with charges prepaid; or (iii) upon transmission, if sent by email with confirmation of receipt (followed by hard copy sent by overnight courier). Notices shall be addressed as follows:

If to the City:
City Manager
City of Columbia
1737 Main Street
Columbia, South Carolina 29201
Email:

With a copy to:
City Attorney
City of Columbia
1737 Main Street
Columbia, South Carolina 29201
Email:

If to the County:
County Administrator
Richland County
2020 Hampton Street
Columbia, South Carolina 29204
Email:

With a copy to:
County Attorney
Richland County
2020 Hampton Street
Columbia, South Carolina 29204
Email:

and

Parker Poe Adams & Bernstein LLP
1221 Main Street, Suite 1100
Columbia, South Carolina 29201
Email: Columbiabondteam@parkerpoe.com

Either Party may change its notice address by providing written notice to the other Party in accordance with this Section.

Section 15. Counterparts. This Agreement may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures hereto and thereto were upon the same instrument.

IN WITNESS WHEREOF, this Agreement has been duly signed, sealed and delivered by the parties hereto as of the Effective Date.

CITY OF COLUMBIA, SOUTH CAROLINA

By: _____
[Mayor][City Manager]

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
[Chair, County Council][County Administrator]

EXHIBIT A

DEFINITIONS

"Commencement of Construction" shall mean the execution of one or more contracts for the construction of the Project and substantial completion of at least 20% of the scope of work provided under such contract(s).

"Default" shall mean any material failure by a Party to perform or observe any obligation, covenant, or condition required to be performed or observed by such Party under this Agreement.

"Fiscal Year" shall mean the fiscal year of the County, currently July 1 through June 30 of each year, as may be modified by applicable law.

"Operation" shall mean the first Fiscal Year that the Project is open and available to the public for its intended purposes.

"Project Expenses" shall mean the reasonable and necessary ongoing direct and proximate costs of operating, maintaining, and repairing the Project in its ordinary course, including without limitation: (i) routine operations and maintenance expenses, including landscaping, groundskeeping, cleaning, trash removal, security, utilities, and pest control; (ii) costs of ordinary repairs and preventive maintenance necessary to keep the Project in safe, functional, and publicly accessible condition; (iii) personnel and contractor costs directly attributable to Project operations, including wages, benefits, payroll taxes, and management or service fees paid to unrelated third parties providing direct Project services; (iv) insurance premiums, administrative expenses, permits, licenses, and compliance costs related solely to the Project; (v) the cost of materials, supplies, and equipment used for ongoing Project operations and maintenance; and (vi) capital expenditures for emergency repairs and for repairs required as a result of a catastrophic weather event or other natural disaster, regardless of whether such capital expenditures would otherwise be required to be capitalized under generally accepted accounting principles. Project Expenses shall expressly exclude: (i) costs of initial construction or development of the Project; (ii) capital improvements, replacements, or expansions that are required to be capitalized under generally accepted accounting principles, other than capital expenditures described in clause (vi) of the immediately preceding sentence; (iii) debt service or financing costs; and (iv) any costs unrelated to the ownership, operation, or maintenance of the Project.

"Project Expense Cap" shall mean, initially, an amount equal to $5 million, subject to an increase of 3% each Fiscal Year following commencement of Operation. The City and the County may mutually agree to adjust the Project Expense Cap at any time based on the anticipated Project Expenses following completion of the master plan for the District. The adjusted Project Expense Cap shall continue to increase by 3% each Fiscal Year.

"Project Expense Reserve Cap" shall mean an amount equal to twice the then-current Project Expense Cap.

EXHIBIT B

CONGAREE RIVERFRONT DISTRICT PROPERTY

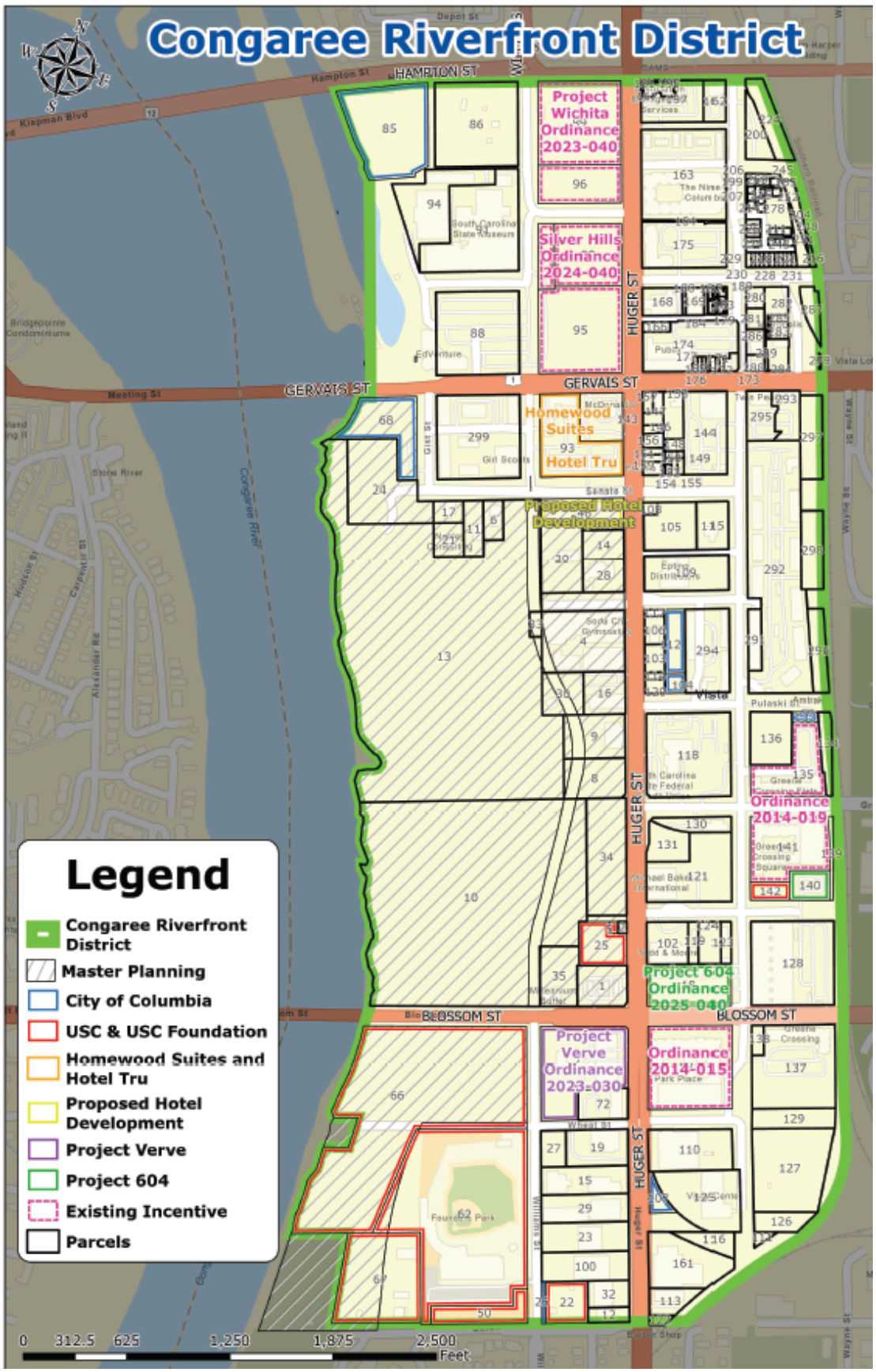

Congaree Riverfront District
HAMPTON ST
GERVAIS ST
BLOSSOM ST
HUGER ST
Project Wichita Ordinance 2023-040
Silver Hills Ordinance 2024-040
Homewood Suites
Hotel Tru
Proposed Hotel Development
Ordinance 2014-019
Project 604 Ordinance 2025-040
Project Verve Ordinance 2023-030
Ordinance 2014-015
Legend
Congaree Riverfront District
Master Planning
City of Columbia
USC & USC Foundation
Homewood Suites and Hotel Tru
Proposed Hotel Development
Project Verve
Project 604
Existing Incentive
Parcels
0 312.5 625 1,250 1,875 2,500
Feet

EXHIBIT C

PARK REVENUES WATERFALL ILLUSTRATION

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Teresa Knox, City Attorney**

Ordinance No.: 2026-038 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Convention Center District Business Park)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

First reading approval was given on May 5, 2026.

Background Summary:

Attachments:

1. 2026-038 - Convention Center MCIP Ordinance _v5
2. 2026-038 -(Convention Center)_ Master Park Agreement
3. 2026-038 - IGA Convention Center

ORDINANCE NO.: 2026-038

Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Convention Center District Business Park)

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, the City and County have prioritized the expansion and improvement of the Columbia Metropolitan Convention Center and the funding of supporting infrastructure and capital projects to attract additional visitors and conventions, promote tourism and commercial activity within the greater Columbia metropolitan area ("Convention Center Project"); and,

WHEREAS, the City and the County wish to establish a mechanism to fund certain costs associated with the Projects through the creation of a new multi-county business park pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, as amended, and South Carolina Code Annotated Section 4-1-170 (collectively, the "Act") and the distribution of fee in lieu of ad valorem tax revenues generated by qualifying property located within such park; and,

WHEREAS, the County has committed to include the real property comprising the Convention Center Project, on parcels located in the City as more particularly described on Exhibit A attached hereto (collectively, "Convention Center Property"), in a multicounty business park known as the "Convention Center District Business Park" (the "Convention Center Business Park"); and,

WHEREAS, the County desires to create the Convention Center Business Park by executing and delivering a master agreement with a Partner County (the "Convention Center Park Agreement") and incorporating the Convention Center Property therein; and,

WHEREAS, the provisions of the Convention Center Master Agreement will govern the operation of the Convention Center Business Park, including the sharing of expenses and revenues of the Convention Center Business Park, and the manner in which the revenue is to be distributed to each of the taxing entities within each of the Counties; and,

WHEREAS, the Convention Center Project is located within the geographical jurisdiction of the City and the City is required to provide its consent with respect to the creation of the Convention Center Business Park and the incorporation of the Convention Center Property therein to the extent the Convention Center Project falls within the geographical jurisdiction of the City; and,

WHEREAS, the City and the County desire to enter into an intergovernmental agreement related to the Convention Center Project, the substantially final form of which is attached as Exhibit B ("Convention Center IGA"), to govern the terms under which the City will agree to consent to the inclusion of the Convention Center Property in the Convention Center Business Park and to set forth certain terms regarding the revenue distribution of the Convention Center Business Park which will be reflected in the Convention Center Master Agreement, which is attached as Exhibit C; NOW, THEREFORE,

LEGAL DEPARTMENT DRAFT

BE IT ORDAINED, by the Mayor and City Council this ____ day of _____, 2026, that the City hereby consents to the creation of the Convention Center Business Park, and the inclusion of the Convention Center Property in the Convention Center Business Park, in the manner and to the extent provided in the Convention Center IGA, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Convention Center Property in the Convention Center Business Park and delivery of written notice to the County, pursuant to the Convention Center Park Agreement; provided, the Convention Center Property shall not be removed from the Convention Center Business Park for the term of the Convention Center IGA.

2. The Mayor and the City Manager, or either of them acting alone, is authorized to negotiate, prepare and execute on behalf of the City, the Convention Center IGA and any other documents, and to take any further action, as may be reasonably necessary to further the intent of this Ordinance.

3. Approval of this Ordinance does not constitute any development approvals, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

4. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

ATTEST:

_____
Deputy City Attorney

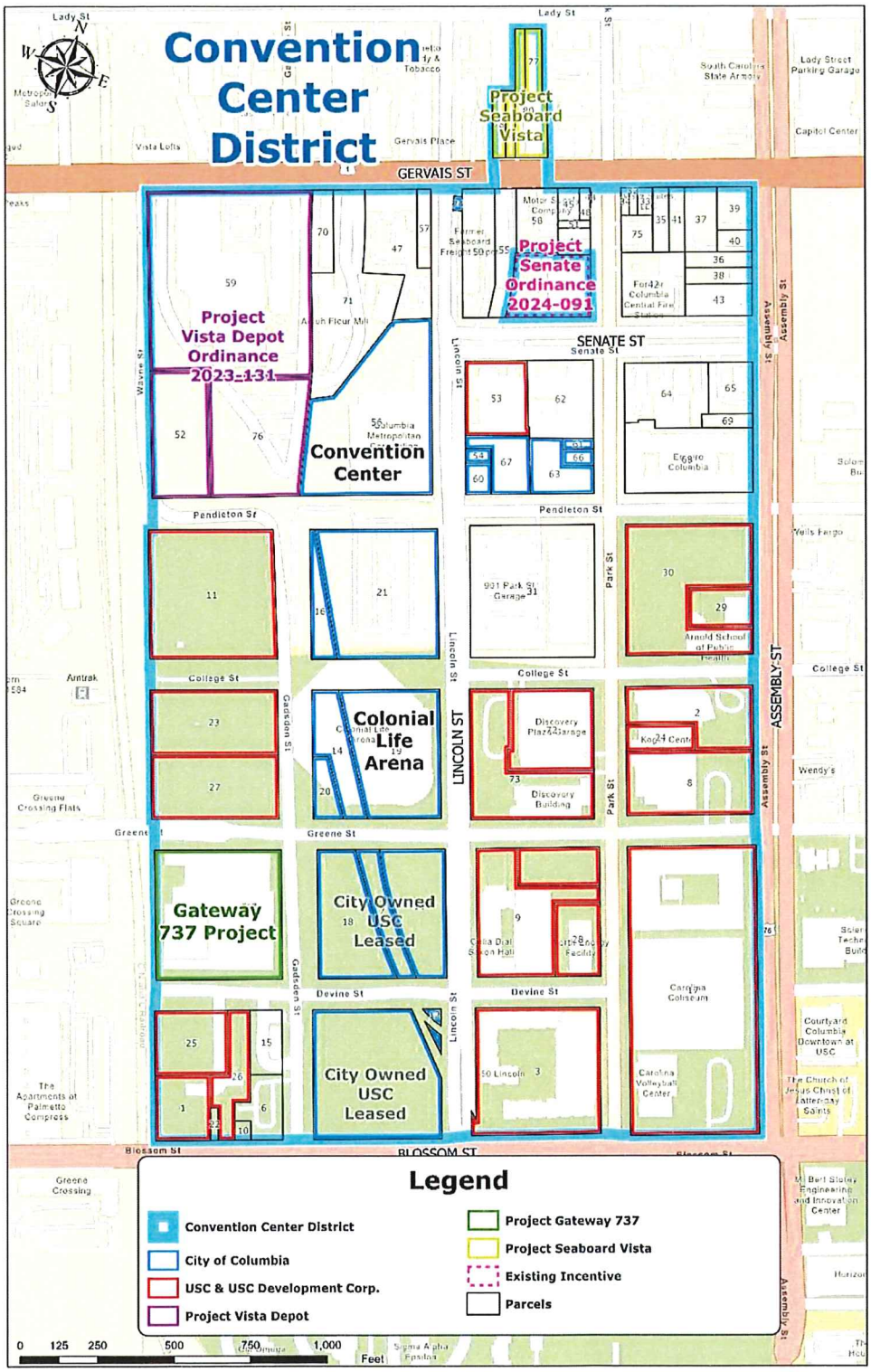
_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-038
EXHIBIT A
PROPERTY DESCRIPTION

LEGAL DEPARTMENT DRAFT


Convention Center District
Project Seaboard Vista
Project Senate Ordinance 2024-091
Project Vista Depot Ordinance 2023-131
Convention Center
Colonial Life Arena
Gateway 737 Project
City Owned USC Leased
City Owned USC Leased
GERVAIS ST
SENATE ST
PENDLETON ST
COLLEGE ST
GREENE ST
DEVINE ST
BLOSSOM ST
LINCOLN ST
ASSEMBLY ST
PARK ST
Legend
Convention Center District
City of Columbia
USC & USC Development Corp.
Project Vista Depot
Project Gateway 737
Project Seaboard Vista
Existing Incentive
Parcels
0 125 250 500 750 1,000
Feet

ORDINANCE NO.: 2026-038
EXHIBIT B
CONVENTION CENTER INTERGOVERNMENTAL AGREEMENT

ORDINANCE NO.: 2026-038
EXHIBIT C
CONVENTION CENTER MASTER AGREEMENT

MASTER AGREEMENT

Governing the

CONVENTION CENTER DISTRICT BUSINESS PARK

Between

Richland County, South Carolina

and

Fairfield County, South Carolina

Dated as of June __, 2026

Prepared By:

Parker Poe Adams & Bernstein LLP
Columbia, South Carolina

Instructions for County Auditor and County Treasurer

The real and personal property located within the Convention Center District Business Park (the "Park") is exempt from ad valorem taxes. The owners or lessees of the real and personal property located in the Park are obligated instead, under the terms of the State Constitution, to pay an amount equivalent to the taxes or other in-lieu-of payment that would have been due on the real and personal property located in the Park except for the exemption provided by the State Constitution.

The payments due on the real and personal property located in the Park may be lower than the otherwise payable ad valorem tax if the property is subject to a negotiated fee in-lieu-of taxes arrangement with either Richland or Fairfield County or is the beneficiary of a special source revenue or infrastructure credit. Therefore, when preparing the annual bills for the real and personal property located in the Park, please ensure that all applicable incentives have been applied and correctly calculated, including the use of a reduced assessment ratio and alternate millage rates.

Once a bill has been paid by an owner or lessee of real or personal property located in the Park, the provisions of this Agreement (together with the provisions of the Convention Center IGA, as defined herein) will govern how the payments are to be distributed between Richland and Fairfield Counties and then among the various taxing entities within each County and the other recipients identified in this Agreement. The Counties are permitted by law to distribute the payments among the taxing entities in a manner and proportion different than the ad valorem tax revenues would have been distributed if the real and personal property located in the Park were taxable.

MASTER AGREEMENT GOVERNING THE CONVENTION CENTER DISTRICT BUSINESS PARK

THIS MASTER AGREEMENT (this "***Agreement***") is entered into as of the ____ day of June, 2026 (the "***Effective Date***"), by and between **Richland County, South Carolina**, a body politic and corporate and political subdivision of the State of South Carolina ("***Richland***"), and **Fairfield County, South Carolina**, a body politic and corporate and political subdivision of the State of South Carolina ("***Fairfield***" and, together with Richland, the "***Counties***" and each, a "***County***"), pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, as amended, and Title 4, Chapter 1, Section 170 of the Code of Laws of South Carolina, 1976, as amended (collectively, the "***Act***").

RECITALS:

WHEREAS, Richland and the City of Columbia, South Carolina (the "***City***") share the goals of attracting visitors and conventions to the greater Columbia metropolitan area, supporting and growing the regional visitor economy, and stimulating commercial development that complements and benefits from an expanded convention and tourism sector; and

WHEREAS, Richland, in cooperation with the City, desires to promote the expansion and improvement of the Columbia Metropolitan Convention Center located within the jurisdictional limits of the City and to fund infrastructure and capital projects that support the Convention Center's ability to attract additional visitors and conventions (collectively, the "***Project***"); and

WHEREAS, Richland has designated certain tax map parcels within the areas surrounding and supporting the Convention Center as the Columbia Metropolitan Convention Center District (the "***District***"), which parcels are more particularly identified on Exhibit A hereto (the "***Property***"); and

WHEREAS, in furtherance of the Project and to provide a funding mechanism for the capital expansion and improvement of the Convention Center and the supporting infrastructure and capital projects, Richland and the City have entered into that certain Intergovernmental Agreement, dated as of the Effective Date, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the "***Convention Center IGA***"), pursuant to which, among other things, (i) Richland has agreed to develop a new multi-county business park to include the Property, (ii) the City has consented to the inclusion of the Property in such park, and (iii) the parties have established a waterfall for the allocation and distribution of the fee in lieu of ad valorem tax revenues paid by taxpayers that own qualifying commercial properties located in such park; and

WHEREAS, in accordance with the authority granted to the Counties by the Act, and in order to promote the economic welfare of their citizens and to fulfill Richland's commitments under the Convention Center IGA, the Counties wish to jointly create the Convention Center District Business Park (the "***Convention Center District Business Park***" or, for ease of reference in this Agreement, the "***Park***") and to govern its operation pursuant to this Agreement; and

WHEREAS, the City Council of the City of Columbia has, by ordinance, consented to the inclusion of the Property within the Park to the extent the Property is located within the corporate limits of the City; and

WHEREAS, the Counties intend that this Agreement, together with the Convention Center IGA, govern the operation of the Park as of the Effective Date.

NOW, THEREFORE, on the basis of the premises and mutual covenants herein contained, the sufficiency of which consideration is acknowledged, the parties agree as set forth below:

ARTICLE I
PARK BOUNDARIES

Section 1.01. ***Park Boundaries.*** The Park consists of the real property identified on Exhibit A and all personal property located on such real property or otherwise identified on Exhibit A. As of the Effective Date, all of the Property comprising the Park is located within Richland.

Section 1.02. ***Modification of Park Boundaries.***

(a) The Counties may enlarge the boundaries of the Park from time to time to include additional real or personal property. To enlarge the boundaries of the Park, the County in which the real or personal property to be included in the Park is located (the "Host County") shall adopt a resolution or ordinance authorizing the inclusion of such additional property in the Park. This Agreement is automatically amended to reflect the enlargement of the Park's boundaries without further action by the governing bodies of either County upon delivery of written notice to the non-Host County (the "Companion County") of the inclusion of the additional real or personal property in the Park. The written notice shall include a copy of the resolution or ordinance approving the inclusion of the property in the Park and a description or identification of the property included in the Park. To the extent any property to be added to the Park is situated within the geographical boundaries of any municipality, the Host County shall obtain the written consent of such municipality in accordance with the Act prior to including such property in the Park.

(b) The Counties may diminish the boundaries of the Park from time to time to remove real or personal property from the Park. To diminish the boundaries of the Park, the Host County and the Companion County shall each adopt a resolution or ordinance authorizing the removal of property from the Park. This Agreement is automatically amended to reflect the diminishment of the Park's boundaries once each County has adopted its approving resolution or ordinance. Each County shall deliver a copy of its resolution or ordinance approving the diminishment of the boundaries of the Park to the other County. The Counties acknowledge that, with respect to any Property included in the Park as of the Effective Date, removal of such Property from the Park is subject to the terms of the Convention Center IGA.

(c) Each County shall annually update Exhibit A to reflect the inclusion in or removal from the Park of any property for which such County is the Host County and shall deliver such update to the other County in accordance with Section 3.04 of this Agreement. The initial Exhibit A attached to this Agreement reflects the property located in the Park as of the Effective Date.

ARTICLE II
TAX STATUS; PAYMENTS IN-LIEU-OF TAXES

Section 2.01. ***Constitutional Exemption from Taxation.*** The Counties acknowledge that, under the provisions of the Act, all real and personal property located in the Park is exempt from all ad valorem taxation.

Section 2.02. ***Payment in-Lieu-of Taxes.***

(a) The owners or lessees of any property situated in the Park shall pay an amount equivalent to the ad valorem property taxes that would have been due and payable but for the location of such property within the Park (the "PILOT").

(b) The amount of the annual PILOT may be reduced if the owner or lessee of property located in the Park (i) has negotiated a fee in-lieu-of taxes arrangement with respect to the property with the Host County pursuant to the provisions of Sections 12-44-10, et seq., 4-12-30, or 4-29-67 of the Code of Laws of South Carolina 1976, as amended, or any successor provisions thereto as may be provided under South Carolina law, or (ii) receives a special source revenue or infrastructure credit with respect to the property under the provisions of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended, or any successor provisions thereto as may be provided under South Carolina law (collectively, (i) and (ii), a "Negotiated PILOT"). In either case, the terms of the agreement between the owner or lessee of the property and the Host County with respect to the Negotiated PILOT govern the calculation of the annual PILOT due with respect to the property located in the Park.

ARTICLE III
SHARING OF EXPENSES AND REVENUES OF THE PARK

Section 3.01. ***Expense Sharing.*** The Counties shall share the expenses relating to the Park, which may include expenses relating to the development, operation, maintenance, and promotion of the Park. For the property comprising the Park for which Fairfield is the Host County, Fairfield shall bear 100% of the expenses of such portion of the Park. For the property comprising the Park for which Richland is the Host County, Richland shall bear 100% of the expenses of such portion of the Park. The Counties shall negotiate on a case-by-case basis the sharing of any other expenses that may arise from the Park.

Section 3.02. ***Revenue Sharing Between Richland and Fairfield.***

(a) The Counties shall share all of the revenues received from the PILOT or Negotiated PILOT due with respect to the real and personal property located in the Park (the "Park Revenues").

(b) For Park Revenues received from property for which Fairfield is the Host County, after reimbursing itself for expenditures made to attract to and locate any particular property in the Park, Fairfield shall remit one percent (1%) of such Park Revenues to Richland as the Companion County.

(c) For Park Revenues received from property for which Richland is the Host County, Richland shall remit one percent (1%) of such Park Revenues to Fairfield as the Companion County. The amount remitted to Fairfield pursuant to this subsection (c) corresponds to, and satisfies, the allocation set forth in subsection (a) of the Park Revenues waterfall in Section 3 of the Convention Center IGA.

Section 3.03. ***Distribution of Revenues Within Each County.***

(a) For Park Revenues received by Fairfield as the Host County and remaining after distribution to Richland as the Companion County pursuant to Section 3.02(b), Fairfield elects to retain all such Park Revenues. Fairfield may unilaterally amend its distribution scheme by adopting a resolution or ordinance authorizing the amendment, which amendment shall automatically modify this Agreement upon delivery of written notice to Richland that includes a copy of the amending resolution or ordinance.

(b) For Park Revenues received by Richland as the Host County, Richland elects to distribute such Park Revenues each year in the following waterfall, which is intended to track and implement the waterfall set forth in Section 3 of the Convention Center IGA, a copy of which is attached as Exhibit B to this Agreement and incorporated herein by reference:

FIRST One percent (1%) of the Park Revenues shall be remitted to Fairfield as the Companion County in accordance with Section 3.02(c) of this Agreement, in satisfaction of subsection (a) of the waterfall set forth in Section 3 of the Convention Center IGA;

SECOND Seven percent (7%) of the Park Revenues remaining after the allocation in FIRST shall be deposited in the Richland County Economic Development Fund (the "Economic Development Fund");

THIRD From the Park Revenues remaining after the allocations in FIRST and SECOND, an amount equal to the respective Base Revenue (as defined in the Convention Center IGA) shall be paid to each Taxing Entity (as defined in the Convention Center IGA);

FOURTH The Park Revenues remaining after the allocations in FIRST, SECOND, and THIRD, if any, constitute New Revenue (as defined in the Convention Center IGA). An amount equal to fifty percent (50%) of such New Revenue shall be allocated to and deposited annually in the Convention Center Account (as defined in the Convention Center IGA) created and held by the Richland County Treasurer; and

FIFTH All Park Revenues remaining after the allocations in FIRST through FOURTH (including the remaining fifty percent (50%) of New Revenue) shall be distributed, on a pro rata basis according to millage, to the Taxing Entities in accordance with each Taxing Entity's pro rata portion of the millage levied on the Property in the most recent property tax year (each, a "Pro-Rata Portion"). Any such distribution to a school district shall be further divided on a pro rata basis according to the operating and debt service millage levied by or collected on behalf of the school district.

(c) The use, audit, and reconciliation of funds on deposit in the Convention Center Account shall be governed by the Convention Center IGA. As provided in the Convention Center IGA, funds on deposit in the Convention Center Account may be used and disbursed by Richland, in its

sole discretion, to pay or reimburse Project Expenses (as defined in the Convention Center IGA). Notwithstanding anything to the contrary in this Agreement, Richland may amend the distribution scheme set forth in Section 3.03(b) only if and to the extent permitted by, and in compliance with, the Convention Center IGA. Subject to the foregoing, Richland may unilaterally amend the distribution scheme applicable to its Park Revenues by adopting a resolution or ordinance authorizing the amendment, which amendment shall automatically modify this Agreement upon delivery of written notice to Fairfield that includes a copy of the amending resolution or ordinance.

Section 3.04. ***Annual Report and Disbursement.*** Not later than July 15 of each year, commencing July 15, 2027, each County shall prepare and submit to the other County a report detailing the Park Revenues received by such County and any amounts owed to the other County under the terms of this Agreement during the immediately preceding Fiscal Year. A check (or other payment in immediately available funds) for the amount reflected in the report shall be delivered at the same time. The report shall also include the annual updates to Exhibit A described in Section 1.02(c).

ARTICLE IV
MISCELLANEOUS

Section 4.01. ***Term.*** Unless earlier terminated as provided in this Agreement or in the Convention Center IGA, the term of this Agreement and of the Park shall commence on the Effective Date and shall continue for a period of twenty-five (25) years. The term of this Agreement may be extended by three (3) successive ten (10)-year periods through the adoption of a consent ordinance or resolution by each of Richland, Fairfield, and the City prior to the commencement of each ten (10)-year extension period. Notwithstanding the foregoing, if Richland has not certified to the City that the Commencement of Construction (as defined in the Convention Center IGA) of the Project has occurred by December 31, 2036 (or such later date as Richland and the City may agree pursuant to a written amendment to the Convention Center IGA), Richland shall deliver written notice to Fairfield specifying (i) Richland's inability to certify and (ii) that this Agreement is terminated in accordance with this Section 4.01, and this Agreement shall terminate effective upon Richland's delivery of such notice to Fairfield. Richland shall promptly deliver written notice to Fairfield of any amendment to the Convention Center IGA extending the date by which Commencement of Construction shall occur.

Section 4.02. ***Termination; Effect.*** Upon expiration or earlier termination of this Agreement, (i) the Park shall automatically dissolve, (ii) the Property shall be relocated, in accordance with the Convention Center IGA, to the I-77 Corridor Regional Industrial Park established under that certain Amended and Restated Master Agreement, dated as of September 1, 2018, between Richland and Fairfield, as the same may be amended from time to time, and (iii) any funds remaining on deposit in the Convention Center Account shall be paid to the Taxing Entities in accordance with each Taxing Entity's Pro-Rata Portion.

Section 4.03. ***Assessed Valuation.*** For the purpose of bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code of Laws of South Carolina 1976, as amended, allocation of the assessed value of property within the Park to the Counties and to each of the taxing entities within the Counties must be

identical to the percentage of Park Revenues received by each County and taxing entity in the preceding Fiscal Year.

Section 4.04. ***Records.*** Each Host County covenants and agrees that, on request by the Companion County, the Host County will provide copies of the records of the annual levy, bills, and Park Revenues for the property located in the Park for which it is the Host County as such records become available in the normal course of the Host County's procedures. Richland shall additionally maintain records of all allocations and disbursements made pursuant to Section 3.03(b) of this Agreement and shall make such records available to Fairfield in accordance with this Section.

Section 4.05. ***Applicable Law.*** In order to avoid any conflict of laws or ordinances between the Counties, the ordinances of the Host County will be the applicable regulations or laws governing the property comprising the Park for which such County is the Host County. Nothing herein shall be construed to supersede any state or federal law or regulation. The Host County may adopt restrictive covenants and land use requirements with respect to the property comprising the Park for which such County is the Host County. This Agreement has been entered into in the State of South Carolina and shall be governed by, and construed in accordance with, South Carolina law, without giving effect to any choice of law provision or rule.

Section 4.06. ***Consent by the City and Other Municipalities.*** In accordance with the Act and the Convention Center IGA, the City has, by City ordinance, consented to the location of the Property within the Park to the extent the Property is situated within the City's geographical boundaries. In connection with the enlargement of the Park's boundaries pursuant to Section 1.02(a), the Host County shall obtain the consent of any municipality prior to locating any property in the Park that is situated within such municipality's geographical boundaries.

Section 4.07. ***Relationship to Convention Center IGA.*** This Agreement is intended to operate in conjunction with the Convention Center IGA. The Counties acknowledge that the Convention Center IGA contains additional terms governing, among other things, the creation of the Convention Center Account, the use of funds on deposit therein, audit rights, default and remedies, and termination. In the event of any conflict or inconsistency between this Agreement and the Convention Center IGA with respect to the allocation, distribution, or use of funds on deposit in the Convention Center Account, the Convention Center IGA shall control as between Richland and the City. Nothing in the Convention Center IGA shall be deemed to amend or modify the rights and obligations of Fairfield under this Agreement without Fairfield's express written consent.

Section 4.08. ***No Pledge of Park Revenues.*** Nothing in this Agreement shall be construed as a pledge of Park Revenues by Fairfield in support of any debt or other obligation issued or incurred by Richland in connection with the Project. Any pledge of Park Revenues by Richland in support of debt issued or incurred by Richland to finance Project Expenses (as defined in the Convention Center IGA) shall be limited to that portion of the Park Revenues that Richland is entitled to receive and retain under this Agreement and the Convention Center IGA.

Section 4.09. ***Binding Effect of Agreement.*** This Agreement serves as a written instrument that is binding upon the signatory parties and their respective successors and permitted assigns.

Section 4.10. ***Severability.*** In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

Section 4.11. ***Complete Agreement; Amendment.*** Subject to Section 4.07 of this Agreement (regarding the supremacy of the Convention Center IGA as set forth therein), and except as may be stated in future agreements executed by and binding upon Richland and Fairfield, this Agreement constitutes the entire agreement between Richland and Fairfield with respect to the subject matter hereof, and no party hereto shall be bound by any oral or written agreements, statements, promises, or understandings not specifically set forth in this Agreement. Except for the amendments provided for in Article I and Section 3.03 of this Agreement, this Agreement may be amended only on the adoption of an ordinance by the governing bodies of Richland and Fairfield.

Section 4.12. ***Counterpart Execution.*** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, with the same effect as if the signatures hereto were upon the same instrument. Signatures delivered by facsimile, by electronic mail (including in PDF format), or through any electronic signature service or platform (including, without limitation, DocuSign or any other equivalent service) shall be deemed valid and binding for all purposes and shall have the same force and effect as original ink signatures.

Section 4.13. ***Termination Limitation.*** Notwithstanding any provision of this Agreement to the contrary, but subject to Section 4.01 and Section 4.02, Fairfield and Richland agree that this Agreement may not be terminated by either County for the initial twenty-five (25)-year term, except as expressly contemplated by this Agreement or the Convention Center IGA.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
Chair, Richland County Council

Attest:

_____
Clerk to County Council

FAIRFIELD COUNTY, SOUTH CAROLINA

By: _____
Chair, Fairfield County Council

Attest:

_____
Clerk to County Council

EXHIBIT A

Property Comprising the Convention Center District Business Park

[To be attached — list of tax map parcels comprising the Property as of the Effective Date, as identified in the Convention Center IGA.]

EXHIBIT B

Convention Center IGA

A copy of the Convention Center IGA, including the Park Revenues Waterfall Illustration attached as Exhibit C thereto, is attached hereto as Exhibit B and incorporated herein by reference. [Convention Center IGA to be attached.]

INTERGOVERNMENTAL AGREEMENT
COLUMBIA METROPOLITAN CONVENTION CENTER DISTRICT
MULTI-COUNTY BUSINESS PARK

This **INTERGOVERNMENTAL AGREEMENT** ("***Agreement***") is entered into this __ day of June, 2026 ("Effective Date"), by and between the City of Columbia, South Carolina, a municipal corporation and political subdivision of the State of South Carolina (hereinafter referred to as "***City***"), and Richland County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (hereinafter referred to as the "***County***" and together with the City, the "***Parties***" and each a "***Party***"). Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in **Exhibit A: Definitions**.

RECITALS

WHEREAS, the County and the City share the goals of attracting visitors and conventions to the greater Columbia metropolitan area, supporting and growing the regional visitor economy, and stimulating commercial development that complements and benefits from an expanded convention and tourism sector;

WHEREAS, the County and the City have previously entered into agreements to cooperate in the development and operation of the Convention Center, all of which remain in effect in accordance with their terms;

WHEREAS, the County, in cooperation with the City, desires to promote the expansion and improvement of the Columbia Metropolitan Convention Center located within the jurisdictional limits of the City and to fund infrastructure and capital projects that support the Convention Center's ability to attract additional visitors and conventions (collectively, the "***Project***");

WHEREAS, the County has designated certain tax map parcels within the areas surrounding and supporting the Convention Center as the Columbia Metropolitan Convention Center District ("***District***"), which parcels are more particularly identified on **Exhibit B: Convention Center District Property** (the "***Property***");

WHEREAS, to accomplish the purposes described in this Agreement, the County desires to develop a new multi-county business park known as the "Convention Center District Business Park" (the "***Convention Center District Business Park***") and locate the Property in the Convention Center District Business Park;

WHEREAS, the Parties intend to establish a funding mechanism to fund the capital expansion and improvement of the Convention Center and the supporting infrastructure and capital projects that will be part of the Project (the "***Project Expenses***") through an allocation of a portion of the fee in lieu of ad valorem tax revenues paid by taxpayers that own qualifying commercial properties located in the Convention Center District Business Park (the "***Park Revenue***");

WHEREAS, the Parties acknowledge and find that the expansion and improvement of the Convention Center, together with the funding of supporting infrastructure and capital projects, will produce material economic benefits to both the County and the City, including, without limitation: (i) increased visitor and convention activity in the greater Columbia metropolitan area, with corresponding growth in lodging, food and beverage, retail, and entertainment expenditures; (ii) increased collections of accommodations taxes, hospitality taxes, and local sales and use taxes by the County and the City; (iii) growth in the property tax base from new and expanded hotel, restaurant, retail, and mixed-use development supporting and surrounding the Convention Center; (iv) the creation and retention of jobs in the hospitality, construction, and service sectors; and (v) enhanced regional and national visibility for the Columbia metropolitan area as a destination for conventions, meetings, and events;

WHEREAS, the Parties further acknowledge that supporting infrastructure and capital projects within and adjacent to the Convention Center District including, but not limited to parking facilities, hotels, streetscape improvements, public realm enhancements, signage and wayfinding, transit and pedestrian connections, and utility upgrades directly enhance the Convention Center's ability to host larger and more frequent events, increase visitor capacity and duration of stay, and maximize the economic return on the Convention Center to both the County and the City;

WHEREAS, the Parties intend that the taxing entities with taxing jurisdiction over the Property as of the Effective Date ("***Taxing Entities***") do not experience a decrease in the amounts of their respective property tax collections from the Property as of December 31, 2024 (the "***Base Revenue***");

WHEREAS, the Parties intend that the Project Expenses be paid only from the portion of annual Park Revenues representing increased collections over and above Base Revenue (the "***New Revenue***");

WHEREAS, the County is authorized pursuant to Article VIII, Section 13 of the Constitution and in accordance with §4-1-170, Code of Laws of South Carolina, 1976, as amended, to jointly develop the Convention Center District Business Park with a contiguous county (the "***Partner County***");

WHEREAS, the City must consent to the creation of the Convention Center District Business Park because the Property is located within its corporate limits; and

WHEREAS, the County desires to create the Convention Center District Business Park by executing and delivering a master agreement (the "***Park Agreement***") with a Partner County and locate the Property therein.

NOW, THEREFORE, the Parties agree as follows:

Section 1. Creation of Convention Center District Business Park. The County shall create the Convention Center District Business Park through the negotiation and execution of a Park Agreement with a Partner County by no later than December 31, 2026. The City shall consent to the location of the Property in the Convention Center District Business Park subject to the terms provided herein. Notwithstanding any other provision of this Agreement or the description of the Property set forth on **Exhibit B**, any tax map parcel that, as of the Effective Date or at any time during the term of this Agreement, includes one or more structures that constitute owner-occupied residential property assessed at 4% (or such other assessment ratio as may from time to time be applicable to owner-occupied residential property under South Carolina law) (each such parcel, "***Residential Property***") shall be excluded from, and shall not be deemed to constitute part of, the District or the Property for any purpose under this Agreement; provided, however, that any such tax map parcel that, at any time during the term of this Agreement, ceases to be Residential Property shall be automatically included within, and shall be deemed to constitute part of, the District and the Property for purposes under this Agreement. The City and the County shall cooperate in good faith to effect any such exclusion or inclusion, and to update **Exhibit B** accordingly.

Section 2. Term of Convention Center District Business Park.

(a) Unless earlier terminated as described in this Agreement, the Park Agreement establishing the Convention Center Business Park shall have a term of 25 years. Following expiration of the initial 25-year term, the term of the Park Agreement shall automatically renew for up to three successive 10-year periods, unless (i) either the County or the City adopts a resolution to terminate the Park Agreement and delivers written notice of such resolution to the other Party at least one year prior to the expiration of the then-current term, or (ii) the County and the City mutually agree, in writing, at any time, to terminate the Park Agreement.

(b) If the County has not certified to the City that the Commencement of Construction has occurred by December 31, 2036, then the Park Agreement shall automatically terminate, unless prior to such date the County and the City have executed a written amendment to this Agreement extending the date by which Commencement of Construction shall occur.

(c) On the expiration of the term of the Park Agreement, or the prior termination thereof pursuant to the terms of this Agreement, (i) the Convention Center District Business Park shall automatically dissolve, (ii) the Relocated Property (as defined in Section 6) shall be transferred to the I-77 Corridor Regional Industrial Park, and (iii) any funds held by the County in the Convention Center Account shall be paid to the Taxing Entities in accordance with each Taxing Entity's pro-rata portion of the millage levied on the Property in the most recent property tax year.

Section 3. Allocation and Payment of Park Revenues. Each year, Park Revenues shall be allocated and paid by the Richland County Treasurer utilizing the following waterfall as illustrated on **Exhibit C: Park Revenues Waterfall Illustration**:

(a) 1% of the Park Revenues shall be paid to the Partner County;

(b) 7% of the remaining Park Revenues shall be allocated to the County's Economic Development Fund;

(c) From the Park Revenues remaining after the allocations and payments in (a) and (b), an amount equal to the respective Base Revenue shall be paid to each Taxing Entity;

(d) The Park Revenues remaining after the allocations and payments in (a) through (c), if any, constitute New Revenue. An amount equal to 50% of the New Revenue shall be allocated to and deposited annually in the Convention Center Account created and held by the County Treasurer, and the remaining 50% of the New Revenue shall be allocated and paid pursuant to subsection (e) below; and

(e) New Revenue remaining after the allocations and payments in (a) through (d) shall be paid to the Taxing Entities in accordance with each Taxing Entity's pro-rata portion of the millage levied on the Property in the most recent property tax year ("***Pro-Rata Portion***").

Section 4. Convention Center Account.

(a) *Mechanics for Use*. Funds on deposit in the Convention Center Account may be used and disbursed by the County, in its sole discretion, to pay or reimburse Project Expenses. The County may expend funds in the Convention Center Account at such times and in such amounts as the County determines, in its sole discretion, are appropriate to advance the Project. The County and the City share a common interest in the success of the Project and will engage in regular communication regarding the County's planned and completed expenditures, and the County will consider in good faith any input the City may offer on opportunities to coordinate such expenditures with City initiatives.

(b) *Annual Reporting of Project Expenses*. By December 31 of each year, the County shall provide the City with a written report summarizing (i) Project Expenses paid or reimbursed from the Convention Center Account during the immediately preceding Fiscal Year and (ii) the balance on deposit in the Convention Center Account as of the end of such Fiscal Year. The annual report is provided for informational purposes only and does not require City approval, and the City's receipt of, or failure to object to, the annual report shall not constitute a waiver of the City's audit rights under Section 4(c).

(c) *City Audit Rights*. The City shall have the right, upon 20 days' prior written notice and no more than once per Fiscal Year, to audit the County's financial books and records directly relating to Project

Expenses paid or reimbursed from the Convention Center Account during the two (2) Fiscal Years immediately preceding the date of the audit notice. The audit shall be conducted by an independent third party certified public accountant or firm of certified public accountants selected by the City and subject to the County's prior written approval, which shall not be unreasonably withheld. The cost of the audit shall be borne by the City. The County shall reasonably cooperate with any such audit and shall make available such books, records, and personnel as are reasonably necessary for the City's auditor to verify that disbursements from the Convention Center Account were made for Project Expenses.

For purposes of this Section, an expenditure shall be deemed to have been made for Project Expenses if the County, at the time of the expenditure, determined in good faith that the expenditure satisfied the definition of Project Expenses set forth on Exhibit A, and the County's good faith determination shall be entitled to deference. If an audit reveals that funds were disbursed for purposes other than Project Expenses, the City shall provide the County with a written notice of the audit findings and a reasonable opportunity to respond. If the Parties are unable to resolve the matter within 60 days, the dispute shall be resolved in accordance with Section 12. Following resolution that funds were improperly disbursed, the County shall, subject to annual appropriation, repay such amounts to the Convention Center Account within 60 days of written demand from the City. Nothing in this Section shall be construed to limit, condition, or impair the County's discretion under Section 4(a) to determine the timing, amount, or purpose of expenditures from the Convention Center Account.

(d) *Interest*. The County Treasurer may invest funds in the Convention Center Account in accordance with applicable South Carolina law governing the investment of public funds. All interest and investment earnings on amounts held in the Convention Center Account shall accrue to the benefit of such account and shall be treated as additional New Revenue for purposes of paying Project Expenses.

(e) *Distribution on Termination*. Upon termination of this Agreement for any reason, any amounts remaining on deposit in the Convention Center Account shall be distributed in accordance with the applicable termination provision of this Agreement. If no specific termination provision addresses the distribution of the funds, such amounts shall be paid to the Taxing Entities in accordance with each Taxing Entity's Pro-Rata Portion.

Section 5. City Consent. The City shall consent to the inclusion of the Property within the Convention Center District Business Park. The City's consent is a limited consent and is deemed to be consent only to the inclusion of the Property in the Convention Center District Business Park solely for the specific purposes as set forth in this Agreement. The City's consent shall not be deemed to be consent to the location of the Property within the Convention Center District Business Park for any other purpose, including specifically consent to any special source revenue credit or special source revenue bond applicable to any parcel of Property. Notwithstanding the foregoing, for any Property that is relocated from one multi-county business or industrial park to the Convention Center District Business Park, the City is deemed to give its full consent, for all intents and purposes, to the location of such Property in the Convention Center District Business Park.

The City's execution of this Agreement shall also constitute its consent to the relocation, on termination of the Convention Center Business Park as described in Section 2 of this Agreement, of only those portions of the Property that, as of the date of such termination, are subject to an incentive agreement with the County (including, without limitation, any fee in lieu of tax agreement or any agreement providing for a special source revenue credit or special source revenue bond) that requires the location of the subject Property in a multi-county business or industrial park as a condition to the effectiveness, validity, or continuation of such incentive agreement (collectively, the "***Relocated Property***") to the I-77 Corridor Regional Industrial Park. All portions of the Property that do not qualify as Relocated Property shall, as of the date of termination, cease to be located in any multi-county business or industrial park.

Section 6. Severability. In case any one or more of the provisions contained in this Agreement should be invalid, illegal or unenforceable in any respect and for any reason whatsoever, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. In the event any such provision is held to be invalid, illegal or unenforceable, the parties hereto shall make their best efforts to agree on a provision in substitution for such invalid, illegal or unenforceable provision that is as near in economic benefit as possible to the provision found to be invalid, illegal or unenforceable.

Section 7. Waiver. Any party may waive compliance by any of the other parties with any term or condition of this Agreement only in a writing signed by the waiving party.

Section 8. Entire Agreement; Amendment. Except as stated to the contrary herein, or except as may be stated in future agreements executed by and binding upon the parties to this Agreement, this Agreement constitutes the entire understanding among the parties with respect to the subject matter hereof. None of the parties shall be bound by any terms, conditions, statements or representations (oral or written) not herein contained. No modification of this Agreement shall be valid or binding unless such modification is in writing, duly dated, and signed by all parties to this Agreement.

Section 9. Time of Essence. Time is expressly declared to be of the essence with respect to the matters addressed in this Agreement.

Section 10. Governing Law. The governing law of this Agreement shall be the laws of the State of South Carolina without giving effect to any choice of law provision or rule.

Section 11. Incorporation by Reference. All Exhibits referred to in this Agreement are to be considered as if they are attached to and completely incorporated in this Agreement by reference.

Section 12. Default.

(a) *Notice of Default*. Upon the occurrence of any Default, the non-defaulting Party shall provide the defaulting Party with written notice specifying in reasonable detail the nature of the Default (a "***Default Notice***"). The defaulting Party shall have 10 days following receipt of the Default Notice to deliver written notice to the non-defaulting Party disputing whether a Default has occurred. If the defaulting Party does not timely dispute the Default, or if the Parties are unable to resolve any such dispute within 20 days of the Default Notice, the defaulting Party shall have 30 days from the expiration of the applicable dispute period to cure the Default (the "***Cure Period***").

(b) *Extended Cure Period.* If the Default is not reasonably susceptible to cure within the Cure Period, the Cure Period shall be extended for such additional time as is reasonably necessary, provided that: (i) the defaulting Party commences cure within the initial 30 day Cure Period; (ii) the defaulting Party diligently pursues cure to completion; and (iii) in no event shall the extended Cure Period exceed 90 days from the original Default Notice.

(c) *Remedies*. If a Default is not cured within the applicable Cure Period, the non-defaulting Party may, at its election, exercise any one or more of the following remedies:

1. Terminate this Agreement upon 30 days' written notice to the defaulting Party;
2. Seek specific performance of the defaulting Party's obligations; or
3. Pursue any other remedy available at law or in equity.

The remedies set forth herein are cumulative and not exclusive of any other remedy available to the non-defaulting Party. Notwithstanding the foregoing, if there is any debt outstanding that is secured in any respect by or payable from the New Revenue allocated to the Convention Center Account or the funds

on deposit therein, the Parties agree that the termination remedy set forth in Section 12(c)(1) shall be suspended until any such debt has matured.

(d) *Consequences of Termination Due to Default*. Upon termination of this Agreement pursuant to this Section 12, funds held in the Convention Center Account shall be distributed to the Taxing Entities in accordance with each Taxing Entity's pro-rata portion of the millage levied on the Property in the most recent property tax year, except to the extent any such funds are subject to a pending dispute or claim by either Party.

(e) *Limitation on Damages*. Notwithstanding anything to the contrary herein, neither Party shall be liable to the other for consequential, indirect, punitive, or speculative damages arising out of or related to a Default under this Agreement.

(f) *No Waiver*. The exercise of any remedy by the non-defaulting Party upon the occurrence of a Default shall not constitute a waiver of any other right or remedy available to it. The failure to exercise any remedy upon the occurrence of a Default shall not constitute a waiver of the right to exercise such remedy upon the occurrence of any subsequent Default.

Section 13. Notices. All notices, requests, demands, consents, approvals, and other communications required or permitted under this Agreement shall be in writing and shall be deemed duly given: (i) upon delivery, if delivered by hand; (ii) one business day after deposit with a nationally recognized overnight courier service, addressed to the recipient with charges prepaid; or (iii) upon transmission, if sent by email with confirmation of receipt (followed by hard copy sent by overnight courier). Notices shall be addressed as follows:

If to the City:

City Manager
City of Columbia
1737 Main Street
Columbia, South Carolina 29201
Email:

With a copy to:
City Attorney
City of Columbia
1737 Main Street
Columbia, South Carolina 29201
Email:

If to the County:
County Administrator
Richland County
2020 Hampton Street
Columbia, South Carolina 29204
Email:

With a copy to:
County Attorney
Richland County
2020 Hampton Street
Columbia, South Carolina 29204
Email:

and

Parker Poe Adams & Bernstein LLP
1221 Main Street, Suite 1100
Columbia, South Carolina 29201
Email: Columbiabondteam@parkerpoe.com

Either Party may change its notice address by providing written notice to the other Party in accordance with this Section.

Section 14. Counterparts. This Agreement may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures hereto and thereto were upon the same instrument.

IN WITNESS WHEREOF, this Agreement has been duly signed, sealed and delivered by the parties hereto as of the Effective Date.

CITY OF COLUMBIA, SOUTH CAROLINA

By: _____
[Mayor][City Manager]

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
[Chair, County Council][County Administrator]

EXHIBIT A

DEFINITIONS

"Commencement of Construction" shall mean the execution of one or more contracts for the construction of the Project and substantial completion of at least 20% of the scope of work provided under such contract(s).

"Default" shall mean any material failure by a Party to perform or observe any obligation, covenant, or condition required to be performed or observed by such Party under this Agreement.

"Fiscal Year" shall mean the fiscal year of the County, currently July 1 through June 30 of each year, as may be modified by applicable law.

"Project Expenses" shall mean any and all costs and expenditures, of any nature, that are related, directly or indirectly, to the Project, including without limitation: (i) the cost of planning, design, engineering, architectural, and consulting services for the expansion or improvement of the Convention Center; (ii) the cost of acquiring real property, easements, rights of way, and improvements for or supporting the Convention Center or the Project; (iii) the cost of construction, expansion, renovation, replacement, equipping, and furnishing of the Convention Center and any related facilities; (iv) the cost of constructing, expanding, renovating, or improving infrastructure or capital projects within or adjacent to the Convention Center District that support the Convention Center's ability to attract additional visitors, conventions, meetings, or events, including without limitation parking facilities, hotels, streetscape and public realm improvements, signage and wayfinding, transit and pedestrian connections, lighting, utilities, and supporting public amenities; (v) debt service, financing costs, costs of issuance, capitalized interest, and reserves on bonds, notes, or other obligations issued by the County, City or any agency or instrumentality thereof to finance any of the foregoing; (vi) the cost of operating, maintaining, repairing, marketing, and promoting the Convention Center and the Project; and (vii) any other cost or expenditure that the County, in its sole discretion, determines is reasonably related to the expansion, improvement, support, or promotion of the Convention Center. The Parties intend the term "Project Expenses" to be construed broadly and permissively to give effect to the County's control over the Convention Center Account and the Project.

EXHIBIT B

CONVENTION CENTER DISTRICT PROPERTY

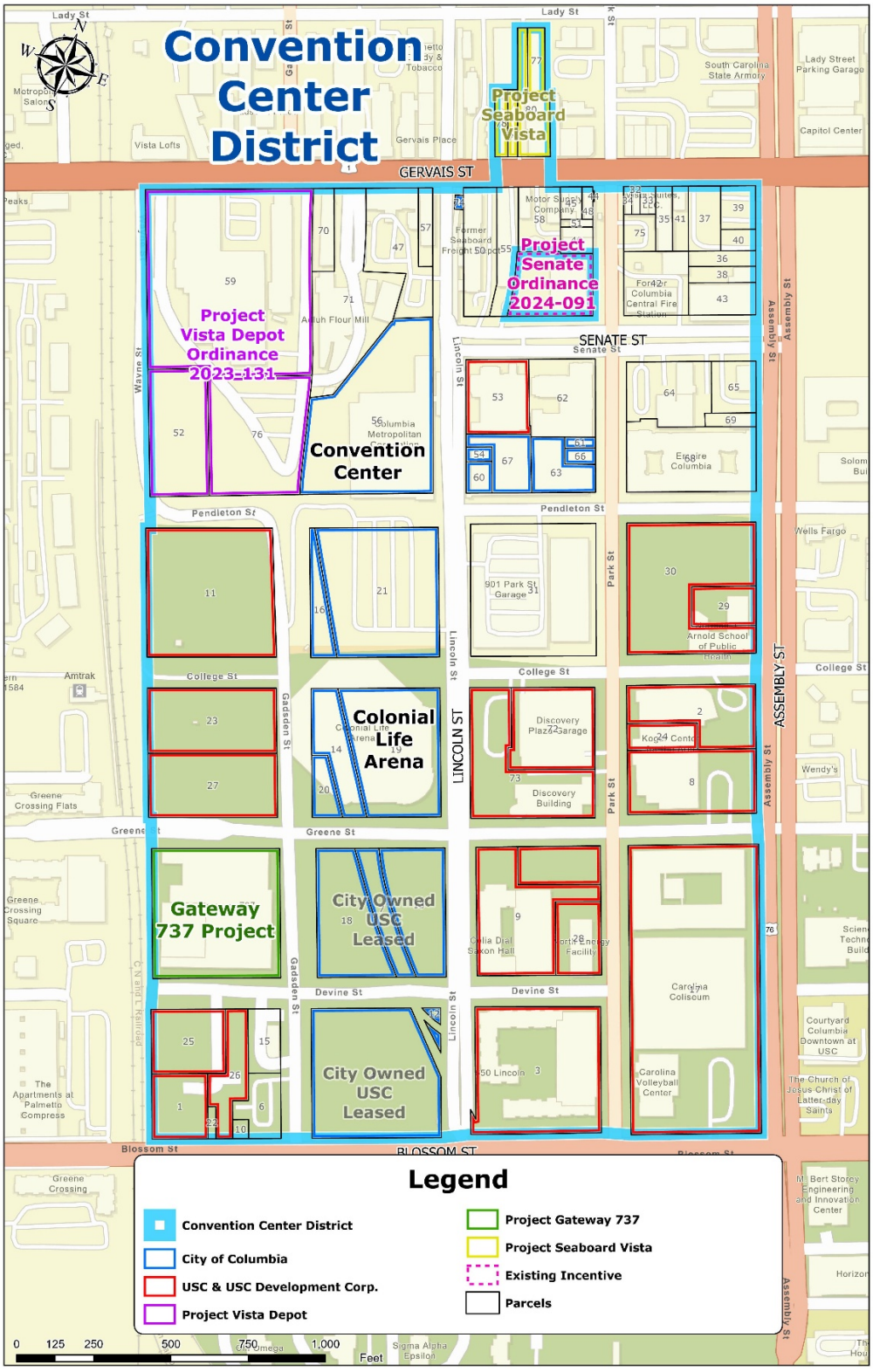


EXHIBIT C

PARK REVENUES WATERFALL ILLUSTRATION

Meeting Date: **May 19, 2026**

Department: **Planning and Development Services**

From: **Justin Steinmann, Director**

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for NX Shop Road Extension, TMS# 16200-01-24

Ordinance No.: 2026-036 - Annexing NX Shop Road Extension, Richland County TMS# 16200-01-24 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Proposal: Request to annex the properties and assign the land use classification of Industrial (IND) and assign the zoning of Light Industrial (LI) with portions in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP). The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.

Owner/Applicant: Josephine Forrester Laney / Mark James, Cypress Development Partners, LLC

Staff Recommendation: Approval

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

Background Summary:

Attachments:

1. ANNEX-2026-0003_NX Shop Road Extension_ZPH Packet
2. 2026-036 - Annex and Incorporate NX Shop Road Extension

CITY COUNCIL

May 19, 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

NX Shop Road Extension, TMS# 16200-01-24

Council District:	3
Proposal:	Request to annex the properties and assign the land use classification of Industrial (IND) and assign the zoning of Light Industrial (LI) with portions in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP). The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.
Owner/Applicant:	Josephine Forrester Laney / Mark James, Cypress Development Partners, LLC
Staff Recommendation:	Approval
PC Recommendation:	04/09/2026; Approval (7-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 10.18 acres
Current Use: Undeveloped
Proposed Use: Commercial
Reason for Annexation: Municipal Services – New Construction
Urban Service Area: Secondary Area
Current County Land Use Classification: Economic Development Center/Corridor
Proposed City Land Use Classification: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial District (LI), with portions in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP)
Census Tract: 117.02

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 commercial development would be approximately $800 per year, based on calls to similar nearby commercial 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
A commercial development would require a private dumpster service.

Engineering
City of Columbia water lines are adjacent to the property. The owner/developer will be responsible for extending lines to the property.

Water Customer Care
Any commercial development would represent new customers, who will pay water and sewer rates approximately 40% lower than out-of-city customers.

Planning & Development Services
We recommend annexation of this property, which is within a Secondary Area as designated within the Urban Service Area Plan. The current plans for the property include develop of a warehouse and convenience store with fuel services. The estimated real estate tax revenue generated for the City would be approximately $11,000 per year based on nearby similar developments.

* Estimated City Tax Revenue is based on 2025 millage for real property and calculated as: ((Taxable Value × Tax Rate) × 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 "Secondary Area" 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.

Secondary Areas
Secondary Areas are those areas where it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within Secondary Areas should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

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 Industrial (IND). The property is currently classified as Economic Development Center/Corridor 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 Light Industrial (M-1) by Richland County. The adjacent parcel within the City of Columbia is zoned Light Industrial District (LI). Adjacent parcels to North, East, and South in unincorporated Richland County are currently zoned Light Industrial (M-1).

The proposed City of Columbia zoning is Light Industrial District (LI), with portions in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP).

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

Floodway Overlay District (OV-FW)
The purpose of the Floodway Overlay (OV-FW) District is to protect people and property from risks associated with flooding in floodway areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses.

Floodplain Overlay District (OV-FP)
The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services,

and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

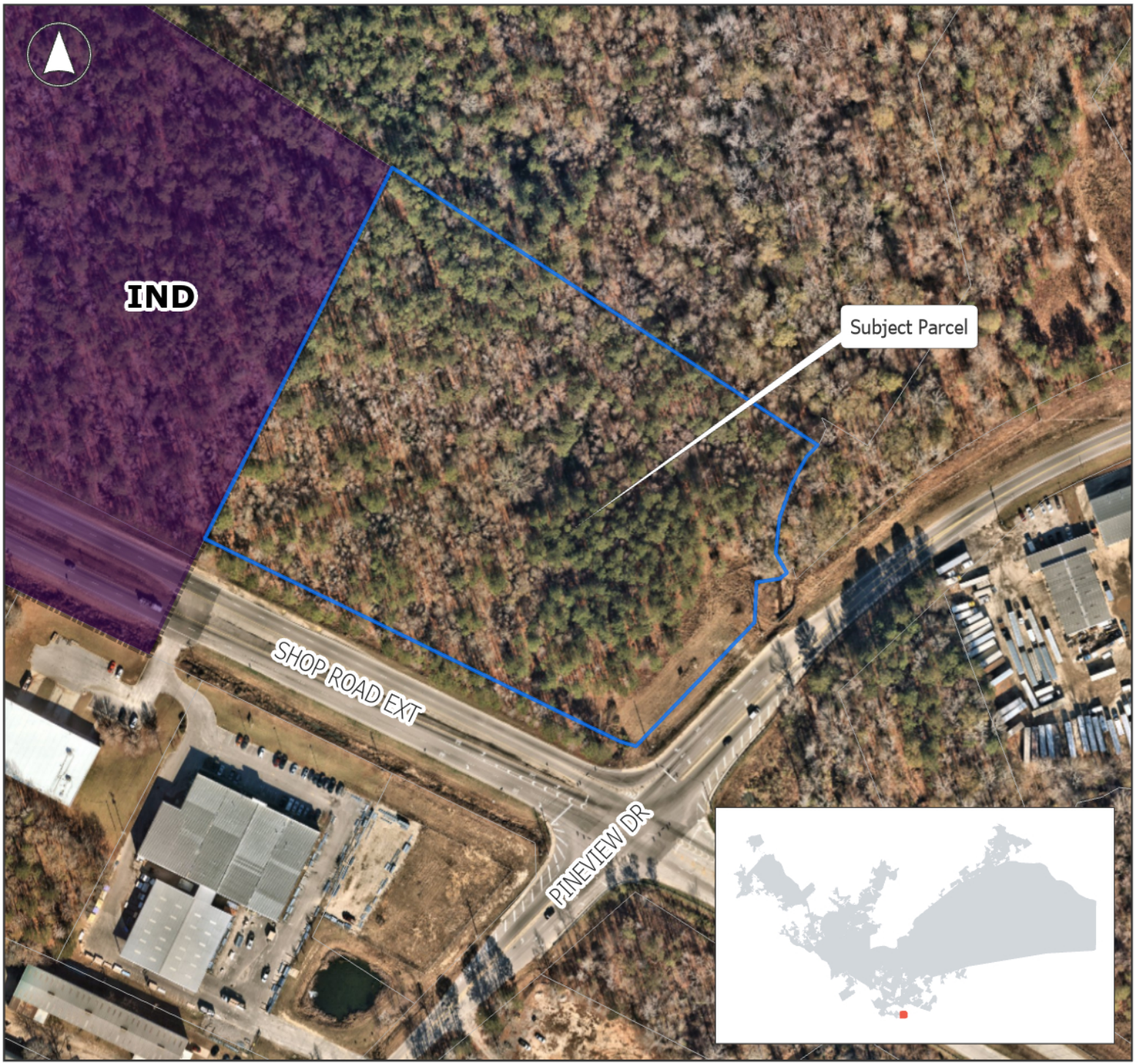
STAFF RECOMMENDATION

Staff recommends the assignment of the future land use classification of Industrial (IND) and the assignment of the zoning of Light Industrial (LI), with portion in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP) at the time of annexation.


SHOP GROVE DR
PINEVIEW DR
METAL PARK DR
MEDLINS DR
SHOP ROAD EXT

Future Land Use

2841 Shop Road Ext; TMS# 16200-01-24
Current Richland County Future Land Use: Economic Development Center/Corridor
Proposed City Future Land Use: Industrial



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

Feet
0 100 200

CITY OF Columbia

Planning & Development Services Department

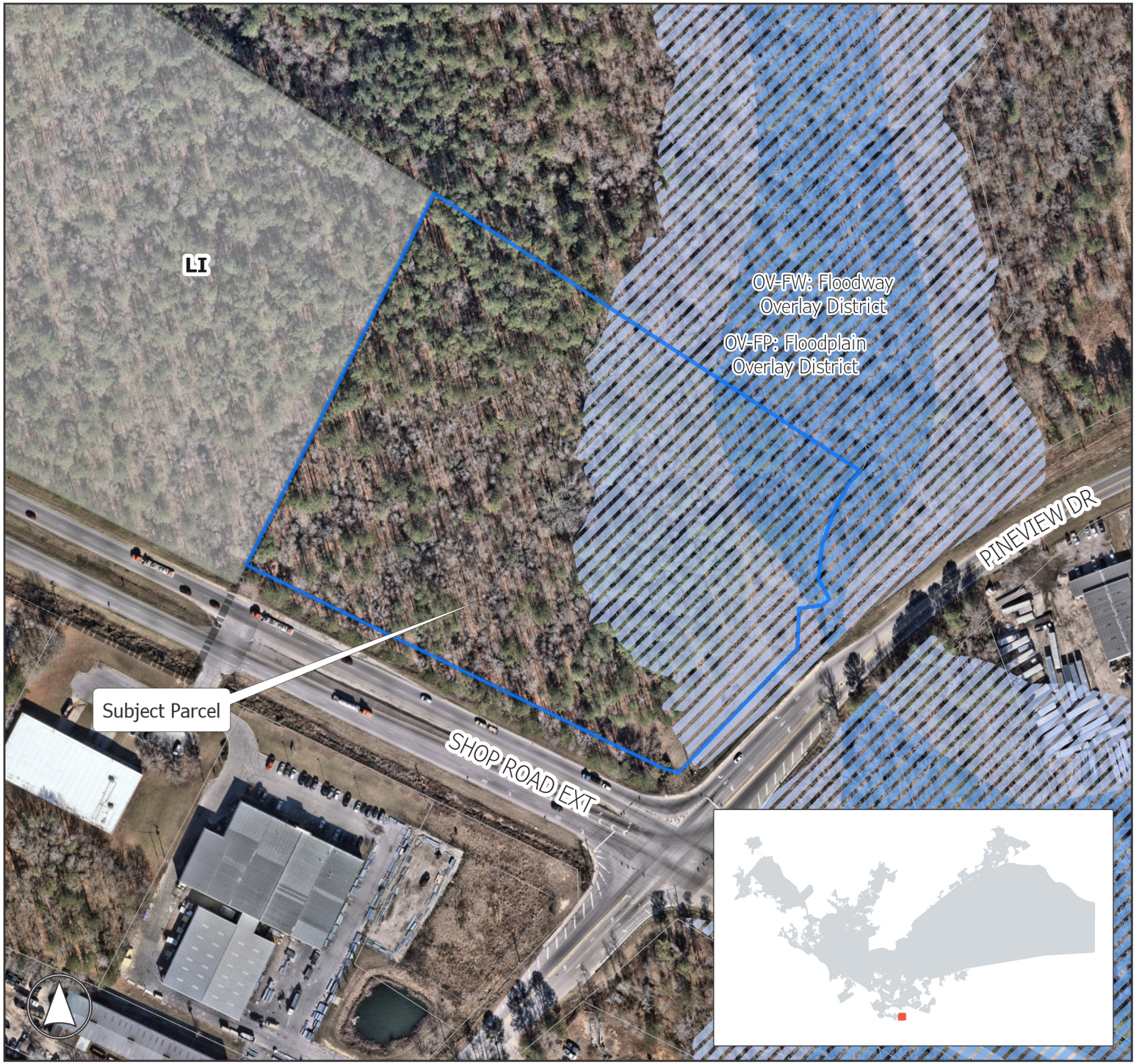
Created by: swhudson Date: 1/23/2026

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Zoning

2841 Shop Road Extension; TMS# 16200-01-24
Current Richland County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (LI) portions within the Floodplain and Floodway

Legend
- LI: Light Industrial District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Feet
0 100 200

CITY OF Columbia

Planning & Development Services Department

Created by: swhudson Date: 3/6/2026

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Current Future Land Use Classification

ECONOMIC DEVELOPMENT CENTER/CORRIDOR

Land Use and Character

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses



Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.



Transportation

Maintaining vehicular access and capacity is the primary goal within these areas to ensure that trucks and industrial vehicles have adequate road capacity to and from employment centers.

Recommended Land Uses

Primary Land Uses: Manufacturing, warehousing and logistics centers, light and heavy industrial, research and development facilities, business parks, and other employment uses.

Secondary Land Uses: Multi-family housing, restaurant, bar, personal service, financial institution, small format medical office, personal service, drug store, smaller-scale retail shopping, parks and recreational facilities are appropriate within Employment Centers/Corridors. Commercial uses such as drive-through restaurants, convenience stores and gasoline stations, are more appropriate near highway interchanges.

Policy Guidance

1. Industrial and business park uses are the preferred land use for these areas. Other developments should be adequately buffered from industrial uses to eliminate incompatibility issues.
2. To the extent possible, employment centers should be designed to function as "campuses" with integrated pedestrian facilities and transitions to adjacent, less intensive uses.
3. Light and heavy industrial and manufacturing uses should be designed to mitigate impacts on adjoining lower intensity uses, such as business parks.

Relevant Plans

Blythewood Comprehensive Plan

Priority Investment Areas

I-77 Wilson Road Interchange, I-77 Killian Road Interchange, I-77 Farrow Road, Portions of Decker Boulevard and Two Notch Road

Areas of Common Interest

Proposed projects in the Northeast, North Central, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

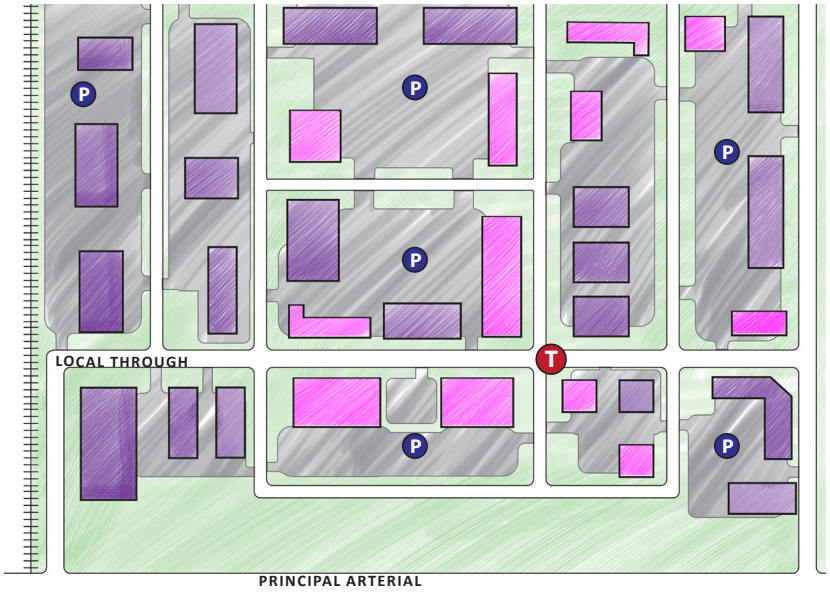
Existing Zoning Districts of Similar Character	OI, GC, LI, HI, RS-MD, RS-HD, RM-MD, RM-HD, PDD

Proposed Future Land Use Classification

Development Types

INDUSTRIAL (IND)

Industrial areas are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.



IND BUILDING TYPES/LAND USES

PRIMARY TYPES
- Office/Services Medium to High-rise
- Flex Small to Extra Large

SECONDARY TYPES
- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES
- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.



Proposed Zoning District

LI: Light Industrial District

Purpose

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
Building Height, max. (ft.)	75

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

Broadcasting studio

Newspaper or periodical publishing establishment

Correctional facility[2]

Cultural facility[2]

Government office

Library

Membership organization facility

Place of worship[1]

Public safety facility

Social services facility

School, business or trade

Laboratory, medical or dental

Medical or dental clinic/office

Arboretum or botanical garden

Cemetery

Park or greenway[1]

Airport

Park and ride

Parking lot[1]

Parking structure[1]

Passenger terminal, surface transportation

Solar energy conversion system (large scale)[1]

Utility facility, major

Utility facility, minor

Animal shelter

Kennel[1]

Veterinary hospital or clinic[1]

Equipment rental

Laboratory, testing or research

Lawn, tree, or pest control services

Linen or uniform supply

Self-service storage[1]

Sign fabricating establishment

Eating establishment only[1]

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.

LI: LIGHT INDUSTRIAL

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Crematory

Business/Professional office

Contractor's office

Body piercing or tattoo establishment[1]

Dry cleaning pick-up[1]

Laundry, coin-operated

Non-depository personal credit institution[1]

Repair of personal goods

Car wash

Amusement park

Arena, stadium, or outdoor theater

Recreation facility, indoor, not elsewhere listed

Sexually-oriented business[2]

Building supplies and equipment store

Consumer goods store

Convenience store[2]

Farmers' market

Liquor store[2]

Fuel sales (bulk)

Commercial fuel depot

Commercial vehicle repair and maintenance

Commercial vehicle sales and rentals[1]

Gasoline sales and service station[1]

Personal vehicle repair and maintenance[1]

Personal vehicle sales and rentals[1]

Vehicle equipment supplies sales and rentals

Vehicle paint and finishing shop

Vehicle towing and wrecker service[1]

Agriculture and forestry uses, not elsewhere listed

Community garden[1]

Crop production and processing

Contractor's yard

Motor freight facility

Warehouse distribution and storage

Wholesale sales, not elsewhere listed

Manufacturing, assembly, or fabrication, light

Manufacturing, assembly, or fabrication, medium

Composting facility[2]

Junk, salvage, scrap, or wrecking yard[2]

Recycling center[2]

Refuse processing facility[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.: 2026-036

Annexing NX Shop Road Extension, Richland County TMS # 16200-01-24 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.

LEGAL DEPARTMENT DRAFT

2. The property identified as NX Shop Road Extension, Richland County TMS # 16200-01-24 containing 10.18 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 #3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial (LI) portions within the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-01-24

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

_____
Mayor

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-036

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 10.20 acres, being shown as TMS# 16200-01-24, Vacant Lot, on a preliminary ALTA/NSPS Land Title Survey prepared for Cypress Development Partners, LLC, by Cox and Dinkins, Inc., dated October 7, 2025, and having such boundaries and measurements as shown on the above described survey, which is specifically incorporated herein.

Richland County TMS: 16200-01-24

Property Address: 10.20 acres, NX Shop Road Extension

LEGAL DEPARTMENT DRAFT

Meeting Date: **May 19, 2026**

Department: **Planning and Development Services**

From: **Justin Steinmann, Director**

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35

Ordinance No.: 2026-037 - Annexing 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 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 annex the property, assign the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and assign the zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC), portions within the Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

Owner/Applicant: Windy Hills North LLC, R. Joseph and Lauren Bea Richardson, Richardson Investment Family Limited Partnership, and Robert Joseph Richardson/ Kevin Steelman, LandTech Communities, LLC

Staff Recommendation: Approval

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

Background Summary:

Attachments:

1. ANNEX-2026-0004_Monticello.BlueRidge_ZPH Summary Packet
2. Ordinance 2026-037 - Annex and Incorporate Blue Ridge Terrace, Monticello Road, and Allen Street
3. Seth_Schadel_letter

CITY COUNCIL

May 19, 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

651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35

Council District:	1
Plan Number:	ANNEX-2026-0004
Proposal:	Request to annex the property, assign the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and assign the zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC), portions within the Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.
Owner/Applicant:	Windy Hills North LLC, R. Joseph and Lauren Bea Richardson, Richardson Investment Family Limited Partnership, and Robert Joseph Richardson/ Kevin Steelman, LandTech Communities, LLC
Staff Recommendation:	Approval
PC Recommendation:	04/09/2026; Approval (7-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 352.88
Current Use: Residential, Agriculture, and Undeveloped
Proposed Use: Residential/Commercial
Reason for Annexation: Municipal Services - New Development

Urban Service Area: Long Range Area
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S)
Current County Zoning: Planned Development (PD), Agricultural (AG), Homestead (HM); and Crane Creek (CC-3)
Proposed City Zoning: Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) within the Floodplain Overlay District (OV-FP)
Census Tract: 107.01

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. This annexation has a proposed 803 residential lots and approximately 20 acres of commercial property. The estimated cost to serve the subject property would be approximately $106,900 per year, based on calls to similar nearby residential areas and commercial uses within the City limits.

Fire
The proposed annexation will result in additional costs to and services provided by this department. The national averages show 1 additional fire/EMS call per home every 2-3 years, the calls for this department would increase by 300-400 calls per year at fully built out. Annexation would improve the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste
This annexation will impact the ability of the Solid Waste Division to provide services without additional personnel or trucks. The estimated cost to provide solid waste services to a single-family residence is approximately $225 per year. At full buildout, the total cost to serve the residential area is projected to be approximately $180,000 annually.

Engineering
Because water and sewer lines currently exist in this area, Utilities and Engineering will not incur any costs associated with this annexation. The developer will be responsible for extending the water/sewer to the properties.

Water Customer Care
After annexation, the account owner(s) 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 Long Range Area as designated in the Urban Service Area plan. The current use of this property includes residential, agricultural, and undeveloped. The real estate tax revenue generated for the City would be

approximately $790,000 per year based on the current taxable value of this proposed residential and commercial development.

* Estimated City Tax Revenue is based on 2025 millage for real property and calculated as: ((Taxable Value × Tax Rate) × 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 "Long Range Area" 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.

Long Range Areas
Long Range Areas are those areas that do not meet the criteria of Primary Areas or Secondary Areas but are within the Columbia Water service area. They may not meet the criteria simply due to distance, because of the condition of the existing infrastructure, or because of the practicality of providing City services- or any combination thereof.

Annexation within Long Range Areas is the lowest priority. Annexation of small individual properties in these areas is generally not in the City's best interest, however new developments and group petitions can be considered for annexation with an assessment of the impact on the City's revenue and ability to serve the property/area in question.

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 split across a number of future land use classifications given the property's size; the proposal includes the following future land use classifications, as shown in the enclosed map:

- Urban Edge Community Activity Center (UEAC-1);
- Neighborhood Activity Corridor (AC-1);
- Urban Edge Residential Small Lot (UER-1);
- Urban Edge Residential Large Lot (UER-2); and
- Transitional/Sensitive Lands (T/S).

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. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found **here**.*

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study areas of the *Walkable 29203 Pedestrian Master Plan* (adopted by the City of Columbia in 2017) and the *Crane Creek Master Plan* (adopted by Richland County in 2010).

The ***Walkable 29203 Pedestrian Master Plan*** was the result of a joint planning effort between SCDHEC (now SCDPH), Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime and encourage pedestrian use (Page 117).

The ***Crane Creek Master Plan*** was developed in 2010, and the plan suggests a mix of future land uses across the subject property (page 20), which also inform the catalyst project proposed by the plan for the portion of the property at the intersection of Blue Ridge Terrace and Monticello Road (Catalyst 1, pages 22-23). The plan notes that the location is ripe for a mixed-use development due to the traffic volumes on the two roadways: "Blue Ridge Terrace because it has access throughout the whole Crane Creek area and Monticello Road because from there it is a direct route [to] I-20" (page 23). The plan proposes commercial/office/loft spaces, townhomes, and singlefamily home sites, combined with the provision of multiple open space areas including a town green within the catalyst project area.

The Crane Creek Master Plan also focuses heavily on streetscape improvements that include increasing multimodal accessibility and walkability throughout the study area, and the creation of social spaces and recreational facilities. Trail connections proposed by this plan (page 21) informed the greenway recommendations of the *Walkable 29203 Pedestrian Master Plan* above.

ZONING

The property is currently zoned a mixture of Planned Development (PD); Agricultural (AG), Homestead (HM); and Crane Creek (CC-3) by Richland County. The PD was established in December 2003 and anticipated the development of an industrial park, though the property has remained largely undeveloped. The adjacent parcel within the City of Columbia is zoned Light Industrial District (LI). Adjacent parcels in unincorporated Richland County within the Haskell Heights neighborhood area are currently zoned Residential 3 District (R-3), Residential 4 District (R-4), and Crane Creek District (CC). Adjacent parcels to the east in unincorporated Richland County are currently zoned Residential 4 (R-4), Crane Creek (CC), Homestead (HM), Agricultural (AG), and Light Industrial (M-1). To the south, adjacent parcels in unincorporated Richland County are zoned Residential 4 (R-4), Crane Creek (CC), Residential Transition (RT), and General Commercial (GC). The adjacent parcels to the west in unincorporated Richland County are currently zoned Crane Creek District (CC), Planned Development District (PD), Residential Transition District (RT), and Homestead District (HM).

The proposed City of Columbia zoning is Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC); approximately 41 acres lie within the Floodplain Overlay District (OV-FP).

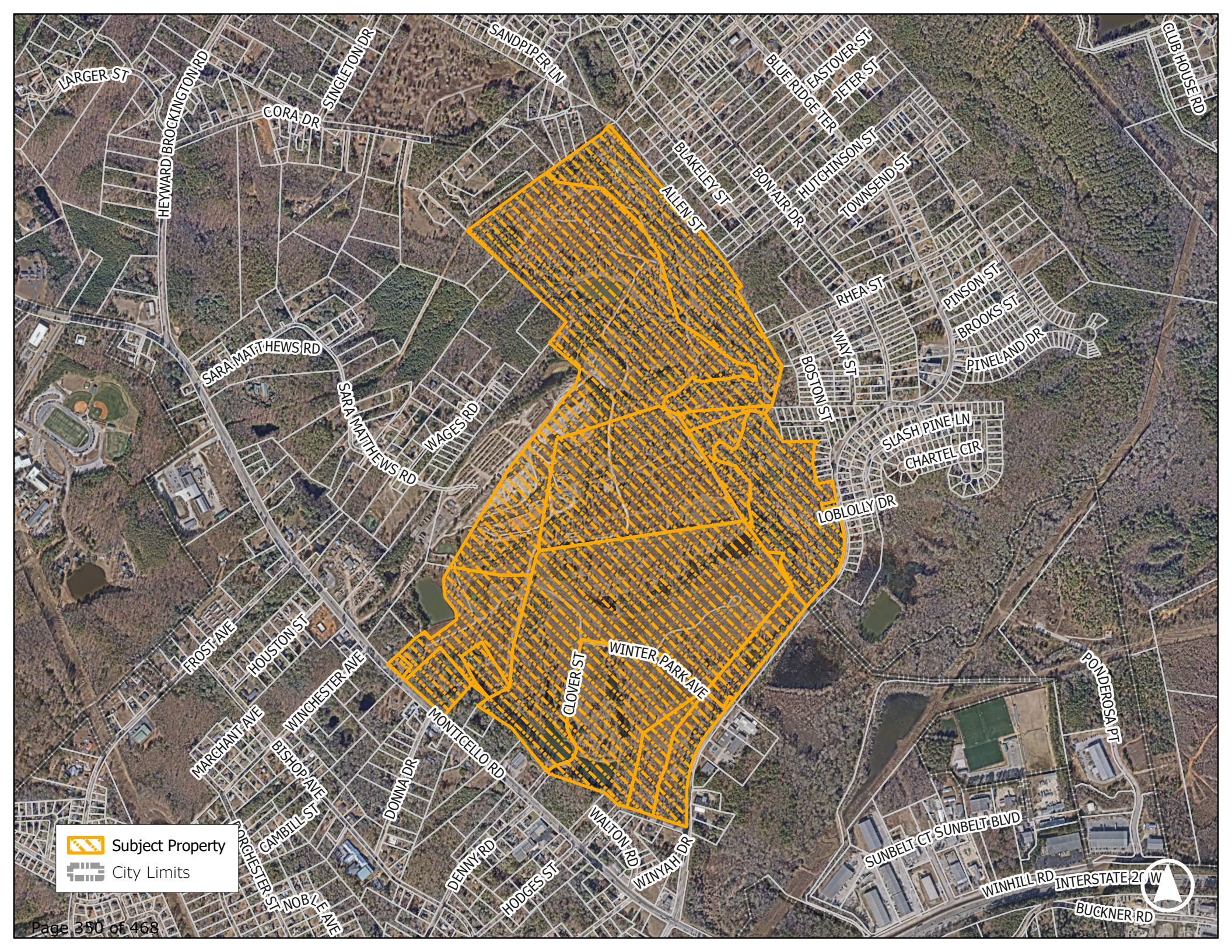
Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

Floodplain Overlay District (OV-FP)
The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

STAFF RECOMMENDATION

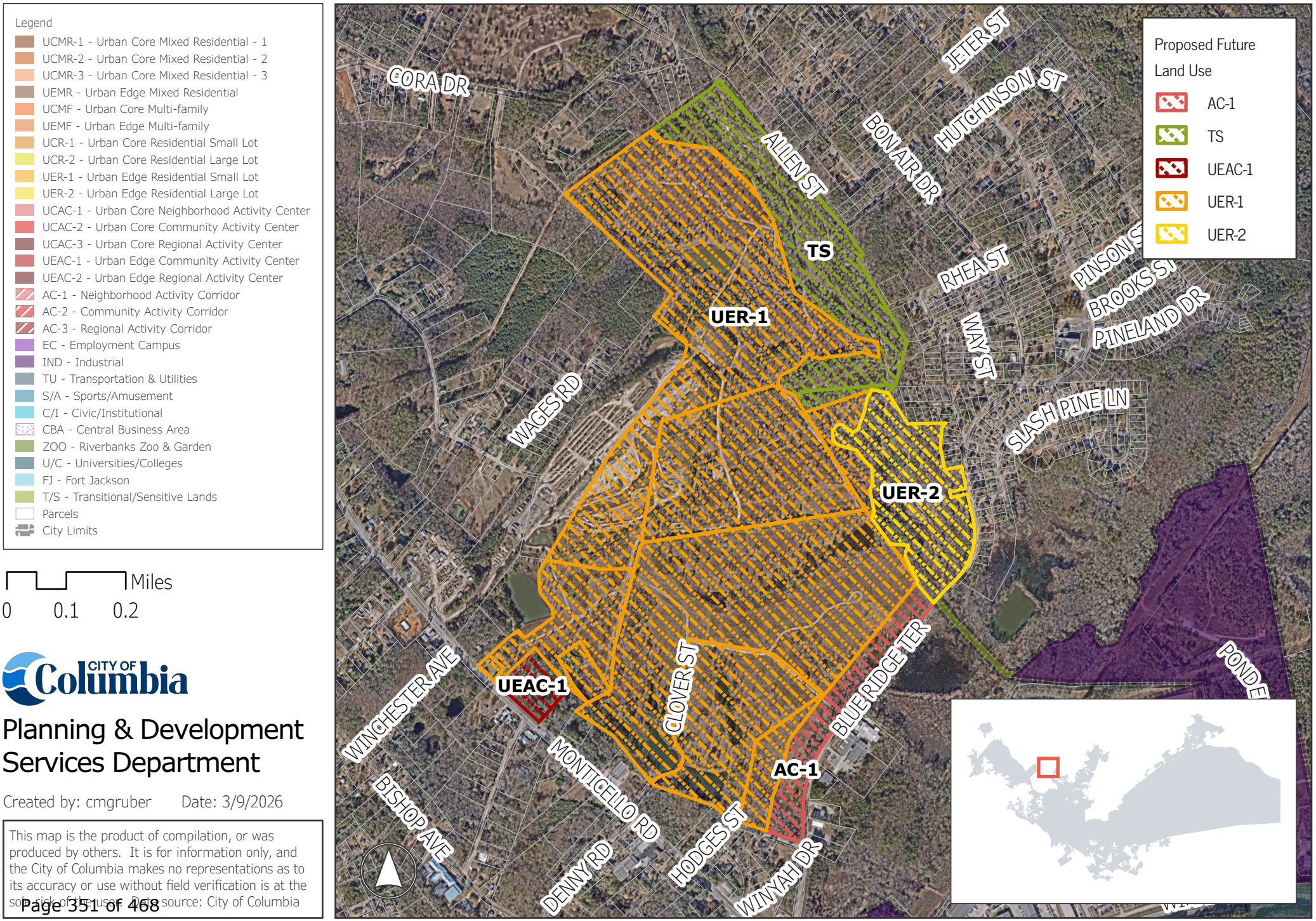
Staff finds that the requested future land use classifications and zoning districts for this tract are appropriate in the context of the site and more closely align with the existing adopted Crane Creek Master Plan recommendations than the current County zoning.

Based on these findings, Staff recommends the assignment of the future land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and the assignment of zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) portions within the Floodplain Overlay District (OV-FP) at the time of annexation.


LARGER ST
HEYWARD BROCKINGTON RD
CORA DR
SINGLETON DR
SANDPIPER LN
BLUE RIDGE TER
EASTOVER ST
JETER ST
CLUB HOUSE RD
BLAKELEY ST
ALLEN ST
BON AIR DR
HUTCHINSON ST
TOWNSEND ST
RHEA ST
PINSON ST
BROOKS ST
PINELAND DR
WAY ST
BOSTON ST
SARA MATTHEWS RD
WAGES RD
SLASH PINE LN
CHARTEL CIR
LOBLOLLY DR
FROST AVE
HOUSTON ST
WINCHESTER AVE
MARCHANT AVE
BISHOP AVE
CAMBILL ST
DONNA DR
MONTICELLO RD
CLOVER ST
WINTER PARK AVE
PONDEROSA PT
SUNBELT CT
SUNBELT BLVD
WINHILL RD
INTERSTATE 20 W
BUCKNER RD
WALTON RD
WINYAH DR
DENNY RD
HODGES ST
NOBLE AVE
Subject Property
City Limits

Future Land Use

352.88 acres adjacent to Blue Ridge Terrace, Monticello Road, and Allen Street: 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35
Current Richland County Future Land Use: Neighborhood (Medium Density); Proposed City Future Land Use: Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S)



CITY OF Columbia

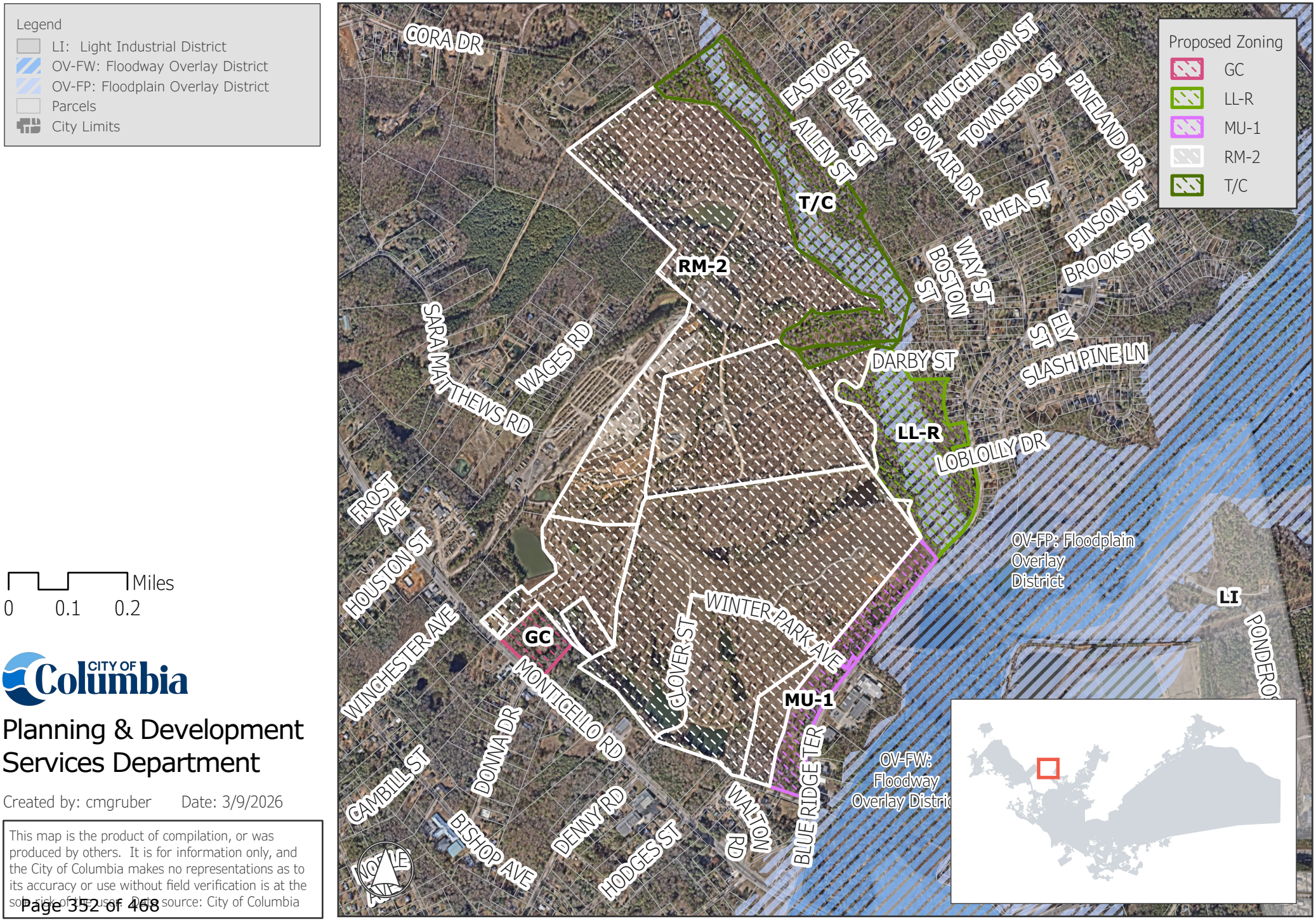
Planning & Development Services Department

Created by: cmgruber Date: 3/9/2026

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Zoning

352.88 acres adjacent to Blue Ridge Terrace, Monticello Road, and Allen Street: 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35
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CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 3/9/2026

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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 COMMUNITY ACTIVITY CENTER (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES
- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES
- Multi-family Small & Medium
- Flex Small & Medium

TERTIARY TYPES
- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-1 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.

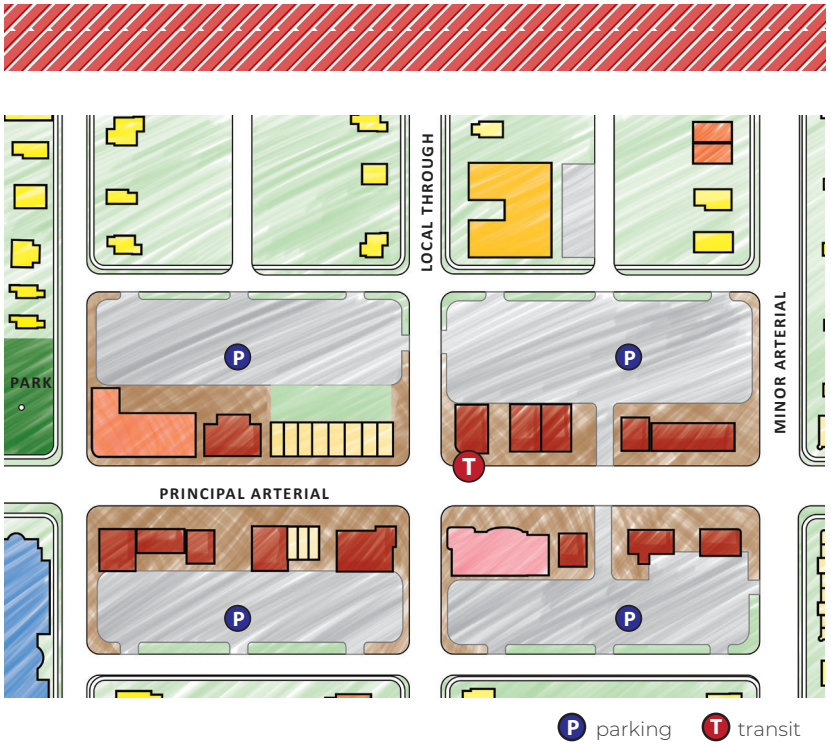


- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.

Development Types

NEIGHBORHOOD ACTIVITY CORRIDOR (AC-1)

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are generally built on frontage lots along minor arterial or collector roadways but may also be found along principal arterials. They serve surrounding neighborhoods within a one-mile drive or a 15-minute walk and typically consist of a limited collection of commercial and service uses.



AC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES
- Multi-family Mixed-use Small
- Business/Employment Small (excl. Flex)

SECONDARY TYPES
- Single-family Attached
- Multi-family Small & Medium
- Civic/Institutional Small to Large

TERTIARY TYPES
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-1 DEVELOPMENT PATTERN/CONTEXT

- Streets are generally minor arterials or collectors carrying moderate multi-modal traffic volumes. Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns.
- Blocks are generally the base component of this development type, and the uses in the activity corridor typically occupy the face of the block adjacent to the corridor. Alleyways can be used in redevelopment or infill to provide access to small rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Deeper lots are typically found along major roads.
- Buildings are oriented toward the street and generally located to the front of the lot, right behind the sidewalk or a shallow setback, however they may have a small lawn when a converted residential structure is used. Access to businesses should be provided from the sidewalk.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may utilize on-street parking or may have small parking areas behind the building.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors.



- Open spaces provided on individual lots in the form of perimeter plantings and buffer yards are typical, as are tree and vegetation-lined rights-of-way. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale and includes windows, front entrances, porches, stoops, and /or balconies. The majority of buildings are one to two stories.

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-1 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 ranging between 2,500 square feet and 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 less 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.



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.



Development Types

TRANSITIONAL/SENSITIVE LANDS (T/S)

Transitional and Sensitive Lands occur throughout the City of Columbia. These areas may or may not be developed in the future, and may or may not contain environmentally or culturally sensitive areas such as prime farmlands, floodplains, cultural sites, or conserved open spaces. As Columbia grows in population and resource needs shift, these lands may provide or continue to provide essential ecosystem services or agricultural opportunities, or may one day be developed at urban or suburban intensities. These areas may not be appropriate for higher density greenfield development, and may provide recreational and educational opportunities.
For those areas which fall in the outer edges of the City, future development should consider the protection and conservation of natural and/or cultural resources. Long range master planning or area planning prior to suburban or urban development is strongly encouraged.







T/S BUILDING TYPES/LAND USES

PRIMARY TYPES
- State or Federal Parks/Forests
- Nature Preserves
- Conserved Lands
- Environmentally, Ecologically, or Culturally Sensitive Lands
- Agriculture

SECONDARY TYPES
- Animal Enclosures
- Single-family Detached
- Linear Parks & Greenways
- Community Parks
- Regional Parks

TERTIARY TYPES
- Civic/Institutional Small
- Cemeteries & Mausoleums
- Water/Wastewater Treatment
- Pocket Parks/Greens
- Neighborhood Parks

Proposed Zoning District

RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

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

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Community recreation center

Cultural facility[2]

Day care facility[1]

Library

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Utility facility, major[2]

Utility facility, minor

Dry cleaning pick-up[1]

Grocery store or food market[2]

Community garden[1]

Crop production and processing[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.

T/C: Transitional/Conservation District

Purpose

The purpose of the Transitional/Conservation (T/C) District is to provide land on the edge of the City that is undeveloped or developed at a very low density and to conserve land. The T/C District is intended to accommodate land recently annexed into the City as an area that will one day be developed at suburban or urban density and intensity. Lands within the T/C District are intended either to be rezoned at the appropriate time to accommodate urban expansion or to remain in conservation.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (acres)	5
Lot Width, min. (ft.)	150
Lot Coverage, max. (% of site area)	10
Density, max. (du/acre)	0.3
Front Yard Setback, min. (ft.)	45
Side Yard Setback, min. (ft.)	15
Rear Yard Setback, min. (ft.)	30
Building Height, max. (ft.)	40

s: 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

Dwelling, single-family detached

Park or greenway[1]

Utility facility, minor

Farmers' market

Campground[2]

Agriculture and forestry uses, not elsewhere listed

Community garden[1]

Crop production and processing

Forestry

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.

LL-R: Large Lot – Reserve District

Purpose

The purpose of the Large Lot - Reserve (LL-R) District is to reserve undeveloped or low-density land primarily located on the edge of the City. Lands within the LL-R District are intended to be rezoned at the appropriate time to accommodate urban expansion.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	40,000
Lot Width, min. (ft.)	150
Lot Coverage, max. (% of site area)	25
Density, max. (du/acre)	1.1
Front Yard Setback, min. (ft.)	35
Side Yard Setback, min. (ft.)	10
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

Dwelling, single-family detached

Cultural facility[2]

Day care facility[2]

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Solar energy conversion system (large scale)[1]

Utility facility, major[2]

Utility facility, minor

Farmers' market

Campground[2]

Agriculture and forestry uses, not elsewhere listed

Community garden[1]

Crop production and processing

Forestry

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.

MU-1: Mixed-Use District

Purpose

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes.

Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development. *No minimum parking.

Intensity and Dimensional Standards

Standard		Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)		8,000[1]/1,500[2]	5,000	10,000	5,000
Lot Width, min. (ft.)		75[1]/18[2]	50	75	50
Lot Depth, min. (ft.)		[3]			
Lot Coverage, max. (% of site area)		50	N/A		
Density, max. (du/acre)		N/A			
Front Yard Setback. (ft.)	Min.	15	0		
	Max.	20			
Side Yard Setback, min. (ft.)		[4]	5		
Rear Yard Setback, min. (ft.)		10			
Building Height, max. (ft.)		40			

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] Lot depth for residential uses shall be a minimum of 60 feet.

[4] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

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

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, mixed-use

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Continuing care retirement community (CCRC)[2]

Fraternity or sorority house[2]

Residential care facility[2]

Community recreation center

Cultural facility[2]

Day care facility[1]

Government office

Library

Place of worship[1]

Public safety facility

Social services facility

Elementary, middle, or high school[2]

Medical or dental clinic/office

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.

MU-1: MIXED-USE

Nursing care facility

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Parking lot[1]

Utility facility, major[2]

Utility facility, minor

Veterinary hospital or clinic[1]

Eating establishment only[1]

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Business/Professional office

Beauty salon or barbershop

Dry cleaning pick-up[1]

Laundry, coin-operated

Nail salon

Recreation facility, outdoor, not elsewhere listed

Consumer goods store

Farmers' market

Grocery store or food market

Bed and breakfast[1]

Community garden[1]

Crop production and processing

Manufacturing, assembly, or fabrication, light

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.

GC: General Commercial District

Purpose

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

Intensity and Dimensional Standards

(1) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	10
Building Height, max. (ft.)	75

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

Dwelling, mixed-use[2]

Dwelling, multifamily[2]

Dwelling, single-family detached[2]

Dwelling, two-family[2]

Continuing care retirement community (CCRC)[1]

Residential care facility[2]

Broadcasting studio

Newspaper or periodical publishing establishment

Community recreation center[2]

Cultural facility

Day care facility[1]

Government office

Library

Membership organization facility

Place of worship[1]

Public safety facility

Social services facility

College or university

Elementary, middle, or high school

School, business or trade

Hospital

Laboratory, medical or dental

Medical or dental clinic/office

Nursing care facility

Arboretum or botanical garden

Cemetery

Park or greenway[1]

Park and ride

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.

GC: GENERAL COMMERCIAL

Parking lot[1]

Parking structure[2]

Passenger terminal, surface transportation

Utility facility, major[2]

Utility facility, minor

Animal shelter[2]

Kennel[1]

Veterinary hospital or clinic[1]

Equipment rental

Laboratory, testing or research

Lawn, tree, or pest control services

Linen or uniform supply

Self-service storage[1]

Eating establishment only[1]

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Funeral home or mortuary

Business/Professional office

Contractor's office

Bank, retail

Beauty salon or barbershop

Body piercing or tattoo establishment[1]

Dry cleaning pick-up[1]

Laundry, coin-operated

Nail salon

Non-depository personal credit institution[1]

Repair of personal goods

Car wash

Amusement park

Arena, stadium, or outdoor theater

Banquet hall

Performing arts center

Recreation facility, indoor, not elsewhere listed

Recreation facility, outdoor, not elsewhere listed

Building supplies and equipment store[2]

Consumer goods store

Convenience store[2]

Smoke or Vape Shop[1]

Farmers' market

Fuel sales (bulk)[2]

Grocery store or food market[1]

Liquor store[2]

Pawn shop[2]

Commercial vehicle sales and rentals[1]

Gasoline sales and service station[1]

Personal vehicle repair and maintenance[1]

Personal vehicle sales and rentals[1]

Vehicle equipment supplies sales and rentals

Bed and breakfast[1]

Hotel or motel

Community garden[2]

Crop production and processing

Warehouse distribution and storage[2]

Wholesale sales, not elsewhere listed[2]

Manufacturing, assembly, or fabrication, light

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.: 2026-037

Annexing 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS # 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 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 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS # 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01,

LEGAL DEPARTMENT DRAFT

09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 containing 352.88 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 #1, Census Tract 107.01, and assigned a future land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) portions within the Floodplain Overlay District (OV-FP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-037

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Tract 5 containing 6.06 acres and Tract 6A containing 8.82 acres as shown on the Annexation Exhibit for DR Horton by Civil Engineering of Columbia, Inc. dated September 10, 2025. The Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 09410-01-02 and 09405-02-04 (8.82 acre portion)

Property Location: Blue Ridge Terrace and 651 Blue Ridge Terrace

All those certain pieces, parcels or lots of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and shown and designated as Tract 2A, containing 26.93 acres, Tract 2B, containing 6.16 acres and Tract 2C, containing 1.91 acres, as shown on the Annexation Exhibit for DR Horton by the Civil Engineering of Columbia, Inc. dated September 10, 2025. The Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 09411-01-35

Property Location: S/S Winyah Drive

All that certain piece, parcel or tract of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Tract 10, containing 0.59 acres, as shown on the Annexation Exhibit for DR Horton by the Civil Engineering of Columbia, Inc. dated September 10, 2025. The Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 09402-03-03

Property Location: 6700 Monticello Road

LEGAL DEPARTMENT DRAFT

All that certain pieces, parcels or tracts of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Tract 8A containing 16.53 acres as shown on the Annexation Exhibit for DR Horton by the Civil Engineering of Columbia, Inc. dated September 10, 2025. The Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 09402-03-01 (16.53 acre portion)

Property Location: 6700 Monticello Road

All that certain pieces, parcels or tracts of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Tract 8B containing 5.04 acres as shown on the Annexation Exhibit for DR Horton by the Civil Engineering of Columbia, Inc. dated September 10, 2025. The Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 09402-03-01 (5.04 acre portion)

Property Location: 6700 Monticello Road

All that certain pieces, parcels or tracts of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Tract 1A containing 88.09 acres, Tract 1B containing 40.82 acres, Tract 3, containing 43.86 acres, Tract 4, containing 73.82 acres, Tract 6B, containing 5.16 acres, Tract 7, containing 26.18 acres, and Tract 9, containing 2.91 acres, as shown on the Annexation Exhibit for DR Horton by Civil Engineering of Columbia, Inc. dated September 10, 2025. The Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 09408-01-03 (128.91 acre portion), 09407-01-05, 09407-01-04, 09405-02-04 (5.16 acre portion), 09406-02-01, and 09406-01-01

Property Location: E/S Monticello Road, North of Clover Road, B/S Clover Road, Blue Ridge Terrace and R E/S Monticello Road

LEGAL DEPARTMENT DRAFT

April 14, 2026

DOUBLE S INVESTMENTS LLC
225 MANLEY ST
CHARLOTTE, NC 28216

RE: 352.88 acres adjacent to Blue Ridge Terrace, Monticello Road, and Allen Street: 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35. Request to assign zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) portions within the Floodplain Overlay District (OV-FP) for a property proposed for annexation. The above property is currently zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

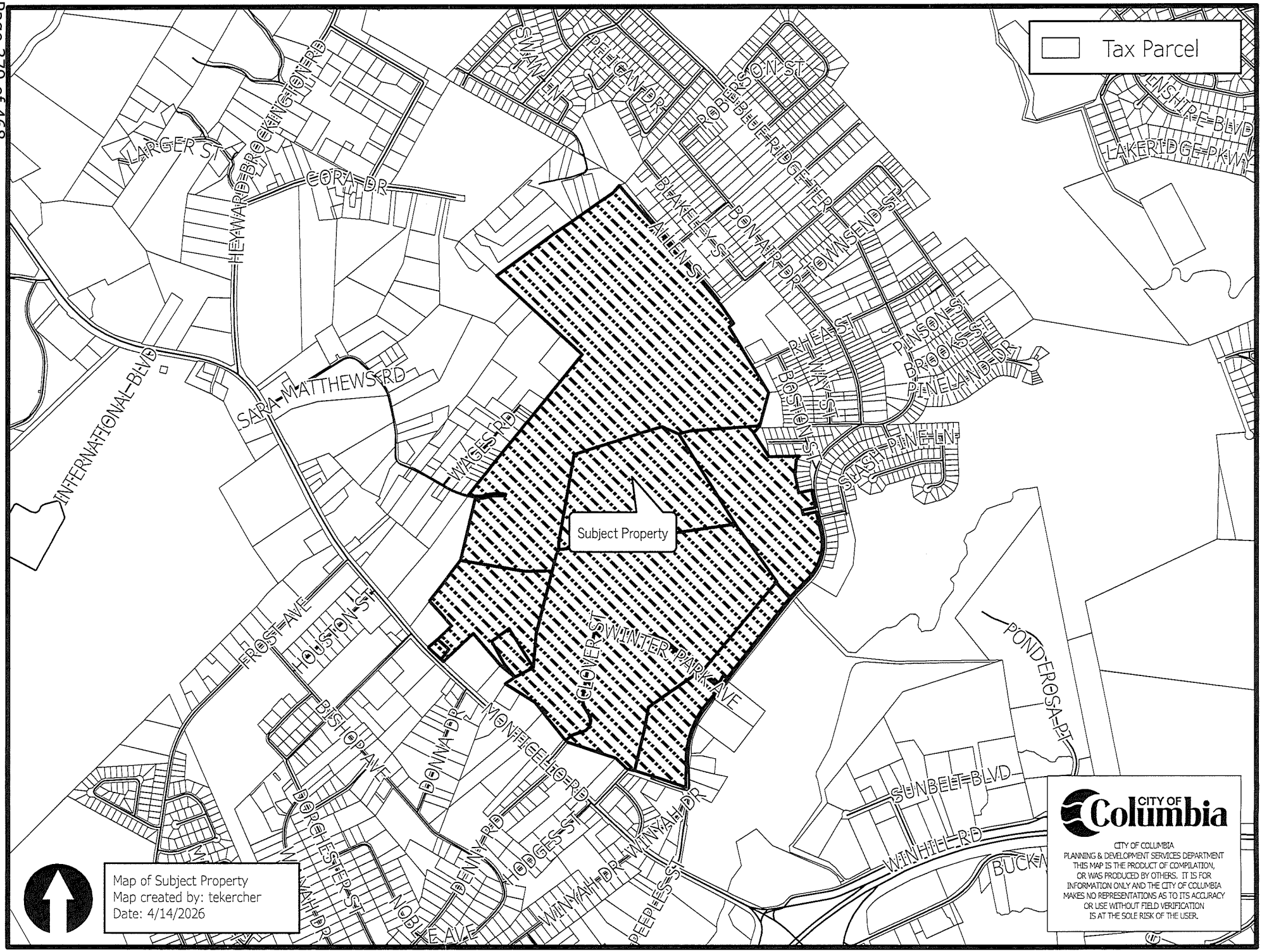
Dear property owner,

This letter serves as notification that a public hearing will be held to consider the assignment of zoning concurrent with the proposed annexation of the property referenced above into the City of Columbia.

This public hearing will be held on **Tuesday, May 19 at 4:00 p.m. at City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC.**

Additionally, members of the public and/or media who want to observe the meetings may do so remotely by streaming the meetings through CityTV accessed at https://www.youtube.com/user/ColumbiaSCGovernment. Additional information will be provided on the final city council agenda, which will be posted at http://columbiacitysc.iqm2.com/Citizens/calendar.aspx

Those sections of The Unified Development Ordinance of the City of Columbia, South Carolina pertinent to the public hearing procedure are Sections §17-2.5(b) through §17-2.5(d). Information regarding the above is available for examination at the Zoning Division, Development Services, 1136 Washington Street, Columbia, South Carolina, 29201; questions may also be directed to (803) 545-3333. Written comments regarding an amendment may be submitted to the City Clerk at the Office of the City Clerk, City of Columbia, PO Box 147, Columbia, SC 29217; 3rd Floor, City Hall, 1737 Main Street, Columbia, South Carolina or via email at cityclerk@columbiasc.gov, and the City Clerk will forward such comments to City Council. The City Clerk will accept written comments up to the City


Tax Parcel
Subject Property
SWANN LN
PEEGEE DR
ROBERSON ST
BLAKELEY ST
ALLEN ST
BONAIRE DR
TOWNSEND ST
LARGER ST
HEWARD BROCKINGTON RD
CORA DR
LENSHIRE BLVD
LAKERIDGE PKWY
INTERNATIONAL BLVD
SARA MATTHEWS RD
WAGES RD
RHEAST
BOSTON ST
PINSON ST
BROOKS ST
PINELAND DR
SPASH PINE LN
FROST AVE
HOUSTON ST
BISHOP AVE
BEREA ST
DONNA DR
MENEELEE RD
DENNY RD
HODGES ST
WINYAH DR
NORTH AVE
DEEPLESS ST
DOVER ST
WINTER PARK AVE
PONDEROSA DR
SUNBELT BLVD
WINTHEL RD
BUCKEN
Map of Subject Property
Map created by: tekercher
Date: 4/14/2026
CITY OF Columbia
CITY OF COLUMBIA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
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.

To Whom It May Concern,

Double S Investments LLC is the owner of commercial property adjacent to the proposed annexation and rezoning area referenced in the public hearing notice concerning the Blue Ridge Terrace / Monticello Road area.

We do not oppose the proposed development and understand that growth and investment in the area can provide long-term benefits to the community. However, we would like to respectfully request that several issues affecting our adjacent property be carefully evaluated during the planning and engineering review process.

First, we are concerned about stormwater runoff and erosion impacts along the southern property boundary of parcel R09405-07-02. Existing drainage infrastructure in this area is already experiencing failure and erosion issues. Given the size of the proposed development, we request that the City and project engineers closely evaluate downstream stormwater impacts, including runoff volume, discharge velocity, and erosion potential affecting adjacent properties. We also request that appropriate mitigation measures be incorporated into the project design to ensure existing conditions are not worsened.

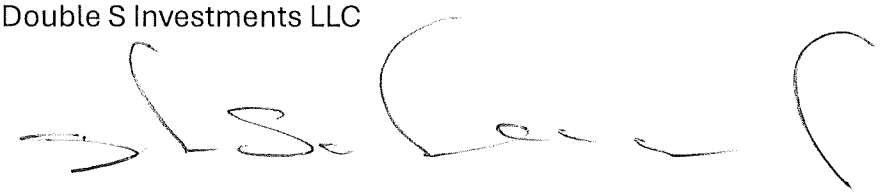
Second, we request that traffic engineers evaluate commercial vehicle access and roadway safety near our property entrance as traffic volumes increase. Our operations involve trucks entering a gated facility, which occasionally requires vehicles to slow or stop near the roadway while access is opened. With increased traffic generated by the proposed development, we believe consideration should be given to improvements such as a deceleration lane, widened shoulder, extension of the existing culvert to provide a safe pull-off area for commercial vehicles, or other traffic control measures necessary to maintain safe access for commercial vehicles and the traveling public.

We appreciate the opportunity to provide comments and respectfully request that these items be considered as the project moves through the annexation, rezoning, traffic, and civil engineering review processes.

Thank you for your time and consideration.

Sincerely,

Seth Schadel
Double S Investments LLC



Meeting Date:	**May 19, 2026**
Department:	**Planning and Development Services**
From:	**Justin Steinmann, Director**

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 308 Turnwall Lane; TMS# 28911-03-03

Ordinance No.: 2026-035 - Annexing 308 Turnwall Lane, Richland County TMS# 28911-03-03 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 and assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign the zoning of Planned Development District (PD). The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development District (PD) by Richland County.

Owner and Applicant: Kevin C. Lundy and Julie H. Lundy

Staff Recommendation: Approval

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

Background Summary:

Attachments:
1. Ordinance 2026-035 - Annex and Incorporate 308 Turnwall Lane
2. ANNEX-2026-0005_Turnwall_ZPH Summary Packet

ORDINANCE NO.: 2026-035

Annexing 308 Turnwall Lane, Richland County TMS # 28911-03-03 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.

LEGAL DEPARTMENT DRAFT

2. The property identified as 308 Turnwall Lane, Richland County TMS # 28911-03-03 containing 0.18 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 114.07, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Planned Development District (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28911-03-03

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

_____
Mayor

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 4/23/2026

ORDINANCE NO.: 2026-035

EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 37 on a plat of The Courtyards at Woodcreek, Phase 1, prepared by Belter & Associates, Inc., dated and revised September 6, 2013, and recorded in the Office of the ROD for Richland County in Book 1895 at Page 1023. Reference to said plat is made for a more complete and accurate description. All measurements are a little more or less.

Richland County TMS: 28911-03-03

Property Address: 308 Turnwall Lane

LEGAL DEPARTMENT DRAFT

CITY COUNCIL

May 19, 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

308 Turnwall Lane; TMS# 28911-03-03

Council District:	4
Plan Number:	ANNEX 2026-0005
Proposal:	Request to annex the properties and assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign the zoning of Planned Development District (PD). The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development District (PD) by Richland County.
Owner and Applicant:	Kevin C. Lundy and Julie H. Lundy
Staff Recommendation:	Approval
PC Recommendation:	04/09/2026; Approval (7-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.18 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole - Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Planned Development District (PD)
Proposed City Zoning: Planned Development District (PD)
Census Tract: 114.07

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 Small Lot (UER-1). 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. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans
The subject property is not located within the study area of a neighborhood, area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

ZONING

The single-family residential property is currently zoned Planned Development (PD) by Richland County. Adjacent parcels within the City of Columbia are zoned Planned Development District (PD). Adjacent parcels in unincorporated Richland County are currently zoned Planned Development (PD).

The proposed City of Columbia zoning is Planned Development District (PD).

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff recommends the assignment of the future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Planned Development District (PD) at the time of annexation.


BACKSPIN DR
ISLAND VIEW CIR
GOLDEN LEDGE LN
ROYAL OAK WAY
GOLF VIEW BND
TURNWALL LN
DEER PARK DR
HEATHS LN
BROAD LEAF DR
COOL BREEZE LN
RABBIT FOOT BND
CLUB RIDGE CT
CLUB RIDGE ALY
CLUB RIDGE RD
PALM SEDGE LOOP
CLUB VIEW DR
BUCKVIEW LN
BUNKER LN
JACOBS MILL POND RD
HEADGATE DR
FAWN SPOT CT
WOODCREEK RD
MILLPOINT WAY
SWEETSHRUB RD

Future Land Use

308 Turnwall Lane; TMS# 28911-03-03
Current Richland County Future Land Use: Neighborhood (Medium Density)
Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)



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

Feet
0 100 200

CITY OF Columbia

Planning & Development Services Department

Created by: swhudson Date: 3/3/2026

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

308 Turnwall Lane; TMS# 28911-03-03
Current Richland County Zoning: Planned Development (PD)
Proposed City Zoning: Planned Development (PD)



CITY OF Columbia

Planning & Development Services Department

Created by: swhudson Date: 3/3/2026

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 SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

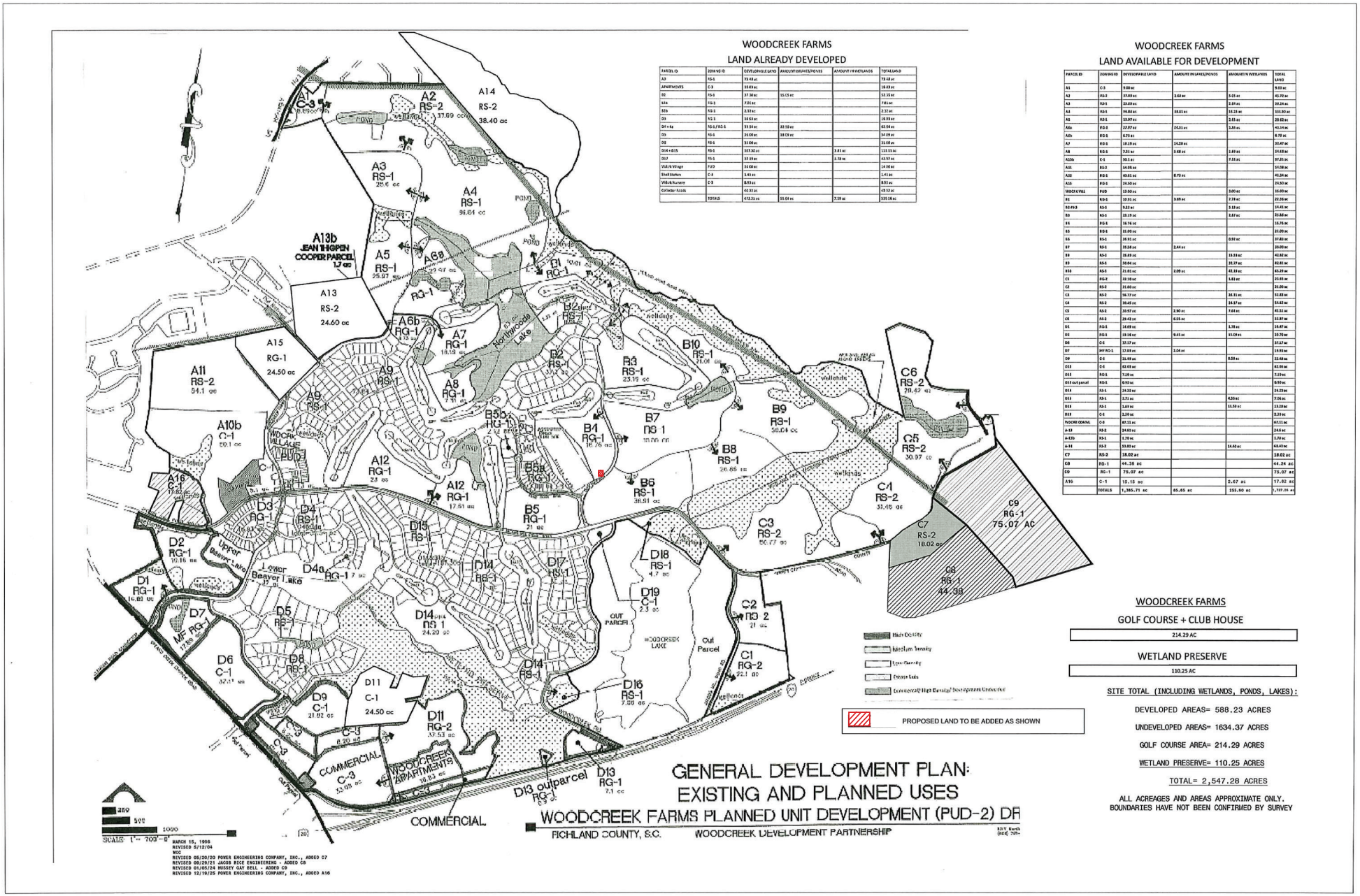
Development Types

UER-1 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 ranging between 2,500 square feet and 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 less 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.



Proposed Zoning District



WOODCREEK FARMS

LAND ALREADY DEVELOPED

PARCEL ID	ZONING ID	DEVELOPABLE LAND	AMOUNT IN LAKES/PONDS	AMOUNT IN WETLANDS	TOTAL LAND
A3	RS-1	25.6 ac			25.6 ac
APARTMENTS	C-3	16.83 ac			16.83 ac
B2	RS-1	37.30 ac	15.05 ac		52.35 ac
B3a	RS-1	7.81 ac			7.81 ac
B3b	RS-1	2.33 ac			2.33 ac
B9	RS-1	16.53 ac			16.53 ac
B4 + 4a	RS-1/RG-1	59.54 ac	22.50 ac		82.04 ac
B5	RG-1	26.00 ac	18.09 ac		54.09 ac
B8	RS-1	31.00 ac			31.00 ac
B10 + B15	RS-1	107.30 ac		3.81 ac	111.11 ac
B17	RS-1	39.39 ac		3.38 ac	42.77 ac
Welch Village	PUD	14.00 ac			14.00 ac
Shell Station	C-3	1.43 ac			1.43 ac
Welch Nursery	C-3	8.53 ac			8.53 ac
Cemetery Lands		43.32 ac			43.32 ac
	TOTALS	472.23 ac	55.64 ac	7.19 ac	535.16 ac

WOODCREEK FARMS

LAND AVAILABLE FOR DEVELOPMENT

PARCEL ID	ZONING ID	DEVELOPABLE LAND	AMOUNT IN LAKES/PONDS	AMOUNT IN WETLANDS	TOTAL LAND
A1	C-3	0.00 ac			0.00 ac
A2	RS-2	37.69 ac	2.68 ac	5.05 ac	45.72 ac
A3	RS-1	23.69 ac		2.04 ac	25.24 ac
A4	RS-1	96.84 ac	16.81 ac	16.19 ac	129.30 ac
A5	RS-1	25.97 ac		2.81 ac	28.82 ac
A6a	RG-1	22.97 ac	14.28 ac	3.84 ac	41.14 ac
A6b	RG-1	4.15 ac			4.15 ac
A7	RG-1	18.19 ac	14.28 ac		32.47 ac
A8	RG-1	7.31 ac	3.48 ac	2.49 ac	13.28 ac
A10b	C-1	50.1 ac		7.31 ac	57.21 ac
A11	RS-2	54.05 ac			54.05 ac
A12	RG-1	40.41 ac	0.73 ac		41.14 ac
A15	RG-1	24.50 ac			24.50 ac
WOODCREEK VILL	PUD	10.00 ac		3.00 ac	13.00 ac
B1	RS-1	10.01 ac	9.89 ac	2.79 ac	22.69 ac
B2 PHS	RS-1	9.22 ac		5.19 ac	14.41 ac
B3	RS-1	23.19 ac		2.67 ac	25.86 ac
B4	RG-1	16.76 ac			16.76 ac
B5	RG-1	21.00 ac			21.00 ac
B6	RS-1	29.91 ac		0.92 ac	30.83 ac
B7	RS-1	31.00 ac	2.44 ac		33.44 ac
B8	RS-1	26.65 ac		13.33 ac	43.42 ac
B9	RS-1	50.04 ac		31.77 ac	82.81 ac
B10	RS-1	21.01 ac	2.09 ac	41.29 ac	65.39 ac
C1	RG-2	22.10 ac		1.83 ac	23.93 ac
C2	RG-2	21.00 ac			21.00 ac
C3	RG-2	56.77 ac		36.31 ac	53.83 ac
C4	RG-2	30.45 ac		24.17 ac	54.62 ac
C5	RG-2	30.97 ac	2.90 ac	7.64 ac	41.51 ac
C6	RG-2	29.42 ac	6.55 ac		35.97 ac
D1	RG-1	14.69 ac		1.79 ac	16.47 ac
D2	RG-1	13.16 ac	9.45 ac	11.09 ac	33.70 ac
D6	C-1	37.17 ac			37.17 ac
D7	MF RG-1	17.85 ac	1.04 ac		18.93 ac
D9	C-1	21.93 ac		0.59 ac	22.48 ac
D11	C-1	62.03 ac			62.03 ac
D13	RG-1	7.10 ac			7.10 ac
D13 out parcel	RG-1	0.93 ac			0.93 ac
D14	RS-1	24.20 ac			24.20 ac
D15	RS-1	3.71 ac		4.35 ac	7.06 ac
D18	RS-1	1.69 ac		11.59 ac	13.28 ac
D19	C-1	2.30 ac			2.30 ac
WOOKIE COAXIAL	C-3	67.11 ac			67.11 ac
A-13	RS-2	24.60 ac			24.6 ac
A-13b	RS-1	1.70 ac			1.70 ac
A-14	RS-2	53.00 ac		15.40 ac	68.40 ac
C7	RS-2	18.02 ac			18.02 ac
C8	RG-1	44.38 ac			44.38 ac
C9	RG-1	75.07 ac			75.07 ac
A16	C-1	15.15 ac		2.67 ac	17.82 ac
	TOTALS	1,385.71 ac	85.65 ac	255.90 ac	1,707.26 ac

WOODCREEK FARMS

GOLF COURSE + CLUB HOUSE

214.29 AC

WETLAND PRESERVE

110.25 AC

SITE TOTAL (INCLUDING WETLANDS, PONDS, LAKES):

DEVELOPED AREAS= 588.23 ACRES

UNDEVELOPED AREAS= 1634.37 ACRES

GOLF COURSE AREA= 214.29 ACRES

WETLAND PRESERVE= 110.25 ACRES

TOTAL= 2,547.28 ACRES

ALL ACREAGES AND AREAS APPROXIMATE ONLY.
BOUNDARIES HAVE NOT BEEN CONFIRMED BY SURVEY

GENERAL DEVELOPMENT PLAN: EXISTING AND PLANNED USES

WOODCREEK FARMS PLANNED UNIT DEVELOPMENT (PUD-2) DR

RICHLAND COUNTY, S.C. WOODCREEK DEVELOPMENT PARTNERSHIP

Meeting Date:	**May 19, 2026**
Department:	**Planning and Development Services**
From:	**Justin Steinmann, Director**

ZONING MAP AMENDMENT for Parcel at 1700 Block Rosewood Drive and Fulton Street TMS# 11309-18-10

Ordinance No.: 2026-040 - Amending the Official Zoning Map to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10

Council District: 3

Proposal: Request to rezone the properties from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).

Applicant: Ashok Kumar, Kumar Construction

Staff Recommendation: Approval

PC Recommendation: 4/9/2026; Recommended Approval (6-1)

Background Summary:

Attachments:

1. ZMA_2026-0004_Rosewood1700Blk_Packet
2. Ordinance 2026-040 - Zoning Map Amendment parcel at 1700 block of Rosewood Drive a...

CITY COUNCIL

May 19, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ZONING MAP AMENDMENT CASE SUMMARY

Parcel at 1700 Block Rosewood Drive and Fulton Street
TMS# 11309-18-10

Council District:	3
Proposal:	Request to rezone the properties from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).
Applicant:	Ashok Kumar, Kumar Construction
Staff Recommendation:	Approval
PC Recommendation:	4/9/2026; Recommended Approval (6-1)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ± 0.32 acre
Current Use: Undeveloped
Proposed Use: Residential
Future Land Use Classification: Neighborhood Activity Corridor (AC-1)
Current Zoning: Neighborhood Activity Center/Corridor District (NAC) within the Airport Safety Overlay District (OV-A)
Proposed Zoning: Residential Mixed District (RM-2) within the Airport Safety Overlay District (OV-A)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification
The subject property is designated as Neighborhood Activity Corridor (AC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Refer to the attached land use classification description. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the *Rosewood Corridor & Neighborhood Plan* (2012). The plan proposed a future land use of Mixed-Use for the subject property (Ch. 5, pg. 30, Map 5.2). The property is also located within the area identified as a Potential Commercial District Overlay (Level A, which targets mixed-use areas versus those areas that are more residential and transitional, which are categorized as Level B) (Ch. 5, pg. 32, Map 5.7). The plan sets for eight physical development goals for the Rosewood Drive corridor:

1. Encourage the reuse of existing residential structures along the corridor.
2. Create a high-quality pedestrian-oriented shopping district.
3. Provide better connectivity into the surrounding neighborhoods.
4. Create a high-quality mix of uses, which would increase destination retail options, while serving the needs of neighborhood residents.
5. Create a clear focus of uses within the three distinct areas along the three miles of Rosewood Corridor.
6. Employ a "Park Once" concept where parking may be shared, and allow residents to walk to multiple stores and destinations within the distinct areas of the corridor.
7. Provide better buffers from commercial and mixed-uses and the residential neighborhood.
8. Allow Rosewood to develop into its future with a unique sense of place, building on traditions.

ZONING

The subject property is currently zoned Neighborhood Activity Center/Corridor District in an Airport Safety Overlay District (NAC, OV-A). The property to the east and west fronting Rosewood Drive on the north side are also zoned Neighborhood Activity Center/Corridor District in the Airport Safety Overlay District (NAC, OV-A). The property to the rear of the parcel with frontage on Fulton Street is zoned Residential Single Family – Small Lot District (RSF-3). The property across Rosewood Drive is zoned Residential Mixed District in the Airport Safety Overlay District (RM-2, OV-A).

The current NAC base district permits multifamily development but the OV-A overlay district prohibits residential development within non-residential base districts. The applicant desires to construct a multifamily development on the site and thus is seeking this rezoning. The proposed zoning is Residential Mixed District (RM-2); remaining within the Airport Safety Overlay District (OV-A).

The City of Columbia's Airport Safety Overlay (OV-A) is informed by, but not to be confused with, the South Carolina Aeronautics Commission's Airport Safety Zones. State law (Sec. 55-13-5 of the *SC Code of Laws*) requires that land use decisions by municipal governments consider the presence of these airport land use zones and the effect of the decision on airport operations and safety.

The implementation of the City's Airport Safety Overlay fulfills part of that requirement of state law, and roughly traces the outline of areas identified as the Runway Protection Zone and the Inner Approach & Transition Zone for Jim Hamilton-LB Owens Airport. This requirement to consider the state-designated airport zones (and airport operations and safety) also extends to the Planning Commission's recommendation on the request and, ultimately, to City Council's decision.

Notably, the applicant had previously applied to remove the OV-A overlay from the property (PC 11/13/25; Council 12/16/25), and withdrew the request after opposition from representatives of the SC Aeronautics Commission and Jim Hamilton-LB Owens Airport. However, during public hearing at the 12/16/25 City Council meeting, these same representatives stated in light of the surrounding residential development that they would not object to a residential project on this property as long as the safeguards within the City's overlay remained (and the developers agreed to the required easements and hold harmless agreements).

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

STAFF RECOMMENDATION

As stated in the UDO's Zoning Map Amendment Decision Standards (§17-2.5(c)(4)), "the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of City Council and is not controlled by any one factor."

In review of the suggested factors for consideration, staff finds that the proposed rezoning request would create an inappropriately isolated zoning district by leaving the adjacent ± 1/2-acre property at 1701 Rosewood Drive as an isolated commercial parcel. However, the request is not inconsistent with the AC-1 future land use classification and the recommendations of the Rosewood Corridor & Neighborhood Plan, and arguably the rezoning would "allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity" as there is a mixture of residential and commercial uses in the vicinity.

Finally, in consideration of the Airport Safety Overlay (OV-A) and State requirements to consider SC Aeronautics land use recommendations, it bears repeating that this rezoning option was discussed at the December 16, 2025 zoning public hearing and representatives of the Aeronautics Commission and the airport stated that they did not object to residences being developed at this site under the protection of the City's overlay. In consideration of all these factors, staff recommends approval of this request.


BULL ST
PICKENS ST
HEYWARD ST
SOUTHWOOD DR
TUGALOO AVE
S HARDEN ST
HOLLYWOOD CT
HOLLYWOOD DR
S SALUDA AVE
KIAWAH AVE
CRESTWOOD DR
ETIWAN AVE
MAPLEWOOD DR
S EDISTO AVE
PINEWOOD DR
ROSEWOOD DR
S BULL ST
S MARION ST
FULTON ST
DREHER ST
OCEOLA ST
S WACCAMAW AVE
ROSEWOOD HILLS DR
S PICKENS ST
S GREGG ST
KENNEDY ST
E BROADWAY ST
SUPERIOR ST
HOLT DR
KINGSWOOD DR
ROYSTER ST
WILEY ST
BAY ST
MITCHELL ST
HOWE ST
GEORGE ROGERS BLVD

Future Land Use

NX1701 Rosewood Drive; TMS# 11309-18-10
Future Land Use: Neighborhood Activity Corridor (AC-1)



City of Columbia

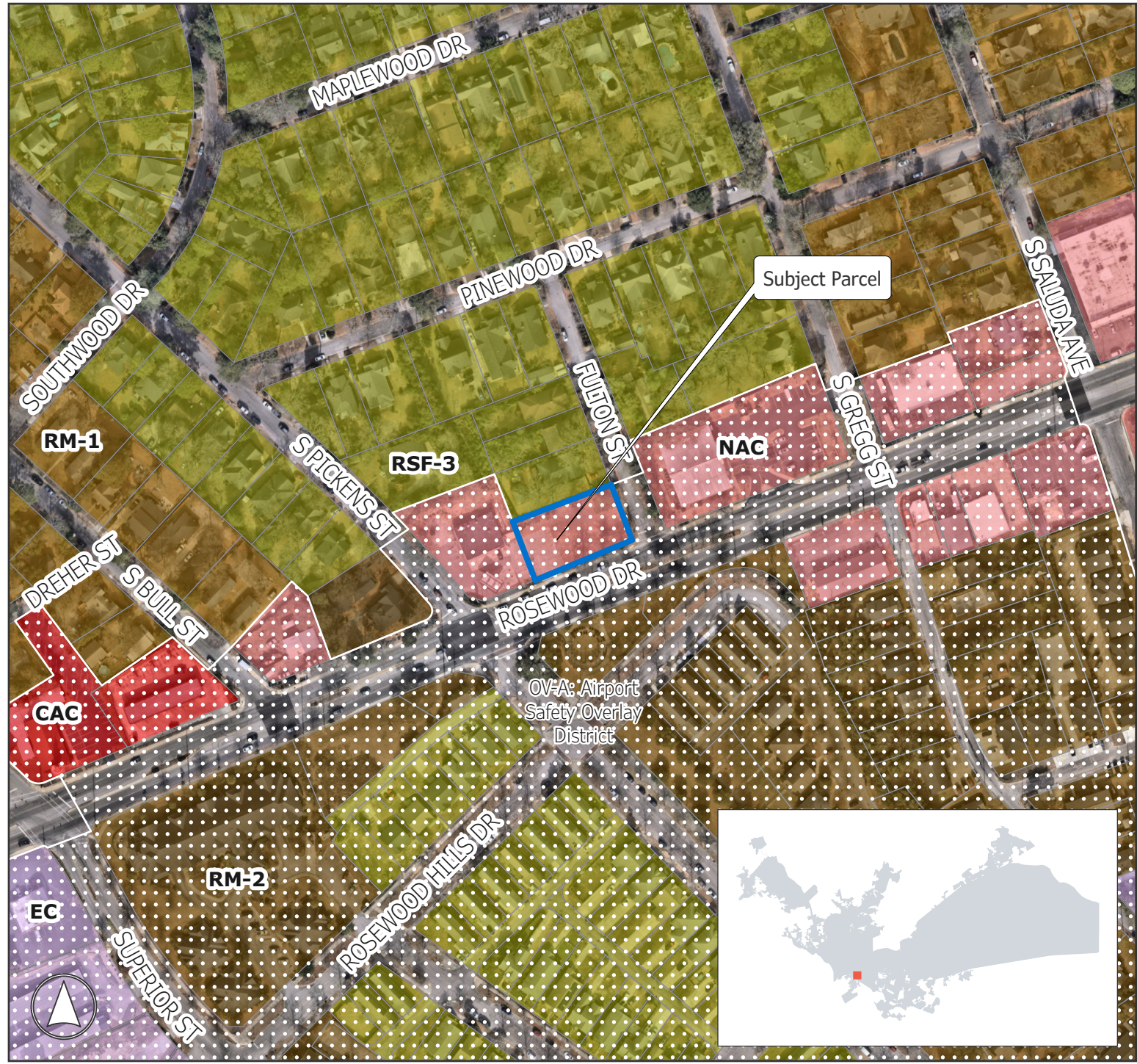
Planning & Development Services Department

Created by: swhudson Date: 2/19/2026

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Zoning

NX1701 Rosewood Drive; TMS# 11309-18-10
Current Zoning: Neighborhood Activity Center/Corridor District (NAC) with Airport Safety Overlay District (OV-A)
Proposed Zoning: Residential Mixed District (RM-2) with Airport Safety Overlay District (OV-A)



Planning & Development Services Department

Created by: swhudson Date: 2/19/2026

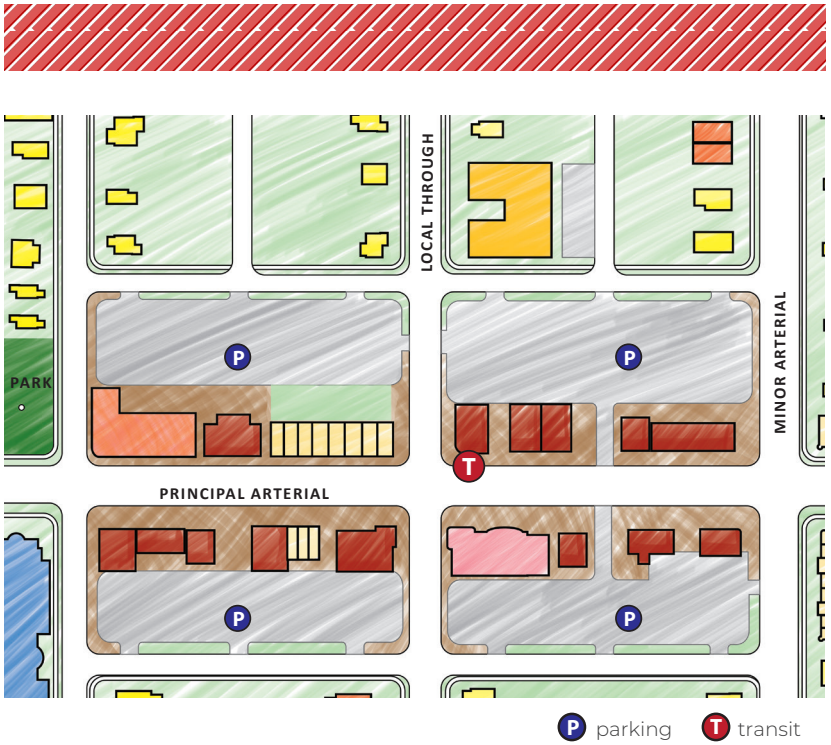
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Future Land Use Classification

Development Types

NEIGHBORHOOD ACTIVITY CORRIDOR (AC-1)

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are generally built on frontage lots along minor arterial or collector roadways but may also be found along principal arterials. They serve surrounding neighborhoods within a one-mile drive or a 15-minute walk and typically consist of a limited collection of commercial and service uses.



AC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES
- Multi-family Mixed-use Small
- Business/Employment Small (excl. Flex)

SECONDARY TYPES
- Single-family Attached
- Multi-family Small & Medium
- Civic/Institutional Small to Large

TERTIARY TYPES
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-1 DEVELOPMENT PATTERN/CONTEXT

- Streets are generally minor arterials or collectors carrying moderate multi-modal traffic volumes. Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns.
- Blocks are generally the base component of this development type, and the uses in the activity corridor typically occupy the face of the block adjacent to the corridor. Alleyways can be used in redevelopment or infill to provide access to small rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Deeper lots are typically found along major roads.
- Buildings are oriented toward the street and generally located to the front of the lot, right behind the sidewalk or a shallow setback, however they may have a small lawn when a converted residential structure is used. Access to businesses should be provided from the sidewalk.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may utilize on-street parking or may have small parking areas behind the building.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors.



- Open spaces provided on individual lots in the form of perimeter plantings and buffer yards are typical, as are tree and vegetation-lined rights-of-way. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale and includes windows, front entrances, porches, stoops, and /or balconies. The majority of buildings are one to two stories.

Current Zoning District

NAC: Neighborhood Activity Center/Corridor District

Purpose

The purpose of the Neighborhood Activity Center/Corridor (NAC) District is to provide lands that accommodate moderate-density, walkable, neighborhood-scale mixed-use development with neighborhood-serving commercial development within the City's urban neighborhoods. The district is intended to be applied to portions of a city block, consisting of storefronts with limited on-site parking.

Uses are intended to be neighborhood-serving and capture some through-traffic, though auto-oriented uses and design are discouraged. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, personal services uses, and community service uses. *No minimum parking.

Intensity and Dimensional Standards

Standard		Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)		10,000	5,000
Lot Width, min. (ft.)		75	N/A
Lot Coverage, max. (% of site area)		N/A	
Density, max. (du/acre)		N/A	
Front Yard Setback (ft.)	Min.	5 [1]	
	Max.	15 [1]	
Side Yard Setback, min. (ft.)		N/A	
Rear Yard Setback, min. (ft.)		15	
Building Height, max. (ft.)		50	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for buildings on the same block face, if more than 50 percent of the lots on the block face have buildings.

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	Day care facility[1]	Laboratory, medical or dental
Dwelling, live-work[1]	Government office	Medical or dental clinic/office
Dwelling, mixed-use	Library	Nursing care facility
Dwelling, multifamily	Membership organization facility	Arboretum or botanical garden
Dwelling, single-family detached	Place of worship[1]	Cemetery
Dwelling, two-family	Public safety facility	Park or greenway[1]
Dwelling, townhouse	Social services facility	Park and ride
Residential care facility[2]	Elementary, middle, or high school	Parking lot[1]
Community recreation center	School, business or trade	Parking structure[1]
Cultural facility	Hospital	

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.

NAC: NEIGHBORHOOD ACTIVITY CENTER/CORRIDOR

Passenger terminal, surface transportation[2]

Railroad facility[2]

Utility facility, major[2]

Utility facility, minor

Veterinary hospital or clinic[1]

Eating establishment only[1]

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Funeral home or mortuary

Business/Professional office

Bank, retail

Beauty salon or barbershop

Body piercing or tattoo establishment[1]

Dry cleaning pick-up[1]

Laundry, coin-operated

Nail salon

Repair of personal goods

Banquet hall

Performing arts center

Recreation facility, indoor, not elsewhere listed[1]

Recreation facility, outdoor, not elsewhere listed[2]

Building supplies and equipment store[1, 2]

Consumer goods store[1, 2]

Convenience store[2]

Farmers' market[1, 2]

Grocery store or food market[1]

Liquor store[2]

Pawn shop[2]

Gasoline sales and service station[1]

Vehicle equipment supplies sales and rentals

Community garden[1]

Crop production and processing

Manufacturing, assembly, or fabrication, light

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Proposed Zoning District

RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

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

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Community recreation center

Cultural facility[2]

Day care facility[1]

Library

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Utility facility, major[2]

Utility facility, minor

Dry cleaning pick-up[1]

Grocery store or food market[2]

Community garden[1]

Crop production and processing[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.: 2026-040

Amending the Official Zoning Map to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10; 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 parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County, Richland County TMS# 11309-18-10 as shown in Attachment A, is hereby rezoned from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

LEGAL DEPARTMENT DRAFT

Requested by:

Jeff Palen, Assistant City Manager

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

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: ((Taxable Value × Tax Rate) × 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.

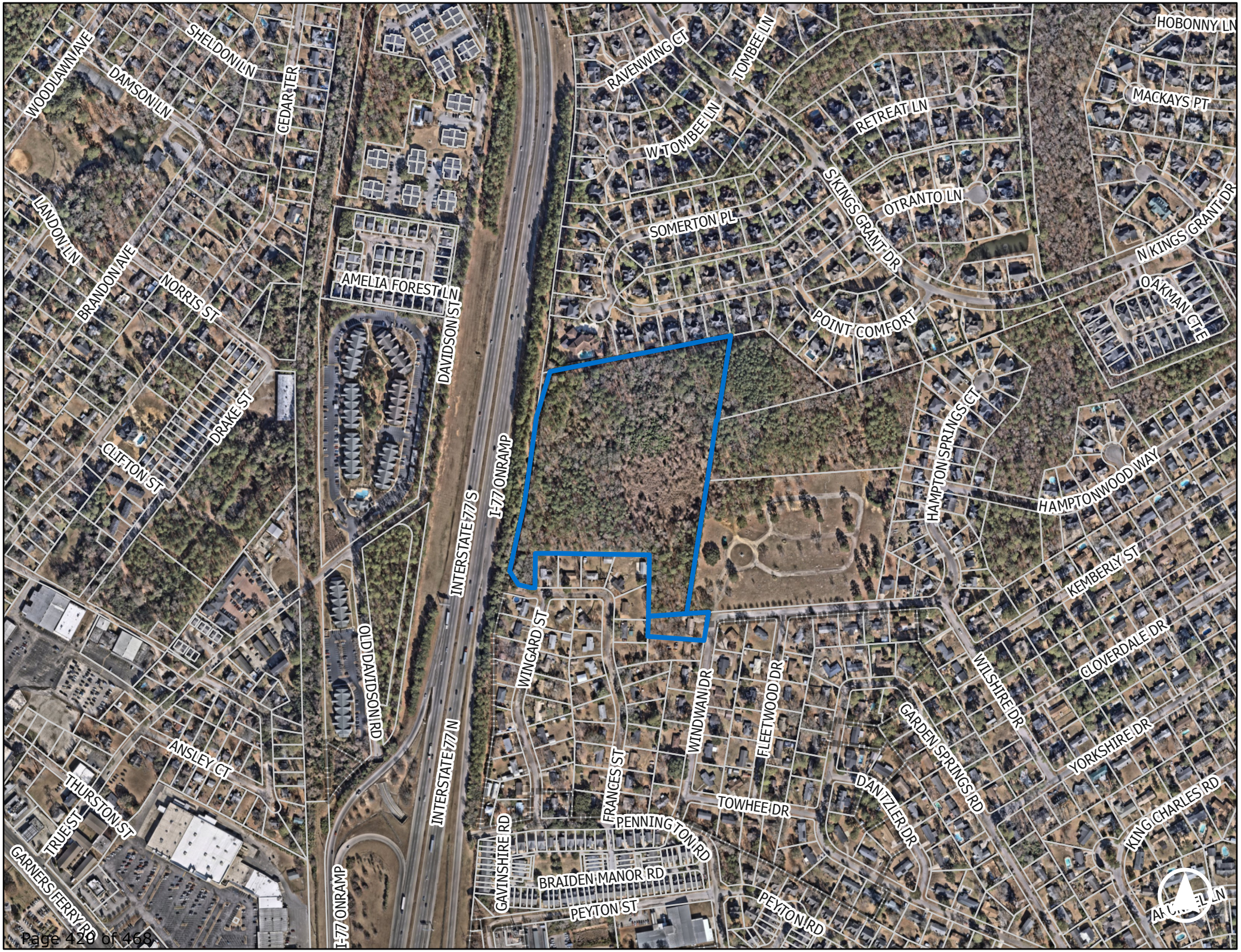
Adjacent parcels in unincorporated Richland County are currently zoned Residential 2 (R-2) to the south and small portion of the east.

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.

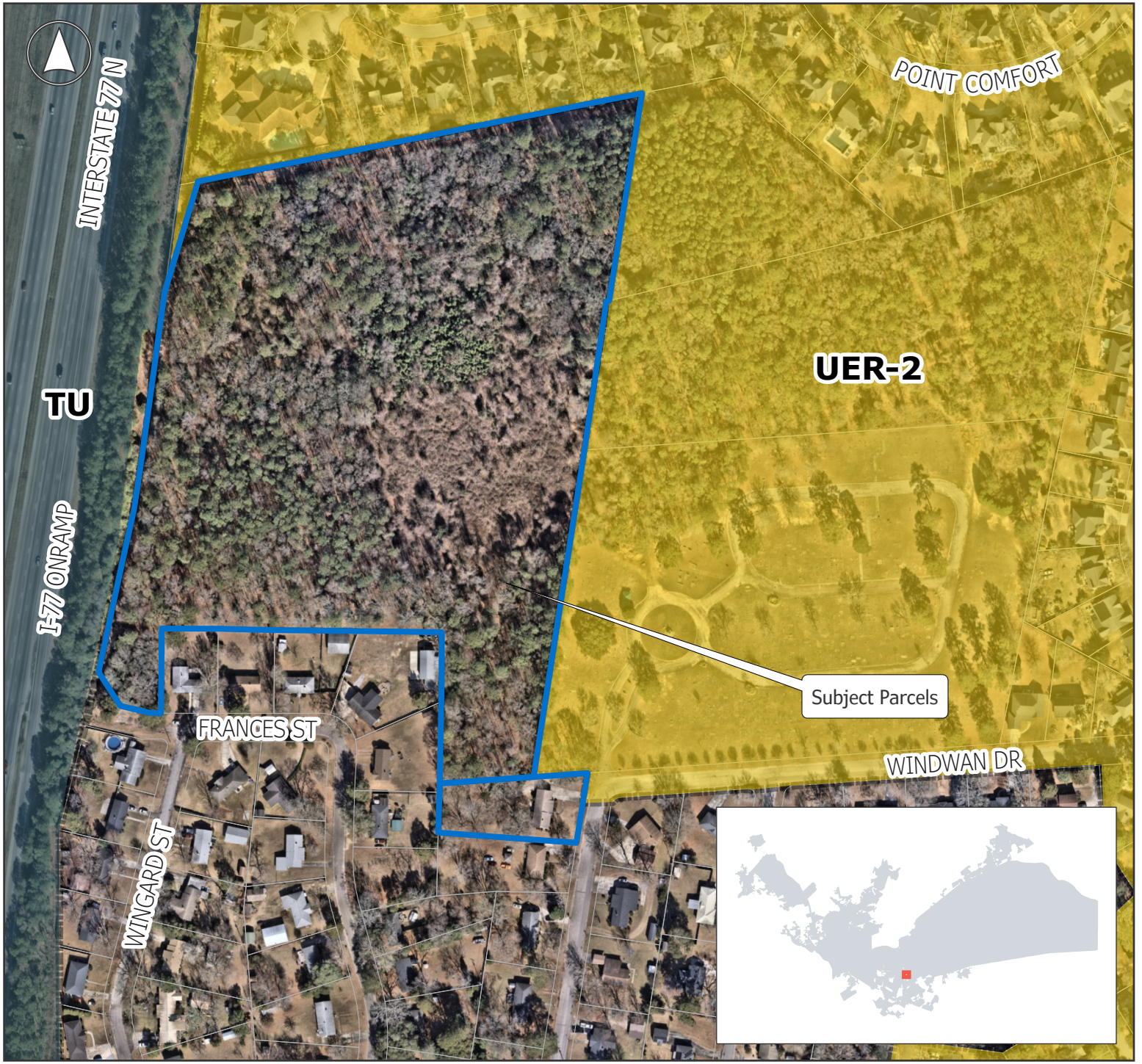
STAFF RECOMMENDATION

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
SHELDON LN
DAMSON LN
CEDAR TER
LANDON LN
BRANDON AVE
NORRIS ST
DRAKE ST
CLIFTON ST
AMELIA FOREST LN
DAVIDSON ST
OLD DAVIDSON RD
INTERSTATE 77 S
I-77 ONRAMP
INTERSTATE 77 N
I-77 ONRAMP
ANSLEY CT
THURSTON ST
TRUE ST
GARNERS FERRY RD
RAVENWING CT
TOMBEE LN
W TOMBEE LN
RETREAT LN
SOMERTON PL
KINGS GRANT DR
OTRANTO LN
POINT COMFORT
HOBONNY LN
MACKAYS PT
N KINGS GRANT DR
OAKMAN CIR
HAMPTON SPRINGS CT
HAMPTONWOOD WAY
KEMBERLY ST
CLOVERDALE DR
WILSHIRE DR
YORKSHIRE DR
KING CHARLES RD
GARDEN SPRINGS RD
DANTZLER DR
WINGARD ST
WINDWAN DR
FLEETWOOD DR
FRANCES ST
TOWHEE DR
PENNINGTON RD
GAVINSHIRE RD
BRAIDEN MANOR RD
PEYTON ST
PEYTON RD

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

Feet
0 100 200

CITY OF Columbia

Planning & Development Services Department

Created by: swhudson Date: 2/17/2026

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Zoning

6701 Windwan Drive and NE/S Hwy 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



Feet
0 100 200

CITY OF Columbia

Planning & Development Services Department

Created by: swhudson Date: 2/17/2026

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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

Dwelling, single-family detached

Community recreation center

Cultural facility[2]

Day care facility[2]

Library

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Utility facility, major[2]

Utility facility, minor

Community garden[1]

Crop production and processing[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.

LEGAL DEPARTMENT DRAFT

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

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 3/27/2026

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

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-034 - Granting an encroachment to BT Columbia LLC C/O BET Investments, Inc. for the use of the right of way areas of the 300 block of Lincoln Street and the 800 block of Catawba Street for the installation and maintenance of sidewalks, a multi-use path, a drop-off loop with a fountain, a concrete trash collection pad, landscaping and irrigation adjacent to 315 Lincoln Street, Richland County TMS# 08913-05-03 and 08913-05-05

Background Summary:

Attachments:

1. 2026-034 – 315 Lincoln permanent encroachment
2. 315 Lincoln St case packet

ORDINANCE NO.: 2026-034

Granting an encroachment to BT Columbia LLC C/O BET Investments, Inc. for the use of the right of way areas of the 300 block of Lincoln Street and the 800 block of Catawba Street for the installation and maintenance of sidewalks, a multi-use path, a drop-off loop with a fountain, a concrete trash collection pad, landscaping and irrigation adjacent to 315 Lincoln Street, Richland County TMS# 08913-05-03 and 08913-05-05

WHEREAS, BT Columbia LLC C/O BET Investments, Inc., (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 300 block of Lincoln Street and the 800 block of Catawba Street for the installation and maintenance of sidewalks measuring between approximately five (5') feet to eight (8') feet in width three hundred eighty five (385') feet in length, a multi-use path measuring approximately fourteen (14') feet in width three hundred ten (310') feet in length, a drop-off loop with pavers, a fountain and twelve (12) bollards, a concrete trash collection pad measuring approximately thirteen (13') feet in width seventeen (17') feet in length, landscaping and irrigation adjacent to 315 Lincoln Street, 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 areas of the 300 block of Lincoln Street and the 800 block of Catawba Street adjacent to 315 Lincoln Street, Richland County TMS# 08913-05-03 and 08913-05-05, for the installation and maintenance of sidewalks measuring between approximately five (5') feet to eight (8') feet in width three hundred eighty five (385') feet in length, a multi-use path measuring approximately fourteen (14') feet in width three hundred ten (310') feet in length, a drop-off loop with pavers, a fountain and twelve (12) bollards, a concrete trash collection pad measuring approximately thirteen (13') feet in width seventeen (17') feet in length, landscaping and irrigation, 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,

LEGAL DEPARTMENT DRAFT

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.
8. Coordinate with Planning and Development Services staff to attempt to separate the curb ramps at Lincoln and Catawba to direct pedestrian traffic into the crosswalk perpendicular to the street as much as possible (rather than diagonally into the intersection) while still aligning with the ramps on the other side.
9. Concrete trash collection pad located in the Catawba Street right-of-way shall be used only for temporary trash containers and shall contain no permanent dumpster or trash enclosure facilities. Trash collection container shall only be placed on the concrete pad on collection days and shall be removed promptly after collection. Trash and debris shall not be placed on the concrete pad outside of the container.

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.

LEGAL DEPARTMENT DRAFT

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

CITY COUNCIL
ENCROACHMENT SUMMARY
2026-034

300 BLOCK OF LINCOLN STREET AND THE 800 BLOCK OF CATAWBA STREET ADJACENT TO 315 LINCOLN STREET
SIDEWALKS, A MULT-USE PATH, A DROP-OFF LOOP, A CONCRETE TRASH COLLECTION PAD, LANDSCAPING AND IRRIGATION

Subject Property:	Right-of-way adjacent to 315 Lincoln Street
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, a multi-use path, a drop-off loop with a fountain, a concrete trash collection pad, landscaping and irrigation.
Applicant:	Cardinal Group Investments
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring between approximately five (5') feet to eight (8') feet in width three hundred eight five (385') feet in length, a multi-use path measuring approximately fourteen (14') feet in width three hundred ten (310') feet in length, a drop-off loop with pavers, a fountain and twelve (12) bollards, a concrete trash collection pad measuring approximately thirteen (13') feet in width seventeen (17') feet in length, landscaping and irrigation adjacent to 315 Lincoln Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 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. 8. Coordinate with Planning and Development Services staff to attempt to separate the curb ramps at Lincoln and Catawba to direct pedestrian traffic into the crosswalk perpendicular to the street as much as possible (rather than diagonally into the intersection) while still aligning with the ramps on the other side. 9. Concrete trash collection pad located in the Catawba Street right-of-way shall be used only for temporary trash containers and shall contain no permanent dumpster or trash enclosure facilities. Trash collection container shall only be placed on the concrete pad on collection days and shall be removed promptly after collection. Trash and debris shall not be placed on the concrete pad outside of the container.

Citywide GIS Viewer Map

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
4/27/2026 3:00 PM

CITY OF Columbia

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Address Point

Custom

- InActive
- Multi Unit
- Others
- Single Family

Tax Parcel

Street & Ownership

CFCC,Ownership

- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits

FEMA Flood Hazard Area

FLD_ZONE, ZONE_SUBTY

- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
- X - 500yr Flood Plain

Imagery 2025

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.01 0.02 0.04 mi

1:1,273

1:1,273

CITY OF COLUMBIA GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

Permanent Encroachment
Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

The proposed development consists of a 7 story, 238 unit multifamily apartment complex located at 875 Catawba Street in Columbia, South Carolina.

Within the Right of Way of Lincoln Street, the development is proposing a drop off loop comprised of pavers or stamped concrete with a fountain, a 14' multi use path, a structured parking access drive aisle, and sidewalks leading from the multi use path to the proposed apartment complex. Associated landscaping such as canopy trees and shrubbery will also be provided. Utility infrastructure such as water meters, a fire hydrant, and sewer manholes will also be located within the Right of Way.

Within the Right of Way of Catawba Street, the development is proposing and 8 foot sidewalk that tapers to a 5 foot sidewalk to connect the multi use path to the apartment complex, as well as a structured parking drive aisle, a trash pickup concrete pad, and a proposed monument sign for the development. Associated landscaping such as canopy trees and shrubbery will also be provided. Overhead power poles in coordination with dominion energy are also planned to be within the Right of Way.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____

Permanent Encroachment
Application and Checklist

Any damage to the street or sidewalk caused by 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.

Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

Signature of Applicant	
Tommy Sinnott	
Print Name TOMMY SINNOTT	Date 3/6/26

Z:\33254\33254.0000\ENGINEERING\CIVIL\PLANS\CONSTRUCTION PLANS\33254.0000 - SITE.DWG - Mon, 9, 2026 - 11:04 AM

PAVING LEGEND	
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT

N/F
QWEST COMMUNICATIONS CORP
TMS R08914-17-03
DB:R0342 PG:234

N/F
WILLIAMS G TILLMAN ETAL
TMS R08914-17-01
DB:D1212 PG:172

1 STORY BRICK BUILDING

6' CHAIN LINK FENCE

6' CHAIN LINK GATE

PROPOSED RAILING (REFERENCE ARCH PLANS)

PROPERTY LINE

EXISTING SIDEWALK

PRIVATE DRIVE

RIGHT OF WAY LINE

PROPOSED PAVERS

12" FLUSH CURB

PROPOSED MOUNTABLE CURB

PROPOSED FOUNTAIN (BY OTHERS)

N: 784,048.81
E: 1,989,813.56

PROPOSED BUILDING
+/- 420,088 G.S.F
7 FLOORS
FFE VARIES

PROPOSED STOP SIGN

PROPOSED BOLLARDS (REFERENCE ARCHITECTURAL PLANS)

RELOCATE BUS STOP IN COORDINATION WITH USC/COMET

LINCOLN STREET
100' R/W

FEATHER TO FLUSH CURB

PROPOSED 14' MULTIUSE PATH (TYP.)

PROPOSED "TENANT PARKING" SIGN FOR FUTURE TENANT PARKING

PROPOSED "TENANT PARKING" SIGN FOR FUTURE TENANT PARKING

N/F
COLUMBIA SC STUDENT HOUSING DIST
TMS R08914-08-02
DB:R2966 PG:2387

PROPOSED PARKING METER(TYP.) (PENDING CITY GUIDANCE)

PROPOSED PARALLEL PARKING SPACES (TYP.)

FEATHER TO FLUSH CURB

EXISTING SIDEWALK

PROPOSED CROSSWALK (TYP.)

ADA RAMP WITH TRUNCATED DOMES

EXISTING EDGE OF PAVEMENT

FEATHER TO FLUSH CURB

PROPOSED PARKING METER(TYP.) (PENDING CITY GUIDANCE)

PROPOSED TRASH PICKUP AREA

ROLL CURB (TYP.)

CATAWBA STREET
100' R/W

PROPOSED STRUCTURED PARKING ENTRANCE

PROPOSED FEATHERED CURB

EXISTING EDGE OF PAVEMENT

RESTRIPE RAILROAD CROSSING AND STOP BAR PER MUTCD, CSX, AND CITY OF COLUMBIA REGULATIONS

END OF PROPOSED PAVEMENT

PROPOSED 18" CURB AND GUTTER

PROPOSED TRANSFORMER LOCATION

PROPOSED RAMP WITH HANDRAILS (SEE DETAIL SHEET C1.2)

GENERATOR PAD

SITE WALLS (BY OTHERS)

VEHICLE STACKING DISTANCE

VEHICLE STACKING DISTANCE

LEVEL SPREADER BY OTHERS REFERENCE MEP PLANS

N: 783,780.37
E: 1,989,686.58

N/F
WILLIAMS, LESSIE BERNICE
TMS R08913-05-02
DB:R2847 PG:786

N/F
BLUE ROCK INVESTMENTS LLC
TMS R08913-06-01
DB:R578 PG:1537

GADSDEN STREET
APPARENT UNKNOWN WIDTH PUBLIC R/W
NO RECORDS FOUND OR PROVIDED

MULBERRY LANE

PRIVATE DRIVE

RR

C.S.X R/W 120'

CED
CH
PCN
16 CED
PCN
12 MAG
WO
16 WO
CED
CED
CED

OHP

SITE DATA TABLE		
TOTAL SITE AREA	1.88 ACRES	
MULTIFAMILY UNITS	238 UNITS	409,0231 GSF
ZONE	EMPLOYMENT CAMPUS DISTRICT, EC	
PROPOSED STRUCTURED PARKING	353 SPACES	
PROPOSED ON STREET PARKING	7 SPACES	
PROPOSED ADA PARKING	8 SPACES	
PROPOSED BICYCLE PARKING	80 SPACES	

ADA ROUTE

ACCESIBILITY PLAN NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   - MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES, AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH. SIDEWALK WITHIN SCDOT R/W SHALL NOT EXCEED 2% CROSS SLOPE PER ADA AND PROWAG GUIDELINES. ALL RAMPS SHALL NOT EXCEED 8.33% FOR EVERY SCENARIO EXCEPT WHERE NOTED BY PROWAG
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   - A. 0 TO 1/4" - NO REQUIREMENTS
   - B. 1/4" TO 1/2" - BEVEL WITH 1:2 SLOPE
   - C. LARGER THAN 1/2" - CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
   - MAX RAMP SLOPE 8.33% (1:12).
   - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
   - MAX RISE FOR ANY RAMP RUN IS 30 " (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 301)
   - MAX CROSS SLOPE OF RAMP 2% (1:50)
   - A.LANDINGS:
   - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
   - LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
   - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
   - IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
   - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
   - B.HANDRAILS:
   - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR BETWEEN RAIL AND RAMP EDGE.
   - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS:
   - MAX SLOPE OF CURB RAMP 8.33%.
   - MAX SLOPE OF SIDE FLARES 10%.
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - MIN WIDTH 36 " (NOT INCLUDING SIDE FLARES).
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6' TO 8' FROM THE CURB LINE.
5. PAVEMENT MARKINGS:
   - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 11' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE
   - ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).
8. ACCESSIBLE ROUTES
   - MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2017.

NO.	REVISIONS	BY	DATE
2	BLDG PERMIT COMMENTS	CVJ	04/08/26
1	GMP COMMENTS	SAF	03/19/26

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34575 2/27/2026 MARK DeSOUZA

THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
1501 Main Street • Suite 400
Columbia, SC 29201 • 803.451.6789
www.thomasandhutton.com

SITE PLAN

MULTIFAMILY APARTMENTS AT 875 CATAWBA ST

PROJECT LOCATION:
315 Lincoln St
RICHLAND COUNTY, SC

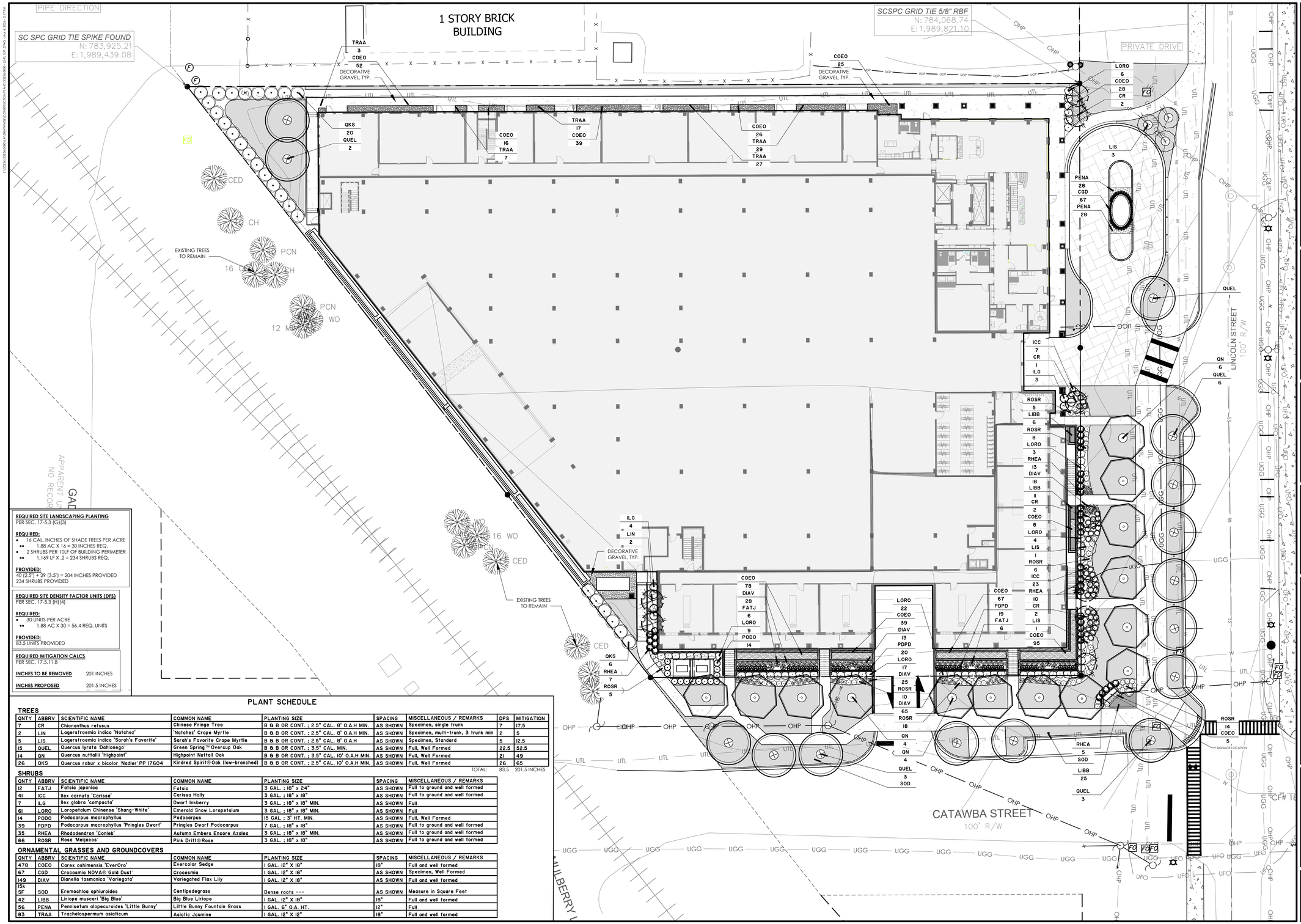
CLIENT/OWNER:
CARDINAL GROUP INVESTMENTS
4100 E. MISSISSIPPI AVE #1200
DENVER, CO 80246

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.: NAVD83 VERT.: NAVD 88

JOB NO:	33254.0000
DATE:	02/27/2026
DRAWN:	CVJ
DESIGNED:	CVJ
REVIEWED:	MGD
APPROVED:	MGD
SCALE:	1" = 30'

C1.1



REQUIRED SITE LANDSCAPING PLANTING
PER SEC. 17-5.3 (G)(3)

REQUIRED:
- 16 CAL. INCHES OF SHADE TREES PER ACRE
  - 1.88 AC X 16 = 30 INCHES REQ.
- 2 SHRUBS PER 10LF OF BUILDING PERIMETER
  - 1,169 LF X .2 = 234 SHRUBS REQ.

PROVIDED:
40 (2.5") + 29 (3.5") = 204 INCHES PROVIDED
234 SHRUBS PROVIDED

REQUIRED SITE DENSITY FACTOR UNITS (DFS)
PER SEC. 17-5.3 (H)(4)

REQUIRED:
- 30 UNITS PER ACRE
  - 1.88 AC X 30 = 56.4 REQ. UNITS

PROVIDED:
83.5 UNITS PROVIDED

REQUIRED MITIGATION CALCS
PER SEC. 17.5.11.B

INCHES TO BE REMOVED	201 INCHES
INCHES PROPOSED	201.5 INCHES

PLANT SCHEDULE

TREES

ONTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS	DPS	MITIGATION
7	CR	Chionanthus retusus	Chinese Fringe Tree	B & B OR CONT. ; 2.5" CAL. 8' O.A.H MIN.	AS SHOWN	Specimen, single trunk	7	17.5
2	LIN	Lagerstroemia indica 'Natchez'	'Natchez' Crape Myrtle	B & B OR CONT. ; 2.5" CAL. 8' O.A.H MIN.	AS SHOWN	Specimen, multi-trunk, 3 trunk min	2	5
5	LIS	Lagerstroemia indica 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	B & B OR CONT. ; 2.5" CAL. 8' O.A.H	AS SHOWN	Specimen, Standard	5	12.5
15	QUEL	Quercus lyrata 'Dahlonega'	Green Spring™ Overcup Oak	B & B OR CONT. ; 3.5" CAL. MIN.	AS SHOWN	Full, Well Formed	22.5	52.5
14	QN	Quercus nuttallii 'Highpoint'	Highpoint Nuttall Oak	B & B OR CONT. ; 3.5" CAL. 10' O.A.H MIN.	AS SHOWN	Full, Well Formed	21	49
26	QKS	Quercus robur x bicolor 'Nadler' PP 17604	Kindred Spirit®Oak (low-branched)	B & B OR CONT. ; 2.5" CAL. 10' O.A.H MIN.	AS SHOWN	Full, Well Formed	26	65
						TOTAL:	83.5	201.5 INCHES

SHRUBS

ONTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
12	FATJ	Fatsia japonica	Fatsia	3 GAL. ; 18" x 24"	AS SHOWN	Full to ground and well formed
41	ICC	Ilex cornuta 'Carissa'	Carissa Holly	3 GAL. ; 18" x 18"	AS SHOWN	Full to ground and well formed
7	ILG	Ilex glabra 'compacta'	Dwarf Inkberry	3 GAL. ; 18" x 18" MIN.	AS SHOWN	Full
61	LORO	Loropetalum Chinense 'Shang-White'	Emerald Snow Loropetalum	3 GAL. ; 18" x 18" MIN.	AS SHOWN	Full
14	PODO	Podocarpus macrophyllus	Podocarpus	15 GAL. ; 3' HT. MIN.	AS SHOWN	Full, Well Formed
39	PDPD	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	7 GAL. ; 18" x 18"	AS SHOWN	Full to ground and well formed
35	RHEA	Rhododendron 'Conleb'	Autumn Embers Encore Azalea	3 GAL. ; 18" x 18" MIN.	AS SHOWN	Full to ground and well formed
66	ROSR	Rosa 'Meijocos'	Pink Drift®Rose	3 GAL. ; 18" x 18"	AS SHOWN	Full to ground and well formed

ORNAMENTAL GRASSES AND GROUNDCOVERS

ONTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
478	COEO	Carex oshimensis 'EverOro'	Evercolor Sedge	1 GAL. 12" X 18"	18"	Full and well formed
67	CGD	Crocosmia NOVA® 'Gold Dust'	Crocosmia	1 GAL. 12" X 18"	AS SHOWN	Specimen, Well Formed
149	DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 GAL. 12" X 18"	AS SHOWN	Full and well formed
15k SF	SOD	Eremochloa ophiuroides	Centipedegrass	Dense roots ---	AS SHOWN	Measure in Square Feet
42	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	1 GAL. 12" X 18"	18"	Full and well formed
56	PENA	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 GAL. 6" O.A. HT.	12"	Full
83	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 GAL. 12" X 12"	18"	Full and well formed

NO.	REVISIONS	BY	DATE

State of South Carolina — Licensed Landscape Architect — No. 1029 — JOHN L. GARCEAU

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING CO — No. C00285 — CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
1501 Main Street • Suite 400
Columbia, SC 29201 • 803.451.6789
www.thomasandhutton.com

LANDSCAPE PLAN

MULTIFAMILY APARTMENTS AT 875 CATAWBA ST

PROJECT LOCATION:
875 Catawba St
RICHLAND COUNTY, SC

CLIENT/OWNER:
CARDINAL INVESTMENT GROUP
4100 E. MISSISSIPPI AVE #1200
DENVER, CO 80246

GRAPHIC SCALE:
1 INCH = 20 FEET
20 0 10 20

DATUM: HORIZ.: NAVD83 VERT.: NAVD 88

JOB NO:	33256.0000
DATE:	02/16/2026
DRAWN:	CVJ
DESIGNED:	CVJ
REVIEWED:	MGD
APPROVED:	
SCALE:	1" = 20'

L1.1

RESOLUTION NO.: R-2026-043

Establishing a Parental Accountability and Family Support Partnership

WHEREAS, the City of Columbia recognizes that strong parental engagement and accountability are critical in promoting youth success, public safety, and overall public welfare; and,

WHEREAS, the City of Columbia acknowledges that early intervention, education, and coordinated support for families can reduce juvenile involvement with the criminal justice system, truancy, and repeat offenses; and,

WHEREAS, the Solicitor's Office plays a vital role in the fair administration of justice to our youth by and through diversion efforts and community-based solutions, while offering support and resources to families; and,

WHEREAS, the collaboration between municipal departments, the Solicitor's Office, schools, service providers, and community partners strengthen these outcomes by addressing the underlying causes of juvenile misconduct and familial challenges and hardships; and,

WHEREAS, the City of Columbia seeks to formalize a partnership that promotes shared responsibility among parents, legal guardians, youth, and the justice system while prioritizing education, prevention, and rehabilitation measures when appropriate; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this ____day of _____ 2026, that:

1. This resolution establishes the City of Columbia, the Columbia Police Department, and the Richland County Solicitor's Office mutual interest in promoting parental engagement, responsibility, and accountability in matters involving youth behavior and minor offenses.
2. This resolution establishes the City of Columbia, the Columbia Police Department, and the Richland County Solicitor's Office shall focus on connecting parents and families to available community resources, services, and educational opportunities and the support of diversion, education and intervention programs when appropriate.
3. The services may include joint workshops, informational sessions, referrals to various service providers, parental education programs, and other collaborative efforts deemed appropriate by the participating entities.
4. Nothing withstanding in this Resolution shall alter or limit the authority of the Solicitor's Office, law enforcement, or the judiciary. But shall merely serve as a participatory initiative conducted to provide access and availability to resources and service providers.
5. Upon approval, this Resolution shall be disseminated to the Richland County Clerk of Court, City of Columbia Municipal Court Clerk of Court, Richland County Public Defender, and other stakeholder law enforcement agencies to so as to memorialize the parties' intent and apply it when appropriate.

LEGAL DEPARTMENT DRAFT

Requested by:

Councilman Bailey

Mayor

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

ATTEST:

City Clerk

Introduced:
Final Reading:

PARENTAL ACCOUNTABILITY & SUPPORT RESOLUTION

Sponsored by Honorable Tyler D. Bailey, At-Large Councilman • Public Safety Committee • May 12, 2026

THE NEED

Child-involved incidents in the City of Columbia are climbing. Data pulled from the Columbia Police Department records management system covering March 17, 2020 – March 17, 2025.

1,186	+44%	+115%	277
Child-involved incidents over 5 years	Increase in annual incidents (2020-21 → 2024-25)	Increase in Incorrigible cases (59 → 127)	Incidents in 2024-25 — highest on record

CPD Child-Involved Cases	20-21	21-22	22-23	23-24	24-25	5-Yr Total
EPC	55	70	60	41	35	**261**
Incorrigible	59	124	90	96	**127**	**496**
Contributing to Delinquency of a Minor	9	3	4	10	**17**	**43**
Unlawful Conduct Towards a Child	59	71	54	58	**90**	**332**
Cruelty to Children	11	7	15	13	8	**54**
TOTAL	**193**	**275**	**223**	**218**	**277**	**1,186**

THE PATH — ONE YEAR OF WORK

- **Feb. 2025:** Referral made to City Council (Feb. 18), followed by joint press conference with Solicitor Byron Gipson and Sheriff Leon Lott (Feb. 19).
- **2025–2026:** Engagement with Chief Holbrook (CPD), the City Attorney's Office, Solicitor's Office, Judge Jeffries, Dr. Fordham (ONSE), and the Sheriff's Department.
- **Key finding:** A standalone court is unnecessary. The goals can be met through existing diversion, probation, and supervised-release tools paired with existing City programming — faster and at lower cost.

THE RESOLUTION

- Formalizes the partnership between the City of Columbia, the Columbia Police Department, and the Fifth Circuit Solicitor's Office.
- Connects parents and families to community resources, services, and educational opportunities through diversion, education, and intervention programs.
- Authorizes joint workshops, informational sessions, referrals to service providers, and parental education programs.
- Expressly preserves the authority of the Solicitor, law enforcement, and the judiciary — participatory, not a limitation of power.
- Disseminated to: Clerks of Court (Richland County & City Municipal), Richland County Public Defender, and stakeholder law enforcement agencies.

THE INFRASTRUCTURE ALREADY EXISTS

The City of Columbia's Office of Neighborhood Safety and Engagement (ONSE), led by Dr. Trevon Fordham, already delivers the kind of programming this Resolution is designed to plug into.

- **Parent Café Sessions** (partnership with Be Strong Families) — peer-led conversations grounded in the Five Strengthening Families Protective Factors.
- **Choose Peace, Create Change** — youth-centered initiative for positive youth development and intergenerational engagement.
- **Power Up: Peace Mode** — multi-week social-emotional learning series for youth ages 10–17.
- **Lock It Up, Columbia! / BeSMART** — firearm safety and secure-storage education for families.
- **Conflict-resolution and violence-prevention training,** community resource fairs, and other partner programming.

Funded. Staffed. Evidence-based. ONSE has secured $665,370 in recent funding awards. What's missing is the formal referral pipeline this Resolution creates.

THE ASK — Support the Resolution and the companion MOU formalizing the partnership between the City of Columbia, the Columbia Police Department, and the Fifth Circuit Solicitor's Office.

The Honorable Tyler D. Bailey, At-Large Councilman, City of Columbia • Data Source: Columbia Police Department RMS (3/17/2020 – 3/17/2025)

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Skip Holbrook, Police Chief**

Resolution No.: R-2026-029 - Authorizing consumption of beer and wine only at Jubilee: Festival of Black History and Culture within the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and within the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street on Saturday, September 19, 2026

Background Summary:

Attachments:

1. R-2026-029 - Jubilee (Sep 19) v2

RESOLUTION NO.: R-2026-029

Authorizing consumption of beer and wine only at Jubilee: Festival of Black History and Culture within the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and within the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street on Saturday, September 19, 2026

WHEREAS, Historic Columbia Foundation (hereinafter "Sponsor" or "Organizer") is sponsoring the Jubilee: Festival of Black History and Culture on Saturday, September 19, 2026 from 10:30 a.m. until 6:00 p.m.; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street for the Jubilee: Festival of Black History and Culture from 6:00 a.m. until 7:00 p.m. for preparation and staging of the area for an outdoor event to be held between 10:30 a.m. until 6:00 p.m., and for patrons to consume beer and wine only on Saturday, September 19, 2026 from 11:00 a.m. until 5:00 p.m.; and,

WHEREAS, to ensure the safety of attendees, Organizer understands and agrees as follows:

1. Firearms shall be prohibited in the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street for the Jubilee: Festival of Black History and Culture, 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, September 19, 2026 from 10:30 a.m. until 6:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull 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 COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC 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.

LEGAL DEPARTMENT DRAFT

7. Organizer shall require its agents, employees, vendors, contractors, and event attendees to adhere to all COVID-19 safety protocols in effect at the time of the event, to include, but not be limited to, wearing of face coverings, social distancing, and frequent washing of hands.

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. 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.

11. 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.

12. 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 10:30 a.m. until 6:00 p.m.

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 only in plastic containers or cans only is authorized on Saturday, September 19, 2026, from 11:00 a.m. until 5:00 p.m.

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 within the event area is prohibited; and,

LEGAL DEPARTMENT DRAFT

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, within the event area are prohibited; and,

BE IT FURTHER RESOLVED that Organizer is responsible or shall make arrangements for the clean-up of all trash and debris within the event 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's Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Organizer shall return the roll carts and bagged trash and debris 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 event area, any costs incurred by the City in removing loose trash and debris within the event 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, 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 event area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, golf carts (except police golf carts or ATVs), and horse-drawn carriages, is prohibited. All pets, including cats, dogs (except police K-9s), horses, birds, lizards, and snakes, are prohibited. Coolers, glass bottles, breakable drinking glasses and/or cups, large bags, and backpacks shall be prohibited inside the event area; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street for the Jubilee: Festival of Black History and Culture that serves as the designated event area, with the exception of any parking area and/or 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 of the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street for the Jubilee: Festival of Black History and Culture, with the exception of any parking area and/or 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 and wine beverages 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.

LEGAL DEPARTMENT DRAFT

PROVIDED, FURTHER, that the Organizer shall provide the names and cell phone numbers of a least two contact persons who can receive and address complaints during the event, including any set up and breakdown times. The cell phones shall remain on, with ringers and alerts functioning, 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 the immediate cancellation of the event and/or a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32 of the Code of Ordinances of the City of Columbia, South Carolina.

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 or inclement weather date, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

William Holbrook, Police Chief

Approved by:

_____
Mayor

_____
City Manager

Approved as to form:

ATTEST:

_____
Deputy City Attorney

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 03/17/2026

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Skip Holbrook, Police Chief**

Resolution No.: R-2026-038 - Authorizing consumption of beer and wine only at the Frosted Blooms at 1615 Barnwell Street on Saturday, May 30, 2026

Background Summary:

Attachments:

1. R-2026-038 - Frosted Blooms (May 30)

RESOLUTION NO.: R-2026-038

Authorizing consumption of beer and wine only at the Frosted Blooms at 1615 Barnwell Street on Saturday, May 30, 2026

WHEREAS, Ellison Merritt Foundation ("Sponsor") is hosting the Frosted Blooms from 6:00 p.m. until 10:00 p.m. on Saturday, May 30, 2026; and,

WHEREAS, the Sponsor has requested permission for the temporary closing and use of Taylor Street at Barnwell Street and Barnwell Street to Blanding Street from 8:00 a.m. on May 30, 2026 until 11:59 p.m. on May 30, 2026 for preparation and staging of the area for an outdoor event to be held between 6:00 p.m. and 10:00 p.m. on May 30, 2026 and for patrons to consume beer and wine only on Saturday, May 30, 2026 from 6:30 p.m. until 9:30 p.m.; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited at 1615 Barnwell Street, Taylor Street at Barnwell Street and Barnwell Street to Blanding 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 30, 2026 from 6:00 p.m. to 10:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at 1615 Barnwell Street, Taylor Street at Barnwell Street and Barnwell Street to Blanding 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.

LEGAL DEPARTMENT DRAFT

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 6:00 p.m. until 10:00 p.m. on May 30, 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 only in plastic containers or cans only is authorized between the hours of 6:30 p.m. and 9:30 p.m. on Saturday, May 30, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

LEGAL DEPARTMENT DRAFT

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 the closed portion of 1615 Barnwell Street, Taylor Street at Barnwell Street and Barnwell Street to Blanding Street, 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 provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, 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, 1998 Code of Ordinances of the City of Columbia, South Carolina, the closed portion of 1615 Barnwell Street, Taylor Street at Barnwell Street and Barnwell Street to Blanding Street, 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. Possession and consumption of beer and wine beverages shall be permitted only in containers 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.

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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 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

Approved by:

Mayor

City Manager

Approved as to form:

ATTEST:

Deputy City Attorney

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 4/20/2026

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Skip Holbrook, Police Chief**

Resolution No.: R-2026-039 - Authorizing consumption of beer, wine, and liquor at the Palmetto Peanut Boil Fundraiser in the 2900 block of Devine Street on Saturday, September 26, 2026 with a rain contingency date of Saturday, October 3, 2026

Background Summary:

Attachments:

1. R-2026-039 - Palmetto Peanut Boil (Sep 26)

RESOLUTION NO.: R-2026-039

Authorizing consumption of beer, wine, and liquor at the Palmetto Peanut Boil Fundraiser in the 2900 block of Devine Street on Saturday, September 26, 2026 with a rain contingency date of Saturday, October 3, 2026

WHEREAS, The Animal Mission, ("Sponsor") is sponsoring the Palmetto Peanut Boil on Saturday, September 26, 2026 in the 2900 block of Devine Street between Sims Avenue and Holly Street with a rain contingency date of Saturday, October 3, 2026 from noon to 6:30 p.m.; and,

WHEREAS, the Sponsor has requested permission for the temporary closing and use of the 2900 block of Devine Street between Sims Avenue and Holly Street from 8:00 a.m. until 7:00 p.m. for set up, clean up, and staging of the event to be held on Saturday, September 26, 2026 from noon until 6:30 p.m.; for patrons to consume liquor, beer, and wine beverages at the event during the hours of noon until 6:00 p.m.; 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 at the 2900 block of Devine Street between Sims Avenue and Holly 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, September 26, 2026 from noon until 6:30 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at the 2900 block of Devine Street between Sims Avenue and Holly 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.

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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 8:00 a.m. until 7:00 p.m.

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 noon and 6:00 p.m. on Saturday, September 26, 2026 with a contingency date of Saturday, October 3, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location and that the sponsor shall approve or disapprove all amplified entertainment activities; and,

LEGAL DEPARTMENT DRAFT

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 liquor, beer and wine beverages, 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 the closed portion of the 2900 block of Devine Street between Sims Avenue and Holly Street, with the exception of the parking areas, adjacent off-street parking areas and any other areas posted as to not allow alcoholic liquors or alcoholic beverages, is deemed to be 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.

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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:

William Holbrook, Police Chief

Approved by:

Mayor

City Manager

Approved as to form:

ATTEST:

Deputy City Attorney

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Meeting Date: **May 19, 2026**

Department: **Legal**

From: **Skip Holbrook, Police Chief**

Resolution No.: R-2026-041 - Authorizing consumption of beer and wine only at Y'all-Mart open air flea market at the 1200 block of Park Street on Sunday, May 31, 2026

Background Summary:

Attachments:

1. R-2026-041 - Yall mart

RESOLUTION NO.: R-2026-041

Authorizing consumption of beer and wine beverages only at Y'all-Mart open air flea market at the 1200 block of Park Street on Sunday, May 31, 2026

WHEREAS, Y'all-Mart LLC (hereinafter "Sponsor" or "Organizer") is sponsoring Y'all-Mart open air flea market on Sunday, May 31, 2026 from 1:00 p.m. until 5:00 p.m. at the 1200 block of Park Street between Lady Street and Gervais Street; and

WHEREAS, the Sponsor has requested permission for the temporary closing and use of the 1200 block of Park Street between Lady Street and Gervais Street from 10:00 a.m. until 6:00 p.m. for preparation and staging of the area and for crowd control and overflow at the outdoor event to be held on Sunday, May 31, 2026, between 1:00 p.m. and 5:00 p.m.; and for patrons to consume beer and wine beverages only at the event during the hours of 1:00 p.m. and 4:30 p.m.; and,

WHEREAS, to ensure the safety of attendees, Organizer understands and agrees as follows:

1. Firearms shall be prohibited at the 1200 block of Park Street between Lady Street and Gervais Street on Sunday, May 31, 2026 from 1:00 p.m. until 5:00 p.m. 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.

2. The Organizer shall establish a boundary line around the event space at the 1200 block of Park Street between Lady Street and Gervais 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, the 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 COVID-19 pandemic safety and social distancing protocols as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC 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.

LEGAL DEPARTMENT DRAFT

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 is required to 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 the public during the event. Organizer is to provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof who attends 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 of Columbia 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 restroom 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. Beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council and without the proper permits or licenses, if required, issued by the SCDOR for the possession and/or consumption of such alcoholic beverages.

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 10:00 a.m. and 6:00 p.m.

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 1:00 p.m. and 4:30 p.m. on Sunday, May 31, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location and that the Sponsor shall approve or disapprove all amplified entertainment activities; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages within the event area is prohibited; and,

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BE IT FURTHER RESOLVED that Organizer is responsible or shall make arrangements for the clean-up of all trash and debris within the event 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's Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Organizer shall return the roll carts and bagged trash and debris 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 event area, any costs incurred by the City in removing loose trash and debris within the event 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, unless the appropriate permits or licenses, if required are issued by 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 only pedestrian traffic will be allowed within the event area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, golf carts (except police golf carts or ATVs), and horse-drawn carriages, is prohibited. All pets with the exception of dogs including cats, horses, birds, lizards, and snakes, are prohibited. Coolers, glass bottles, breakable drinking glasses and/or cups, large bags, and backpacks shall be prohibited inside the event area; and,

BE IT FURTHER RESOLVED that during the designated event's dates and times from 1:00 p.m. until 5:00 p.m. on Sunday, May 31, 2026, the 1200 block of Park Street between Lady Street and Gervais Street 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 of the 1200 block of Park Street between Lady Street and Gervais Street 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 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 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 and address complaints during the event, including any set up and breakdown times. The cell phones shall remain on, with ringers and alerts functioning at all times during the event and during any set up and breakdown time.

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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 of the Code of Ordinances of the City of Columbia, South Carolina.

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 or inclement weather date, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

William Holbrook, Police Chief

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Meeting Date: **May 19, 2026**

Department: **City Clerk's Office**

From: **Erika Hammond, City Clerk**

Small Business Advisory Council

Background Summary:

The purpose of the Small Business Advisory Council is to collaborate with the City of Columbia's Office of Business Opportunities (OBO) to carry out responsibilities in the areas of economic development, employment, procurement, training, and other matters affecting the economic vitality of small businesses that are located in the Combined Statistical Area (CSA) of Columbia which includes Calhoun, Fairfield, Kershaw, Lexington, Newberry, Orangeburg, Richland, and Saluda counties.

The Small Business Advisory Council is composed of eleven (11) members representing the CSA. We are seeking the re-appointment of two (2) members and the appointment of three (3) new members to a four-year term effective July 1, 2026 through June 30, 2030.

Attachments:
None

Meeting Date: **May 19, 2026**

Department: **City Clerk's Office**

From: **Erika Hammond, City Clerk**

Community Development Committee Report — The Honorable Tina N. Herbert

Background Summary:

Attachments:
None