

ORIGINAL
STAMPED IN RED

RESOLUTION NO.: R-2024-074

Authorizing the City Manager to execute a First Amendment to the Agreement between Guignard Associates LLC and the City of Columbia

WHEREAS, Resolution No. R-2023-025 enacted by City Council on March 21, 2023 authorized the City Manager to execute an Agreement between the City of Columbia and Guignard Associates LLC for acceptance of donated property identified as portions of property adjacent to the Congaree River for development of the Columbia Riverfront Gateway Project.

WHEREAS, City and Landowner desire to amend the Agreement for the purpose of permitting the conditional transfer of the Conveyance Area to the City prior to complete satisfaction of the Conditions Precedent without waiving the fulfillment of the conditions set forth in the Agreement; and,

WHEREAS, City and Landowner desire to further amend the Agreement for the purposes of acknowledging the intent to proceed with expanding public infrastructure beyond the scope of work currently being designed (as reflected in Exhibit A) and thus, collaborate for the expanded scope of work as conceptually reflected in Exhibit B; and, NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 20th day of August, 2024, that the City Manager is authorized to execute the attached First Amendment to Agreement between Guignard Associates LLC and the City of Columbia or on a form to be approved by the City Attorney for the purpose of permitting the conditional transfer of the Conveyance Area to the City prior to complete satisfaction of the Conditions Precedent without waiving the fulfillment of the conditions set forth in the Agreement and for the purposes of acknowledging the intent to proceed with expanding public infrastructure beyond the scope of work currently being designed (as reflected in Exhibit A) and thus, collaborate for the expanded scope of work as conceptually reflected in Exhibit C.


Requested by:

Assistant City Manager Gentry

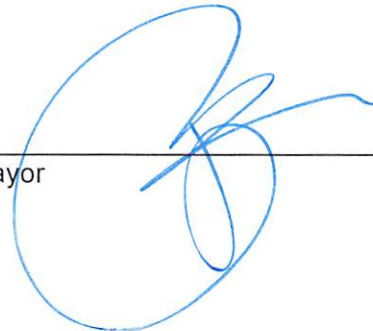
Approved by:


City Manager


Approved as to form:


City Attorney

Introduced: 8/20/2024
Final Reading: 8/20/2024


Mayor

ATTEST:


City Clerk

STATE OF SOUTH CAROLINA)
) **FIRST AMENDMENT TO AGREEMENT**
COUNTY OF RICHLAND)

THIS FIRST AMENDMENT TO AGREEMENT (this "First Amendment") is made and entered into this ____ day of _____, 2024, by and between **GUIGNARD ASSOCIATES LLC**, a South Carolina limited liability company (the "Landowner") and **THE CITY OF COLUMBIA**, a municipal corporation (the "City"). Capitalized terms not otherwise defined

WITNESSETH:

WHEREAS, pursuant to Agreement dated as of April 5, 2023, Landowner and City entered into certain covenants and agreements regarding the Gateway Project, including but not limited to, agreements concerning Landowner's donation of the Conveyance Area for the benefit of the Gateway Project; and

WHEREAS, the Agreement also provided that the Landowner would contract for, and have prepared, the preliminary Design Documents (the "Preliminary Documents") for the Gateway Project and the cost therefore would be reimbursed to Landowner by City; and,

WHEREAS, the Preliminary Documents have been completed by Landowner and are as described in Schedule A attached hereto and incorporated herein; and,

WHEREAS, City has approved the Preliminary Documents and Landowner and City desire to provide for the assignment thereof to City for use in preparation of final Design Documents sufficient for City to obtain all necessary governmental permits and approvals for the construction of the Gateway Project and the finalization of the Construction Contract (hereinafter, the "Construction Drawings")

WHEREAS, City shall be responsible for the preparation of the final Design Documents and the Construction Drawings; and,

WHEREAS, certain bidding and procurement requirements to which the City is subject may require, as a condition of soliciting competitive bids for the Construct Contract or as a condition to commencement of preparation of the final Design Documents and Construction Drawings, that the Conveyance Area be owned by City at the time such solicitation is published; and,

WHEREAS, City and Landowner desire to amend the Agreement for the purpose of permitting the conditional transfer of the Conveyance Area to the City prior to complete satisfaction of the Conditions Precedent without waiving the fulfillment of the conditions set forth in the Agreement; and,

WHEREAS, City and Landowner desire to further amend the Agreement for the purposes of acknowledging the intent to proceed with expanding public infrastructure beyond the scope of work currently being designed (as reflected in Schedule A) and thus, collaborate for the expanded scope of work as conceptually reflected as Phase 2 in Exhibit C; and,

WHEREAS, the City and Landowner acknowledge that the funds currently available for the public infrastructure on the project site bounded by Huger, Senate, Blossom and the River may not be sufficient to complete design and construction in totality; and,

WHEREAS, the City and Landowner acknowledge the intent to work collaboratively on the expanded scope to maximize the use of the funds available for use on public infrastructure components that support maximizing the community and economic impact of the proposed development; and,

WHEREAS, the City and Landowner agree to work in a collaborative manner to seek additional funds, if needed for the expanded scope of work as reflected in Exhibit C; and,

WHEREAS, the City and Landowner acknowledge this agreement does not create an obligation of funding by the City beyond the amount that is already available to the project; and,

WHEREAS, the Property is the subject of that certain Innovista Master Plan prepared by Sasaki Associates, dated February 2007, which is incorporated herein by reference (the "Master Plan"); and,

WHEREAS, the Master Plan envisions the redevelopment of a former industrial district into a vibrant, mixed-use urban neighborhood with a world-class waterfront park (the "Park") on the Property, while recognizing significant development opportunities in the areas adjacent to and near the Conveyance Area; and,

WHEREAS, Landowner continues to advance and implement certain aspects of the Master Plan through the further design and engineering of the areas where development opportunities exist, and the design and identification of programmatic elements of the waterfront park; and,

WHEREAS, the development opportunities and waterfront park are wholly dependent upon the completion of the Gateway Project for access; and,

WHEREAS, the Gateway Project is wholly dependent upon the donation of the Conveyance Area and its pursuit must take into consideration the contribution of the Landowner and its ongoing efforts to bring the Gateway Project to fruition as a benefit to the growth, revitalization and sustainability of key corridors of the City of Columbia; and,

WHEREAS, any expanded scope of work associated with Exhibit C is also wholly dependent upon the donation of the Conveyance Area and its pursuit must take into

consideration the contribution of the Landowner and its ongoing efforts to bring the Project and the Park to fruition as a benefit to the growth, revitalization and sustainability of key corridors of the City of Columbia; and,

WHEREAS, due to the passage of time, and for the effective administration of the Agreement from and after the date of this First Amendment, certain other amendments and modifications are necessary to carry out the intentions and objectives of the Agreement;

NOW, THEREFORE, in consideration of the sums as set forth herein and for the mutual covenants included herein, City and Landowner agreement to amend the Agreement as follows:

1. **Preliminary Documents: Assignment and Assumption.** City, by executing herein, acknowledges, confirms and agrees that it has approved the Preliminary Documents described in Schedule "A" attached hereto. Subject to the second paragraph hereof, Landowner hereby assigns, grants, and conveys unto the City the right, use, and benefit of the Preliminary Documents for the express purpose of the preparation of the final Design Documents and the Construction Drawings. Landowner covenants and agrees that it shall take all necessary action to confirm the transfer of the Preliminary Documents to the City and the consent of the design professionals and firms responsible for the preparation thereof in order to provide City with the full use and enjoyment of the Preliminary Documents. City covenants and agrees that it shall diligently pursue the completion of the final Design Documents and Construction Drawings as required by the terms of the Agreement and acknowledges that such actions shall be at the sole cost and expense of City. Provided; however, the final Design Documents and Construction Drawings shall be acceptable to Landowner in its commercially reasonable discretion in accordance with Section 3(b)(iii) of the Agreement.

2. **Construction of Gateway Project.** It is acknowledged and agreed between City and Landowner that construction of the Gateway Project, , may occur in phases where component sections or parts are constructed at intervals. City has prepared, and Landowner has approved, the attached Budget for the construction of the Gateway Project, which is attached hereto in Exhibit "B" and is intended to represent Exhibit "B" to the Agreement. City agrees that it shall solicit bids for the Construction Contract consistent with the total cost to construct the Gateway Project as set forth in the Budget.

As set forth in the Budget, the City further covenants and agrees that that it shall reimburse Landowner for the costs of preparation of the Preliminary Documents to date in an amount equal to \$79,842.94 (the "Preliminary Documents Reimbursement"), and a secondary reimbursement for any final amounts paid by Landowner for any outstanding or unpaid invoices related to the preparation of the Preliminary Documents (the "Final Documents Reimbursement"), which shall be payable to Landowner within sixty (60) days of such reimbursement request to the City. This request shall be submitted no later than 30 days after substantial construction completion of the project. The Preliminary Documents shall be subject to security interest in favor of Landowner as a secured party securing City's obligations to tender the Preliminary Documents Reimbursement to Landowner, which shall

be a lien and encumbrance against the Preliminary Documents until such time as City has paid the Preliminary Documents Reimbursement in full. This paragraph shall be a security agreement under the South Carolina Uniform Commercial Code, enforceable in accordance with the provisions thereof.

3. Gateway Project Coordination and Collaboration. City acknowledges and affirms the integral nature of the Conveyance Area and the efforts of Landowner in pursuing the Gateway Project with it being further acknowledged that but for the donation of the Conveyance Area and the within described efforts of the Landowner, the Gateway Project would be incapable of completion. In recognition of the direct, secondary, and ancillary impacts of the Gateway Project to the Property of Landowner, both physical and economic, anticipated and unanticipated, City agrees that Landowner shall have the right to approve, in Landowner's commercially reasonable discretion, any Design Document prepared for the City and the design contract to which such Design Document relates, the approval of which shall not be unreasonably withheld. In addition thereto, and in further recognition of the contributions of Landowner, and the impacts of the Gateway Project to the Property of Landowner, City further agrees that Landowner's designated representative shall be named to, and be a part of, any planning, design and construction team or body ("Design and Construction Teams") appointed or formed by City for the furtherance of the Gateway Project with such authorizations necessary to provide Landowner with full participatory involvement therein. The foregoing provision is intended to supplement the covenant and agreement between City and Landowner contained in Section 10 (i) of the Agreement, it being acknowledged and affirmed that the provisions of this Section 2 and Section 10 (i) of the Agreement are, and shall be, material inducements to Landowner's entry into the Agreement and this First Amendment, the absence of which would render the Landowner unwilling and unable to contribute the Conveyance Area to City for the Gateway Project.

4. Recordation of Deed and Reverter: Construction Contract. Landowner acknowledges that the procurement and bidding requirements to which the City may be subject pursuant to applicable law, rule, regulation or ordinance, may require that City hold fee simple title to the Conveyance Area prior to soliciting bids for the Construction Contract or as a condition to commencement of preparation of the final Design Documents and Construction Drawings. Landowner covenants and agrees, upon not less than ten (10) days' Written notice from City of such condition(s), to execute, deliver and record the Deed conveying the Conveyance Area to the City based upon surveyed descriptions thereof derived from the Preliminary Documents, subject to a right of reversion of fee simple title unto Landowner in accordance with the terms of this Section 3 (the "Reverter Deed"). Provided; however, Landowner shall not be required to execute and deliver the Reverter Deed until such time that the Appraisal has been delivered to, and approved by, Landowner in accordance with Section 3(b)(vii) of the Agreement.

The Reverter Deed, and the right of reversion contained therein, shall incorporate and be subject to the satisfaction of any and all Conditions Precedent which remain unsatisfied at the time of recordation thereof such that if the Conditions Precedent are not wholly fulfilled on or before the date provided in Section 4(i) of the Agreement, Landowner shall have the right to cause a statement of reverter to be recorded in the Richland County Register

of Deeds which shall confirm reversion of title unto Landowner without the necessity of further action or consent of City. Notwithstanding the foregoing, City agrees to execute and deliver any instrument confirming reversion of title to the Conveyance Area unto Landowner upon written request of Landowner. Upon satisfaction of the Conditions Precedent, Landowner execute and delivery unto city a quitclaim deed of release of reverter, whereupon the right of reversion contained in the Reverter Deed shall terminate and be of no further force and effect and all right, title and interest into the Conveyance Area shall be confirmed unto City (the "Confirmatory Deed"). In the event that the final Construction Drawings necessitate adjustments and modifications to the Conveyance Area described in the Reverter Deed, and subject to the commercially reasonable approval of Landowner, the Confirmatory Deed shall convey the Conveyance Area pursuant to the description thereof derived from the final Design Documents and Construction Drawings. In the event areas set forth in the Reverter Deed are unnecessary to the construction of the Gateway Project upon the completion of the final Design Documents and Construction Drawings, City shall re-convey such areas to Landowner contemporaneously with Landowner's delivery of the Confirmatory Deed.

In the event required pursuant to the first paragraph hereof, upon the recordation of the Reverter Deed, the Escrow Agent shall be released from the terms, conditions and obligations of the Agreement and provisions set forth in the Agreement and the provisions contained in the Agreement related to the escrow of the Deed and duties of the Escrow Agent shall be deemed void and of no further force and effect. Notwithstanding the foregoing, if the recordation of the Reverter Deed is not required for the purposes stated in the first paragraph hereof, the provisions of this Section 3 shall be deemed void and of no further force and effect upon the City's entry into the Construction Contract.

5. **Integration.** Except as modified by this First Amendment, the Agreement shall remain unchanged and in full force and effect. Each and every term, covenant and condition of the Agreement is hereby incorporated herein such that the Agreement and this First Amendment shall be read and construed as one instrument.

6. **Counterparts: Facsimile Signatures.** This First Amendment may be executed in one or more counterparts, each of which will be deemed to be an original copy of this First Amendment and all of which, when taken together, will be deemed to constitute one and the same agreement. Delivery of an executed counterpart of a signature page to this First Amendment by telecopier or electronic mail shall be as effective as delivery of a manually executed signature page to this Agreement.

7. **Modifications.** No modification of this First Amendment shall be valid unless the modification is in writing and signed by all parties to this First Amendment.

8. **Waiver.** No waiver of any provision of this First Amendment shall be valid unless it is in writing and signed by the person or party against whom the waiver is asserted.

9. **Invalid Provision.** The invalidity or unenforceability of any particular provision of this First Amendment shall not affect the other provisions, and this First Amendment shall be construed as if the invalid or unenforceable provision were omitted.

10. **Agreement.** This First Amendment shall be binding on and inure to the benefit of the parties and their heirs, legal representatives, executors, administrators, successors, and assigns.

11. **Entire Agreement.** Except as otherwise provided, this First Amendment and the Agreement and any documents or instruments delivered pursuant to this First Amendment and the Agreement constitute the entire agreement and understanding between the parties and supersede any prior agreement and understanding relating thereto.

12. **Governing Law.** This Agreement shall be subject to and governed by the laws of the State of South Carolina without regard to its conflict-of-laws principles.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES TO FOLLOW

**SIGNATURE PAGE TO FIRST AMENDMENT TO AGREEMENT BY AND BETWEEN
GUIGNARD ASSOCIATES LLC AND THE CITY OF COLUMBIA**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed
the day and year first above written.



LANDOWNER:

Guignard Associates LLC



By: Charles C. Thompson
Its: Manager

SIGNATURE PAGE TO FIRST AMENDMENT TO AGREEMENT BY AND BETWEEN GUIGNARD ASSOCIATES LLC AND THE CITY OF COLUMBIA

CITY:

City of Columbia

Zickal D. Hammond

Loraine Sumner

By: Terpsa B. Wilson
Its: City Manager

APPROVED AS TO FORM
[Signature]
Legal Department City of Columbia, SC

8/20/2024

SIGNATURE PAGE TO FIRST AMENDMENT TO AGREEMENT BY AND BETWEEN GUIGNARD ASSOCIATES LLC AND THE CITY OF COLUMBIA

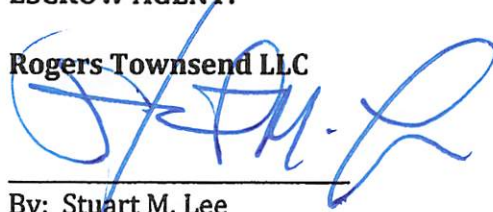
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ESCROW AGENT:

Rogers Townsend LLC

By: Stuart M. Lee
Its: Shareholder



SCHEDULE A

PRELIMINARY DOCUMENTS



LEGEND

- NEW BUILDING OR IMPROVEMENT - SHOWN BY A MAP SYMBOL
- EXISTING BUILDING, ROAD, RETAILER - SHOWN BY A MAP SYMBOL
- NEW SIDEWALK OR IMPROVEMENT - SHOWN BY A MAP SYMBOL
- EXISTING SIDEWALK - SHOWN BY A MAP SYMBOL
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TYPICAL ROADWAY CROSS SECTIONS

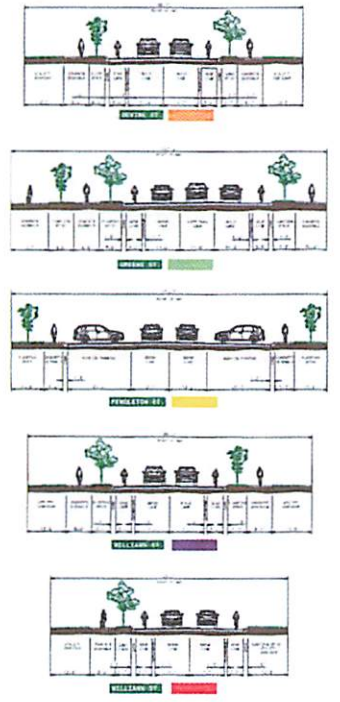


EXHIBIT "B"

Budget

[SEE ATTACHED]

Preliminary Cost Opinion
Williams Street Extension - Phase I
City of Columbia,
Richland County, South Carolina

Williams Street, Devine Street, Greene Street and Pendleton Street Extensions					
+/- 4,385 LF of Roadway, Storm Drainage and Utilities					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization and Bonds	\$ 490,000	\$ 490,000
			<u>DEMOLITION</u>		
2	1	LS	Demolition of Existing Brick Building	\$ 30,000	\$ 30,000
3	1	LS	Demolition of Existing 10-ft x 10-ft Box Culvert	\$ 60,000	\$ 60,000
4	1	LS	Demolition of Existing Curb and Gutter / Pavement	\$ 25,000	\$ 25,000
5	8.1	AC	Clearing and Grubbing	\$ 7,500	\$ 60,750
			<u>EROSION AND SEDIMENT CONTROL</u>		
6	5	EA	Construction Entrance/Exit	\$ 5,000	\$ 25,000
7	8,770	LF	Silt Fence	\$ 3	\$ 26,310
8	4,385	LF	Tree Protection Fencing	\$ 5	\$ 21,925
9	1	LS	Temporary Erosion and Sediment Control (Traps, Diversion, etc)	\$ 150,000	\$ 150,000
9	10,000	SY	Riprap Outlet Protection	\$ 40	\$ 400,000
10	14,600	SY	Erosion Control Matting	\$ 3	\$ 43,800
11	35	EA	Inlet Protection	\$ 2,500	\$ 87,500
12	4	AC	Grassing	\$ 4,500	\$ 18,000
			<u>EARTHWORK AND STORM DRAINAGE</u>		
13	65,000	CY	Earthwork (Onsite Excavation/Backfill/Compaction)	\$ 20	\$ 1,300,000
14	35	EA	Catch Basin	\$ 5,000	\$ 175,000
15	3,000	LF	24-Inch RCP	\$ 80	\$ 240,000
16	5,000	LF	36-Inch RCP	\$ 110	\$ 550,000
17	1,500	LF	48-Inch RCP	\$ 140	\$ 210,000
18	10	EA	48-Inch Headwall	\$ 4,000	\$ 40,000
19	1	EA	Outlet Control Structure	\$ 75,000	\$ 75,000
20	35	EA	Water Quality Inserts	\$ 7,500	\$ 262,500
			<u>WATER AND SEWER</u>		
21	3,600	LF	8-Inch SDR 35 Gravity Sewer	\$ 60	\$ 216,000
22	12	EA	Manhole	\$ 7,500	\$ 90,000
23	2	EA	Tie to Existing Manhole	\$ 10,000	\$ 20,000
24	4,500	LF	8-Inch DIP	\$ 80	\$ 360,000
25	20	EA	8-Inch Gate Valve and Appurtenances	\$ 2,500	\$ 50,000
26	10	EA	Fire Hydrant Assembly	\$ 5,000	\$ 50,000
27	6	EA	Tie to Existing Watermain	\$ 7,500	\$ 45,000
			<u>ROADWAY</u>		
28	19,650	SY	2-Inch Asphalt Surface Course (Type B)	\$ 15	\$ 294,750
29	19,650	SY	2-Inch Asphalt Intermediate Course (Type B)	\$ 15	\$ 294,750
30	21,400	SY	8-Inch Graded Aggregate Base Course	\$ 25	\$ 535,000
31	1	LS	Williams Street Vehicular Bridge	\$ 1,200,000	\$ 1,200,000
32	9,000	LF	Concrete Curb and Gutter	\$ 30	\$ 270,000



Preliminary Cost Opinion
Williams Street Extension - Phase II
City of Columbia,
Richland County, South Carolina

Devine Street and Senate Street Extensions					
+/- 2,365 LF of Roadway, Storm Drainage and Utilities					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization and Bonds	\$ 120,000	\$ 120,000
			<u>DEMOLITION</u>		
2	2	EA	Relocation of Existing Distribution Power Pole	\$ 15,000	\$ 30,000
3	1	LS	Demolition of Existing Curb and Gutter / Pavement	\$ 20,000	\$ 20,000
4	2.8	AC	Clearing and Grubbing	\$ 7,500	\$ 21,000
			<u>EROSION AND SEDIMENT CONTROL</u>		
5	2	EA	Construction Entrance/Exit	\$ 5,000	\$ 10,000
6	4,730	LF	Silt Fence	\$ 3	\$ 14,190
7	2,365	LF	Tree Protection Fencing	\$ 5	\$ 11,825
8	1	LS	Temporary Erosion and Sediment Control (Traps, Diversion, etc)	\$ 75,000	\$ 75,000
8	1,250	SY	Riprap Outlet Protection	\$ 40	\$ 50,000
9	7,900	SY	Erosion Control Matting	\$ 3	\$ 23,700
10	1.1	AC	Grassing	\$ 4,500	\$ 4,950
			<u>EARTHWORK AND STORM DRAINAGE</u>		
11	11,000	CY	Earthwork (Onsite Excavation/Backfill/Compaction)	\$ 20	\$ 220,000
12	1	LS	Fine Grading (Drainage Swales)	\$ 150,000	\$ 150,000
13	6	EA	Catch Basin	\$ 5,000	\$ 30,000
14	300	LF	36-Inch RCP	\$ 110	\$ 33,000
15	6	EA	36-Inch Headwall	\$ 3,500	\$ 21,000
			<u>WATER AND SEWER</u>		
16	2,400	LF	8-Inch DIP	\$ 80	\$ 192,000
17	8	EA	8-Inch Gate Valve and Appurtenances	\$ 2,500	\$ 20,000
18	6	EA	Fire Hydrant Assembly	\$ 5,000	\$ 30,000
19	2	EA	Tie to Existing Watermain	\$ 7,500	\$ 15,000
			<u>ROADWAY</u>		
20	7,550	SY	2-Inch Asphalt Surface Course (Type B)	\$ 15	\$ 113,250
21	8,250	SY	8-Inch Graded Aggregate Base Course	\$ 25	\$ 206,250
22	1	LS	Devine Street Vehicular Bridge	\$ 600,000	\$ 600,000
23	1	LS	Striping and Signage	\$ 50,000	\$ 50,000
			<u>ELECTRICAL</u>		
24	20	EA	Light Poles	\$ 5,000	\$ 100,000
25	2,500	LF	Electrical Conduit	\$ 30	\$ 75,000
			<u>LANDSCAPE AND IRRIGATION</u>		
26	50	EA	Landscape Trees	\$ 750	\$ 37,500
27	1	LS	Landscaping (Shrubs, mulch, etc)	\$ 30,000	\$ 30,000
28	1	LS	Irrigation	\$ 30,000	\$ 30,000
			<u>MISCELLANEOUS</u>		
29	1	LS	Traffic Control	\$ 10,000	\$ 10,000
			Subtotal:	\$	\$ 2,343,665



Preliminary Cost Opinion
Williams Street Extension - Phase II
City of Columbia,
Richland County, South Carolina

Devine Street and Senate Street Extensions					
+/- 1,375 LF of Roadway, Storm Drainage and Utilities					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization and Bonds	\$ 100,000	\$ 100,000
			<u>DEMOLITION</u>		
2	1	LS	Demolition of Existing Curb and Gutter / Pavement	\$ 20,000	\$ 20,000
3	1.6	AC	Clearing and Grubbing	\$ 7,500	\$ 12,000
			<u>EROSION AND SEDIMENT CONTROL</u>		
4	2	EA	Construction Entrance/Exit	\$ 5,000	\$ 10,000
5	2,750	LF	Silt Fence	\$ 3	\$ 8,250
6	1,375	LF	Tree Protection Fencing	\$ 5	\$ 6,875
7	1	LS	Temporary Erosion and Sediment Control (Traps, Diversion, etc)	\$ 75,000	\$ 75,000
7	1,000	SY	Riprap Outlet Protection	\$ 40	\$ 40,000
8	4,600	SY	Erosion Control Matting	\$ 3	\$ 13,800
9	1	AC	Grassing	\$ 4,500	\$ 4,500
			<u>EARTHWORK AND STORM DRAINAGE</u>		
10	6,500	CY	Earthwork (Onsite Excavation/Backfill/Compaction)	\$ 20	\$ 130,000
11	1	LS	Fine Grading (Drainage Swales)	\$ 150,000	\$ 150,000
12	5	EA	Catch Basin	\$ 5,000	\$ 25,000
13	300	LF	36-Inch RCP	\$ 110	\$ 33,000
14	5	EA	36-Inch Headwall	\$ 3,500	\$ 17,500
15	1	LS	Bottomless Culvert	\$ 150,000	\$ 150,000
			<u>WATER AND SEWER</u>		
16	1,400	LF	8-Inch DIP	\$ 80	\$ 112,000
17	6	EA	8-Inch Gate Valve and Appurtenances	\$ 2,500	\$ 15,000
18	5	EA	Fire Hydrant Assembly	\$ 5,000	\$ 25,000
19	2	EA	Tie to Existing Watermain	\$ 7,500	\$ 15,000
			<u>ROADWAY</u>		
20	3,700	SY	2-Inch Asphalt Surface Course (Type B)	\$ 15	\$ 55,500
21	4,020	SY	8-Inch Graded Aggregate Base Course	\$ 25	\$ 100,500
22	1	LS	Wheat Street Vehicular Bridge	\$ 600,000	\$ 600,000
23	1	LS	Striping and Signage	\$ 50,000	\$ 50,000
			<u>ELECTRICAL</u>		
24	12	EA	Light Poles	\$ 5,000	\$ 60,000
25	1,400	LF	Electrical Conduit	\$ 30	\$ 42,000
			<u>LANDSCAPE AND IRRIGATION</u>		
26	30	EA	Landscape Trees	\$ 750	\$ 22,500
27	1	LS	Landscaping (Shrubs, mulch, etc)	\$ 30,000	\$ 30,000
28	1	LS	Irrigation	\$ 30,000	\$ 30,000
			<u>MISCELLANEOUS</u>		
29	1	LS	Traffic Control	\$ 10,000	\$ 10,000
			Subtotal:	\$	\$ 1,963,425



Preliminary Cost Opinion
 Williams Street Extension - Overall Summary
 City of Columbia,
 Richland County, South Carolina

Williams Street, Devine Street, Greene Street, Pendleton Street, Senate Street and Wheat Street Extensions	
+/- 8,125 LF of Roadway, Storm Drainage and Utilities	
Item	Cost
Williams Street Extension - Phase I	\$ 9,764,785
Williams Street Extension - Phase II	\$ 2,343,665
Williams Street Extension - Phase III	\$ 1,963,425
Subtotal:	\$ 14,071,875
Contingency (20%):	\$ 2,816,625
Topographic Survey and Right-of-Way Plat:	\$ 115,000
Subsurface Utility Investigation:	\$ 110,000
Subsurface Geotechnical Investigation:	\$ 175,000
Wetlands Mitigation:	TBD
Flood Study:	\$ 30,000
Engineering Design & Permitting:	\$ 1,000,000
Offsite Roadway Engineering Design & Permitting:	\$ 291,500
Bridge Design:	\$ 275,000
Bidding and Award:	\$ 60,000
Construction Administration and Observation:	\$ 800,000
Construction Materials Testing:	\$ 600,000
Record Drawings / Project Closeout:	\$ 50,000
Total:	\$ 20,395,000

Notes:

- 1) Hussey Gay Bell does not guarantee the accuracy of probably costs. Such probably costs represent only Hussey Gay Bell's judgement as a professional and are supplied for general guidance.
- 2) Estimate does not include any permitting, review or impact fees associated with this development.
- 3) Estimate is based on *30% Construction Plans* prepared for the Guignard Partnership dated November 2023 and *Conceptual Plan* prepared for the City of Columbia dated August 2024.
- 4) Preliminary Cost Opinion assumes that onsite soils are suitable to be reused within roadway construction.
- 5) Preliminary Cost Opinion assumes no rock blasting is required for roadway or utility construction.
- 6) Offsite Improvements, including Intersection Improvements at Williams Street Extension and Blossom Street, Improvements to Blossom and Huger Street, Offsite Utility Improvements, etc. are not included in this Cost Opinion.
- 7) Relocation of existing utilities is not included in this scope.
- 8) Duct bank routing and preliminary pricing has been included in this Preliminary Cost Opinion, however will be finalized by Dominion Energy prior to construction.
- 9) Stock pile of Surge Stone procured by the Property Owner has been taken into consideration for quantities.
- 10) Stabilization of the headwater creekbank is not included in this Preliminary Cost Opinion.



EXHIBIT "C"

[SEE ATTACHED]



WILLIAMS STREET EXTENSION PROJECT | HGB PROPOSAL EXHIBIT A
 FOR CITY OF COLUMBIA
 COLUMBIA, SC



HUSSEY GAY BELL
 Established 1938



AUGUST 18, 2024

GRAPHIC SCALE IN FEET
 1"=200'