

**ECONOMIC DEVELOPMENT PLAN
FOR INFRASTRUCTURE IMPROVEMENTS TO
FIVE (5) KERSHAW COUNTY INDUSTRIAL SITES/PARKS
IN
KERSHAW COUNTY, SOUTH CAROLINA**



Prepared For:
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Project Number 14199-0028
AUGUST 2015



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3. CLEARING AND GRADING OF SOUTHERN PARCEL AT HERITAGE POINT INDUSTRIAL PARK
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5. LANDSCAPE, LIGHTING, AND SIGNAGE AT MT. OLIVET ROAD ENTRANCE TO GOVERNOR’S HILL INDUSTRIAL PARK
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13. INTERSECTION IMPROVEMENTS AT BLACK RIVER ROAD AND MT. OLIVET ROAD

EXECUTIVE SUMMARY

Kershaw County in its vision to promote continued economic growth and development within the County and to provide infrastructure and economic development product to attract industrial prospects, retained Parker Poe Consulting and



Alliance Consulting Engineering, Inc. to develop an Economic Development Plan. As part of the scope of this project, Kershaw County was seeking to evaluate necessary infrastructure improvements to five (5) identified Industrial Parks and Sites within Kershaw County to better position Kershaw County for successful economic development and to continue to bring economic development opportunities to the area. These improvements include landscape, lighting, and signage construction, park entrance enhancement, roadway improvements, design and construction of speculative buildings, and the clearing, grubbing, and grading of building pads within the Parks/Sites. Kershaw County, Parker Poe Law Firm, Parker Poe Consulting, and Alliance Consulting Engineers, Inc. (The Project Team) have worked to develop a comprehensive plan for the potential improvements at each of the Kershaw County Industrial Parks/Sites.



The sites which were evaluated as part of the Economic Development Plan include the Central SC Mega Site, Heritage Point Industrial Park, Steeplechase Industrial Park, Central Carolina Technical College Campus, and the Governor's Hill Industrial Park. Key infrastructure improvements were identified, and a preliminary development plan, preliminary cost opinion, and schedule for completion were developed for each project within the Industrial Parks/Sites.

The project team began developing a list of infrastructure improvements required at each of the previously identified Parks and Sites. This list utilized information obtained through numerous Requests for Information from Industrial Prospects, as well as feedback from previous Prospect Visits. The Project Team identified a total of twenty-four (24) projects between the five

(5) identified sites which would significantly improve the marketability of Kershaw County's ability to recruit new industry. They include Park/Site Monument Signage, Entrance Enhancements, Roadway Improvements, Land Clearing and Grading, and Speculative Building Construction.

The evaluation process began in October 2014 and concluded in April 2015. Through the evaluation process with the Project Team, the project list was reduced to thirteen (13) projects at four (4) Parks/Sites in Kershaw County including Governor's Hill Industrial Park (Governor's Hill), Heritage Pointe Industrial Park (Heritage), Steeplechase Industrial Park (Steeplechase), and Central Carolina Technical College (CCTC). The projects have been prioritized to identify those projects most likely to have the greatest positive impact on Kershaw County's ability to recruit new industry. The following project list summarizes the conclusions and recommendations by the Project Team for this Economic Development Plan.

1. STEEPLCHASE INDUSTRIAL PARK INTERIOR ROADWAY IMPROVEMENTS
2. LANDSCAPE, LIGHTING, AND SIGNAGE AT US HIGHWAY 521 AND BLACK RIVER ROAD
3. CLEARING AND GRADING OF SOUTHERN PARCEL AT HERITAGE POINT INDUSTRIAL PARK
4. DESIGN AND CONSTRUCTION OF 50,000 SF SPECULATIVE BUILDING AT HERITAGE POINT INDUSTRIAL PARK
5. LANDSCAPE, LIGHTING, AND SIGNAGE AT MT. OLIVET ROAD ENTRANCE TO GOVERNOR'S HILL INDUSTRIAL PARK
6. PAD-READY SITE IN SOUTHWESTERN CORNER OF GOVERNOR'S HILL INDUSTRIAL PARK
7. 75,000 SF SPECULATIVE BUILDING AT GOVERNOR'S HILL INDUSTRIAL PARK
8. CLEARING AND GRADING OF 11-ACRE TRACT AT CENTRAL CAROLINA TECHNICAL COLLEGE
9. IMPROVEMENT OF INTERIOR ROADWAYS WITHIN GOVERNOR'S HILL INDUSTRIAL PARK
10. 75,000 SF SPECULATIVE BUILDING AT THE STEEPLCHASE INDUSTRIAL PARK
11. CLEARING AND GRADING OF NORTHERN PARCEL AT HERITAGE POINT INDUSTRIAL PARK
12. STEEPLCHASE ENTRANCE INTERSECTION IMPROVEMENTS AT HAIER BOULEVARD AND HENGST DRIVE
13. INTERSECTION IMPROVEMENTS AT BLACK RIVER ROAD AND MT. OLIVET ROAD

The following report provides a compilation of the Plans, Preliminary Cost Opinions and Schedules for Infrastructure Improvements to Four (4) Industrial Parks/Sites in Kershaw County, South Carolina.

Schedule of Services
for
Economic Development Plan for
Infrastructure Improvements to Five (5) Kershaw County
Industrial Parks/Sites in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year															
		Year 1												Year 2			
	Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16
	Overall Projects																
	1 Steeplechase Industrial Park Roadway Improvements																
	2 Landscape, Lighting, and Signage Improvements at Black River Road and Highway 521 Entrance for Steeplechase IP																
	3 Clearing and Grading of southern parcel at Heritage Point Industrial Park																
	4 Construction of a 50,000-SF Speculative Building at Heritage Point Industrial Park																
	5 Landscape, Lighting, and Signage Improvements at Mt. Olivet Road Entrance to Governor's Hill Industrial Park																
	6 Development of pad-Ready Site in Southeastern Corner of Governor's Hill Industrial Park																
	7 Construction of a 75,000-SF Speculative Building on Pad-Ready Site at the Governor's Hill Industrial Park																
	8 Clearing and Grading of Eleven (11)-Acre Tract at the Central Carolina Technical College																
	9 Improvements to Roadway Connecting Mt. Olivet Road to Dr. Humphries Road at Governor's Hill Industrial Park																
	10 Construction of a 75,000-SF Speculative Building at the Steeplechase Industrial Park																
	11 Clearing and Grading of Area between Yutaka Building and Target Facility at Heritage Point Industrial Park																
	12 Steeplechase Entrance Intersection Improvements at Haier Boulevard and Hengst Drive																
	13 Intersection Improvements at Black River Road and Mt. Olivet Road																

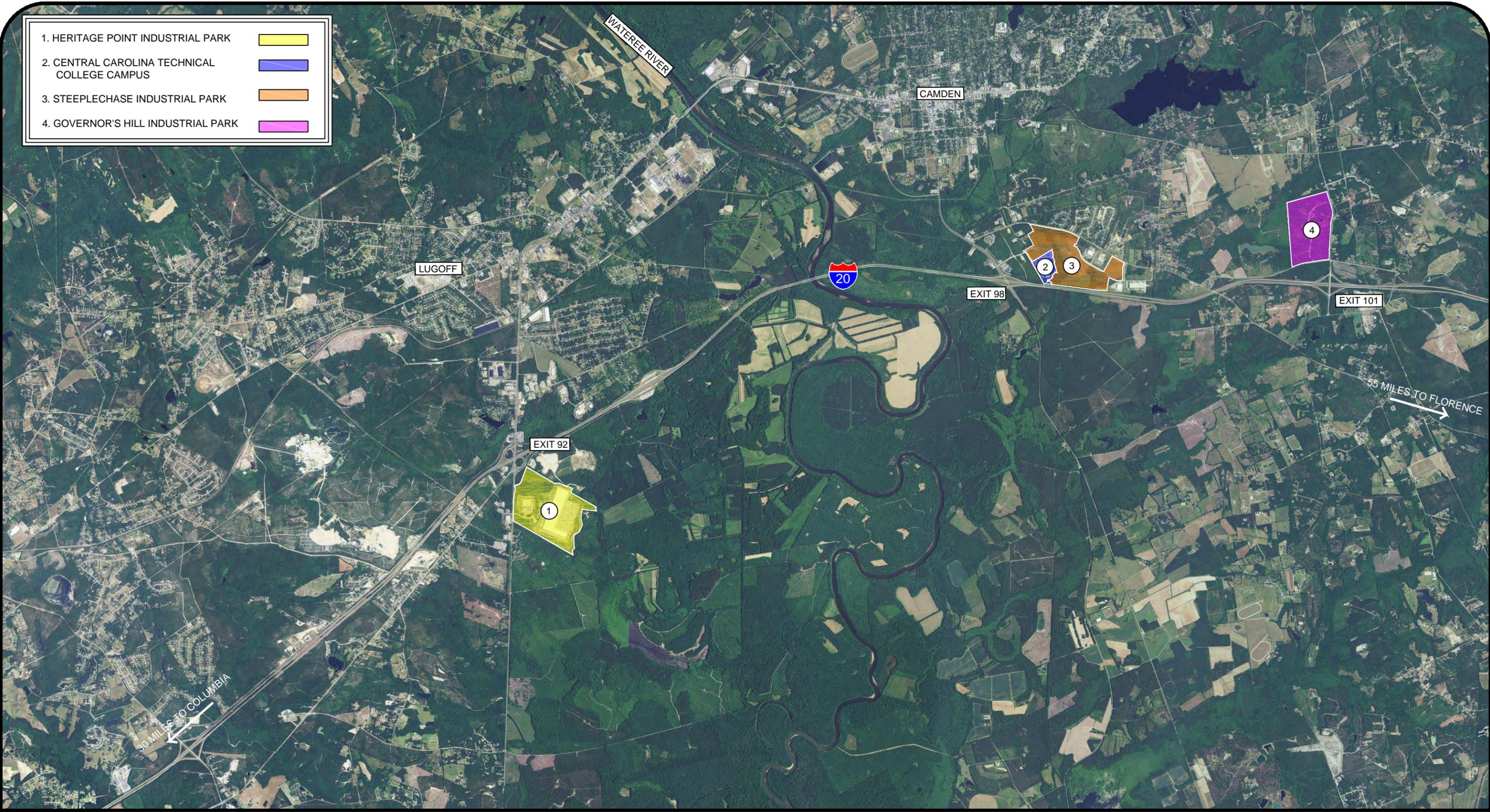
PRELIMINARY



Cost Opinion Summary for
 Infrastructure Improvements for Kershaw County
 Industrial Parks/Sites in
 Kershaw County, South Carolina

Overall Cost Opinion Summary		
1 Steeplechase Industrial Park Roadway Improvements	\$	845,000
2 Landscape, Lighting, and Signage Improvements at Black River Road and US Highway 521 Entrance for Steeplechase Industrial Park	\$	130,000
3 Clearing and grading of southern parcel at Heritage Point Industrial Park	\$	325,000
4 Design and construction of a 50,000-SF Speculative Building at Heritage Point Industrial Park	\$	2,585,000
5 Landscape, Lighting, and Signage Improvements at Mt. Olivet Rd. Entrance to Governor's Hill Industrial Park	\$	120,000
6 Development of pad-ready site in southwestern corner of Governor's Hill Industrial Park	\$	160,000
7 Design and construction of a 75,000-SF Speculative Building at the Governor's Hill Industrial Park	\$	3,320,000
8 Clearing and grading of approximately eleven (11)-tract at the Central Carolina Technical College	\$	655,000
9 Improvement of interior roadway connecting Mt. Olivet Rd. and Dr. Humphries Rd. at Governor's Hill Industrial Park	\$	765,000
10 Design and construction of a 75,000-SF Speculative Building at the Steeplechase Industrial Park	\$	3,870,000
11 Clearing and grading of northern parcel at Heritage Point Industrial Park	\$	825,000
12 Steeplechase Entrance Intersection Improvements at Haier Boulevard and Hengst Drive	\$	705,000
13 Intersection Improvements along Black River Road at the Mt. Olivet Road Intersection	\$	860,000
Economic Development Improvements Total:	\$	15,165,000

- 1. HERITAGE POINT INDUSTRIAL PARK
- 2. CENTRAL CAROLINA TECHNICAL COLLEGE CAMPUS
- 3. STEEPLECHASE INDUSTRIAL PARK
- 4. GOVERNOR'S HILL INDUSTRIAL PARK



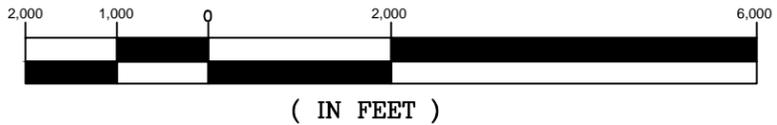
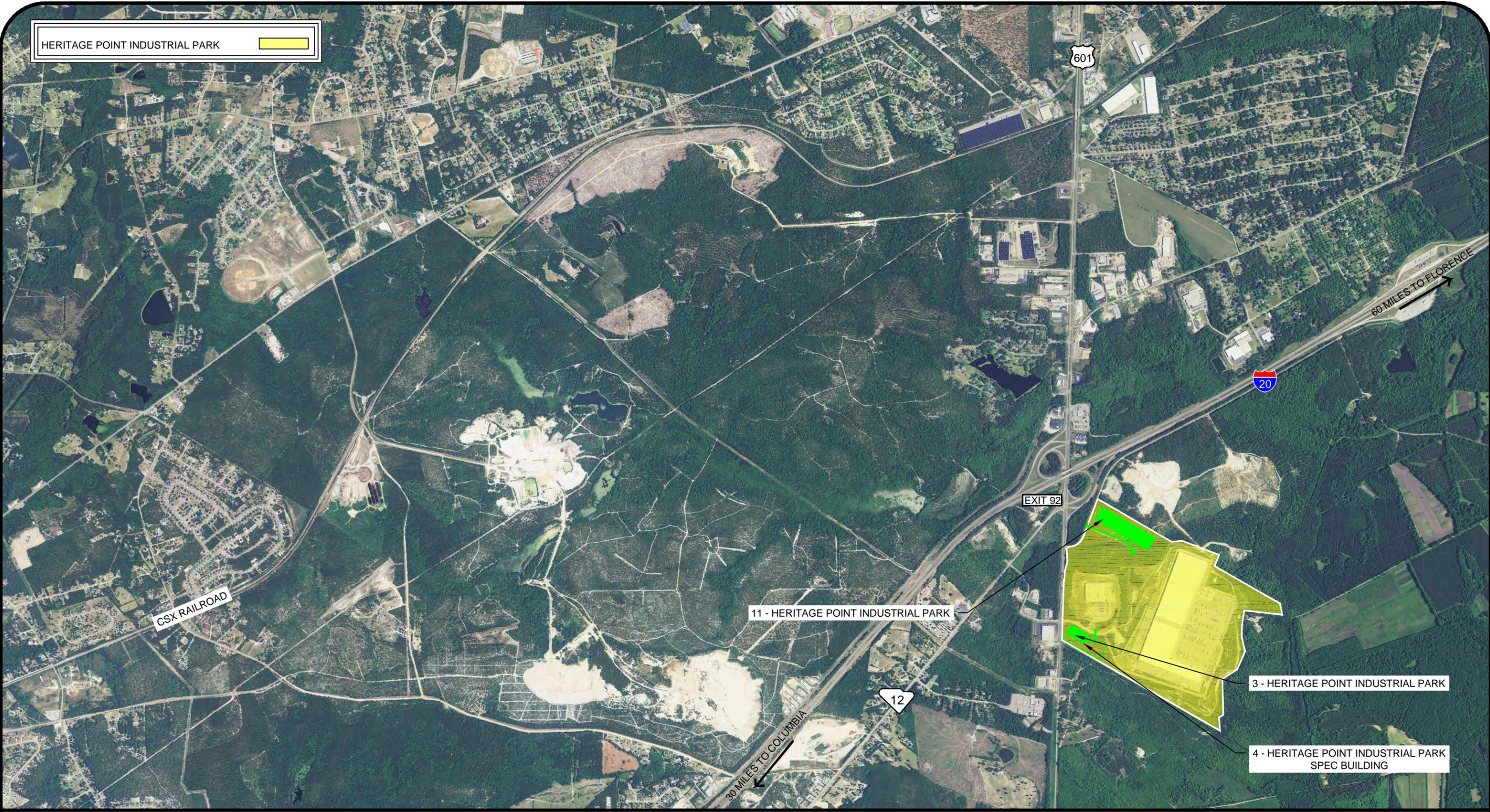
Overall Map Key for the
Kershaw County Economic Development Plan
Kershaw County, South Carolina



Project No.: 14199-0028
August 25, 2015



HERITAGE POINT INDUSTRIAL PARK 



(IN FEET)

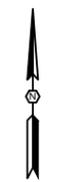
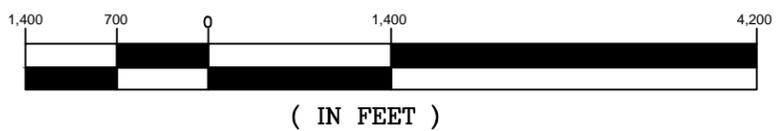
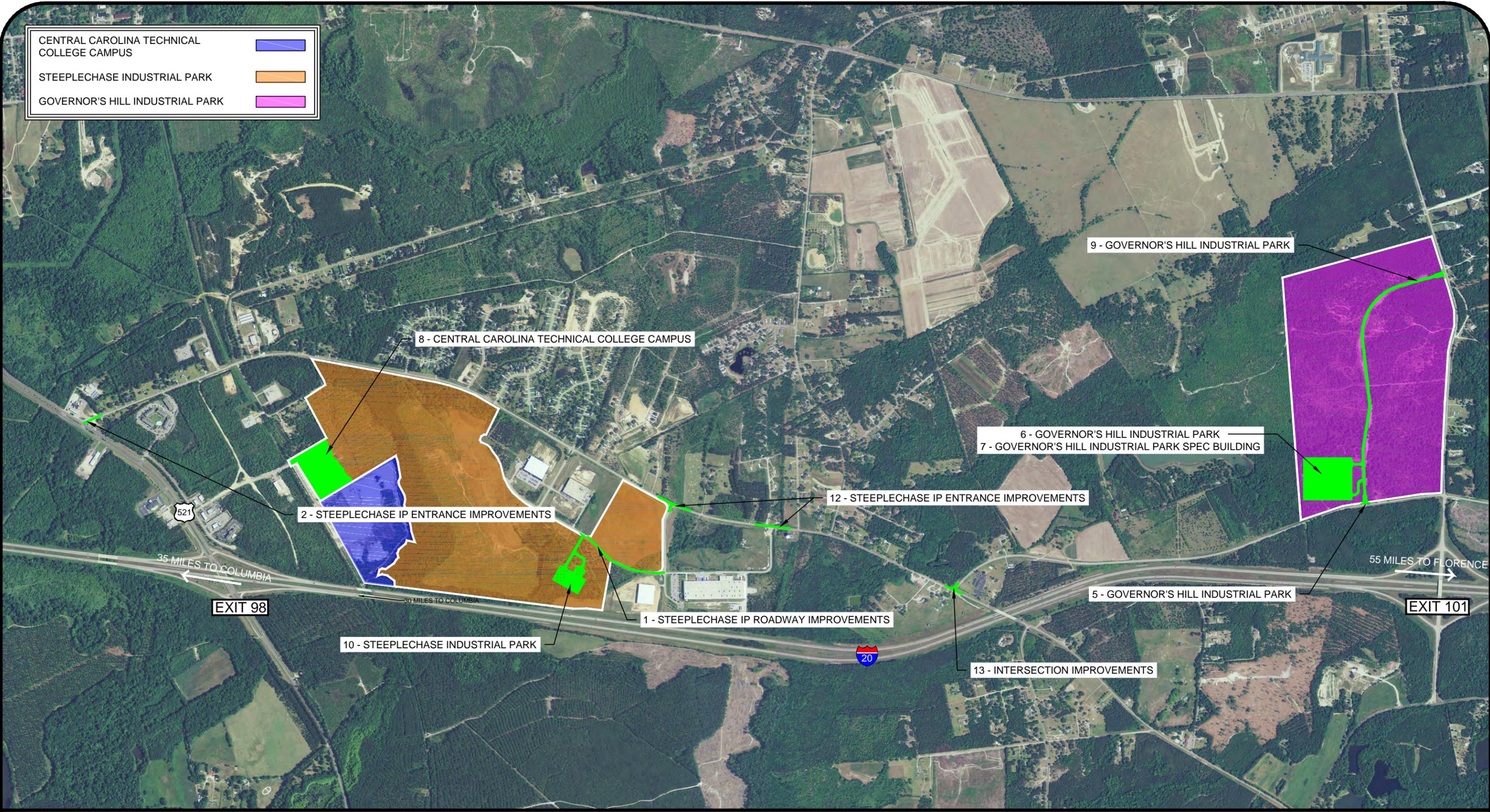


Zoom 1 Map Key for the Kershaw County Economic Development Plan Kershaw County, South Carolina

Project No.: 14199-0028
August 25, 2015



CENTRAL CAROLINA TECHNICAL COLLEGE CAMPUS	
STEEPLECHASE INDUSTRIAL PARK	
GOVERNOR'S HILL INDUSTRIAL PARK	



Zoom 2 Map Key for the
Kershaw County Economic Development Plan
Kershaw County, South Carolina

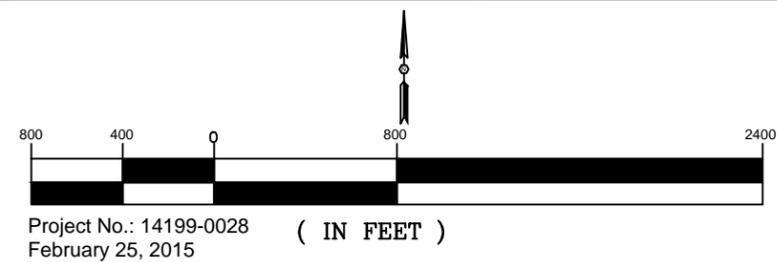
Project No.: 14199-0028
February 12, 2015



LEGEND	
OVERHEAD ELECTRIC (DUKE ENERGY PROGRESS)	OHE
NATURAL 6-INCH GAS DISTRIBUTION LINE (SCE&G)	GAS
10-INCH WATER MAIN (CITY OF CAMDEN)	10W
8-INCH WATER MAIN (CITY OF CAMDEN)	8W
10-INCH WASTEWATER GRAVITY LINE (CITY OF CAMDEN)	10WW
8-INCH WASTEWATER GRAVITY LINE (CITY OF CAMDEN)	8WW
FIBER OPTIC CABLE AND COPPER TELECOMMUNICATIONS LINES (AT&T)	FOC
WETLANDS	(Green hatched area)
WETLANDS BUFFER	(Green outline)
STREAM	(Blue line)

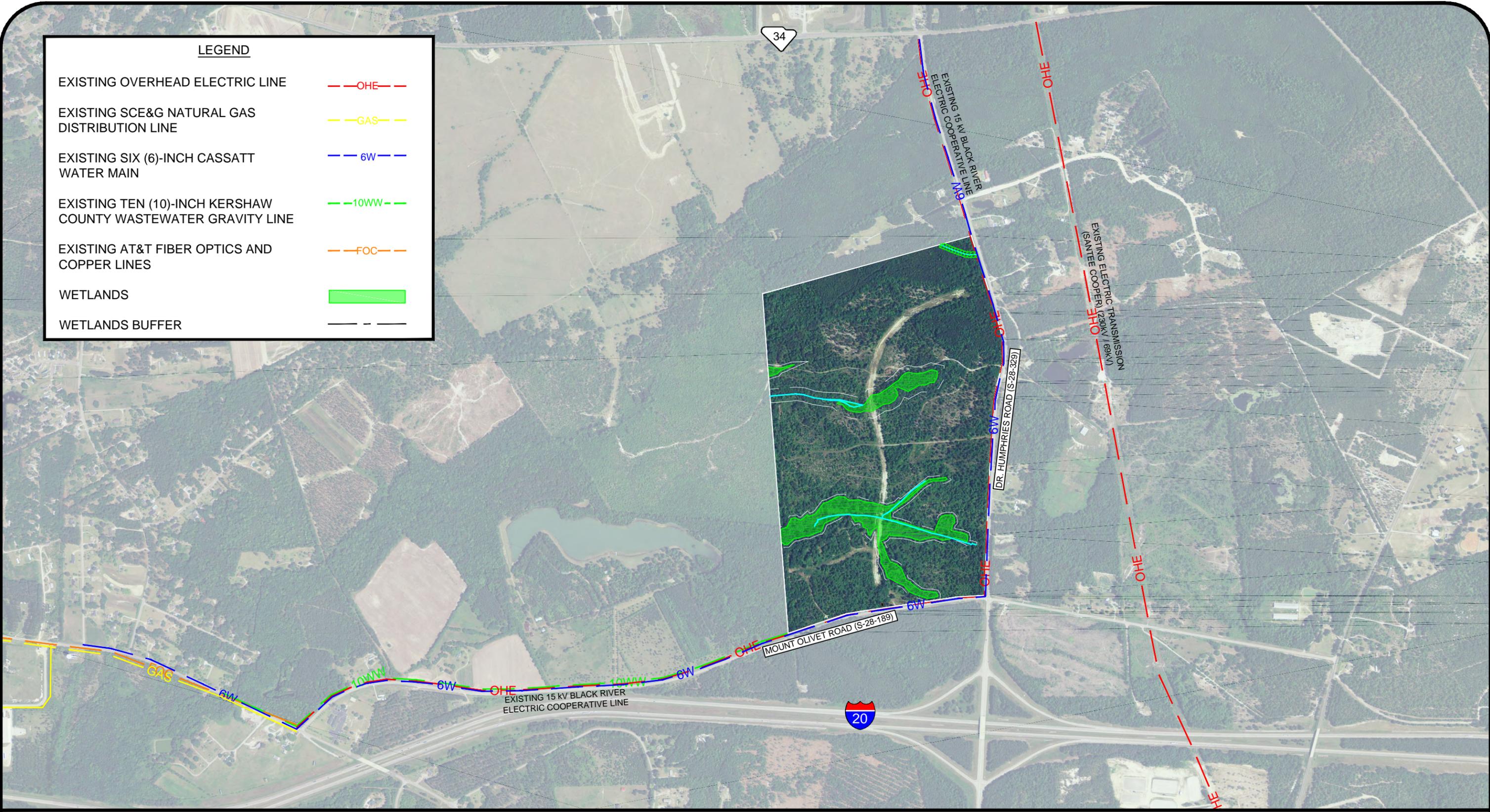


Existing Utility Infrastructure Map
 Steeplechase Industrial Park
 Kershaw County, South Carolina



LEGEND

- EXISTING OVERHEAD ELECTRIC LINE --- OHE ---
- EXISTING SCE&G NATURAL GAS DISTRIBUTION LINE --- GAS ---
- EXISTING SIX (6)-INCH CASSATT WATER MAIN --- 6W ---
- EXISTING TEN (10)-INCH KERSHAW COUNTY WASTEWATER GRAVITY LINE --- 10WW ---
- EXISTING AT&T FIBER OPTICS AND COPPER LINES --- FOC ---
- WETLANDS █
- WETLANDS BUFFER ---



Project No.: 14199-0028 (IN FEET)
February 16, 2015

**Existing Utility Infrastructure Map
Governor's Hill Industrial Park
Kershaw County, South Carolina**



Preliminary Cost Opinion
Phase I Roadway Improvements
at the
Steeplechase Industrial Park
Kershaw County, South Carolina

1,300 Linear Feet of 2-Lane Roadway (30-foot width)					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 33,000	\$ 33,000
2	2	AC	Clearing and Grubbing	\$ 3,500	\$ 7,000
3	1	LS	Traffic Control	\$ 2,500	\$ 2,500
4	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
5	1	LS	Wetlands Crossing	\$ 260,000	\$ 260,000
6	11,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 10	\$ 110,000
7	2,600	LF	Concrete Curb and Gutter	\$ 16	\$ 41,600
8	4,500	SY	8-Inch Graded Aggregate Base Course	\$ 14	\$ 63,000
9	4,500	SY	2-Inch Asphalt Binder (Type C)	\$ 12	\$ 54,000
10	4,500	SY	2-Inch Asphalt Surface (Type C)	\$ 12	\$ 54,000
11	150	LF	36-Inch RCP	\$ 75	\$ 11,250
12	2,600	LF	Silt Fence	\$ 4	\$ 10,400
13	1	LS	Striping	\$ 6,000	\$ 6,000
14	2	AC	Grassing	\$ 3,500	\$ 7,000
				Subtotal:	\$ 664,750
				Contingency:	\$ 66,750
				Topographic Survey:	\$ 5,000
				Subsurface Exploration:	\$ 5,500
				Engineering Design and Permitting:	\$ 52,500
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 40,000
				Construction Materials Testing:	\$ 6,000
				Total:	\$ 845,000

Notes:

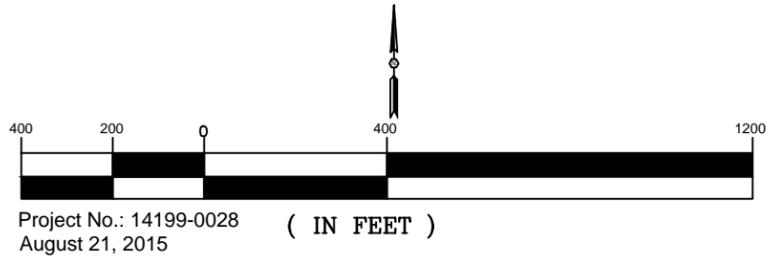
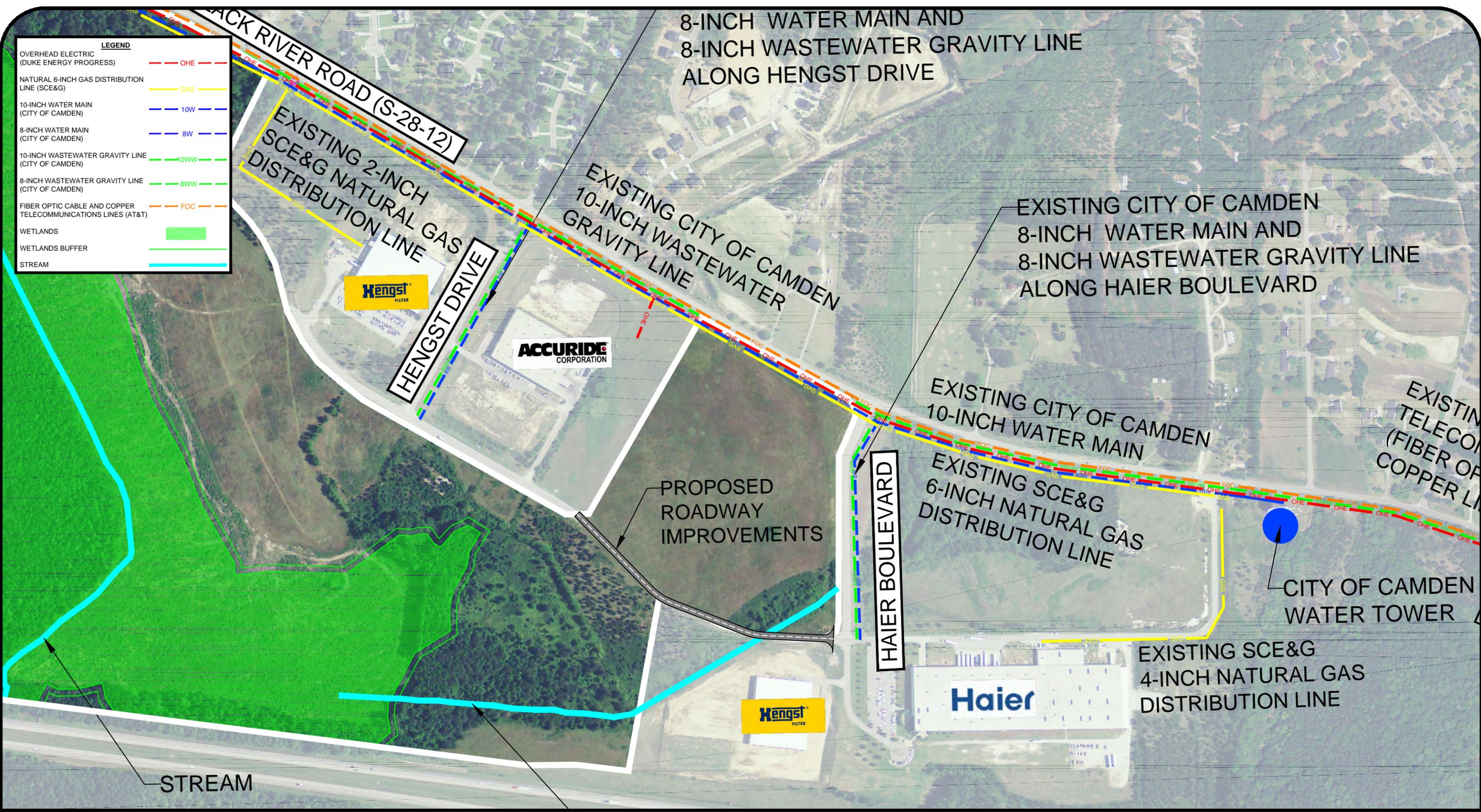
- Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional and are supplied for general guidance of Kershaw County Economic Development.
- Unit Prices and Quantities are subject to variation upon final design.
- Cost opinion assumes on-site soils are suitable to meet compaction criteria.
- Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
- Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
- Cost Opinion does not include the acquisition of additional Right of Way.
- Cost Opinion does not include costs for wetland delineations or mitigation.
- Cost Opinion assumes that relocation of existing utilities will not be required.
- Cost Opinion assumes typical project scope for like development in the Kershaw County area.
- Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on August 21, 2015.
- Pavement sections to be verified based on Geotechnical Exploration.

Schedule of Services
for
Steeplechase Industrial Park Interior Roadway Improvements
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1														
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12			
	Due Diligence Services																
	Topographic Survey																
	Geotechnical Exploration																
	Design and Permitting																
	Construction Plans and Specifications																
	Permitting																
	Procurement and Construction Phase																
	Bidding and Award																
	Construction Administration and Observation																
	Construction Materials Testing																
	Infrastructure Improvements																

PRELIMINARY

LEGEND	
OVERHEAD ELECTRIC (DUKE ENERGY PROGRESS)	OHE
NATURAL 6-INCH GAS DISTRIBUTION LINE (SCE&G)	GAS
10-INCH WATER MAIN (CITY OF CAMDEN)	10W
8-INCH WATER MAIN (CITY OF CAMDEN)	8W
10-INCH WASTEWATER GRAVITY LINE (CITY OF CAMDEN)	10WW
8-INCH WASTEWATER GRAVITY LINE (CITY OF CAMDEN)	8WW
FIBER OPTIC CABLE AND COPPER TELECOMMUNICATIONS LINES (AT&T)	FOC
WETLANDS	(Green hatched area)
WETLANDS BUFFER	(Green outline)
STREAM	(Blue line)



Conceptual Site Plan for
Steeplechase Industrial Park Roadway Improvements
Kershaw County, South Carolina



Preliminary Cost Opinion
Landscape, Lighting, and Signage
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Landscape, Lighting, and Signage					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Signage	\$ 40,000	\$ 40,000
2	1	LS	Grading	\$ 15,000	\$ 15,000
3	1	LS	Irrigation	\$ 7,500	\$ 7,500
4	1	LS	Walls	\$ 20,000	\$ 20,000
5	1	LS	Lighting/Electrical	\$ 7,500	\$ 7,500
6	1	LS	Landscaping	\$ 12,000	\$ 12,000
				Subtotal:	\$ 102,000
				Contingency:	\$ 8,500
				Topographic Survey:	\$ 1,500
				Subsurface Exploration:	\$ 1,500
				Engineering Design and Permitting:	\$ 7,500
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 3,000
				Construction Materials Testing:	\$ 1,500
				Total:	\$ 130,000

Notes:

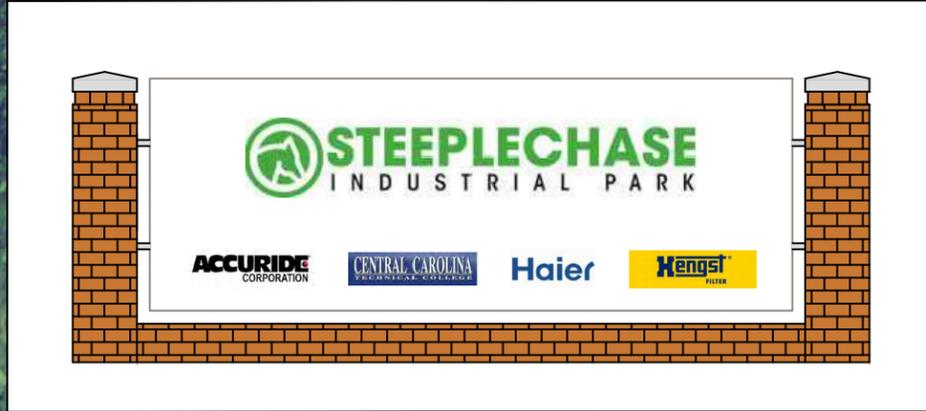
1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional and are supplied for general guidance of Kershaw County Economic Development.
2. Unit Prices and Quantities are subject to variation upon final design
3. Cost opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
6. Cost Opinion does not include the acquisition of additional Right of Way.
7. Cost Opinion assumes that relocation of existing utilities will not be required.
8. Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
9. During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.
10. Cost Opinion assumes typical project scope for like development in the Kershaw County area.

Schedule of Services
for
Landscape, Lighting, and Signage
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

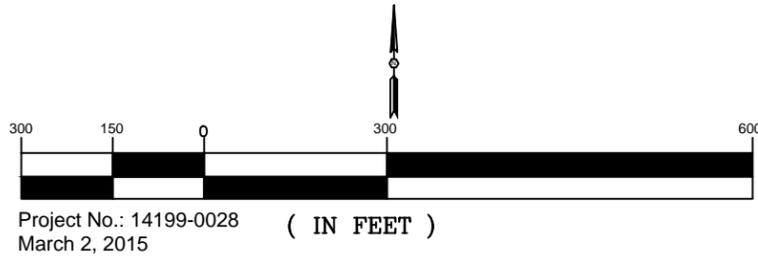
Critical Milestone	Composite (Worse Case)	Year	Year 1																	
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6												
	Due Diligence Services																			
	Topographic Survey																			
	Geotechnical Exploration																			
	Design and Permitting																			
	Construction Plans and Specifications																			
	Permitting																			
	Procurement and Construction Phase																			
	Bidding and Award																			
	Construction Administration and Observation																			
	Construction Materials Testing Infrastructure Improvements																			

PRELIMINARY





Proposed Signage Location at the Black River Road
and US Highway 521 Entrance to the
(+/-) 236-Acre Steeplechase Industrial Park
Kershaw County, South Carolina



Preliminary Cost Opinion
 Clearing, Grubbing, and Grading of 8-Acre Pad on Southern Portion
 of the
 Heritage Point Industrial Park in
 Kershaw County, South Carolina

Eight (8)-Acre Building Pad on Heritage Point Industrial Park					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 15,000	\$ 15,000
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	8	AC	Clearing and Grubbing	\$ 3,500	\$ 28,000
4	2,650	LF	Silt Fence	\$ 4	\$ 10,600
5	27,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 6	\$ 162,000
6	1	EA	Outlet Structure	\$ 10,000	\$ 10,000
7	1	AC	Grassing	\$ 3,500	\$ 3,500
				Subtotal:	\$ 234,100
				Contingency:	\$ 19,900
				Topographic Survey:	\$ 5,000
				Subsurface Exploration:	\$ 6,500
				Engineering Design and Permitting:	\$ 20,000
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 15,000
				Construction Materials Testing:	\$ 15,000
				As-Built Survey:	\$ 5,000
				Total:	\$ 325,000

Notes:

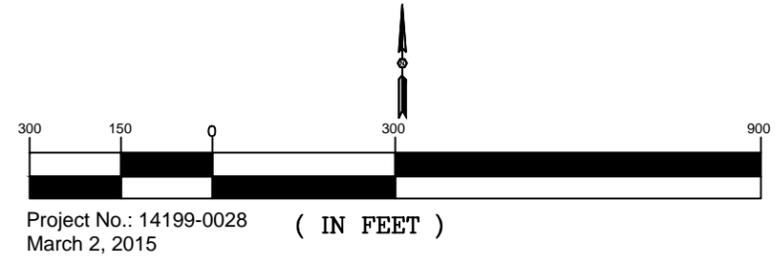
1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional and are supplied for general guidance of Kershaw County Economic Development.
2. Unit Prices and Quantities are subject to variation upon final design
3. Cost opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost of Estimate is based on rate of \$53/barrel on crude oil and recent bid climate in the area.
6. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
7. Cost Opinion does not include the acquisition of additional Right of Way.
8. Cost Opinion assumes that relocation of existing utilities will not be required.
9. Cost Opinion assumes typical project scope for like development in the Kershaw County area.
10. Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
11. Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
12. During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.

Schedule of Services
for
Clearing, Grubbing and Grading of 8-Acre Pad on Southern Portion
of the
Heritage Point Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1																	
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8										
	Due Diligence Services																			
	Topographic Survey																			
	Geotechnical Exploration																			
	Design and Permitting																			
	Construction Plans and Specifications																			
	Permitting																			
	Procurement and Construction Phase																			
	Bidding and Award																			
	Construction Administration and Observation																			
	Construction Materials Testing Infrastructure Improvements																			

PRELIMINARY





Proposed Eight (8)-Acre
Building Pad on Southern Portion of the
Heritage Point Industrial Park
Kershaw County, South Carolina



Preliminary Cost Opinion
 50,000-SF Speculative Building
 (Tilt-Up Concrete Alternate)
 at the
 Heritage Point Industrial Park in
 Kershaw County, South Carolina

50,000-Square Foot Building on Heritage Point Industrial Park (Tilt-Up Concrete Alternate)					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 100,000	\$ 100,000
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	3	AC	Clearing and Grubbing	\$ 3,500	\$ 10,500
4	1,000	LF	Silt Fence	\$ 4	\$ 4,000
5	5,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 10	\$ 50,000
6	6,000	SY	8-Inch Graded Aggregate Base Course	\$ 14	\$ 84,000
7	1	EA	Outlet Structure	\$ 10,000	\$ 10,000
8	2	AC	Grassing	\$ 2,500	\$ 5,000
9	1	LS	Building (50,000 SF at \$35/SF):	\$ 1,750,000	\$ 1,750,000
				Subtotal:	\$ 2,018,500
				Contingency:	\$ 199,500
				Topographic Survey:	\$ 7,500
				Subsurface Exploration:	\$ 10,000
				Engineering Design and Permitting:	\$ 160,000
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 120,000
				Construction Materials Testing:	\$ 60,000
				As-Built Survey:	\$ 5,000
				Total:	\$ 2,585,000

Notes:

1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional and are supplied for general guidance of Kershaw County Economic Development.
2. Unit Prices and Quantities are subject to variation upon final design.
3. Cost opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost of Asphalt is based on rate of \$53/barrel on crude oil and recent bid climate in the area.
6. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
7. Cost Opinion does not include the acquisition of additional Right of Way.
8. Cost Opinion does not include costs for wetland delineations or mitigation.
9. Cost Opinion assumes that relocation of existing utilities will not be required.
10. Cost Opinion assumes typical project scope for like development in the Kershaw County area.
11. Cost Opinion does not include architectural or engineering services associated with design and permitting of proposed building.
12. Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
13. Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
14. During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.
15. Pavement sections to be verified based on Geotechnical Exploration.
16. Building Cost and Construction Materials Testing Services have been provided for budgetary purposes and should be verified upon completion of construction plans.
17. Cost Opinion does not include architectural services associated with the proposed building.

Schedule of Services
for
50,000-SF Speculative Building
at the
Heritage Point Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1												Year 2			
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14		
	Due Diligence Services																	
	Topographic Survey																	
	Geotechnical Exploration																	
	Design and Permitting																	
	Construction Plans and Specifications																	
	Permitting																	
	Procurement and Construction Phase																	
	Bidding and Award																	
	Construction Administration and Observation																	
	Construction Materials Testing																	
	Infrastructure Improvements																	

PRELIMINARY

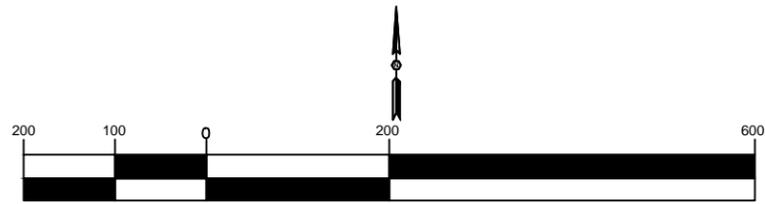




FORMER YUTAKA
TECHNOLOGIES BUILDING

PROPOSED
50,000-SF BUILDING
AND PARKING LOT

32,000-SF BUILDING
EXPANSION



Project No.: 14199-0028 (IN FEET)
March 2, 2015

Proposed 50,000-SF
Speculative Building at the
Heritage Point Industrial Park
Kershaw County, South Carolina



Preliminary Cost Opinion
Landscape, Lighting, and Signage Improvements
at the
Governor's Hill Industrial Park in
Kershaw County, South Carolina

Landscape, Lighting, and Signage					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Signage	\$ 35,000	\$ 35,000
2	1	LS	Grading	\$ 11,250	\$ 11,250
3	1	LS	Irrigation	\$ 7,500	\$ 7,500
4	1	LS	Walls	\$ 18,750	\$ 18,750
5	1	LS	Landscaping	\$ 11,250	\$ 11,250
6	1	LS	Lighting/Electrical	\$ 7,500	\$ 7,500
				Subtotal:	\$ 91,250
				Contingency:	\$ 10,750
				Topographic Survey:	\$ 2,500
				Subsurface Exploration:	\$ 2,500
				Engineering Design and Permitting:	\$ 2,500
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 3,500
				Construction Materials Testing:	\$ 2,500
				Total:	\$ 120,000

Notes:

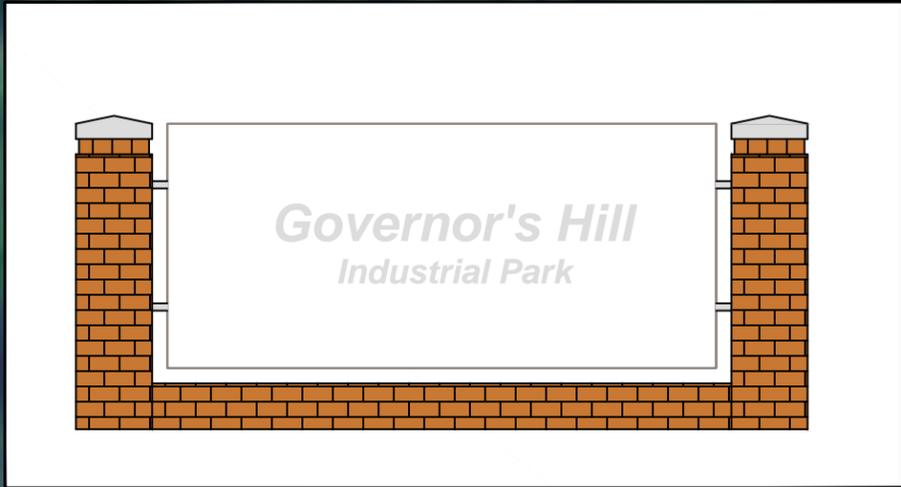
- Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional and are supplied for general guidance of Kershaw County Economic Development.
- Unit Prices and Quantities are subject to variation upon final design
- Cost opinion assumes on-site soils are suitable to meet compaction criteria.
- Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
- Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
- Cost Opinion does not include the acquisition of additional Right of Way.
- Cost Opinion assumes that relocation of existing utilities will not be required.
- Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
- During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.
- Cost Opinion assumes typical project scope for like development in the Kershaw County area.

Schedule of Services
for
Landscape, Lighting, and Signage
at the
Governor's Hill Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1																				
		Month	Month 1			Month 2			Month 3			Month 4			Month 5			Month 6					
	Due Diligence Services																						
	Topographic Survey																						
	Geotechnical Exploration																						
	Design and Permitting																						
	Construction Plans and Specifications																						
	Permitting																						
	Procurement and Construction Phase																						
	Bidding and Award																						
	Construction Administration and Observation																						
	Construction Materials Testing																						
	Infrastructure Improvements																						

PRELIMINARY





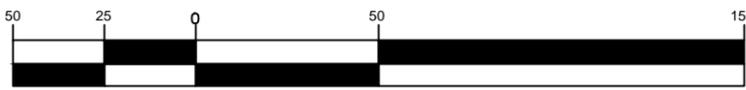
CONCEPTUAL SIGNAGE FOR GOVERNOR'S HILL INDUSTRIAL PARK



PROPOSED MONUMENT SIGNAGE



MT. OLIVET ROAD (S-28-189)



Project No.: 14199-0028 (IN FEET)
March 2, 2015



Monument Signage at the Mt. Olivet Road Entrance Governor's Hill Industrial Park Kershaw County, South Carolina



Preliminary Cost Opinion
 Clearing, Grubbing, and Grading of a Four (4)-Acre Pad-Ready Site
 at the
 Governor's Hill Industrial Park
 Kershaw County, South Carolina

Clearing, Grubbing, and Grading of an Approximately Four (4)-Acre Pad-Ready Site					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 5,700	\$ 5,700
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	5	AC	Clearing and Grubbing	\$ 3,500	\$ 17,500
4	2,000	LF	Silt Fence	\$ 4	\$ 8,000
5	7,250	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 10	\$ 72,500
6	1	AC	Grassing	\$ 3,500	\$ 3,500
Subtotal:					\$ 112,200
Contingency:					\$ 11,300
Topographic Survey:					\$ 2,500
Subsurface Exploration:					\$ 6,500
Engineering Design and Permitting:					\$ 9,000
Bidding and Award:					\$ 4,500
Construction Administration and Observation:					\$ 6,500
Construction Materials Testing:					\$ 7,500
Total:					\$ 160,000

Notes:

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2. Unit Prices and Quantities are subject to variation upon final design
3. Cost opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
6. Cost Opinion does not include the acquisition of additional Right of Way.
7. Cost Opinion does not include costs for wetland delineations or mitigation.
8. Cost Opinion assumes that relocation of existing utilities will not be required.
9. Cost Opinion assumes typical project scope for like development in the Kershaw County area.
10. Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
11. During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas. If subsurface water or infiltrating surface water is not properly controlled during construction, the subgrade soils may be damaged.
12. Cost of Opinion is based on rate of \$53/barrel on crude oil and recent bid climate in the area.
13. Clearing and grubbing includes the area of the site within the proposed building pad area and additional fifty (50)-foot offset only.
14. Estimate is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.

Schedule of Services
for
Clearing, Grubbing, and Grading of an Approximately Four (4)-Acre Pad-Ready Site
at the
Governor's Hill Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1																	
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8										
	Due Diligence Services																			
	Topographic Survey																			
	Geotechnical Exploration																			
	Design and Permitting																			
	Construction Plans and Specifications																			
	Permitting																			
	Procurement and Construction Phase																			
	Bidding and Award																			
	Construction Administration and Observation																			
	Construction Materials Testing																			
	Infrastructure Improvements																			

PRELIMINARY

LEGEND

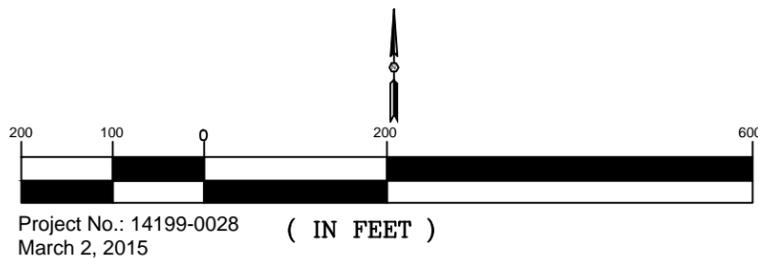
WETLANDS 

WETLANDS BUFFER 

STREAM 



Conceptual Site Plan for
 75,000 SF Speculative Building at the
 (+/-) 210-Acre Governor's Hill Industrial Park
 Kershaw County, South Carolina



Prepared by Alliance Consulting Engineers, Inc.

Preliminary Cost Opinion
75,000 SF Speculative Building on Parcel 4
at the
Governor's Hill Industrial Park in
Kershaw County, South Carolina

75,000 Square Foot Speculative Building on Parcel 4 (Tilt-Up Concrete Alternate)					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 135,000	\$ 135,000
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	3	AC	Clearing and Grubbing	\$ 3,500	\$ 10,500
4	1,100	LF	Silt Fence	\$ 4	\$ 4,400
5	7,500	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 10	\$ 75,000
6	6,000	SY	8-Inch Graded Aggregate Base Course	\$ 14	\$ 84,000
7	1	LS	Signage	\$ 1,000	\$ 1,000
8	100	LF	18-inch RCP	\$ 30	\$ 3,000
9	1	EA	Outlet Structure	\$ 10,000	\$ 10,000
10	2	AC	Grassing	\$ 3,500	\$ 7,000
11	1	LS	Building (75,000 SF at \$31/SF)	\$ 2,325,000	\$ 2,325,000
				Subtotal:	\$ 2,659,900
				Contingency:	\$ 231,100
				Topographic Survey:	\$ 9,500
				Subsurface Exploration:	\$ 10,000
				Engineering Design and Permitting:	\$ 215,000
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 160,000
				Construction Materials Testing:	\$ 25,000
				As-Built Survey:	\$ 5,000
				Total:	\$ 3,320,000

Notes:

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- Unit Prices and Quantities are subject to variation upon final design.
- Cost opinion assumes on-site soils are suitable to meet compaction criteria.
- Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
- Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
- Cost Opinion does not include the acquisition of additional Right of Way.
- Cost Opinion does not include costs for wetland delineations or mitigation.
- Cost Opinion assumes that relocation of existing utilities will not be required.
- Cost Opinion assumes typical project scope for like development in the Kershaw County area.
- Cost Opinion does not include architectural or engineering services associated with design and permitting of proposed building.
- Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
- Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
- During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas. If subsurface water or infiltrating surface water is not properly controlled during construction, the subgrade soils may be damaged.
- Building Cost and Construction Materials Testing Services have been provided for budgetary purposes and should be verified upon completion of construction plans.
- Cost Opinion does not include architectural services associated with the proposed building.

Schedule of Services
for
75,000 SF Speculative Building on Parcel 4
at the
Governor's Hill Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1												Year 2			
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16
	Due Diligence Services																	
	Topographic Survey																	
	Geotechnical Exploration																	
	Design and Permitting																	
	Construction Plans and Specifications																	
	Permitting																	
	Procurement and Construction Phase																	
	Bidding and Award																	
	Construction Administration and Observation																	
	Construction Materials Testing																	
	Infrastructure Improvements																	

PRELIMINARY

LEGEND

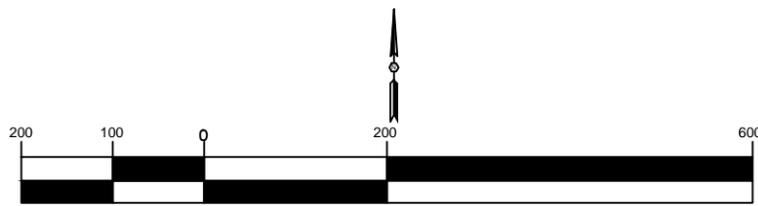
WETLANDS 

WETLANDS BUFFER 

STREAM 



Conceptual Site Plan for
 75,000 SF Speculative Building at the
 (+/-) 210-Acre Governor's Hill Industrial Park
 Kershaw County, South Carolina



Project No.: 14199-0028
 March 2, 2015



Prepared by Alliance Consulting Engineers, Inc.

Preliminary Cost Opinion
 Clear, Grub, and Grade 11-Acre Tract
 at the
 Central Carolina Technical College
 Kershaw County, South Carolina

Clear, Grub, and Grade 11-Acre Tract adjacent to CCTC Campus					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 25,000	\$ 25,000
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	11	AC	Clearing and Grubbing	\$ 3,500	\$ 38,500
4	2,500	LF	Silt Fence	\$ 4	\$ 10,000
5	60,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 6	\$ 360,000
6	6,000	SY	Erosion Control Matting	\$ 5	\$ 30,000
7	11	AC	Grassing	\$ 3,500	\$ 38,500
Subtotal:				\$	507,000
Contingency:				\$	51,000
Topographic Survey:				\$	5,000
Subsurface Exploration:				\$	5,000
Engineering Design and Permitting:				\$	40,000
Bidding and Award:				\$	4,500
Construction Administration and Observation:				\$	30,000
Construction Materials Testing:				\$	7,500
As-Built Survey:				\$	5,000
Total:				\$	655,000

Notes:

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2. Unit Prices and Quantities are subject to variation upon final design
3. Cost opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
6. Cost Opinion does not include the acquisition of additional Right of Way.
7. Cost Opinion does not include costs for wetland delineations or mitigation.
8. Cost Opinion assumes that relocation of existing utilities will not be required.
9. Cost Opinion assumes typical project scope for like development in the Kershaw County area.
10. Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
11. Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
12. During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.

Schedule of Services
for
Clear, Grub, and Grade 11-Acre Tract
at the
Central Carolina Technical College in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1													
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11			
	Due Diligence Services															
	Topographic Survey															
	Geotechnical Exploration															
	Design and Permitting															
	Construction Plans and Specifications															
	Permitting															
	Procurement and Construction Phase															
	Bidding and Award															
	Construction Administration and Observation															
	Construction Materials Testing															
	Infrastructure Improvements															

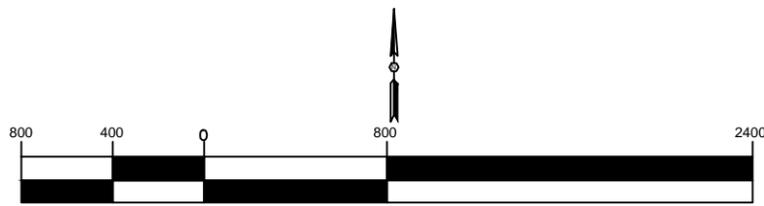
PRELIMINARY

LEGEND

- WETLANDS
- WETLANDS BUFFER
- STREAM
- LIMITS OF DISTURBANCE



**Conceptual Site Plan for
 Clearing, Grubbing, and Grading of 11-Acre Tract at the
 Central Carolina Technical College Campus in
 Kershaw County, South Carolina**



Project No.: 14199-0028 (IN FEET)
 March 2, 2015



Prepared by Alliance Consulting Engineers, Inc.

Preliminary Cost Opinion
 On-Site Roadway Improvements
 at the
 Governor's Hill Industrial Park
 Kershaw County, South Carolina

4,500 Linear Feet of 2-Lane Gravel Roadway					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 30,000	\$ 30,000
2	10	AC	Clearing and Grubbing	\$ 3,500	\$ 35,000
3	1	LS	Traffic Control	\$ 5,000	\$ 5,000
4	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
5	41,500	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 6	\$ 249,000
6	15,000	SY	8-Inch Graded Aggregate Base Course	\$ 14	\$ 210,000
7	150	LF	36-Inch RCP	\$ 75	\$ 11,250
8	4,500	LF	Silt Fence	\$ 4	\$ 18,000
9	1	LS	Striping	\$ 10,000	\$ 10,000
10	7	AC	Grassing	\$ 3,500	\$ 24,500
				Subtotal:	\$ 597,750
				Contingency:	\$ 60,250
				Topographic Survey:	\$ 5,000
				Subsurface Exploration:	\$ 7,500
				Engineering Design and Permitting:	\$ 50,000
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 35,000
				Construction Materials Testing:	\$ 5,000
				Total:	\$ 765,000

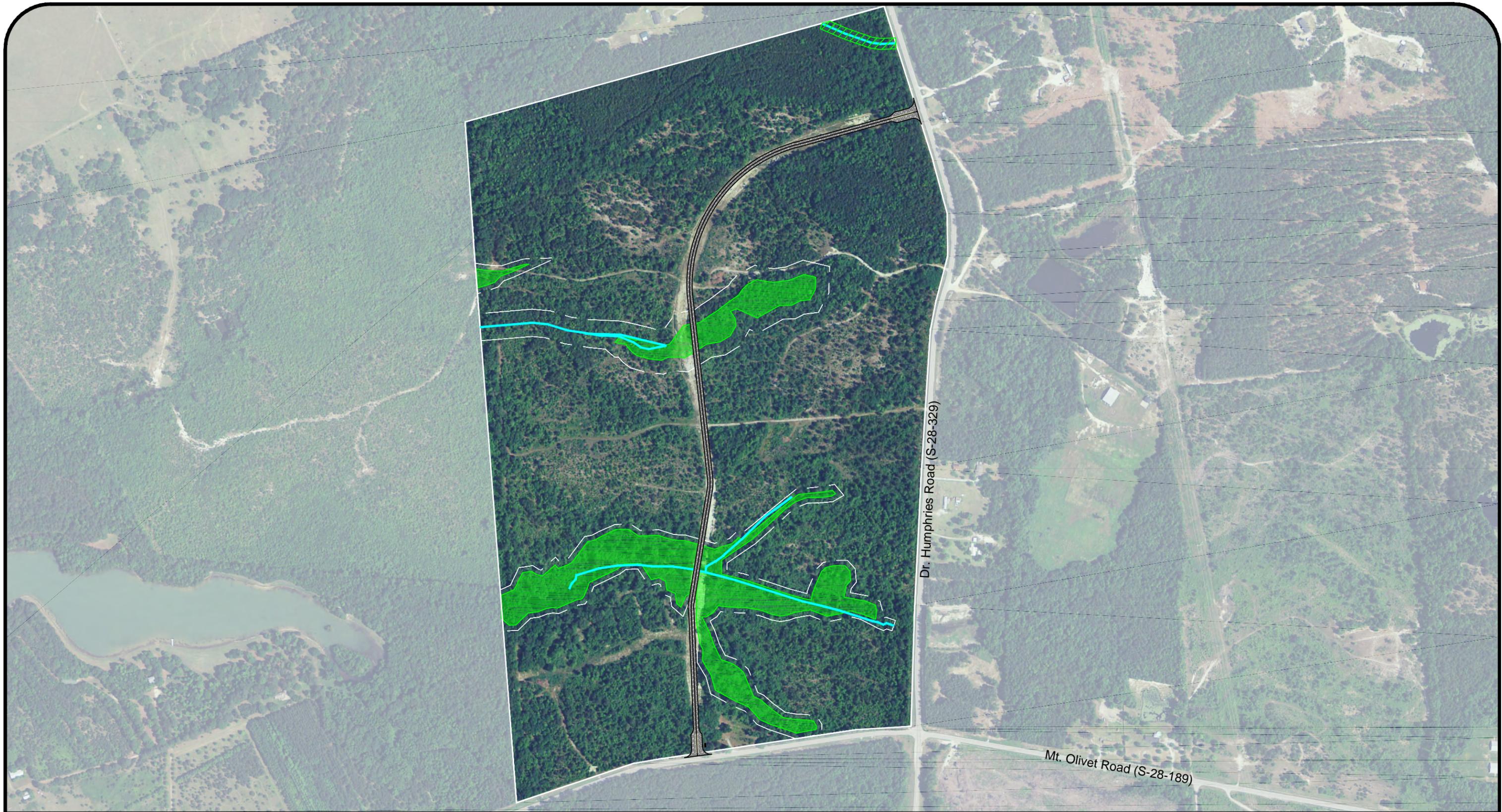
Notes:

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- Unit Prices and Quantities are subject to variation upon final design
- Cost opinion assumes on-site soils are suitable to meet compaction criteria.
- Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
- Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
- Cost Opinion does not include the acquisition of additional Right of Way.
- Cost Opinion does not include costs for wetland delineations or mitigation.
- Cost Opinion assumes that relocation of existing utilities will not be required.
- Cost Opinion assumes typical project scope for like development in the Kershaw County area.
- Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
- Pavement sections to be verified based on Geotechnical Exploration.

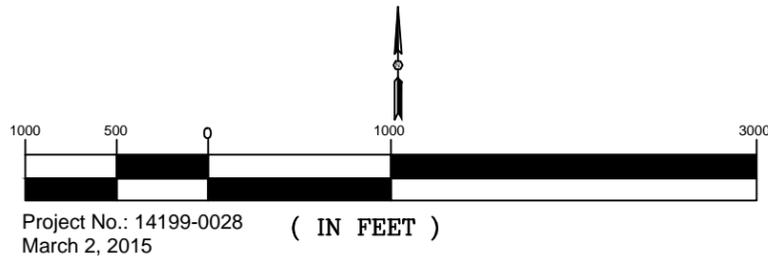
Schedule of Services
for
On-Site Roadway Improvements
at the
Governor's Hill Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1																			
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10										
	Due Diligence Services																					
	Topographic Survey																					
	Geotechnical Exploration																					
	Design and Permitting																					
	Construction Plans and Specifications																					
	Permitting																					
	Procurement and Construction Phase																					
	Bidding and Award																					
	Construction Administration and Observation																					
	Construction Materials Testing																					
	Infrastructure Improvements																					

PRELIMINARY



Conceptual Site Plan for
On-Site Roadway Improvements at the
(+/-) 210-Acre Governor's Hill Industrial Park
Kershaw County, South Carolina



Preliminary Cost Opinion
75,000 SF Speculative Building on Parcel 3
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

75,000 Square Foot Speculative Building on Parcel 3 (Tilt-Up Panel Construction)					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 145,000	\$ 145,000
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	4	AC	Clearing and Grubbing	\$ 3,500	\$ 14,000
4	1,100	LF	Silt Fence	\$ 4	\$ 4,400
5	12,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 6	\$ 72,000
6	5,000	SY	Erosion Control Matting (Along Side Slopes)	\$ 5	\$ 25,000
7	75	SY	Rip Rap Outlet Protection	\$ 50	\$ 3,750
8	8,500	SY	Graded Aggregate Base Course (Parking Area)	\$ 14	\$ 119,000
9	1	LS	Signage	\$ 1,000	\$ 1,000
10	100	LF	24-inch RCP	\$ 45	\$ 4,500
11	1	EA	Outlet Structure	\$ 10,000	\$ 10,000
12	2	AC	Grassing	\$ 3,500	\$ 7,000
13	1	LS	Building (75,000 SF at \$35/SF)	\$ 2,625,000	\$ 2,625,000
				Subtotal:	\$ 3,035,650
				Contingency:	\$ 305,350
				Topographic Survey:	\$ 7,500
				Subsurface Exploration:	\$ 10,000
				Engineering Design and Permitting:	\$ 245,000
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 182,000
				Construction Materials Testing:	\$ 75,000
				As-Built Survey:	\$ 5,000
				Total:	\$ 3,870,000

Notes:

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- Unit Prices and Quantities are subject to variation upon final design
- Cost opinion assumes on-site soils are suitable to meet compaction criteria.
- Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
- Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
- Cost of Asphalt is based on rate of \$53/barrel on crude oil and recent bid climate in the area.
- Cost Opinion does not include the acquisition of additional Right of Way.
- Cost Opinion does not include costs for wetland delineations or mitigation.
- Cost Opinion assumes that relocation of existing utilities will not be required.
- Cost Opinion assumes typical project scope for like development in the Kershaw County area.
- Cost Opinion does not include architectural or engineering services associated with design and permitting of proposed building.
- Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
- Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
- During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.
- Building Cost and Construction Materials Testing Services have been provided for budgetary purposes and should be varified upon completion of construction plans.
- Cost Opinion does not include architectural services associated with the proposed building.

Schedule of Services
for
75,000 SF Speculative Building on Parcel 3
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1												Year 2			
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16
	Due Diligence Services																	
	Topographic Survey																	
	Geotechnical Exploration																	
	Design and Permitting																	
	Construction Plans and Specifications																	
	Permitting																	
	Procurement and Construction Phase																	
	Bidding and Award																	
	Construction Administration and Observation																	
	Construction Materials Testing Infrastructure Improvements																	

PRELIMINARY

LEGEND

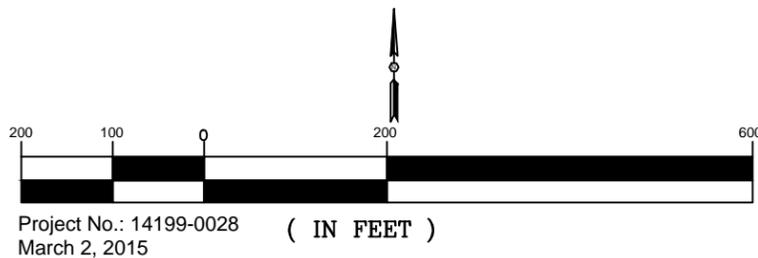
WETLANDS 

WETLANDS BUFFER 

STREAM 



Conceptual Site Plan for
 75,000 SF Speculative Building at the
 (+/-) 236-Acre Steeplechase Industrial Park
 Kershaw County, South Carolina



Preliminary Cost Opinion
 Clearing, Grubbing, and Grading of 10-Acre Pad on Northern Portion
 of the
 Heritage Point Industrial Park in
 Kershaw County, South Carolina

Ten (10)-Acre Building Pad on the Northern Portion of the Heritage Point Industrial Park					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 30,000	\$ 30,000
2	1	EA	Construction Entrance	\$ 5,000	\$ 5,000
3	14	AC	Clearing and Grubbing	\$ 3,500	\$ 49,000
4	4,000	LF	Silt Fence	\$ 4	\$ 16,000
5	120,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 4	\$ 480,000
6	1	EA	Outlet Structure	\$ 10,000	\$ 10,000
7	4	AC	Grassing	\$ 3,500	\$ 14,000
				Subtotal:	\$ 604,000
				Contingency:	\$ 64,000
				Topographic Survey:	\$ 6,000
				Subsurface Exploration:	\$ 6,500
				Engineering Design and Permitting:	\$ 50,000
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 35,000
				Construction Materials Testing:	\$ 50,000
				As-Built Survey:	\$ 5,000
				Total:	\$ 825,000

Notes:

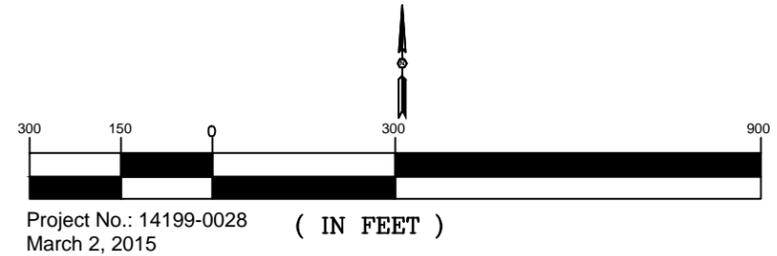
1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional and are supplied for general guidance of Kershaw County Economic Development.
2. Unit Prices and Quantities are subject to variation upon final design
3. Cost Opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost of Estimate is based on rate of \$53/barrel on crude oil and recent bid climate in the area.
6. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
7. Cost Opinion does not include the acquisition of additional Right of Way.
8. Cost Opinion does not include costs for wetland delineations or mitigation.
9. Cost Opinion assumes that relocation of existing utilities will not be required.
10. Cost Opinion assumes typical project scope for like development in the Kershaw County area.
11. Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
12. Project schedule and the season in which grading activities take place may effect the amount of suitable on-site material.
13. During normal rainfall periods, ditching or other provisions for drainage should be provided during grading operations in low areas.

Schedule of Services
for
Clearing, Grubbing and Grading of 10-Acre Pad on Northern Portion
of the
Heritage Point Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1																	
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8										
	Due Diligence Services																			
	Topographic Survey																			
	Geotechnical Exploration																			
	Design and Permitting																			
	Construction Plans and Specifications																			
	Permitting																			
	Procurement and Construction Phase																			
	Bidding and Award																			
	Construction Administration and Observation																			
	Construction Materials Testing Infrastructure Improvements																			

PRELIMINARY





Proposed Ten (10)-Acre
Building Pad on Northern Portion of the
Heritage Point Industrial Park
Kershaw County, South Carolina



Preliminary Cost Opinion
Entrance Intersection Improvements
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Entrance Improvements at the intersection of Hengst Drive and Black River Road (S-28-12) and Haier Boulevard and Black River Road					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 27,000	\$ 27,000
2	1	LS	Traffic Control	\$ 15,000	\$ 15,000
3	2	EA	Construction Entrance	\$ 5,000	\$ 10,000
4	1,000	SY	2-Inch Asphalt Milling	\$ 8	\$ 8,000
5	5,000	CY	Earthwork	\$ 10	\$ 50,000
6	11,000	SY	Tack Coat	\$ 1	\$ 11,000
7	11,000	SY	2-Inch Asphalt Overlay	\$ 18	\$ 198,000
8	4,500	SY	12-Inch Graded Aggregate Base Course	\$ 16	\$ 72,000
9	4,500	SY	2-Inch Asphalt Binder Course	\$ 12	\$ 54,000
10	4,500	SY	2-Inch Asphalt Surface Course	\$ 12	\$ 54,000
11	5,500	LF	Silt Fence	\$ 4	\$ 22,000
12	1	LS	Striping and Signage	\$ 8,000	\$ 8,000
13	4	AC	Grassing	\$ 3,000	\$ 12,000
Subtotal:				\$	541,000
Contingency:				\$	52,500
Topographic Survey:				\$	7,500
Subsurface Exploration:				\$	9,000
Engineering Design and Permitting:				\$	43,500
Bidding and Award:				\$	9,000
Construction Administration and Observation:				\$	32,500
Construction Materials Testing:				\$	10,000
Total:				\$	705,000

Notes:

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2. Unit Prices and Quantities are subject to variation upon final design.
3. Cost opinion assumes on-site soils are suitable to meet compaction criteria.
4. Costs associated with On-Site Excavation/Backfill/Compaction Operations assumes that rework of existing soil will be necessary as part of the grading operation due to the presence of moisture in the on-site soils.
5. Cost of Asphalt is based on rate of \$53/barrel on crude oil and recent bid climate in the area.
6. Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, USACE, or Kershaw County.
7. Cost Opinion does not include the acquisition of additional Right of Way.
8. Cost Opinion does not include costs for wetland delineations or mitigation.
9. Cost Opinion assumes that relocation of existing utilities will not be required.
10. Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
11. Cost Opinion assumes typical project scope for like development in the Kershaw County area.
12. Pavement sections to be verified based on Geotechnical Exploration.

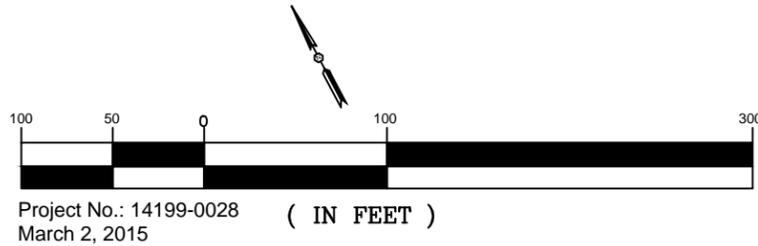
Schedule of Services
for
Steeplechase Entrance Intersection Improvements
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1														
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12			
	Due Diligence Services																
	Topographic Survey																
	Geotechnical Exploration																
	Design and Permitting																
	Construction Plans and Specifications																
	Permitting																
	Procurement and Construction Phase																
	Bidding and Award																
	Construction Administration and Observation																
	Construction Materials Testing																
	Infrastructure Improvements																

PRELIMINARY

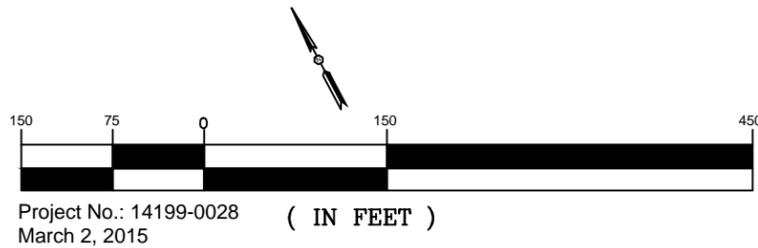


Conceptual Site Plan for
Phase II Roadway Improvements at the
(+/-) 236-Acre Steeplechase Industrial Park
Kershaw County, South Carolina





Conceptual Site Plan for
Phase I Roadway Improvements at the
(+/-) 236-Acre Steeplechase Industrial Park
Kershaw County, South Carolina



Preliminary Cost Opinion
Phase III Roadway Improvements
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Left-turn lane and Deceleration lane at the intersection of Mount Olivet Road (S-28-189) and Black River Road (S-28-12)					
No.	Quantity	Unit	Item Description	Unit Price	Total
1	1	LS	Mobilization/Bonds	\$ 27,500	\$ 27,500
2	1	LS	Traffic Control	\$ 15,000	\$ 15,000
3	2	EA	Construction Entrance	\$ 5,000	\$ 10,000
4	1,500	SY	2-Inch Asphalt Milling	\$ 10	\$ 15,000
5	7,500	CY	Earthwork	\$ 15	\$ 112,500
6	10,000	SY	Tack Coat	\$ 1	\$ 10,000
7	10,000	SY	2-Inch Asphalt Overlay	\$ 20	\$ 200,000
8	6,000	SY	12-Inch Graded Aggregate Base Course	\$ 16	\$ 96,000
9	6,000	SY	2-Inch Asphalt Binder Course	\$ 12	\$ 72,000
10	6,000	SY	2-Inch Asphalt Binder Course	\$ 12	\$ 72,000
11	4,000	LF	Silt Fence	\$ 4	\$ 16,000
12	1	LS	Striping and Signage	\$ 10,000	\$ 10,000
13	3	AC	Grassing	\$ 3,500	\$ 10,500
				Subtotal:	\$ 666,500
				Contingency:	\$ 66,000
				Topographic Survey:	\$ 6,500
				Subsurface Exploration:	\$ 8,000
				Engineering Design and Permitting:	\$ 53,500
				Bidding and Award:	\$ 4,500
				Construction Administration and Observation:	\$ 40,000
				Construction Materials Testing:	\$ 15,000
				Total:	\$ 860,000

Notes:

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- Cost Opinion does not include the acquisition of additional Right of Way.
- Cost Opinion does not include costs for wetland delineations or mitigation.
- Cost Opinion assumes that relocation of existing utilities will not be required.
- Cost Opinion is based on Conceptual Site Plan Prepared by Alliance Consulting Engineers, Inc. on March 2, 2015.
- Cost Opinion assumes typical project scope for like development in the Kershaw County area.
- Pavement sections to be verified based on Geotechnical Exploration.

Schedule of Services
for
Intersection Improvements at Black River Road and Mt. Olivet Road
at the
Steeplechase Industrial Park in
Kershaw County, South Carolina

Critical Milestone	Composite (Worse Case)	Year	Year 1														
		Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12			
	Due Diligence Services																
	Topographic Survey																
	Geotechnical Exploration																
	Design and Permitting																
	Construction Plans and Specifications																
	Permitting																
	Procurement and Construction Phase																
	Bidding and Award																
	Construction Administration and Observation																
	Construction Materials Testing																
	Infrastructure Improvements																

PRELIMINARY



Conceptual Site Plan for
Phase III Roadway Improvements at the
(+/-) 236-Acre Steeplechase Industrial Park
Kershaw County, South Carolina

