



December 27, 2016

Ms. Natalie Zeigler
City Manager
City of Hartsville
100 East Carolina Avenue
Post Office Drawer 2497
Hartsville, South Carolina 29551

RE: Due Diligence Summary and Evaluation
Report of the Approximately 225-Acre
Hartsville Industrial Park in
Darlington County, South Carolina
Proposal No: P16235-C

Dear Natalie:

Thank you for giving Alliance Consulting Engineers, Inc. the opportunity to provide this proposal for the Due Diligence Summary and Evaluation Report of the approximately 225-Acre Hartsville Industrial Park located along US Highway 15 approximately one and one-half (1½) miles east of the City of Hartsville in Darlington County, South Carolina, as illustrated in the enclosed Existing Conditions Map.

Alliance Consulting Engineers, Inc. is pleased to have provided professional engineering services to the City of Hartsville for the Duke Site Readiness of the Hartsville Industrial Park. Alliance Consulting Engineers, Inc. has completed, or is in the process of completing, one-hundred and twenty-two (122) Site Certifications in thirty-five (35) counties in South Carolina, which included services such as the coordination of ecological, environmental, and geotechnical studies and a comprehensive report which included site mapping, existing site evaluation, summary of aforementioned studies, availability of utilities and associated services, including water, wastewater, transportation, telecommunications, electric, and natural gas services, site infrastructure improvements and recommendations, and a Master Development Plan.

It is Alliance Consulting Engineers, Inc.'s understanding that the City of Hartsville is seeking to enhance the marketability of the Hartsville Industrial Park. As part of our Due Diligence Summary and Evaluation Report, Alliance Consulting Engineers, Inc. will coordinate the completion of a Phase I Environmental Site Assessment, Cultural Resources Survey, Protected Species Assessment, Class "A" Boundary Survey, Title Search, Jurisdictional Wetlands Delineation and USACE Verification, Wetlands Survey, and a Geotechnical Exploration. In addition, Alliance Consulting Engineers, Inc. will prepare a Conceptual Site Plan based off of the findings from the ecological reports, Preliminary Cost Opinions for off-site infrastructure improvements, and a Summary Report outlining

© 2016 by Alliance Consulting Engineers, Inc. All information contained in this document is the property of Alliance Consulting Engineers, Inc. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without prior explicit written permission of Alliance Consulting Engineers, Inc.

Alliance Consulting Engineers, Inc.

Post Office Box 8147 Columbia, SC 29202-8147 Phone 803 779-2078 Fax 803 779-2079 www.allianceCE.com

Bluffton, SC | Charleston, SC | Charlotte, NC | Columbia, SC | Greenville, SC

the findings and conclusions of the aforementioned due diligence and infrastructure improvements.

The proposed Due Diligence Summary and Evaluation Report of the approximately 225-Acre Hartsville Industrial Park will include the following:

- Completion of a Phase I Environmental Site Assessment (ESA)
- Coordination and Completion of a Cultural Resources Survey
- Coordination and Completion of a Protected Species Assessment
- Coordination and Completion of a Class "A" Boundary Survey
- Coordination and Completion of a Title Search
- Coordination and Completion of a Jurisdictional Wetlands Delineation and USACE Verification
- Coordination and Completion of a Wetlands Survey
- Coordination and Completion of a Geotechnical Exploration
- Preparation of a Conceptual Site Plan
- Preparation of Preliminary Cost Opinions for Off-Site Improvements

Each of the aforementioned tasks is outlined in the following Scope of Services.

I. SCOPE OF SERVICES

1. Phase I Environmental Site Assessment (ESA)

Alliance Consulting Engineers, Inc. will complete a Phase I Environmental Site Assessment (ESA) within the limits of property described above totaling approximately 225-acres. This assessment will be performed in general conformance with the provisions set forth in ASTM E-1527-13 Standard Practice for Environmental Site Assessments. ASTM E-1527-13 defines a Phase I ESA as the process by which an entity seeks to determine if a particular parcel of commercial real estate is subject to Recognized Environmental Conditions (RECs). In the ASTM Standard Practice, the term Recognized Environmental Conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of these substances or products into the ground, groundwater or surface water of the property. The Phase I ESA will be a general characterization of environmental concerns based on readily available information, site observations, and interviews. In order to accomplish these stated objectives, the following services will be performed:

- i. A site visit to the property to observe the site conditions relative to environmental concerns;
- ii. An automobile and pedestrian tour of the surrounding areas to determine if obvious adjacent land use might suggest potential environmental problems;
- iii. A query of environmental records available from the South Carolina Department of Health and Environmental Control (SCDHEC) and the United States Environmental Protection Agency (USEPA);

- iv. A review of selected available documents to aid in assessing the historical and current use of the site and surrounding properties;
- v. A brief, qualitative hydraulic evaluation of the site and vicinity to characterize the area drainage.
- vi. Development of a report of findings, conclusions and recommendations.

2. Cultural Resources Literature Review

Alliance Consulting Engineers, Inc. will coordinate the completion of a Cultural Resources Survey for the approximately 225-acre Hartsville Industrial Park in Darlington County to assess the possibility of historically significant sites or structures being present within the property. In order to accomplish these stated objectives, the following services will be performed:

- i. Reconnaissance-level investigations of those portions of the parcels that appear to have a high potential for containing substantive archaeological resources. These investigations will be conducted primarily using shovel tests at least thirty (30) centimeters in diameter and excavated to eighty (80) centimeters below the surface, the water table, or until sterile subsoil is reached. This soil will be screened through ¼ inch wire mesh. Any artifacts recovered during the survey will be segregated, bagged, and documented using South Carolina archaeological site forms. The sites will be photographed and location plotted. Any recovered artifacts will be washed, analyzed and prepared for permanent curation.
- ii. Development of a report of findings, conclusions, and recommendations

3. Protected Species Assessment

Alliance Consulting Engineers, Inc. will coordinate the completion of a Protected Species Assessment on the approximately 225-acre Hartsville Industrial Park in Darlington County to assess the occurrence or potential for occurrence of Fauna and Flora listed as either threatened or endangered on federal and/or state databases. In order to accomplish these stated objectives, the following services will be performed:

- i. Compilation of habitat data (vegetation and soils descriptions) for the parcel.
- ii. Performance of a pedestrian survey within habitats considered suitable for the occurrence of a particular threatened or endangered species to ascertain the likelihood of the species' occurrence on the properties based upon the available data and habitat observations.
- iii. Development of a report of findings, conclusions and recommendations.

4. Class "A" Boundary Survey

Alliance Consulting Engineers, Inc. will coordinate the completion of a Class "A" Boundary Survey for the approximately 225-acre site represented by Darlington County TMS# 079-00-01-064, 079-00-01-025, and 079-00-01-002. The Class "A" Boundary Survey will consist of determining the property boundaries for each of the three (3) parcels by establishing and/or reestablishing corners, monuments, and

boundary lines for the purpose of describing the parcel. The Boundary Survey will be performed in compliance with South Carolina Class "A" Surveying Standards and will be referenced to South Carolina State Plane Coordinates.

5. Title Search

Alliance Consulting Engineers, Inc. will coordinate a Title Attorney Opinion for the approximately 225-acre site represented by Darlington County TMS # 079-00-01-064, 079-00-01-025, and 079-00-01-002 to ensure a clear title to the property. The Title Attorney Opinion will indicate whether the owner has a saleable interest in the property, will identify any restrictions on the use of the property, including covenants and easements, and will identify any liens that may exist against the property. The Title Attorney Opinion will encompass at least the prior 100-year history of the property.

6. Jurisdictional Wetlands Delineation and USACE Verification

Alliance Consulting Engineers, Inc. will coordinate the completion of a Jurisdictional Wetlands Delineation for the approximately 225-acre Hartsville Industrial Park in Darlington County. This Jurisdictional Wetlands Delineation will consist of assessment and documentation of site conditions to determine the presence and/or absence of wetland areas, utilizing the three (3) parameter approach outlined in the 1987 United States Army Corps of Engineers (USACE) Wetlands Delineation Manual. Should any areas of the proposed site be classified as jurisdictional waters then the boundaries will be marked and coordination with the registered land surveyor to map these areas will be provided.

Upon completion of the Jurisdictional Wetlands Delineation, a request for Jurisdictional Determination (JD) Package will be submitted to the USACE. The JD Package will include a map of the estimated waters of the U.S., data forms documenting the physical characteristics of sample points as to the presence or absence of the three (3) wetland components, and JD basis forms documenting the physical characteristics of on-site streams/tributaries. The Request for JD package will be sent to the USACE. The USACE will review the package, and will likely wish to schedule an on-site visit to evaluate the delineation. Upon confirmation of the delineated jurisdictional boundaries and submittal of a signed and sealed survey, the USACE will provide a final JD letter.

7. Wetlands Survey

Alliance Consulting Engineers, Inc. will coordinate the completion of a Wetlands Survey for the approximately 225-acre Hartsville Industrial Park in Darlington County. These services will be completed by a registered land surveyor in the State of South Carolina. Once the wetlands plat is completed and approved, copies will be sent to the USACE for approval and a wetland determination letter will be written for the site.

8. Geotechnical Exploration

Alliance Consulting Engineers, Inc. will coordinate geotechnical exploration services to evaluate the general subsurface conditions within the site, evaluate

groundwater depth, backfill suitability, and develop geotechnical engineering opinions for excavation difficulty, subsurface water control and bore-and-jack operations. Recommendations for pavement design and construction will also be provided. The borings will be extended to twenty-five (25)-feet below existing grade, or auger refusal, whichever occurs first. It is Alliance Consulting Engineers, Inc.'s recommendation to complete ten (10) borings and one (1) seismic boring within the property limits.

9. Conceptual Site Plan

Alliance Consulting Engineers, Inc. will prepare a Conceptual Site Plan of the Hartsville Industrial Park including any necessary roadway, water, wastewater, and stormwater improvements. This Conceptual Site Plan will be developed in accordance with regulatory requirements established by local and state permitting agencies.

These services will include one (1) meeting to discuss City of Hartsville's vision for the property and to determine any specific requirements for the Conceptual Site Plan that the City of Hartsville may have, and one (1) meeting to present Alliance Consulting Engineers, Inc.'s findings and conclusions of the Due Diligence Summary and Evaluation Report of the Hartsville Industrial Park.

10. Preliminary Cost Opinions and Summary Report

Upon completion of the Conceptual Site Plan for the City of Hartsville, Alliance Consulting Engineers, Inc. will complete preliminary cost opinions for proposed improvements to the infrastructure to serve the Hartsville Industrial Park including but not limited to the extension of improvements to water, wastewater, stormwater, and roadways.

Alliance Consulting Engineers, Inc. will compile the aforementioned information and data into a Summary Report for the Hartsville Industrial Park. The Summary Report will provide an in-depth summary of the findings of the completed due diligence and the proposed infrastructure improvements, and will include letters from utility providers, zoning confirmation letters, and transportation confirmation letters. The Summary Report will provide conclusions and recommendations for the feasibility of the development of the property.

Alliance Consulting Engineers, Inc.'s commitment to the City of Hartsville does not end with the completion of the Due Diligence Summary and Evaluation Report of the approximately 225-acre Hartsville Industrial Park. We understand that as the Industrial Park succeeds, our reputation for continued quality workmanship succeeds. Therefore, Alliance Consulting Engineers, Inc. has a vested interest in assisting the City of Hartsville and the SCDOC to successfully market and promote the Hartsville Industrial Park. We pledge to the City of Hartsville that we will meet with potential prospects or site consultants to provide data on the Hartsville Industrial Park, and prepare material that may assist in the successful recruitment of a prospect to the Industrial Park at no cost to the City of Hartsville.

II. COMPENSATION

The following section outlines the compensation for the aforementioned tasks based on our understanding of the project:

Due Diligence Summary and Evaluation Report

1. Phase I Environmental Site Assessment	\$ 3,500
2. Cultural Resources Survey	\$ 6,250
3. Protected Species Assessment	\$ 4,000
4. Class "A" Boundary Survey	\$14,750
5. Title Search	\$ 3,000
6. Jurisdictional Wetlands Assessment and USACE Verification	\$ 7,500
7. Wetlands Survey	\$ 5,500
8. Geotechnical Exploration	\$11,500
9. Conceptual Site Plan	\$ 4,500
10. Preliminary Cost Opinions and Summary Report	\$ 7,500
Total Fee:	\$68,000

III. PROJECT SCHEDULE

1. Phase I Environmental Site Assessment	4 Weeks
2. Cultural Resources Survey	4 Weeks
3. Protected Species Assessment	4 Weeks
4. Class "A" Boundary Survey	8 Weeks
5. Title Search	4 Weeks
6. Jurisdictional Wetlands Assessment and USACE Verification	4 Weeks
7. Wetlands Survey	4 Weeks
8. Geotechnical Exploration	4 Weeks
9. Conceptual Site Plan	2 Weeks
10. Preliminary Cost Opinions and Summary Report	6 Weeks

Anticipated Completion Date: March 2017

Alliance Consulting Engineers, Inc. can begin our Professional Engineering Services for the Due Diligence Summary and Evaluation Report of the Hartsville Industrial Park within one (1) week of receipt of notice to proceed. This proposal is valid for a period of thirty (30) days from the date of this letter.

Ms. Natalie Zeigler, City Manager
City of Hartsville
December 27, 2016 – Page 7 of 7

Alliance Consulting Engineers, Inc. appreciates you giving us the opportunity to provide this proposal for providing Due Diligence Services for the approximately 225-acre Hartsville Industrial Park in Darlington County and we look forward to providing our services to you on the Hartsville Industrial Park. Should you have any questions or comments, please do not hesitate to contact us at (803) 779-2078.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'Deepal S. Eliatamby', is written over a faint, circular stamp or watermark.

Deepal S. Eliatamby, P.E., SCCED
President

Enclosure

Mr. Kyle M. Clampitt, P.E., Alliance Consulting Engineers, Inc.

Ms. Emily N. Palamara, LEED Green Associate, Alliance Consulting Engineers, Inc.