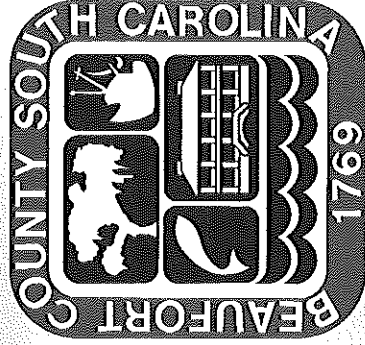


**Application to the South Carolina State
Transportation Infrastructure Bank Board**
for the Completion of the Bluffton Parkway,
SC 170 and SC 802 Widening

October 16, 2008

Submitted by:



Prepared by:

DENNIS
CORPORATION

Attendees

- Legislative Delegation
- Beaufort County
- City of Beaufort
- Town of Bluffton
- Town of Hilton Head Island
- Town of Port Royal

Agenda

- Important Facts
- Project Snapshots
- Project Descriptions
- Public Benefits
- Financial Qualifications
- Financial Plan
- Cash Flow Chart
- Sales Tax Revenue
- Schedules

Important Facts about Beaufort County

- Highest per Capita Income of all South Carolina Counties
- The population of Northern Beaufort County is projected to grow by approximately 53% and the population of Southern Beaufort County is expected to grow 100% over the next 20 years
- Ranked 4th with 3.1% in Average Yearly Population Growth from 2000 to 2007
- Fastest Growing County in South Carolina
- 2nd Best Unemployment Rate, at 4.4 percent
- 3rd in Accommodations Tax Collection in 2006 totaling \$5.3 Million

Project Snapshots

1. Bluffton Parkway

- Phases 1-4: Complete
- Phases 5A and 5B: Consist of new road construction from Buckwalter Parkway to Mackay's Creek
- Phase 5A will extend the existing parkway from Burnt Church Road to the Hilton Head Island bridges
- Phase 5B will connect Buck Island Road to the existing Phase IV at Buckwalter Parkway

2. SC 170

- This project will widen SC 170 5.9 miles from its intersection with SC 46 to Tide Watch Drive

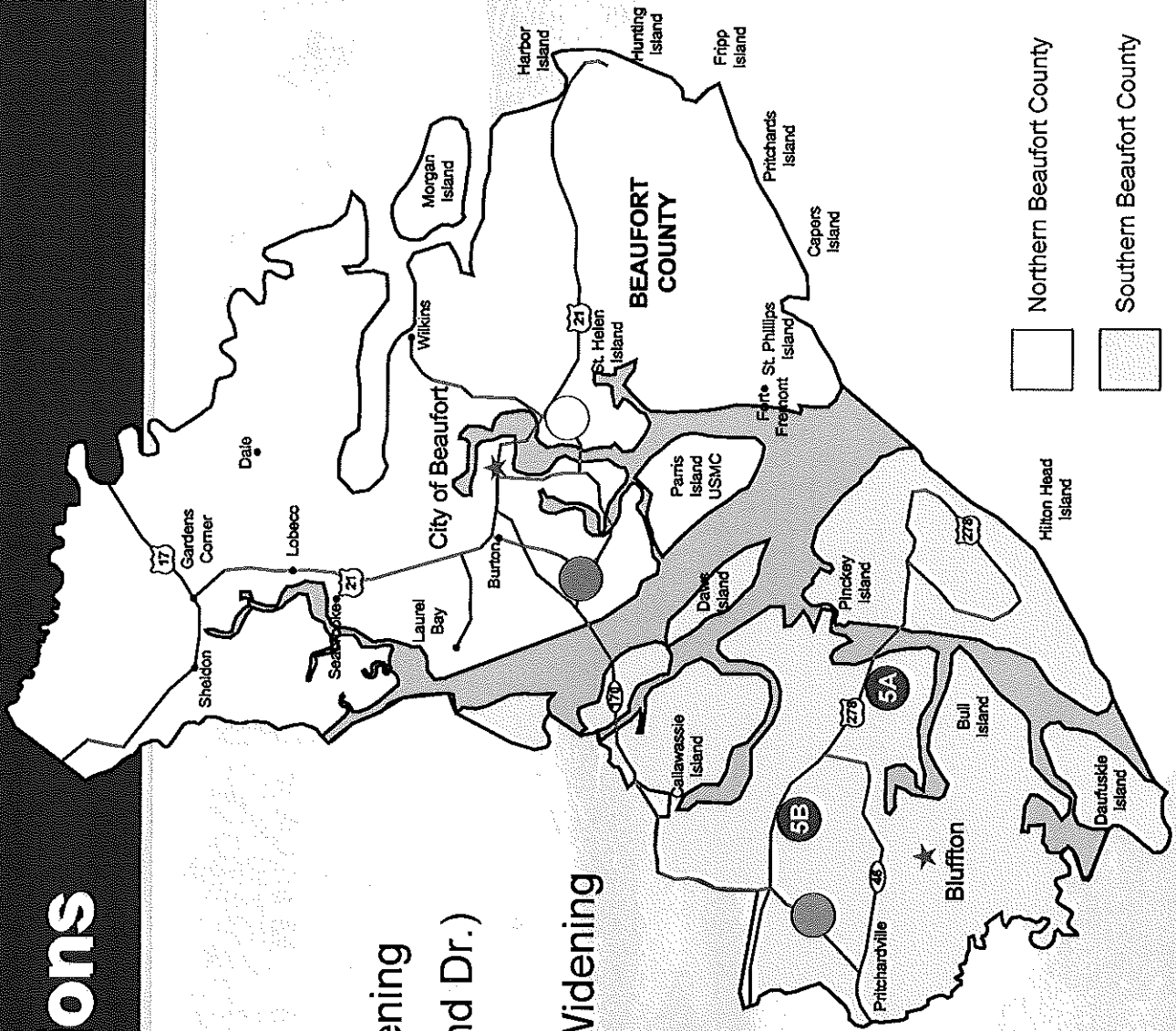
3. SC 802

- SC 802/US 21: This project consists of widening SC 802 from Ribaut Road to Sea Island Parkway and constructing a new 2-lane bridge adjacent to the existing McTeer Bridge
- SC 802 (Savannah Highway): This project consists of widening SC 802 from SC 170 to SC 280 (Parris Island Gateway)

Project Descriptions

Location of Projects

- Bluffton Parkway
- SC 170 (Okatie Hwy.) Widening
- SC 802/US 21 (Lady's Island Dr.) Widening
- SC 802 (Savannah Hwy.) Widening



Bluffton Parkway Phase 5A

Location:
 Burnt Church Road to
 US 278 – Mackays Creek

Description:
 3 Miles, 4-Lane Divided
 Road, 8-foot Multi-use
 Pathways

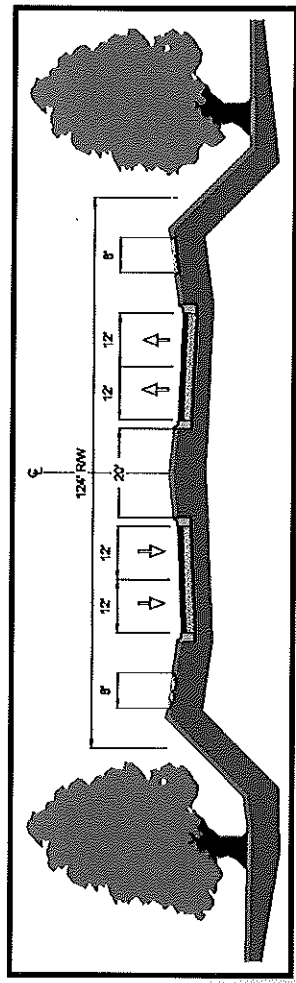
Design Consultant:
 Florence & Hutcheson, Inc.

- Project Status:**
- Road design 90% complete
 - Santee-Cooper continues to design plans for relocating transmission line towers
 - Bridge/ramp design reduces wetland impacts from 3 acres of fill to 0.5 acres

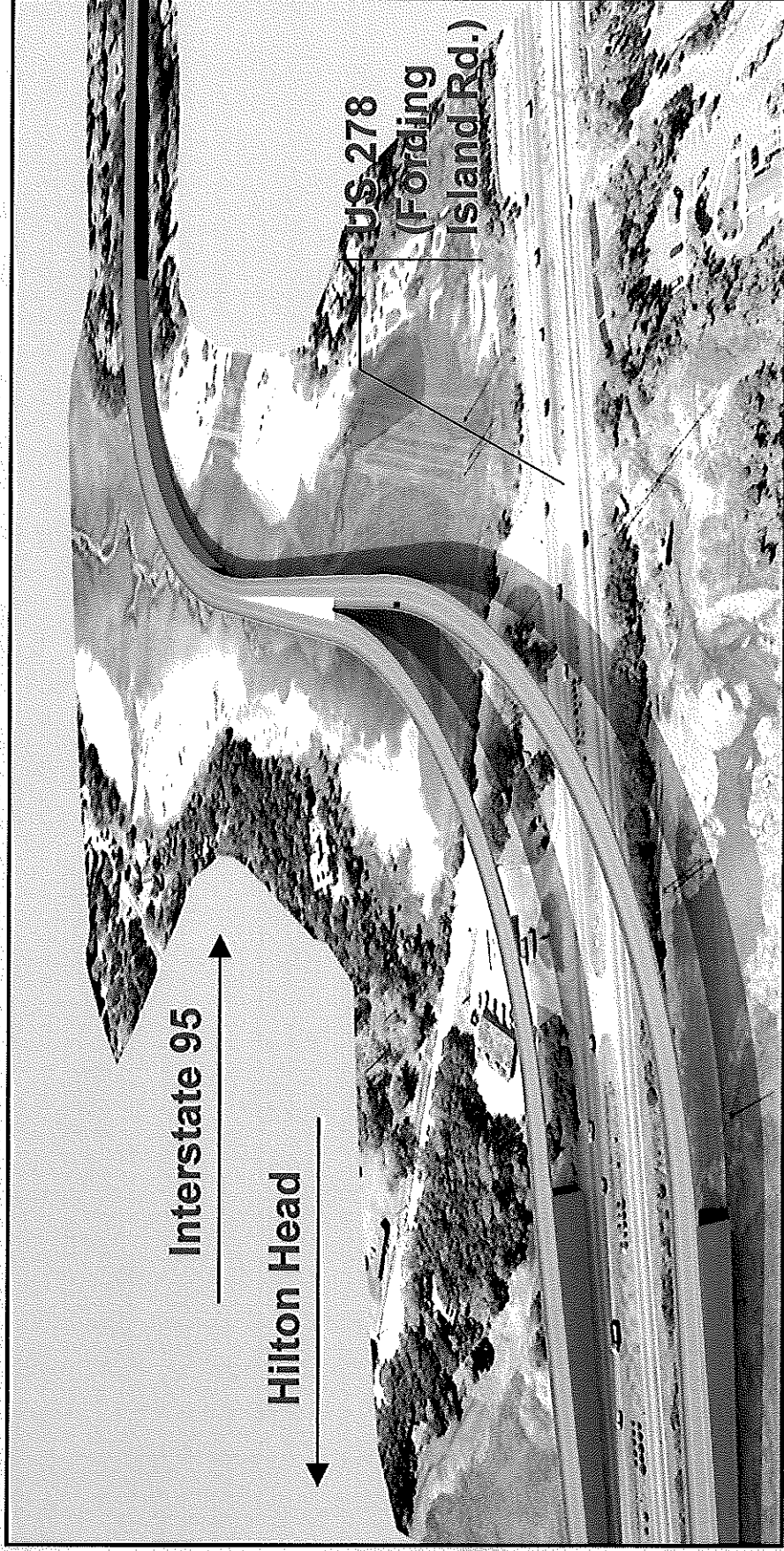


Project Funding:

County Roadway Sales Tax	\$50,000,000
County Road Impact Fee	\$10,000,000
Total	\$60,000,000
Expenditures to Date	\$1,981,945



Bluffton Parkway Phase 5A



Rendering of Bluffton Parkway Phase 5A Bridges

Bluffton Parkway Phase 5B



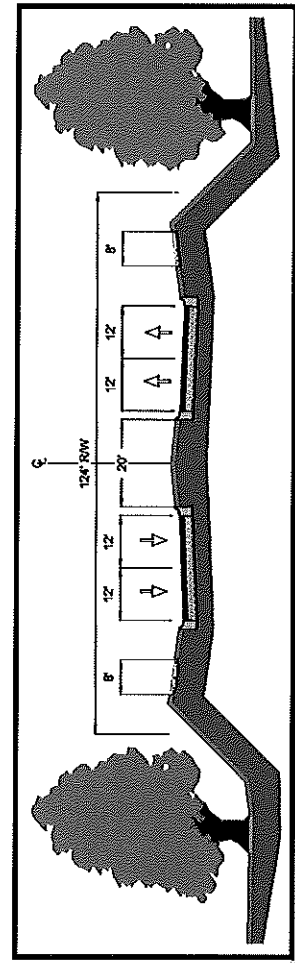
Location: Buckwalter Parkway to Buck Island Road

Description: 2.5 Miles, 4-Lane Divided Road, 8-foot Multi-use Pathways

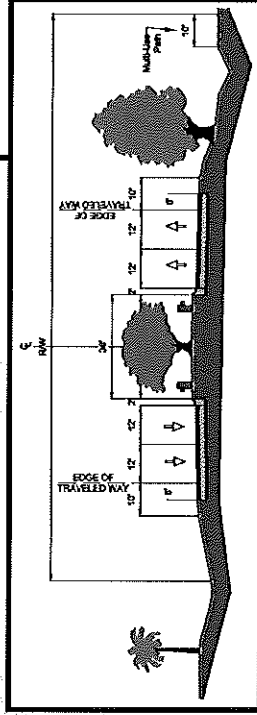
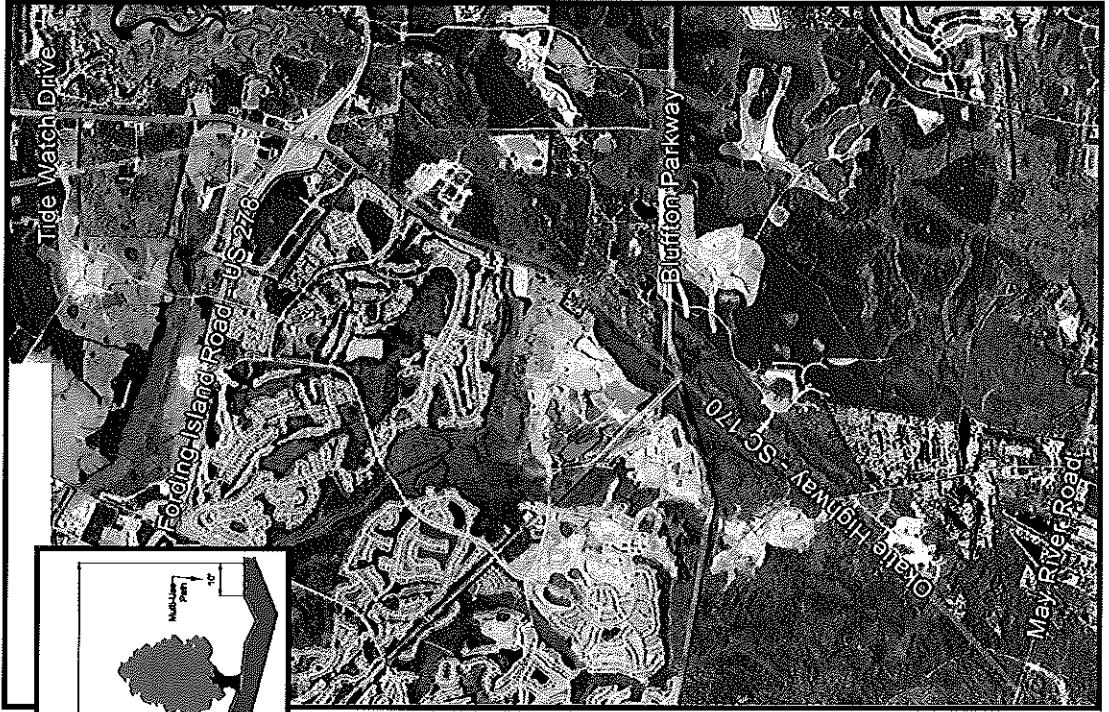
Design Consultant: Florence & Hutcheson, Inc.

Project Status:

- Final right-of-way plans complete



SC 170 (Okatie Highway) Widening



Location:
 SC 46 (May River Road) to
 Tide Watch Drive (Rivers
 Bend)

Description:
 6 Miles, 4 and 6-Lane Divided Roadway, Context
 Sensitive Design Based on Existing Trees,
 Pathways/Paved Shoulders

Design Consultant:
 Thomas & Hutton Engineering Company

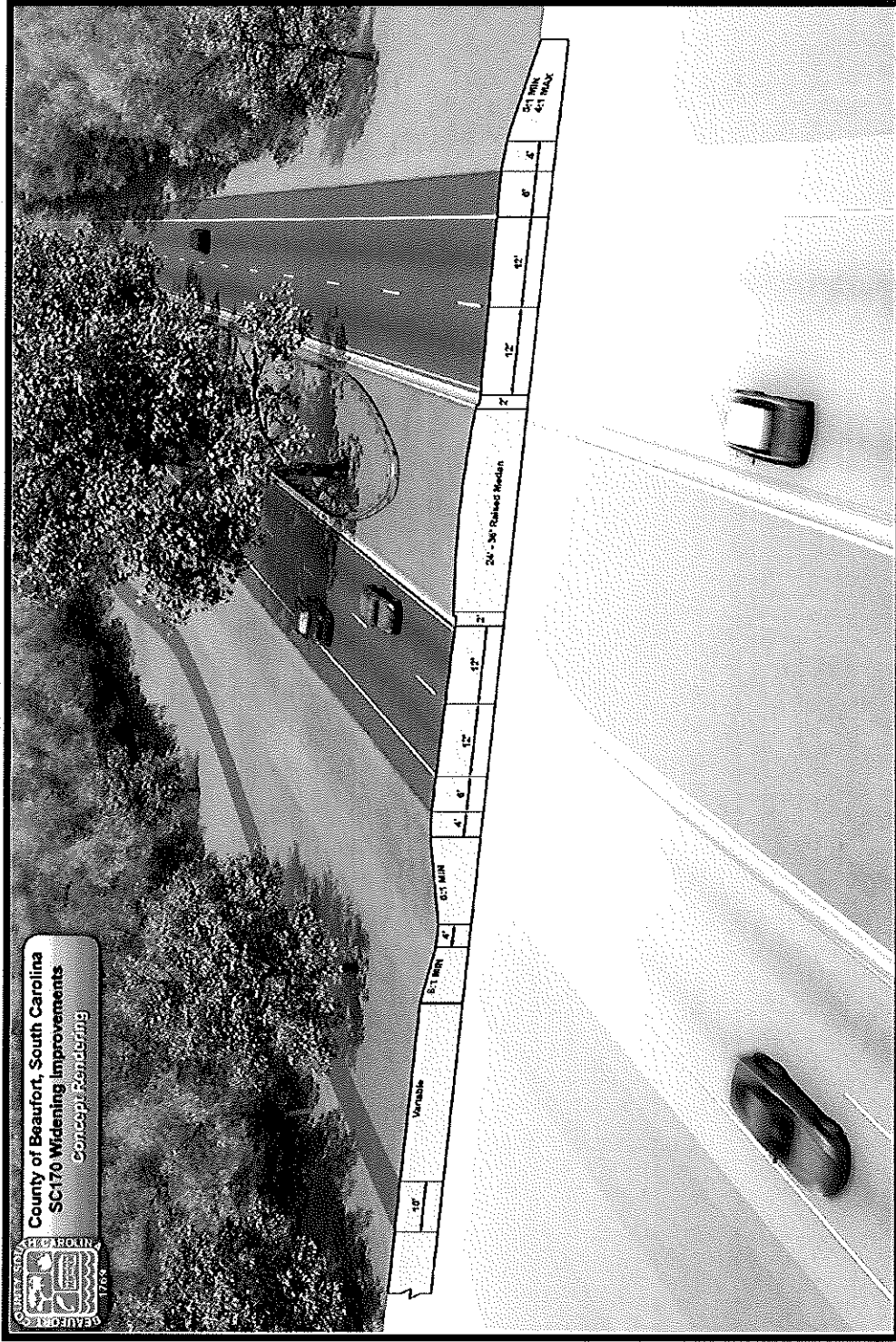
- Project Status:**
- Public Meeting held on May 27, 2008
 - Traffic Study submitted to SCDOT
 - Noise Study underway
 - 30% design plans submitted to SCDOT

Project Funding:

County Roadway Sales Tax	\$6,000,000
County Road Impact Fee	\$20,000,000

Total	\$26,000,000
Expenditures to Date	<u>\$405,653</u>

SC 170 (Okatie Highway) Widening



Rendering of the SC 170

US 21/SC 802 (Lady's Island Drive) Widening



Location:
 SC 802 (Ribaut Road) to US 21 (Sea Island Parkway)

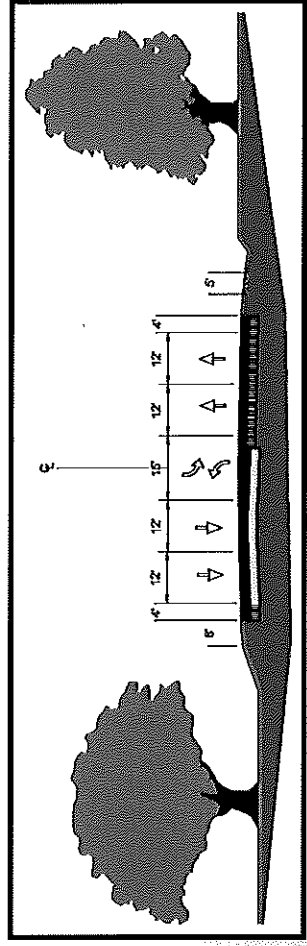
Description:
 2.8 Miles, 4-Lane Divided Roadway with New Bridge, Sidewalks, Pathways and Bike Lanes

Design Consultant:
 Collins Engineers, Inc.

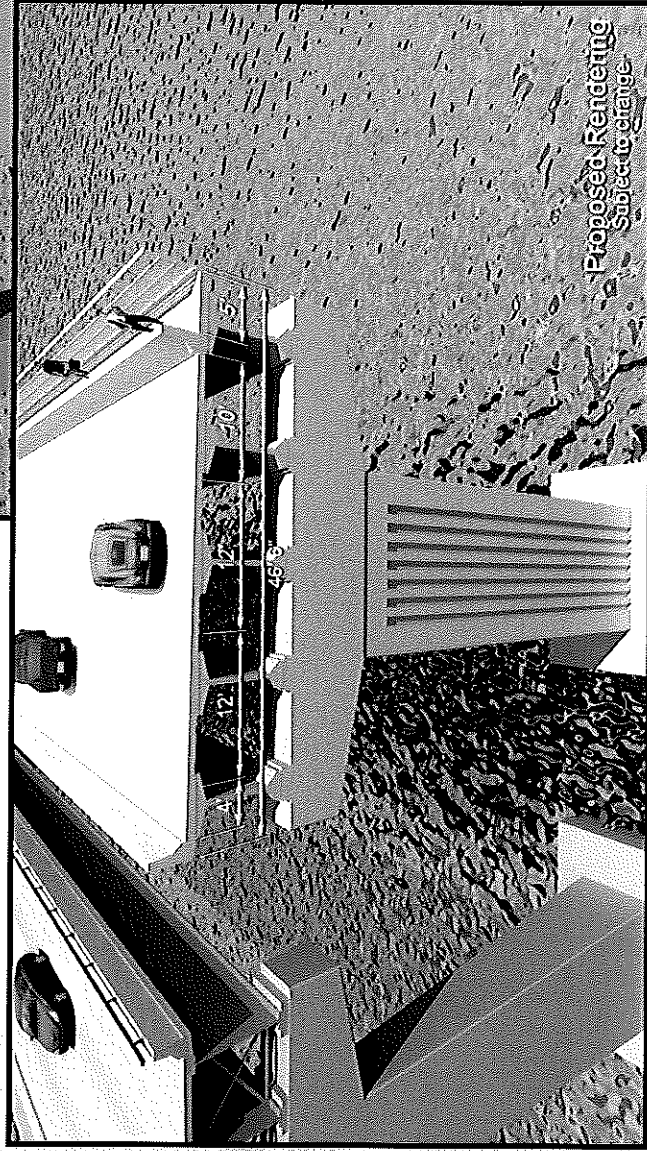
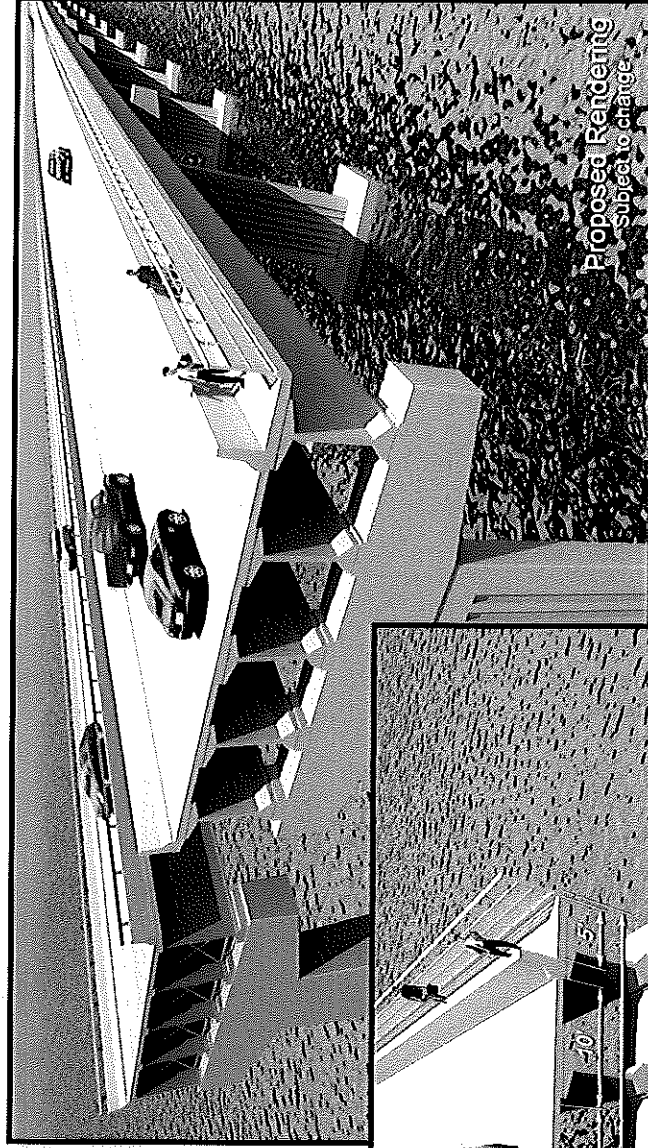
- Project Status:**
- Right-of-way acquisition complete
 - Submitted final roadway plans for SCDOT review
 - Advertise for road construction in 2008

Project Funding:

County Roadway Sales Tax	\$35,500,000
Total	<u>\$35,500,000</u>
Expenditures to Date	\$1,764,039

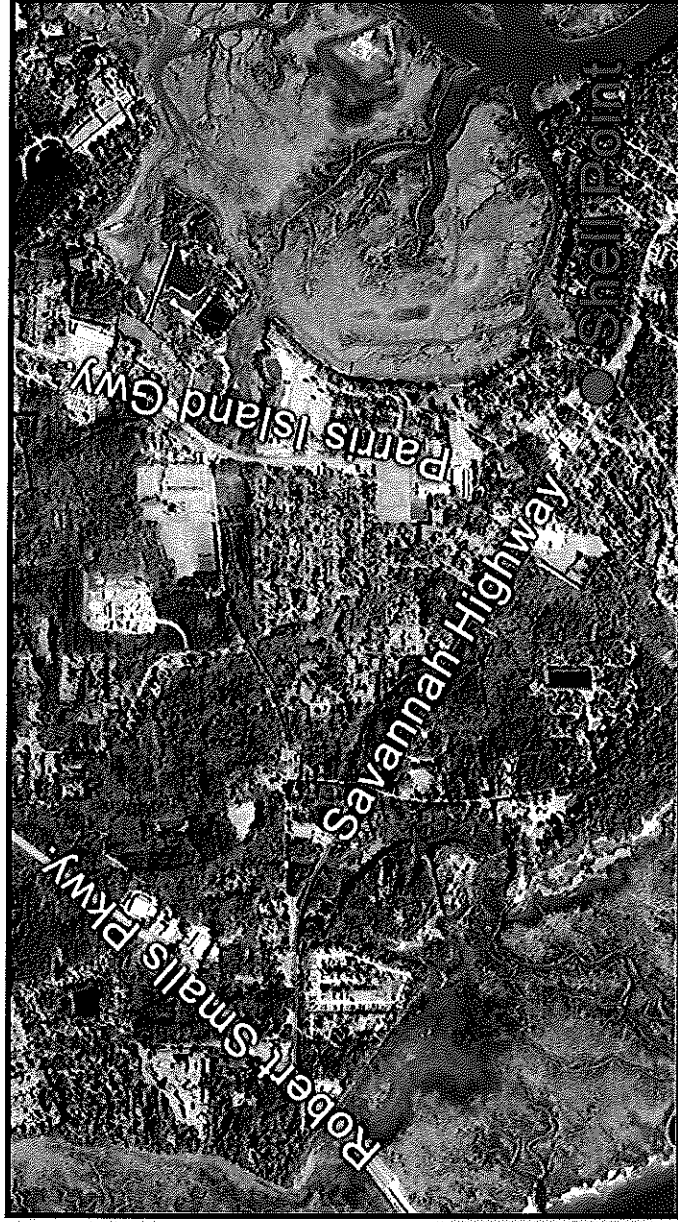


US 21/SC 802 (Lady's Island Drive) Widening



Renderings of the SC 802 Bridge

SC 802 (Savannah Hwy) Widening



Location:
 SC 170 (Robert Smalls Parkway) to Parris Island Gateway

Description:
 2.1 Miles, 5-Lane Roadway, Planted Median, Sidewalks and Bike Lanes

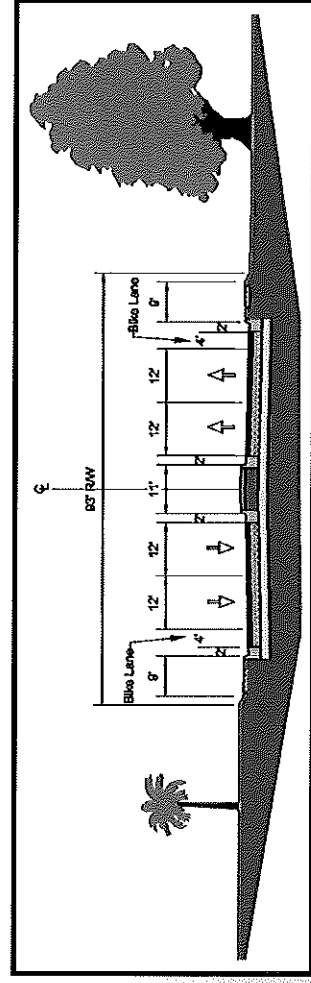
Design Consultant:
 Collins Engineers, Inc.

Project Status:

- Right-of-way acquisition complete
- Submitted final road design to SCDOT
- Advertise for road construction 2008

Project Funding:

County Roadway Sales Tax	\$7,200,000
Total	\$7,200,000
Expenditures to Date	\$738,326



Public Benefits (Overview)

- **Hurricane Evacuation Improvements**
- **Tourism Impact**
- **Economic Impact**
- **Quality of Life**
- **Military Impact**
- **Military Bases**
 - Marine Corps Air Station
 - Parris Island Recruiting Depot
 - Beaufort Naval Hospital at Port Royal

Public Benefits

Hurricane Evacuation Improvements

- ❑ There are no hurricane shelters in Beaufort County
- ❑ A Category IV storm surge will flood all of Hilton Head Island
- ❑ All of Beaufort County must be evacuated in the event of a Category II storm
- ❑ It takes residents 13 – 18 hours to reach I-95 during a mandatory evacuation
- ❑ These three road projects will enhance the current evacuation plan

Public Benefits

Tourism Impact

- Beaufort County received \$960,000,000 in domestic travel expenditures in 2006, second only to Charleston County
- Beaufort County has over 12,800 direct tourism jobs
- Beaufort County generated more money from its accommodations tax dollars than all but two counties
- Statewide, the tourism industry contributes \$9.4 billion to the Gross State Product and supports 207,000 jobs. Beaufort is a major part of this industry
- Some 9,000 workers commute daily from neighboring counties to support this industry

Public Benefits

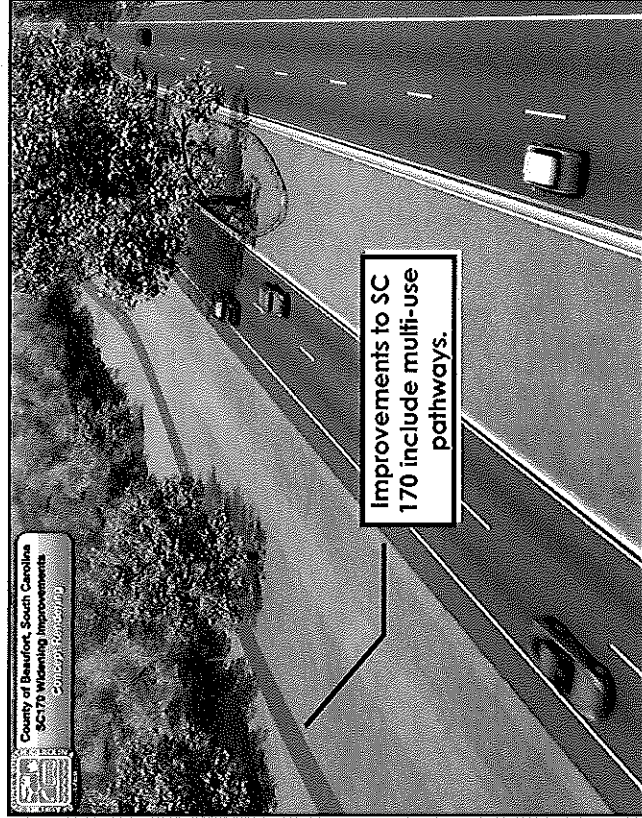
Economic Impact

- Beaufort County is ranked 7th out of all 46 counties in number of jobs in 2006
- Beaufort County has the highest average income in South Carolina with \$41,724
- Beaufort County ranked 1st for averaged assessed property value

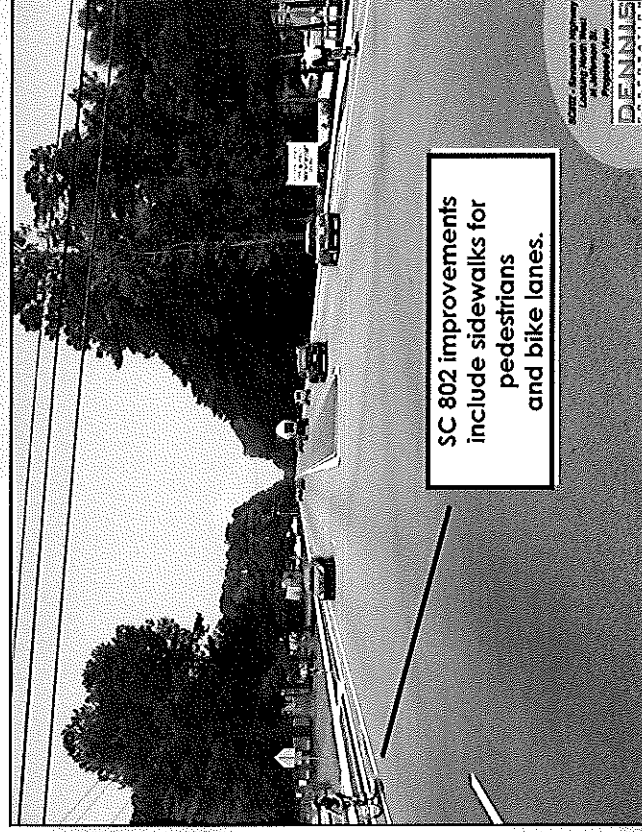
Public Benefits

Quality of Life

- Bicycle and pedestrian use would increase and improve with the implementation of these projects



SC 170 Rendering

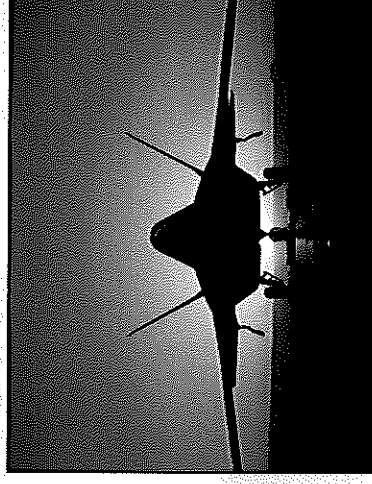


SC 802 Rendering

Public Benefits (Economic Growth)

Military Impact

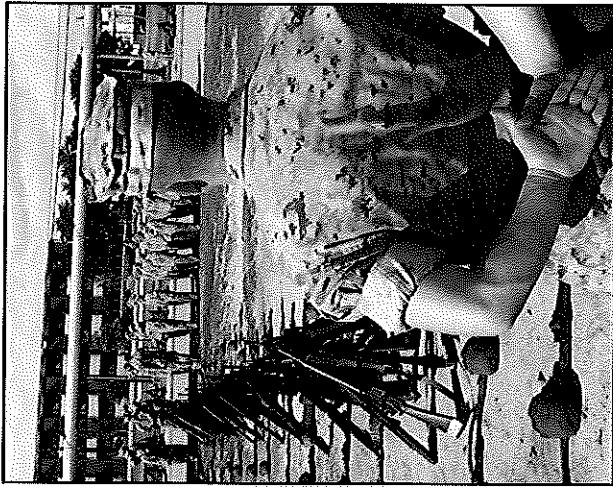
- The military presence in Beaufort County represents \$375,000,000 of Beaufort County's economy, employs 1,800 citizens and brings 6,500 active duty personnel to the area
- The federal budget for military installations in Beaufort County is \$58,000,000 per year
- The military presence in Beaufort supports a total of \$717.5 million in sales at local businesses. This spending provides for 17,500 jobs and \$614.6 million in personal income each year



Public Benefits

Military Bases

- **Marine Corps Air Station**
 - Joint Strike Fighter Program (JSF) is under review by BRAC to potentially be the first military base to get the JSF Program, a potential multi-million dollar Department of Defense budget increase for the County
- **Parris Island**
 - Visitors alone contribute over \$7,000,000 to Beaufort County's economy
- **Beaufort County Naval Hospital at Port Royal**
 - Ranked one of the best in the country
 - One of the few military hospitals fully capable of handling all patients



Financial Qualifications

- **Impact Fees:** Adopted in 2001 and identified to fund \$78,580,000 in Beaufort County Capital Improvement Projects
- **Local Accommodations:** Hilton Head Island contributes \$2,100,000 from their accommodations tax and hospitality tax to Beaufort County's road capital improvements program
- **Local Hospitality Tax:** The town of Hilton Head Island has designated \$400,000 toward the Bluffton Parkway project
- **Capital project Sales Tax:**
 - One-percent sales tax road improvement program approved in November 2006 to raise \$152 million over six years
 - \$81,314,380 of this is to go toward these three projects

Financial Qualifications

- **User Fees:** Admission Fees adopted in 2006 are forecast to generate \$1,700,000 annually for future maintenance. At least \$100,000 has been designated from traffic mitigation fees to help fund the Bluffton Parkway
- **Development Agreements:** Most of the right-of-way for Phases 2, 3 and 4 of the Bluffton Parkway was donated through development agreements
- **Land Use Controls:** Beaufort County encourages interconnectivity and has adopted access management plans, corridor plans and land use master plans for the County Road Capital Improvement Plan

Financial Qualifications

- **Inflation Rate:** Design estimates are based on current contract values and are not inflated. A 7% annual inflation rate was applied against all current construction estimates
- **Condemnation Proceedings:** Beaufort County only hires SCDOT approved attorneys to handle any condemnation actions. The County also employs SCDOT approved right-of-way acquisition firms

Financial Plan

□ Total Project Costs

Bluffton Parkway	\$130,910,064
SC 170	\$ 32,183,780
SC 802	\$ 52,811,703
Total	\$215,905,547

□ Amount of Local Contributions

Beaufort County Match: \$129,543,328 (60% of total project costs)

□ **Amount of Assistance Requested from Bank:** Beaufort County formally requests a grant of \$86,362,219 (40% of the total project costs)

Cash Flow Chart



Beaufort County

SIB APPLICATION FINANCIAL CASH FLOW SUMMARY

Summary of Funding Plan:	
Beaufort County Match :	\$ 129,549,328
Road Improvement Sales Tax :	\$ 86,362,219
Local Impact Fees :	\$ 215,905,547
Town of Hilton Head :	40.0%
Town of Bluffton :	60.0%
Admissions Fees :	
ROW Donations Bluffton Pkwy :	
Bonds :	
SIB Grant :	
Total:	\$ 215,905,547

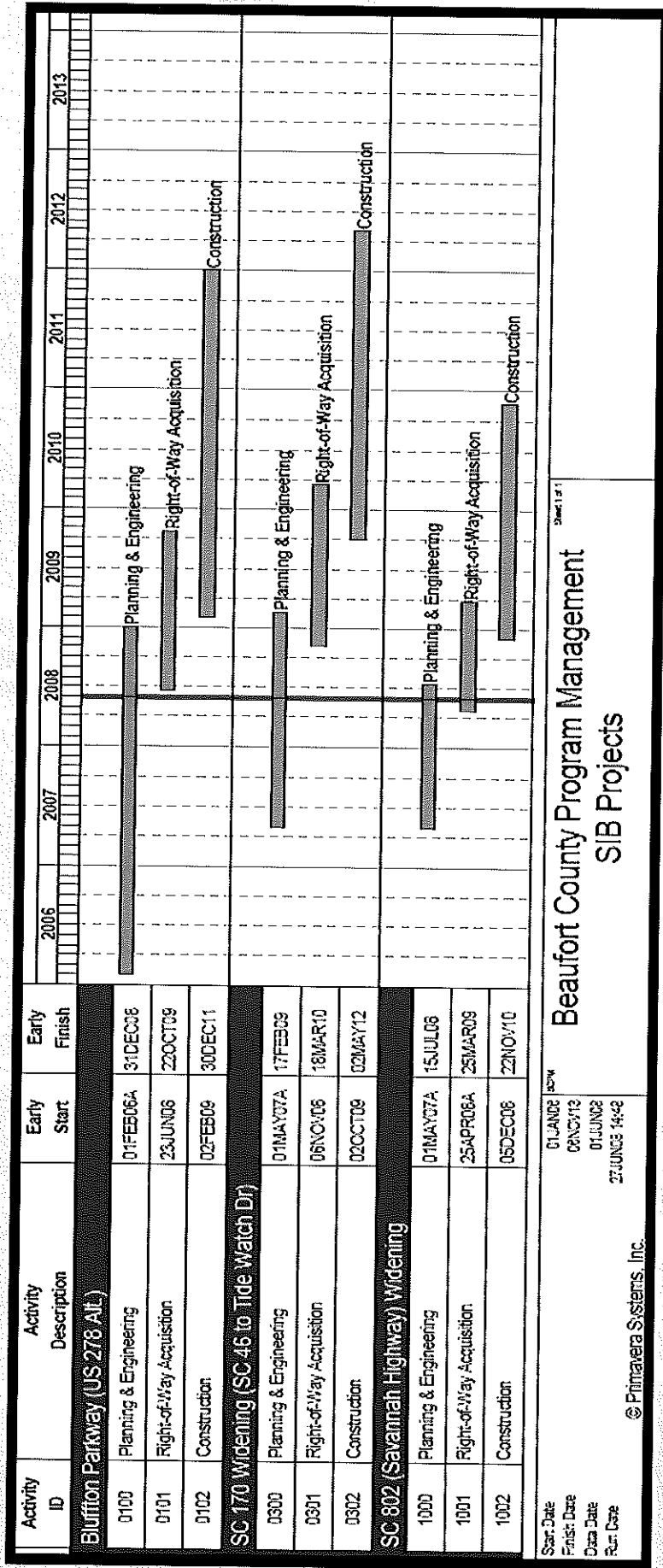
Estimated Cash Flow :

	< 2006	2007	2008	2009	2010	2011	2012	Total
Bluffton Parkway								
PE \$	2,008,445	652,834	2,608,523	-	-	-	-	5,489,801
ROW \$	7,698,370	-	5,904,833	4,635,146	-	-	-	18,488,588
CON \$	38,457,200	-	-	10,023,068	27,156,881	25,314,145	-	106,951,894
Total \$	48,154,114	652,834	8,773,376	20,668,735	27,156,881	25,314,145	-	130,910,664
SC 170 Widening								
PE \$	-	228,854	576,862	576,862	-	-	-	1,384,638
ROW \$	-	-	694,847	2,868,987	1,318,166	-	-	4,689,000
CON \$	-	-	-	2,758,617	19,485,904	10,365,919	2,519,010	26,109,760
Total \$	-	238,854	1,273,540	6,002,388	11,754,070	10,395,919	2,519,010	32,183,796
SC 802 Widening and New Bridge								
PE \$	-	1,086,851	1,797,328	-	-	-	-	2,884,177
ROW \$	-	-	5,431,093	2,068,015	-	-	-	7,500,000
CON \$	-	-	7,821,240	20,508,036	14,299,640	-	-	42,427,325
Total \$	-	1,086,851	14,668,562	22,374,651	14,299,640	-	-	62,811,702
TOTAL PROJECT COSTS								
PE \$	2,008,445	1,978,539	5,184,541	576,862	-	-	-	9,748,008
ROW \$	7,698,370	-	12,897,689	9,570,149	1,318,166	-	-	30,683,370
CON \$	38,457,200	-	7,821,240	39,289,142	51,892,412	35,710,064	2,519,010	175,489,169
TOTAL \$	48,154,114	1,978,539	24,897,467	49,435,774	53,210,578	35,710,064	2,519,010	215,905,547
LOCAL MATCH								
\$	48,154,114	1,978,539	24,897,467	47,920,392	5,592,215	-	-	129,549,328
REQUESTED SIB GRANT								
\$	-	-	-	1,854,781	46,618,363	35,710,064	2,519,010	86,362,219
TOTAL FUNDING								
\$	48,154,114	1,978,539	24,897,467	49,435,774	53,210,578	35,710,064	2,519,010	215,905,547

Actual vs. Forecasted Sales Tax Revenue

Fiscal Year	Date Received	Forecasted Receipts	Actual Receipts (Including Interest)
2008, 1st Quarter	9/30/2007	\$6,333,333	\$7,838,127
2008, 2nd Quarter	12/31/2007	\$6,333,333	\$7,275,319
2008, 3rd Quarter	3/31/2008	\$6,333,333	\$7,549,882
2008, 4th Quarter	6/30/2008	\$6,333,333	\$7,783,702
2009, 1st Quarter	9/30/2008	\$6,333,333	\$9,776,468
		\$31,666,665	\$40,223,498

Schedules



Start Date: 01JAN08
 Finish Date: 08NOV13
 Data Date: 01JUN08
 Run Date: 27JUN08 14:42

Beaufort County Program Management
 SIB Projects

Questions?

