

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

September 1, 2016

FLORENCE-DARLINGTON TECHNICAL COLLEGE

PROJECT NAME: Cosmetology Building and Land Acquisition
REQUESTED ACTION: Final Acquisition
REQUESTED ACTION AMOUNT: \$1,852,500
INITIAL CHE APPROVAL DATE: 1/8/2016

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Building Purchase	\$0	\$1,850,000	\$1,850,000
Professional Service Fees	\$0	\$2,500	\$2,500
Other, Preliminary Studies	\$20,000	\$0	\$20,000
<i>Total</i>	<i>\$20,000</i>	<i>\$1,852,500</i>	<i>\$1,872,500</i>

<u>Source of Funds</u>	<u>Phase I (Pre-Design)</u>	<u>Phase II (Construction)</u>	<u>Total Proposed Budget</u>
College Funds	\$20,000	\$1,852,500	\$1,872,500
<i>Total</i>	<i>\$20,000</i>	<i>\$1,852,500</i>	<i>\$1,872,500</i>

DESCRIPTION:

Florence-Darlington Technical College has completed the design work for the acquisition of the Cosmetology building, which is approximately 11,600-square-feet and 3 acres of improved land as well as approximately 47.74 acres of land in Darlington and Florence County. The project was established in January 2016 for preliminary land studies and a building condition assessment, which are now complete. The College wants to acquire the building that it currently leases for its cosmetology program, and included vacant land of approximately 41.38 acres. The property is adjacent to two other separated pieces of land (16 acres and 1.7 acres) currently owned by the College. This acquisition would place the entire 62 acre tract under ownership of the College. The acquisition also includes an approximately 6.36 acre tract near the College's main campus. The 3 acre tract in combination with the 41.38 acre tract and the 6.36 acre tract comprises the 50.74 acres of total land to be acquired.

The College has grown from 3,956 to 6,215 students in the last seven years. From 2007 to 2014, the College was one of the fastest growing technical college in the state system, growing by 57%. Facilities on the existing campuses are limiting growth in many programs. The main campus is essentially landlocked, limiting options for new buildings and parking areas. This property will allow relocation of the Continuing Education Healthcare programs from the downtown Florence Health Science Campus. Thus opening up space for the growth of the academic Health Science programs, which have student waiting lists. The acreage available in this acquisition will allow the College the opportunity to add additional buildings to meet academic and instructional expansion needs in the future.

The total market value of the building with the 3 acres of land that is improved is \$1,274,000. The additional land of 41.38 acres is valued at \$372,000. So the total of the building with the

44.38 acres of land is \$1,646,000. The total market value of the additional 6.36 acres of land near the College's main campus is \$286,000. The combined market value of the building and all land is \$1,932,000. The College reports that the purchase price will be \$1,850,000. The total projected cost of this project is \$1,872,500.

The projected date for completion of the land and building acquisition is January 2017.

E&G MAINTENANCE NEEDS:

Not Applicable

ANNUAL OPERATING COSTS/SAVINGS:

There are no additional annual operating costs associated with this project as the College is currently leasing this facility. The building operational costs are already in the College's operating budget. The current annual rent is \$102,623.40, which equates to \$8,551.95 monthly, and the College has been leasing this facility since 2004.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

FOR BOARD USE ONLY	
CHE	_____
JBRC	_____
BC Board	_____
JBRC Staff	_____
BC Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

(For Board Use Only)
SUMMARY NUMBER
FORM NUMBER

BUDGET AND CONTROL BOARD - PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY Code H59 Name Florence-Darlington Technical College
 Contact Person Jack Roach Phone 843-413-2705

2. PROJECT Project # 6122 Name Acquisition of property (Cosmetology Building & Land in Darlington & Florence County)
 Facility # COSM Facility Name Cosmetology Building & Land

County Code	16 & 21
New/Revised Budget	\$1,872,500.00

Project Type	Purchase Land/Building
Facility Type	Academic 75%, Land Purchase 25%

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number 1 of 1 for FY 16-17

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project	<input type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input checked="" type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

5. PROJECT DESCRIPTION AND JUSTIFICATION

(Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

The College wants to acquire the building that it currently leases for its cosmetology program, and included vacant land (44.38 acres). The property is adjacent to two other separated pieces of land (16 acres & 1.7 acres) currently owned by the college. This acquisition would place the entire 62 acre tract under ownership of the college. The acquisition also includes a 6.36 acre tract near the college's Main Campus. FDTC has grown from 3956 to 6215 students in the last 7 years. From 2007 to 2014 it was the fastest growing technical college in the state system, growing by 57%. Facilities on the existing campuses are limiting the growth in many programs. The main campus is essentially landlocked, limiting options for new buildings and parking areas. This property will allow relocation of the Continuing Education Healthcare programs from the downtown Florence Health Science Campus. Thus, opening up space there for the growth of the academic Health Science programs, which have student waiting lists. The acreage available in this acquisition will allow the college the opportunity to add additional buildings to meet academic and instructional expansion needs in the future.

6. OPERATING COSTS IMPLICATIONS

Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES

Estimated Start Date: March 2016 Estimated Completion Date: January 2017
 Estimated Expenditures: Thru Current FY: \$1,872,500.00 After Current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	6122
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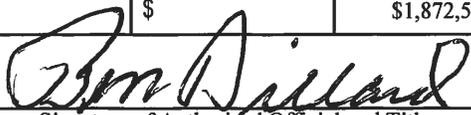
- | | | | | |
|------------------------|---------------------------------------|-----------------------------|--------|-------------------|
| 1. _____ | Land Purchase ----> | Land: | 50.74 | Acres |
| 2. <u>1,850,000.00</u> | Building Purchase ----> | Floor Space: | 11,600 | Gross Square Feet |
| 3. <u>2,500.00</u> | Professional Services Fees | | | |
| 4. _____ | Equipment and/or Materials ----> | Information Technology | _____ | |
| 5. _____ | Site Development | | | |
| 6. _____ | New Construction ----> | Floor Space: | _____ | Gross Square Feet |
| 7. _____ | Renovations - Building Interior ----> | Floor Space: | _____ | Gross Square Feet |
| 8. _____ | Renovations - Utilities | | | |
| 9. _____ | Roofing - _____ Roof Age | | | |
| 10. _____ | Renovations - Building Exterior | | | |
| 11. _____ | Other Permanent Improvements | | | |
| 12. _____ | Landscaping | | | |
| 13. _____ | Builders Risk Insurance | | | |
| 14. _____ | Other Capital Outlay | | | |
| 15. _____ | Labor Costs | | | |
| 16. _____ | Bond Issue Costs | | | |
| 17. <u>20,000.00</u> | Other: <u>preliminary studies</u> | | | |
| 18. _____ | Contingency | | | |
| <u>\$1,872,500.00</u> | | TOTAL PROJECT BUDGET | | |

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.,) present in the project and the financial impact they will have on the project.	
Type:	_____
Cost Breakdown	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____ 0.00

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group					8115		3043	3043
(1) Dept. CIB, Group					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds								3393
(4) Excess Debt Service								3497
(5) Capital Reserve Fund					8895		3603	3603
(6) Appropriated State					8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify) College Funds	20,000.00	1,852,500.00	1,872,500.00		7841	98800100	3907	3907
TOTAL BUDGET	\$ _____	\$ _____	\$1,872,500.00					

10. SUBMITTED BY:



 Signature of Authorized Official and Title
 Ben Dillard - President

7-29-16

 Date

11. APPROVED BY:
 (For Board Use Only)

 Authorized Signature and Title

 Date

ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY Code H59 Name Florence-Darlington Technical College

2. PROJECT Project # 6122 Name Acquisition of property (Cosmetology Building & Land in Darlington & Florence)

3. ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS. (Check whether reporting costs or savings.)

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1)	\$	\$	\$	\$ 0.00
2)	\$	\$	\$	\$ 0.00
3)	\$	\$	\$	\$ 0.00

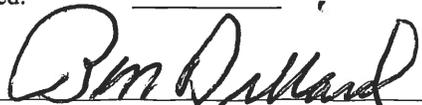
5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget? YES NO
 If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

	<u>COST FACTORS</u>	<u>AMOUNT</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
	TOTAL	_____ \$0.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. _____

9. Submitted By:  7-29-16
 Signature of Authorized Official and Title Date
 Ben Dillard - President



Growing the economy . . . one graduate at a time.

July 29, 2016

Jennifer LoPresti
Capital Budgeting Manager, Executive Budget Office
The South Carolina Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Ms. LoPresti,

Florence-Darlington Technical College is requesting permission to purchase the building that it currently leases for its Cosmetology program, and included vacant land (44.38 acres). The acquisition also includes a 6.36 acre tract of land near the College's Main Campus.

FDTC has grown from 3956 to 6215 students in the last 7 years. From 2007 to 2014 it was the fastest growing technical college in the state system, growing by 57%. Facilities on the existing campuses are limiting the growth in many programs. The main campus is essentially landlocked, limiting options for new buildings and parking areas. Space is at a premium.

The College intends to use the building in its current condition in the immediate near term for the Cosmetology program. However, this property will allow for the future relocation of the Continuing Education Healthcare programs from the College's downtown Florence Health Science Campus. Thus, opening up space there for the growth of the Academic Health Science programs, which have student waiting lists. The additional acreage available in this acquisition will also allow the college the opportunity to add additional buildings in the future, to meet academic and instructional expansion needs.

The cost of the property is below its market appraised value, making it a good value for the College and in the best interest of the State.

Respectfully,

A handwritten signature in black ink that reads "Ben Dillard".

Dr. Ben P Dillard, III
President

PROPERTY ACQUISITION INFORMATION FORMAT**PART I**

1. **Project Number:** H59-6122
2. **County:** *Darlington County and Florence County*
3. **Description of Property:** *Building that currently houses the college's cosmetology program, land that it sits on, and a second piece of vacant land. The building is 11,600 square feet, and the included land is 44.38 acres. The second piece of land is 6.36 acres, making the entire acquisition 50.74 acres.*
4. **Grantor(s) Name and Address:** *Florence-Darlington Technical College Educational Foundation (current property owner)*
5. **Grantee(s) Name and Address:**
*Florence-Darlington Technical College
2715 West Lucas St.
Florence, SC 29502*
6. **County Location:** *Southern section of Darlington County/Northwest section of Florence County*
7. **Acreage:** *+/- 50.74 acres*
8. **Purpose for Acquisition:** *To acquire the building that the college currently leases for its cosmetology program, and included vacant land. The property is adjacent to two other separated pieces of land (16 acres & 1.7 acres) currently owned by the college. This acquisition would place the entire 62 acre tract under ownership of the college for future academic and institutional expansion needs. The second piece of land is located near the college's Main Campus and will offer opportunity for future campus expansion.*
9. **Demonstrate the need to acquire the property:**
FDTC has grown from 3956 to 6215 students in the last 7 years. From 2007 to 2014 it was the fastest growing technical college in the state system, growing by 57%. Facilities on the existing campuses are limiting the growth in many programs. The main campus is essentially landlocked, limiting options for new buildings and parking areas. This property will allow relocation of the Continuing Education Healthcare programs from the downtown Florence Health Science Campus. Thus, opening up space there for the growth of the academic Health Science programs, which have student waiting lists. Because there is acreage available with this property, the land may also be used to allow the college to further add additional buildings to meet academic and instructional needs in the future.
10. **Purchase price:** *\$1,850,000.00*
11. **Current year property tax amount:** *- N/A (Current property owner does not pay property tax)*

Part II

1. **How many sites were evaluated? 1**
2. **Please list the selection criteria used to evaluate sites:**
 - *Existing building currently leased by college to house the college's cosmetology program*
 - *Acreage allows for future growth possibilities*
 - *Acreage connects two existing pieces of land owned by the college*
 - *Affordability, property is available to the college at reasonable and below market value (the appraised value is \$1,932,000, the purchase amount is \$1,850,000)*
 - *No zoning code issues*
3. **How was the final selection made:** *A team of college leaders determined that this property best met the needs of the college.*
4. **Why was this specific site selected:** *This property houses the current college cosmetology program, connects two other separated pieces of land currently owned by the college, and provides for future growth opportunities. It is available at a reasonable and below market price.*
5. **What is the estimated cost of any construction or renovations to be done on the property and the anticipated source of funds for such work?**

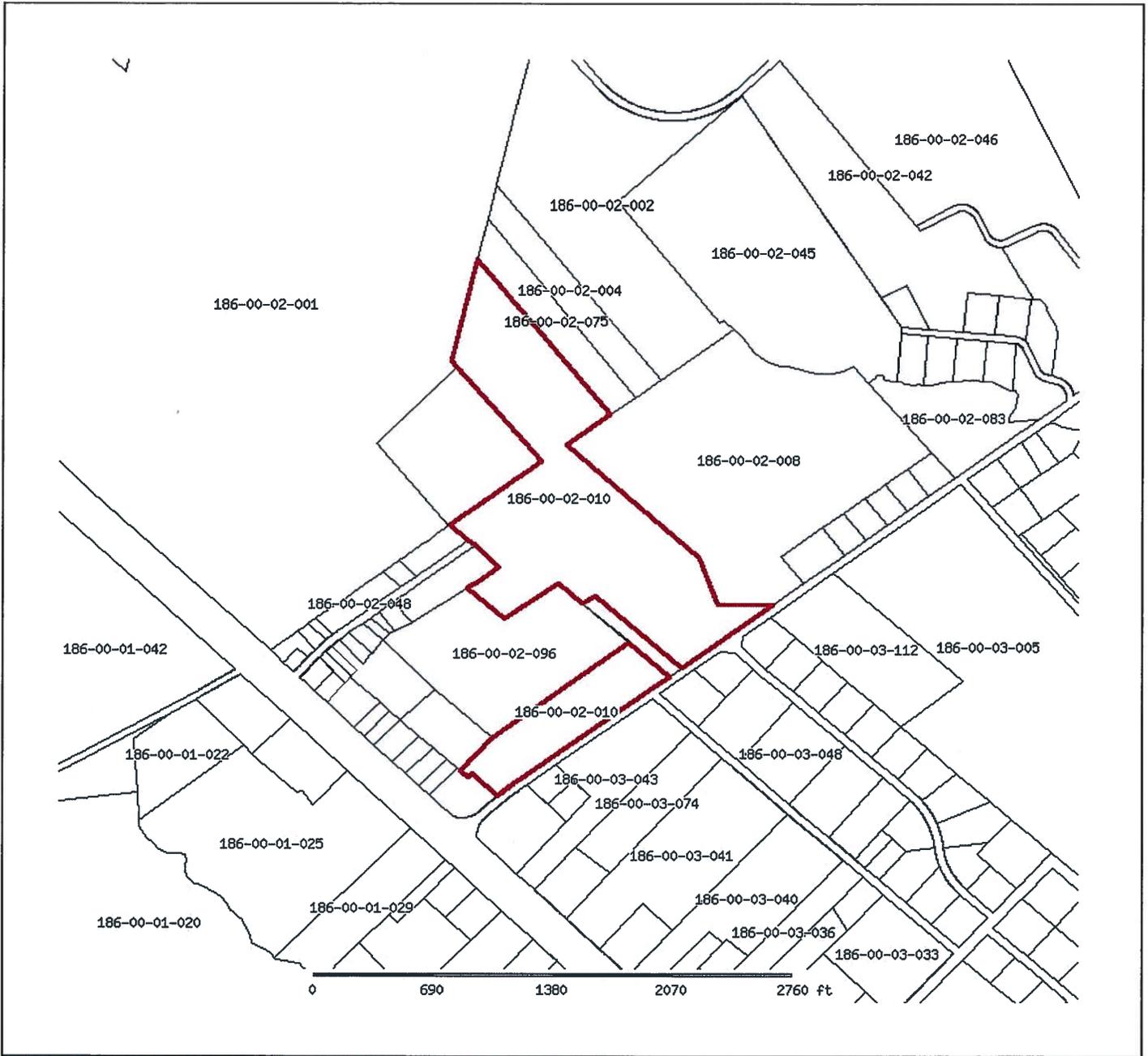
The college intends to use the building in its current condition in the immediate near term for the cosmetology program. Within the next two years the plan is to move the Continuing Education Healthcare programs to the existing building. At that time it will require renovations costing approximately \$300,000. This project would be paid for by college Plant Funds. These funds are excess revenues over expenses, collected over time, to address capital/major maintenance and renovation needs.

6. **What are the estimated additional annual operating costs which will result from acquisition of the property and the anticipated source of funds? Explain the factors that determine the cost. If no costs, explain why not?**

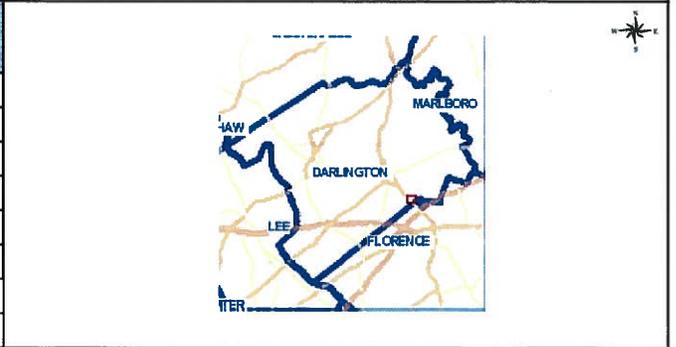
There are no additional operating costs to the college. The building operational costs are already in the college's operating budget. There are no new costs associated with owning the raw land.

7. **What are the estimated additional annual operating costs which will result from construction/renovation on the property and the anticipated source of funds? Explain the factors that determine the costs. If no costs, explain why not.**

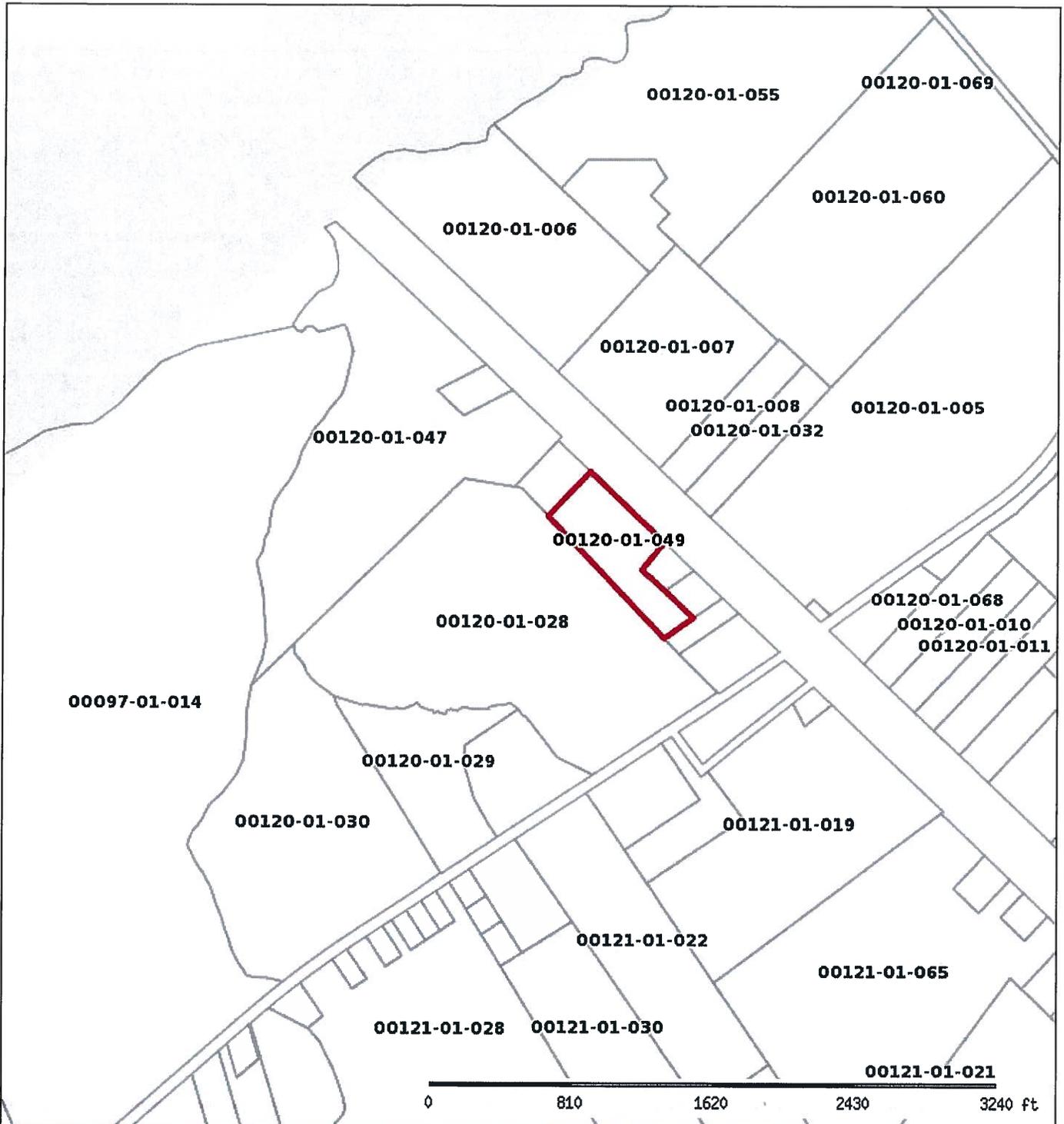
There are no additional operating costs to the college after the building is renovated. The operating costs will continue to be what they are currently.



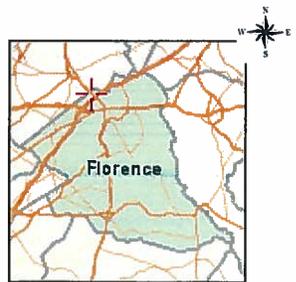
Darlington County Assessor			
Parcel: 186-00-02-010 Acres: 44.38			
Name:	FLORENCE DARLINGTON TECHNICAL	Land Value	
Site:	122 PALMETTO RD	Improvement Val	
Sale:		Accessory Value	
Mail:	COLLEGE EDUCATIONAL FOUND INC	Total Value	
	P O BOX 100548		
	FLORENCE SC		
	, 29501		



The Darlington County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DARLINGTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
 Date printed: 07/27/16 : 10:56:28



Florence County Assessor	
Parcel: 00120-01-049 Acres: 6.36	
FLORENCE DARLINGTON TECH COLLEGE EDUC FOUNDAT	Land Value:
Site: 2520 1/2 MELON ST	Improvement Value:
Sale:	Accessory Value:
Mail: PO BOX 100548 FLORENCE, SC 29502	Total Value:



Florence County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
Date printed: 07/27/16 : 16:01:52

**FOWLER
APPRAISAL
COMPANY**

REAL ESTATE APPRAISERS AND CONSULTANTS

ANDREW H. FOWLER, MAI
ERNEST R. ENGLISH, JR., SRA
JULIAN W. GRAHAM, SRA.
GLORIA R. "TONI" ADAMS

May 4, 2016

Mr. Jack Roach
Director of Special Projects
Florence-Darlington Technical College
Florence, South Carolina

Dear Mr. Roach:

At your request we have inspected the properties in the name of Florence-Darlington Technical College Educational Foundation, Inc. The properties in this report are referred to as Parcel One, 122 Palmetto Road in Darlington County consisting of +/-3.0 acres that is improved with a cosmetology center containing 11,584 square feet of building area plus 41.38 acres that represent excess land. The second property is referred to as Parcel Two which consists of 6.36 acres located on the southwest side of Melon Street in Florence County.

The purpose of the inspection was to gather information necessary for the preparation of a reasonably documented estimate of the Market Value, As Is, of the fee simple interest in the properties, as of April 20, 2016.

The appraisal is communicated through an Appraisal Report that, in our opinion, conforms to the guidelines outlined in the 2016-2017 Edition of the Uniform Standards of Professional Appraisal Practice.

We have not been provided with an environmental study of the subject site. We assume that the site is environmentally clean and free of hazardous materials. Should this not be the case, our value estimate could be affected.

We certify that, to the best of our knowledge and belief, the statements and conclusions in this report are thorough and correct. We certify that we have no interest in the property and that neither the employment to make this appraisal nor the compensation received is contingent upon the value reported.

II

Based on the analysis and data contained in this report, it is our opinion that the Market Value of the fee simple estate in the property located at 122 Palmetto Road, as of April 20, 2016, is:

ONE MILLION SIX HUNDRED FORTY SIX THOUSAND DOLLARS
(\$1,646,000)

This value is allocated as:

Improved Section	\$1,274,000
Excess Land	<u>372,000</u>
Total	\$1,646,000

Based on the analysis and data contained in this report, it is our opinion that the Market Value of the fee simple estate in the 6.36 acres located on Melon Street, as of April 20, 2016, is:

TWO HUNDRED EIGHTY SIX THOUSAND DOLLARS
(\$286,000)

Respectfully submitted,



Julian W. Graham SRA
S. C. State Certified General Real Estate Appraiser
Certificate No. CG 218



Andrew H. Fowler, MAI
S.C. State Certified General Real Estate Appraiser
Certificate No. CG 220



8.2 Off-Site Opinions

The EDR listed facilities listed are determined to not pose a material threat of environmental contamination to the property based on current regulatory status, distance from the property, and assumed groundwater flow. Therefore, the offsite listings are not *recognized environmental conditions* in connection with the subject property.

8.3 Data Gaps and Data Failure

The operational history of the property could not be documented at approximately five-year intervals due to the lack of historical source information readily available. A search for environmental liens and activity use limitations was not provided by the user. Due to information gathered during interviews, previous assessments, and available historical sources these data gaps were not considered significant in determining recognized environmental conditions in connection with the subject property.

9.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the H59-6122-LP Acquisition of Property (Cosmetology Building and Land in Darlington and Florence County) Tract A identified by the Darlington County online database as TMS No. 186-00-02-010. Any exception to, or deletions from, this practice are described in Section 10.0 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the subject property.

10.0 Deviations

S&ME has endeavored to perform this Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard Practice E1527-13 without significant deviation.

11.0 Additional Services

Additional services by S&ME include Lead-Based Paint and Water Assessment as well as a Wetlands Delineation.



3.0 Asbestos Assessment

3.1 Assessment Procedures

The assessment was performed by observing and sampling suspect asbestos containing building materials that may be disturbed as part of future demolition or renovation activities of the building. The possibility exists that suspect materials were undetected in inaccessible areas. If additional suspect materials are discovered during the planned demolition activities, bulk samples should be collected and analyzed for asbestos content.

A sampling strategy was developed to provide representative samples in accordance with OSHA, SCDHEC and EPA. Bulk samples were then extracted from suspect ACMs and recorded on a chain of custody record and submitted to CEI Labs of Cary, North Carolina for Polarized Light Microscopy (PLM) laboratory and confirmation of negative results for non-friable organically bound materials as required by the SCDHEC. The laboratory is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), which is administered by the National Institute of Standards and Technology.

Polarized Light Microscopy (PLM)

The suspect materials were analyzed by trained microscopists using PLM techniques coupled with dispersion staining in accordance with EPA Test Method Title 40 Code of Federal Regulations, Chapter I (1-1-87 edition), Part 763, Subpart F-APPENDIX A. This method identifies asbestos mineral fibers based on six optical characteristics: morphology, birefringence, refractive index, extinction angle, sign of elongation and dispersion staining colors. The laboratory analysis reports the specific type of asbestos identified (there are six asbestos minerals) and the percentage of asbestos present.

Transmission Electron Microscopy (TEM)

Suspect non-friable organically bound materials, exhibiting negative results via PLM analysis, were analyzed by trained microscopists by TEM using EPA 600 Method in accordance with ASTM E2356 as required by SCDHEC.

4.0 Findings and Results

The asbestos assessment conducted on May 31, 2016, included the assessment and bulk sampling of suspect asbestos-containing materials associated with the future demolition or renovation activities of the building that will most likely disturb these materials. Suspect ACMs observed, sampled and analyzed consisted of:

- ◆ vinyl floor tile and associated mastic (2 types)
- ◆ vinyl cove-base and associated mastic
- ◆ ceiling tiles (2 types)
- ◆ duct mastic (2 types)
- ◆ sheetrock and associated joint compound
- ◆ carpet and associated mastic
- ◆ exterior plaster coating



The EPA, SCDHEC and OSHA defines materials as asbestos containing if an asbestos content of greater than one percent (>1%) is detected in a representative sample.

No asbestos in concentrations >1% was detected in the suspect materials sampled and analyzed.

A diagram of the asbestos sample locations is provided as Figure 1 in Appendix I, and a copy of the inspector's SCDHEC license is provided in Appendix II. The laboratory analyses and chain-of-custody records are provided in Appendix III. Table I, located in Appendix IV summarizes the sample number, location, type of material tested, approximate quantity of the material sampled, condition of the material, and corresponding result for each sample.

4.1 Abbreviations and Hazard Assessment Key

In accordance with the EPA and SCDHEC, confirmed ACM is assigned a hazard assessment based on its present condition and potential for disturbance. The hazard assessment is used as a tool for prioritization in remedial actions regarding the identified ACM(s). The following key exhibits the criteria that compose the hazard assessment. Based on bulk samples collected and analyzed from the subject building, no asbestos was detected, therefore the hazard assessment does not apply.

Present Condition

F = Friable

NF = Non-friable

G = Good (Very localized limited damage)

D = Damaged (Damage of less than 10% distributed and less than 25% localized)

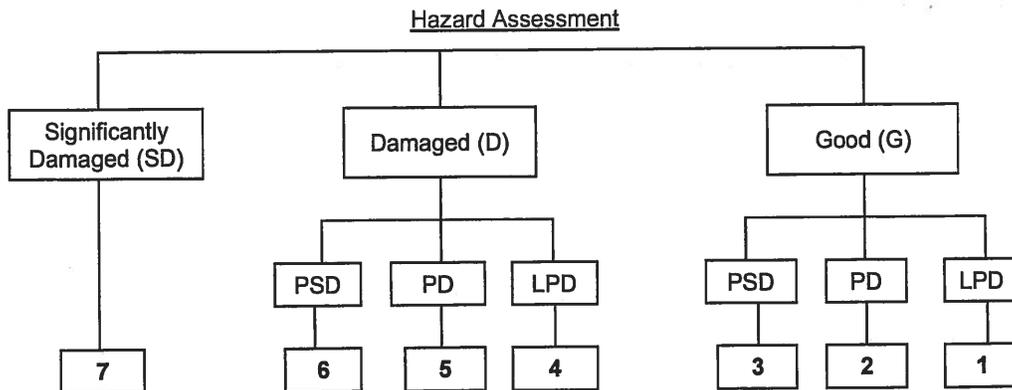
SD = Significantly Damaged (Damage equal to or greater than 10% distributed, 25% localized)

Potential for Future Disturbance

LPD = Low Potential for Disturbance (Contact, Vibration, and Air Erosion all of Low Concern)

PD = Potential for Damage (Contact, Vibration, or Air Erosion of Moderate Concern)

PSD = Potential for Significant Damage (Contact, Vibration, or Air Erosion of High Concern)





5.0 Lead-Based Paint Assessment

5.1 Investigative Procedures

The lead-based paint assessment was performed on representative exterior and interior painted components on the FDTC Cosmetology building. The painted components were analyzed utilizing a Niton XLP-300A X-Ray Fluorescence (XRF) spectrum analyzer (serial #95004). The suspect painted finishes were selected based on the color of the topcoat and the underlying paint layers and/or the substrate on which it was applied. The possibility exists that lead-based paint finishes are present in those inaccessible areas such as wall voids, etc. SCDHEC defines a lead-based paint as any paint containing lead at concentrations equaling 0.7 mg/cm^2 or greater by XRF testing. For the purpose of the assessment, paint containing 0.7 mg/cm^2 or greater was considered lead-based paint due to the planned activities. Lead-based paint, as defined by SCDHEC, on building components, requires disposal in a Class II or Class III lined landfill.

OSHA does not recognize a threshold level of lead for definition purposes, only the airborne concentration of lead a worker is exposed. The current OSHA regulations recognize an airborne action level of 30 micrograms per cubic meter ($\mu\text{g/m}^3$) during an eight-hour day and a permissible exposure limit of $50 \mu\text{g/m}^3$.

5.2 Findings

Based on the assessment and testing performed on April 26, 2016 of the painted components associated with the building, no components exhibited a lead concentration meeting the SCDHEC disposal limit of 0.7 mg/cm^2 via XRF technology.

Detectable levels of lead were present in the red paint from the exterior fire alarm bell (0.50 mg/cm^2), beige paint from the interior men's restroom floor tile (0.05 mg/cm^2), blue paint from the interior men's restroom covebase (0.07 mg/cm^2), and blue paint from the interior women's restroom covebase (0.03 mg/cm^2), which may be applicable to the standards of the OSHA 29 CFR 1926.62 (Lead in Construction) depending upon the tasks impacting those painted surfaces.

The summary of XRF readings are provided in Appendix V, and should be reviewed in full.

6.0 Lead in Drinking Water

6.1 Investigative Procedures

S&ME contacted a SCDHEC certified analytical laboratory and requested the appropriate sample container and chain-of-custody form for use in the field. S&ME utilized the services of Access Analytical, Inc. in Columbia, South Carolina (SCDHEC Certification No. 98016). S&ME collected one tap water sample (DW-1) after a two-minute system purge from the FDTC Cosmetology building breakroom faucet and placed it in an iced cooler pending delivery to the laboratory through S&ME chain-of-custody protocol. The laboratory analyzed the tap water sample for Lead by EPA Method 6010B.

The laboratory data was compared to the USEPA MCL for lead (0.015 milligrams per Liter (mg/L)).



7.0 Findings

7.1 On-Site Findings

- ◆ Storage and piles of miscellaneous debris are located throughout the southern portion of the property.
- ◆ Two sanitary septic systems are located on the property.

7.2 Off-Site Findings

Three sites within the ASTM specified search radii were identified in the EDR Radius Map Report. One unmapped "orphan" site was listed.

8.0 Opinion

8.1 On-Site Opinions

- ◆ There was no observed hazardous materials among the miscellaneous debris. Therefore, the miscellaneous debris is not *recognized environmental condition*.
- ◆ Septic systems used for sanitary waste are not considered a *recognized environmental condition*.

8.2 Off-Site Opinions

The EDR listed facilities listed are determined to not pose a material threat of environmental contamination to the property based on current regulatory status, distance from the property, and assumed groundwater flow. Therefore, the offsite listings are not *recognized environmental conditions* in connection with the subject property.

8.3 Data Gaps and Data Failure

The operational history of the property could not be documented at approximately five-year intervals due to the lack of historical source information readily available. A search for environmental liens and activity use limitations was not provided by the user. Due to information gathered during interviews, previous assessments, and available historical sources these data gaps are not considered significant.

9.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the H59-6122-LP Acquisition of Property (Cosmetology Building and Land in Darlington and Florence County) Tract B identified by the Florence County online database as TMS No. 0021-01-049. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.