

CITY OF MULLINS
MULLINS HOUSING AUTHORITY FLOODING ALLEVIATION
#R-25-1395
ADDENDUM #1
June 26th, 2025

General Information: This addendum is being posted on the City of Mullin’s website as of June 26th, 2025. A signed copy of this addendum acknowledgement must be included within any submitted bid package. Failure to acknowledge receipt of this addendum may result in the disqualification of the bidder.

Modifications:

Question #1: May we have a copy of the grant application and any work/documents that was done on the project to date?

Answer: A copy of the City’s RIA application, along with supporting documentation, has been attached to this addendum. This information is public and available for viewing on the City of Mullin’s website.

Question #2: The Marion County Master Plan includes detailed XPSWMM modeling, sub watershed delineation, and infrastructure mapping for the Mullins area. Should the engineering services utilize and expand upon this existing technical work, or is the City seeking a completely alternate analysis of the drainage conditions and solutions?

Answer: The decision to make that recommendation would be left to the firm to state within the “approach to the project” section of their proposal.

Signature:_____ **Date:**_____

-END OF ADDENDUM #1-



Applicant Information									
Applicant Name:		City of Mullins							
Mailing Address:		PO Box 408							
City:	Mullins	State:	SC	Zip:	29574	County:	Marion		
<input type="checkbox"/> Check here if applicant is submitting on behalf of a not-for-profit water/sewer company or other eligible entity. Entity Name: _____									
Project Description									
Project Title:		Mullins Housing Authority Flooding Alleviation							
Project Summary: <i>2-3 sentences</i>		The purpose of this project is to install a stormwater park/detention facility to alleviate flooding near the Blanton Court Mullins Housing Authority. The stormwater facility will act as a temporary storage to detain and release runoff in a controlled manner.							
Project Location: <i>Include city & county</i>		Mullins, Marion County					Census tract(s): 950400-3		
Grant Category		Project Benefit							
Choose only one		# of customer accounts/taps directly served by the project				For Economic/Jobs projects only			
<input checked="" type="checkbox"/> Basic Infrastructure			Residential		Business	Economic Impact			
<input type="checkbox"/> Economic Infrastructure		Existing	129		1	Existing jobs:			
<input type="checkbox"/> Infrastructure Planning ¹		New	0		0	New jobs:			
Type of Project		Total	129		1	New capital investment:		\$	
<input type="checkbox"/> Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Stormwater									
Funding Request & Budget Summary									
Source		Construction Costs		Non-Construction Costs*		Total			
RIA Funds Requested:		\$ 1,500,000	70 %	\$	0 %	\$ 1,500,000			
Other: _____		\$	30 %**	\$	100 %**	\$ 1,169,048			
Other: _____		\$		\$					
Local Funds:		\$ 635,238		\$ 533,810					
Total Project Funding:		\$ 2,135,238		\$ 533,810		\$ 2,669,048			
* All Infrastructure Planning costs should be included as non-construction costs. For Basic/Economic Infrastructure grants, non-construction costs are not eligible for RIA funds, but must be included in this section along with the funding source. ** Local investment requirements (the minimum percentage of costs that must be provided by non-RIA funds): Tier I & II counties: Basic/Economic Infrastructure - 25% of construction costs Infrastructure Planning - 25% of non-construction costs; may be waived for a non-viable utility Tier III & IV counties: None									

¹ Only utilities serving up to 10,000 people or those in Tier III/IV counties are eligible to apply for Infrastructure Planning grants.

Project Schedule					
Basic/Economic Infrastructure				Infrastructure Planning	
Milestone	Date	Permits	Obtained?	Milestone	Date
Final Design Started	11/01/2024 <input type="checkbox"/> N/A	SCDES	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A	RFP/RFQ Drafted	
Final Design Complete	01/01/2025 <input type="checkbox"/> N/A	SCDOT	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A	RFP/RFQ Advertised	
Permits Acquired	02/01/2025 <input type="checkbox"/> N/A	Railroad	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A	Firm Selected	
Acquisition Complete	03/01/2025 <input type="checkbox"/> N/A	USACE	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A	Contract Executed	
Advertise for Bids	05/10/2025	OCRM	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A	Data Collection Complete	
Start of Construction	06/01/2025	# of easements/ parcels needed:	2	Draft Complete	
Construction Complete	12/01/2025	# of grant-funded contracts:		Final Report Complete	
Grant Close Out	02/01/2026			Grant Close Out	

Contacts	Name	Title	Contact Information
Chief Elected Official or Board Chair:	Robert Woodbury	Mayor	Phone: (843) 464-9583 Email: rwoodbury@mullinssc.us
Chief Administrative Official:	Holly Jackson	City Administrator	Phone: (843) 464-9583 Email: hjackson@mullinssc.us
Local Project Contact:	Haley Andersen	Grants & Planning Specialist	Phone: 843-758-9675 Email: andersen@peedeecog.org
Local Financial Contact:	Haley Andersen	Grants & Planning Specialist	Phone: 843-758-9675 Email: andersen@peedeecog.org
Engineer/Consultant: If applicable			Phone: Email:

Certification
<p>As the Chief Executive Official for the applicant, I certify that the information submitted in this request and the attachments are complete and correct and that the applicant has authorized the submission of this grant application for SC Rural Infrastructure Authority funding to assist in carrying out the project described herein. I concur with the commitments implied and contained in this application and agree to abide by the program requirements as well as any future grant agreements. The applicant certifies that it has complied with state law with respect to the submission and contents of this application and has disclosed any conflicts of interest with regard to the project.</p>
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><u>Holly C Jackson</u></p> <p>Name of Chief Executive Official (Elected or Administrative)</p> </div> <div style="width: 45%;"> <p><u>Administrator</u></p> <p>Title</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><u>H Jackson</u></p> <p>Signature*</p> </div> <div style="width: 45%;"> <p><u>10 24 2024</u></p> <p>Date</p> </div> </div> <p><small>*Please save this completed form for electronic submission prior to signing. Do NOT submit a scanned version. The printed form with original, pen-and-ink signature must be mailed or delivered to RIA.</small></p>

Infrastructure Planning Only: Complete pages 3-4 of this form.

All applicants: Attach **narrative and required documentation** as outlined in **instructions** at the end of this document.

Applications must be received by 5:00 pm on the deadline.

*Note: Only utilities serving up to 10,000 people or those in Tier III/IV counties are eligible for Infrastructure Planning grants.
Do not complete this form if applying for a Basic or Economic Infrastructure (construction) grant.*

Infrastructure Planning Applicants:

Please rank the activities proposed for this project from highest priority (1) to lowest. Please note that some studies must be completed as a basis for others. Use the estimated costs as a guide for choosing work that can be performed within the project budget. Actual costs will be determined through competitive procurement and contract negotiation. **RIA reserves the right to modify the requested scope or budget based on the needs identified.**

All activities should result in a written deliverable (i.e., map and/or report). Most studies will include a report summarizing findings and providing specific recommendations for future action, with estimated costs as appropriate.

Rank	Description	Estimated Cost
-	A. Comprehensive System Assessment (DW/WW¹ only) For systems with significant viability concerns, the planning grant will fund a general system assessment and gap analysis of the key technical, financial, or managerial/operational issues impacting the system's ongoing operations and identification of both short-term actions and long-term potential solutions. Technical assessment may include analysis of inflow and infiltration, water loss, hydraulics, age of assets, repair history, performance, and regulatory compliance. Includes development of recommended next steps toward viability, a detailed plan of action and timeline.	\$250,000
-	B. Regional Assessment (DW/WW only) Evaluation of potential regional solutions, involving two or more utilities, to address issues such as regulatory compliance, financial viability, growth, and/or economic opportunities. Includes: broad assessment of asset conditions; financial and management capability to operate, maintain and make needed improvements; identification of challenges; exploration of options for regional partnerships; facilitation of discussion between parties; and recommendations of next steps and timeframes.	\$250,000* <i>*Up to \$500,000 may be requested in certain circumstances. See Program Strategy.</i>
	C. Technical System Studies	
-	C1. GIS Mapping Digitally mapping major assets in the utility system. This will have many benefits that include operational efficiency, long-term planning, and risk assessment and management. Needed as a basis for many other planning activities.	\$25,000-\$50,000
-	C2. Hydraulic Modeling Simulates system behavior under a variety of scenarios to improve operational efficiency, pinpoint potential problem areas, and inform future planning efforts. Requires GIS maps of the system.	\$25,000-\$50,000
-	C3. Strategic Plan A short-term and long-range plan of improvements and changes needed to achieve or maintain viability. Should address asset conditions and capacity as well as multi-year financial and service area projections. A prioritized Capital Improvement Plan with cost estimates will also be developed. <i>Note: Do not rank both C3 and D1, as they overlap.</i>	\$75,000-\$100,000
-	C4. Asset Age and Condition Assessment (DW/WW only) Field inspections and testing of existing assets, leading to a report that includes the assessment findings and conclusions and provides location of assets and a list of needed improvements, with cost estimates, in priority order.	Up to \$200,000

¹ DW = Drinking Water; WW = Wastewater; SW = Stormwater

Rank	Description	Estimated Cost
-	C5. Stormwater Assessment and Plan (SW only) Develop a plan to reduce flooding in the community by evaluating the current stormwater flow conditions and assessing the condition of current assets. A report should be prepared that includes the assessment findings and conclusions and provides a prioritized list of needed improvements, with cost estimates.	Up to \$250,000
-	C6. Inflow and Infiltration Study (WW only) Identifies surface and/or groundwater entering the wastewater system. May include targeted manhole inspections, smoke testing, CCTV of lines and complex data analysis. Includes report of findings and prioritized list of improvements, with cost estimates.	Up to \$250,000
-	C7. Treatability Studies and/or Pilot Testing (DW/WW only) Evaluate the effectiveness and feasibility of potential solutions to address specific violations and meet regulatory requirements.	Up to \$250,000
	D. Financial Studies	
-	D1. Capital Improvement Plan (CIP) A multi-year plan for capital projects based on asset age and conditions, an evaluation of future system needs and availability of funds. The plan should include timelines and estimated costs for needed capital projects.	\$10,000-\$50,000
-	D2. Rate Study Analyzes current and future operational and capital costs as outlined in a CIP, with the goal of projecting future financial needs to arrive at an equitable and fair rate/fee structure, maintain adequate cash reserve and meet debt service obligations.	\$50,000
-	D3. Financial Systems Assessment A review of the utility's current financial systems and procedures to evaluate efficiency, internal controls, functionality and the ability to produce monthly statements that accurately reflect the condition of the utility. A report should be issued that details the findings of the assessment and provides recommendations to enhance the financial viability of the system and/or results in the development of financial documents such as an updated budget or rate study.	\$75,000-\$100,000
-	D4. Managerial and Staffing Assessment Identify the organizational structure of the system as well as management and oversight qualifications. Conduct an assessment of personnel needs and realistic costs to properly manage and operate the system and current challenges. Include an evaluation of direct hire, contract and shared services options. A report should be issued that details the findings and provides recommendations.	\$10,000
-	E. Other Planning Studies Other planning activities may be needed to promote system viability, resiliency, meet regulatory requirements and/or satisfy customer needs. Brief Description of Proposed Activities and Deliverables: _____ <i>In the attached application narrative, clearly outline the scope of the proposed project and the issue/problem that will be addressed and justify the cost.</i>	\$ _____ Complete if selecting Item E

Attach **narrative and required documentation** as outlined in **instructions** at the end of this document.

In the narrative, include any additional details about the work proposed.

In addition to the two-page application form, there are **five required attachments** that must be included with the application submission in order to ensure a complete application package is sent to RIA. There are two sets of instructions for these attachments: one for the **Basic and Economic Infrastructure** programs, starting on this page; and the other for the **Infrastructure Planning** program, starting on page I-4. Submission instructions are included on page I-6.

For all State Grant Applications (Basic, Economic and Planning), please ensure the proposed project complies with program guidelines (including eligibility, local investment and budget/cost feasibility). It is recommended that applicants review the [Program Strategy](#), available at ria.sc.gov, before completing the application. [RIA grants staff](#) are available to answer any questions.

BASIC & ECONOMIC Application Form & Attachments

APPLICATION FORM (two pages)

Must be accurate and filled out completely. Includes:

- Page 1: Applicant Information, Project Description, Grant Category, Project Benefit, Type of Project, and Funding Request & Budget Summary
- Page 2: Project Schedule, Contacts, and Certification

ATTACHMENT 1: APPLICATION NARRATIVE

Attach a brief narrative about the project that addresses each of the topics indicated.

A. NEED

Explain the need for this project, including:

- A summary of the current condition, capacity and deficiencies of existing facilities
- The frequency and severity of the problem
- A description of actions taken or planned with local/other resources to address this or other similar issues in system

For **Emergency Infrastructure projects only**, also describe the circumstances that have created an imminent threat, when it occurred, and why immediate action is required. Only applicants in Tier III and IV counties are eligible to apply for emergency funding.

B. PROJECT DESCRIPTION

- Provide a detailed description of the project, including all activities regardless of funding source.
- Explain how the project will be carried out, particularly where multiple funding sources are involved.
- Indicate the name of the proposed subrecipient, if applicable, who will carry out any portion of the project and describe the subrecipient's project responsibilities.

C. FEASIBILITY

- Identify how the project will cost-effectively solve the problem or improve conditions.
- If the project does not completely solve a system or area-wide problem, indicate plans and proposed funding for the remaining need and a timeframe.

- Justify the grant request based on the number of customers directly benefitting. If new services are proposed, justify the grant request based on the number of new customers.
- Explain how the project will be carried out to meet the 24-month grant period, including any anticipated problems or delays.
- Provide specific plans for preparing for and dealing with cost overruns.

D. BENEFITS/IMPACT

Explain how the project will address one or more of the following priorities. Include any additional information that should be considered in evaluating the proposed project.

Basic Infrastructure Priorities:

1. Provide a regional solution that will lead to greater system viability.
2. Resolve Consent Orders, unsatisfactory ratings, or emergencies.
3. Improve water quality or resolve other emerging health and environmental issues.
4. Address aging infrastructure, improve other services, or increase capacity for existing and new customers.

Economic Infrastructure:

1. Support new jobs and capital investment. Provide timeframe for benefits.
2. Contribute to the area's economic competitiveness through projects that expand system capacity to help existing businesses create or retain jobs or to accommodate reasonable growth.
3. Support development of publicly owned industrial sites or industrial parks.
4. Serve other publicly owned properties with demonstrated potential to create or retain jobs and private investment.

ATTACHMENT 2: PRELIMINARY ENGINEERING COST ESTIMATE

- A detailed, itemized cost estimate for both construction and other costs, prepared by a qualified engineer within the past year. A contingency of up to 10% of the estimated construction cost may be included.
- A PER may be attached but is NOT required.

ATTACHMENT 3: PROJECT LOCATION AND SERVICE AREA MAPS

One or more maps showing the system service area as well as location, size and/or capacity of existing and proposed infrastructure within the project service area. Identify census tracts for the proposed infrastructure. Use symbols and color-coding to show the location of activities identified in the cost estimate.

ATTACHMENT 4: PROGRAM DOCUMENTATION

Attach all applicable documentation for either a Basic or Economic Infrastructure project.

Basic Infrastructure:

- For water projects, a copy of the most recent Department of Environmental Services (DES) Sanitary Survey.
- For sewer projects, results of the most recent DES Compliance Evaluation Inspection.
- Any Consent Orders or Notice of Violations from federal or state agencies, as well as the approved (or proposed if not yet approved) Corrective Action Plan.

Economic Infrastructure:**A. Economic Development/Jobs**

- A letter of commitment from a company executive official for the number of jobs to be created/retained as well as the planned amount of capital investment within 5 years.
- Documentation of the source and amount of all planned or approved incentives.

B. System Capacity

- For water projects, a copy of the most recent DES Sanitary Survey.
- For sewer projects, results of the most recent DES Compliance Evaluation Inspection.

C. Product Development

- Documentation of public ownership of the industrial site or park.
- A master plan of the industrial site or park showing utilities and capacity.

ATTACHMENT 5: FUNDING AND OTHER COMMITMENTS

- Commitments of all non-RIA funds required to implement the project:
 - For local funds, a letter of commitment (with original, pen and ink signature) from the chief elected or administrative official. The letter should identify the source of the funds (e.g., general fund or enterprise fund) and when the funds will be available.
 - For other sources, a copy of the award letter or other documentation from the agency that includes the amount of funds awarded.
- Certification of public ownership for all necessary easements/rights-of-way or other real property already acquired for this project.
- If the applicant proposes improving infrastructure that it does not own, include a letter from the system owner describing the partnership between the two entities and granting permission for the applicant to carry out the project.

ADDITIONAL ATTACHMENTS

Include any other relevant documentation that supports the application narrative. Examples may include:

- Any other relevant documentation (i.e., test results, customer complaints, repair logs, photos, etc.) of the frequency, quantity and severity of the problem.
- If the project includes construction of new lines, written agreements/commitments to connect from at least 70% of the potential customers.
- Documentation of system challenges.
- The summary report of the online Viability Assessment Tool or other information, such as audited financial statements, to document system challenges and ability to operate and maintain improvements. The Viability Tool can be downloaded at ria.sc.gov/utility-viability/. Contact RIA for assistance, if needed.

INFRASTRUCTURE PLANNING Application Form & Attachments

Eligible applicants for **Infrastructure Planning** grants are as follows:

- Public utilities with a service population of 10,000 or less
- Municipalities with a population of 10,000 or less
- Utilities located in Tier III and IV counties regardless of service population, if addressing water quality regulatory violations
- Larger public utilities or local governments applying on behalf of or in partnership with another eligible applicant

APPLICATION FORM (two pages)

Must be accurate and filled out completely. Includes:

- Page 1: Applicant Information, Project Description, Grant Category, Project Benefit, Project Type, and Funding Request & Budget Summary
- Page 2: Project Schedule, Contacts, and Certification

ATTACHMENT 1: PLANNING PROJECT SCOPE FORM

Pages 3-4 of the application form. Carefully review the list of potential activities and rank only those that are proposed as part of this project. Use the estimated costs as a guide to build a reasonable scope for the project budget.

ATTACHMENT 2: APPLICATION NARRATIVE

Attach a brief narrative about the project that addresses each of the topics indicated.

A. NEED & ELIGIBILITY

Provide the applicant's service population or other eligibility criteria and explain the need for this project, including:

- Specific system technical, financial and managerial challenges for each participant in the study. You may also address items of concern highlighted in the results of the Utility Viability Tool (Attachment 4) or in recent audited financial statements.
- Steps that have been taken in the last 5 years to improve system operations and management, achieve regulatory compliance or explore regional cooperation.

B. PROJECT DESCRIPTION

- List each proposed planning activity, as ranked on the Planning Project Scope Form, with corresponding estimated costs. If different from those provided on the Planning Project Scope Form, explain the basis of the estimate. Add any additional details of how the scope will be tailored to individual needs.
- If Other Planning Studies (Item E on the Planning Project Scope Form) are proposed, provide a detailed explanation of the scope and expected deliverables. Also include estimated cost and how it was determined.
- All proposed planning activities should be included in this description regardless of funding source.

C. FEASIBILITY

- Explain how the planning activities will be carried out to meet the 18-month grant period, including any anticipated problems or delays.
- If a regional study, define all participants and describe their roles.

D. BENEFITS/IMPACT

- Describe how the planning activities and recommendations will be used to improve long-term viability.
- Include any additional information that should be considered in evaluating the proposed project.

ATTACHMENT 3: SERVICE AREA MAPS

County or municipal road/street maps identifying the applicant's service area including the census tracts and, if relevant, where the proposed activities will be carried out.

ATTACHMENT 4: UTILITY VIABILITY TOOL & FINANCIAL INFORMATION

For water and sewer utilities only: Attach the summary report after completing the on-line Utility Viability Assessment Tool which can be downloaded at ria.sc.gov/utility-viability/. Contact RIA for assistance.

For all applicants: Provide the most recent annual audited financial statements for the applicant (or subrecipient, if applicable).

ATTACHMENT 5: FUNDING AND OTHER COMMITMENTS

- Commitments of all non-RIA funds required to implement the project:
 - For local funds, a letter of commitment (with original, pen and ink signature) from the chief elected or administrative official. The letter should identify the source of the funds (e.g., general fund or enterprise fund) and when the funds will be available.
 - For other sources, a copy of the award letter or other documentation from the agency that includes the amount of funds awarded.

ADDITIONAL ATTACHMENTS

Include any other relevant documentation that supports the application narrative. Examples include:

- Most recent sanitary surveys
- Compliance inspections
- Consent Orders
- Notices of Violation or other documentation of regulatory issues

Submission Instructions

Applications must be submitted **both** electronically and in hard copy. Please carefully review the required submissions:

1. **One hard copy** of the signed application and attachments, with **original, pen-and-ink** signatures on the application certification and any local funding commitment letters

AND

2. **Required electronic files** (2 separate PDFs):

- a. The PDF of the application form, completed but unsigned and saved in its original format (NOT printed and scanned)
- b. A **single** PDF of all attachments, in the requested order

*Hard copy may be mailed or hand-delivered but must be **received** by 5:00 p.m. on the deadline.*

Electronic files must be emailed to info@ria.sc.gov.

Mailing Address
SC Rural Infrastructure Authority
1201 Main Street, Suite **1600**
Columbia, SC 29201

Delivery Address
SC Rural Infrastructure Authority
1201 Main Street, Suite **1740**
Columbia, SC 29201

Email Address
info@ria.sc.gov

Application Deadlines: October 28, 2024 (Round 1) ♦ **March 17, 2025** (Round 2)

All application submissions (both hard copy and electronic files) must be **RECEIVED** by **5:00 p.m.** on the deadline.

Please contact RIA staff with any questions about application requirements or submission procedures.

803-737-0390 ♦ info@ria.sc.gov



South Carolina
Rural Infrastructure Authority
Creating water solutions.
Improving communities statewide.

RIA Application Attachments

Applicant: City of Mullins

ATTACHMENT 1: APPLICATION NARRATIVE

A. NEED

The Blanton Court section of the Mullins Housing Authority is located in an area that is prevalent to flooding. This area is prevalent to flooding due to a closed drainage system exceeding its capacity because of excess runoff, which then causes flooding to the neighboring areas. The need for this project comes as it has been noted that over a period regarding different storm events, high flooding, potential to flood, has been noted. The Blanton Court section of the Mullins Housing Authority houses up to 73 apartments, in which includes 48 elderly/disabled units. The possibility & reality of drainage overflow is a danger to these residents and their homes.

B. PROJECT DESCRIPTION

The City of Mullins has a Marion County Stormwater Masterplan Analysis conducted to design potential projects to assist with stormwater issues. A large flooding potential was assessed & recorded within the Blanton Court section of the Mullins Housing Authority. At the time of the analysis, it was recorded that the current drainage system located within this area was not properly draining excess water due to improper drainage sizing. Within the area of the Blanton Court Housing Authority, a stormwater park/detention facility located upstream of the housing authority was modeled to determine what size facility would be required to alleviate flooding in the downstream area. It was determined that the required storage volume to properly control stormwater runoff for the 50-year storm event would approximately be 1.3 million feet. The project field covers an area of 6.36 acres. The City of Mullins will be covering \$1,169,047.50 of the project cost, as well as \$1,500,000 of assistance being requested from RIA.

C. FEASIBILITY

By installing the proposed upgraded stormwater drainage system, it will be beneficial for those who have been affected physically, as well as economically for the project area. When the Marion County Stormwater Masterplan Analysis was conducted, a cost-benefit analysis was also conducted. Upon evaluation, the BCR was .36 for the use of a 7% discount rate and .80 for the use of a 3% discount rate in FY 2022.

D. BENEFITS/IMPACT

With the current stormwater drainage system that is in use within the Blanton Court section of the Mullins Housing Authority, those who live there are affected by this improper drainage use, along with surrounding areas. By installing the proposed

upgraded stormwater drainage system, Blanton Court Mullins Housing Authority, as well as surrounding areas, will benefit from the reduction in peak flow. The 73 units within the Blanton Court section of the Mullins Housing Authority will benefit from the implementation of this project.

ATTACHMENT 2: PRELIMINARY COST ESTIMATE

BCA Cost Estimate - F/K - Housing Authority Flooding Alleviation & Seaboard Avenue Outfall Systems Improvements, Mullins SC

		HARD COSTS		QUANTITY	UNITS	UNIT COST	COST	
ITEM	IDESCR	IDESCR						
1031010	MOBILIZATION	MOBILIZATION			LS		5%	\$ 81,342.40
1071000	TRAFFIC CONTROL	TRAFFIC CONTROL			LS		0%	\$ -
2011000	CLEAR. & GRUB. WITHIN R/W	CLEARING & GRUBBING WITHIN RIGHT OF WAY			LS		0.0%	\$ -
2031000	UNCLASSIFIED EXCAVATION	UNCLASSIFIED EXCAVATION	37000	CY	\$	40.00	\$	1,480,000.00
7141136	36" RC PIPE CUL.-CLASS V	36" RC PIPE CUL.-CLASS V	100	LF	\$	200.00	\$	20,000.00
8041020	RIP-RAP (CLASS B)	RIP-RAP (CLASS B)	150	TON	\$	98.38	\$	14,757.00
8048105	GEOTEX/EROS.CONT.(CLASS 1)TYPE B	GEOTEXTILE FOR EROSION CONTROL UNDER RIPRAP (CLASS 1)TYPE B	150	SY	\$	4.14	\$	621.00
8063300	72" CHAIN LINK FENCE	72" CHAIN LINK FENCE 72" CHAIN-LINK FENCE	1500	LF	\$	64.28	\$	96,420.00
8064300	4' CHAIN LINK FENCE GATE (72"HT)	4' WIDE - CHAIN LINK FENCE GATE (72"HT)	1	EA	\$	800.00	\$	800.00
8101000	SEEDING (MULCHED)	SEEDING (MULCHED)	\$	MSY	\$	750.00	\$	3,750.00
8153000	SILT FENCE	SILT FENCE	3000	LF	\$	3.50	\$	10,500.00
	CONTINGENCY	CONTINGENCY 25%	-				\$	427,047.60
							SUB-TOTAL:	\$ 1,626,848.00
							HARD COST TOTAL:	\$ 2,135,238.00
		SOFT COSTS						
DESIGN		SURVEY, STRUCTURAL DESIGN, HYDRO DESIGN, AND ENVIRO COMPLIANCE						\$ 427,047.60
PERMITTING & FEES		LAND DISTURBANCE/NPOES PERMITTING, ENVIRO, SCDOT, ETC.						\$ 106,761.90
							SOFT COST TOTAL:	\$ 533,809.50
							GRAND TOTAL:	\$ 2,669,047.50
							ROUNDED TOTAL:	\$ 2,669,000.00

BCA Cost Estimate - F/K - Housing Authority Flooding Alleviation & Seaboard Avenue Outfall Systems Improvements, Mullins SC

HARD COSTS			QUANTITY	UNITS	UNIT COST	COST	
ITEM	DESCR	DESCR					
1031010	MOBILIZATION	MOBILIZATION		LS		5%	\$ 81,342.40
1071000	TRAFFIC CONTROL	TRAFFIC CONTROL		LS		0%	\$
2011000	CLEAR. & GRUB. WITHIN R/W	CLEARING & GRUBBING WITHIN RIGHT OF WAY		LS		0.0%	\$
2031000	UNCLASSIFIED EXCAVATION	UNCLASSIFIED EXCAVATION	37000	CY	\$	40.00	\$ 1,480,000.00
7141136	36" RC PIPE CUL-CLASS V	36" RC PIPE CUL-CLASS V	100	LF	\$	200.00	\$ 20,000.00
8041020	RIP-RAP (CLASS B)	RIP-RAP (CLASS B)	150	TON	\$	98.38	\$ 14,757.00
8048105	GEOTEX/EROS.CONT(CLASS1)TYPE B	GEOTEXTILE FOR EROSION CONTROL UNDER RIPRAP(CLASS 1)TYPE B	150	SY	\$	4.14	\$ 621.00
8063300	72" CHAIN LINK FENCE	72" CHAIN LINK FENCE 72" CHAIN-LINK FENCE	1500	LF	\$	64.28	\$ 96,420.00
8064300	4' CHAIN LNK FENCE GATE(72"HT)	4' WIDE - CHAIN LINK FENCE GATE (72"HT)	1	EA	\$	800.00	\$ 800.00
8101000	SEEDING (MULCHED)	SEEDING (MULCHED)	5	MSY	\$	750.00	\$ 3,750.00
8153000	SILT FENCE	SILT FENCE	3000	LF	\$	3.50	\$ 10,500.00
	CONTINGENCY	CONTINGENCY 25%	-	-			\$ 427,047.60
						SUB-TOTAL:	\$ 1,626,848.00
						HARD COST TOTAL:	\$ 2,135,238.00
SOFT COSTS							
DESIGN		SURVEY, STRUCTURAL DESIGN, HYDRO DESIGN, AND ENVIRO COMPLIANCE					
PERMITTING & FEES		LAND DISTURBANCE/NPDES PERMITTING, ENVIRO, SCDOT, ETC.					
							\$ 427,047.60
							\$ 106,761.90
						SOFT COST TOTAL:	\$ 533,809.50
						GRAND TOTAL:	\$ 2,669,047.50
						ROUNDED TOTAL:	\$ 2,669,000.00

ATTACHMENT 3: PROJECT LOCATION AND SERVICE AREA MAPS

10/24/24, 1:57 PM

marionsc.wthgis.com/figis/printpreview1.aspx?sold=241024135621220

Mullins Housing Authority



	Printed 10/24/2024	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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General
Appraisal
Sale

Owner and General Parcel Information

Customer Links	OnlineTaxes
TMS Number	4040106000000
Owner Name1	HOUSING AUTHORITY OF MULLINS
Owner Name2	
Address	, 00000-0000
Description	509 KIWANIS COURT
Subdivision	KIWANIS COURT
School District	2
City District	36
Property Class1	EF
Property Class2	

<https://marionsc.wthgis.com/figis/printpreview1.aspx?sold=241024135621220>

1/2

Property Class3	
Property Class4	
Property Class5	
Property Class6	
Total cres	0.0000
Total Lots	0
Total Buildings	0
Land Value	0
Building Value	0

Appraisal Information

Type	
Grade	
Stories	0
Percent	0.0000%
Residential Area	0
Bathrooms	0
Bedrooms	0
Basement Area	0
Basement Garage Area	0
Attached Garage Area	0
Year Built	0

Appraisal Information

Sale Price	0
Sale Date	9/20/1974 12:00:00 AM
Book	0000
Page	0%
Misc Book	
Misc Page	
Plat Book	00000
Plat Page	0

Mullins Housing Authority



Printed
10/24/2024

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

General
Appraisal
Sale

Owner and General Parcel Information

Customer Links	OnlineTaxes
TMS Number	4030331000000
Owner Name1	HOUSING AUTHORITY OF MULLINS
Owner Name2	
Address	MULLINS, SC 29574-0000
Description	
Subdivision	
School District	2
City District	36
Property Class1	EF
Property Class2	

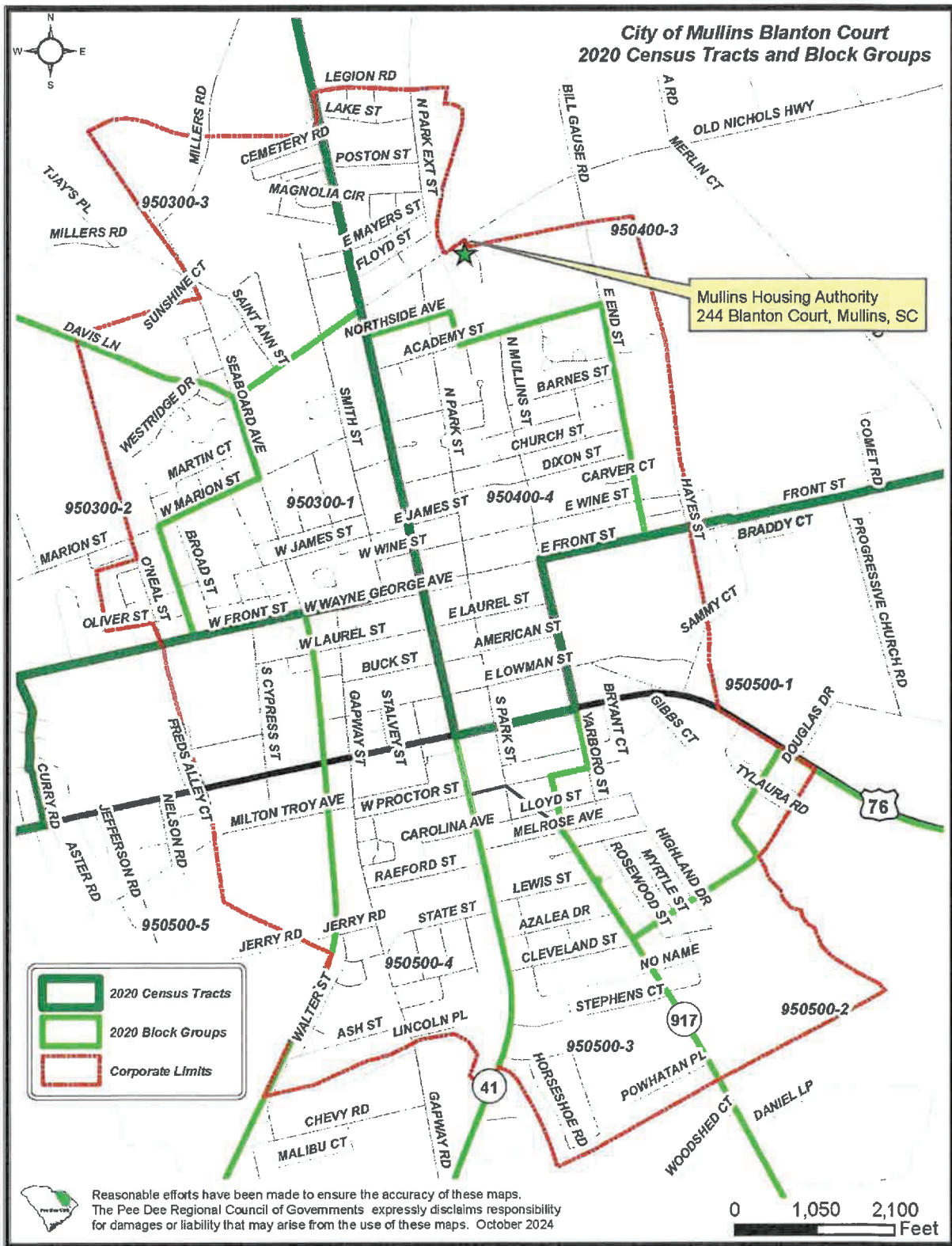
Property Class3	
Property Class4	
Property Class5	
Property Class6	
Total cres	0.0000
Total Lots	0
Total Buildings	0
Land Value	0
Building Value	0

Appraisal Information

Type	
Grade	
Stories	0
Percent	0.0000%
Residential Area	0
Bathrooms	0
Bedrooms	0
Basement Area	0
Basement Garage Area	0
Attached Garage Area	0
Year Built	0

Appraisal Information

Sale Price	0
Sale Date	9/20/1974 12:00:00 AM
Book	0000
Page	0%
Misc Book	
Misc Page	
Plat Book	00000
Plat Page	0



ATTACHMENT 4: PROGRAM DOCUMENTATION

*Mullins RIA
fall 2024*

**F - Housing Authority Flooding Alleviation - Mullins,
SC**

F - Housing Authority Flooding Alleviation - Mullins, SC			
Prioritization Category	Sub-Category	Points	Maximum Point
LMI % Served	LMI % X 20 points	10.2	20
Level of Flood Risk Reduction	Above a 25-year / 24-hour storm event level of protection	10	10
Quantity of Flood Risk Reduction	10-25 Structures	4	10
Benefit-Cost Ratio	0-25%	0	20
Leveraged Funding	Limited potential cost share identified	5	10
Permitting/Scheduling	Little-to-no challenges	10	10
Mobility Improvement	Significant mobility improvements	5	5
Phasing Considerations	Limited Contribution	3	5
Project Synergies	Limited cost savings	3	5
Environmental Impact	Green Infrastructure or Improved Impact	5	5
		55.2	100

HOUSING AUTHORITY FLOODING ALLEVIATION*Mullins, South Carolina*

Category:
Low Impact Design and/or Retrofit

Purpose:
To assess the potential of a stormwater park/detention facility to alleviate flooding near the Blanton Court Mullins Housing Authority

Background

The Blanton Court Mullins Housing Authority is located adjacent to the State Road S-34-60 (Figure F1). The existing condition analyses denoted high flooding potential for this area as the localized (XPSWMM) model resulted in flooding for multiple different storm events. The results of this model coincide with documented flooding in the area according to City personnel. Runoff from the area upstream of Academy Street is collected by a closed drainage system. At the end of this system, a 48-inch HDPE (High Density Polyethylene) pipe drains into two 48-inch reinforced concrete pipes at State Road S-34-60 (Figure F2). The closed drainage system exceeds its capacity due to excess runoff which causes flooding to the neighboring areas.

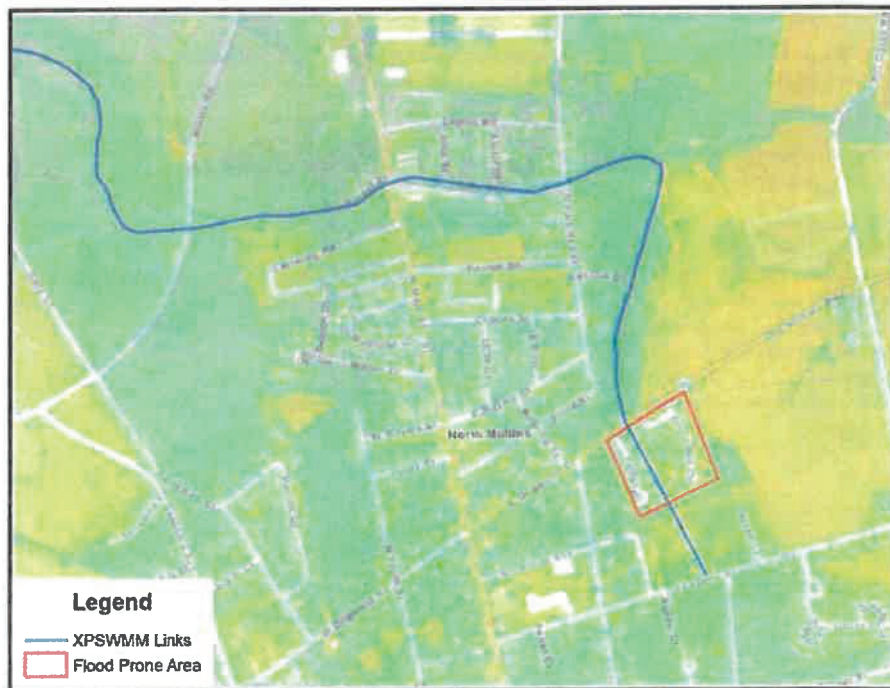


Figure F1: Blanton Court Mullins Housing Authority area and the adjacent stormwater conveyance system



Figure F2: Downstream end of the closed drainage system running parallel to the Blanton Court Mullins Housing Authority Area

Potential Project

A stormwater park/detention facility located upstream of the Blanton Court Housing Authority was modeled to determine what size facility would be required to alleviate flooding in the downstream area. It was determined that the required storage volume to properly control stormwater runoff for the 50-year storm event would be approximately 1.3 million ft³. Using this volume, a parcel [REDACTED] of the Blanton Court Housing Authority was identified that is approximately [REDACTED] acres in size ([REDACTED]) that could provide the necessary storage volume for this facility, see Figure F3 below.

The stormwater facility will act as temporary storage to detain and release runoff in a controlled manner. The flowrate leaving the pond will be controlled through a multi-stage outlet control structure. The outlet structure will consist of a combination of orifices and weirs. The pond will also be equipped with an emergency spillway which will prevent the pond from breaching when it exceeds its storage capacity during an extreme event. The controlled runoff leaving the pond will be conveyed by a culvert which will tie into the closed drainage system running between Academy Street and East Dogwood Drive. The proposed stormwater facility will reduce the 50-year peak flowrate at the closed drainage system by approximately 50%. This reduction in peak flow will alleviate flooding in the Blanton Court Mullins Housing Authority as well as the surrounding area.

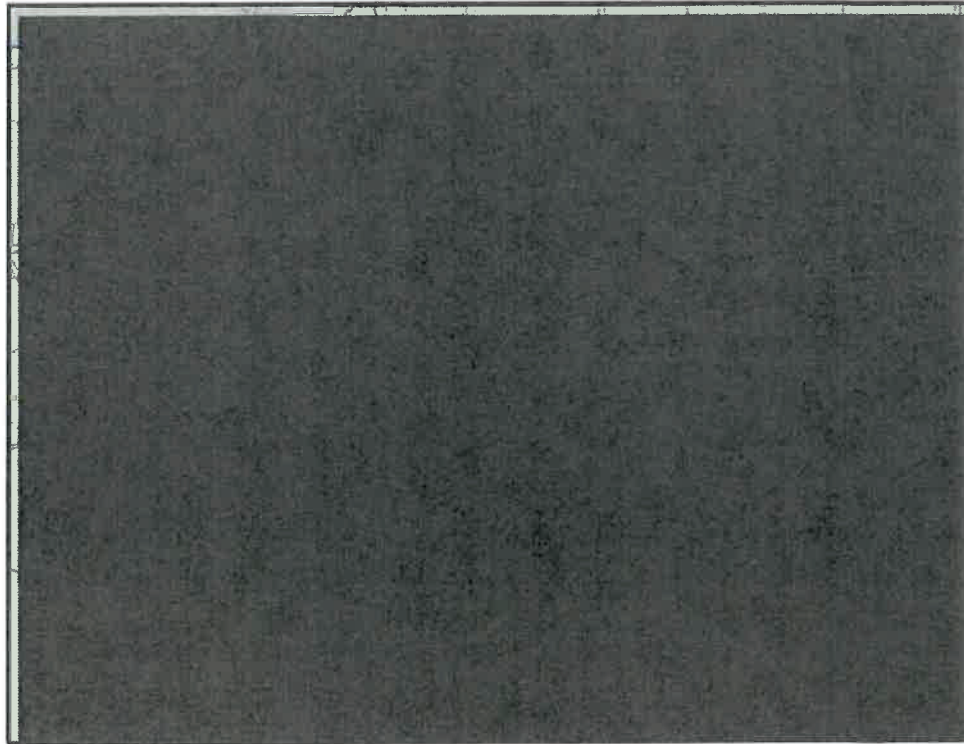


Figure F3: Location of the proposed stormwater detention pond

Additional Considerations

The outlet control structure should be regularly monitored to prevent clogging. A fence can be installed around the limits of the pond as a safety precaution to the public.

PROJECT BENEFITS	<p><i>Reduced flooding risks at the Blanton Court Mullins Housing Authority and the neighboring area</i></p> <p><i>Potential additional recreation opportunities</i></p> <p><i>Project is scalable based on funding needs</i></p>
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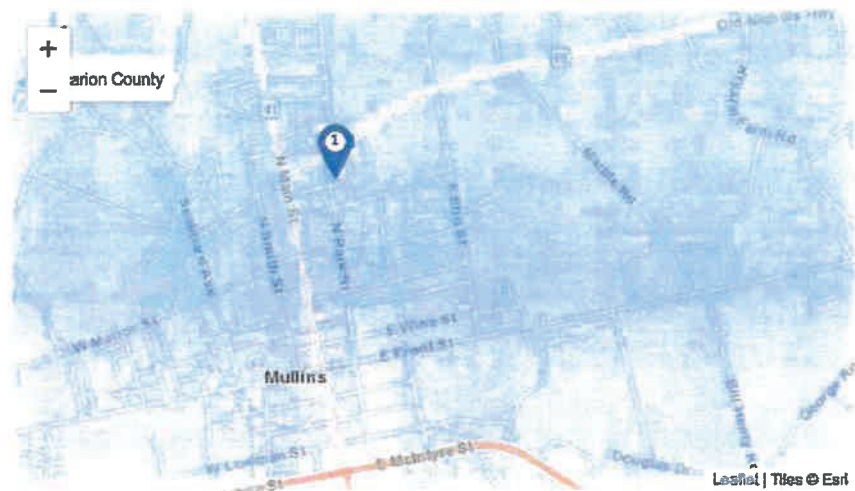



Benefit-Cost Calculator

V.6.0 (Build 20221028.1600 | Release Notes)

Benefit-Cost Analysis

Project Name: F - Housing Authority Flooding Alleviation - Mullins, SC



Map Marker	Mitigation Title	Property Type	Hazard	Using 7% Discount Rate			Using 3% Discount Rate (For FY22 BRIC and FMA only)		
				Benefits (\$)	Costs (\$)	BCR (B/C)	Benefits (\$)	Costs (\$)	BCR (B/C)
1	Floodwater Diversion and Storage @ 34° 17' 0.00000000", -79° -28' -11.75"		DFA - Riverine Flood	\$ 969,918	\$ 2,683,269	0.36	\$ 2,147,861	\$ 2,700,599	0.80
TOTAL (SELECTED)				\$ 969,918	\$ 2,683,269	0.36	\$ 2,147,861	\$ 2,700,599	0.80
TOTAL				\$ 969,918	\$ 2,683,269	0.36	\$ 2,147,861	\$ 2,700,599	0.80

Property Configuration

Property Title: Floodwater Diversion and Storage @ 34° 17' 0.0000000"; -79° -28' -11.75"

Property Location: 29574, Marion, South Carolina

Property Coordinates: 34.2152778, -79.2537361

Hazard Type: Riverine Flood

Mitigation Action Type: Floodwater Diversion and Storage

Property Type: Other

Analysis Method Type: Professional Expected Damages

Cost Estimation

Project Useful Life (years): 100

Project Cost: \$2,669,000

Number of Maintenance Years: 100 Use Default: Yes

Annual Maintenance Cost: \$1,000

Damage Analysis Parameters

Year of Analysis was Conducted: 2022

Year Property was Built: 1960

Analysis Duration: 63 Use Default: Yes

Damage Analysis Summary

Recurrence Interval (years)	OTHER Damages (\$)	Category 1 (\$)	Category 2 (\$)	Category 3 (\$)	Number of Volunteers	Number of Days	TOTAL Damages (\$)
50	0	\$87,326	0	0	0	0	\$87,326

Comments

Damages Before Mitigation:

Using the FEMA Flood Damage Calculator, and that approximately 10-structures are removed from the 50-year flooded area via these proposed improvements, a 2-foot of flood damage cost value of \$87,326 per impacted 2.5K SF structure was used. Category 1 damages represent this flood reduction value.

Annualized Damages Before Mitigation

Floodwater Diversion and Storage @ 34" 0.0000000", -79° -28' -11.75"

Annualized Recurrence Interval (years)	Damages and Losses (\$)	Annualized Damages and Losses (\$)
50	873,260	17,465
Sum Damages and Losses (\$)		Sum Annualized Damages and Losses (\$)
	873,260	17,465

Reference Interval (years)	OTHER Damages (\$)	Category 1 (\$)	Category 2 (\$)	Category 3 (\$)	Number of Volunteers	Number of Days	TOTAL Damages (\$)
0	0	0	0	0	0	0	0

Damages

-79°

Annualized Recurrence Interval (years)	Damages and Losses (\$)	Annualized Damages and Losses (\$)
0	0	0
Sum Damages and Losses (\$)		Sum Annualized Damages and Losses (\$)
	0	0

Standard Benefits - Ecosystem Services

-28

Total Project Area (acres):	6.36
Percentage of Urban Green Open Space:	51.10%
Percentage of Rural Green Open Space:	0.00%
Percentage of Riparian:	0.00%
Percentage of Coastal Wetlands:	0.00%
Percentage of Inland Wetlands:	0.00%
Percentage of Forests:	0.00%
Percentage of Coral Reefs:	0.00%
Percentage of Shellfish Reefs:	0.00%
Percentage of Beaches and Dunes:	0.00%
Expected Annual Ecosystem Services Benefits:	\$50,508

Benefits-Costs Summary

Floodwater Diversion and Storage @ 34° 17' 0.0000000", -79° -28' -11.75"

Total Standard Mitigation Benefits: \$969,918**Total Social Benefits:** \$0**Total Mitigation Project Benefits:** \$969,918**Total Mitigation Project Cost:** \$2,683,269**Benefit Cost Ratio - Standard:** 0.36**Benefit Cost Ratio - Standard + Social:** 0.36

BCA Cost Estimate - F/R - Housing Authority Flooding Alleviation & Seaboard Avenue Outfall Systems Improvements, Mufflins SC

		HARD COSTS		QUANTITY	UNITS	UNIT COST	COST	
1081010	MOBILIZATION	MOBILIZATION			LS		\$M	\$ 81,343.40
1071000	TRAFFIC CONTROL	TRAFFIC CONTROL			LS		0%	\$ -
2031000	CLEAR & GRUB, WITHIN R/W	CLEARING & GRUBBING WITHIN RIGHT OF WAY			LS		0.0%	\$ -
2031000	UNCLASSIFIED EXCAVATION	UNCLASSIFIED EXCAVATION		37000	CY	\$	40.00	\$ 1,480,000.00
7141136	36" RC PIPE CUL-CLASS V	36" RC PIPE CUL-CLASS V		100	LF	\$	200.00	\$ 20,000.00
8041020	RIP-RAP (CLASS B)	RIP-RAP (CLASS B)		150	TON	\$	98.38	\$ 14,757.00
8048105	GEOTEX/EROS.CONT(CLASS1)TYPE B	GEOTEXTILE FOR EROSION CONTROL UNDER RIPRAP(CLASS 1)TYPE B		150	SY	\$	4.14	\$ 621.00
8063300	72" CHAIN LINK FENCE	72" CHAIN LINK FENCE 72" CHAIN-LINK FENCE		1500	LF	\$	64.28	\$ 96,420.00
8064300	4" CHAIN LINK FENCE GATE(72"HT)	4" WIDE - CHAIN LINK FENCE GATE (72"HT)		1	EA	\$	800.00	\$ 800.00
8101000	SEEDING (MULCHED)	SEEDING (MULCHED)		5	MSY	\$	750.00	\$ 3,750.00
8158000	SILT FENCE	SILT FENCE		3000	LF	\$	3.50	\$ 10,500.00
	CONTINGENCY	CONTINGENCY 25%						\$ 427,047.60
							SUB-TOTAL:	\$ 1,626,848.00
							HARD COST TOTAL:	\$ 2,195,298.00
SOFT COSTS								
DESIGN		SURVEY, STRUCTURAL DESIGN, HYDRO DESIGN, AND ENVIRO COMPLIANCE						\$ 427,047.60
PERMITTING & FEES		LAND DISTURBANCE/NPDES PERMITTING, ENVIRON. SCDDOT, ETC.						\$ 106,761.90
							SOFT COST TOTAL:	\$ 533,809.50
							GRAND TOTAL:	\$ 2,669,047.50
							ROUNDED TOTAL:	\$ 2,669,000.00

ATTACHMENT 5: FUNDING & OTHER COMMITMENTS

CITY OF MULLINS

151 E. Front Street
P. O. Drawer 408
Mullins, South Carolina 29574



PHONE: (843) 464-9583
FAX: (843) 464-5202

10/24/2024

SC Rural Infrastructure Authority
1201 Main Street, Suite 1740
Columbia, SC 29201

Re: RIA Application: Mullins Housing Authority Flooding Alleviation

To whom this may concern,

As part of the SC Rural Infrastructure Authority Application, a local funding source must be available to provide payment for this project. Per protocol, up to \$1,500,000 dollars can be requested from RIA to cover construction costs of a project. The remaining balance, whether it be construction or non-construction costs, must be covered by another funding source. The City of Mullins has agreed to meet the local funding source requirements and cover costs that exceed what has been requested from RIA. This detailed commitment amount has been listed below.

Name of Local Funds Commitment Source: City of Mullins

Date Local Funds Commitment Available: January 1st, 2025

Local Funds Amount: \$1,169,048.00

- Construction Costs: \$635,238.00
- Non-Construction Costs: \$533,810.00

Please contact Holly Jackson at (843) 464-9583 or hjackson@mullinssc.us, if you have any questions or concerns.

Sincerely,

Holly Jackson, City Administrator

CITY OF MULLINS

151 E. Front Street
P. O. Drawer 408
Mullins, South Carolina 29574



PHONE: (843) 464-9583
FAX: (843) 464-5202

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Holly Jackson, City Administrator