

MINUTES OF BUDGET AND CONTROL BOARD MEETING

JANUARY 21 1975

The State Budget and Control Board met in the Office of the Governor at 11:00 a. m. on January 21, 1975, with the following members in attendance.

Governor James B. Edwards  
Senator Rembert C. Dennis  
Mr. F. Julian LeMond  
Mr. Grady L. Patterson, Jr.  
Mr. Henry Mills

Also in attendance were Messrs. P. C. Smith and W. T. Putnam.

The following business was conducted.

STATE AND PUBLIC SCHOOL EMPLOYEES' INSURANCE - Dr. Jack Mullins

appeared before the Budget and Control Board to discuss specifications to be presented to various insurance companies for the purpose of receiving bids for insurance for State and Public School Employees for the fiscal year 1975-76.

Dr. Mullins presented data which provides for three separate options with respect to health insurance and an additional plan which would provide for a group survivors insurance policy. He stated that best estimates seem to indicate that the plan will cost approximately \$2,000,000 more than the amount currently included for insurance in the Budget and Control Board's budget recommendation.

Dr. Mullins advised that the specifications as presented had been developed and approved by an insurance committee composed of State and Public School officials as well as insurance consultants and seem to meet the needs of all groups.

Board members unanimously approved the specifications as recommended by Dr. Mullins and directed that he should proceed to receive bids.

A copy of the data furnished to the Budget and Control Board members has been retained in these files and is identified as Exhibit I.

PARKS, RECREATION AND TOURISM - SELECTION OF ARCHITECT - The Budget and Control Board unanimously approved a request by the Department of Parks, Recreation and Tourism for hiring the architectural firm of Neal Architects, Inc., for the construction of a recreation building at Oconee State Park.

Data pertaining to this matter has been retained in these files and is identified as Exhibit II.

LANDER COLLEGE - SELECTION OF ARCHITECT - Board members unanimously approved a request by Lander College for permission to hire the architectural firm of Neal Associates for construction of the Student Housing Project.

Data pertaining to this matter has been retained in these files and is identified as Exhibit III.

BUDGET AND CONTROL BOARD MINUTES - All Budget and Control Board members were furnished with copies of the minutes of the meeting of January 8, 1975. These minutes were approved as written.

FUTURE BOARD MEETINGS - Board members unanimously agreed that a specific time should be set for Budget and Control Board meetings, and Governor Edwards appointed Mr. Grady Patterson and Mr. P. C. Smith as a committee to develop a recommendation as to the appropriate time for such meetings. Further consideration of this matter will be given at the next meeting.

GENERAL SERVICES DIVISION - CONSTRUCTION CONTRACTS - Mr. Furman McEachern, Director of the General Services Division, advised Board members that bids had been taken for the third time on the Blatt and Gressette Office Buildings and the underground parking facility. The latest bid amounted to approximately \$14,000,000, while the bids of August, 1974 and October, 1974 amounted to approximately \$15,000,000 and \$16,400,000, respectively. However, Mr. McEachern pointed out that the most recent bid was still approx

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ximately \$4,300,000 in excess of funds provided by the General Assembly for the particular project.

Mr. McEachern further advised that the bid must be accepted or rejected within forty-five days and recommended that the Board request additional funds in order that it might be accepted.

After discussion, Board members unanimously agreed to request additional bond funds of a sufficient amount to construct the two buildings in question and the underground parking facility.

Mr. McEachern also advised that an additional \$185,000 will be needed for the parking garage which is to be constructed on the corner of Senate and Assembly Streets. The additional funds will be needed for ventilation and elevators as required by certain building codes.

It was agreed that this item would be held in abeyance in order to give Governor Edwards an opportunity to review the request.

Dr. Mullins indicated that he had additional items of business but that each pertained to personnel matters. Therefore, Board members unanimously voted to continue the meeting in Executive Session.



EXHIBIT I  
JAN. 23, 1975

STATE OF SOUTH CAROLINA EMPLOYEE INSURANCE PROGRAM - COMPARISON OF PRESENT AND PROPOSED COVERAGES

PRESENT COVERAGE	PROJECTED COVERAGE	PRESENT COST			PROJECTED COST		
		State	Employee Single	Family	State	Employee Single	Family
Life: \$3,000 (\$1,500 if age 65 or over)	Same, except that the LTD limit is increased from \$500 to \$600/mo.	\$4.42(state)	-0-	-0-	\$3.75	-0-	-0-
AD&D: \$3,000 (\$1,500 if age 65 or over)		\$4.17(school)	-0-	-0-	-0-	-0-	-0-
LTD: 60% of salary, not over \$500/mo.		-0-	-0-	\$ .46	-0-	-0-	-0-
Dependent Life: \$1,000							

Health Insurance

Options A or B (Standard or Expanded, with employee premium for Standard Coverage paid by the State)

Options A,B, or C (Short Term Disability and Catastrophic Health Ins). Premium for Option A paid by the State)

OPTION A (Standard Plan)

		State	Employee Single	Family	State	Employee Single	Family
Basic Coverage	Same	\$12.08	-0-	\$17.40	\$16.00	-0-	\$26.00
Full cost of 70 hospital days							
Fee schedule for:							
Surgery							
Physicians'							
X-ray, laboratory, etc.							
\$25 deductible							
Major Medical	Same						
\$100 deductible (\$300 per family)							
Pays 80% of balance (hospital, doctors, drugs, nurses)							

DESCRIPTION OF COVERAGES	PROJECTED COVERAGE	PRESENT COST			PROJECTED COST		
		State	Employee Single	Family	State	Employee Single	Family
OPTION B (Expanded Health Plan) Employees pay small premium for expanded coverage		\$12.08	\$ .72	\$20.00	\$16.00	\$1.00	\$27.00
Basic Coverage	Same						
Full cost of 365 hospital days							
Usual & customary fees for doctors' visits in hospital							
Usual & customary fees for X-ray, lab., etc.							
Major Medical (Same as in Option A)	ADDITIONAL BENEFITS						
	Pays for 100% of covered services over \$5,100						
	Coverage continues 12 months for family of employee who dies or is disabled						

# PROJECTED COVERAGE

# PROJECTED COST PER MONTH

## II. HEALTH INSURANCE

STATE	EMPLOYEES Single	Family
\$16.00	0	\$ 10.00

### OPTION C (Weekly Income Protection & Catastrophic Health Insurance)

Equates in cost to the Standard Health Plan, with premium paid by the State. This is a new option not previously available to State Employees.

#### Weekly Income Protection (13 weeks)

Choice of:

Benefits begin after missing:	Weekly Benefit
5 consecutive working days	\$ 65.00
10 " " "	80.00
15 " " "	90.00
20 " " "	100.00

Weekly benefit may not exceed 65% of weekly salary and may not be used if employee receives sick or annual leave pay for the days absent.

#### Catastrophic Health Insurance

\$700\* family deductible (\$1,400\* in 5 years)

Pays 80% of remaining bills and 100% of covered services over \$5,100\* (Thus, the maximum of deductible and coinsurance is \$1,100\* per year or \$2,200\* in any five-year period.)

Covers: hospital, physician, drugs, nurses, dentists, vision care and hearing care.

\*Amounts increase with average salaries of State and Public School Employees.

## III. FRANCHISE GROUP SURVIVORS INSURANCE POLICY

This is a new insurance plan designed to provide protection to survivors. It is optional coverage, with the premium paid by the employee.

OPTIONS:	1. \$100.00 per month life income to widow(er); \$50 per child per month (maximum of \$100) income to orphaned children to age 23.	0	\$10 - \$17 by age
	2. \$100.00 per month to age 65 for widow(er); \$50 per child per month (maximum of \$100) income to orphaned children to age 23.	0	\$ 9
	3. \$50 per child per month (maximum of \$100) on death of spouse of employee, to age 15.	0	\$1 - \$2 by age of children



EXHIBIT II  
JAN. 23, 1975



January 14, 1975

Mr. P. C. Smith, State Auditor  
S. C. Budget & Control Board  
P. O. Box 11333  
Columbia, South Carolina 29211

Dear Mr. Smith:

The S. C. Department of Parks, Recreation and Tourism, Division of State Parks, has advertised for and received resumes from thirteen (13) architects showing interest in the Oconee State Park multi-purpose recreation building. Advertisements were run on December 11 and December 18, 1974, in the following newspapers:

1. Columbia RECORD.
2. Greenville NEWS.

Certifications from the aforementioned newspapers showing proof of satisfactory advertisement are enclosed (enclosure 1 and 2).

The architects responding to the advertisement are as follows:

1. Freeman, Wells & Major, Architects  
216 Butler Ave., P. O. Box 2968  
Greenville, S. C. 29602
2. Avery Wood Associates Architects, Inc.  
Box 6085  
Greenville, S. C. 29606
3. William Bailey Kauric, Architect  
2908 Devine St.  
Columbia, S. C. 29205
4. J. E. Sirrine Co.  
P. O. Box 5456  
Greenville, S. C. 29606
5. Craig & Gaulden, Architects  
1922 Augusta Road  
Greenville, S. C. 29605

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6. The Architectural Office of Bruce Klee Brown  
511-B Wilton St.  
Greenville, S. C. 29609
7. Piedmont Engineers, Architects, Planners  
420 Park Ave., P. O. Box 1717  
Greenville, S. C. 29602
8. McMillan, Bunes, Townsend & Bowen  
669 N. Academy St., P. O. Box 1508  
Greenville, S. C. 29602
9. Tarleton-Tankersley Architectural Group, Inc.  
P. O. Box 5265  
Greenville, S. C. 29606
10. Maynard Pearlstine/ William Anderson, AIA  
3106 Devine St.  
Columbia, S. C. 29205
11. Neal Architects, Inc.  
11 Cleveland Court  
Greenville, S. C.
12. McGinty & Dye, Architects  
Lagoon Road  
Hilton Head Island, S. C. 29428
13. Prather, Thomas, Campbell & Pridgeon, Inc.  
Box 3028  
Spartanburg, S. C. 29302

From the architectural firms previously listed, we selected four firms for interview with our office. PRT requested each of the four firms to complete a questionnaire (enclosure 3) and bring examples of their work to the interview. After interviewing these architects, we have selected in the order of our preference, the following:

1. Neal Architects, Inc.  
11 Cleveland Court  
Greenville, S. C.
2. The Tarleton-Tankersley Architectural Group, Inc.  
P. O. Box 5265  
Greenville, S. C. 29606
3. Freeman, Wells and Major, Architects  
216 Butler Ave., P. O. Box 2968  
Greenville, S. C. 29602



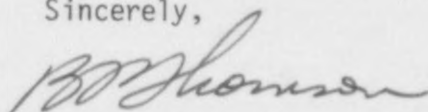
4. Craig and Gaulden, Architects, Inc.  
1922 Augusta Road  
Greenville, S. C. 29605

All of the recommended architects have agreed to perform the required services on a percentage of construction cost basis. Enclosure 4 is the recommended contract form.

Also enclosed is a list of projects undertaken by PRT in the preceding two years (enclosure 5).

The above information is submitted for approval so that we may execute a contract for design of the Oconee State Park multi-purpose recreation facility.

Sincerely,



B. P. Thomson  
Engineering & Planning Coordinator

cc: D. H. Wright  
State Parks Planner

BPT/br

# Columbia Newspapers, Inc.

Publishers of

## The State

SOUTH CAROLINA'S LARGEST MORNING NEWSPAPER

P. O. BOX 150  
COLUMBIA, S. C. 29202

## The Columbia Record

SOUTH CAROLINA'S LARGEST AFTERNOON NEWSPAPER

- S.C. Dept. of Parks, Recreation & Tourism
- Box 113, 1205 Pendleton
- Columbia, S.C. 29201

PAY  
LAST  
AMOUNT



DESCRIPTION	DATE	SPACE		CHARGES	C O D E	CREDITS	TOTAL INCHES FOR MONTH	BALANCE DUE
		RATE	INCHES					
NOTICE TO ARCHITECTS								
MULTI PURPOSE RECREATION BLDG								
	DEC 11 TH	1.00	2.25	2.25			2.25	2.25
	DEC 18 TH	.50	2.25	1.13			4.50	3.38
<div>OK DKW 70 BI OCONEE</div> <div>RECEIVED DEC 30 1974 ADMIN. DIVISION</div> <div>NOTICE TO ARCHITECTS  Submission of a resume of qualifications from Architects will be received by the Owners, The South Carolina Department of Parks, Recreation and Tourism, Division of State Parks, Attention D. H. Wright, Box 113, 1205 Pendleton Street, Edgar Brown Building, Columbia, South Carolina 29201, Phone 758-3634, until 2:00 p.m., E.S.T., Tuesday, January 7, 1975, for the design development and construction phases necessary to fully complete a multi-purpose recreation building (70'x120') for Oconee State Park, Oconee County, South Carolina. Further information will be supplied upon request. FRED P. BRINKMAN EXECUTIVE DIRECTOR SOUTH CAROLINA DEPT OF PARKS, RECREATION AND TOURISM</div>								

Enclosure 1

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INVOICE AND AFFIDAVIT

**THE GREENVILLE NEWS-PIEDMONT COMPANY**

PHONE (803) 242-5011 P.O. BOX 1688

GREENVILLE, SO. CAROLINA 29602

Allen Dedwyler, being duly sworn, says that he is the legal representative

of ~~THE GREENVILLE NEWS~~ a newspaper printed and published in the  
GREENVILLE PIEDMONT

City of Greenville, in the State of South Carolina. That the attached advertisement ap-

peared in 3 1/2 inches in the issue

of December 11, 18, 1974

*Allen Dedwyler*

Sworn to and subscribed before me

this 18th day of December 19 74

*Robert P. Hall*

Total Due \$ \_\_\_\_\_

Notary Public for State of S.C.

NOTICE TO ARCHITECTS  
Submission of a resume of  
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The South Carolina Department  
of Parks, Recreation and Tour-  
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Edgar Brown Building, Colum-  
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Phone 758-3634, until 2:00 p.m.,  
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Park, Oconee County, South  
Carolina. Further information  
will be supplied upon request.  
Fred P. Brinkman  
Executive Director  
South Carolina Dept.  
of Parks, Recreation  
and Tourism

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Enclosure 2

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# ARCHITECT-ENGINEER QUESTIONNAIRE

DATE: DEC. 23, 1974

1. Firm Name NEAL ARCHITECTS, INC. 2. Established Year 1969 State S. C. 3. Type of Organization Individual Corporation X Other Partnership Joint Venture

4. Former Firm Name(s), if any, and year(s) established JAMES A. NEAL & ASSOC. ARCHS., INC. - 1969 5. Home Office Business Address and Telephone Number A/C 803  
11 CLEVELAND COURT - GREENVILLE, S. C. 235-0405

6. Present Branch Office Address NONE Telephone No. \_\_\_\_\_ Name of Person in Charge \_\_\_\_\_

7. Principals of firm (Names) JAMES A. NEAL, A.I.A. 8. Associate Member of Firm (Names) W. DANIEL BEAMAN, A.I.A.  
V. STOKES BROWNING, A.I.A.

9. KEY PERSONNEL OF FIRM (Names)  
a. Architects JAMES A. NEAL  
V. STOKES BROWNING  
W. DANIEL BEAMAN  
b. Landscape Architects \_\_\_\_\_  
c. Civil Engineers \_\_\_\_\_  
d. Structural Engineers \_\_\_\_\_  
e. Sanitary Engineers \_\_\_\_\_  
f. Mechanical Engineers \_\_\_\_\_  
g. Electrical Engineers \_\_\_\_\_  
h. Planners \_\_\_\_\_  
i. Other Key Personnel (Indicate specialty)  
BROOKS R. PRINCE - DESIGNER  
PATRICK R. O'SHIELDS - CONST. SUPERVISOR & DRAFTSMAN

10. NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION

Located at	a. Principals & Key Personnel				b. Other Personnel									
	Arch (1)	Eng. (2)	Other (3)	Engineers (5) Mech. (6) Elec. (7) Civil (8) other	Drafts- Men (9)	Spec. Writers (10)	Estima- tors (11)	Survey- ors (12)	Bal. ance. (13)	Inspec- tors (14)				
Home Office <u>5</u>	<u>3</u>								<u>2</u>					
Branch Office <u>0</u>	<u>0</u>								<u>0</u>					
Totals <u>5</u>	<u>3</u>								<u>2</u>					

11. OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED BY YOUR FIRM

A. CATEGORY	B. Name of Firm or Individual and Address	A. CATEGORY	B. Name of Firm or Individual and Address
Architects	<u>NONE</u>	Mechanical Engineers	<u>ENWRIGHT ASSOCIATES</u>
Landscape Architects	<u>MRS. SHIRLEY CARTER</u> <u>189 HENSON ST. - SPARTANBURG, S. C. 29302</u>	Electrical Engineers	<u>ENWRIGHT ASSOCIATES</u>
Civil Engineers	<u>ENWRIGHT ASSOCIATES</u> <u>P. O. Box 5287, STA. B - GREENVILLE, S.C. 29607</u>	Planners	<u>CLPC (COMPREHENSIVE LAND PLANNING CONSULTANTS</u> <u>(MR. EDWARD PINCKNEY) - HILTON HEAD ISLAND, S.C. 29928</u>
Structural Engineers	<u>ENWRIGHT ASSOCIATES</u>	Estimators	<u>NONE</u>
Sanitary Engineers	<u>ENWRIGHT ASSOCIATES</u>	Other Consultant Affiliations	<u>NONE</u>

Enclosure 3

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PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM

12.

1. Name (Last-first-middle initial)

NEAL, JAMES A.

2. Name (Last-first-middle initial)

Date of Birth (Month-day-year)	Years of Experience	As Principal in this firm	As Principal in other firms.	Other than principal	Date of Birth (Month-day-year)	Years of Experience	As Principal in this firm	As Principal in other firms.	Other than principal
Nov. 23, 1935	15	6	0	9					
Education (College, degree, year, specialization)					Education (College, degree, year, specialization)				
CLEMSON UNIVERSITY - BACH. OF ARCHITECTURE - 1959									
Membership in Professional Organizations					Membership in Professional Organizations				
AMERICAN INSTITUTE OF ARCHITECTS GREENVILLE COUNCIL OF ARCHITECTS									
Registration (Type, year, State)					Registration (Type, year, State)				
ARCHITECTURE 1965 S. C. NCARB 1969									

3. Name (Last-first-middle initial)

BROWNING, VICTOR S.

4. Name (Last-first-middle initial)

Date of Birth (Month-day-year)	Years of Experience	As Principal in this firm	As Principal in other firms.	Other than principal	Date of Birth (Month-day-year)	Years of Experience	As Principal in this firm	As Principal in other firms.	Other than principal
JAN. 19, 1935	20	2	0	18					
Education (College, degree, year, specialization)					Education (College, degree, year, specialization)				
CLEMSON UNIVERSITY 1953-1957 M.E.									
Membership in Professional Organizations					Membership in Professional Organizations				
GREENVILLE COUNCIL OF ARCHITECTS AMERICAN INSTITUTE OF ARCHITECTS									
Registration (Type, year, State)					Registration (Type, year, State)				
ARCHITECTURE 1970 S. C.									

5. Name (Last-first-middle initial)

BEAMAN, WALLACE D.

6. Name (Last-first-middle initial)

Date of Birth (Month-day-year)	Years of Experience	As Principal in this firm	As Principal in other firms.	Other than principal	Date of Birth (Month-day-year)	Years of Experience	As Principal in this firm	As Principal in other firms.	Other than principal
JUNE 7, 1947	4	0	0	4					
Education (College, degree, year, specialization)					Education (College, degree, year, specialization)				
CLEMSON UNIVERSITY BACH. OF ARCHITECTURE 1970									
Membership in Professional Organizations					Membership in Professional Organizations				
AMERICAN INSTITUTE OF ARCHITECTS GREENVILLE COUNCIL OF ARCHITECTS									
Registration (Type, year, State)					Registration (Type, year, State)				
ARCHITECTURE 1974 S. C.									

13.

## PRESENT ACTIVITIES ON WHICH YOUR FIRM IS ENGAGED

NAME AND TYPE OF PROJECT	LOCATION	NAME AND ADDRESS OF OWNER	ESTIMATED CONSTRUCTION COST	PERCENT COMPLETED	
				DESIGN	FIELD SUPV.
COFFEE STREET MALL	GREENVILLE, S. C.	JAMES W. GREER, P. O. BOX 2820, GREENVILLE 29602	\$ 350,000	100	75
SENIOR CENTER BUILDING	GREENVILLE, S. C.	MRS. RUTH NORRIS - 106 W. COURT ST., GREENVILLE 29601	\$300,000	25	---
ANDERSON VILLAGE CENTER	ANDERSON, S. C.	DR. PAT KILLEN, 1101 N. FANT ST., ANDERSON, S. C.	\$1,250,000	10	---
ANDERSON PROFESSIONAL PARK	ANDERSON, S. C.	DR. PAT KILLEN (AS ABOVE)	\$1,350,000 (PHASE 1)	10	---
KEOWEE VISITORS CENTER	LAKE KEOWEE, S. C.	MR. BRYANT METLER, P. O. BOX 480, WALHALLA, S.C. 29691	\$ 60,000	100	100
TOTAL NUMBER OF PRESENT PROJECTS: 5		TOTAL ESTIMATED CONSTRUCTION COST: \$3,310,000			

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## COMPLETED WORK ON WHICH YOUR FIRM HAS BEEN ENGAGED

Name and Type of Project	Location	Year Your Work Com- pleted	Name and Address of Owner	Estimated Construction Cost	Constructed (Yes or No)
CHAMBER OF COMMERCE	GREENVILLE, S. C.	1972	MR. PHIL SANDERS, P. O. BOX 10048, GREENVILLE	\$ 350,000	YES
RIVERSIDE FAMILY PRACTICE	GREENVILLE, S. C.	1973	DR. RALPH COX, 2-A CLEVELAND COURT, GREENVILLE	140,000	YES
CAROLINA EYE ASSOC., P.A.	GREENVILLE, S. C.	1973	DR. DARRELL JERVEY, 7-B CLEVELAND CT., GREENVILLE	200,000	YES
ORTHODONTICS ASSOC.	GREENVILLE, S. C.	1974	DR. WILLIAM MITCHELL, 10 CLEVELAND CT., GREENVILLE	250,000	YES
McAFEE RESIDENCE	GREENVILLE, S. C.	1974	MR. DOUG McAFEE, RT. 7, SMILAX COURT, GREENVILLE	110,000	YES
TOTAL NUMBER OF COMPLETED PROJECTS: 5		TOTAL ESTIMATED CONSTRUCTION COST: \$1,050,000			

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EXHIBITS  
OF  
COMPLETED  
WORK

(Please attach resume or photo which PRT may keep on permanent file) (attached)

16. What type of contractual agreement would you be will to work under? STIPULATED SUM, PERCENTAGE OF CONSTRUCTION COST, HOURLY COST, (FLEXIBLE)
17. What rates are charged for additional services beyond the contract scope: MINIMUM COST
- a. Principles time per hour? \$28.00
  - b. Employees time at multiple of direct expense?  $2\frac{1}{2}$  TIMES PAYROLL COST (AVERAGE \$19.00 PER HOUR)
  - c. Consultants time at multiple of direct expense? CONSULTANT'S TIME IS BILLED AT THEIR DIRECT COST (NO MARK-UP)
  - d. Mileage rate? 12¢ PER MILE
18. Do you have objections to the original drawings and specifications becoming the property of the State of South Carolina? A DISCUSSION OF OUR LIABILITIES SHOULD BE SET FORTH IN AN AGREEMENT BEFORE THIS CAN BE DONE.
19. Is your firm in compliance with Federal non-discrimination laws? YES
20. Do you have any objections to PRT siting structures? NO, WE WOULD LIKE TO BE A PART OF THIS PHASE OF THE WORK.
21. Do you have any objection to PRT assisting in construction inspections and directly receiving and processing requests for payment from the contractor? NO
22. Name two clients that may be contacted regarding your firm's finished product.
- |                                                                                                |                                                                                                                                     |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| MR. GERALD L. BARTELS, EXEC. V. P.<br>GREENVILLE CHAMBER OF COMMERCE - GREENVILLE, S. C. 29603 | MR. JAMES W. GREER, DIRECTOR OF COMMUNITY DEVELOPMENT<br>& HOUSING (CITY OF GREENVILLE)<br>P. O. BOX 2820 - GREENVILLE, S. C. 29602 |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
23. Name two contractors that may be contacted regarding the clarity and completeness of plans and specifications produced by your firm.
- |                                                                            |                                                                                   |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| MR. HAROLD L. MOORE, BUILDER<br>802 S. WELCOME RD., GREENVILLE, S.C. 29611 | K. L. GARRETT CONST. CO., INC.<br>P. O. BOX 8736, STA. A, GREENVILLE, S. C. 29604 |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
- Note A: In the event spaces provided on the form are not sufficient for entires, additional sheets with appropriate references may be attached.
- Note B: It will be advantageous for a firm to periodically update the information contained on this form.

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document B131

**Standard Form of Agreement Between  
Owner and Architect**

*on a basis of a*

**PERCENTAGE OF CONSTRUCTION COST**

*THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH  
AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION*

**AGREEMENT**

made this fourteenth day of January in the year of Nineteen  
Hundred and seventy-five

**BETWEEN**

South Carolina Department of Parks, Recreation & Tourism the Owner, and

Neal Architects, Inc. the Architect.

It is the intention of the Owner to Construct a multi-purpose recreation building  
at Oconee State Park, S. C. Building to include large open recreation, space, lobby,  
rest rooms, storage, mechanical space, deck, office, lounge, and small recreation room.

hereinafter referred to as the Project.

The Owner and the Architect agree as set forth below.

I. THE ARCHITECT shall provide professional services for the Project in accordance with the Terms and Conditions of this Agreement.

II. THE OWNER shall compensate the Architect, in accordance with the Terms and Conditions of this Agreement, as follows:

a. *FOR THE ARCHITECT'S BASIC SERVICES*, as described in Paragraph 1.1, Basic Compensation computed at the following percentages of the Construction Cost, as defined in Article 3, for portions of the Project to be awarded under

A Single Stipulated Sum Contract	per cent (8.5 %)
Separate Stipulated Sum Contracts	per cent ( %)
A Single Cost Plus Fee Contract	per cent ( %)
Separate Cost Plus Fee Contracts	per cent ( %)

AN INITIAL PAYMENT of Five hundred & 00/100 dollars (\$500.00 ) shall be made upon the execution of this Agreement and credited to the Owner's account.

b. *FOR THE ARCHITECT'S ADDITIONAL SERVICES*, as described in Paragraph 1.3, compensation computed as follows:

Principals' time at the fixed rate of twenty-eight & 00/100 dollars (\$ 28.00 ) per hour. For the purposes of this Agreement, the Principals are:

James Heal

Employees' time computed at a multiple of two and one-half ( 2.5 ) times the employees' Direct Personnel Expense as defined in Article 4.

Additional services of professional consultants engaged for the normal structural, mechanical and electrical engineering services at a multiple of one ( 1.0 ) times the amount billed to the Architect for such additional services.

Services of other professional consultants at a multiple of one ( 1.0 ) times the amount billed to the Architect for such services.

The rates and multiples set forth in this Paragraph IIb will be subject to renegotiation if the services covered by this Agreement have not been completed within ( 12 ) months of the date hereof.

c. *FOR THE ARCHITECT'S REIMBURSABLE EXPENSES*, amounts expended as defined in Article 5.

d. *THE TIMES AND FURTHER CONDITIONS OF PAYMENT* shall be as described in Article 6.



## TERMS AND CONDITIONS OF AGREEMENT BETWEEN OWNER AND ARCHITECT

### ARTICLE 1

#### ARCHITECT'S SERVICES

##### 1.1 BASIC SERVICES

The Architect's Basic Services consist of the five phases described below and include normal structural, mechanical and electrical engineering services.

##### SCHEMATIC DESIGN PHASE

**1.1.1** The Architect shall consult with the Owner to ascertain the requirements of the Project and shall confirm such requirements to the Owner.

**1.1.2** The Architect shall prepare Schematic Design Studies consisting of drawings and other documents illustrating the scale and relationship of Project components for approval by the Owner.

**1.1.3** The Architect shall submit to the Owner a Statement of Probable Construction Cost based on current area, volume or other unit costs.

##### DESIGN DEVELOPMENT PHASE

**1.1.4** The Architect shall prepare from the approved Schematic Design Studies, for approval by the Owner, the Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the entire Project as to structural, mechanical and electrical systems, materials and such other essentials as may be appropriate.

**1.1.5** The Architect shall submit to the Owner a further Statement of Probable Construction Cost.

##### CONSTRUCTION DOCUMENTS PHASE

**1.1.6** The Architect shall prepare from the approved Design Development Documents, for approval by the Owner, Working Drawings and Specifications setting forth in detail the requirements for the construction of the entire Project including the necessary bidding information, and shall assist in the preparation of bidding forms, the Conditions of the Contract, and the form of Agreement between the Owner and the Contractor.

**1.1.7** The Architect shall advise the Owner of any adjustments to previous Statements of Probable Construction Cost indicated by changes in requirements or general market conditions.

**1.1.8** The Architect shall assist the Owner in filing the required documents for the approval of governmental authorities having jurisdiction over the Project.

##### BIDDING OR NEGOTIATION PHASE

**1.1.9** The Architect, following the Owner's approval of the Construction Documents and of the latest Statement of Probable Construction Cost, shall assist the Owner in

obtaining bids or negotiated proposals, and in awarding and preparing construction contracts.

##### CONSTRUCTION PHASE — ADMINISTRATION OF THE CONSTRUCTION CONTRACT

**1.1.10** The Construction Phase will commence with the award of the Construction Contract and will terminate when the final Certificate for Payment is issued to the Owner.

**1.1.11** The Architect shall provide Administration of the Construction Contract as set forth in Articles 1 through 14 inclusive of the latest edition of AIA Document A201, General Conditions of the Contract for Construction, and the extent of his duties and responsibilities and the limitations of his authority as assigned thereunder shall not be modified without his written consent.

**1.1.12** The Architect, as the representative of the Owner during the Construction Phase, shall advise and consult with the Owner and all of the Owner's instructions to the Contractor shall be issued through the Architect. The Architect shall have authority to act on behalf of the Owner to the extent provided in the General Conditions unless otherwise modified in writing.

**1.1.13** The Architect shall at all times have access to the Work wherever it is in preparation or progress.

**1.1.14** The Architect shall make periodic visits to the site to familiarize himself generally with the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. On the basis of his on-site observations as an architect, he shall endeavor to guard the Owner against defects and deficiencies in the Work of the Contractor. The Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and he shall not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

**1.1.15** Based on such observations at the site and on the Contractor's Applications for Payment, the Architect shall determine the amount owing to the Contractor and shall issue Certificates for Payment in such amounts. The issuance of a Certificate for Payment shall constitute a representation by the Architect to the Owner, based on the Architect's observations at the site as provided in Subparagraph 1.1.14 and on the data comprising the Application for Payment, that the Work has progressed to the point indicated; that to the best of the Architect's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents (subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to the results of any subsequent tests required by the Contract Documents).

uments, to minor deviations from the Contract Documents correctable prior to completion, and to any specific qualifications stated in the Certificate for Payment); and that the Contractor is entitled to payment in the amount certified. By issuing a Certificate for Payment, the Architect shall not be deemed to represent that he has made any examination to ascertain how and for what purpose the Contractor has used the moneys paid on account of the Contract Sum.

**1.1.16** The Architect shall be, in the first instance, the interpreter of the requirements of the Contract Documents and the impartial judge of the performance thereunder by both the Owner and Contractor. The Architect shall make decisions on all claims of the Owner or Contractor relating to the execution and progress of the Work and on all other matters or questions related thereto. The Architect's decisions in matters relating to artistic effect shall be final if consistent with the intent of the Contract Documents.

**1.1.17** The Architect shall have authority to reject Work which does not conform to the Contract Documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to insure the proper implementation of the intent of the Contract Documents, he will have authority to require special inspection or testing of any Work in accordance with the provisions of the Contract Documents whether or not such Work be then fabricated, installed or completed.

**1.1.18** The Architect shall review and approve shop drawings, samples, and other submissions of the Contractor only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents.

**1.1.19** The Architect shall prepare Change Orders.

**1.1.20** The Architect shall conduct inspections to determine the Dates of Substantial Completion and final completion, shall receive and review written guarantees and related documents assembled by the Contractor, and shall issue a final Certificate for Payment.

**1.1.21** The Architect shall not be responsible for the acts or omissions of the Contractor, or any Subcontractors, or any of the Contractor's or Subcontractors' agents or employees, or any other persons performing any of the Work.

## **1.2 PROJECT REPRESENTATION BEYOND BASIC SERVICES**

**1.2.1** If more extensive representation at the site than is described under Subparagraphs 1.1.10 through 1.1.21 inclusive is required, and if the Owner and Architect agree, the Architect shall provide one or more Full-Time Project Representatives to assist the Architect.

**1.2.2** Such Full-Time Project Representatives shall be selected, employed and directed by the Architect, and the Architect shall be compensated therefor as mutually agreed between the Owner and the Architect as set forth in an exhibit appended to this Agreement.

**1.2.3** The duties, responsibilities and limitations of authority of such Full-Time Project Representatives shall be set forth in an exhibit appended to this Agreement.

**1.2.4** Through the on-site observations by Full-Time Project Representatives of the Work in progress, the Architect

shall endeavor to provide further protection for the Owner against defects in the Work, but the furnishing of such project representation shall not make the Architect responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs, or for the Contractor's failure to perform the Work in accordance with the Contract Documents.

## **1.3 ADDITIONAL SERVICES**

If any of the following Additional Services are authorized by the Owner, they shall be paid for by the Owner as hereinbefore provided.

**1.3.1** Providing special analyses of the Owner's needs, and programming the requirements of the Project.

**1.3.2** Providing financial feasibility or other special studies.

**1.3.3** Providing planning surveys, site evaluations, or comparative studies of prospective sites.

**1.3.4** Providing design services relative to future facilities, systems and equipment which are not intended to be constructed as part of the Project.

**1.3.5** Providing services to investigate existing conditions or facilities or to make measured drawings thereof, or to verify the accuracy of drawings or other information furnished by the Owner.

**1.3.6** Preparing documents for alternate bids or out-of-sequence services requested by the Owner.

**1.3.7** Providing Detailed Estimates of Construction Cost or detailed quantity surveys or inventories of material, equipment and labor.

**1.3.8** Providing interior design and other services required for or in connection with the selection of furniture and furnishings.

**1.3.9** Providing services for planning tenant or rental spaces.

**1.3.10** Making major revisions in Drawings, Specifications or other documents when such revisions are inconsistent with written approvals or instructions previously given and are due to causes beyond the control of the Architect.

**1.3.11** Preparing supporting data and other services in connection with Change Orders if the change in the Basic Compensation resulting from the adjusted Contract Sum is not commensurate with the services required of the Architect.

**1.3.12** Making investigations involving detailed appraisals and valuations of existing facilities, and surveys or inventories required in connection with construction performed by the Owner.

**1.3.13** Providing consultation concerning replacement of any Work damaged by fire or other cause during construction, and furnishing professional services of the type set forth in Paragraph 1.1 as may be required in connection with the replacement of such Work.

**1.3.14** Providing professional services made necessary by the default of the Contractor or by major defects in the Work of the Contractor in the performance of the Construction Contract.

**1.3.15** Preparing a set of reproducible record prints of drawings showing significant changes in the Work made



during the construction process, based on marked-up prints, drawings and other data furnished by the Contractor to the Architect.

**1.3.16** Providing extensive assistance in the utilization of any equipment or system such as initial start-up or testing, adjusting and balancing, preparation of operating and maintenance manuals, training personnel for operation and maintenance, and consultation during operation.

**1.3.17** Providing Contract Administration and observation of construction after the Construction Contract Time has been exceeded or extended by more than 30 days through no fault of the Architect.

**1.3.18** Providing services after issuance to the Owner of the final Certificate for Payment.

**1.3.19** Preparing to serve or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.

**1.3.20** Providing services of professional consultants for other than the normal structural, mechanical and electrical engineering services for the Project.

**1.3.21** Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

## **ARTICLE 2**

### **THE OWNER'S RESPONSIBILITIES**

**2.1** The Owner shall provide full information regarding his requirements for the Project.

**2.2** The Owner shall designate, when necessary, a representative authorized to act in his behalf with respect to the Project. The Owner or his representative shall examine documents submitted by the Architect and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the progress of the Architect's work.

**2.3** The Owner shall furnish a certified land survey of the site giving, as applicable, grades and lines of streets, alleys, pavements and adjoining property; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and complete data pertaining to existing buildings, other improvements and trees; and full information concerning available service and utility lines both public and private, above and below grade, including inverts and depths.

**2.4** The Owner shall furnish the services of a soils engineer or other consultant when such services are deemed necessary by the Architect, including reports, test borings, test pits, soil bearing values, percolation tests, air and water pollution tests, ground corrosion and resistivity tests and other necessary operations for determining subsoil, air and water conditions, with appropriate professional interpretations thereof.

**2.5** The Owner shall furnish structural, mechanical, chemical and other laboratory tests, inspections and reports as required by law or the Contract Documents.

**2.6** The Owner shall furnish such legal, accounting, and insurance counselling services as may be necessary for the Project, and such auditing services as he may require to

ascertain how or for what purposes the Contractor has used the moneys paid to him under the Construction Contract.

**2.7** The services, information, surveys and reports required by Paragraphs 2.3 through 2.6 inclusive shall be furnished at the Owner's expense, and the Architect shall be entitled to rely upon the accuracy and completeness thereof.

**2.8** If the Owner observes or otherwise becomes aware of any fault or defect in the Project or non-conformance with the Contract Documents, he shall give prompt written notice thereof to the Architect.

**2.9** The Owner shall furnish information required of him as expeditiously as necessary for the orderly progress of the Work.

## **ARTICLE 3**

### **CONSTRUCTION COST**

**3.1** The Construction Cost to be used as the basis for determining the Architect's Basic Compensation shall be the total cost or estimated cost to the Owner of all Work designed or specified by the Architect, which shall be determined as follows, with precedence in the order listed:

**3.1.1** For completed construction, the total cost of all such Work;

**3.1.2** For Work not constructed, (1) the lowest bona fide bid received from a qualified bidder for any or all of such Work, or (2) if the Work is not bid, the bona fide negotiated proposal submitted for any or all of such Work; or

**3.1.3** For Work for which no such bid or proposal is received, (1) the latest Detailed Estimate of Construction Cost if one is available, or (2) the latest Statement of Probable Construction Cost.

**3.2** Construction Cost does not include the compensation of the Architect and consultants, the cost of the land, rights-of-way, or other costs which are the responsibility of the Owner as provided in Paragraphs 2.3 through 2.6 inclusive.

**3.3** Labor furnished by the Owner for the Project shall be included in the Construction Cost at current market rates including a reasonable allowance for overhead and profit. Materials and equipment furnished by the Owner shall be included at current market prices, except that used materials and equipment shall be included as if purchased new for the Project.

**3.4** Statements of Probable Construction Cost and Detailed Cost Estimates prepared by the Architect represent his best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Architect cannot and does not guarantee that bids will not vary from any Statement of Probable Construction Cost or other cost estimate prepared by him.



3.5 When a fixed limit of Construction Cost is established as a condition of this Agreement, it shall include a bidding contingency of ten percent unless another amount is agreed upon in writing. When such a fixed limit is established, the Architect shall be permitted to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, and to make reasonable adjustments in the scope of the Project to bring it within the fixed limit. The Architect may also include in the Contract Documents alternate bids to adjust the Construction Cost to the fixed limit.

3.5.1 If the lowest bona fide bid or negotiated proposal, the Detailed Cost Estimate or the Statement of Probable Construction Cost exceeds such fixed limit of Construction Cost (including the bidding contingency) established as a condition of this Agreement, the Owner shall (1) give written approval of an increase in such fixed limit, (2) authorize rebidding the Project within a reasonable time, or (3) cooperate in revising the Project scope and quality as required to reduce the Probable Construction Cost. In the case of (3) the Architect, without additional charge, shall modify the Drawings and Specifications as necessary to bring the Construction Cost within the fixed limit. The providing of such service shall be the limit of the Architect's responsibility in this regard, and having done so, the Architect shall be entitled to compensation in accordance with this Agreement.

#### ARTICLE 4

##### DIRECT PERSONNEL EXPENSE

4.1 Direct Personnel Expense of employees engaged on the Project by the Architect includes architects, engineers, designers, job captains, draftsmen, specification writers and typists, in consultation, research and design, in producing Drawings, Specifications and other documents pertaining to the Project, and in services during construction at the site.

4.2 Direct Personnel Expense includes cost of salaries and of mandatory and customary benefits such as statutory employee benefits, insurance, sick leave, holidays and vacations, pensions and similar benefits.

#### ARTICLE 5

##### REIMBURSABLE EXPENSES

5.1 Reimbursable Expenses are in addition to the Compensation for Basic and Additional Services and include actual expenditures made by the Architect, his employees, or his professional consultants in the interest of the Project for the expenses listed in the following Subparagraphs:

5.1.1 Expense of transportation and living when traveling in connection with the Project; long distance calls and telegrams; and fees paid for securing approval of authorities having jurisdiction over the Project.

5.1.2 Expense of reproductions, postage and handling of Drawings and Specifications excluding duplicate sets at the completion of each Phase for the Owner's review and approval.

5.1.3 If authorized in advance by the Owner, expense of overtime work requiring higher than regular rates and expense of renderings or models for the Owner's use.

5.1.4 Expense of computer time when used in connection with Additional Services.

#### ARTICLE 6

##### PAYMENTS TO THE ARCHITECT

6.1 Payments on account of the Architect's Basic Services shall be made as follows:

6.1.1 An initial payment as set forth in Paragraph IIa (Page 2) is the minimum payment under this Agreement.

6.1.2 Subsequent payments for Basic Services shall be made monthly in proportion to services performed so that the compensation at the completion of each Phase shall equal the following percentages of the total Basic Compensation:

Schematic Design Phase .....	15%
Design Development Phase .....	35%
Construction Documents Phase ....	75%
Bidding or Negotiation Phase .....	80%
Construction Phase .....	100%

6.2 Payments for Additional Services of the Architect as defined in Paragraph 1.3, and for Reimbursable Expenses as defined in Article 5, shall be made monthly upon presentation of the Architect's statement of services rendered.

6.3 No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages, or other sums withheld from payments to contractors.

6.4 If the Project is suspended for more than three months or abandoned in whole or in part, the Architect shall be paid his compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with Reimbursable Expenses then due and all terminal expenses resulting from such suspension or abandonment. If the Project is resumed after being suspended for more than three months, the Architect's compensation shall be subject to renegotiation.

6.5 Payments due the Architect under this Agreement shall bear interest at the legal rate commencing sixty days after the date of billing.

#### ARTICLE 7

##### ARCHITECT'S ACCOUNTING RECORDS

Records of the Architect's Direct Personnel, Consultant and Reimbursable Expenses pertaining to the Project, and records of accounts between the Owner and the Con-

tractor, shall be kept on a generally recognized accounting basis and shall be available to the Owner or his authorized representative at mutually convenient times.

#### **ARTICLE 8**

##### **TERMINATION OF AGREEMENT**

This Agreement may be terminated by either party upon seven days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the other. In the event of termination due to the fault of others than the Architect, the Architect shall be paid his compensation for services performed to termination date, including Reimbursable Expenses then due and all terminal expenses.

#### **ARTICLE 9**

##### **OWNERSHIP OF DOCUMENTS**

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not. They are not to be used by the Owner on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

#### **ARTICLE 10**

##### **SUCCESSORS AND ASSIGNS**

The Owner and the Architect each binds himself, his partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Owner nor the Architect shall assign, sublet or transfer his interest in this Agreement without the written consent of the other.

#### **ARTICLE 11**

##### **ARBITRATION**

**11.1** All claims, disputes and other matters in question arising out of, or relating to, this Agreement or the breach thereof shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

**11.2** Notice of the demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

**11.3** The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

#### **ARTICLE 12**

##### **EXTENT OF AGREEMENT**

This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

#### **ARTICLE 13**

##### **GOVERNING LAW**

Unless otherwise specified, this Agreement shall be governed by the law of the principal place of business of the Architect.





This Agreement executed the day and year first written above.

OWNER

ARCHITECT

PROJECT

ARCHITECT

CONSTRUCTION COST

1820

CROFT

Swimming Pool &  
Bathhouse

Prather, Thomas, Campbell, Pridgeon, Inc.  
405 S. Pine St., Box 3028  
Spartanburg, S. C. 29302

Not Complete

CHARLES TOWNE LANDING

Geodesic Dome Addition

Jeffrey Marc Rosenblum, AIA  
276 E. Bay St.  
Charleston, S. C. 29401

Not Complete

Enclosure 5

## PROJECT

## ARCHITECT

## CONSTRUCTION COST

1821

DREHER ISLANDResidence, entrance,  
PavilionLBC&W Associates  
1800 Gervias Street  
Columbia, S. C.

\$ 465,000.

Site Design, water, sewage,  
and bridgeWilbur-Smith & Associates  
4500 Jackson Blvd.  
Columbia, S. C.

\$ 1,735,000.

Tackle Shop

Henry Boykin  
605 Monument Square  
Camden, S. C. 29020

\$ 30,000.

HICKORY-KNOBMaster Plan - all  
Arch, water & SewageJones & Fellers  
Post Office Box 1508  
Augusta, Georgia 30903

\$ 1,900,000.

LYNCHEs RIVERLand use development plan.  
Slab design for geodesic dome.  
design of building to replace  
the dome.Chas. T. Main, Inc.  
Post Office Box 4607  
Charlotte, N. C. 28204

\$ 2,923,000.

\$ 7,000.

\$ 100,000.

LANDSFORD CANAL

Residence &amp; Lockkeepers house

Henry D. Boykin, AIA  
605 Monument Square  
Camden, S. C. 29202

\$ 95,000.

Enclosure 6



## PROJECT

## ARCHITECT

## CONSTRUCTION COST

HAMPTON PLANTATION

Restoration Drawings

Read Barnes, Architect  
155 East Bay St.  
Charleston, SC 29401

NOT COMPLETE

1823

KEOWEE-TOXAWAY

Master Plan

Interpretive Center  
Water & SewageRecreation Department  
Clemson University  
MBTB, Greenville, SC.  
Farmer & Simpson  
Post Office Box 1692  
Anderson, S. C. 29621

NOT COMPLETE

\$175,000

\$ 86,000.

HUNTING ISLAND

Water &amp; Sewage

Farmer & Simpson  
Post Office Box 1692  
Anderson, S. C. 29621

\$157,000.

MYRTLE BEACH

Expansion of sewage facilities

Robert Bellamy  
Post Office Box 202  
Myrtle Beach, S. C. 29577

\$ 20,000.

25 Comfort &amp; Rest Stations

Henry Boykin, Camden, SC

\$500,000

Eight (8) Residences

Fred Parrish, Columbia, SC

\$240,000.

SANTEE - Pavilion

Central Shop/Columbia

William B. Holland, Atlanta, Ga.

\$140,000.

SADLERS CREEK - Pavilion

Frank D. Hemphill, Columbia, SC

\$150,000.

J. E. Sirrine Co., Greenville, SC

\$125,000.

CHARLESTOWNE LANDINGRest Room addition to the Dome  
(not activated)Carson & William  
3135 Millwood Ave.  
Columbia, S. C.

\$ 30,000. Est

## LACE HOUSE RENOVATION

Henry D. Boykin, AIA  
605 Monument Square  
Camden, S. C. 29020

\$256,000.

## UTILITY REPAIRS FOR 10 PARKS

Davis & Floyd Engineers  
Post Office Drawer 428  
Greenwood, S. C. 29646

\$855,000.

EXHIBIT III

JAN. 23, 1975

January 13, 1975

Mr. Billy K. Dawson, Vice President for  
Financial Affairs  
Lander College  
Greenwood, South Carolina 29646

Dear Mr. Dawson:

This will acknowledge your letter indicating your selection of Neal Associates as architects for your Student Housing Project.

This will be presented for approval at the next meeting of the Board. You have very clearly followed the required selection procedure, and we see no reason why approval may not be expected.

Very truly yours,

P. C. Smith  
State Auditor

PCS:dr

1824



January 9, 1975

Mr. P. C. Smith, Secretary  
State Budget and Control Board  
P. O. Box 11333  
Columbia, South Carolina 29211

Dear Mr. Smith:

After reviewing and evaluating the resumes of the 42 firms submitting proposals the Development Committee of the State College Board of Trustees selected the following firms who made presentations to this committee:

Columbia Architectural Group  
Neal Associates  
J. E. Sirrine  
Cockern and Associates  
Maynard Pearlstine/William O. Fulmer  
Lucas and Stubbs  
Larkin Jennings and Associates  
The Tarleton-Tankersley Architectural Group

The State College Board of Trustees recommends for the approval of the Budget and Control Board the following firm for the design of Student Housing for Lander College:

Neal Associates  
Greenville, South Carolina

Project Cost: \$1,500,000  
Lander College Student Housing Bonds

Other projects approved for Lander College during the past two years are as follows:

Office/Classroom-Maintenance Building  
Greenwood Associates  
Project Cost: \$280,000

Library  
Freeman, Wells and Major  
Project Cost: \$2,652,000



Mr. Smith

-2-

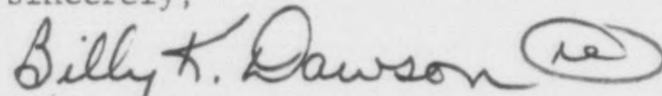
Jan. 10, 1975

Parking Facilities  
Hearst-Coleman Associates  
Project Cost: \$150,000

Student Center  
Craig and Gaulden  
Project Cost: \$2,733,000

Pending approval of the Budget and Control Board, Neal Associates have agreed to begin work on this project with the understanding that no fees will be paid until conditions in the bond market permits us to issue these bonds. I have contacted Mr. Grady Patterson for advice in this matter. No contract will be signed with the architect until bonds are issued.

Sincerely,

A handwritten signature in cursive script that reads "Billy K. Dawson". To the right of the signature is a small, circular handwritten mark that appears to be "re".

Billy K. Dawson  
Vice President for Financial Affairs

BKD/ec

Enc.

1826

## THE STATE

### **NOTICE**

Lander College will accept resumes of qualifications from interested architectural and/or engineering firms for the design of Student Housing on the Lander College Campus, Greenwood, South Carolina. Total cost of project — \$1,500,000.00. Correspondence should be addressed to:  
Billy K. Dawson  
Vice President for Financial Affairs  
Lander College  
Greenwood, South Carolina 29646  
Replies will be accepted through November 12, 1974.

## THE GREENVILLE NEWS-PIEDMONT COMPANY

### **NOTICE**

Lander College will accept resumes of qualification from interested architectural and/or engineering firms for the design of Student Housing on the Lander College Campus, Greenwood, South Carolina.

Total cost of project — \$1,500,000.00. Correspondence should be addressed to:

Billy K. Dawson  
Vice President for  
Financial Affairs  
Lander College  
Greenwood, South Carolina  
29646

Replies will be accepted through November 12, 1974.

128598