

## Matt W. Leber

---

**From:** Mike Hemmer <townadministrator@townofravenel.com>  
**Sent:** Friday, February 3, 2023 4:12 PM  
**To:** Matt W. Leber  
**Cc:** Mayor Stephen Tumbleston  
**Subject:** Ravenel Projects  
**Attachments:** SCIIP Attachment 1 - Narrative.pdf; Preferred\_Train\_Depot.pdf; 20230120 Ravenel Hall Park - Site Plan.pdf; Preferred\_EB\_Ellington.pdf

Mr. Leber,

Per our discussion today, the Town of Ravenel has the following projects that we are pursuing that could use funding:

#1 Pump Station #1 upgrade and 2.6 mile force main extension

This \$8.9 million project has been submitted to the Rural Infrastructure Authority (RIA) and FY23 South Carolina Infrastructure Improvement Program (SCIIP) funding. The Town's match is \$1,334,968 of which we hope to obtain \$500,000 from RIA State Funds. Any help you can provide to improve Ravenel's chances at this funding or decrease our match will allow us to focus on other projects. I have attached our narrative that details the need and impact of the project.

#2 Ravenel Hall and Grounds

This project is located at 5700 Conners Street in Ravenel and includes parking lot improvements, additions to the building, walkways, a concession building and a maintenance building. The entire site is heavily used by ball clubs, area residents, and hall renters. There will be upgrades to decking, a screened porch, a service entrance, and roadway improvements. The Town has earmarked American Rescue Plan Act money for the project with an Opinion of Probable Cost at \$625,000. The project is currently in the permitting phase. The impact of this project will extend to include the Low Country Charter School, which is a primary user of the ballfield to include visitors that are attending reunions, funeral repasts, or wedding receptions at Ravenel Hall.

#3 Ravenel Train Depot

The Train Depot is a very visible historic landmark in Ravenel. The plans for the grounds around the depot include filling a culvert to expand parking, a nature trail, added shelters and pathways, and improvements to the playground and site lighting. The Depot is considered the center of town and many groups and individuals meet here. The project is estimated to cost about \$375,000. The Town has earmarked any remaining American Rescue Plan Act funding, however, we will need to seek other sources. The Town has been working to restore the depot structure itself and has begun hosting a Christmas Tree Lighting that is attracting hundreds of people each December.

#4 Old E.B. Ellington School

The improvements planned for this site are less solidified. However, we know we need to demolish the old school structure that has been unsecure. We have had illegal activities in the area and removal of the unsecured building will improve the grounds greatly. We expect there is asbestos in the structure and demo and removal is in the range of \$200,000 - \$250,000 as an estimate.

I have also attached files showing our plans.

Michael D. Hemmer

**Town of Ravenel**

Town/Planning & Zoning Administrator  
5962 Highway 165, Suite 100  
Ravenel, SC 29470

Office: (843) 889-8732  
[townadministrator@townofravenel.com](mailto:townadministrator@townofravenel.com)  
[www.townofravenel.com](http://www.townofravenel.com)



Town of Ravenel  
5962 Highway 165, Suite 100  
Ravenel, SC 29470  
Office: (843) 889-8732  
Fax: (843) 889-8727

---

2022 South Carolina Infrastructure Investment Program Grant Submittal

---

## APPLICATION NARRATIVE

### A. Need:

The Current Conditions of the Town of Ravenel Sewer system are good. The system feasibility was initially studied in 1992 to serve the Town with a main line down Savannah Highway. Construction began after commitments to transport the sewage through the Town of Hollywood's system, connecting at their Pump Station #7 (HPS#7), were secured in 2003. At this same time, a commitment was secured by Charleston Public Works (Now Charleston Water System or "CWS") to treat 512,000 gallons per day (GPD) of Hollywood's flow from HPS#7 on behalf of the Town of Ravenel. This commitment from Hollywood was again restated in 2004, 2007, and amended to 612,000 GPD to assist with the attraction of a Charleston County Planned Development called Spring Grove in 2012. The Town has about 35 sewer customers using about 35,000 GPD presently, but has to maintain the 100,000 GPD committed to Spring Grove and has recently approved 781 housing units and commercial uses in two Planned Developments that will use at least 291,300 GPD of our committed capacity. Hollywood is contractually obligated to transport Ravenel's sewer flows through HPS#7 and on to CWS for treatment.

However, the Current Conditions of the Town of Hollywood Sewer System and HPS#7 are in question. Hollywood's system and HPS#7 are in disrepair and they have been unresponsive regarding the ability of their system to meet their transport obligation to Ravenel. In 2018, Hollywood's system experienced an unpermitted discharge that has led to numerous studies, violations, and efforts to fix their system. The South Carolina Department of Health and Environmental Control (SCDHEC) and CWS have been involved. It is Ravenel's understanding that the viability of the Hollywood system remains in doubt with our local agencies. Although recent improvements are being planned to the Hollywood system, Hollywood has been unresponsive to the Town of Ravenel's request to assess the current conditions and future ability of their system to meet their contractual obligation with Ravenel. Their improvements are not taking into account Ravenel's future sewage flows.

Therefore, Ravenel's need is to make its own sewer connection with CWS to access and secure the treatment capacity upon which the system was built. If the Town cannot make a new connection to confidently use the treatment capacity to which it is rightfully

entitled, planned and future development in Ravenel will grind to a halt. There will most certainly be lawsuits filed by recent developments, Charleston County, Spring Grove, etc.

Other efforts to meet future capacity have included an agreement to reduce the future Ravenel flow to CWS through HPS#7 by 105,000 GPD by having it conveyed via a different connection to Dorchester County. This reduces the costs required for Ravenel's new connection and removes some capacity from the Hollywood system. To our knowledge, Hollywood is unaware of this agreement because, again, they have been unresponsive.

**B. Project Description:**

The Town of Ravenel will bypass the deteriorating intermediate transporting agency's (Hollywood) facilities including HPS#7 and aging piping connection to CWS; the final collection entity. This project will include extending a 10" force main 13,635 lineal feet (approximately 2.6 miles) to tie-in via manifold connection at an approved location with the CWS 20" force main. This will require an upgrade to Ravenel Pump Station #1 (PS#1) to increase pumping capacity for the extra distance. The 2.6 mile 10" force main extension will require a combination of direct bury and directional drill methods along the Savannah Highway (US 17) and Charleston Highway rights-of-way. The directional drill portion is required for the wetland crossings. The Town has secured a utility engineer (Seamon Whiteside) and has been working on a solution since the end of 2020.

**C. Feasibility:**

The solution to bypass the deficient PS#7 and aging sewer infrastructure will remove uncertainty of the Town of Ravenel needing to rely on another entity for transportation of wastewater, reduce the potential for future unpermitted discharges in both systems, and reduce the liability of the Town of Ravenel's sewer system.

The first alternative is the solution described above and is the most efficient and advised by CWS. This alternative has also been discussed with SCDHEC and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG). All entities understand the difficult situation into which Ravenel has been placed by Hollywood's unresponsiveness.

The second alternative was a similar 10" force main extension that required an additional 1,642 lineal feet with a major highway crossing and connection into an existing CWS pump station well. CWS has reviewed this option and verifies that the pump station is at capacity and cannot handle additional flows from the Ravenel system.

The third alternative is to do nothing. This will cause great liability to Ravenel as the intermediary transport system and HPS#7 is failing and Hollywood will not respond, reaffirm, or even discuss improvement plans required for the meeting of the contractual commitment to carry Ravenel sewer flows.

Ravenel is also requesting consideration for \$500,000 in Rural Infrastructure State funding for this important extension. The Town has been working on a solution to this project for several years and has been dealing with development pressures. However, recent planned developments and issues that have arisen with the Hollywood system now bring this project to a critical stage. RIA and SCIIP funding, along with Ravenel make this system secure. Without this funding, Ravenel will have to continue to rely on substandard infrastructure maintained by an unresponsive partner.

The project is completely within South Carolina Department of Transportation right-of-way in a growing corridor. Any effort to co-locate utilities and “dig once” will be pursued, although infrastructure is primarily already built and no improvement plans are known at this time. The project is planned for Final Design to begin around 12/1/2023 and this will allow for time to determine if other utilities may benefit from the dig. All permitting will then be acquired and the project will be advertised on 8/15/2024 with construction beginning on 11/1/2024. We feel this schedule is generous enough that we may find the project running ahead of schedule, but still able to deal with issues such as the current labor and material markets. Town contracts will have firm significant completion dates and the Town may also consider a performance premium, to be paid from the Ravenel match, if that is acceptable to RIA.

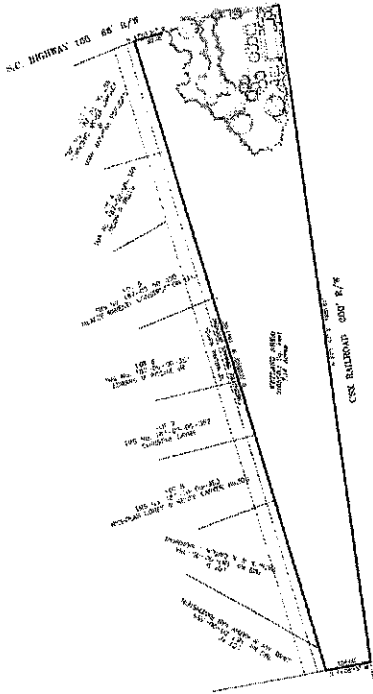
#### D. Benefits and Impact:

This project addresses the SCIIP grant priorities by addressing aging infrastructure and securing capacity for the Town of Ravenel.

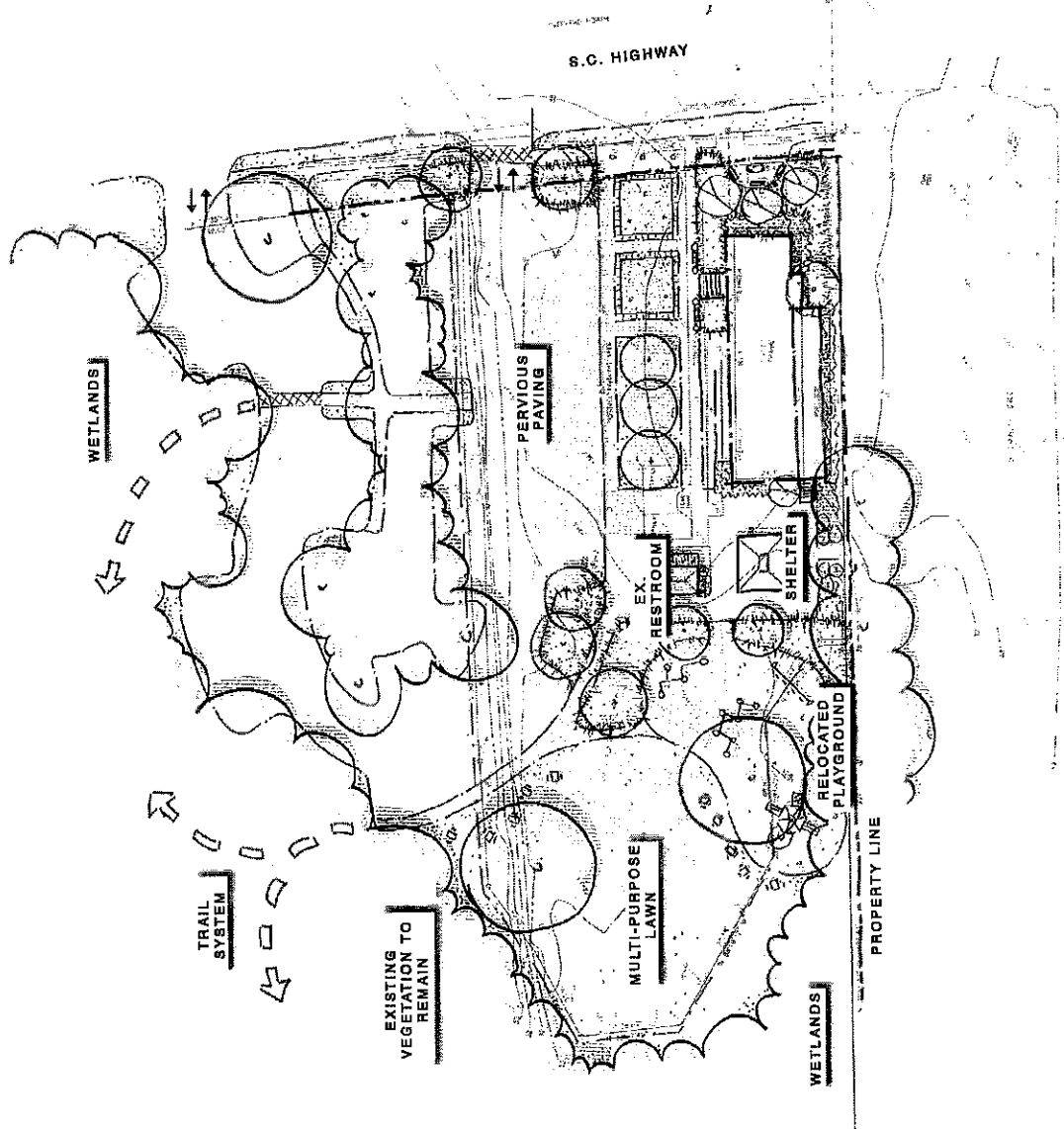
The sewer extension and connection will allow the Town of Ravenel to fully access its allocated sewer treatment capacity with its sewer transportation infrastructure. Of the Town’s 612,000 GPD allocation, approximately 35,000 GPD is in-use; which represents the existing impact. The remaining 577,000 GPD must be transported to CWS for treatment. This amount must flow through HPS#7 or by some other routing. The proposed extension represents an impact to future residential development in the range of 781 to 1,300 homes; up to 2,860 population.

By Ravenel placing into service its own sewer transportation line connection to CWS, we are avoiding the aging infrastructure operated by Hollywood and relieving the need for future improvement. This sewer extension reduces the pressure on Hollywood’s aging system and should help them better meet the needs of their own and future residents.

The reduction of flow in substandard infrastructure that is being maintained by an unresponsive community will also touch upon the priorities of water quality and resiliency. The removal of Ravenel’s future flows will increase the viability of Hollywood’s system and should reduce their issues with DHEC. Ravenel’s flows will also be transmitted via directional bore under the marshland and will be less susceptible to weather events; at the moment the marshland crossing maintained by Hollywood is above ground attached to the bridges along Savannah Highway.



CONTEXT MAP - SCALE 1"=150'



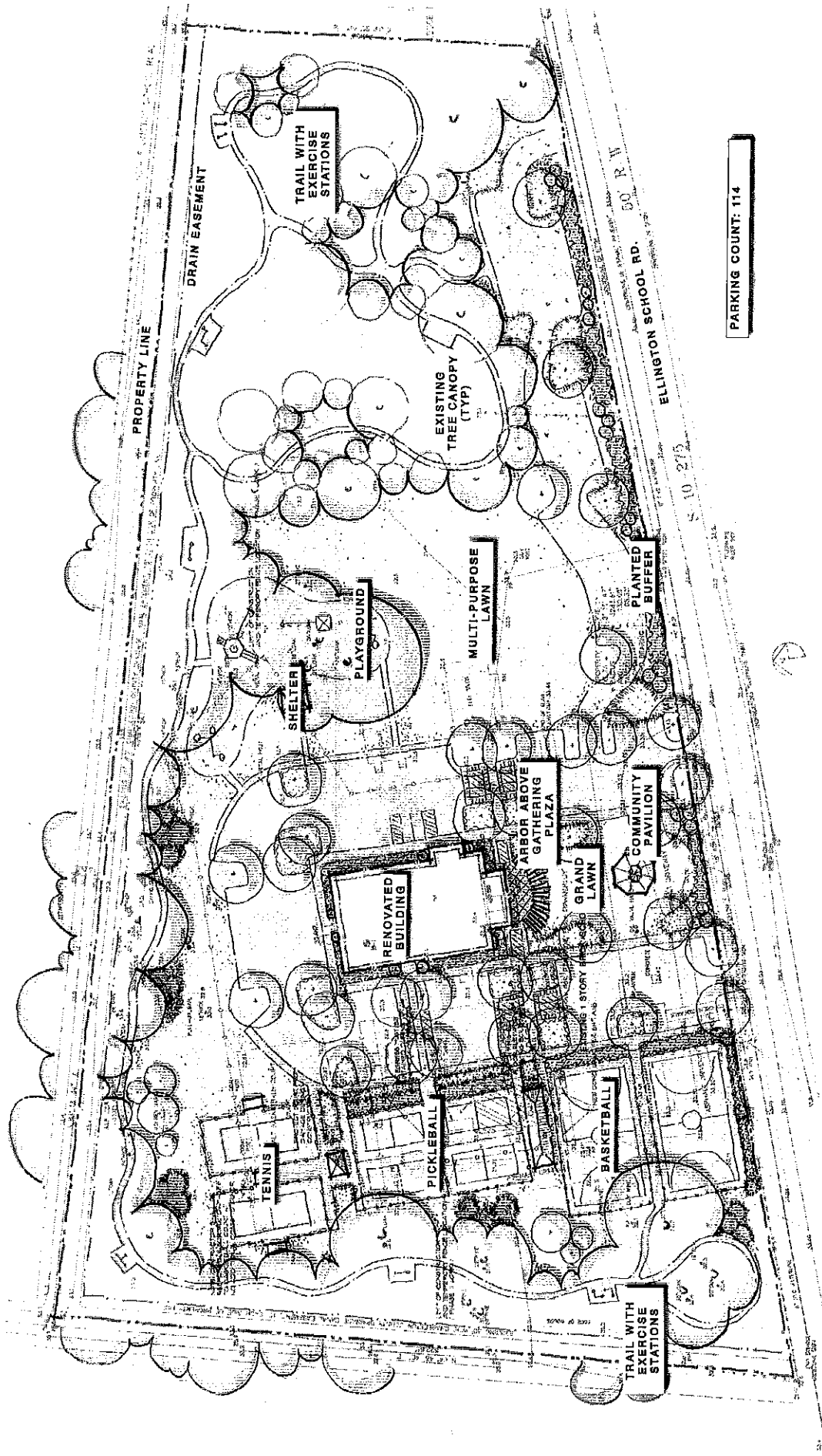
PARKING COUNT: 60  
APPROXIMATELY 1/2 ACRE  
OF WETLAND FILLED

# MASTER PLAN CONCEPT

Train Depot  
Town Of Ravenel







RED IRON ARCHITECTS



# MASTER PLAN CONCEPT

Old EB Ellington School  
Town of Ravenel

DATE: 10.2022  
 0' 30' 60' 120'  
 NORTH SCALE: 1" = 30' & 1/4" = 30' PAPER SIZE: 24" x 36"

