

ORDINANCE NO.: 2008-032

Granting encroachment to Parkway Capitol Center, LLC for installation and maintenance of nine outdoor planters within the sidewalk right of way area on the northeast side of Gervais Street and Assembly Street adjacent to 1201 Main Street

ORIGINAL
STAMPED IN RED

WHEREAS, Parkway Capitol Center, LLC (hereinafter "Grantee") desires to utilize a portion of the sidewalk right of way area on the northeast side of Gervais Street and Assembly Street adjacent to its building at 1201 Main Street for installation and maintenance of nine outdoor planters as shown on the attached drawing; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 11th day of June, 2008, that Grantee, its successors and assigns, is hereby granted the right to utilize a portion of the sidewalk right of way area on the northeast side of Gervais Street and Assembly Street adjacent to its building at 1201 Main Street for installation and maintenance of nine outdoor planters as shown on the attached drawing.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction of the planters shall be repaired to the satisfaction of the City Manager. Improvements constructed within the encroachment by or on behalf of Grantee shall be maintained by the Grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, its successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, its successors and assigns.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and, if necessary, relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Parkway Capitol Center, LLC



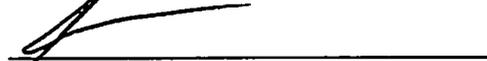
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 6/4/2008

Final Reading: 6/11/2008

ORIGINAL
STAMPED IN REC

STUDIO 2LR
ARCHITECTS + PLANNERS

Matter No.: 08030522
Attorney: LEISA
Date In: 3/10/08
File No.: 8008-032
Date Out: 3/10/08

March 25, 2008
Revised May 7, 2008



Ms. Shari Ardis, Legal Department
City of Columbia
PO Box 147
Columbia, SC 29217
VIA Email & US Mail

RE: 08017 - Parkway Capitol Center Building - 1201 Main Street
Outdoor Planter Encroachment Ordinance Request

Ms. Ardis:

On behalf of our client, Parkway Capitol Center, LLC, we are requesting an encroachment to place **nine** outdoor planters on a City sidewalk on the north east side of the Gervais Street/ Assembly Street intersection. This location is adjacent to our client's building, the Capitol Center Building, 1201 Main Street. Ms. Cassie Seymour with Parkway Capitol Center, LLC (803-254-6333) is the Landlord contact for this location.

Attached please find a site plan showing the proposed location of the planters, existing condition photos, renderings of the planters in place, and cut sheets of the proposed planters and plant materials. I will also forward a copy of this submittal VIA US mail. The reason for the planters is to provide protection for the tenants on the ground level of the Capitol Center Building. Within the past few years, a car jumped the curb and hit the building at an existing tenant office location. Luckily none of the tenants were hurt. The planters will not only add aesthetically to the area, but they could act as minor force protection in the event of another similar accident. We are concurrently seeking an encroachment permit from SCDOT, as they maintain this road.

We have spoken with Ms. Judy Edwards, City of Columbia Risk Manager, regarding the insurance coverage required for an encroachment. We have included in this packet the required Certificate of Liability Insurance and have forwarded a copy directly to Ms. Edwards.

The planters will be purchased from and placed by Wausau Tile. The Landlord intends to have the plant material installed and maintained by A Oak Farms Interior Plant Contractors under separate contract. **Each planter will have some or all of the following plant materials installed: Yaupon Hollies, seasonal flowers (Salvia, Lantana, etc.), green Sweet Potato Vine.** A Oak Farms will coordinate watering and replacement of dead plant material.

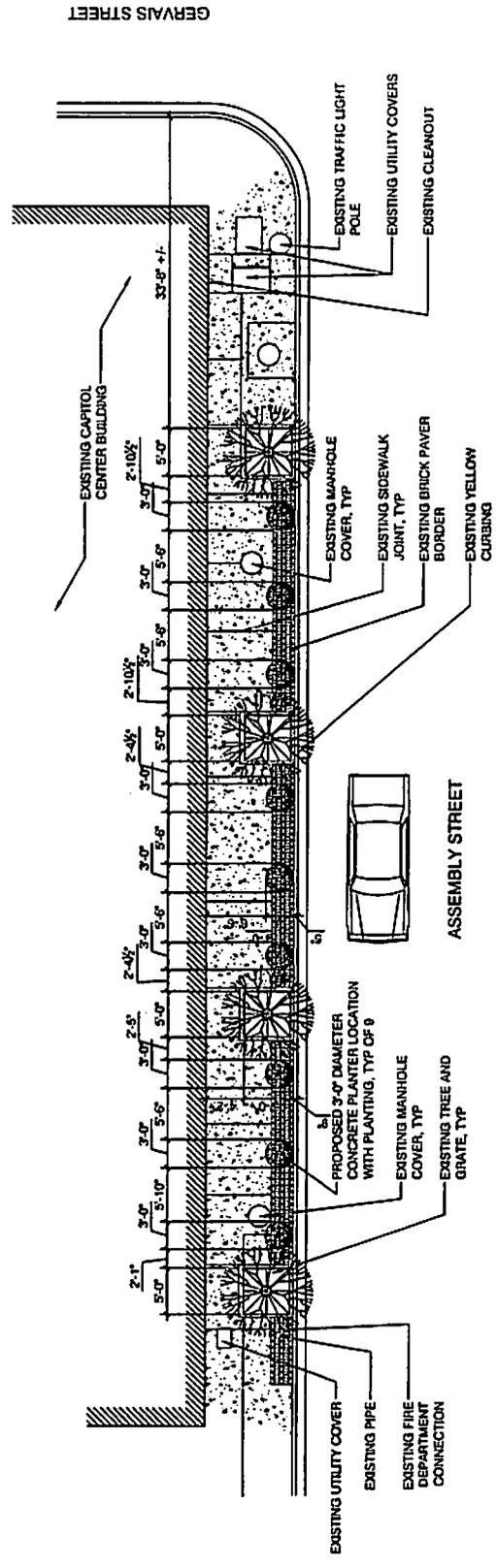
I am available to help you in any way on this matter. Hard-copies of this letter and its attachments will be forwarded to you in the mail. If you have any questions or comments, please do not hesitate to call me at anytime.

Sincerely,

Gretchen Lambert, AIA
Vice President

Electronic Attachments: Encroachment Ordinance Guidelines, 11 x 17 Site Plan, Certificate of Liability Insurance, Existing Condition Photos and Planter Renderings, Planter and Plant Material Specifications

cc: Ms. Judy Edwards, City of Columbia Risk Manager, Cover Letter and Insurance Certificate Only, VIA Email
Ms. Cassie Seymour, Parkway Capitol Center, VIA Email
Mr. Chip Land, City of Columbia, VIA Email
file



1 REVISED SITE PLAN
SCALE: 3/32" = 1'-0"

GENERAL SITE PLAN NOTES:

1. SITE IS LOCATED AT THE INTERSECTION OF ASSEMBLY STREET AND GERWAS STREET IN COLUMBIA, SC. PLANTER LOCATIONS ARE NORTH OF INTERSECTION ON THE NORTHBOUND SIDE OF ASSEMBLY STREET.
2. LANDLORD IS PARKWAY CAPITOL CENTER, LLC.
3. PLANTERS ARE INTENDED TO BE PURCHASED FROM, PROVIDED BY AND INSTALLED IN PLACE BY WAUSAU TILE. MODEL NUMBER IS TF4100, COLOR B1 GRAY.
4. PLANTING TO BE INSTALLED AND MAINTAINED BY A OAKS FARMS INTERIOR PLANTSCAPE CONTRACTORS UNDER SEPARATE CONTRACT WITH OWNER.
5. PLEASE SEE ADDITIONAL SUBMITTALS FOR PHOTOS, SPECIFICATIONS, ETC.

CAPITOL CENTER PLANTERS
REVISED SITE PLAN
1201 MAIN STREET, COLUMBIA, SC
5/7/2008

STUDIO 2LR
ARCHITECTS + PLANNERS
101 SOUTH 11th STREET, SUITE 200, COLUMBIA, SC 29201
803.733.1111 FAX 803.733.1112 WWW.STUDIO2LR.COM

PARKWAY
CAPITOL CENTER, LLC
1201 MAIN STREET, COLUMBIA, SC 29201

SITE FURNISHINGS

Benches | Bollards | Planters | Signs | Snuffers | Tables | Waste Containers | Playground Equipment | Commemorative Gifting |

Planters :

Round Planters - Small to Medium

TF4100

Description: Accepts reservoir system

Size: 36" dia. x 30"

Unit Weight/Unit Capacity: 885 lbs.

Available Colors:

(Colors are approximate, select an image below for a more detailed image.)



GTX7068



GTX1168



GTX4028



GTX6118



GTX2048



GTX2098



GTX8088



GTX6208



GTX2018



GTX2078



GTX2108



GTX4058



A1



A2



A3



A4



B1



B2



B3



B4



B5



B6



B7



B8

gray

(Colors are approximate, select your color choice from the pull down menu below to add to your quote request.)

GTX7068 - Type Two Granitex

Specifications:

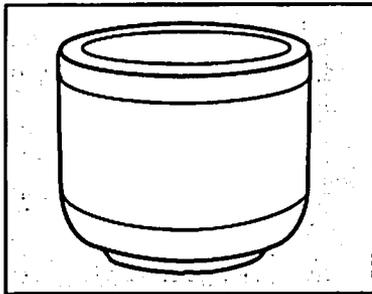
- [Download specs as PDF](#)



Add Product to Quote Request

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TF 4100 R3630D Planter



Options:

Note: Options may change without notice.
Call to confirm current options.

Exposed Aggregate:

Tan w/Gray Matrix - Tan w/Brown Matrix
Tan w/Sand Matrix - Misty Gray w/Gray

Weatherstone:

Sand - Gray - Brown - Buff - Cream
Light Charcoal - French Gray - Brick Red

Granitex (GTX)

2078F, 4028F, 6208F, 1168F, 2098F

Custom Options Available

Size: 36" Dia. x 30" H.
 Weight: 885 lbs.
 Material: Reinforced Precast Concrete.
 Wall Thickness: 2-1/2" at the top with a 2% pitch.
 Features: Top edge and reveal line is smooth concrete when planter is exposed aggregate. A smooth top edge and reveal line must be specified when ordering weatherstone finishes. GTX finish is fully exposed.

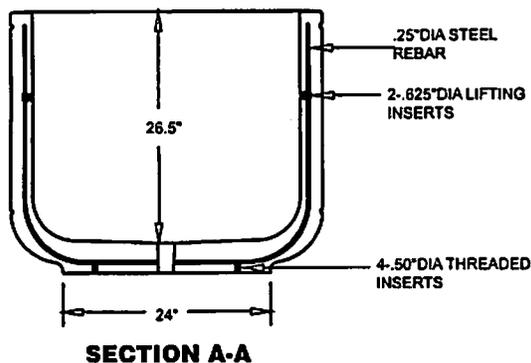
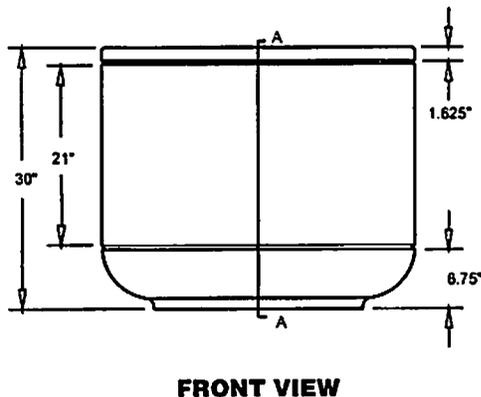
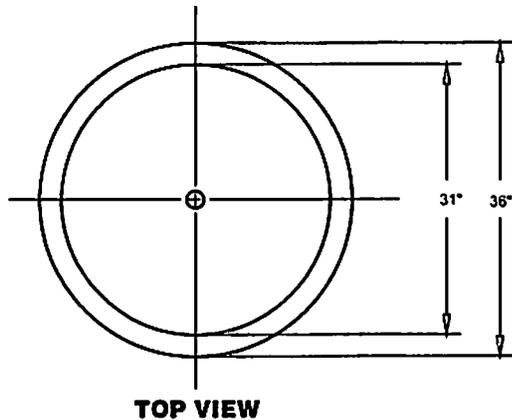
Reservoir System: Available upon request.
 Reinforcing: 1/4" Dia. steel rebar.
 Hardware: (4) - 1/2" Dia. threaded inserts.
 (2) - 5/8" Dia. lifting inserts.
 Drain Hole: (1) - 1 1/2" Dia.
 Anchoring: Optional.
 Maintenance: Rinse periodically with water & mild detergent.
 Re-seal annually.
 Packaging: Banded to pallet.

*NOTE:

Lifting inserts are to ONLY be used when the planter is EMPTY.

GENERAL PLANTER SPECIFICATIONS

TF 4100 R4217D Planter



1.1 SUMMARY

A. Section includes: Furnish Precast Concrete Planter indicated on drawings or specified herein.

1.2 REFERENCES

A. American Society for Testing & Materials
 1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS

- A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
 - a. Detailed specification of construction fabrication.
 - b. Manufacturer's installation instructions
 - c. Maintenance literature
 - d. Product warranty
 2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
 3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE

A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacturer of precast concrete planters field proven for at least five years.

1.10 WARRANTY

Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

2.1 MANUFACTURERS

- A. Acceptable manufacturer for Precast Concrete Planters to be known as Wausau Tile, Inc. Terra-Form Division.
 PO Box 1520, Wausau, WI 54402-1520.
 (800) 388-8728 FAX (715) 355-4627
- B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
- C. All Precast products for this project shall be of one manufacturer.

2.2 MATERIALS

- A. Portland Cement: ASTM C150 specifications for Portland Cement.
- B. Aggregates: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
- C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

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