

**SOUTH CAROLINA DEPARTMENT OF PARKS, RECREATION
&
TOURISM**

PROCUREMENT CERTIFICATION FORM

GRANTEE NAME: Walhalla Performing Arts Center

PROJECT NAME: WPAC Restoration - Renovation

I hereby certify that all labor, materials and contracts acquired or performed in the accomplishment of the above named project will be accomplished in accordance with the named entity's established procurement guidelines. Any questions, concerns or grievances should be directed to this agency.

Mark K Thompson
PRINTED NAME

WPAC Director
TITLE

Mark K Thompson
SIGNATURE

10/17/23
DATE

Aka
walhalla civic Auditorium

**Statement of Non-Discrimination
By Organizations Funded in the
South Carolina General Appropriations Act**

To meet requirements of a provision of the South Carolina General Appropriations Act regarding your funding, please fill in the blanks below, sign and return to PRT with your other credentials. If desired, you may retype the statement on your own letterhead.

Statement of Non-Discrimination

10/17/23

Date

Assurance is hereby given by the

Walhalla Performing Arts Center

(Name of Organization)

that no person shall, upon the grounds of race, creed, color or national origin be excluded from participation in, be denied the benefit of or be otherwise subjected to discrimination under any program or activity for which this organization is responsible.

Signature Worth K Thompson

Title WPAC Director

Basic Information for Your Organization

Your Organization	
Name	Walhalla Performing Arts Center
Address (Street or PO Box)	PO Box 528
Address (City, State, Zip)	101 E.N. Broad St. Walhalla SC 29691
SCEIS Vendor Number (Determines remittance)	
Organization website address	Walhalla.org
Organization type (nonprofit, local government, etc.)	nonprofit

Organization Contact	
Name	Mark Thompson
Position	WPAC Director
Telephone	864-638-5277
Email	mark@wktentertainment.com

State Contribution	
Amount	\$13 million +
Earmark Name	WPAC Restoration - Renovation
Project Summary	Theatre - Patron area renovations
State Agency Providing Contribution	\$1 million

Person Completing this Report	
Name	Mark Thompson
Position	WPAC Director



		Contribution Information
Amount	State Agency Providing the Contribution	Purpose
\$1 million	SCDPRT	Restoration + Renovation of historic PAC - Nonprofit

Entity Name	Walhalla Performing Art Center
Address	101 E.N. Broad St
City/State/Zip	Walhalla, SC 29691
Website	Walhalla.pac.com
SCEIS Vendor #	
Entity Type	

Contact Name	Mark K Thompson
Position/Title	WPAC Director
Telephone	864-638-5277
Email	mark@mkentertainment.com

Description	Budget	Explanation
Grand Total	\$0.00	

Please see attachments for all restoration and renovation costs. All provided by licensed contractors in SC.

Organization Certifications

- 1) Organization hereby gives assurance that no person shall, upon the grounds of race, creed, color, or national origin, be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under any program or activity for which this organization is responsible.
- 2) Organization certifies that it will provide quarterly spending reports to the Agency Providing Contribution listed above.
- 3) Organization certifies that it will provide an accounting at the end of the fiscal year to the Agency Providing Contribution listed above.
- 4) Organization certifies that it will allow the State Auditor to audit or cause to be audited the contributed funds.

Mark K Thompson

Organization Signature

WPAC Director

Mark K Thompson

Printed Name

WPAC Director

Title

10/17/23

Date

Certifications of State Agency Providing Contribution

- 1) State Agency certifies that the planned expenditure aligns with the Agency's mission and/or the purpose specified in the appropriations act.
- 2) State Agency certifies that the Organization has set forth a public purpose to be served through receipt of the expenditure.
- 3) State Agency certifies that it will make distributions directly to the organization.
- 4) State Agency certifies that it will provide the quarterly spending reports and accounting received from the organization to the Senate Finance Committee, House Ways and Means Committee, and the Executive Budget Office by June 30, 2024.
- 5) State Agency certifies that it will publish on their website any and all reports, accountings, forms, updates, communications, or other materials required by Proviso 117.21 of the appropriations act.
- 6) State Agency will certify to the Office of the Governor that it has complied with the requirements of Executive Order 2022-19 by June 30, 2024.

Agency Head Signature

Date

Printed Name



Proj. Number: 23-004
Proj. Name: Walhalla Civic Center

CSI DIVISION		AMOUNT	TOTAL COST	\$ /GSF	4271 SF	%
01	General Conditions					
	Permits/License	6,150.00		1.44		
	Arch/Engineer fee	16,500.00		3.86		
	Water User & Tap Fee	0.00		0.00		
	Natural Gas or Propane Tap	0.00		0.00		
	Septic System Allowance	0.00		0.00		
	Builder's Risk (\$2.50/\$1000)	2,250.00		0.53		
	Foundation Surveys	0.00		0.00		
	Superintendent	25,500.00		5.97		
	Estimating / Prints	250.00		0.06		
	General Labor	15,500.00		3.63		
	Clean-up	2,136.00		0.50		
	Construction Utilities	2,750.00		0.64		
	Dumpster / Trash	8,500.00	79,536.00	1.99	18.62	9.11%
02	Sitework					
	Gravel	0.00		0.00		
	Grading Allowance	0.00		0.00		
	Driveway Allowance	0.00		0.00		
	Termite Protection (4603 sf)	0.00		0.00		
	Silt Fence	0.00		0.00		
	Seal / Stripe Parking Lot	0.00	0.00	0.00	0.00	0.00%
03	Concrete					
	Cast In Place Concrete	0.00		0.00		
	Concrete Boring & Patching	3,500.00		0.82		
	Concrete Footings	0.00		0.00		
	Reinforcing (WWF & Rebar)	0.00		0.00		
	Architectural Precast	0.00	3,500.00	0.00	0.82	0.40%
04	Masonry					
	Masonry Labor & Materials	4,500.00		1.05		
	Masonry Material (incl above)	0.00		0.00		
	Demo Plaster off Brick	10,850.00		2.54		
	Seal Brick	20,232.00		4.74		
05	Masonry Accessories	1,850.00	37,432.00	0.43	8.76	4.29%
05	Metals					
	Structural (Fire Escape & Misc)	22,500.00		5.27		
06	Exterior Metal Railings	13,200.00	35,700.00	3.09	8.36	4.09%
06	Wood and Plastics					
	Rough Carpentry Material	12,500.00		2.93		
	Demolition Labor	17,500.00				

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Rough Carpentry Labor	14,500.00	3.39	
Stair Parts Allowance	0.00	0.00	
Floor Trusses	0.00	0.00	
Roof Trusses and Hangers	0.00	0.00	
Siding Material	2,500.00	0.59	
Siding Labor	5,500.00	1.29	
Alum Soffitts & Alum Fascia	0.00		
Finish Carpentry Material	22,876.40	5.36	
Closet Material	0.00	0.00	
Finish Carp. Labor	34,500.00	8.08	25.73
	109,876.40		12.58%

07 Thermal and Moisture

Waterproofing / Poly / Dust Protect	3,500.00	0.82	
Gutters/ADS	0.00	0.00	
Stucco	0.00	0.00	
Insulation	7,500.00	1.76	
Metal Roofs	0.00	0.00	
Roofing Substrate	0.00	0.00	
Roofing Labor & Materls Allowance	0.00	0.00	
Caulking & Sealants (incl in RC)	0.00	0.00	2.58
			1.26%

08 Doors and Windows

Garage Doors	0.00	0.00	
Windows / Storefront	0.00	0.00	
Interior Door Hardware	1,400.00	0.33	
Entrances Door Allowance	0.00	0.00	
Exterior Doors (incl in Windows)	0.00	0.00	
Screen Door	0.00	0.00	
Interior Doors & Frames	3,900.00	0.91	
Custom Windows	0.00	0.00	1.24
			0.61%

09 Finishes

Drywall Labor & Materials / Plaster	29,460.00	6.90	
Act Ceiling Tile - replace as needed	1,500.00	0.35	
Floor Prep	5,500.00	1.29	
Tile Allowance	28,280.00	6.62	
Flooring Allowance	43,536.00	10.19	
Painting	26,140.00	6.12	31.47
			15.39%

10 Specialties

Fireplace Allowance (wood burning)	0.00	0.00	
Dust Protection	0.00	0.00	
Screens (porch)	0.00		
Fire Extinguisher (6 each)	810.00	0.19	
Toilet Accessories	3,028.00	0.71	
Toilet Partitions	0.00	0.00	0.90
			0.44%

11 Equipment

Appliances Allowance	0.00	0.00	0.00
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0.00%
3/3/2023
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12 Furnishings					
Cab Allow (base & kitchenette only)	33,750.00		7.90		
Built-In Office Cabinets	0.00		0.00		
Countertop Allowance	8,500.00	42,250.00	1.99	9.89	4.84%
14 Conveying Systems					
		0.00	0.00	0.00	0.00%
15 Mechanical					
Plumbing Labor & Fixture Allowance	97,681.00		22.87		
Fire Protection System	0.00		0.00		
Gas Drops (4ea @ \$225/ea)	0.00		0.00		
HVAC System	80,934.00	178,615.00	18.95	41.82	20.45%
16 Electrical					
Electrical Labor Allowance	90,735.00		21.24		
Phone / Data Allowance (incl above)	0.00		0.00		
Light Fixtures Allow (incl above)	0.00	90,735.00	0.00	21.24	0.00%
30 Special Estimate Items					
Steam Piping (no quotes yet)	0.00		0.00		
Surround Stereo System	0.00		0.00		
Security System	0.00	0.00	0.00	0.00	0.00%
Subtotal	732,198.40	732,198.40	171.43		83.84%
P&P Bond	0.03	23,942.89	5.61		2.74%
Subtotal		756,141.29	177.04		86.58%
Overhead	0.1	75,614.13	17.70		8.66%
Subtotal		831,755.42	194.74		95.24%
Fee	0.05	41,587.77			
TOTAL		873,343.19	204.48		100.00%

R&H Technologies

P.O. Box 1965
Clayton, GA 30525

Phone 706-782-7882
rhitech@rhitech.us

January 2, 2023

Mr. Mark Thompson
Walhalla Performing Arts Center
101 E.N. Broad Street
PO Box 523
Walhalla, SC 29691

864.638.5277

walhallaapac@gmail.com

Dear Mark:

COMMERCIAL FIRE SYSTEM:

As you are aware the local AHJ (authority having jurisdiction) may allow a much less system than I'm proposing below. However, this estimate is to cover areas that could be considered necessary by the AHJ.

Because it will be difficult to run wire, I am proposing a FireLite 200 point addressable system with a remote annunciator, wireless strobes, wireless strobe horns, wireless smoke detectors, wireless heat detectors, and wireless pull stations. This means all the sensor batteries will need to be changed every 5-years or so.

The system will consist of all necessary power supplies, batteries, Litespeed Wireless Gateway, Software, etc. as needed for a complete working system.

One area they may allow less monitoring is the auditorium. I'm proposing smoke detectors mounted to the ceiling plus heat detectors installed in the attic area. Typically, attics are not monitored unless there is electrical equipment in the attic and if it would be considered a combustible area.

The panel will require two lines of communication in which you already have. This system estimate does include all communicator interface(s) needed.

For the auditorium I have 14 smoke detectors to install on the ceiling, PLUS 14 heat detectors installed in the attic.

There will need to be 7 smoke detectors in the upper rooms' area above the office and concessions area.

There will need to be 5 heat detectors in the upper rooms' kitchenette areas.

There will need to be 6 smoke detectors covering the lower-level office and concessions area.

There will need to be 3 smoke detectors in the wing where the main auditorium restrooms are.

There will need to be 4 smoke detectors behind the stage areas.

There will need to be 2 heat detectors to cover the stage.

R&H Technologies

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rhitech@rhitech.us

For notification, there will be 3 strobes in the auditorium area. I would like 1 in the rear and 2 near the stage on the outer walls.

There will be 1 strobe in the upper room behind the stage.

There will be 5 strobe/horns in the upper rooms.

There will be 2 strobe/ horns behind the stage area.

There will be 1 strobe/horn in the concessions area.

There will be 4 strobe/horns in the 4 main restrooms.

There will be 7 pull stations near the building exits.

There will be 6 duct smokes to cover the HVAC system(s).

For CO detectors, I recommend a good reputable brand we pick up at the hardware store. These plug into a standard 115VAC outlet, and they have battery backup. These do not connect to the fire system. I recommend 1 in each apartment (if NG is used for heat) and 3 more to be a total of 8.

The estimated cost for the system as noted above is \$48,785.

There will be a fee for daily communication testing by the Central Station as well as a fee for the 24/7 UL Certified Monitoring. The cost for this is \$85/month. There are also periodic tests for operation and batteries that must be checked.

ACCESS CONTROL:

Each of the perimeter doors will need to have the push bars repaired or replaced. With push bars we will install door strikes that will lock and release as desired.

I recommend testing and replacing any door closures that need attention.

We will install door strikes and conduit up the wall to a scepter box near the hinge side of the door. We will install the wireless access control modules that will communicate back to the main hub.

The proposed hardware and software are by ProDataKey (PDK). It is a cloud-based software APP and very easy to use. Once access is granted to a door by the administrator, the end user can then open their door with their phone APP using Bluetooth, with a keyfob, or they may press a code into the numeric keypad.

We will provide 25 keyfobs for your use.

The cost for installation, setup, programming, and training is estimated at \$26,485. It will include a working access control system for 7 doors (5 doors upper level and 2 other entrances) as noted above. Included but not limited to are the controllers, conduit, boxes, straps, door strikes, software, and battery backup.

R&H Technologies

P.O. Box 1965
Clayton, GA 30525

Phone 706-782-7882
rhtech@rhtech.us

You will need to get an electrician to provide 115VAC power to the location above the door hinges.

NOTE:

- Due to recent changes in availability and costing of product and miscellaneous materials we use in our installations; this estimate cost is subject to change.
- This estimate is to provide an upper-end commercial fire and access control system.
- Keep in mind the job as noted as well as the cost is subject to change upon discussion with the AHJ.

SURVEILLANCE:

For your surveillance system we will install the commercial line of IC Realtime recorder and cameras. These have been the best cameras and recorders we have found. They have a 4-year full manufacturers warranty and 6 more years of manufacturers pro-rated warranty.

I propose a 16 channel capacity NVR with 6 TB of video storage. There will be 2 high resolution cameras in the lobby area, 1 in the concessions area, and 1 camera upstairs covering the entrance area to the living quarters. There will be 2 cameras in the rear of the auditorium viewing toward the stage. There will be a camera viewing the outside hallways of the main restrooms.

In addition, there will be 2 cameras in the balcony viewing toward the stage, which will also cover the entire balcony area. And there will be 6 high resolution exterior cameras viewing the parking areas and main building entrance, plus the side entrances.

This will give good coverage on the sides of the building exterior (except the back side) and inside areas except around the stage.

We will run the cabling in all exposed areas in conduit as all other wiring is done. We will make every effort to make this look as good and practical as feasible.

There will be a large screen TV in Mark's office, which all camera cabling will run back to and connect to the NVR (recorder). The system will be on a battery backup to help with short power outages. There will be a mouse connected.

The system will be connected to the Internet for remote viewing of cameras with a cell phone or computer.

The estimated cost of this is \$17,880. There are no monthly fees associated with this system.

Sincerely,

Lester Ramey

RHT notes: Reference ADI document HR3KPD00 & HR3PPW00.



Quote
Sy Sopko

Mark Thompson
101 E North Broad St
Walhalla, SC 29691

Jan 2023 Pricing 1.22.23

ID#	ROOM	IMAGE	DETAILS
			Misc: Misc. Job Miscellaneous Charges, THANK YOU!, Quantity 1, We appreciate your business and look forward to exceeding your expectations.
			Misc: Misc. Job Miscellaneous Charges, Unforeseen Damage , Quantity 1, per hour plus material
			Misc: Misc. Job Miscellaneous Charges, Scaffolding, Quantity 1, Steep elevation and/or Clear Story windows
101	Room 1		Window: Picture , Insert Frame, Exterior White, Interior White Performance Calculator: PG Rating: 35 DP Rating: + 35 / - 35 Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: Clad Wrap Exterior , Install Clad wrap on ext. window trim , Insert Window Installation, Simple Alteration, Expand existing opening below header, Opening width to remain the same. RbA to frame, install exterior siding and interior drywall. Homeowner to finish drywall and paint
102	Room 1		Window: Picture , Insert Frame, Exterior White, Interior White Performance Calculator: PG Rating: 35 DP Rating: + 35 / - 35 Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: Clad Wrap Exterior , Install Clad wrap on ext. window trim , Insert Window Installation

157 Room 1



Window: Picture , Insert Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 35 | DP Rating: + 35 / - 35
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Grille Style: No Grille
Misc: Clad Wrap Exterior , Install Clad wrap on ext. window trim
 , Insert Window Installation, Simple Alteration, Expand existing opening below header, Opening width to remain the same. RbA to frame, install exterior siding and interior drywall. Homeowner to finish drywall and paint

158 Room 1



Window: Picture , Insert Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 35 | DP Rating: + 35 / - 35
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Grille Style: No Grille
Misc: Clad Wrap Exterior , Install Clad wrap on ext. window trim
 , Insert Window Installation, Simple Alteration, Expand existing opening below header, Opening width to remain the same. RbA to frame, install exterior siding and interior drywall. Homeowner to finish drywall and paint

159 Room 1



Window: Picture , Insert Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 35 | DP Rating: + 35 / - 35
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Grille Style: No Grille
Misc: Clad Wrap Exterior , Install Clad wrap on ext. window trim
 , Insert Window Installation, Simple Alteration, Expand existing opening below header, Opening width to remain the same. RbA to frame, install exterior siding and interior drywall. Homeowner to finish drywall and paint

WINDOWS: 40 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 3 TOTAL \$159,640

UPDATED: 07/11/23

total
per room

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date ~~MAY~~ 14 1998

WALHALIA AUDITORIUM RESTORATION
COMMITTEE
PO BOX 649
WALHALIA, SC 29691-0649

Employer Identification Number:
57-0994911

DLN:

17053093752049

Contact Person:

DAVID C MAUPIN

ID# 31186

Contact Telephone Number:

(877) 829-5500

Our Letter Dated:

March 1995

Addendum Applies:

No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,



District Director

Letter 1050 (DO/CG)

The State of South Carolina



Office of Secretary of State Jim Miles
Certificate of Incorporation, Nonprofit Corporation

I, Jim Miles, Secretary of State of South Carolina Hereby certify that:

WALLHALLA AUDITORIUM RESTORATION COMMITTEE,

a nonprofit corporation duly organized under the laws of the state of South Carolina on **February 4th, 1994**, and having a perpetual duration unless otherwise indicated below, has as of the date hereof filed a Declaration and Petition for Incorporation of a nonprofit corporation for Religious, Educational, Social, Fraternal, Charitable or other eleemosynary purpose.

Now, therefore, I Jim Miles, Secretary of State, by virtue of the authority in me vested, by Chapter 31, Title 33, Code of 1976 and Acts amendatory thereto, do hereby declare the organization to be a body politic and corporate, with all the rights, powers, privileges and immunities, and subject to all the limitations and liabilities, conferred by Chapter 31, Title 33, Code of 1976 and Acts amendatory thereto.

Given under my Hand and the Great Seal of the State of South Carolina this 7th day of February, 1994.

Carol A. Kelly


Jim H. Miles, Secretary of State

Note: This certificate does not certify that the Corporation has filed the annual report with the Tax Commission. It is important to know whether the Corporation has paid all taxes due to the State of South Carolina, and has filed the annual reports, a certificate of compliance must be obtained from the Tax Commission.

The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Existence, Non-Profit Corporation

I, Mark Hammond, Secretary of State of South Carolina Hereby certify that:

WALHALLA CIVIC AUDITORIUM, INC., a Non-Profit Corporation duly organized under the laws of the State of South Carolina on February 4th, 1994, has as of the date hereof filed as a non-profit corporation for religious, educational, social, fraternal, charitable, or other eleemosynary purpose, and has paid all fees, taxes and penalties owed to the Secretary of State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to section 33-31-1404 of the South Carolina code and that the non-profit corporation has not filed articles of dissolution as of the date hereof.

Given under my Hand and the Great
Seal of the State of South Carolina this
6th day of August, 2009.

Mark Hammond
Mark Hammond, Secretary of State