

WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION

SCDAH HISTORIC PRESERVATION CONFERENCE

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Presented by:

Steve M. Harrington, GPC, MLIS

Grant Services Director,

Nelson Mullins Riley & Scarborough, LLP



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ We will discuss the following:

- The Community
- The Project
- The Keys to Success
- The Challenges



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ The Community

- Clarendon County, SC
 - Population: 32,500
 - Economic Conditions: Rural, poor, very little industry
- Town of Manning, SC
 - Population: 5,000
 - Economic Conditions: Small, poor, no industries in city.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE PROJECT: OLD MANNING HIGH SCHOOL

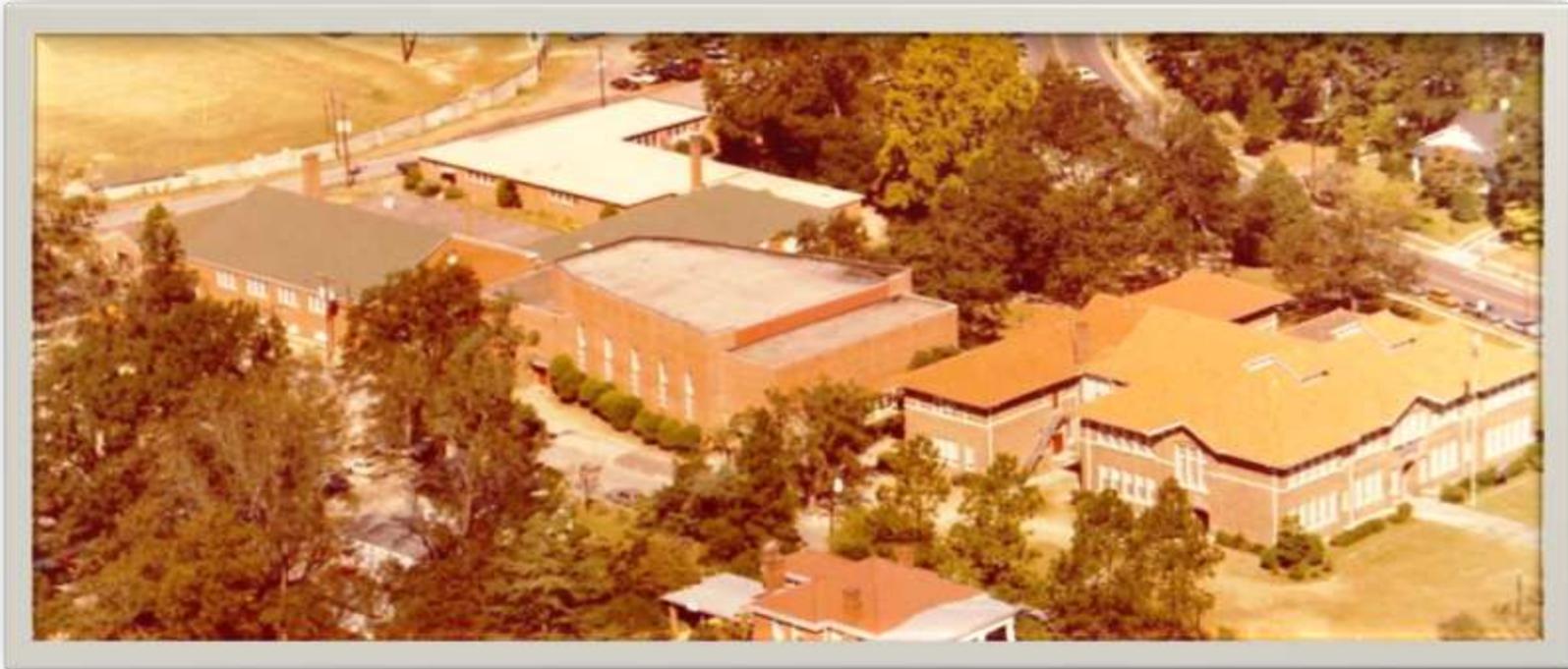
- Background
 - Public High School, 1908 – c. 1985



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE PROJECT: OLD MANNING HIGH SCHOOL

- Repurposing an Old High School



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE PROJECT: OLD MANNING HIGH SCHOOL

- Saving a cherished landmark



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE PROJECT: OLD MANNING HIGH SCHOOL

- Creating a community gathering place for the next 50 years.

Before



After



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE PROJECT: OLD MANNING HIGH SCHOOL

- **Timeframe**

- 2000 – building no longer useable
- 2002- County Council forms community committee to find a use for building.
- 2012- Completed project reopens buildings for public use.

- **Total Cost:**

- **Construction:** Approximately \$9 million Dollars



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
- Planning
- Additional Research
- Partnerships
- Organization
- Volunteers
- Relationships
- Community mobilization
- Funding



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Why keep this building?**
 - Why does the community need this building?
 - What is its significance to the community, state, nation?
 - What events took place here that may justify saving this building?



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research and document proposed uses for the building**
 - Use "Open House" and public meetings to gain community input/ideas.
 - » What could be the purpose of this building?
 - » What activities could be conducted within its' walls or on its' grounds?
 - » Can it assist others outside of the community?
How?
 - » NO IDEA IS A BAD IDEA!



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research and document present building/site condition.**
 - Leaky roof .
 - Outdated/unsafe building systems (HVAC/Electrical/Plumbing).
 - ADA Compliance issues.
 - Ask a local building inspector to inspect the building.
 - Take lots of photographs.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research and document initial renovation costs.**
 - Based on initial condition and proposed uses.
 - Renovation costs are always higher than new construction.
 - Lots of unknowns in cost estimating for renovations.
 - Renovation estimates will rise over time. Be prepared. Always remember these are preliminary figures. They will change.

WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research and document initial funding sources.**
 - Federal/state grants,
 - Federal/state/local tax breaks,
 - Earmarks from State and local governments
 - Bonds
 - Foundation funding,
 - Individual gifts,
 - Other (Continuous funding searches)



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research and document initial funding sources (cont.).**
 - Funding sources can be fluid and will change as project progresses.
 - Try and keep your most flexible funding for the final stages of Renovation.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research and document buildings' history/story**
 - Gather photographs of building throughout it's history, (inside and out).
 - » Check Library, Historical Society, buildings owners, SCDAH, local press.
 - Get photographs of building today.
 - » Show good and bad.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research, advertise, and hire an architect to assist in the planning**
 - Follow State Procurement guidelines or your organizations guidelines.
 - » Use the guidelines that are the most strict.
 - Architects are paid based on a percentage of construction costs.
 - Use American Institute of Architects (AIA) contracts if possible.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Preliminary Research
 - **Research potential partners.**
 - Based on building use.
 - Based on funding.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Planning
 - **Use information from preliminary research to create a Master Plan for your project.**
 - List all preliminary building/site uses.
 - » Host planning and public meetings to gain input and ideas from the community.
 - Tell building/site's story/history.
 - » Why is it part of the community?
 - » Why is it no longer part of the community?
 - Tell the story with personal recollections.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Planning
 - **Master Plan (cont.)**
 - Make me care.
 - » What's in this for me/my community ?
 - Preliminary drawings.
 - » Only need preliminary floor plans.
 - » Construction Plans will come later.
 - Preliminary renovation costs.
 - Preliminary funding plan.
 - Preliminary operating budget for building/site after completion



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Planning

- **Master Plan (cont.)**

- Create action steps within Master Plan
 - Create timeline for project

- » Note: very rarely will a project timeline be accurate until all funding is acquired. It will be fluid and will change almost daily. Usually longer than expected.
 - » CCCC Started in 2002 and was opened in 2010.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Planning
 - **Master Plan (cont.)**
 - Plan to work your initial master plan
 - » Use master plan to solicit funding.
 - Master plan is a living document and will need to be revised as project progresses.
 - Sometimes a minor change in part of the Master Plan, particularly building use can assist in finding additional funding.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Planning
 - Create brochures or small information packets using the mater plan as your guide to provide the public or potential funders information concerning the projects goals and progress.
 - Update as necessary.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Additional Research
 - You will be continuously researching and revising the master plan throughout the project.
 - Revisit building uses.
 - A small change can strengthen funding proposal.
 - » Example: Alternate EOC
 - Revisit building history/story
 - Sometimes a good true story can strengthen a funding proposal. (Lawnmower.)



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Partnerships
 - Find partners that can assist in meeting your project goals
 - Cultivate your partners
 - People of Clarendon County through County Council. (Building use and funding)
 - Clarendon County Disability and Special Needs (building use and funding)
 - Manning Council of Garden Clubs (building use and funding)
 - Master Gardeners (Assistance)



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Partnerships
 - Trust between partners is very important.
 - Everyone needs to get something out of the deal.
 - Do unto others Model



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Organization
 - Choose the best organization as lead organization.
 - County-
 - » Funding
 - » Building ownership
 - » Greater funding options than a NPO



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Volunteers
 - Create advisory committee to assist in the development and implementation of the project.
 - Research members prior to asking them to come on the team.
 - Solicit volunteers from all strata of society, particularly the spouses and mothers of prominent members of the community.
 - Find people with unique needs and talents.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Volunteers
 - Create advisory committee to assist in the development and implementation of the project.
(Cont).
 - Find people with a connection to the project
 - » People who attended the school
 - » People with other personal/historic connection to the school.
 - Find local businesses who contribute time or materials to the project.
 - Allow local civic groups an opportunity to participate



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Relationships



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Community mobilization
 - Cultivate your community
 - Public meetings
 - » To discuss building use
 - » To update public on progress
 - Cultivate Local Media support
 - » Ask reporters to be on committee.
 - » Provide updates to reporters.
 - Open House tours of the building/site



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Community mobilization
 - Cultivate your community
 - Presentations to local church and civic groups.
 - » Most are always looking for speakers for there meetings.
 - Presentations to local governments at council meetings.
 - » First, to request input on building use
 - » Second, to keep them informed of progress
 - » Third, to ask for money.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Community mobilization
 - Cultivate your community
 - Inform the staff of local, state, and national political representatives of your project and ask for their assistance.
 - Periodic update via information bulletins.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ THE KEYS TO SUCCESS

- Funding
 - Research federal funding using Grants.gov, and CFDA.gov.
 - Research foundations using foundation directories from your local library or from the collection of the State library. (See your local librarian for assistance).
 - Create and use a team approach to writing applications.
 - Use a grants professional to assist if possible.
 - If turned down, ask why? Reapply if possible.



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ The Challenges

- Timing of tasks
 - Break renovation into multiple phases, based on uses, and/or building parts.
 - Conduct phases based on anticipated funding.
 - Conduct phases as funding becomes available.
 - Schedule all tasks on a calendar system
 - Move them as needed



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

➤ The Challenges

- Timing of grant applications
 - Grant applications are cyclical (usually annual or quarterly).
 - Put initial application dates on a project calendar to help keep track of application due dates.
 - Always ask why if you are not funded in the first round.

WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

Project today

(Photos of site today)



WHAT A SMALL COMMUNITY CAN ACHIEVE THROUGH COLLABORATION.

THANK YOU!

QUESTIONS?

