

From: David Harvey TMC/(SS), US Navy Retired

January 9th, 2023

Member: United States Submarine Veterans, Inc. Charleston Base

779 Fourwind Rd, Holly Hill SC 29059

812 773-1312

To: Keith Summey

North Charleston Mayor

2500 City Hall Ln.

North Charleston, SC 29406

Ref: (a) Attached Pictures

(b) Block Diagram W/Set-up and Requirements

Dear Mayor Summey,

First off I want to thank you for all that you and the city have done to preserve some of the history of the old Navy base. The River Front Park and New Bridge is something the city and the state can be proud of. "Thank you"!

I spent 14 years of my twenty years of active naval service here in the Charleston area, assigned to Naval Weapons Station as well as two Fast Attack Submarines, Sand Lance and Narwhal there at Pier Mike on the Navy Base. I was assigned to Narwhal when Hurricane Hugo hit and my Captain had to submerge her in the Cooper River as she was washed away from Pier Hotel that night. And now I am an active member of one of the largest Submarine Veterans Bases of the United States Submarine Veterans Inc. USSVI. Charleston Base has over 250 members presently active here in the Charleston area. USSVI Charleston Base is full of so many proud members who spent years serving in the Charleston area, and we continue our service in other ways throughout the low-country area today. We currently meet each month at the FRA Branch 269 in Goose Creek.

One of our older members has one of the most impressive collections on display of submarine memorabilia I've ever seen. (I am attaching (ref a) some pictures of his current displays as well as pictures of items in the warehouse). He is getting up in age and health and I have had some conversations with him about the future of his collection. I would hate to see this collection be lost to another state like Georgia, or worse yet lost forever as so many other Naval historic items have been. This collection was generated and collected here for the past 50 years, and its future needs to be kept for all to see in the Charleston area.

So I began the process of planning a multi-purpose project that includes a Submarine Museum in the Charleston area. What I mean by multi-purpose project is one that provides the Museum, and a way to ensure its longevity without becoming a financial burden to others. That could be easily accomplished if the Museum was connected to a restaurant, and the kitchen of that restaurant also be connected to a Convention/Banquet hall all of which will provide the income source for the Museum and to fund the existence of the total project. So the best plan would be for a large Submarine Museum, approximately 20,000 square feet in size to allow for growth, an attached Restaurant seating for 330 people (layout designed by Berlins with the equipment needed to not only supply the restaurant but the Banquet/Conference Hall as well). See attached ref (b). The Banquet/Conference Hall should be a three section conference building of no more than 16,500 square foot area, with one of those sections be designed for training, school age informative Navy Submarine and other history presentations and could be used for USSVICB meetings in the future. The Convention/Banquet hall would also be available

for Banquet Rental since it would include a dance floor, holding up to 1000 people setting at round tables. The restaurant and Convention/Banquet Hall will not only support the cost and operation of this project, it could also provide funds for Charleston Base USSVI projects like our Scholarship program, the Admiral James B. Osborn Memorial Scholarship, and the many other programs our non profit organization is involved in for years to come. Further more this project will provide one of the best locations for Submarine annual reunions in the country. Along with North Charleston Hotels and Convention Center it would provide a place and reason for the National USSVI 5000 member annual Convention to once again be held here. The loss of the submarine the USS Clamagore here in Charleston was a heart felt blow and could have been prevented with a project like this. This project on the Navy base could very well set the stage for adding a submarine back into the Charleston area, with its location to be at North Charleston's River Front Park, and could be operated and maintenance funded by this project.

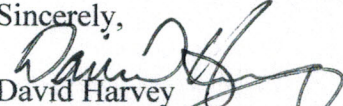
With parking needed for more than 500 spaces, it becomes quite the project, but one that would be best placed on the old Navy Base. We would suggest not far from the park preferred for the possibility of adding more submarine and naval exhibits. So the best cost effective plan is to do this with the City of North Charleston as the benefactor, placed on the base, owned and operated by one or more members of Charleston Chapter, USSVI.

And yes there are other options for the project, including using an outside benefactor, leasing elsewhere in the Charleston area, with build to Suit offered by developers, and a long term lease, but first and foremost our belief is that this project belongs on the old Navy Base, and in team work with the city of North Charleston.

The Museum should be named paying homage to a South Carolina Naval Submarine Officer, or an important South Carolinian with ties to the base. Recognition needs to be given to the current owner of this massive beginning collection at the Museum entrance. As for the restaurant name, I am asking USSVI Chapter members at our January meeting for suggestions. Names like: "The Mess Decks", "The Chow Hall", "The Stern & Rudder", and sections like, "The Engine Room", "The Bow Compartment", or "The Goat Locker" have already been discussed. Nothing will be named Hunley, or anyone, or anything associated to the Hunley as we are not connected in anyway to that organization. With thousands of old submarine sailors that have served here in North Charleston over the years, this project museum contents can quickly grow by advertizing for donations of memorabilia from them, and/or their family members, and the US Navy. We have already been offered a huge collection out of Florida for this project. And a request for parts of the Clamagore have been requested. All donations will be labeled with credit to those service members or organizations that provided them at each display. The idea of this proposed project has been approved by the Life Member of USSVICB and owner of the current museum allowing me to proceed with discussions on planning, location and all financing options for the next 90 days. I will provide all options as early as February 2nd to him and update USSVICB during our April 6th 2023 meeting.

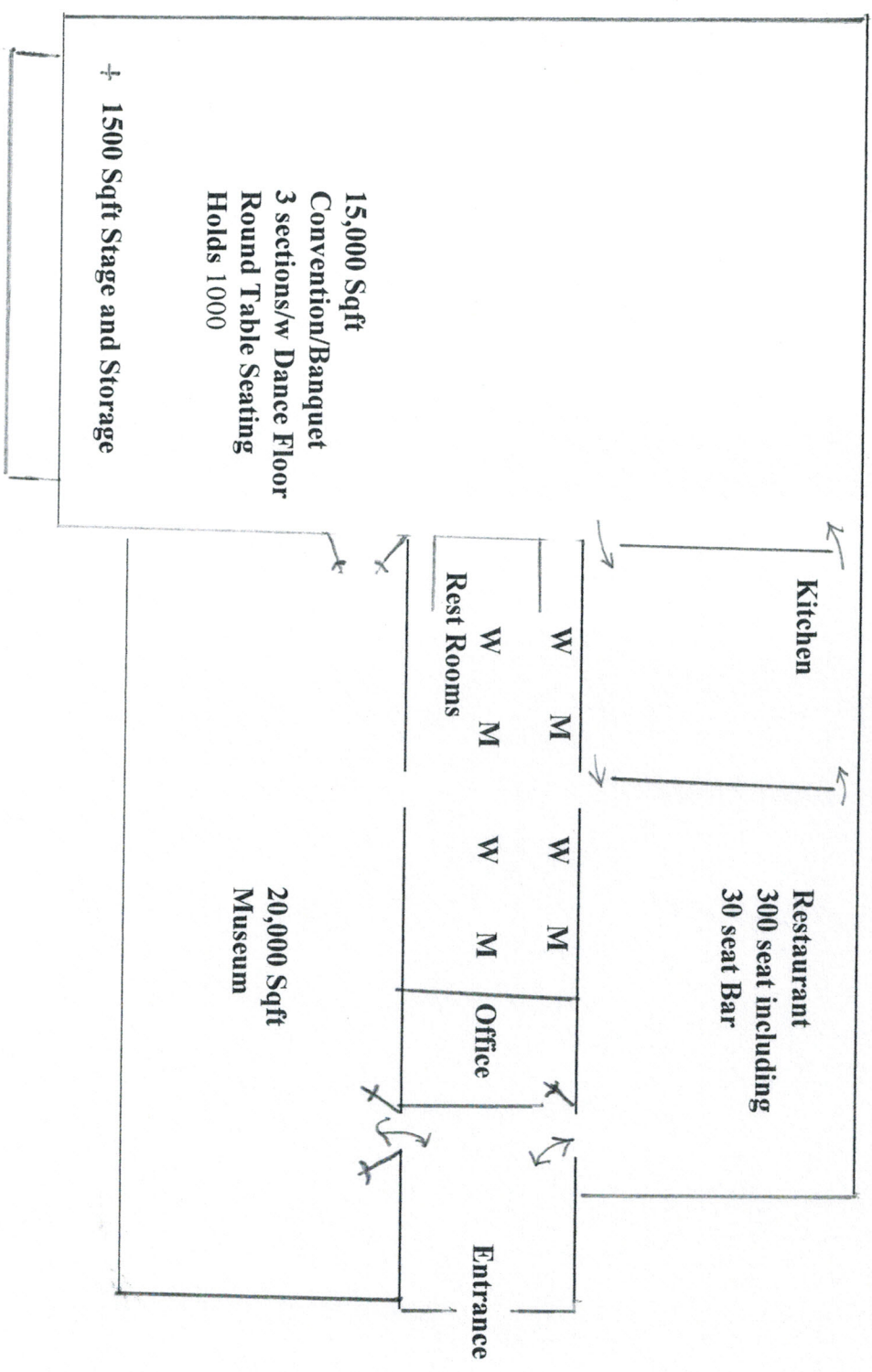
I look forward to your thoughts on this,

Sincerely,


David Harvey

CC: A.B. Museum, USSVICB Webmaster, Paul Hoitt, WCSC, The Post and Courier, and
Chuck Senior Editor of American Submarine Magazine.

Restaurant Set-up & Menu, Breakfast including baked goods, Lunch/Dinner Standard American, w/Seafood, Fried/Broiled, Boiled and Steamed, Prime Rib, Baked Chicken with enough equipment to supply Banquet Hall when needed. Restaurant design to provide kitchen access to both restaurant and Banquet Hall. Include prices for all Cooking Equipment, Chairs, Stools Tables, Dishes, Glasses, Cups, Silverware, Cookware, Pots/Pans, Utensils, Trays, Carts, Coolers, Sinks, Hoods and Safety Equipment, and Table Coverings for the Restaurant, Bar and the Banquet Hall based on very good quality.



Building Size:**46,500 square feet: 10k, 20K , 16.5K****Base Cost on North Charleston suppling land at Zero Dollars, and they supply parking an roadway with no cost.****TO OWN IT ON THE NAVY BASE**

Price to build at	\$85 per foot	\$3,952,500
	\$100 per foot	\$4,650,000
	\$200 per foot	\$9,300,000

Add \$1,000,000 for outfitting plus \$500,000 needed at start-up and the result is some where between \$5,452,500 and \$10,800,000

***To borrow 6 to 11 million requires a benefactor to supply at 0 to 4% loan and can be City of North Charleston, or an individual:

TO LEASE IT WITH TRIPLE NET LEASE BASED ON BUILD TO SUIT EITHER AT NAVY BASE OR ELSEWHERE REQUIRING DEVELOPER TO SUPPLY \$500,000 STARTUP AS WELL:

	Annual	Monthly
46,500 X \$18 ft	\$837,000	\$69,750 plus Insurance and Taxes
46,500 X \$25 ft	\$1,162,500	\$96,875 plus Insurance and Taxes
Loan Payment on 6 million based on 8%	\$688,068	\$57,339 plus Insurance and Taxes

REVENUE BASED ON RESTAURANT ONLY:

Breakfast	200 people a day at	\$14 ea	\$2,800
Lunch	200 people a day at	\$18 ea	\$3,600
Dinner	300 people a day at	\$20 ea	\$6,000
Total			\$12,400

\$12,400 a day X 360 days **\$4,464,000**

Food cost at 40 %	\$1,785,600 Annual
Labor cost at 31.6% \$27,200 weekly	\$1,414,400 Annual
Left to cover lease/loan & Management	\$1,264,000

K 18 @ \$750 plus 6 @ \$1000 BT 4 @ \$750 pt W 10 @ \$160 pt
BB 6 @ \$600

As you can see this project either way pays for itself without any other revenue from Convention/Banquet however owning is the best result to earn profit.