

DETENTION CENTER

4

2022

Capital Project Sales Tax Commission

Project Proposal Submission Form

General Information:

Only statutorily qualified entities may request funding through the capital project sales tax. Qualified entities include county and municipal governments, special purpose districts, and, in conjunction with another qualified entity, school districts.

Entities requesting capital project sales tax funding bear the responsibility of providing reliable cost estimates and other critical information concerning their project proposals. This Project Proposal Submission Form, completed to include all requested information, must accompany each project proposal submission to the CPST Commission. Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the capital project sales tax; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

Submission Information Requirements:

Project proposal submissions must respond to all matters addressed in the sections and subsections below.

1. Project Description

(A) In general terms, describe the intent of the project, including the program(s) to be associated with it, population(s) to be served by it, and its intended geographic location.

-The intent of the project is to add an addition to the preexisting jail site. This addition will be multiple dorms to alleviate our current pretrial and max dorms. This housing unit will need to accommodate 60-80 inmates. This project will serve the county, municipalities, and citizens of Newberry by providing a safe and secure location to house sentenced and non-sentenced inmates. The geographic location is the current jail site, 3239 Louis Rich Rd.

(B) Cite the specific portion of Code Section 4-10-330 (A)(1) of the *South Carolina Code of Laws* under which the project qualifies for CPST funding.

-Section 4-10-330 (A)(1)(b) lists jails as a project that proceeds of the tax can be used on.

2. Site Acquisition and Preparation Budgeting

(A) Provide plats and/or tax maps of all property involved. Include a preliminary engineered drawing indicating the proposed locations of all structures associated with the project, including buildings, interior roadways, turning lanes, parking lots, utilities, etc.

-Property Plat on Site

(B) Who owns the property required to undertake the project? Indicate the property owner's willingness to sell and terms of sale, including purchase price, for providing the property for this project. If the property is not owned by the sponsoring entity, provide a suitable purchase option that will guarantee the property's purchase price and availability for the project. Purchase options must also include a due diligence period to assess any geotechnical or environmental concerns.

-All properties proposed as potential sites are owned by the County of Newberry, therefore no sale is required.

(C) Demonstrate all access points to be used by the public in utilizing the project. Will vehicular access by the public require encroachment permits, turning lanes, etc.? If so, demonstrate approval by the appropriate agency, e.g., County, SCDOT.

(D) List all utilities, i.e., water, sanitary sewer, electricity, natural gas, storm sewerage etc., needed to serve the project. Verify through utility providers sufficient capacity and willingness to serve the project. What costs will the project incur in connecting to the required utilities?

-Utilities needed to service this project will be water, sanitary sewer, electricity, natural gas, and storm sewerage.

(E) Demonstrate the topography of the property and provide cost estimates for all clearing, grading, drainage, permits and other site preparation expenses associated with the project.

- Feasibility Study Pending

(F) Has a Phase One Environmental Site Assessment been completed for the property/project? (The CPST Commission highly recommends investment in a Phase One assessment.) If so, please list any environmental costs associated with developing the property for this project, and indicate what source(s) of funding will pay for these items. Does the submitting qualified entity acknowledge that it will be responsible for any cost overruns related to expenses of this kind?

-A Phase One Environmental Site Assessment has not been completed for any of the proposed property sites.

(G) Is the land use associated with the proposed project allowed under current land use/zoning restrictions? Do any existing covenants, easements, setbacks, or other restrictions prevent the proposed use? What provisions are being made to overcome any prohibitions in this regard? Describe the prevailing land uses in the general area and on adjacent parcels. Would the proposed use create any negative spillover effects, such as light, noise, traffic, parking, etc.?

-Current Jail Site- Properly Zoned for this project. Adjacent lands are Commercial Areas and Residential Areas. Negative effects of this site are the close proximity of the Residential Areas, but the currently existing jail is already dealing with this issue.

(H) Estimate the number of persons and the number of vehicles that will be on or in the general vicinity of the property at times of peak usage.

-The number of persons and vehicles that could be on the property at times of peak usage can range from 10 to 40. This is a hard number to determine due a peak usage time of the jail can occur at anytime and for any number of reasons.

(I) Describe the capacity of the property to accommodate future expansions of the intended use.

-Current Jail Site- expansions for the intended use of this property with the current structure will require a feasibility study to determine the difficulty of tying in the current infrastructure with any new infrastructure.

(A) Construction Planning and Budgeting

(A) Describe the structures to be built/renovated on the property, construction type, estimated cost per square foot, and total construction cost.

Existing Jail Site-Addition of a new Housing Unit to the existing Jail Structure, \$6Million????

(B) Estimate costs for engineering/design and construction management.

- Feasibility Study Pending

(C) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping, and any other similar services that may apply.

- Feasibility Study Pending

(D) Provide cost estimates for furnishings, computers, equipment, appliances, etc.

- Feasibility Study Pending

(E) If the voters approve the CPST referendum and funding is made available, when do you anticipate design work for this project beginning, and how long will it take to complete the design work? When would construction commence, and how long will it take to complete construction?

- Feasibility Study Pending

4. Project Cost Summary

Site Acquisition	\$ _____ \$0_____
Clearing/Grading/Drainage Site Preparation	\$ _____
Paving (include parking, turn lanes)	\$ _____
Construction/Renovation	\$ _____
Engineering/Design/Construction Management	\$ _____
Testing/Geotechnical	\$ _____
Phase One Environmental Testing	\$ _____
Environmental-related Development Costs	\$ _____
Utility Connections	\$ _____
Permits	\$ _____
Landscaping	\$ _____
Fencing	\$ _____
Exterior Lighting	\$ _____
Fiber/Connectivity	\$ _____
Security Systems	\$ _____
Furnishings/Equipment/Computers	\$ _____
Other (please describe by attachment)	\$ _____
Total	\$ _____

-Needs Feasibility Study

5. Statement of Project Submission and Support

Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the capital project sales tax; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

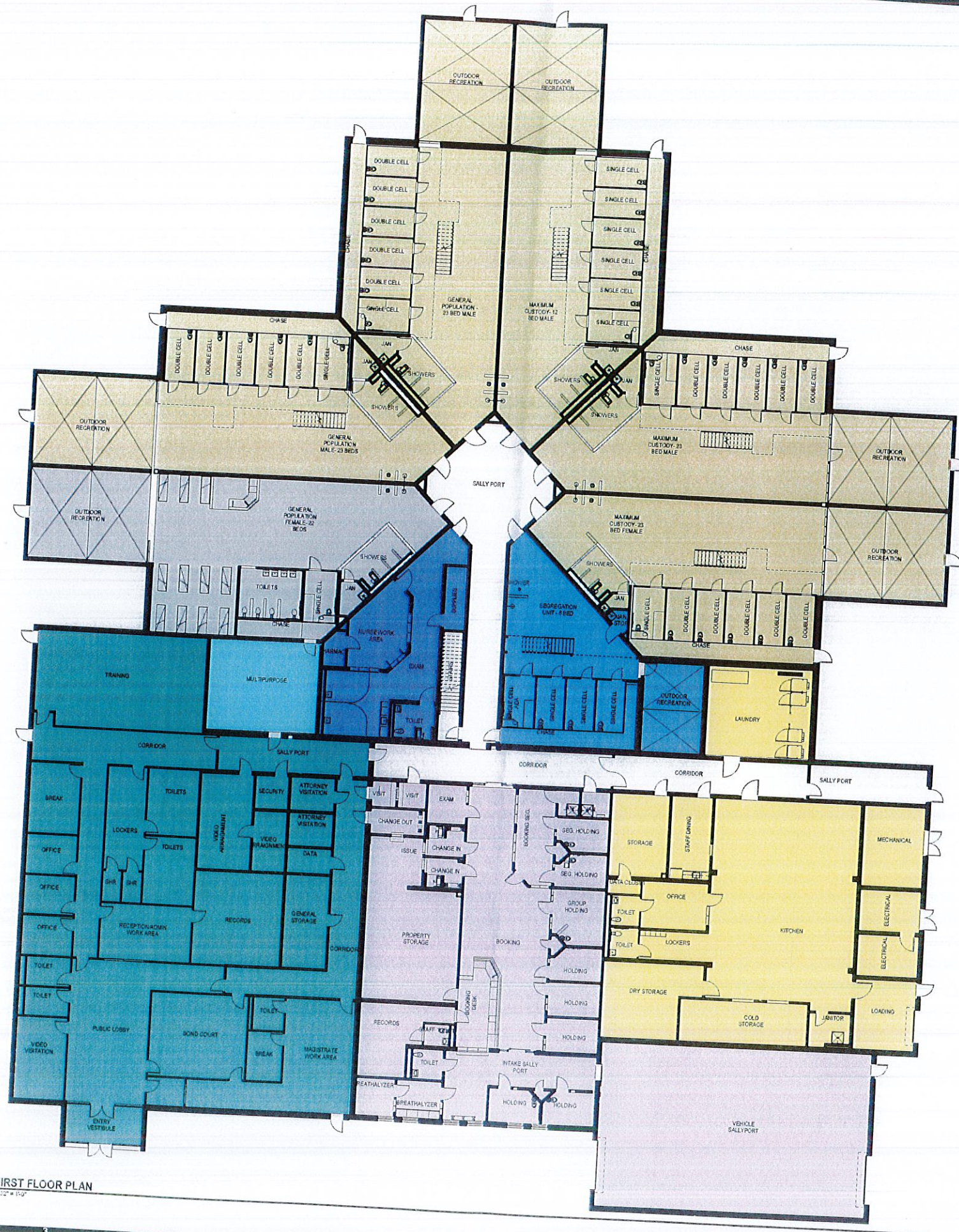
-Project is an addition to the Newberry County Detention Center and will be here for the life of the project. Project will require a feasibility study to determine these answers moving forward.

6. Project Proposal Submission Deadline

Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 PM on March 18, 2022. Proposals may be submitted by US Mail, by courier, or hand delivered to Karen Brehmer at the Newberry County Annex Building. The Annex is located at 1309 College Street in Newberry. The mailing address is PO Box 156, Newberry, SC 29108.

2/6/2022 7:25:03 PM

FIRST FLOOR PLAN
3/22' x 192'



MOSELEYARCHITECTS

1333 MAIN STREET, SUITE 300, COLUMBIA, SC 29201
PHONE (803) 724-1292
MOSELEYARCHITECTS.COM

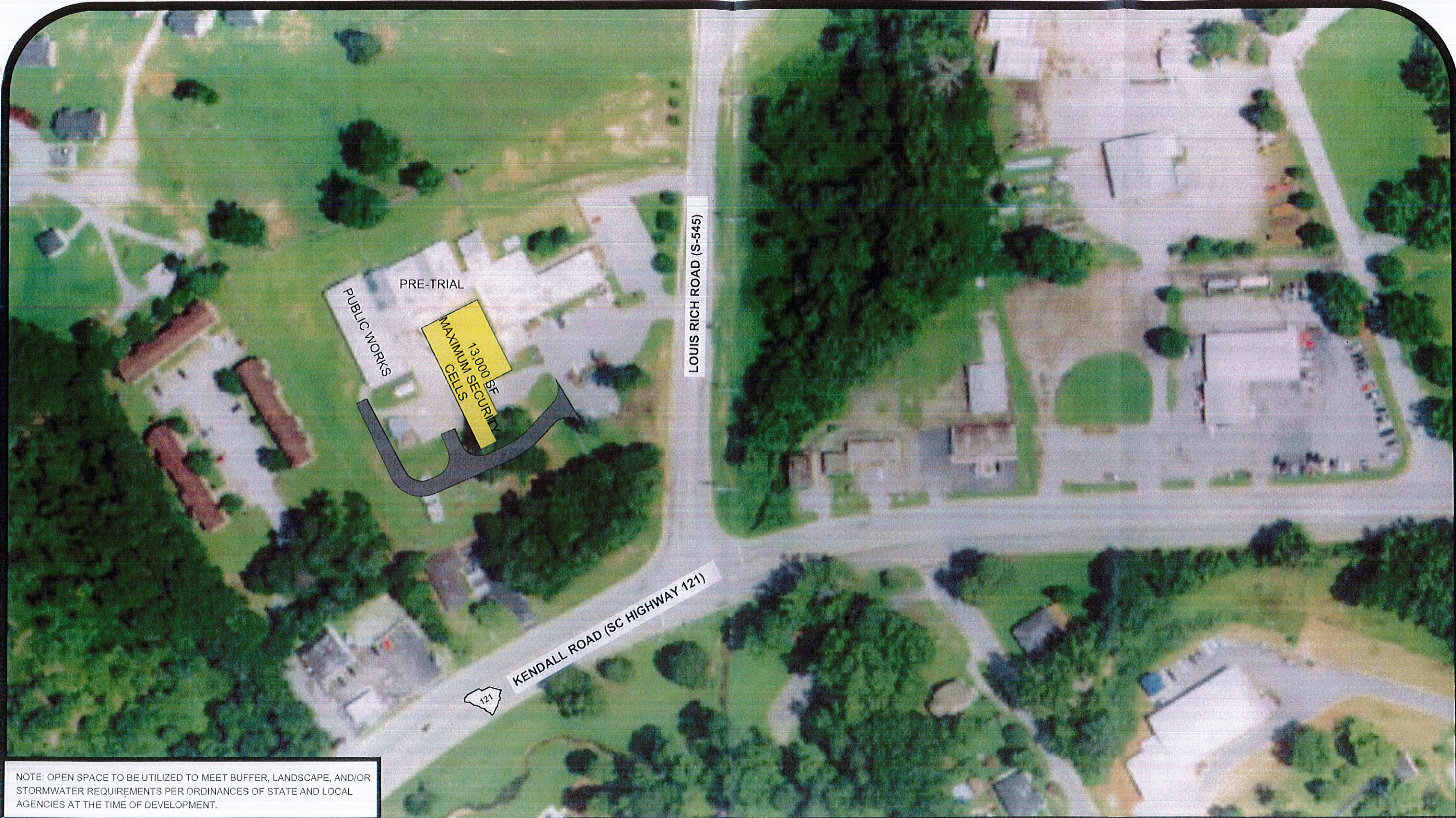
PROGRESS
PRINT NOT FOR
CONSTRUCTION

NEWBERRY COUNTY DETENTION CENTER
TBD
NEWBERRY COUNTY
NEWBERRY, SOUTH CAROLINA

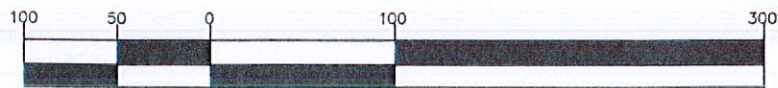
PROJECT NO:	TBD
DATE:	FEBRUARY 9, 2022
REVISIONS:	
DATE:	
DESCRIPTION:	

OVERALL FLOOR
PLANS

A2.0.1

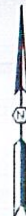


NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



Project No.: 21243-0036
February 8, 2022

(IN FEET)

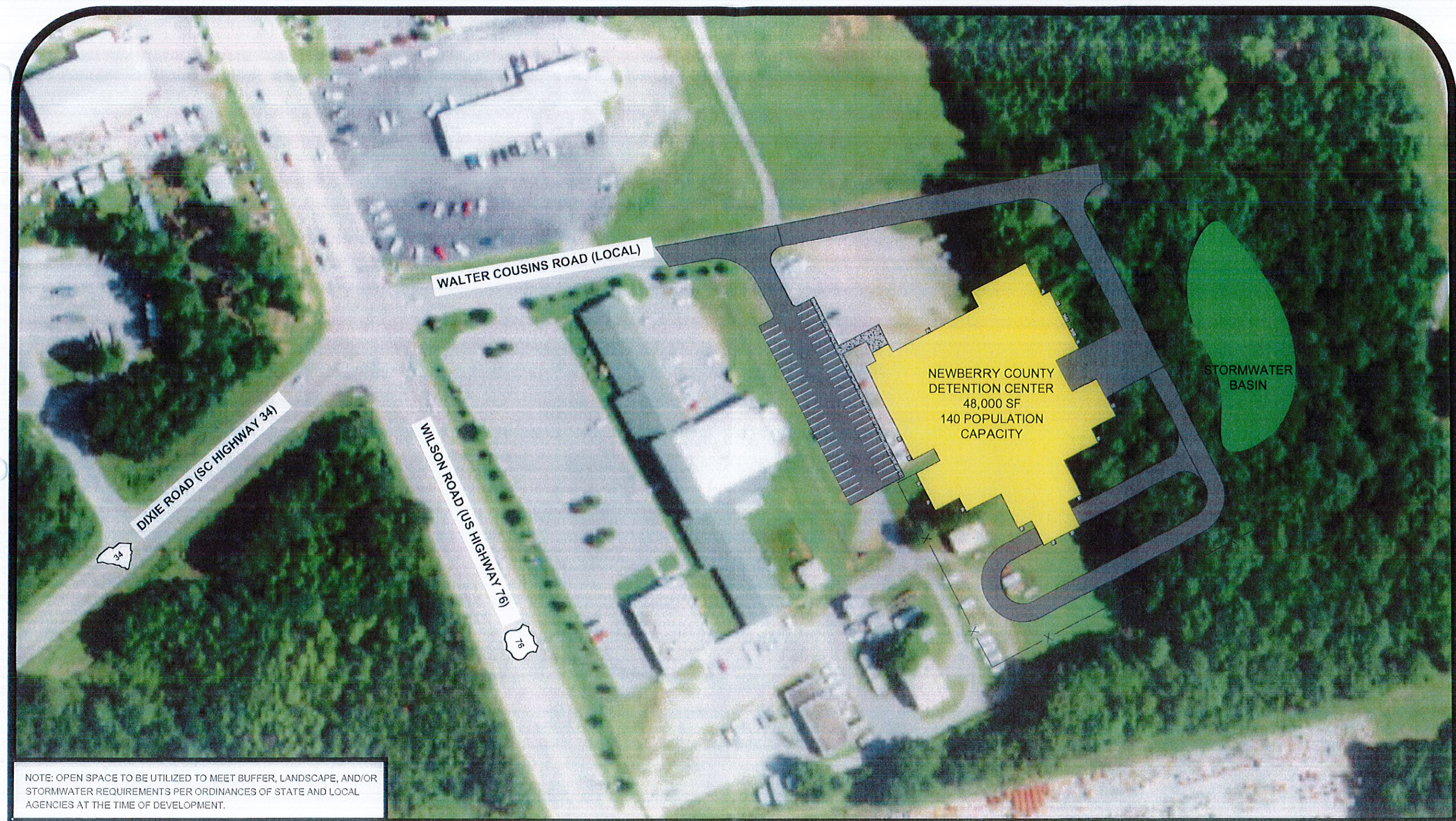


Existing Facility Expansion Newberry County Detention Center Newberry County, South Carolina

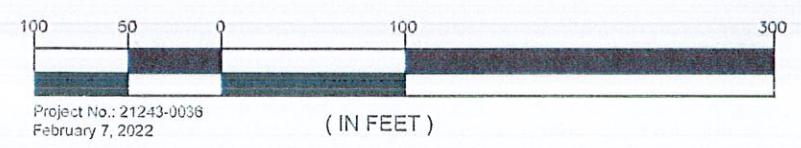


ALLIANCE
CONSULTING ENGINEERS

Prepared by Alliance Consulting Engineers, Inc.

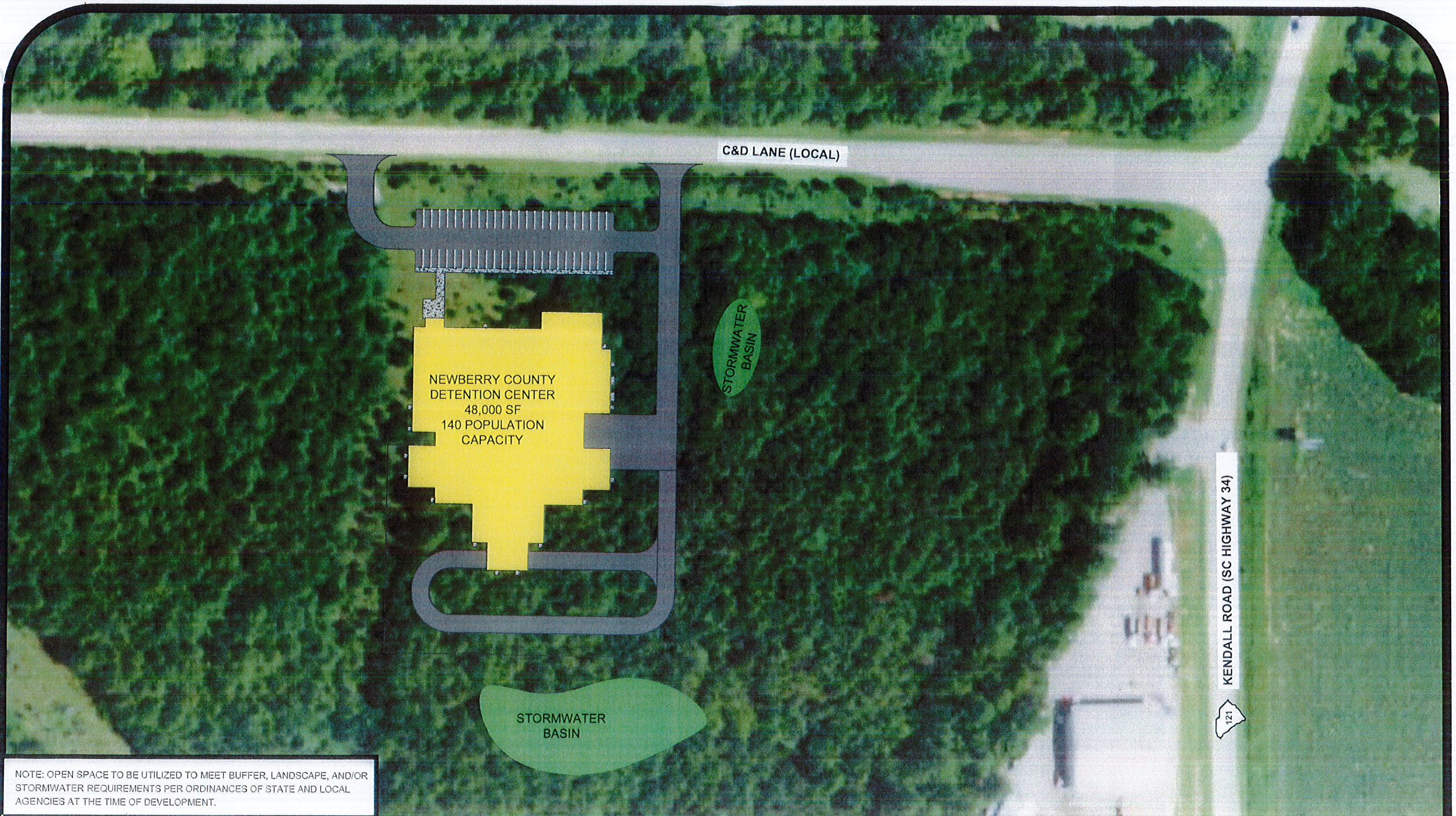


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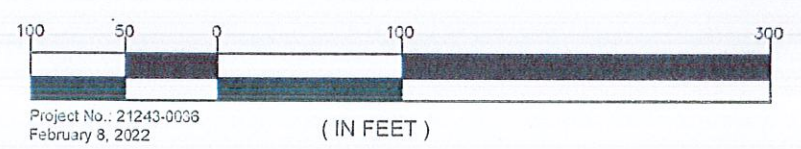


Conceptual Site Plan Newberry County Detention Center Newberry County, South Carolina





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Conceptual Site Plan Newberry County Detention Center Newberry County, South Carolina

