

**2022**

**Capital Project Sales Tax Commission**

**Project Proposal Submission Form**

**Town of Little Mountain Project One**

**Upgrade Park Entrance, Restrooms & Construct a Walking Trail**

**March 17, 2022**

2022

**Capital Project Sales Tax Commission  
Project Proposal Submission Form**

**Town of Little Mountain Project One  
Upgrade Park Entrance & Restrooms**

**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.

**To upgrade the entrance to Reunion Park making the entrance safer by removing drive ways, refurbish current bathrooms closest to the park entrance, add Wi-Fi for the park, seating walls and playground equipment.**

**These upgrades will make the park more user friendly for all visitors with a safer entrance that will not allow vehicles, better amenities and playground equipment.**

(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.



Code Section 4-10-330 (A)(1)(c). (Cultural, recreational or historic facilities, or any combination of these facilities.)

**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.

**Please see attached Conceptual Site Plan and County Tax Parcel Map. The park entrance will use tax parcels 697-4-6-1, 697-4-6-2, 697-4-6-34.**

(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.

**The property is owned by the Town of Little Mountain. It is part of Reunion Park.**

(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.

**No access points will be changed.**

(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?

**All needed utilities are already on site. There should be no expansion needed.**

(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.

**No clearing will be needed on the property. Minimal grading will be needed for the parking lot.**



(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 done.**

(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.?

**No land use restrictions or negative spillover effects are anticipated.**

(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 people able to use the park at one time is estimated to be 1,000. No parking lots are associated with this project.**

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

**The town has recently purchased three more adjoining lots for Reunion Park.**

### **3. 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.

**Please see attached Preliminary Cost Opinion dated February 28, 2019. The line item for Splash Pad has been removed. The town has concerns on the cost of the upkeep for a splash pad.**

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

**Please see attached Preliminary Cost Opinion dated February 28, 2019. The line item for Splash Pad has been removed. The town has concerns on the cost of the upkeep for a splash pad.**



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

Please see attached Preliminary Cost Opinion dated February 28, 2019. The line item for Splash Pad has been removed. The town has concerns on the cost of the upkeep for a splash pad.

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

Not applicable to this project.

(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?

The design process would begin once a project term has been selected which would require approximately two months to procure. The design process is anticipated to require approximately three months to complete. Construction is anticipated to require six months to complete including bidding and award services. Total project time to complete is approximately eleven to twelve months.

#### 4. Project Cost Summary

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



Total

\$ See Cost Opinion

**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.

**Please see attached letter from Jana W Jayroe, Mayor Town of Little Mountain**

**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.



**TOWN OF LITTLE MOUNTAIN**

P.O. Box 154  
LITTLE MOUNTAIN, SOUTH CAROLINA 29075



March 17, 2022

2022 Capital Sales Tax Project Commission  
c/o Ms. Karen Brehmer  
1309 College Street  
Newberry SC 29108

Re: Town of Little Mountain Submittal  
2022 Capital Project Sales Tax

To Whom It May Concern:

The Town of Little Mountain South Carolina agrees to own, operate and maintain the 2022 Capital Project Sales Tax project labeled "**Upgrade Park Entrance & Restrooms.**"

Also, the Town of Little Mountain South Carolina agrees to fund (from its reserve funds) any cost overrun beyond the balloted amount.

Sincerely,

A handwritten signature in black ink that reads "Jana W. Jayroe". The signature is fluid and cursive.

Jana W. Jayroe  
Mayor  
Town of Little Mountain SC





Item No.	Description	Quantity	Units	Engineer's Estimate	
				Unit Price	Price
<b>Mobilization</b>					
1	Mobilization	1	LS	\$57,120.00	\$57,120.00
<b>Demolition</b>					
2	Clearing	1	LS	\$5,000.00	\$5,000.00
<b>Walkways and Pathways</b>					
3	6' Sidewalk	500	SY	\$55.00	\$27,500.00
4	Resurface Ex. Path w/ Asphalt	110	SY	\$45.00	\$4,950.00
<b>Earthwork</b>					
5	Fine Grading	1	LS	\$15,000.00	\$15,000.00
<b>Landscaping &amp; Irrigation</b>					
6	Landscaping	1	LS	\$5,000.00	\$5,000.00
7	Irrigation	1	LS	\$2,500.00	\$2,500.00
8	Mulch	1	LS	\$500.00	\$500.00
<b>Electrical &amp; Wireless</b>					
9	Site Electrical	1	LS	\$5,000.00	\$5,000.00
10	Wifi (for Entire Park)	1	LS	\$2,500.00	\$2,500.00
<b>Splashpad</b>					
11	Splashpad <del>Removed from submission</del>	1	LS	\$250,000.00	\$250,000.00
<b>Structures &amp; Furnishings</b>					
12	Playgrounds	2	EA	\$85,000.00	\$170,000.00
13	Refurbish Ex. Bathroom Building	1	EA	\$35,000.00	\$35,000.00
14	Seating Walls	130	LF	\$25.00	\$3,250.00
15	Park Entrance Signage	1	EA	\$45,000.00	\$45,000.00
Subtotal					\$628,320.00
10% General Contingency					\$62,832.00
12% Survey & Engineering					\$75,398.40
<b>TOTAL</b>					<b>\$766,550.40</b>

minus Splash pad <250,000.00>

\$516,550.40



Reunion Park Entrance						
Item No	Description	Quantity	Units	Unit Price	2019 Price	2022 Price
1	Mobilization	1	LS	\$ 57,120.00	\$ 57,120.00	\$ 85,680.00
2	Clearing	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00
3	6-foot sidewalk	500	SY	\$ 55.00	\$ 27,500.00	\$ 41,250.00
4	Resurface Existing Path with Asphalt	110	SY	\$ 45.00	\$ 4,950.00	\$ 7,425.00
5	Fine Grading	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 22,500.00
6	Landscaping	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00
7	Irrigation	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,750.00
8	Mulch	1	LS	\$ 500.00	\$ 500.00	\$ 750.00
9	Site Electrical	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00
10	Wifi (for Entire Park)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,750.00
11	Splashpad	0	LS	\$ 250,000.00	\$ -	\$ -
12	Playgrounds	2	EA	\$ 85,000.00	\$ 170,000.00	\$ 340,000.00
13	Refurbish Existing Bathroom Building	1	EA	\$ 35,000.00	\$ 35,000.00	\$ 52,500.00
14	Seating Walls	130	LF	\$ 25.00	\$ 3,250.00	\$ 4,875.00
15	Park Entrance Signage	1	EA	\$ 45,000.00	\$ 45,000.00	\$ 67,500.00
				Subtotal	\$ 378,320.00	\$ 652,480.00
				General Contingency:	\$ 62,832.00	\$ 130,496.00
				12% Survey and Engineering:	\$ 75,398.40	\$ 78,297.60
				TOTAL	\$ 516,550.40	\$ 861,273.60

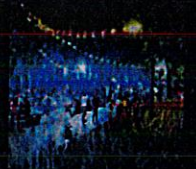


AREA 1



CHARACTER IMAGES

AREA 2



AREA 3



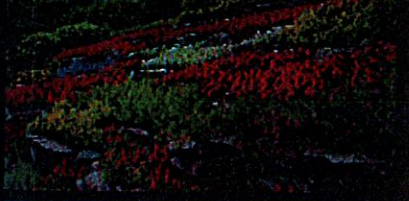
AREA 4



AREA 5



AREA 6



AREA 7



REUNION PARK MASTER PLAN TOWN OF LITTLE MOUNTAIN, SC



2022

Capital Project Sales Tax Commission

Project Proposal Submission Form

Town of Little Mountain Project Two

Amphitheater Construction Reunion Park

March 17, 2022



2022

Capital Project Sales Tax Commission  
Project Proposal Submission Form

Town of Little Mountain Project Two  
Amphitheater Construction Reunion Park

**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.

To build an amphitheater at Reunion Park in Little Mountain South Carolina. The seating will be terraced grassy areas. The stage will have a roof. There will be handicapped accessible seating and restrooms that are ADA compliant. The seating capacity is approximately 700-750. The building of the amphitheater will meet the need of growing tourism in the lower part of Newberry County as well as providing a way to have ticketed sales events to provide income for maintenance.



(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.

Code Section 4-10-330 (A)(1)(c). (Cultural, recreational or historic facilities, or any combination of these facilities.)

**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.

**Please see attached Conceptual Site Plan Area 4 and County Tax Parcel Map. The theater will use mostly tax parcels 697-4-6-10, 697-4-6-9, 697-4-6-8, 697-4-6-7 and partially 697-4-6-29**

(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 parcels are owned by the Town of Little Mountain SC**

(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.

**Existing roadways will be used.**

(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?

**All needed utilities are already on site. Expansion of electrical service and sewer service will be required.**

(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.



The lots to be used have a natural fall that lends itself to amphitheater construction. The area east of the lots has drainage and water run off structures in place. Please see attached Preliminary Cost Opinion dated February 28, 2019.

(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 is not required for this project.**

(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.?

**No land use restrictions or negative spillover effects are anticipated.**

(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 seating capacity is approximately 700-750. Maximum estimated vehicles 500.**

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

**The theater will be built on three new lots the town has purchased. We anticipate any expansion can be done to the east of the theater.**

### **3. 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.

**Please see attached Preliminary Cost Opinion dated February 28, 2019.**

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



Please see attached Preliminary Cost Opinion dated February 28, 2019.

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

Please see attached Preliminary Cost Opinion dated February 28, 2019.

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

Please see attached Preliminary Cost Opinion dated February 28, 2019.

(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?

The design process would begin once a project term has been selected which would require approximately two months to procure. The design process is anticipated to require approximately three months to complete. Construction is anticipated to require twelve months to complete including bidding and award services. Total project time to complete is approximately eighteen months.

4. **Project Cost Summary**

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



**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.

Please see attached letter from Jana W Jayroe, Mayor Town of Little Mountain

**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.



**TOWN OF LITTLE MOUNTAIN**

P.O. BOX 154  
LITTLE MOUNTAIN, SOUTH CAROLINA 29075



March 17, 2022

2022 Capital Sales Tax Project Commission  
c/o Ms. Karen Brehmer  
1309 College Street  
Newberry SC 29108

Re: Town of Little Mountain Submittal  
2022 Capital Project Sales Tax

To Whom It May Concern:

The Town of Little Mountain South Carolina agrees to own, operate and maintain the 2022 Capital Project Sales Tax project labeled "Amphitheater Construction Reunion Park."

Also, the Town of Little Mountain South Carolina agrees to fund (from its reserve funds) any cost overrun beyond the balloted amount.

Sincerely,

A handwritten signature in black ink that reads "Jana W. Jayroe". The signature is written in a cursive style.

Jana W. Jayroe  
Mayor  
Town of Little Mountain SC





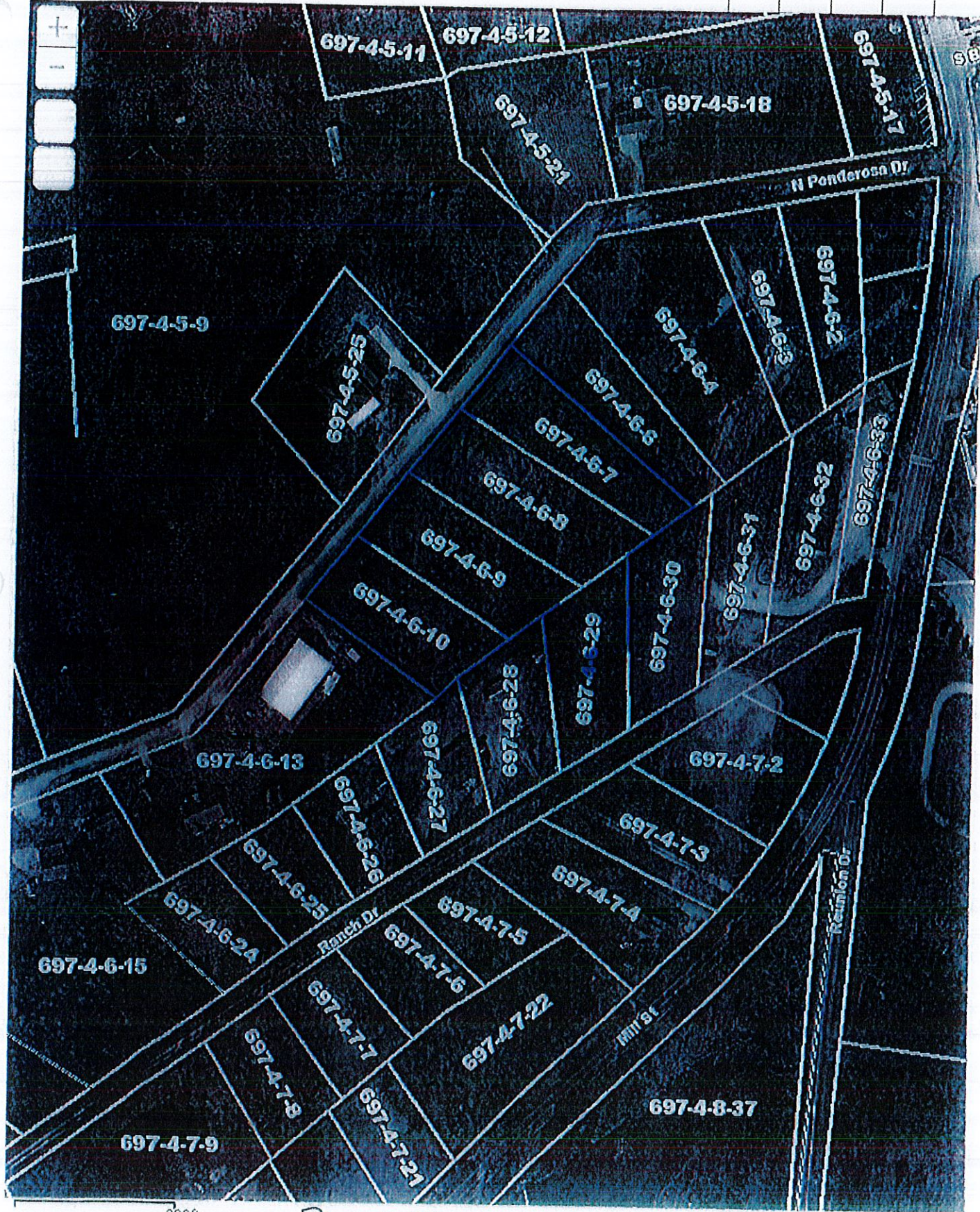
Item No.	Description	Quantity	Units	Engineer's Estimate	
				Unit Price	Price
	Mobilization				
1	Mobilization	1	LS	\$80,020.00	\$80,020.00
	Demolition				
2	Clearing	1	LS	\$25,000.00	\$25,000.00
	Walkways and Pathways				
3	6' Sidewalk	640	SY	\$55.00	\$35,200.00
	Earthwork				
4	Grading	1	LS	\$75,000.00	\$75,000.00
5	Fine Grading	1	LS	\$15,000.00	\$15,000.00
	Landscaping & Irrigation				
6	Landscaping (Sod)	1	LS	\$10,000.00	\$10,000.00
7	Irrigation	1	LS	\$5,000.00	\$5,000.00
	Electrical & Wireless				
8	Site Electrical	1	LS	\$25,000.00	\$25,000.00
	Structures & Furnishings				
9	Amphitheatre	1	EA	\$600,000.00	\$600,000.00
10	Fencing	1,000	LF	\$10.00	\$10,000.00
	Subtotal				\$880,220.00
	10% General Contingency				\$88,022.00
	12% Survey & Engineering				\$105,626.40
	<b>TOTAL</b>				<b>\$1,073,868.40</b>



Amphitheatre						
Item No	Description	Quantity	Units	Unit Price	2019 Price	2022 Price
1	Mobilization	1	LS	\$ 80,020.00	\$ 80,020.00	\$ 120,030.00
2	Clearing	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 37,500.00
3	6-foot sidewalk	640	SY	\$ 55.00	\$ 35,200.00	\$ 52,800.00
4	Grading	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 112,500.00
5	Fine Grading	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 22,500.00
6	Landscaping (Sod)	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00
7	Irrigation	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00
8	Site Electrical	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 37,500.00
9	Amphitheatre	1	LS	\$ 600,000.00	\$ 600,000.00	\$ 1,200,000.00
10	Fencing	1000	LF	\$ 10.00	\$ 10,000.00	\$ 15,000.00
				Subtotal	\$ 880,220.00	\$ 1,620,330.00
				General Contingency:	\$ 88,022.00	\$ 162,033.00
				12% Survey and Engineering:	\$ 105,626.40	\$ 194,439.60
				TOTAL	\$ 1,073,868.40	\$ 1,976,802.60



Newberry County Property Parcel



Project Two  
Amphitheater Construction Site







**2022**

**Capital Project Sales Tax Commission**

**Project Proposal Submission Form**

**Town of Little Mountain Project Three**

**Construct a Walking Trail & Renovate Picnic Pavilion & Convert Wooden Stage to  
Storage**

**March 17, 2022**



2022

Capital Project Sales Tax Commission  
Project Proposal Submission Form

Town of Little Mountain Project Three

Construct a Walking Trail & Renovate Picnic Pavilion & Convert Wooden Stage  
to Storage

**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.

To add a walking/fitness trail to the park, to renovate the large picnic pavilion and to convert the lower stage to storage.

The Walking Trail will provide a much-needed, highly desired safe walking area for the general public. Currently the running club of Little Mountain Elementary uses the streets for their runs. With the great increase in car traffic we have, the trail will be much safer for our elementary school children and all other pedestrians. The renovations to the picnic pavilion will provide better lighting, better fans for cooling and cosmetic upgrades. The conversion



of the stage to storage will provide much needed storage for the town as well as eliminating a water pooling problem that is currently causing the stage to mold and rot.

(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.

**Code Section 4-10-330 (A)(1)(c). (Cultural, recreational or historic facilities, or any combination of these facilities.)**

## **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.

**Please see attached Conceptual Site Plan and County Tax Parcel Map. The pavilion and stage are located on parcels 697-4-6-6, 697-4-6-4 and partially on 697-4-6-30 and 697-4-6-31.**

**The walking trail will match the perimeter of the park highlighted in blue on the attached map.**

(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.

**The property is owned by the Town of Little Mountain. It is part of Reunion Park.**

(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.

**No access points will be changed.**

(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?

**All needed utilities are already on site. There should be very little expansion needed.**

(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.

**A small amount of clearing and grading will be needed for the walking trail.**

(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 is not required for this project.**

(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.?

**No land use restrictions or negative spillover effects are anticipated.**

(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 people using the walking trail at one time is estimated to be a maximum of 50. The picnic pavilion had a capacity of 150. No parking lots are associated with this project.**

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

**The trail is planned for the perimeter of Reunion Park. The trail can be easily expanded by including interior parts of the park. The picnic pavilion is located south of a clearing that can be used as expansion.**



**3. 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.

**Please see attached two Preliminary Cost Opinions dated February 28, 2019. One is for Area 3, the picnic pavilion and stage, the other is for the Walking Trail.**

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

**Please see attached two Preliminary Cost Opinions dated February 28, 2019. One is for Area 3, the picnic pavilion and stage, the other is for the Walking Trail.**

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

**Please see attached two Preliminary Cost Opinions dated February 28, 2019. One is for Area 3, the picnic pavilion and stage, the other is for the Walking Trail.**

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

**Not applicable to this project.**

(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?

**The design process would begin once a project term has been selected which would require approximately two months to procure. The design process is anticipated to require approximately three months to complete. Construction is anticipated to require six months to complete including bidding and award services. Total project time to complete is approximately eleven to twelve months.**

**4. Project Cost Summary**

Site Acquisition	\$ ____NA____
Clearing/Grading/Drainage Site Preparation	\$ See Cost Opinion
Paving (include parking, turn lanes)	\$ See Cost Opinion



Construction/Renovation	\$ See Cost Opinion
Engineering/Design/Construction Management	\$ See Cost Opinion
Testing/Geotechnical	\$ See Cost Opinion
Phase One Environmental Testing	\$ See Cost Opinion
Environmental-related Development Costs	\$ See Cost Opinion
Utility Connections	\$ See Cost Opinion
Permits	\$ See Cost Opinion
Landscaping	\$ See Cost Opinion
Fencing	\$ See Cost Opinion
Exterior Lighting	\$ See Cost Opinion
Fiber/Connectivity	\$ See Cost Opinion
Security Systems	\$ See Cost Opinion
Furnishings/Equipment/Computers	\$ See Cost Opinion
Other (please describe by attachment)	\$ See Cost Opinion
<b>Total</b>	<b>\$ See Cost Opinion</b>

**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.

**Please see attached letter from Jana W Jayroe, Mayor Town of Little Mountain**

**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.





Item No.	Description	Quantity	Units	Engineer's Estimate	
				Unit Price	Price
	Mobilization				
1	Mobilization	1	LS	\$7,150.00	\$7,150.00
	Structures				
2	Renovate Large Picnic Pavillion (Cosmetic)	1	LS	\$30,000.00	\$30,000.00
3	Convert Ex Stage to Storage or Etc.	1	LS	\$40,000.00	\$40,000.00
	Structures & Furnishings				
4	Pet Waste Station	3	EA	\$500.00	\$1,500.00
	Subtotal				\$78,650.00
	10% General Contingency				\$7,865.00
	12% Survey & Engineering				\$9,438.00
	<b>TOTAL</b>				<b>\$95,953.00</b>





Item No.	Description	Quantity	Units	Engineer's Estimate	
				Unit Price	Price
	Mobilization				
1	Mobilization	1	LS	\$23,245.00	\$23,245.00
	Demolition & Earthwork				
2	Clearing & Fine Grading	1	LS	\$15,000.00	\$15,000.00
	Walking Trail				
3	10' Walking Conc. Trail (2,330 LF)	2,590	SY	\$55.00	\$142,450.00
4	10' Low Boardwalk	250	LF	\$300.00	\$75,000.00
				Subtotal	\$255,695.00
				10% General Contingency	\$25,569.50
				12% Survey & Engineering	\$30,683.40
				<b>TOTAL</b>	<b>\$311,947.90</b>



Shelter Renovations and Stage Conversion						
Item No	Description	Quantity	Units	Unit Price	2019 Price	2022 Price
1	Mobilization	1	LS	\$ 7,150.00	\$ 7,150.00	\$ 10,725.00
2	Renovate Large Picnic Pavillion (Cosmetic)	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 60,000.00
3	Convert Existing Stage to Storage	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 80,000.00
4	Pet Waste Station	3	EA	\$ 500.00	\$ 1,500.00	\$ 2,250.00
Subtotal					\$ 78,650.00	\$ 152,975.00
General Contingency:					\$ 7,865.00	\$ 15,297.50
12% Survey and Engineering:					\$ 9,438.00	\$ 18,357.00
TOTAL					\$ 95,953.00	\$ 186,629.50

Walking Trail Estimate						
Item No	Description	Quantity	Units	Unit Price	2019 Price	2022 Price
1	Mobilization	1	LS	\$ 23,245.00	\$ 23,245.00	\$ 34,867.50
2	Clearing and Fine Grading	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 22,500.00
3	10-foot Concrete Walking Trail	2590	SY	\$ 55.00	\$ 142,450.00	\$ 213,675.00
4	10-foot Low Boardwalk	250	LF	\$ 300.00	\$ 75,000.00	\$ 112,500.00
Subtotal					\$ 255,695.00	\$ 383,542.50
General Contingency:					\$ 25,569.50	\$ 38,354.25
12% Survey and Engineering:					\$ 30,683.40	\$ 46,025.10
TOTAL					\$ 311,947.90	\$ 467,921.85

<b>OVERALL TOTAL:</b>	\$ 407,900.90	\$ 654,551.35
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**TOWN OF LITTLE MOUNTAIN**

P.O. Box 154  
LITTLE MOUNTAIN, SOUTH CAROLINA 29075



March 17, 2022

2022 Capital Sales Tax Project Commission  
c/o Ms. Karen Brehmer  
1309 College Street  
Newberry SC 29108

Re: Town of Little Mountain Submittal  
2022 Capital Project Sales Tax

To Whom It May Concern:

The Town of Little Mountain South Carolina agrees to own, operate and maintain the 2022 Capital Project Sales Tax project labeled **"Construct a Walking Trail & Renovate Picnic Pavilion & Convert Wooden Stage to Storage"**

Also, the Town of Little Mountain South Carolina agrees to fund (from its reserve funds) any cost overrun beyond the balloted amount.

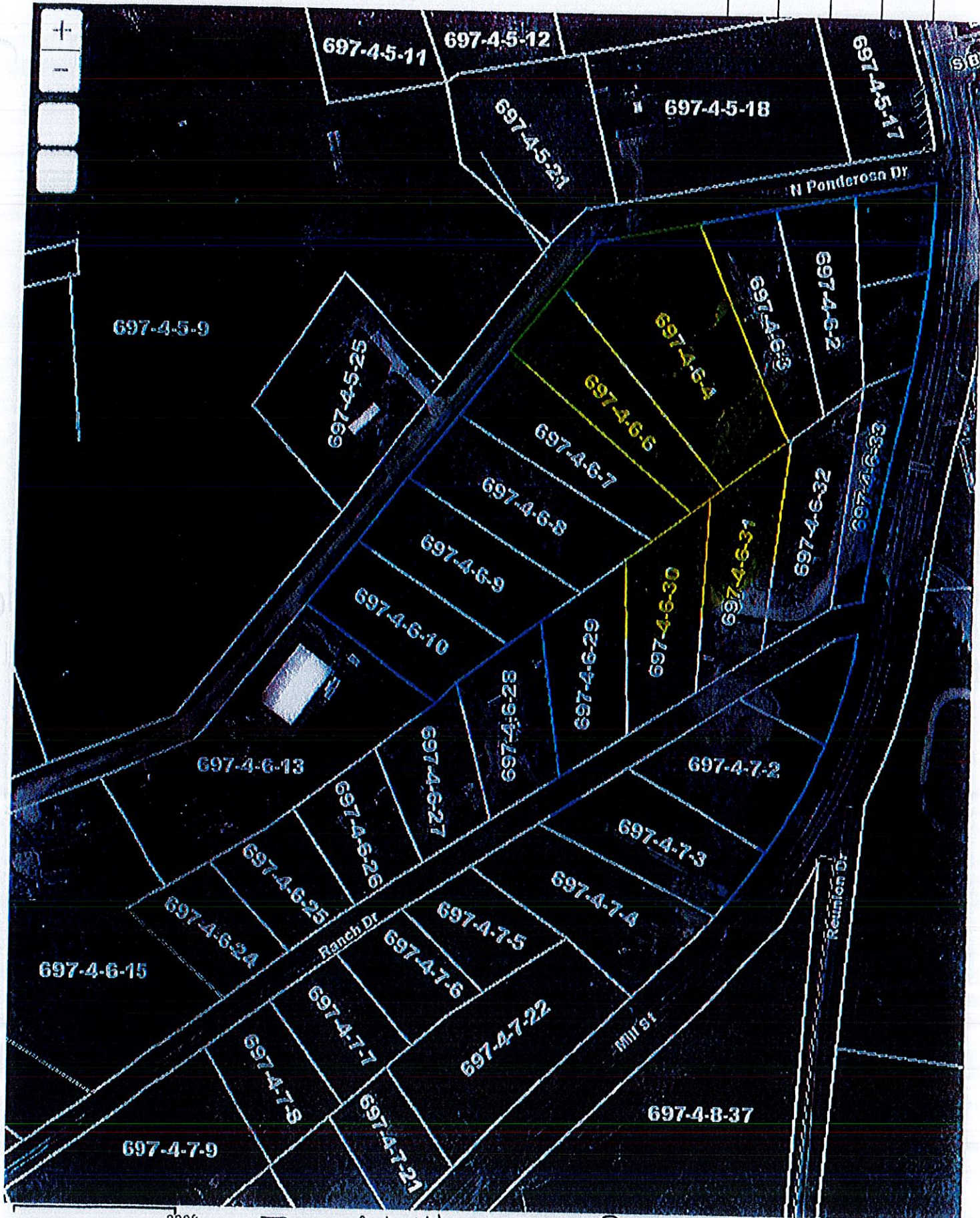
Sincerely,

A handwritten signature in black ink that reads "Jana W. Jayroe".

Jana W. Jayroe  
Mayor  
Town of Little Mountain SC



# Newberry County Property Parcel



200ft

81.408 34.195 Degrees

<https://map.newberrycounty.net/parcel/>

Town of Little Mountain Project 3  
 Walking Trail in blue Pavilion+Stage in yellow



2022

Capital Project Sales Tax Commission

Project Proposal Submission Form

Town of Little Mountain Project Four

Renovate BBQ Smokehouse, Picnic Shelter, Restrooms and add Handicap Seating

March 17, 2022



2022

**Capital Project Sales Tax Commission  
Project Proposal Submission Form**

**Town of Little Mountain Project Four**

**Renovate BBQ Smokehouse, Picnic Shelter, Restrooms and add Handicap Seating**

**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.

**To relocate and renovate the BBQ smokehouse, to renovate the picnic shelter including the attached bathrooms by enlarging and upgrading, the addition of a deck overlook attached to the picnic shelter for handicap seating to view the stage, upgrade the handicap parking area and adding pathways.**

**These upgrades will make the park more user friendly especially for individuals with wheelchairs and baby strollers. The larger bathrooms will accommodate more people. The deck will allow individuals with ambulatory**



problems to have a view of the stage without walking the steep grade in front of the stage.

(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.

Code Section 4-10-330 (A)(1)(c). (Cultural, recreational or historic facilities, or any combination of these facilities.)

## 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.

Please see attached Conceptual Site Plan and County Tax Parcel Map. The renovations will be done on tax parcels 697-4-6-33, 697-4-6-32, 697-4-6-31.

(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.

The property is owned by the Town of Little Mountain. It is part of Reunion Park.

(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.

No access points will be changed.

(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?

All needed utilities are already on site. There should be very little expansion needed.



(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.

**A small amount of clearing and grading will be needed for the BBQ Smokehouse renovation and the handicap deck are.**

(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 is not required for this project.**

(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.?

**No land use restrictions or negative spillover effects are anticipated.**

(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 people using the picnic shelter at one time is estimated to be a maximum of 75. The handicap seating should accommodate seven to ten wheelchairs. No parking lots are associated with this project.**

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

**The shelter and restroom are located near the main parking are. This gives the opportunity for expansion.**

### **3. 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.



Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

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

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

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

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

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

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

(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?

The design process would begin once a project term has been selected which would require approximately two months to procure. The design process is anticipated to require approximately three months to complete. Construction is anticipated to require six months to complete including bidding and award services. Total project time to complete is approximately eleven to twelve months.

#### 4. Project Cost Summary

Site Acquisition	\$ ____NA____
Clearing/Grading/Drainage Site Preparation	\$ See Cost Opinion
Paving (include parking, turn lanes)	\$ See Cost Opinion
Construction/Renovation	\$ See Cost Opinion
Engineering/Design/Construction Management	\$ See Cost Opinion
Testing/Geotechnical	\$ See Cost Opinion
Phase One Environmental Testing	\$ See Cost Opinion
Environmental-related Development Costs	\$ See Cost Opinion
Utility Connections	\$ See Cost Opinion
Permits	\$ See Cost Opinion



Landscaping	\$ See Cost Opinion
Fencing	\$ See Cost Opinion
Exterior Lighting	\$ See Cost Opinion
Fiber/Connectivity	\$ See Cost Opinion
Security Systems	\$ See Cost Opinion
Furnishings/Equipment/Computers	\$ See Cost Opinion
Other (please describe by attachment)	\$ See Cost Opinion
 Total	 \$ See Cost Opinion

**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.

Please see attached letter from Jana W Jayroe, Mayor Town of Little Mountain

**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.



**TOWN OF LITTLE MOUNTAIN**

P.O. Box 154  
LITTLE MOUNTAIN, SOUTH CAROLINA 29075



March 17, 2022

2022 Capital Sales Tax Project Commission  
c/o Ms. Karen Brehmer  
1309 College Street  
Newberry SC 29108

Re: Town of Little Mountain Submittal  
2022 Capital Project Sales Tax

To Whom It May Concern:

The Town of Little Mountain South Carolina agrees to own, operate and maintain the 2022 Capital Project Sales Tax project labeled **“Renovate BBQ Smokehouse, Picnic Shelter, Restrooms and add Handicap Seating”**

Also, the Town of Little Mountain South Carolina agrees to fund (from its reserve funds) any cost overrun beyond the balloted amount.

Sincerely,

Jana W. Jayroe  
Mayor  
Town of Little Mountain SC



Newberry County Property Parcel



Town of Little Mountain Project 4  
 Renovate BBQ Smokehouse, Picnic Shelter,  
 Restrooms + add handicap seating





Item No.	Description	Quantity	Units	Engineer's Estimate	
				Unit Price	Price
<b>Mobilization</b>					
1	Mobilization	1	LS	\$39,919.00	\$39,919.00
<b>Demolition</b>					
2	Clearing	1	LS	\$10,000.00	\$10,000.00
<b>Grading</b>					
3	Grading	1	LS	\$25,000.00	\$25,000.00
<b>Structures</b>					
4	BBQ Smokehouse	1	LS	\$75,000.00	\$75,000.00
5	Restroom Building w/Deck Overlook	1	LS	\$150,000.00	\$150,000.00
<b>Parking Lot</b>					
6	Asphalt	1,255	SY	\$55.00	\$69,025.00
7	18" Curb & Gutter	750	LF	\$20.00	\$15,000.00
8	Striping	1	LS	\$2,500.00	\$2,500.00
<b>Walkways/Pathways</b>					
9	6' Sidewalk	275	SY	\$55.00	\$15,125.00
10	Resurface Ex. Path w/ Asphalt	612	SY	\$45.00	\$27,540.00
<b>Landscaping &amp; Irrigation</b>					
11	Landscaping	1	LS	\$7,500.00	\$7,500.00
12	Irrigation	1	LS	\$2,500.00	\$2,500.00
<b>Subtotal</b>					<b>\$439,109.00</b>
10% General Contingency					<u>\$43,910.90</u>
12% Survey & Engineering					<u>\$52,693.08</u>
<b>TOTAL</b>					<b>\$535,712.98</b>



BBQ Smokehouse						
Item No	Description	Quantity	Units	Unit Price	2019 Price	2022 Price
1	Mobilization	1	LS	\$ 39,919.00	\$ 39,919.00	\$ 59,878.50
2	Clearing	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00
3	Grading	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 37,500.00
4	BBQ Smokehouse	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 150,000.00
5	Restroom Building with Deck Overlook	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00
6	Asphalt	1255	SY	\$ 55.00	\$ 69,025.00	\$ 103,537.50
7	18-inch Curb and Gutter	750	SLF	\$ 20.00	\$ 15,000.00	\$ 22,500.00
8	Striping	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,750.00
9	6-foot Sidewalk	275	SY	\$ 55.00	\$ 15,125.00	\$ 22,687.50
10	Resurface Existing Path with Asphalt	612	SY	\$ 45.00	\$ 27,540.00	\$ 41,310.00
11	Landscaping	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 11,250.00
12	Irrigation	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,750.00
Subtotal					\$ 439,109.00	\$ 771,163.50
General Contingency:					\$ 43,910.90	\$ 77,116.35
12% Survey and Engineering:					\$ 52,693.08	\$ 92,539.62
TOTAL					\$ 535,712.98	\$ 940,819.47



