

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 proposed project to serve the Town of Whitmire is renovations associated with the City Gym to meet code standards. The City Gym will serve as a public space for the Town of Whitmire Activity Center. The proposed project will be located at 44 Setzler Alley (TMS #314-1-5-15/1). The facility will serve a population of 64,000 people in a 20 mile radius.

(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 (b) would apply to this proposed project.

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## 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 attached Tax Parcel 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 Town of Whitmire currently owns the property.

(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.

The project is currently located on Setzler Alley and this roadway is used for access to the building

(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?

Facility already has existing utilities that serve the facility.

(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 sitework associated with the project as this is upgrades to an existing building.

(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?

Property is already owned by the Town of Whitmire so a Phase 1 ESA is not applicable.

(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 change in zoning is needed.

(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 facility would have a capacity of approximately 200.

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

There are no plans for expansion of the gym.

### 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.

Existing facility is a wood framed gym with a brick façade.

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

It is estimated that the costs for engineering/design and construction management would be approximately \$150,000.

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

The scope of exterior improvements would be for the exterior wall lights for security purposes and is anticipated to be approximately \$10,000.

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

Finishes, fixtures, and equipment at the facility is anticipated to be \$200,000.

(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?

Design work would begin once funding has been provided to the Town of Whitmire. It is anticipated the schedule would be as follows:

- Design and Permitting six (6) months
- Bidding and Award two (2) months
- Construction six (6) months

#### 4. Project Cost Summary

Site Acquisition	\$ 0
Clearing/Grading/Drainage Site Preparation	\$ _____
Paving (include parking, turn lanes)	\$ _____
Construction/Renovation	\$ 1,000,000
Engineering/Design/Construction Management	\$ 150,000
Testing/Geotechnical	\$ 25,000
Phase One Environmental Testing	\$ _____
Environmental-related Development Costs	\$ _____
Utility Connections	\$ _____
Permits	\$ 15,000
Landscaping	\$ 10,000
Fencing	\$ _____
Exterior Lighting	\$ 10,000
Fiber/Connectivity	\$ _____
Security Systems	\$ 20,000
Furnishings/Equipment/Computers	\$ 150,000
Other (please describe by attachment)	\$ _____
Total	\$ 1,380,000

5. **Statement of Project Submission and Support**

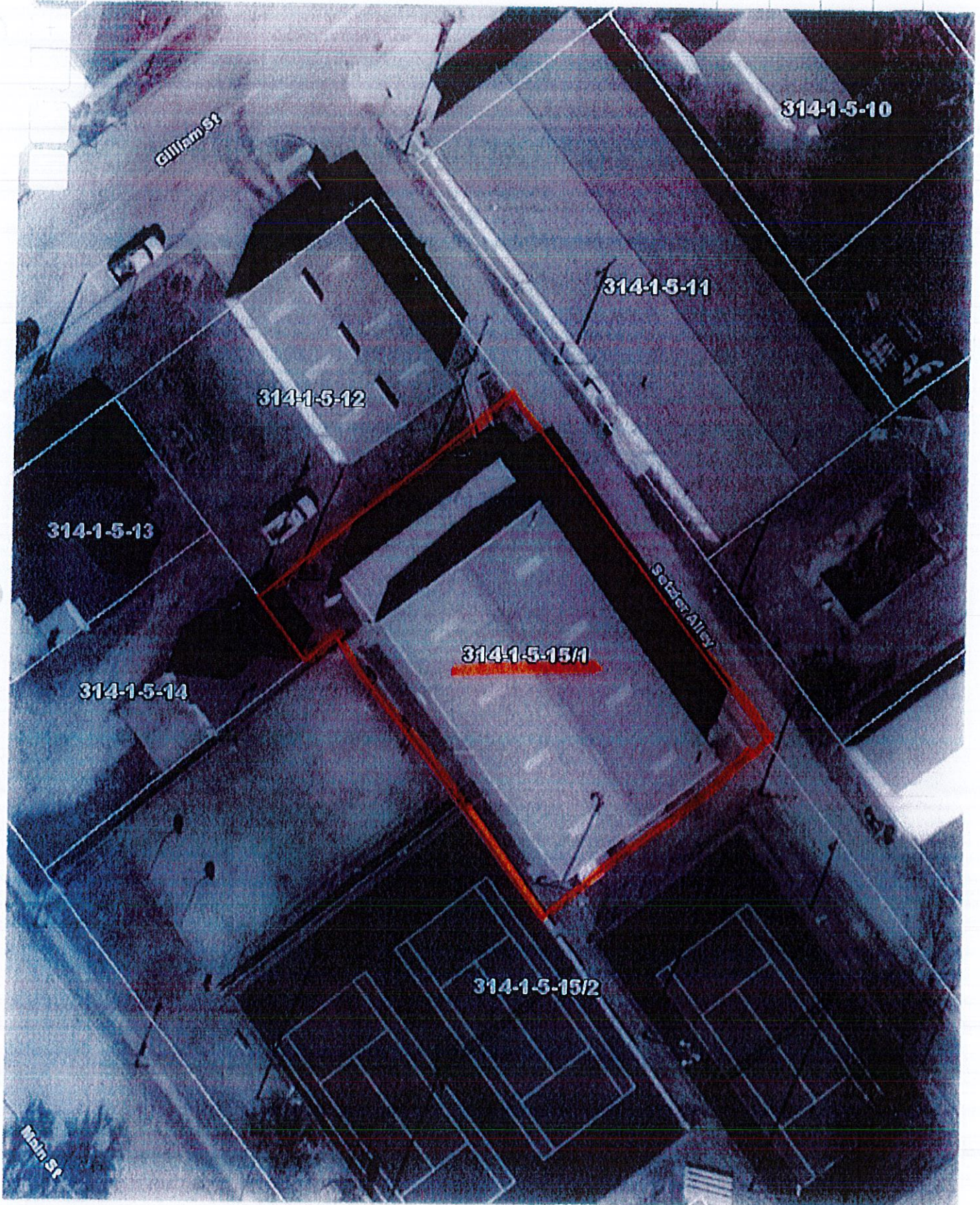
Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the capital project sales tax; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance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

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.



# Newberry County Property Parcel



40ft



31

314-1-5-12

*City Gym*

314-1-5-14

314-1-5-15/1

314-1-5-15/2

314-1-5-16/2

314



# Newberry County GIS

Parcel Number: 314-1-5-15/1

## OWNER INFORMATION

Name:  
TOWN OF WHITMIRE

### Mailing Address:

95 MAIN ST  
Mailing City, State, ZIP:  
WHITMIRE, SC 29178

## LEGAL INFORMATION

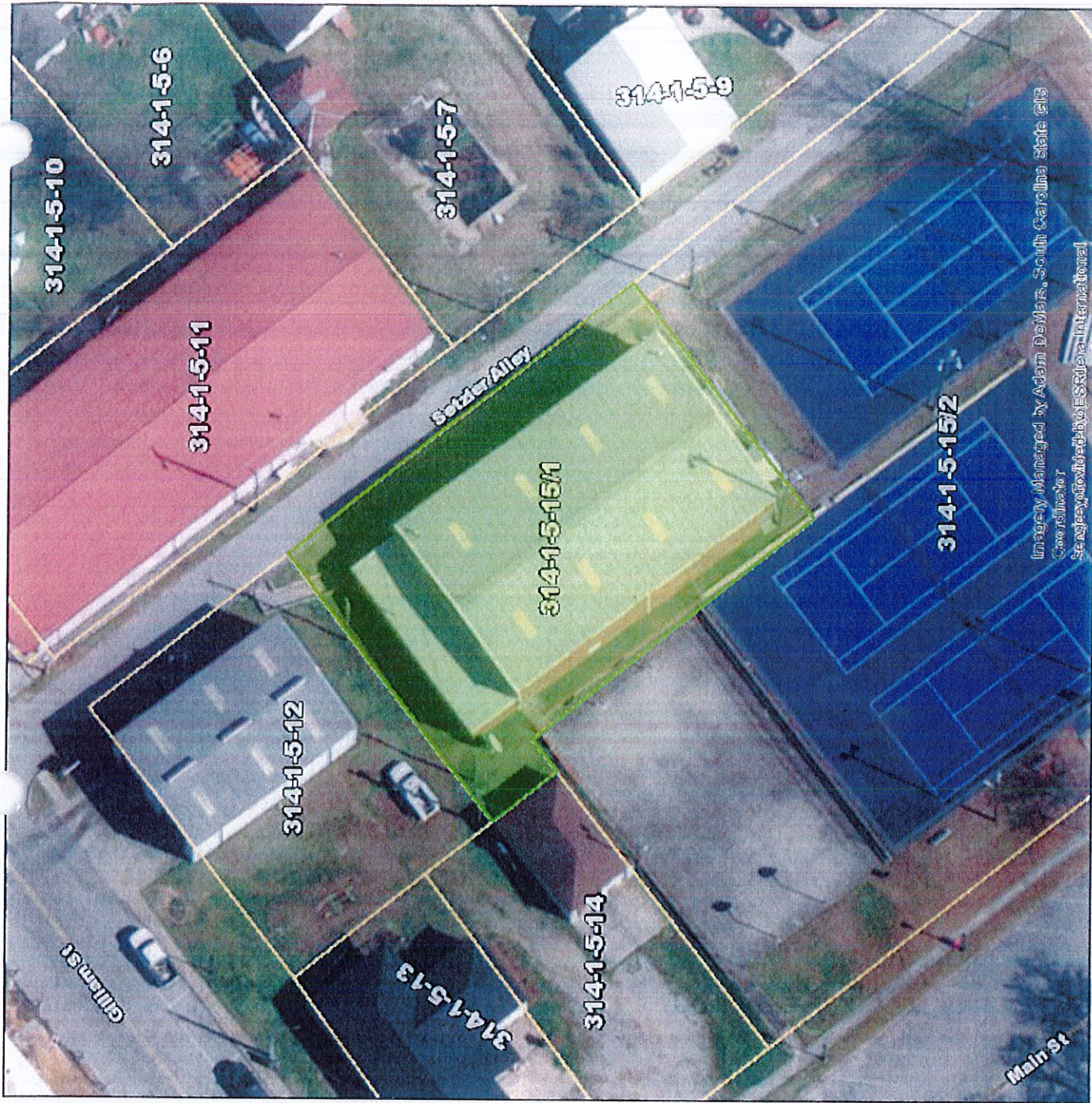
Grantor: n/a  
Sale Price: n/a  
Sale Date: n/a  
Deed Book: n/a  
Deed Page: n/a  
Plat Book: U  
Plat Page: 190

## PROPERTY INFORMATION

Card Number: 1  
Property Address:  
44 SETZLER ALLEY  
Land Code: GXI  
Land Use:  
Government Exempt Improved  
School District: 4  
Fire District: 193  
Acres / Lots: null / 1



Printed On: 3/18/2022



THIS MAP IS PREPARED FOR THE INVENTORY OF PROPERTY PARCELS FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE COUNTY AND MAPPING COMPANY ASSUME NO RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.

THIS MAP IS NOT TO BE USED AS A PLAT