Laurens County Airport

CPST Commission – Terminal Project Application

February 20, 2020

Prepared by Laurens County Airport Commission

Richard W. Snipes (Chairman)
Ernest B. Segars (Secretary)
George S. Wham

LAURENS COUNTY

CAPITAL PROJECT SALES TAX ("CPST") COMMISSION

PROJECT PROPOSAL SUBMISSION FORM

GENERAL INFORMATION:

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

Entities requesting CPST 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 CPST; 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 Laurens County Airport Commission proposes constructing a 3,000 sq. ft. terminal building that will replace the current 1,800 sq. ft. terminal that was constructed in 1981. The new terminal will be sited in the same location as the current one which will be demolished. The current site will utilize the recently rehabilitated parking lot and aircraft ramp. The new facility will provide space for conducting airport operations, pilot support activities, a conference room for visitors and local entity use as well as a public lobby with rest rooms. Attachment 1A-1C is a sample floor plan and exterior rendering of a terminal building which was developed by the Alabama DOT and provided by the FAA that meets our design criteria for our proposed terminal.

The new terminal building will serve the local, regional, and transient private general aviation public as well as law enforcement, military, emergency services and the various business related visitors. This project is a continuation of the ongoing airport development projects over the last 20 years for this important transportation portal with the key objective of supporting economic development.

The proposed project is estimated to cost $1.3 million. Sources of funds are a FAA $300,000 grant, a $500,000 SC Aeronautic Commission matching grant and ***the local funds match of $500,000 from the CPST program bond****. The proposed schedule for the project would call for construction in the latter half of 2022 and early 2023. See Attachment 2 for FY 2021-2025 FAA Airport Capital Improvement Plan (ACIP) requesting 2021 and 2022 entitlement grant funds of $300,000 for the project. See Attachment 3 for a letter from the SC Aeronautics Commission committing 50% maximum matching grant funds of $500,000.*

(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.

This project qualifies under Code Section 4-10-330(A)(1)(b) as a County owned administrative building.

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.

A copy of a property plat of the Laurens County Airport as listed in the Airport Layout Plan (ALP) Update (2005) is attached as Attachment 4. Also attached as Attachment 5 is a copy of the Terminal Area Plan from the ALP) Update (2005). The Terminal Area Plan shows all current and planned buildings on the airport along with parking lots, driveways, etc. The current terminal is listed as building 5 (shaded in black). Adjacent to building 5 is an area designated for future expansion marked with a large "X". A portion of this area will be used for the proposed new terminal.

(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.

Laurens County owns the property. This property is adjacent to other property owned by Laurens County. No additional property is needed for the project.

(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.

Refer to Attachment 5, Terminal Area Plan from the ALP) Update (2005), for public vehicular access. No additional access points are required.

(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 seer the project. What costs will the project incur in connecting to the required utilities?

The proposed new terminal building will replace the existing building in the same site. All existing utilities will continue to be utilized. Current terminal building is all electric. Natural gas service may be required depending on the HVAC needs. Natural gas service is currently available and is used in another building on the airport. Tap fee would be only cost incurred for this service.

(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.

Site preparation will be minimal. The current building will be demolished and the new building will be in same site with minimal additional space required.

(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?

Not required.

(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 sues? What provisions are being made to overcome any prohibitions in this regard? Describe the prevailing land uses in the general and on adjacent parcels. Would the proposed use create any negative spillover effects, such as light, noise, traffic, parking, etc.?

The new proposed terminal will be located in same site as current terminal. Project will comply with Laurens County Ordinance #413, Airport Special Purpose District Ordnance, and FAA regulations regarding construction on airports.

(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 airport may have several hundred visitors and numerous vehicles on the airfield at times such as the annual SC Breakfast Club Fly-In. There may also be as many as 60-70 aircraft. The airport has sufficient space on the airfield to accommodate these guests.

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

The Laurens County Airport has sufficient space to expand its on field facilities and runway. Expansion plans are defined in the ALP which is reviewed periodically as part of our ongoing planning process and implemented as needed.

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.

Brick veneer, wood/metal stud frame structure, Construction Type V, estimated cost per square foot is $433.00 and total construction cost is $1,300,000.00. See Attachment 1 for a sample floor plan and exterior rendering.

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

$118,181.00

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

Existing exterior lighting, fencing, and security systems will be used. No new utility services will be required except possibly natural gas which is currently available on site. Landscaping costs are estimate at $5,500.

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

These items are not eligible for CPST funding or SCAC grant funding. Existing items will be reused where possible. The Laurens County Airport Commission is prepared to provide some funding from funds generated from airport operations. There are also some opportunities for funding from outside entities with sponsorships for certain areas.

(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?

Start Design	*June 2021*
Complete Design	*January 2022*
Start Construction	*March 2022*
Complete Construction	*January 2023*

4. Project Cost Summary

Site Acquisition	$ 0.00
Clearing/Grading/Drainage Site Preparation	$ 20,800.00
Paving (include parking, turn lanes)	$ 0.00
Construction/Renovation	$ 1,150,629.00
Engineering/Design/Construction Management	$ 118,181.00
Testing/Geotechnical	$ 0.00
Phase One Environmental Testing	$ 0.00
Environmental-related Development Costs	$ 0.00
Permits	$ 4,890.00
Landscaping	$ 5,500.00
Fencing	$ 0.00
Exterior Lighting	$ 0.00
Fiber/Connectivity	$ 0.00
Security Systems	$ 0.00
Furnishings/Equipment/Computers	$ 0.00
Other (please describe by attachment)	$ 0.00
Total	**$ 1,300,000.00**

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 CPST; 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.

See Attachment 6 for letter.

6. Project Proposal Submission Deadline

Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 p.m. on April 28th, 2020. Proposals may be submitted by US Mail, courier, or hand delivery to:

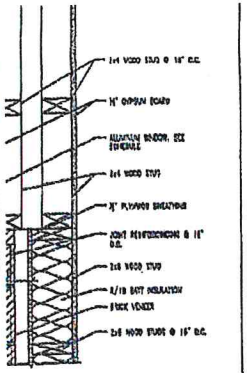
Mailing
LCCC
Attention: CPST Commission
PO Box 248
Laurens, SC 29360

Physical
Laurens County Chamber of Commerce
291 Professional Park Rd.
Clinton, SC 29325

Attachments

Attachment 1A –1C	Sample Terminal Floor Plan and Exterior Rendering
Attachment 2	Airport Capital Improvement Plan FY 2021 – 2025
Attachment 3	South Carolina Aeronautics Commission Letter of Intent
Attachment 4	Airport Property Map (ALP)
Attachment 5	Airport Terminal Area Plan (ALP)
Attachment 6	Statement of Project Submission and Support Letter

Attachment 1A



CTION
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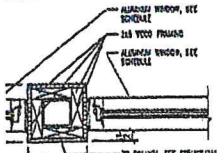

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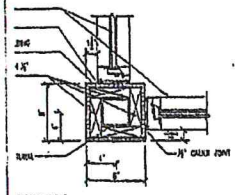

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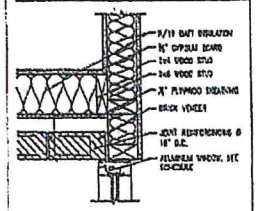
: 1" = 1'-0"



CTION
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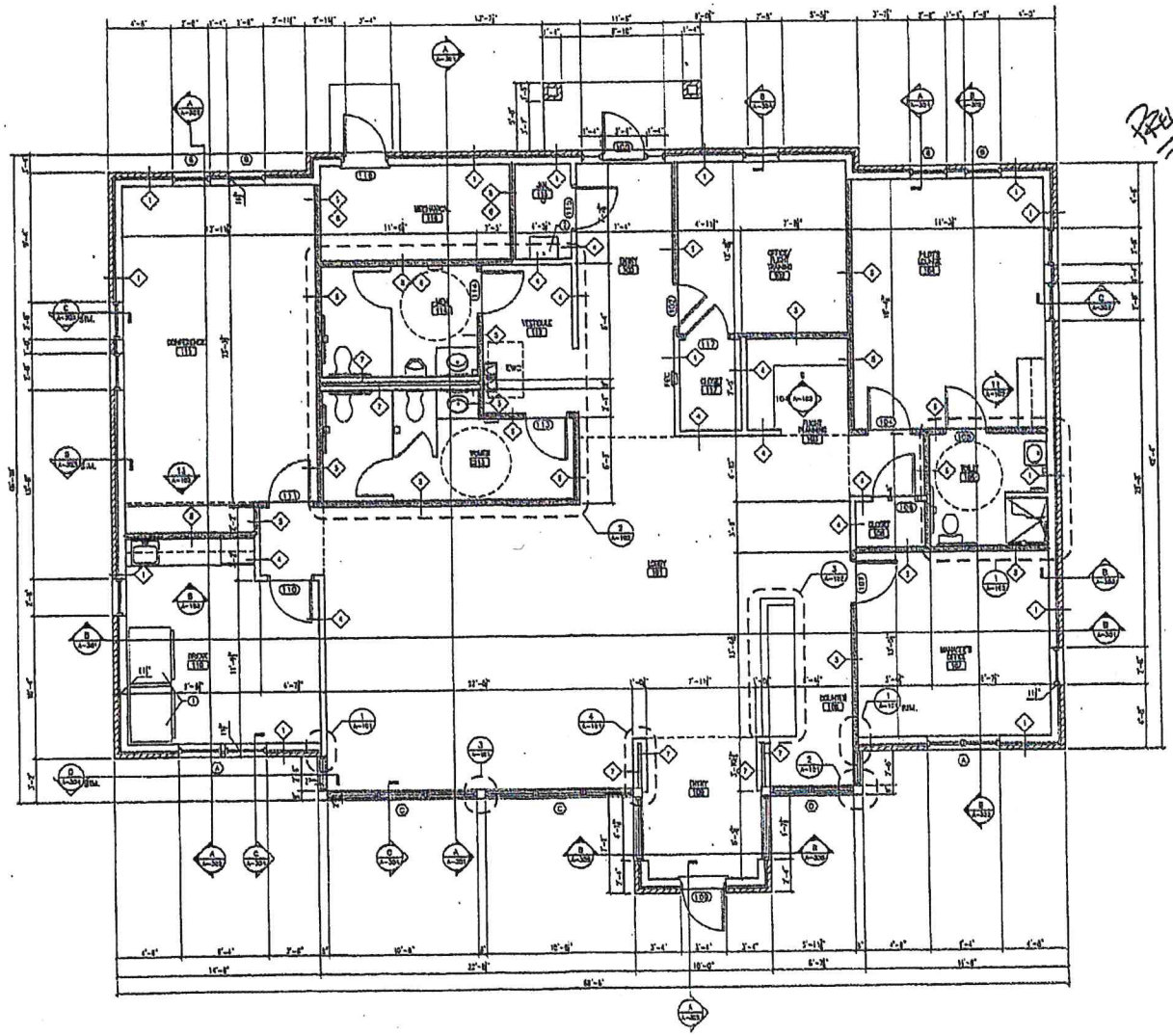


FLOOR PLAN
SCALE 1/4" = 1'-0" AREA = 2,910 SF

ABBREVIATIONS

EWC	ELECTRIC WATER COOLER
FEC	FIRE EXTINGUISHER AND SIGN RECESSED CABINET
FE	FIRE EXTINGUISHER ON WALL MOUNTED HOOK
M/T	MARBLE THRESHOLD
M/TT	METAL THRESHOLD

LEGEND

- EXTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD, ½" PLYWOOD SHEATHING, AND BRICK VENEER
- INTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD ON BOTH SIDES
- INTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD ON BOTH SIDES WITH SOUND PROOF INSULATION
- INTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD ON BOTH SIDES
- INTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD ON BOTH SIDES WITH SOUND PROOF INSULATION
- 1 HOUR FIRE RATED INTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD ON BOTH SIDES
- INTERIOR 2x4 WOOD FRAME WALL WITH ½" GYPSUM BOARD ON ONE SIDE

[redacted]

GOODWYN, MILLS AND CAWOOD, INC.
ENGINEERING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
2660 EastChase Lane
Suite 200
Montgomery, Alabama 36117
Phone (334) 271-5200
Fax (334) 271-5201
Birmingham, Alabama
Mobile, Alabama
Huntsville, Alabama
Gainesville, Florida

A NEW COMMUNITY / REGIONAL AIRPORT TERMINAL PROTOTYPE for

AERONAUTICS BUREAU OF ALABAMA DEPARTMENT OF TRANSPORTATION

LOCATION, ALABAMA

PROJECT # 0-6-037

STATE OF ALABAMA
16 JAMES DAVID A. HUNTSMAN, JR.
REGISTERED ARCHITECT

issue	date
FINAL REVIEW	03.17.2007
REVISIONS	03.21.2007

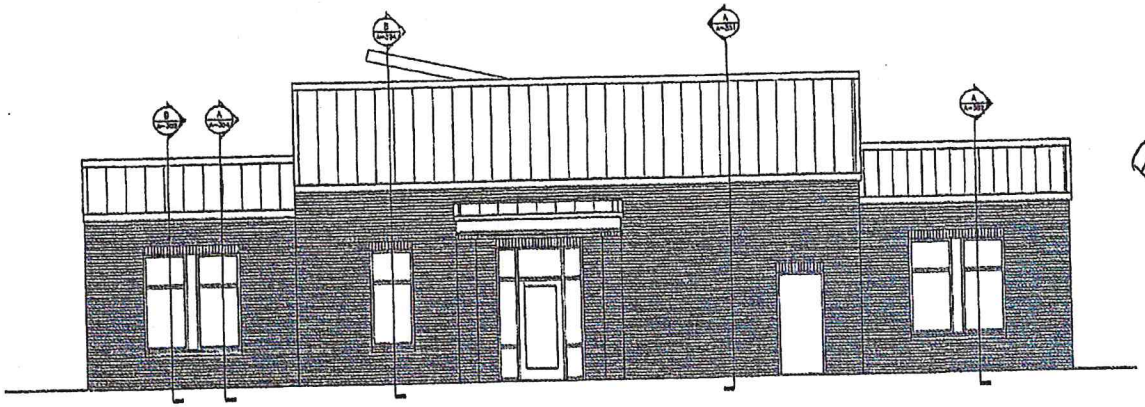
drawn by: LEBRUN

FLOOR PLAN

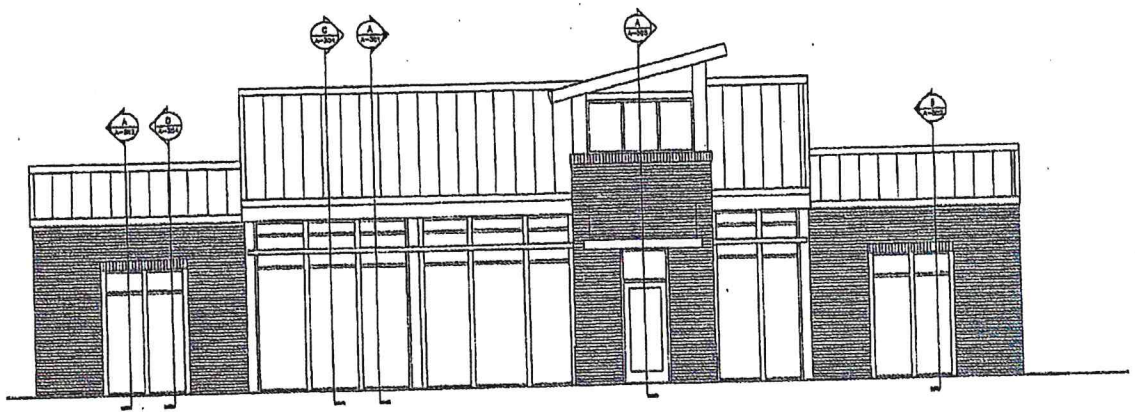
A101

[redacted]

Attachment 1B



PUBLIC ACCESS ELEVATION
SCALE 1/4" = 1'-0"



RUNWAY ACCESS ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY

CAWOOD, INC.
ENGINEERING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

A NEW COMMUNITY / REGIONAL AIRPORT TERMINAL PROTOTYPE
for
AERONAUTICS BUREAU OF ALABAMA DEPARTMENT OF TRANSPORTATION
LOCATION, ALABAMA

PROJECT # 06-037

issue	date
PRELIM REVIEW	03 13 2007
REVISIONS	03 21 2007

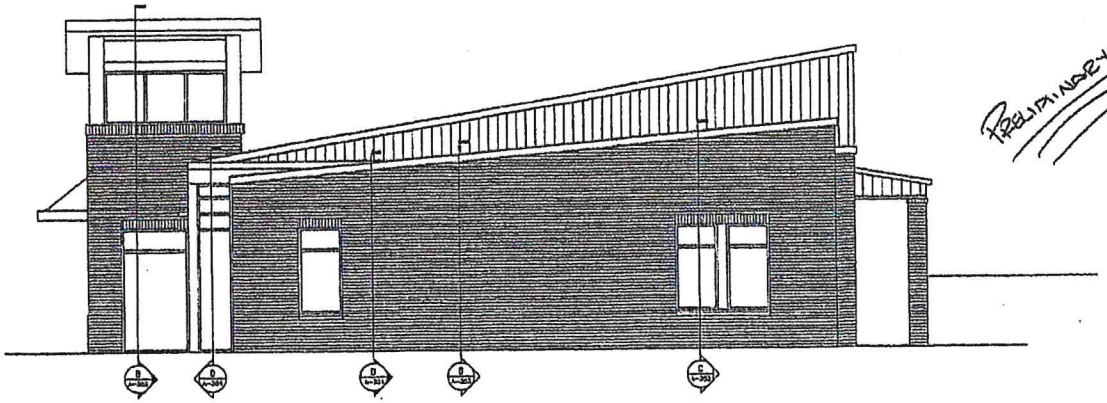
drawn by LPB

EXTERIOR ELEVATIONS

A201

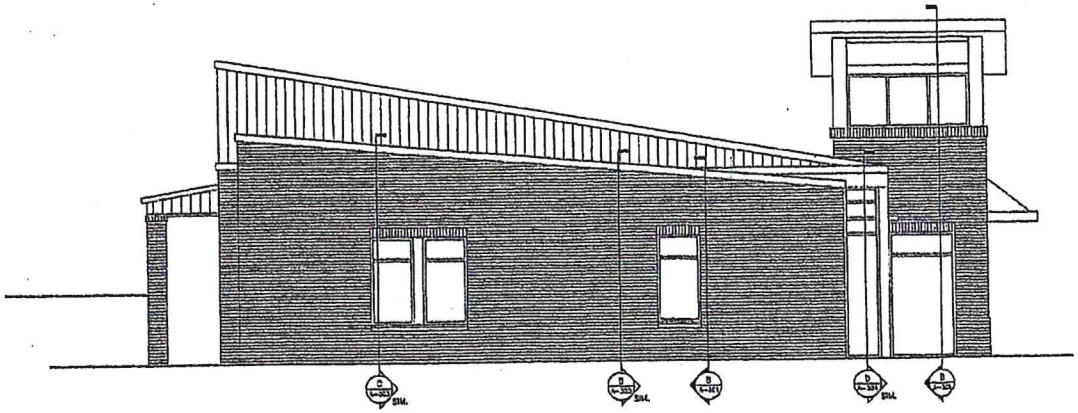
sheet of

Attachment 1C



PRELIMINARY

LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

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Fax (334) 272-1999
Birmingham Alabama
Mobile, Alabama
Anniston, Alabama
Crestview, Florida

A NEW COMMUNITY / REGIONAL AIRPORT TERMINAL PROTOTYPE
for
AERONAUTICS BUREAU OF ALABAMA DEPARTMENT OF TRANSPORTATION
LOCATION, ALABAMA
PROJECT # 6-6-037

issue	date
PRELIM. REVIEW	03.13.2001
REVISIONS	03.21.2001

drawn by: LAB

EXTERIOR ELEVATIONS

A202

sheet of

Attachment 2

AIRPORT CAPITAL IMPROVEMENT PLAN

FY 2021 - 2026 (including FY 2019 & FY 2020 for reference)

Last Updated: 10/22/2019

LAURENS COUNTY AIRPORT (LUX)

Fiscal Year	Description	Project Total Cost	Eligible Federal Share (90%)				Eligible State Share	Sponsor Share
			Carryover	Entitlements	Discretionary and/or State Apportionment	Total		
2019	CARRYOVER NPE FUNDS INTO FY 2019		$38,471					
	AVAILABLE FEDERAL FUNDS FOR FY 2019		$38,471	$150,000		$188,471		
	Airfield Lighting Rehabilitation - Design & Bidding	$137,997	$38,471	$85,726	$0	$124,197	$6,900	$6,900
	Limited Terminal Area Plan Update	$22,136	$0	$0	$0	$0	$0	$22,136
	ANNUAL TOTAL:	$160,133	$38,471	$85,726	$0	$124,197	$6,900	$29,036
2020	CARRYOVER NPE FUNDS INTO FY 2020		$64,274					
	AVAILABLE FEDERAL FUNDS FOR FY 2020		$64,274	$150,000		$214,274		
	Airfield Lighting Rehabilitation - Construction	$963,000	$64,274	$150,000	$652,426	$866,700	$48,150	$48,150
	ANNUAL TOTAL:	$963,000	$64,274	$150,000	$652,426	$866,700	$48,150	$48,150
2021	CARRYOVER NPE FUNDS INTO FY 2021		$0					
	AVAILABLE FEDERAL FUNDS FOR FY 2021		$0	$150,000		$150,000		
	No Project - Carryover Funds	$0	$0	$0	$0	$0	$0	$0
	ANNUAL TOTAL:	$0	$0	$0	$0	$0	$0	$0
2022	CARRYOVER NPE FUNDS INTO FY 2022		$150,000					
	AVAILABLE FEDERAL FUNDS FOR FY 2022		$150,000	$150,000		$300,000		
	New Terminal Building (±3,000 SF)	$1,300,000	$150,000	$150,000	$0	$300,000	$500,000	$500,000
	ANNUAL TOTAL:	$1,300,000	$150,000	$150,000	$0	$300,000	$500,000	$500,000
2023	CARRYOVER NPE FUNDS INTO FY 2023		$0					
	AVAILABLE FEDERAL FUNDS FOR FY 2023		$0	$150,000		$150,000		
	Wildlife Hazard Site Visit Report (not Wildlife Hazard Assessment)	$15,000	$0	$13,500	$0	$13,500	$750	$750
	ANNUAL TOTAL:	$15,000	$0	$13,500	$0	$13,500	$750	$750
2024	CARRYOVER NPE FUNDS INTO FY 2024		$136,500					
	AVAILABLE FEDERAL FUNDS FOR FY 2024		$136,500	$150,000		$286,500		
	Perimeter Safety/Security Fencing (±14,000 LF)-Design/Bid	$93,500	$84,150	$0	$0	$84,150	$4,675	$4,675
	Perimeter Safety/Security Fencing (±14,000 LF)-Construct	$865,000	$52,350	$150,000	$576,150	$778,500	$43,250	$43,250
	ANNUAL TOTAL:	$958,500	$136,500	$150,000	$576,150	$862,650	$47,925	$47,925
2025	CARRYOVER NPE FUNDS INTO FY 2025		$0					
	AVAILABLE FEDERAL FUNDS FOR FY 2025		$0	$150,000		$150,000		
	Jet-A Fuel Farm System (10,000 gallons) and Containment	$200,000	$0	$150,000	$30,000	$180,000	$10,000	$10,000
	ANNUAL TOTAL:	$200,000	$0	$150,000	$30,000	$180,000	$10,000	$10,000
	CARRYOVER NPE FUNDS INTO FY 2026		$0					

Attachment 3

SOUTH CAROLINA
AERONAUTICS

2553 Airport Boulevard
West Columbia, SC 29170
(803) 896-6262
www.scaeronautics.com

December 3, 2019

Richard Snipes
Chairman
Laurens County Airport Commission
3985 Torrington Road
Laurens, SC 29360

Dear Mr. Snipes,

Based upon a recent conversation with Mr. Sammy Wham, the South Carolina Aeronautics Commission (SCAC) understands that Laurens County is planning a terminal building program at the Laurens County Airport (LUX).

When Mr. Wham and I spoke, he asked about the willingness of the Aeronautics Commission to provide financial assistance for this program. Based upon current guidelines, the public portions of airport terminal buildings are eligible for 50% SCAC participation up to a maximum grant of $500,000 (matched equally with local funds).

This letter confirms the SCAC's intent to assist Laurens County with the terminal building program up to a maximum amount of $500,000 contingent upon program eligibility at the time of the request, project priority, available revenue to fund the program and South Carolina Aeronautics Commission approval.

Please feel free to contact me by telephone at (803) 896-6898 or by email at gsiegfried@aeronautics.sc.gov if you have questions about any of this information.

We look forward to working with you on this program.

Sincerely,
South Carolina Aeronautics Commission

Gary W. Siegfried

Gary W. Siegfried, PE
Program Manager

Attachment 6

LAURENS COUNTY AIRPORT COMMISSION
3985 Torrington Rd.
LAURENS, SC 29360

February 20, 2020

LCCC
Attention: CPST Commission
PO Box 248
Laurens, SC 29360

Dear Commissioners:

Please note the following concerning the project proposal submitted by the Laurens County Airport Commission in which the Airport Commission is requesting funds to pay a portion of construction costs for a new terminal at the Laurens County Airport:

1.) The Laurens County Airport Commission is the entity created by Laurens County Council to operate the Laurens County Airport. If this proposal is funded through the approval of the Capital Project Sales Tax, the Laurens County Airport Commission will coordinate and manage the engineering and construction of the new terminal. The Laurens County Airport is a publicly-owned facility but Laurens County Council has delegated the day-to-day management and fiscal operation of the airport to the Laurens County Commission. It is the intent of the Airport Commission to continue to operate the county airport with due diligence and construction and management of the new terminal will be the responsibility of the Laurens County Airport Commission.

2.) The Laurens County Airport Commission proposes to use approximately $500,000 in CPST funds to pay for a portion of the construction of the terminal. The remainder of the $1.3 million project will be paid from funds secured through the State of South Carolina and the Federal Aviation Administration. The Laurens County Airport Commission is prepared to address any cost overruns, either through the utilization of funds earned directly by the Airport Commission through airport operations or a reduction in the scope of the project.

3.) The Laurens County Airport Commission does not anticipate any increase in ongoing operating and maintenance costs with the construction of a new airport terminal. Rather, operating and maintenance costs with likely decrease with the construction of a modern more energy efficient manner. Further, a new airport terminal will likely result in more aviation activity at the airport, including more fuel sales an increase in aircraft permanently located at the airport and a marked increase in commercial activity. The Laurens County Airport Commission will continue to operate the county airport with a relatively small allocation from Laurens County Council, state and federal grants and funding generated through aviation services and activity at the airport.

Sincerely,

Richard W. Snipes
Chairman
864-871-1461