

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. **ANSWER**

The current EMS Headquarters/medic 1 is located on Exchange Drive just north of the Jaycee Hut. Medic 1 has been in this location for approximately 25 years. The building was pre-existing at the time of purchase. The location of Medic 1 remains ideal given the number and cluster of call responses from that location. This project will remodel the existing building to an EMS Station meeting all codes for sleeping areas and, provide for an Ambulance Bay to maintain one of our most expensive rolling assets.

- (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.

a. **ANSWER**

The team of paramedics works 24-hour shifts; therefore, Bunk Rooms are required for their scheduled work hours. Call responses for the City of Laurens proper are handled out of this station. The City of Laurens population is approximately 10,000. However, given that they respond toward the eastern and southern areas of the County, population served probably exceeds 25,000.

- (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.

a. **ANSWER**

Section (a) provides for capital expenditures to be used on correctional facilities. The paragraph is as follows:

- (a) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;

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. **ANSWER**

See **Attachment I**.

(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.

**a. ANSWER**

Property is owned by Laurens County.

(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.

**a. ANSWER**

Vehicular access already exists.

(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?

**a. ANSWER**

Because the project is a remodel of an existing facility, all utilities are in place. A fire sprinkler system tap will be needed. Sufficient capacity exists for that tap. Because the structure has wooden rafters, an attic sprinkler system is required above and beyond the system in the occupiable space. The estimated cost of the sprinkler system with monitoring is \$72,000.

(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. ANSWER**

Not applicable since project is a full remodel of an existing facility in operation.

- (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. ANSWER**

Not Applicable for a facility remodel.

- (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 uses? 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.?

**a. ANSWER**

Yes

- (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.

**a. ANSWER**

There will be approximately 5 persons on site with 9 vehicles including personal vehicles.

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

**a. ANSWER**

This project includes an expansion of the facility with an enclosed ambulance bay. Sufficient area does exist for a modest expansion in the future.

### 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.

**a. ANSWER**

The current structure is a cement block building with wooden trusses and asphalt shingles. All interior walls are non-load bearing walls. This allows us to remove all existing interior walls and reconfigure the floor plan for better use and efficiency. It will also allow for easier sprinkler system installation and other code requirement improvements.

Currently, all the ambulances are kept outside as there is not ambulance bays. The project includes adding a 2-bay metal structure to house the ambulances. The ambulances are among our most expensive rolling stock. Lastly, with the edition of the ambulance bay structure, a new roof is designed to tie the structure together into one facility with a 25-year standing seam roof.

The cost per square foot, including parking lot improvements is \$54/sq. ft.

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

**a. ANSWER**

Most of the architectural and construction management will be completed inhouse. The ancillary cost is estimated at \$4,000.

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

**a. ANSWER**

All utility and communication infrastructure are currently on site serving the existing building. We have projected the landscaping cost at \$5,000. Landscaping will be completed in-house by the Parks and Rec Dept.

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

**a. ANSWER**

Most equipment and computers will be reused. I have allotted \$2,500 for new furnishings in the Day Room and Bunk Rooms. Projected cost is \$2,500.

(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?

**a. ANSWER**

We anticipate bidding process November 2020 – December 2020. Award contract in January 2021 with completion of project August of 2021.

4. Project Cost Summary

Site Acquisition \$ 0.00

Clearing/Grading/Drainage Site Preparation \$ 10,000

Paving (include parking, concrete aprons) \$ 24,000

Construction/Renovation \$ 200,250

Engineering/Design/Construction Management \$ 4,000

Testing/Geotechnical \$ 5,250

Phase One Environmental Testing \$ 0.00

Environmental-related Development Costs \$ 1,500

Permits \$ 0.00

Landscaping \$ 5,000

Fencing \$ 0.00

Exterior Lighting \$ 0.00

Fiber/Connectivity \$ 0.00

Security Systems \$ 0.00

Furnishings/Equipment/Computers \$ 2,500

Other (please describe by attachment) \$ 0.00

Total \$ 314,500

## 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.

## 6. Project Proposal Submission Deadline

Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 p.m. on Thursday, May 12, 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 Road Clinton, SC 29325