

March 17, 2022

Ms. Lisa Toland
Commission Chairman
Capital Project Sales Tax Commission
PO Box 156
1309 College Street
Newberry, SC 29108

Re: Town of Pomaria Area Projects Request for the
Penny for Progress Commission for the General
Election Ballot in November 2022 in Newberry
County, South Carolina

Dear Ms. Toland and CPST Commissioners,

On behalf of the Town of Pomaria, please accept this letter along with the accompanying detailed project submittal requests, as Town of Pomaria's completed submission of project proposal recommendations to the CPST Commission.

1. Pomaria School Building Classroom and Front Breezeway Renovation

Presentation by proponents of the individual project can be available upon request. Furthermore, the Town of Pomaria is of the belief that the proposed project is eligible for funding with sales tax revenues generated in Newberry County under the SC Capital Project Sales Tax Act.

It should be noted that the in accordance with the attached questionnaire, Town of Pomaria understands that the Town of Pomaria is responsible for project scope/size reductions/securing other funding sources in the event of bid overages and understands that the project funding is limited to the balloted amount. Furthermore, the Town of Pomaria understands that the Capital Project Sales Tax Commission may elect a contingent project list and is willing to work with the Commission on structuring unfunded projects to be contingent projects on the Capital Project Sales Tax Ballot question, as well as work with the Capital Sales Tax Commission on the above-listed project.

Very truly yours,



Honorable Darryl Hentz

Mayor

Town of Pomaria

Rec 3/17/22 09:01

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.

Answer:

The Town of Pomaria is sponsoring this project. The intent of the project is renovating the three top floor classrooms on the second level, remove old wooden floors of three basement level rooms and replace floors with concrete. Also, this project will renovate the front breezeway and cafeteria front which is the main entrance of both buildings. This building is located at 138 Folk Street, Pomaria, SC. The buildings will continue to serve public and private events for the Town of Pomaria and its surrounding community.

(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.

Answer:

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.

Answer:

See attached County 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.

Answer:

The property is owned by the Town of Pomaria and the town will undertake this 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.

Answer:

The facility is currently accessed via existing driveways along Folk Street. No new entrances are proposed and no improvements to Folk Street are needed.

(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?

Answer:

The project will not need additional utility connections.

(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.

Answer:

The property slopes from Folk Street to the SE at approximately 410 feet.

(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?

Answer:

An asbestos inspection was performed on March 23rd, 1995. A Phase One Environmental Site Assessment has not been completed for this property. Asbestos and lead paint are associated costs that will be abated during renovations and are included in the construction cost.

(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.?

Answer:

The property associated with this project is Government Exempt and no restrictions are present to prevent the project's proposed use. The neighboring parcels are residential and no negative spillover effects have been determined for this project.

(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.

Answer:

The classroom upgrades will give meeting rooms that are available groups to include scouts, church organizations, and community civic groups. Peak usage has been estimated to be approximately 125 people and 40 vehicles.

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

Answer:

There is approximately 3.8 acres of additional property available with the parcel to expand parking lot, walking trail, and other site improvements.

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.

Answer:

The structure is a two-story wooden frame building with an exterior brick veneer. An estimated cost of the renovations is approximately \$125/square foot with a total cost of \$584,125.

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

Answer:

Cost is estimated at 15% of total cost to equal \$87,620.

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

Answer:

There will be no cost for these items.

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

Answer:

There will be no cost for these items.

(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?

Answer:

The design process would begin once a project has been selected which would require approximately two (2) months to procure. The design process is anticipated to require approximately three (3) months to complete. Construction is anticipated to require approximately (10) months to complete including bidding and award services. Total project time to complete is approximately fifteen (15) months.

4. **Project Cost Summary**

Site Acquisition	\$ _____
Clearing/Grading/Drainage Site Preparation	\$ _____
Paving (include parking, turn lanes)	\$ _____

Construction/Renovation	\$ 584,125__
Engineering/Design/Construction Management	\$ 87,620__
Testing/Geotechnical	\$ _____
Phase One Environmental Testing	\$ _____
Environmental-related Development Costs	\$ _____
Utility Connections	\$ _____
Permits	\$ _____
Landscaping	\$ _____
Fencing	\$ _____
Exterior Lighting	\$ _____
Fiber/Connectivity	\$ _____
Security Systems	\$ _____
Furnishings/Equipment/Computers	\$ _____
Other (please describe by attachment)	\$ _____
Total	\$ 671,745__

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

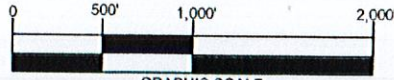
Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 PM on March 18, 2022. Proposals may be submitted by US Mail, by courier, or hand delivered to Karen Brehmer at the Newberry County Annex Building. The Annex is located at 1309 College Street in Newberry.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

MAP SET FOR THE
POMARIA SCHOOL BUILDING SITE
NEWBERRY COUNTY, SOUTH CAROLINA
COUNTY TAX PARCEL MAP



1
2000 00 0000

+/- 4 Acres



GRAPHIC SCALE
DECEMBER 2015

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM
NEWBERRY COUNTY, SOUTH CAROLINA
GIS DATABASE
DATED 2013

