



Town of Prosperity
305 N. Main Street
Prosperity, SC 29127
803-364-2622

March 17, 2022

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

RE: Town of Prosperity 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 Prosperity Town Council, please accept this letter along with the two accompanying detailed project submittal requests, as Prosperity's completed submission of project proposal recommendations to the CPST Commission.

On March 19, 2022 The Prosperity Town Council prioritized two projects and voted unanimously in favor to submit the following projects to the Newberry County Capital Project Sales Tax in the following order.

1. Well Rehabilitation and Water Storage Facility
2. Recreation renovation of five (5) Parks and the Town Square to include Playground Equipment, ADA restrooms, Concession Stands, Picnic Shelters, Lighting, Pavilion, Signage, and Landscaping.

Presentation by proponents of the individual projects can be available upon request of any or all of the Town of Prosperity requested projects. Furthermore, the Town of Prosperity's legal counsel is of the belief that all two proposed projects are eligible for funding with sales tax

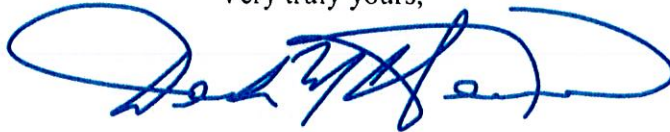
Ms. Lisa Toland, CPST Commission Chairman
Town of Prosperity Area Projects Request
March 17, 2022 – Page 2 of 2

revenues generated in Newberry County under the SC Capital Project Sales Tax Act. (See 4-10-300 et seq.)

It should be noted that in accordance with the attached questionnaires, Town of Prosperity owns all property and will fund ongoing operating and maintenance cost of the project after its completion and during the life of the capital project sales tax. Funding will be secured by General Funds, Grants, and Hospitality Tax Collections as allowed.

Town of Prosperity further understands that the Town of Prosperity 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 Prosperity 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 Project Sales Tax Commission on each one of the above-listed projects.

Very truly yours,



Derek M. Underwood
Mayor
Town of Prosperity

Enclosures

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.

This Project includes revitalization to Town of Prosperity five (5) Parks and Town Square to include:

Town Center Park Improvements (250 School Drive): Safety Barrier and signage at walking track, Solar Light Pedastals along walking trail and parking lot, Shade Structure of Toddler Play Area, Upgrade to Playground Fixtures, Covered Senior and Handicap Fixtures, Picnic Tables and benches.

North Main Street (406 N. Main Street): Pave Current Parking Lots, construction of a 2000 sq. ft. Concession stand to include two ADA Compliant bathrooms, an equipment room and electrical closet, demolition of existing concession stand and metal bleachers.

Town Center Football/Soccer field (250 School Drive): 2000 sq. ft. concession Stand with ADA Restroom, Football Goal Post, Metal bleachers, and Field lighting.

US Highway 76 Park (N. Wheeler Avenue): Mulch Surface 5 foot wide natural trail, Install Dog Park complete with 6-foot high chain length fence, Metal benches, wooden picnic table, trash receptacles and poop collection station

Langford Street Park (304 Langford Street): 6 foot high chain-link fence around basketball court, resurface existing parking lot, add picnic shelter 20x28 ft and 20x24 ADA Bathrooms, Expand Playground and add new equipment, add lighting to parking area and basketball court.

Downtown Square: Remove and relocate gazebo, add pavilion, brick paver sidewalk, fountain, lighting, signage, park benches, and landscaping with irrigation system.

(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.

(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. **Attached**

(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 property owned by the Town of Prosperity**

(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. **All properties are accessible by the public. No permits 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? **Town of Prosperity owns water, sanitary sewer, and electrical system. Town of Prosperity will be responsible for cost outside of project funding.**

(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. **Attached**

(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? **The Phase 1 - ESA should not be required for the parks since all are established parks with expansion, no new land involved.**

(G) Is the land use associated with the proposed project allowed under current land use/zoning restrictions? **YES** Do any existing covenants, easements, setbacks, or other restrictions prevent the proposed use? **NO** What provisions are being made to overcome any prohibitions in this regard? **N/A** 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**

(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. **2000**

(I) Describe the capacity of the property to accommodate future expansions of the intended use. **Established Parks with expansion, no new land involved**

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. **2- 2000 SF ADA Restrooms/Concession/Press Box built on slab with metal exterior and roof. Cost /SF=\$200 Total building \$400,000x2= \$800,000**
560 SF Picnic Shelter 20x28 sf= 100/sq ft=\$56,000

480 SF ADA Restrooms 20x24sf @200/sf = \$96,000

(B) Estimate costs for engineering/design and construction management.
\$543,025

(C) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping, and any other similar services that may apply. \$447,500

(D) Provide cost estimates for furnishings, computers, equipment, appliances, etc. \$ 634,120

(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 is complete and construction could start within 3 months of award.

4. Project Cost Summary

Site Acquisition	\$ <u>0</u>
Clearing/Grading/Drainage Site Preparation	\$ <u>205,850</u>
Paving (include parking, turn lanes)	\$ <u>142,800</u>
Construction/Renovation	\$ <u>952,000</u>
Engineering/Design/Construction Management	\$ <u>543,025</u>
Testing/Geotechnical	\$ <u>N/A</u>
Phase One Environmental Testing	\$ <u>N/A</u>
Environmental-related Development Costs	\$ <u>N/A</u>
Utility Connections	\$ <u>14,000</u>
Permits	\$ <u>N/A</u>
Landscaping	\$ <u>61,000</u>
Fencing	\$ <u>60,000</u>
Exterior Lighting	\$ <u>312,500</u>
Fiber/Connectivity	\$ <u>N/A</u>
Security Systems	\$ <u>N/A</u>
Furnishings/Equipment/Computers	\$ <u>634,120</u>
Other (Contingency funds)	\$ <u>514,705</u>
Total	\$ <u>3,440,000</u>

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. Attached

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.



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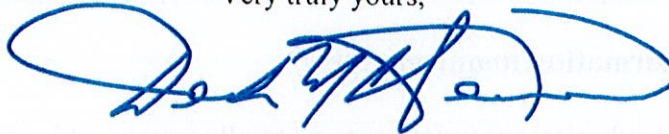
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Derek M. Underwood
Mayor
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2022

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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 Town of Prosperity currently serves 800 plus water customers and offers fire protection through hydrants to our 1292 citizens. NCWSA is utilized 100% for all water provided to the Town at significant expense, but is fortunate to have potential duplicative sources of potable water. However, the facilities for these assets and the production equipment are currently offline, aging and in dire need of upgrades and rehabilitations to maintain environmental compliance and improve public health.

These upgrades will be expeditiously and managed to alleviate any interferences in water production to be transparent to customers. With the system upgrades, tracking system water loss and non-revenue water will be easier to track and minimize. This will reduce redundant costs as well as increase system revenue, assisting with increasing sustainability for the Utility.

Included in this estimate are diesel-powered generators to help ensure system integrity under emergency conditions as in the 1,000-year rainfall of 2015. These improvements will also allow the Town of Prosperity to benefit from the economic development opportunities that are resulting from the presence of industries near the Town and in Newberry County by increasing the marketability of residential property in the Town. Also included, is a 500,000 gallon elevated water tank to be located at the wellhead on Langford Street. This will ensure the availability of water for fire suppression throughout Town and offer the opportunity to improve our ISO rating and comply with DHEC mandates.

Today, the Town of Prosperity is struggling to comply with DHEC mandates and rules. With the rehabilitation of the wells and installation of elevated water storage, the Town will be better equipped to serve the citizens and remain in compliance with state and federal agencies.

Langford Street Well – tax map number 462-2-1-10

Park Well – tax map number 462-2-3-14

Langford Street @ Henry – 462-1-2-35

Storage Tank/Tower -462-2-1-10 Location at Langford Street Well

(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.

(d) water, sewer, or water sewer 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. **Attached**

(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 property owned by the Town of Prosperity**

(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. **All properties are accessible by the public. No permits 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? **Town of Prosperity owns water, sanitary sewer, and electrical system. Town of Prosperity will be responsible for cost outside of project funding.**

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(G) Is the land use associated with the proposed project allowed under current land use/zoning restrictions? **YES** Do any existing covenants, easements, setbacks, or other restrictions prevent the proposed use? **NO** What provisions are being made to overcome any prohibitions in this regard? **N/A** 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**

(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. **5**

(I) Describe the capacity of the property to accommodate future expansions of the intended use. **Established wells with expansion, no new land acquisition 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. **Construct or Renovate Three (3) - 500SF well sheds @ \$200,000 each Total \$600,000 and 500,000 gallon elevated storage tank**

(B) Estimate costs for engineering/design and construction management. **\$547,500**

(C) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping, and any other similar services that may apply. **\$40,000**

(D) Provide cost estimates for furnishings, computers, equipment, appliances, etc. **\$ 1,371,400**

(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?
Within 6 months of award.

4. Project Cost Summary

Site Acquisition	\$ <u>0</u>
Clearing/Grading/Drainage Site Preparation	\$ <u>67,100</u>
Paving (include parking, turn lanes)	\$ <u>20,000</u>
Construction/Renovation	\$ <u>2,000,000</u>
Engineering/Design/Construction Management	\$ <u>547,500</u>
Testing/Geotechnical	\$ <u>151,500</u>
Phase One Environmental Testing	\$ <u>N/A</u>
Environmental-related Development Costs	\$ <u>N/A</u>
Utility Connections	\$ <u>0</u>
Permits	\$ <u>N/A</u>
Landscaping	\$ <u>N/A</u>
Fencing	\$ <u>40,000</u>
Exterior Lighting	\$ <u>N/A</u>
Fiber/Connectivity	\$ <u>N/A</u>
Security Systems	\$ <u>N/A</u>
Furnishings/Equipment/Computers	\$ <u>1,371,400</u>
Other (Contingency funds)	\$ <u>365,000</u>
Total	\$ <u>4,562,500</u>

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. Attached

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Preliminary Cost Opinion Summary
Town of Prosperity Water System and
Park Improvements
Town of Prosperity, Newberry County, South Carolina

Park Improvements		Total
1	Town Center Park Improvements	\$ 465,000
2	North Main Street Park Improvements	\$ 895,000
3	Town Center Complex Improvements	\$ 935,000
4	US Highway 76 Park Improvements	\$ 100,000
5	Langford Street Park Improvements	\$ 855,000
6	Town Square Improvements	\$ 190,000
Total:		\$ 3,440,000

PRELIMINARY



