

**2022**

**Capital Project Sales Tax Commission**

**Project Proposal Submission Form**

**Town of Little Mountain Project Four**

**Renovate BBQ Smokehouse, Picnic Shelter, Restrooms and add Handicap Seating**

**March 17, 2022**

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**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.

**To relocate and renovate the BBQ smokehouse, to renovate the picnic shelter including the attached bathrooms by enlarging and upgrading, the addition of a deck overlook attached to the picnic shelter for handicap seating to view the stage, upgrade the handicap parking area and adding pathways.**

**These upgrades will make the park more user friendly especially for individuals with wheelchairs and baby strollers. The larger bathrooms will accommodate more people. The deck will allow individuals with ambulatory**

problems to have a view of the stage without walking the steep grade in front of the stage.

(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.

**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.

**Please see attached Conceptual Site Plan and County Tax Parcel Map. The renovations will be done on tax parcels 697-4-6-33, 697-4-6-32, 697-4-6-31.**

(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 property is owned by the Town of Little Mountain. It is part of Reunion Park.**

(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.

**No access points will be changed.**

(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?

**All needed utilities are already on site. There should be very little expansion needed.**

(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 small amount of clearing and grading will be needed for the BBQ Smokehouse renovation and the handicap deck are.**

(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 Phase One Environmental Site Assessment is not required for this project.**

(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 land use restrictions or negative spillover effects are anticipated.**

(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 number of people using the picnic shelter at one time is estimated to be a maximum of 75. The handicap seating should accommodate seven to ten wheelchairs. No parking lots are associated with this project.**

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

**The shelter and restroom are located near the main parking are. This gives the opportunity for expansion.**

### **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.

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

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

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

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

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

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

Please see attached the Preliminary Cost Opinions dated February 28, 2019 for Area 7.

(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?

The design process would begin once a project term has been selected which would require approximately two months to procure. The design process is anticipated to require approximately three months to complete. Construction is anticipated to require six months to complete including bidding and award services. Total project time to complete is approximately eleven to twelve months.

#### 4. Project Cost Summary

Site Acquisition	\$ ____NA____
Clearing/Grading/Drainage Site Preparation	\$ See Cost Opinion
Paving (include parking, turn lanes)	\$ See Cost Opinion
Construction/Renovation	\$ See Cost Opinion
Engineering/Design/Construction Management	\$ See Cost Opinion
Testing/Geotechnical	\$ See Cost Opinion
Phase One Environmental Testing	\$ See Cost Opinion
Environmental-related Development Costs	\$ See Cost Opinion
Utility Connections	\$ See Cost Opinion
Permits	\$ See Cost Opinion

Landscaping	\$ See Cost Opinion
Fencing	\$ See Cost Opinion
Exterior Lighting	\$ See Cost Opinion
Fiber/Connectivity	\$ See Cost Opinion
Security Systems	\$ See Cost Opinion
Furnishings/Equipment/Computers	\$ See Cost Opinion
Other (please describe by attachment)	\$ See Cost Opinion
<b>Total</b>	<b>\$ See Cost Opinion</b>

**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.

**Please see attached letter from Jana W Jayroe, Mayor Town of Little Mountain**

**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.

# TOWN OF LITTLE MOUNTAIN

P.O. Box 154  
LITTLE MOUNTAIN, SOUTH CAROLINA 29075

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March 17, 2022

2022 Capital Sales Tax Project Commission  
c/o Ms. Karen Brehmer  
1309 College Street  
Newberry SC 29108

Re: Town of Little Mountain Submittal  
2022 Capital Project Sales Tax

To Whom It May Concern:

The Town of Little Mountain South Carolina agrees to own, operate and maintain the 2022 Capital Project Sales Tax project labeled **“Renovate BBQ Smokehouse, Picnic Shelter, Restrooms and add Handicap Seating”**

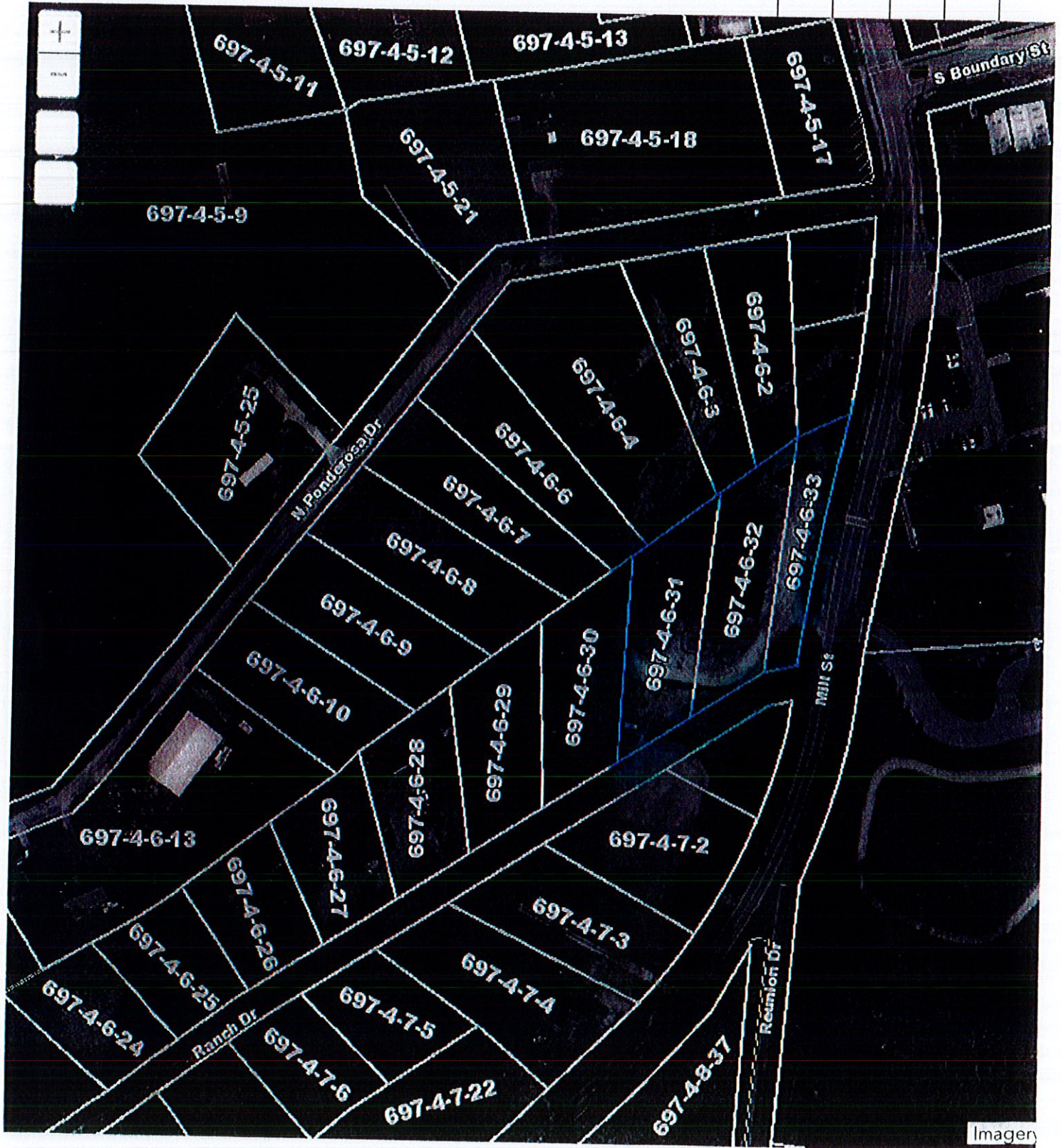
Also, the Town of Little Mountain South Carolina agrees to fund (from its reserve funds) any cost overrun beyond the balloted amount.

Sincerely,

Jana W. Jayroe  
Mayor  
Town of Little Mountain SC



# Newberry County Property Parcel



Town of Little Mountain Project 4

Renovate BBQ Smokehouse, Picnic Shelter,  
Restrooms + add handicap seating

200ft

81.410 34.195 Degrees



Reunion Park  
 Area 7 Estimate  
 February 28, 2019



THE LANDPLAN GROUP SOUTH  
 Landscape Architecture | Engineering | Planning

Item No.	Description	Quantity	Units	Unit Price	Engineer's Estimate Price
	Mobilization				
1	Mobilization	1	LS	\$39,919.00	\$39,919.00
	Demolition				
2	Clearing	1	LS	\$10,000.00	\$10,000.00
	Grading				
3	Grading	1	LS	\$25,000.00	\$25,000.00
	Structures				
4	BBQ Smokehouse	1	LS	\$75,000.00	\$75,000.00
5	Restroom Building w/Deck Overlook	1	LS	\$150,000.00	\$150,000.00
	Parking Lot				
6	Asphalt	1,255	SY	\$55.00	\$69,025.00
7	18" Curb & Gutter	750	LF	\$20.00	\$15,000.00
8	Striping	1	LS	\$2,500.00	\$2,500.00
	Walkways/Pathways				
9	6' Sidewalk	275	SY	\$55.00	\$15,125.00
10	Resurface Ex. Path w/ Asphalt	612	SY	\$45.00	\$27,540.00
	Landscaping & Irrigation				
11	Landscaping	1	LS	\$7,500.00	\$7,500.00
12	Irrigation	1	LS	\$2,500.00	\$2,500.00
				Subtotal	\$439,109.00
				10% General Contingency	\$43,910.90
				12% Survey & Engineering	\$52,693.08
				<b>TOTAL</b>	<b>\$535,712.98</b>

BBQ Smokehouse						
Item No	Description	Quantity	Units	Unit Price	2019 Price	2022 Price
1	Mobilization	1	LS	\$ 39,919.00	\$ 39,919.00	\$ 59,878.50
2	Clearing	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00
3	Grading	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 37,500.00
4	BBQ Smokehouse	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 150,000.00
5	Restroom Building with Deck Overlook	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00
6	Asphalt	1255	SY	\$ 55.00	\$ 69,025.00	\$ 103,537.50
7	18-inch Curb and Gutter	750	SLF	\$ 20.00	\$ 15,000.00	\$ 22,500.00
8	Striping	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,750.00
9	6-foot Sidewalk	275	SY	\$ 55.00	\$ 15,125.00	\$ 22,687.50
10	Resurface Existing Path with Asphalt	612	SY	\$ 45.00	\$ 27,540.00	\$ 41,310.00
11	Landscaping	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 11,250.00
12	Irrigation	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,750.00
Subtotal					\$ 439,109.00	\$ 771,163.50
General Contingency:					\$ 43,910.90	\$ 77,116.35
12% Survey and Engineering:					\$ 52,693.08	\$ 92,539.62
TOTAL					\$ 535,712.98	\$ 940,819.47