

Lancaster County Capital Project Sales Tax III Application

To be considered by the Capital Project Sales Tax Commission, applications must be received by 8:30am on March 23, 2020

Complete all required fields and attach all documentation as outlined in this application. You will not be able to submit your proposal until you have done so. If you answer yes to either drop-downs on page 3, be sure to answer the additional questions below them. Please review the guidelines posted on the website to assist you in filling in the application.

Questions:

If you have questions please visit our website where you can find application guidelines as well as other helpful information.

www.mylancastersc.org/CPST

OR

Contact Sherrie Simpson

ssimpson@lancastersc.net

803-416-9307

Amount Requested: \$1,500,000

Total Cost of Project: \$2,458,556

Location of Project: Downtown Lancaster (100 West Block of Gay Street)

Expected timeframe to complete the project: 18 Months

SECTION I: REQUESTING ORGANIZATION INFORMATION

Name of Organization	City of Lancaster
Contact Person and Title	Flip Hutfles/City Administrator
Mailing Address	P.O. Box 1149, Lancaster, SC 29720
Phone Number	(803) 289-1453
Email Address	shutfles@lancastercitysc.com
Website	www.lancastercitysc.com

ORGANIZATION TYPE (check one)

501(c)

Governmental

Other

SECTION II: PROJECT DESCRIPTION *(Please refer to the guidelines on our website to ensure your responses qualify).*

1. Describe your proposal.

One of the big ideas of the Lancaster Downtown Revitalization Plan is to transform the 100 block of West Gay Street into a "festival street" capable of functioning as a normal vehicular street as well as a pedestrian only venue for special events. This area will be known as Gay Street Commons. Features of the Gay Street Commons will include:

- (a) Streetscape enhancement such as brick pavers, lighted bollards, curbless gutters, street lamps, street trees, and plantings.
- (b) Parklets and vibrancy amenities such as café tables and chairs, outdoor board games, overhead string lighting, and murals.
- (c) Functional public art such as large bollards inscribed paving, and decorative crosswalks.
- (d) A multi-use path on the south side of Gay Street.

Gay Street Commons was one of the most well received idea of the Lancaster Downtown Plan by the public when presented at the Plan unveiling. Gay Street Commons will be used as a venue for the MLK Festival, Red Rose Brew Fest, May the Fourth Be With You, Red Rose Festival, Ag & Art, Finally Friday, Oktoberfest, Arts Crawl, Christmas in the City.

2. Describe the capital need being addressed by your proposal.

Due to a total project cost of over \$2.4 million dollars the City is requesting support from the Capital Project Sales Tax to help fund a portion of the construction cost. Construction of the Gay Street Commons includes installation of brick pavers, ornamental street lights, festive string lighting, the planting of vegetation, and relocation of electrical and telecommunications cables underground.

3. Please describe the benefit of your project to the larger community.

Great public spaces makes a place great. Civic spaces are an extension of the community, and when they work well, they serve as a stage for our public lives. Gay Street Commons will become a special settings where celebration are held, where exchanges both social and economic take place, where friends run into each other, and where culture mix. Gay Street Commons will be the new front porch for the County promoting social activity and providing comfort for the community.

Furthermore, Gay Street Commons, being a well designed streetscape, will not only improve the aesthetic quality and safety of the gateway into the Gay Street Culture Corridor, but will also help spur local economic activity as being a major catalyst in revitalizing Downtown. Public infrastructure improvements encourage and inspire private investments. The property owner of the adjacent buildings along West Gay Street can realize the potential of capturing the ever increasing visitors and residents and take the steps to develop second floor apartments, and specialty retail on the ground floor.

SECTION III: ADDITIONAL FUNDING CONSIDERATIONS *(Please refer to the guidelines on our website to ensure your responses qualify).*

1. Will there be any additional, ongoing costs associated with your project? (i.e. personnel to run a new facility, maintenance, etc.)

Yes

a. If yes, please estimate and describe the nature of those costs in an itemized manner (i.e. personnel to run a new facility, maintenance, etc.).

The ongoing maintenance and cleaning cost will be minimum unless there is damage or vandalism to the planters and vegetation. It is estimate the additional cost to the City for maintaining the planters and litter removing will be \$3,500 a year.

b. If yes, please indicate if there is an already identified and committed source of funding for those costs and provide information concerning the identified and committed funding source.

The City will allocate the funding for the maintenance and repair cost as part of the City's already existing street maintenance plan.

2. Will there be any other government funding assistance associated with this project (i.e. Federal, State, Municipal, etc.)?

Yes

a. If yes, please indicate the amount of planned funding and the sources in an itemized manner.

The City will be applying for a Community Development Block Grant in the amount of \$500,000 and providing funding for the remanding \$458,556. The \$458,556 will come from the City reserve fund and hospitality and/or accommodation tax revenue bond.

The following attachments MUST be submitted with your application. If not, your application will not be considered.

- a. An itemized budget for your proposal.
- b. Copy of an annual audit for your organization performed by a certified public accountant (CPA)
- c. Proof of an engineer, architect, or other third party project consultant's involvement in project scope and cost estimation.

All applicants will be invited to present their proposals to the Commission. You will be contacted by staff following your submission to schedule a time during an upcoming meeting. Please also attach any additional handouts you would like them to have during this review session. **ANY HANDOUTS MUST BE ATTACHED WITH YOUR APPLICATION.**

I hereby certify that I am an authorized signatory for the applicant organization and that this organization does not discriminate on the basis of race, color, age, sex, religion, sexual orientation, physical disability, veteran status, or national origin, and that all funds that may be received by applicant organization from the County of Lancaster will be solely used for the purposes set forth in this application and will comply with all laws and statutes.

Signed via Seamedocs.com
Steven "Alip" Huffles
Key: 5ee5b09986fc4ef042e890237d44b1f

03/21/2020

Signature

Date

GAY STREET COMMONS BUDGET

Soft Costs		Amount
Engineering		\$150,000
Construction Observation		\$15,000
Project Administration		\$48,000
Construction Costs	Quantity	
6" w x 6" h Granite Curb Planter	440 l.f.	\$44,000
6" w x 6" h Granite Curb Sidewalk	140 l.f.	\$14,000
12" w Flush Granite Curb	490 l.f.	\$49,000
24" w x 6" h Granite Curb	16 l.f.	\$1,840
String Lighting	720 l.f.	\$25,200
Ornamental 14' Pole Lights	10	\$70,000
Site Clearing	16,000 s.f.	\$5,000
Site Preparation	16,000 s.f.	\$5,000
Pedestrian Grade Brick Paver	1,370 s.f.	\$34,250
Pedestrian Grade Natural Stone Paver	4,673 s.f.	\$350,475
Vehicular Grade Brick Paver	9,153 s.f.	\$366,120
Vehicular Grade Natural Stone Paver	1,500 s.f.	\$142,500
Movable Café Seating	7	\$52,500
Movable Adirondack Chairs	10	\$7,000
Movable Ottoman	4	\$1,700
6' Ipe & Steel Backed Bench	10	\$25,650
Trash Receptacles	10	\$20,000
Bike Racks	10	\$6,000
Lit Bollard	30	\$45,000.00
Artistic Bollard	10	\$20,000.00
Large Plant Pots	14	\$7,000
Outdoor Board Games	1	\$500
Wayfinding & Regulatory Signage	1	\$5,000
Pedestrian Light Pole Banners	20	\$500
Public Art Allowance		\$25,000
Ductile Iron Detectable Warning Pavers	8	\$6,000
Irrigation System Allowance		\$20,000
Scarify & Till Subgrade	1,143 s.f.	\$229
Tree Pit Soils	2 c.y.	\$160
Planting Soils	64 c.y.	\$5,120
Large Deciduous Tree	13	\$15,600
Ornamental Shrubs	1,143 s.f.	\$40,005
Refillable Water Bags	13	\$650
Electric Ductbank		\$250,000
Communications Ductbank		\$262,500
Street Light Wiring		\$25,000
Trench Drains & Underground Piping		\$20,000
Contingencies		\$277,057

TOTAL

\$2,458,556

See the City of Lancaster Comprehensive Annual Financial Report For the Fiscal Year Ended June 30, 2019 that was attached to the City of Lancaster Petal Park Project.

Project Summary

OPINION OF PROBABLE CONSTRUCTED COST - REVITALIZATION PLAN ESTIMATE

MKSK

PROJECT NAME: Lancaster Downtown Revitalization Plan
 LOCATION: Lancaster, South Carolina
 OWNER: City of Lancaster

PROJECT NUMBER: s18729
 DATE: January 31, 2020
 PREPARED BY: MKSK

ESTIMATE SUMMARY

	Gay Street Commons (2 Blocks)	Petal Park	Estimated total
Estimated Expenditures			
Estimated Construction Cost	\$3,694,097	\$1,796,877	\$5,490,974
Contingencies (15%)	\$554,115	\$269,532	\$823,646
Administration, Engineering, Legal (PSA + 5%)	\$346,125	\$244,767	\$590,892
Total Estimated Project Costs (Feasibility)	\$4,594,337	\$2,311,175	\$6,905,512

*All assumptions included in this conceptual cost estimate are based on the Lancaster Downtown Revitalization Plan dated January 2020.

QUALIFICATION & DISCLAIMER

First quarter 2020 unit prices are based on previous projects and/or current building cost guides and/or general enquires within the industry and is valid for 90 days.
 Opinion of cost accuracy range and confidence level is proportional to the degree of project definition as per ASTM E2516.
 Contingencies are within ranges recommended by AACE & ASPE practices and ASTM E2516.
 This opinion of cost is intended for use in guiding project design and budgeting rather than estimating future construction costs.
 The consultant team can not guarantee that opinions of cost will not vary from future construction costs.

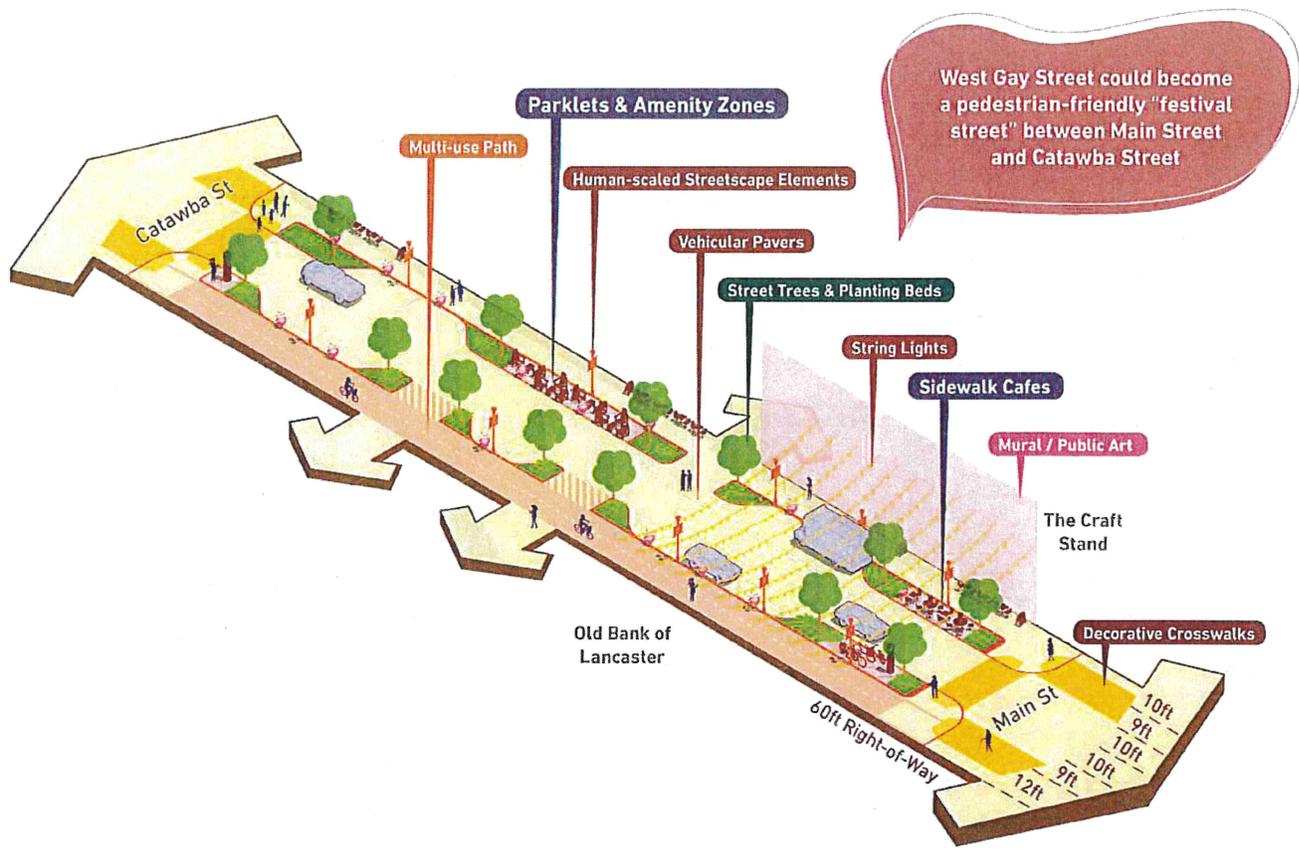
ASSUMPTIONS & EXCLUSIONS

Assumes project area along Gay Street extending from building face to building face and from mid-intersection of Catawba Street to mid-intersection of Main Street (1 block).
 Assumes construction starts Q1 2020 and ends Q4 2020 without major delays or scope changes.
 Assumes min. number of bid packages of max. contract value for economy of scale.
 Assumes softscape is ordered and installed in accordance with appropriate seasons.
 Excludes traffic control, out of hours site security
 Excludes independent geotechnical, remediation or archeological testing and/or monitoring by owner.
 Excludes acceleration, over-time or night work contingencies for construction.

Gay Street Commons (One Block)

MKSK

OPINION OF PROBABLE CONSTRUCTED COST - REVITALIZATION PLAN ESTIMATE							
PROJECT NAME: Lancaster Downtown Revitalization Plan LOCATION: Lancaster, South Carolina OWNER: City of Lancaster			LEGEND C.Y. - Cubic Yard Ea. - Each S.Y. - Square Yard L.F. - Lineal Foot Allow - allowance L.S. - Lump Sum L.F.T. - Lineal Foot of Tread S.F. - Square Foot F.S.F. - Face Square Foot Ac. - Acre				
PROJECT NUMBER: 18729 DATE: January 31, 2020 PREPARED BY: MKSK							
ASSUMPTION OF SITE IMPROVEMENTS							
Item	Description	Total Qty.	Unit	Unit cost (\$)	Sub total (\$)	Total Cost (\$)	Remarks
DIV 04 MASONRY							
	Stone Materials - Roadway						
	6" x 6" ht. Granite Curb - planter/roadway	440	L.F.	\$100.00	\$44,000.00		At planter-roadway interface
	6" x 6" ht. Granite Curb - sidewalk/roadway	140	L.F.	\$100.00	\$14,000.00		At sidewalk/roadway interface at intersections. 40 L.F. per landing at Main St, 30 L.F. per landing at Catawba St.
	12" w/ Flush Granite Curb	490	L.F.	\$100.00	\$49,000.00		At sidewalk-planter and sidewalk-roadway interface
	24" w x 6" ht. Granite Curb	16	L.F.	\$115.00	\$1,840.00		At sidewalk-planter interface at Main Street intersection
	Subtotal					\$50,840	
DIV 26 ELECTRICAL							
	Exterior Lighting						
	26.01 String Lighting	720	L.F.	\$35.00	\$25,200.00		60' span
	26.02 Ornamental 14' Pole Lights	10	Ea.	\$7,000.00	\$70,000.00		
	Subtotal					\$95,200	
DIV 31 EARTHWORK							
	Site Clearing						
	31.01 Selective low-growth vegetation, stump removal & limbing	1	L.S.	\$5,000.00	\$5,000.00		
	31.02 Fine Grading & Site Preparation	1	L.S.	\$5,000.00	\$5,000.00		
	Subtotal					\$10,000	
DIV 32 EXTERIOR IMPROVEMENTS							
	Pedestrian Paving						
	Brick Unit Paver, Pedestrian Grade, Running Bond	1,370	S.F.	\$25.00	\$34,250.00		Sidewalks
	Natural Stone Unit Paver, Pedestrian Grade	4,673	S.F.	\$75.00	\$350,475.00		12" w multi-use trail, cafe seating areas, 1' bands on brick sidewalk edges
	Subtotal					\$384,725	
	Vehicular Paving						
	Brick Unit Paver, Vehicular Grade, Running Bond	9,153	S.F.	\$40.00	\$366,120.00		Main roadway
	Natural Stone Unit Paver, Vehicular Grade	1,500	S.F.	\$95.00	\$142,500.00		+/- 250 S.F. per crosswalk; assumes half of crosswalks across Main Street and Catawba Street
	Subtotal					\$508,620	
	Site Furniture						
	Movable Cafe Seating - Set of (4) Chairs, Table, Umbrella	7	Ea.	\$7,500.00	\$52,500.00		
	Movable Seating - Adirondack chair	10	Ea.	\$700.00	\$7,000.00		
	Movable Seating - Ottoman	4	Ea.	\$425.00	\$1,700.00		
	6' (pe and steel) Backed Bench	10	Ea.	\$2,565.00	\$25,650.00		
	Litter / Recycling Receptacles	10	Ea.	\$2,000.00	\$20,000.00		
	Bike Racks	10	Ea.	\$600.00	\$6,000.00		
	Lit Bollard	30	Ea.	\$1,500.00	\$45,000.00		
	Artistic Bollard	10	Ea.	\$2,000.00	\$20,000.00		
	Large Plant Pots	14	Ea.	\$500.00	\$7,000.00		
	Outdoor Board Games	1	Allow	\$500.00	\$500.00		
	Subtotal					\$185,350	
	Signs						
	Wayfinding & Regulatory Signage, double-sided	1	Allow	\$5,000.00	\$5,000.00		
	Pedestrian Light Pole Banners	20	Ea.	\$25.00	\$500.00		
	Subtotal					\$5,500	
	Public Art						
	Public Art Allowance - Murals, Sculptures, etc.	1	Allow	\$25,000.00	\$25,000.00		
	Subtotal					\$25,000	
	Detectable Warning Pavers						
	Ductile Iron Detectable Warning Pavers	8	Ea.	\$750.00	\$6,000.00		
	Subtotal					\$6,000	
	Irrigation System						
	Irrigation system and controls	1	L.S.	\$20,000.00	\$20,000.00		
	Subtotal					\$20,000	
	Planting						
	Planting Soils						
	Scarify & till subgrade	1,143	S.F.	\$0.20	\$228.60		
	Tree Pit Soils	2	C.Y.	\$80.00	\$160.00		3 CY per tree
	Planting Soils	64	C.Y.	\$80.00	\$5,120.00		18" Depth
	Subtotal					\$5,509	
	Plants						
	Containerized / B&B Plants						
	Large Deciduous Tree, 4" cal.	13	Ea.	\$1,200.00	\$15,600.00		
	Shrubs, Perennials, Groundcovers, and Mulch	1,143	S.F.	\$35.00	\$40,005.00		
	Subtotal					\$56,605	
	Planting Accessories						
	Refillable water bags	13	Ea.	\$50.00	\$650.00		
	Subtotal					\$650	
DIV 33 UTILITIES							
	Streetscape Utilities						
	Electric Ductbank	1	Allow	\$250,000.00	\$250,000.00		Along roadway
	Communications Ductbank	1	Allow	\$262,500.00	\$262,500.00		Along roadway
	Street Light Wiring	1	Allow	\$25,000.00	\$25,000.00		Along roadway
	Trench drains and underground piping	1	Allow	\$20,000.00	\$20,000.00		Along roadway
	Subtotal					\$557,500	
TOTAL PARK COST						\$1,910,499	



Gay Street Commons

One of the big ideas of this plan is the transformation of one block of West Gay Street (between Main Street and Catawba Street) into a "festival street" capable of functioning as a "normal" vehicular street as well as a pedestrian-only venue for special events. Features of the street could include:

- Streetscape enhancements such as brick pavers, lighted bollards, curbless gutters, street lamps, and street trees and plantings
- Parklets and vibrancy amenities such as cafe tables and chairs, outdoor board games, overhead string lighting, and murals
- Functional public art such as large bollards, inscribed pavings, and decorative crosswalks
- A multi-use path on the south side of Gay Street.

Gay Street Commons could be used as a venue for the Red Rose Festival, among other special events. Additionally, public realm improvements should encourage private investment in adjacent buildings along West Gay Street. (Facade improvements to existing buildings could be undertaken as part of a City facade enhancement program.)

Recommendations

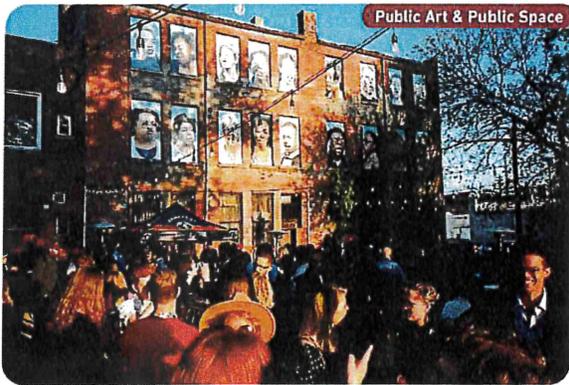
- **Design and build the festival street.** The City should explore funding opportunities, develop a detailed site plan, and construct the project.
- **Develop a plan for festival street programming, public art, and special events.** As a signature Downtown space, Gay Street Commons should include a wide array of activities, events, and artwork.



Sidewalk Cafes



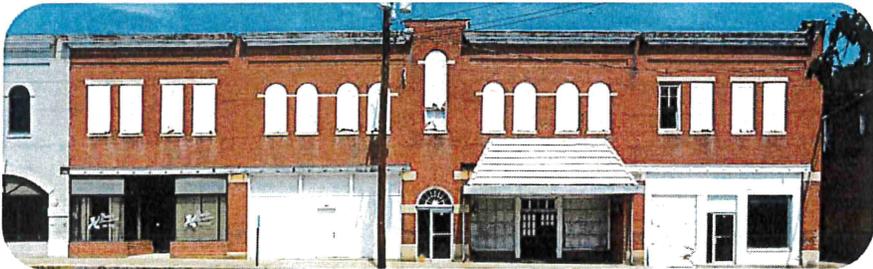
Flexible Design supports Temporary Closure for Events



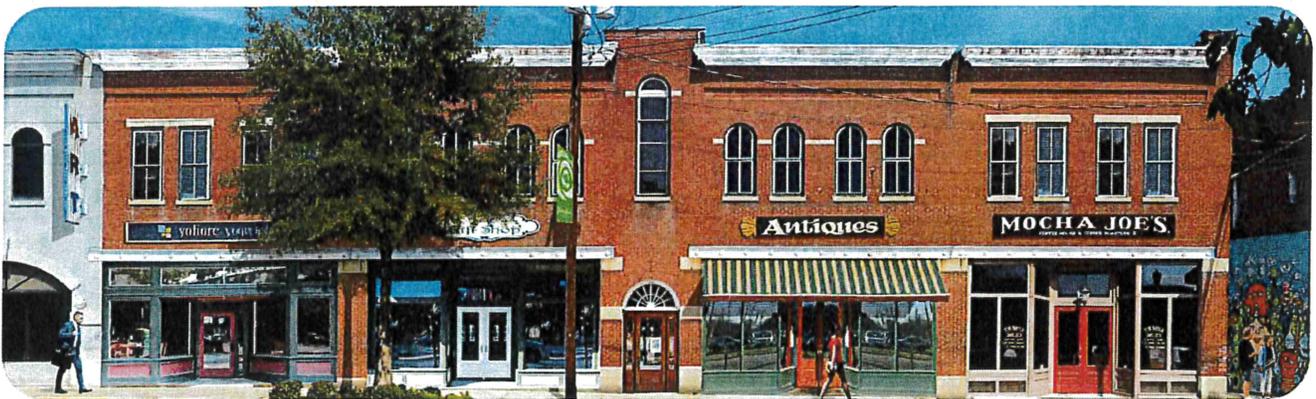
Public Art & Public Space



Artful Detailing



Buildings on West Gay Street are well-suited to micro-retail and small-business opportunities



Gay Street Commons - Typical Use





Gay Street Commons - Festival Use



