

CPST Application

Name of Organization

City of Lancaster

Contact Name & Title

Flip Hutfles/City Administrator

Mailing Address

P.O. Box 1149, Lancaster, SC 29720

Phone Number

(803) 289-1453

Email Address

shutfles@lancastrcitysc.com

Website

www.lancastrcitysc.com

Organizational Type

Governmental

Amount Requested

\$3,000,000

Total Cost of Project

\$3,663,403

Location of Project

Gay Street Between York and Catawba

Expected Timeframe

24 Months

Description of Proposal

The Lancaster Downtown Revitalization Plans calls for an accessible, vibrant destinations that are easily navigable by foot, bike, or car and will connect people together and celebrate life in a high quality environment. One of the overall goal of the Downtown Revitalization Plan is to integrate the Downtown corridors into the Lindsay Pettus Greenway creating a district-wide loop. One of these corridors is located along Gay Street. The Gay Street Corridor (from Catawba Street to York Street) will be transformed in a cultural corridor by connecting the numerous art and history related assets and attractions that exist along Gay Street. The first step in this transformation is a streetscape for Gay Street. This streetscape features: (a) multi-use path on the south edge of the corridor; (b) irrigated bumpout planters with shrubs and trees; (c) upgrade existing sidewalks and ramps to meet ADA standards; (d) milled and asphalt resurfaced two and half blocks of Gay Street; (e) use of "glow stones" on bike path for safety and visual interest at night; (f) locating overhead power lines underground; (g) add decorative streetlights; (h) provide 2 plaza locations for small gatherings; (i) improve safety with decorative lighting, cross walks, and ramps; (j) provide 50 well defined parking spaces This Gay Street streetscape will occur as part of the Gay Street Commons and create a stunning east-west connection through Downtown, and will be reminiscence of the days when Gay Street was lined with trees.

Description of Capital Need

Due to a total project cost of over \$3.6 million dollars the City is requesting support from the Capital Project Sales Tax to help fund the majority of the capital needs. The Construction costs

include relocating the overhead power lines, creating a multi-use trail, human scaled streetscape elements, sidewalk improvements, defined street parking, and milling and asphalt overlay of the road.

Description of Benefit

Gay Street has the potential of becoming more than just a street. The Gay Street Cultural Corridor will become an important component of the public realm by being a public space where people interact, which in turn helps defines Lancaster's aesthetic quality, identify, economic activity, health, social cohesion, and opportunity. Private money typically follows public investments. This streetscape will not only increase property values and encourage property owners to reinvest in the existing residential structures, but will develop neighborhood pride in an area of the community that is sometimes forgotten. A renew sense of pride often manifest into civic pride and social activity that spreads to the rest of the community. The existing Cultural Arts Center and Springs House will benefit as the streetscape will set Gay Street apart from any other area in the region while at the same time reinforcing the cultural and historical significant of these two important landmarks. Further this new visual image will inspire creative and adaptive reuse of the Old Jail and library. All of these historical and cultural elements combined with a walkable and bicycle friendly street will attract more visitors to Downtown and increase the likelihood of Downtown becoming stronger economically, which will greatly increase Downtown sales tax revenues. There is obvious support for the Gay Street Corridor from the Cultural Arts Center, the Lancaster County Council of the Arts, and the Lancaster County Society for Historical Preservation, but there is hope from surrounding residents that improvements on Gay Street will be the springboard for the revitalization of their home, block, neighborhood, and community.

Ongoing Costs

Yes

Description of Costs

There will be ongoing yearly maintenance cost in the form of landscaping. It is estimated the landscaping cost will be between \$4,000-\$5,000.

Source of Funding

The City will allocate additional funding in the existing downtown landscaping budget.

Government Assistance Funding

Yes

Amount/sources of other funding

The City of Lancaster will be contributing funding of \$663,403 to the project. The \$663,403 will come from either City reserve, revenue bond issued by the City, or a combination of the two.

Itemized budget of you proposal

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Copy of an annual audit for your organization performed by a Certified Public Accountant (CPA)

https://s3.amazonaws.com/260129c1-3e0b-4614-a4a6-e2986d88c664/attachments%2FCO20011000136220511%2FY7LgByhQritdscmBtkKH_2019-City-of-Lancaster-CAFR-F.pdf

Proof of an engineer, architect, or other third party project consultant's involvement in project scope and cost estimation.

https://s3.amazonaws.com/260129c1-3e0b-4614-a4a6-e2986d88c664/attachments%2FCO20011000136220511%2FsQqglSciTySyRcljNhhS_Davis+%26+Floyd.pdf

Additional Attachments (i.e. PowerPoint, pdf, etc.)

https://s3.amazonaws.com/260129c1-3e0b-4614-a4a6-e2986d88c664/attachments%2FCO20011000136220511%2FOsWCiE5QQilFNDGT2CWi_Gay+Street+Streetscape+Excerpt+From+Lancaster+Downtown+Revitalization+Plan.pdf

Additional Attachments (i.e. PowerPoint, pdf, etc.)

https://s3.amazonaws.com/260129c1-3e0b-4614-a4a6-e2986d88c664/attachments%2FCO20011000136220511%2FNK0wxXDaTqDozYuxVZnQ_Gay+Street+Concept.pdf

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 SeamlessDocs.com
Steven "Flip" Huffles
Key: 5ee5b60986fc4ef942e9f0237d4f6bf

03/22/2020

Signature

Date

Prepared by:		City of Lancaster - West Gay Street Redevelopment			
DAVIS & FLOYD, INC.		Project Number: 13812-00			
1319 HWY 72/221 E.		PHASE: 1			
Greenwood, South Carolina 29649					
(864) 229-5211		Site Work - Phase 1 - West Gay Street Redevelopment			
ESTIMATE OF PROBABLE CONSTRUCTION COSTS		ESTIMATOR: YR		DATE: 3/16/2020	
Description of Work	Total Quantity	Units	Unit Price	Sub Total	Total Estimated Cost
1. GENERAL CONDITIONS					
1. Mobilization, bonds, admin. (17% subtotal construction cost less gc)	1	LS	\$398,547	\$398,547.24	
2. Staking and layout	1	LS	\$22,000	\$22,000.00	
3. Traffic Control	1	LS	\$50,000	\$50,000.00	
				sub total General Conditions -	\$470,547
2. DEMOLITION					
1. Saw cut ex. asphalt & concrete including bumpouts	4833	LF	8.00	\$38,664	
2. Demolish existing curb & gutter and 1' asphalt	2835	LF	22.00	\$62,370	
3. Demolish existing sidewalk and drive aprons	17010	SF	6.00	\$102,060	
4. Demolish existing asphalt crosswalks and bumpouts	1359	SY	90.00	\$122,310	
5. Demolish existing street signs	3	EA	50.00	\$150	
				sub total Demolition -	\$325,554
3. SITE CONSTRUCTION					
1. Erosion control	1	LS	10,000.00	\$10,000.00	
2. Sleeves (under road)	295	LF	200.00	\$59,000	
3. Sleeves (under walks)	1845	LF	18.00	\$33,210	
4. 18" concrete curb & gutter	2649	LF	25.00	\$66,225	
5. Flowable fill patch at curb and roadway	2649	LF	11.00	\$29,139	
6. Miscellaneous asphalt patch allowance	445	SY	250.00	\$111,250	
7. Retro fit ex. type 16 stormdrain structure	5	EA	6,500.00	\$32,500	
8. Conc. sidewalk with paver band & ftg - 8' wide	1025	LF	106.00	\$108,650	
9. Conc. bike path with paver band & ftg - 12' wide	975	LF	130.00	\$126,750	
10. Concrete flatwork	600	SF	9.00	\$5,400	
11. ADA ramps with truncated domes	15	EA	4,000.00	\$60,000	
12. Concrete drive aprons	15	EA	2,500.00	\$37,500	
13. Glow Stones - Aqua Blaze - 4 lb. bags delivered	230	Bags	142.85	\$32,856	
14. Glow Stones - labor	14520	SF	1.50	\$21,780	
15. ADA ramps with truncated dome strips	15	EA	4,158.00	\$62,370	
16. Concrete brick paver - Grey Cobble	252	SF	25.00	\$6,300	
17. Conc. trench drains w/grates (bumpouts and ds)	909	LF	280.00	\$254,520	
18. 8' decorative concrete crosswalks	250	LF	575.00	\$143,750	
19. Hardscape allowance - in front of Old Library	1	EA	60,000.00	\$60,000	
20. Planter drainage	1000	LF	30.00	\$30,000	
21. Planter backfill	907	CY	62.00	\$56,234	
22. Down spout tie-in to trench grate	5	EA	150.00	\$750	
23. Stone (for trenching in roadway)	153	CY	80.00	\$12,240	
24. Flowable fill (for trenching in roadway)	308	SY	30.00	\$9,240	
25. 1-1/2" Mill & overlay with surface course asphalt	4625	SY	25.00	\$115,625	
26. Street Signs	3	EA	450.00	\$1,350	
27. Site Amenities - benches	6	EA	500.00	\$3,000	
28. Site Amenities - trash receptacles	6	EA	750.00	\$4,500	
29. Irrigation control wire conduit (under sidewalk)	1995	LF	15.00	\$29,925	
30. Irrigation	1	LS	26,000.00	\$26,000	
31. Landscaping allowance	1	LS	50,000.00	\$50,000	
32. Utility relocation/repair allowance	1	LS	30,000.00	\$30,000	
33. Striping & pavement markings	3560	LF	7.75	\$27,590	
				Sub total site construction -	\$1,657,654
4. ELECTRICAL					
1. Demolish existing streetlight poles	9	EA	2,500.00	\$22,500.00	
2. Install streetlights, underground conduit, wiring	28	EA	5,846.00	\$163,688.00	
3. Streetlight materials cost	22	EA	2,500.00	\$55,000.00	
4. Custom Street light allowance	6	EA	5,000.00	\$30,000.00	
5. Transformer allowance	1	EA	75,000.00	\$75,000.00	
6. Panel, circuit breaker allowance	1	EA	15,000.00	\$15,000.00	
				Subtotal electrical cost -	\$361,188
				Subtotal construction cost -	\$2,814,943
				15% contingency -	\$422,241
				Total Construction Cost Phase 1 -	\$3,237,184

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Greenwood, South Carolina 29649					
(864) 229-5211		Site Work - Phase 1 - West Gay Street Redevelopment			
ESTIMATE OF PROBABLE CONSTRUCTION COSTS		ESTIMATOR: YR		DATE: 3/16/2020	
Description of Work	Total Quantity	Units	Unit Price	Sub Total	Total Estimated Cost
SOFT COSTS					
A. Survey and Engineering Fees				\$323,718.41	
B. Geotechnical Subsurface Exploration				\$7,500.00	
C. City Provided Testing and Inspection Cost (materials testing, CEPSCI Inspection)				\$30,000.00	
D. Council of Government Fees to Administor Grant - Allowance				\$65,000.00	
				Subtotal soft costs -	\$426,218
				Total Project Cost -	\$3,663,403

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.

Hello Flip,

I hope you're doing well. Please find attached the exhibits for the West Gay Street streetscape project. Please review these and let me know what you think.

You have the estimate of probable construction costs so I believe this will complete the deliverables we were to provide. If you need us to make any changes prior to your meeting with the County just let me know.

Thanks and I look forward to hearing from you,
Yancey

DAVIS & FLOYD

SINCE 1954

Yancey Robertson, PLA

SENIOR LANDSCAPE ARCHITECT | PROJECT MANAGER

1319 Highway 72/221 East, Greenwood, SC 29649
O. (864) 229-5211 Ext. 1192 | F. (864) 229-7844
E. yroberts@davisfloyd.com | www.davisfloyd.com

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Main Street Improvements

The Main Street corridor can serve as a “civic spine” for Downtown Lancaster. As the designated route for the Carolina Thread Trail, Main Street can also highlight the various cultural and historic attractions in the district.

Enhancements to Main Street should be incremental and build on its existing character. Specific improvements include replacing the existing aluminum street furnishings (which are excellent as public art but inadequate as seating) with traditional benches and trash cans, planting new street trees (ensuring that new trees are shade-giving specimens), and adding bike racks on the sidewalk. Additionally, vibrancy amenities such as cafe tables and chairs, public art, and small parklets should be incorporated into an enhanced Main Street streetscape.

This effort should be implemented over time as enhancement funding becomes available or in conjunction with private development along Main Street.

Gay Street Improvements

The Gay Street corridor could become a “cultural corridor” for Downtown Lancaster. It will connect the numerous art- and history-related assets and attractions that exist along the corridor and will provide a platform for additional public art, informal performance spaces, art galleries, and artist housing, among other amenities. Gay Street will also feature a multi-use path on the south edge of the corridor. This will serve as an east-west active transportation connection through Downtown, and will become part of a trail loop that ties the district to the Lindsay Pettus Greenway.

Two blocks of Gay Street enhancements will occur as part of the Gay Street Commons project, although other improvements will happen incrementally as project funding is made available.

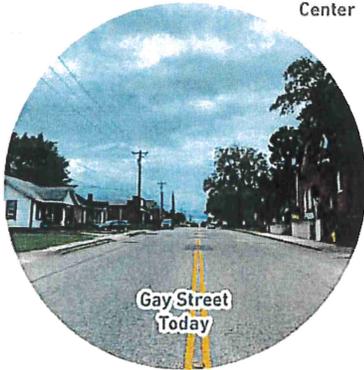
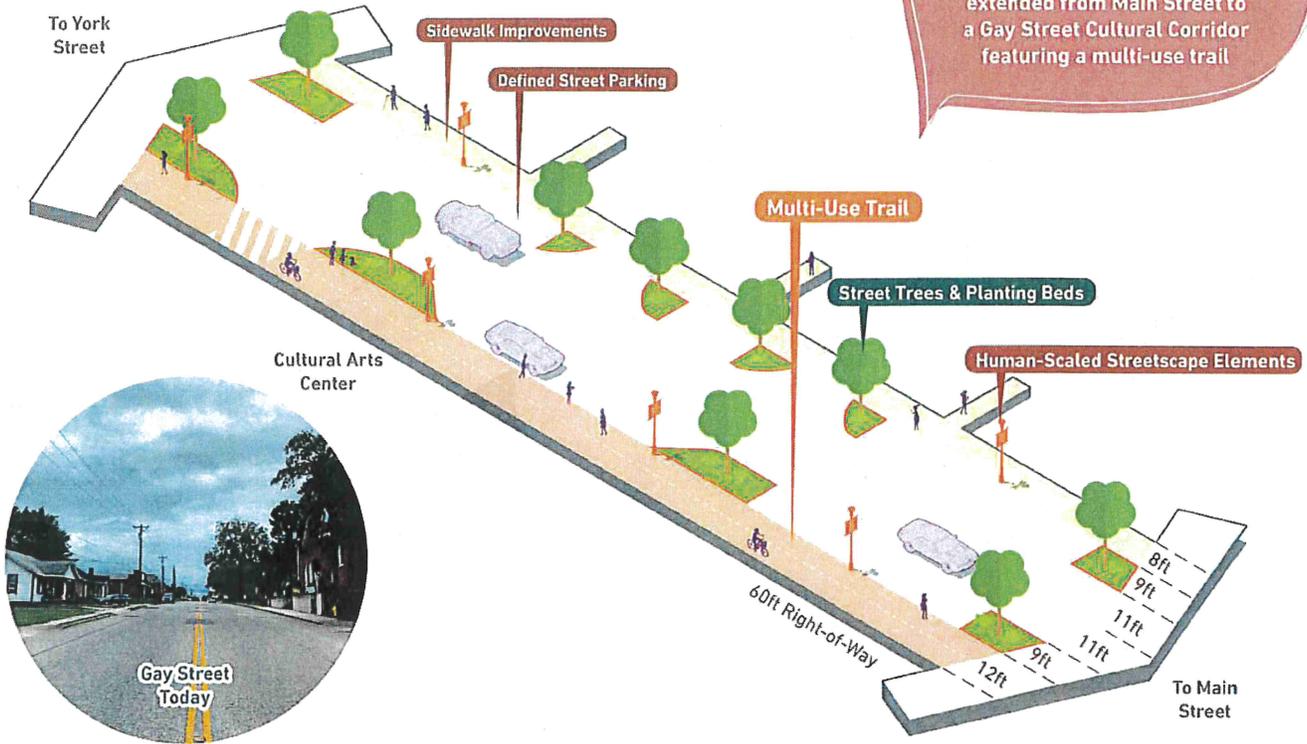
White Street Improvements

The White Street corridor could become a “green street” designed to mitigate stormwater inflows into aging underground infrastructure as well as provide public amenities such as street trees and a multi-use trail for bicyclists and pedestrians. The White Street trail would connect the Lancaster County Library to the Lindsay Pettus Greenway, providing a north-south greenway spine for Downtown (to match the east-west spine along Gay Street).

Project implementation should be undertaken as development occurs along the corridor and as funding becomes available.

Gay Street Improvements

Vibrancy amenities could be extended from Main Street to a Gay Street Cultural Corridor featuring a multi-use trail



Multi-Use Trail

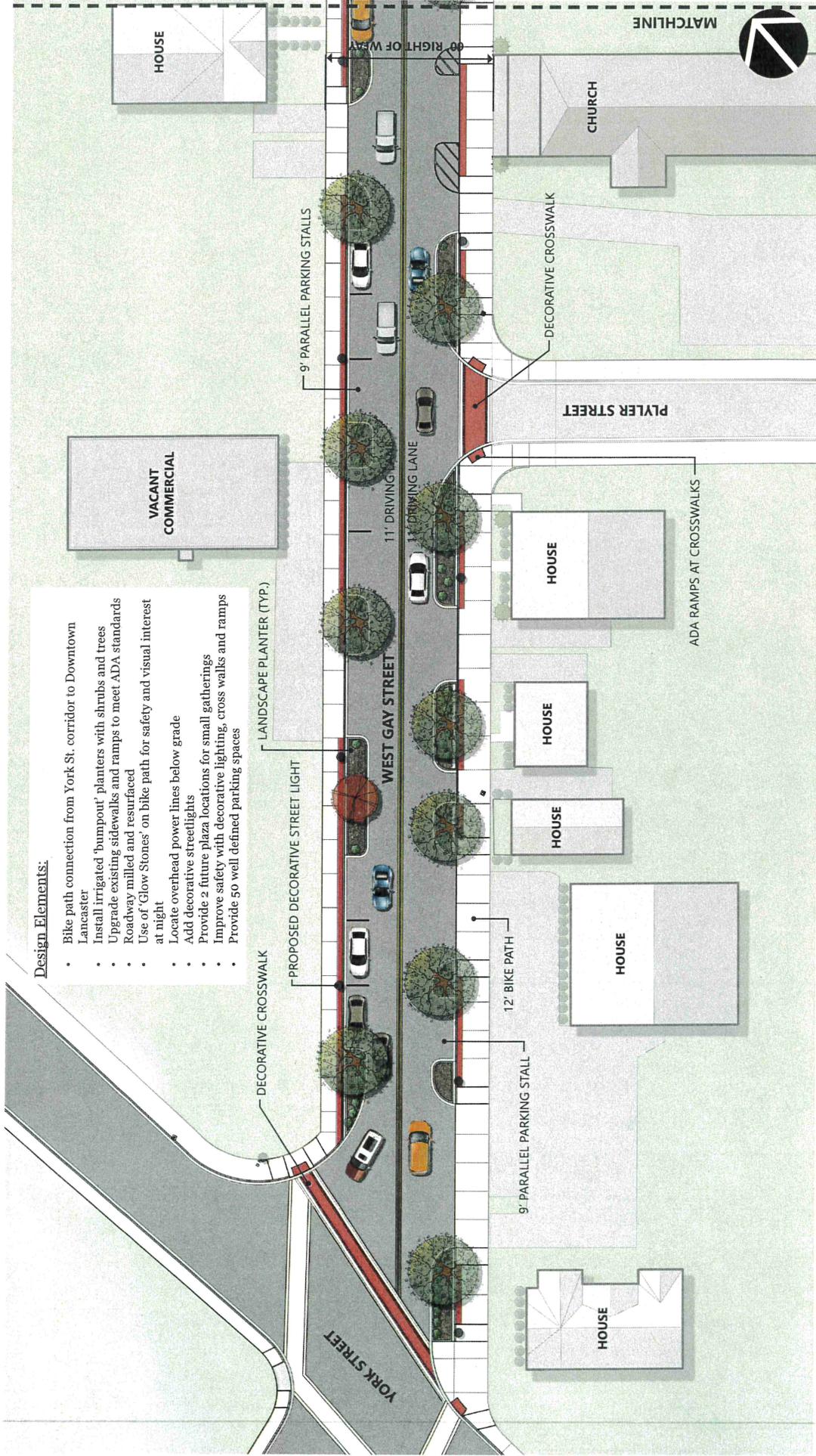


Opportunities for Vibrancy Amenities



Sidewalk and Crosswalk Enhancements





Design Elements:

- Bike path connection from York St. corridor to Downtown Lancaster
- Install irrigated 'bumpout' planters with shrubs and trees
- Upgrade existing sidewalks and ramps to meet ADA standards
- Roadway milled and resurfaced
- Use of 'Glow Stones' on bike path for safety and visual interest at night
- Locate overhead power lines below grade
- Add decorative streetlights
- Provide 2 future plaza locations for small gatherings
- Improve safety with decorative lighting, cross walks and ramps
- Provide 50 well defined parking spaces

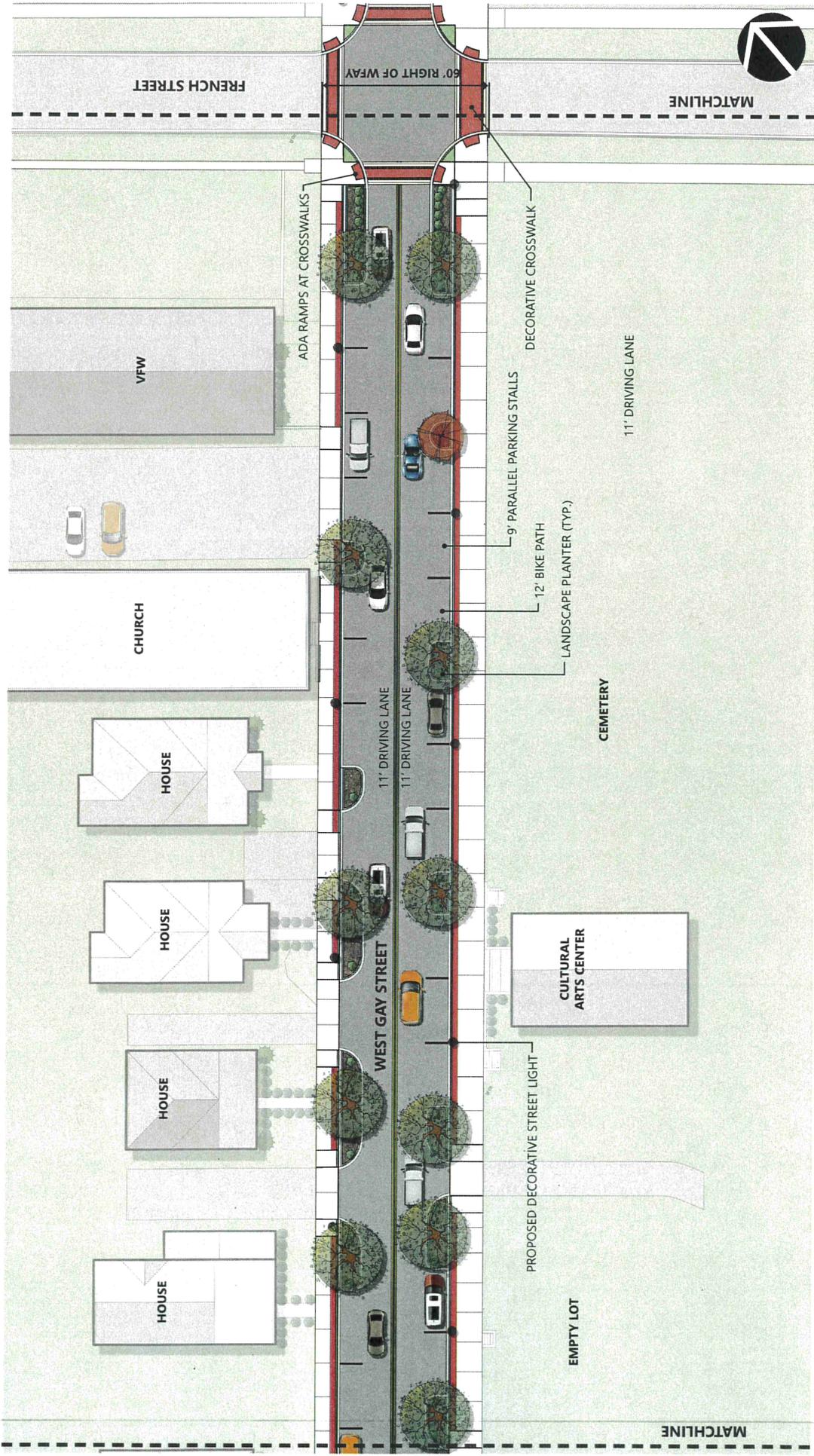


WEST GAY STREET MASTER PLAN: SHEET 1

LANCASTER, SOUTH CAROLINA
MARCH 2020

DAVIS & FLOYD

SINCE 1954

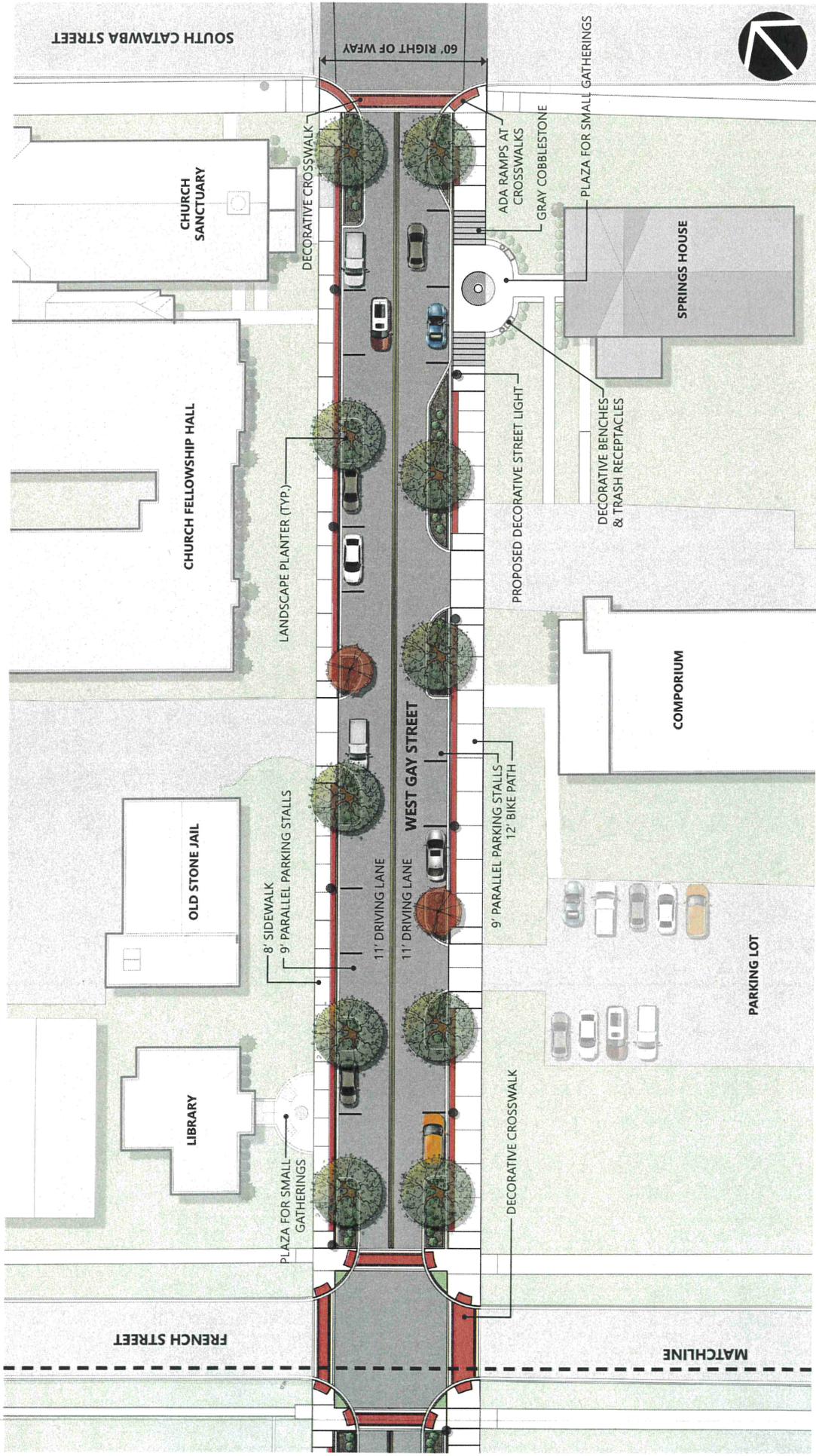


WEST GAY STREET MASTER PLAN: SHEET 2

LANCASTER, SOUTH CAROLINA
 MARCH 2020

DAVIS & FLOYD

SINCE 1954

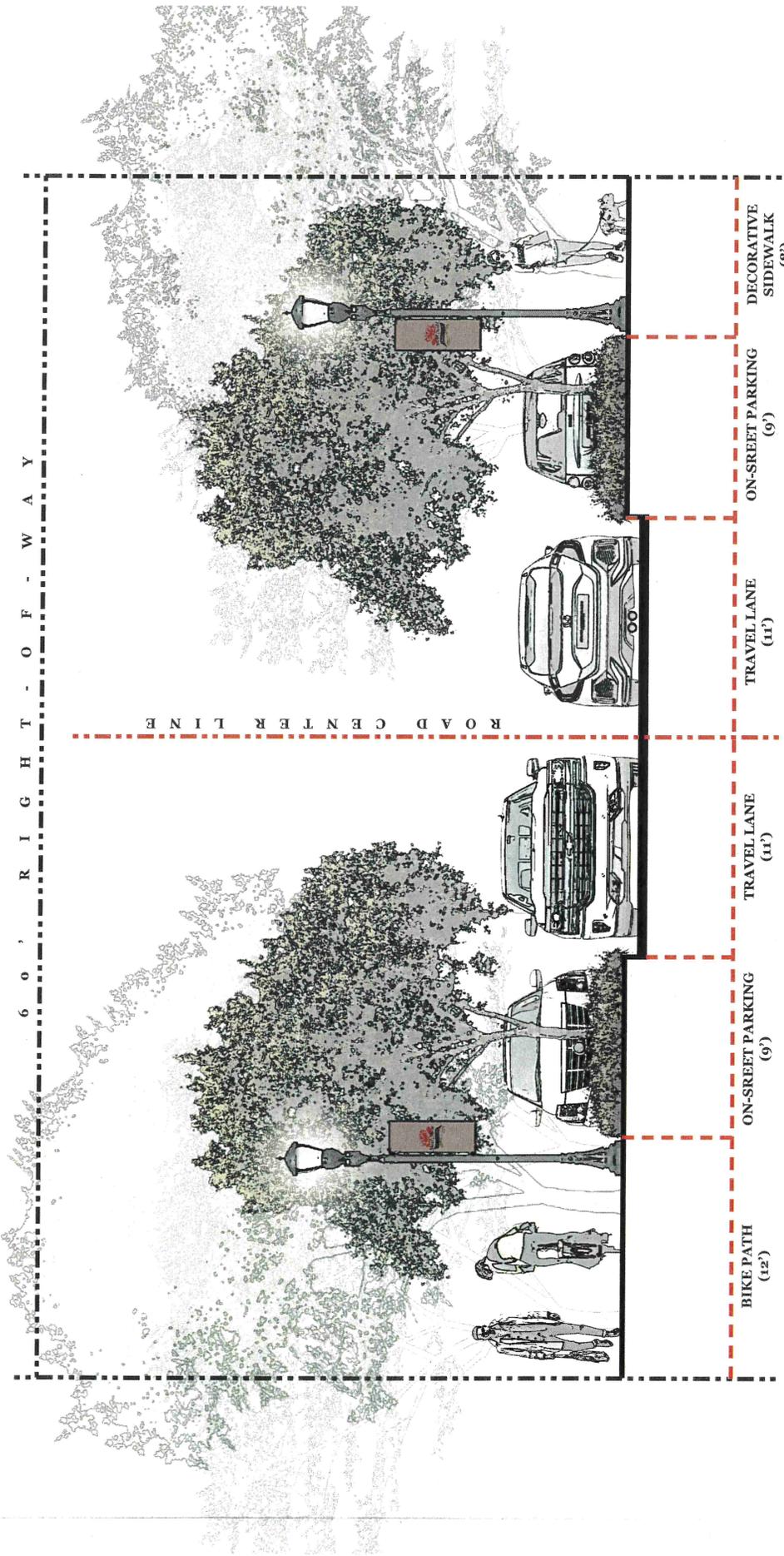


WEST GAY STREET MASTER PLAN: SHEET 3

LANCASTER, SOUTH CAROLINA
 MARCH 2020

DAVIS & FLOYD

SINCE 1954



WEST GAY STREET ROADWAY SECTION CONCEPT

LANCASTER, SOUTH CAROLINA
 MARCH 2020

DAVIS & FLOYD

SINCE 1954