

CPST Application

Name of Organization

Lancaster County Department of Economic Development

Contact Name & Title

Jamie Gilbert

Mailing Address

P.O. Box 1809

Phone Number

903-286-3603

Email Address

jgilbert@lancastersc.net

Website

www.lcded.com

Organizational Type

Governmental

Amount Requested

\$1,535,786

Total Cost of Project

\$1,750,000

Location of Project

SC 9 Bypass (West) at Mt. Nebo Road Intersection

Expected Timeframe

18 months

Description of Proposal

The Lancaster County Department of Economic Development (LCDED) is working to develop a 483 acre light industrial park for manufacturers that will be located south, east and north of McWhirter Field. The park is being called the Lancaster Airport Industrial Park and is being positioned to be Lancaster County's premier industrial park. The property was evaluated by the Duke Site Readiness Program in 2019 and is considered the best available industrial property in the county for future development. As part of the program a large amount of preliminary civil engineering work was done by Alliance Consulting Engineers. Following the evaluation a wetlands delineation was prepared for the site and LCDED is having a master plan prepared for the park. Usable acreage at the park is approximately 473 acres and can accommodate 2,300,000 square feet of industrial space. Phase 1 of the park development is expected consist of approximately 130.6 acres and at least 675,000 square feet of manufacturing space. Expected job creation would be estimated at between 500-1,000. The property's proximity to the airport and its 6,000 foot runway provides an excellent opportunity for the county to recruit aerospace industry related companies to the park and manufacturers that could utilize the airport for their corporate jets or customers that would want to fly in with their own corporate jets. Phase 1 of the park will require the construction of a county road of approximately 1,300 feet. The entrance will come off of SC 9 By-Pass and traverse north where it will cross a wetlands and extend to the middle of the property between the airport and the stream. City water and sewer lines will be constructed in the right of way of the road. The road will be fully paved with curbs, gutters, striping, turn lanes and lighting.

Description of Capital Need

LCDED is requesting funding for the county road that will serve Phase 1 of the development at the Lancaster Airport Industrial Park. Alliance Consulting Engineers has estimated the cost of the road to be \$1,535,786. This includes engineering, project management, materials, permitting and construction (including crossing the stream) of 1,300 feet of county roadway.

Description of Benefit

Lancaster County does not have an industrial park that is over 80 acres. Among tier one and two counties the absence of such a park is noticeable and impacts the County's ability to recruit sizable manufacturing operations to our community. LCDED has been working for several years to identify a greenfield site that could provide the industrial product needed to attract new, high wage manufacturing jobs and investments to Lancaster County over the next twenty years. LCDED and the consultants that have reviewed the Lancaster Airport Industrial Park property believe that the site best affords that opportunity for us.

Ongoing Costs

Yes

Description of Costs

Since the road will be county owned there will be maintenance costs associated with it. The road will not be a through road so traffic will be limited to tenants of park and be generated by

employees and visitors. This will help keep maintenance costs of the road lower than if it was a through road.

Source of Funding

Lancaster County will be responsible for maintaining the road through funding that it has available; however, LCDED also has access to grants and tax credits through the utility companies that could be used for maintenance. Also, future park tenants could contribute to maintenance costs on a prorated basis.

Government Assistance Funding

Yes

Amount/sources of other funding

The City of Lancaster would install water and sewer lines for Phase 1 of the park development. The cost of water and sewer line design and installation is estimate to be \$214,214. If a lift station is required the cost will be higher.

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%2Fj9K2X4AZS4S0pOOhekEd_Lancaster+County+Economic+Development+-+Audit+Statement.docx

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%2FI5a5PxR9Rcur7Z6Hhq5I_Lancaster+Airport+Industrial+Park+Phase+1+Road++Cost+Estimate.pdf

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

https://s3.amazonaws.com/260129c1-3e0b-4614-a4a6-e2986d88c664/attachments%2FCO20011000136220511%2F0k8hoKbKSJG0B66kqVmD_Lancaster+Airport+Industrial+Park+Master+Plan.pdf

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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 SeamealBooks.com
Jaimie Christopher Gilbert
Key: 5ee5bc69880c4e1942e90237d44f0b1f

03/22/2020

Signature

Date

Preliminary Cost Opinion
for the On-Site Roadway, Water, and Wastewater Improvements to serve the
+/- 483-Acre Airport Industrial Park in
Lancaster County, South Carolina

Phase I: On-Site Roadway, Water, and Wastewater Improvements				
Site Preparation (Earthwork, Storm Drainage Piping, and Erosion Control)				
No.	Quantity	Unit	Item Description	Total
1	1	LS	Mobilization/Bonds	\$ 62,500
2	1	LS	Traffic Control	\$ 6,000
3	3	AC	Clearing and Grubbing	\$ 7,500
4	2,500	LF	Silt Fence	\$ 4
5	1	EA	Construction Entrance/Exit	\$ 5,000
6	11,000	CY	Earthwork (On-Site Excavation/Backfill/Compaction Operations)	\$ 10
7	13,000	CY	Fill Material (Suitable Material to be hauled in from off-site)	\$ 15
8	80	LF	84-Inch Diameter Culvert	\$ 1,000
9	1,550	LF	24-Inch RCP Storm Drainage Piping	\$ 50
10	18	EA	Curb Inlet (SCDOT Type 17)	\$ 5,000
11	18	EA	Curb Inlet Protection	\$ 500
12	2,600	LF	Concrete Curb and Gutter	\$ 20
13	8,000	SY	Erosion Control Matting (North American Green SC-150)	\$ 4
14	70	SY	Rip Rap Inlet/Outlet Protection	\$ 60
15	13	EA	Site Lighting (30-Foot Poles per 100 feet, alternating sides)	\$ 5,000
16	13	LS	Landscaping (1 tree per 100 feet, alternating sides)	\$ 300
17	2	AC	Grassing	\$ 3,500
Site Preparation Total:				\$ 831,600

On-Site 1,300-LF of 30-FT Asphalt Roadway				
No.	Quantity	Unit	Item Description	Total
18	5,300	SY	8-Inch Graded Aggregate Base Course	\$ 18
19	5,300	SY	2-Inch Asphalt Intermediate Binder Course (Type C)	\$ 16
20	5,300	SY	2-Inch Asphalt Surface Course (Type C)	\$ 14
21	400	LF	Guardrail	\$ 30
22	1	LS	Striping & Signage	\$ 6,000
Roadway Total:				\$ 272,400

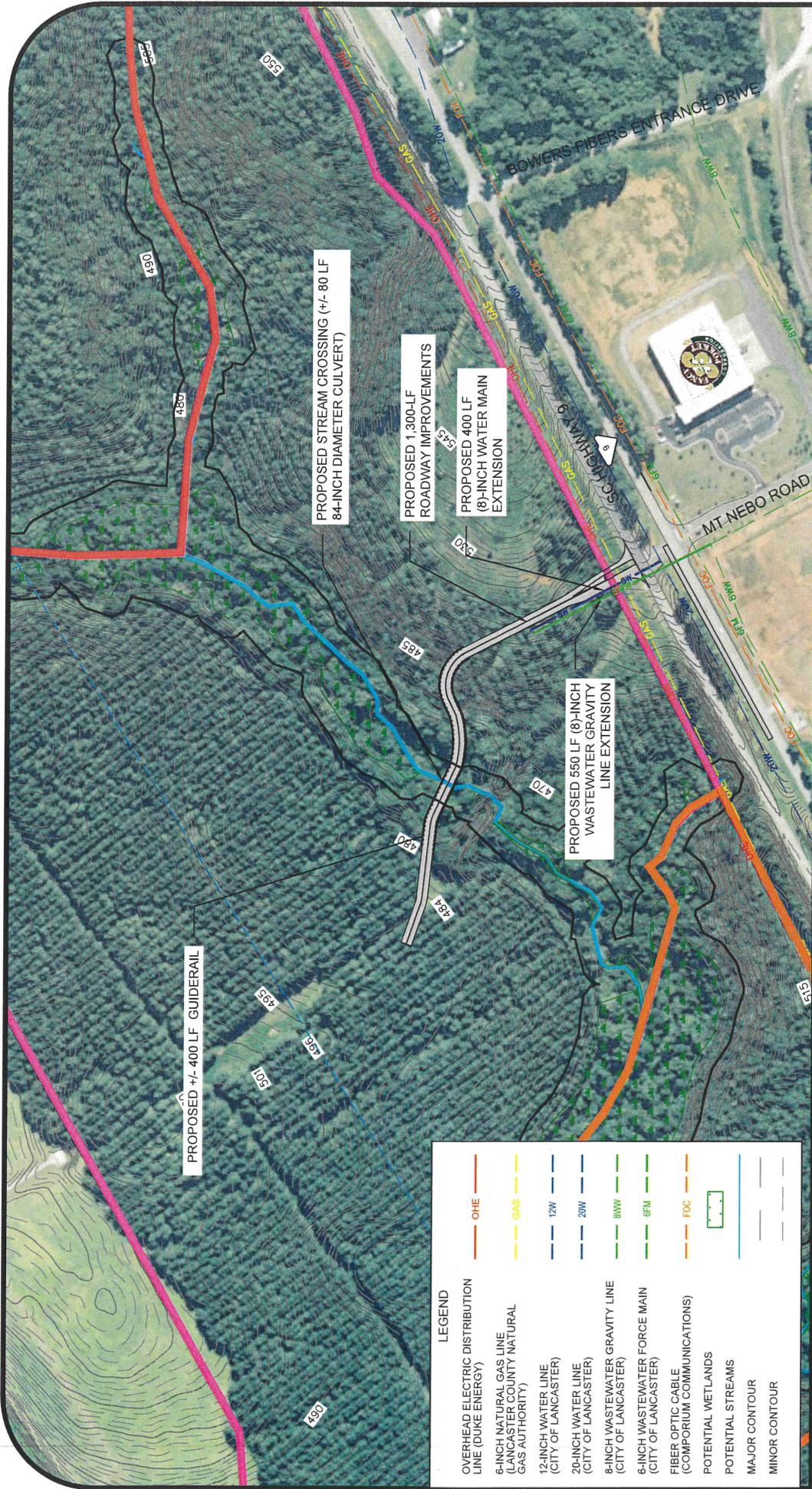
400 LF of 8-Inch Water Main				
No.	Quantity	Unit	Item Description	Total
23	400	LF	Eight (8)-Inch PVC Water Main with Appurtenances	\$ 25
24	1	EA	Fire Hydrant Assemblies (w/ appurtenances) (1 every 500 LF)	\$ 5,500
25	75	LF	Bore and Jack 24-inch Steel Casing (Water main under SC Highway 9)	\$ 400
26	2	EA	8-Inch Gate Valve	\$ 1,500
27	1	EA	Connection to Existing Water Main (@ SC Highway 9)(w/ Tapping Fees & Appurtenance)	\$ 5,500
Water Service Improvements Total:				\$ 54,000

8-Inch Wastewater Gravity Line Improvements				
No.	Quantity	Unit	Item Description	Total
28	550	LF	Eight (8)-inch PVC Wastewater Gravity Line (w/ appurtenances, average depth 8-10 FT)	\$ 40
29	3	EA	Wastewater Manhole (1 per 200 LF) (Average depth 8 - 10 FT)	\$ 5,000
30	175	LF	Bore and Jack 24-inch Steel Casing (Wastewater Line under SC Highway 9)	\$ 400
31	1	LS	Connection to Existing Wastewater Line	\$ 5,500
Wastewater Service Improvements Total:				\$ 112,500

Subtotal:	\$	1,248,500
Contingency:	\$	115,000
Topographic Survey:	\$	10,000
Geotechnical Subsurface Exploration:	\$	11,000
Wetlands Permitting/Mitigation:	\$	120,000
Traffic Impact Analysis:	\$	15,000
Engineering Design and Permitting:	\$	100,000
Bidding and Award:	\$	5,500
Construction Administration and Observation:	\$	75,000
Construction Materials Testing:	\$	35,000
Project Closeout / Notice of Termination:	\$	15,000
Total:	\$	1,750,000

Notes:

- Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional opinion and are supplied for general guidance for Lancaster County Department of Economic Development and Lancaster County based on the *Conceptual Site Plan* dated March 19, 2020.
- All costs are 2020 costs based on \$21/barrel for crude oil.
- Unit Prices and quantities are subject to variation upon final design.
- Estimate does not include any permitting or impact fees associated with Lancaster County, the City of Lancaster, SCDHEC, SCDOT, or United States Army Corps of Engineers (USACE).
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PROPOSED +/- 400 LF GUIDERRAIL

PROPOSED STREAM CROSSING (+/- 80 LF 84-INCH DIAMETER CULVERT)

PROPOSED 1,300-LF ROADWAY IMPROVEMENTS

PROPOSED 400 LF (8")-INCH WATER MAIN EXTENSION

PROPOSED 550 LF (8")-INCH WASTEWATER GRAVITY LINE EXTENSION

LEGEND

OVERHEAD ELECTRIC DISTRIBUTION LINE (DUKE ENERGY)	OHE
6-INCH NATURAL GAS LINE (LANCASTER COUNTY NATURAL GAS AUTHORITY)	GAS
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6-INCH WASTEWATER FORCE MAIN (CITY OF LANCASTER)	6FM
FIBER OPTIC CABLE (COMPTONUM COMMUNICATIONS)	FOC
POTENTIAL WETLANDS	[Green wavy line symbol]
POTENTIAL STREAMS	[Blue line symbol]
MAJOR CONTOUR	[Thick black line symbol]
MINOR CONTOUR	[Thin black line symbol]

Entrance Roadway Improvements for the +/- 483-Acre Airport Industrial Park in Lancaster County, South Carolina



Documents prepared or furnished by Alliance Consulting Engineers, Inc. are instruments of service, and Alliance Consulting Engineers, Inc. retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the project is completed.

Project No.: 20123-0029
March 19, 2020

This would be a Lancaster County Department of Economic Development project. The annual audit for Lancaster County has been previously submitted.

Preliminary Cost Opinion
for the On-Site Roadway, Water, and Wastewater Improvements to serve the
+/- 483-Acre Airport Industrial Park in
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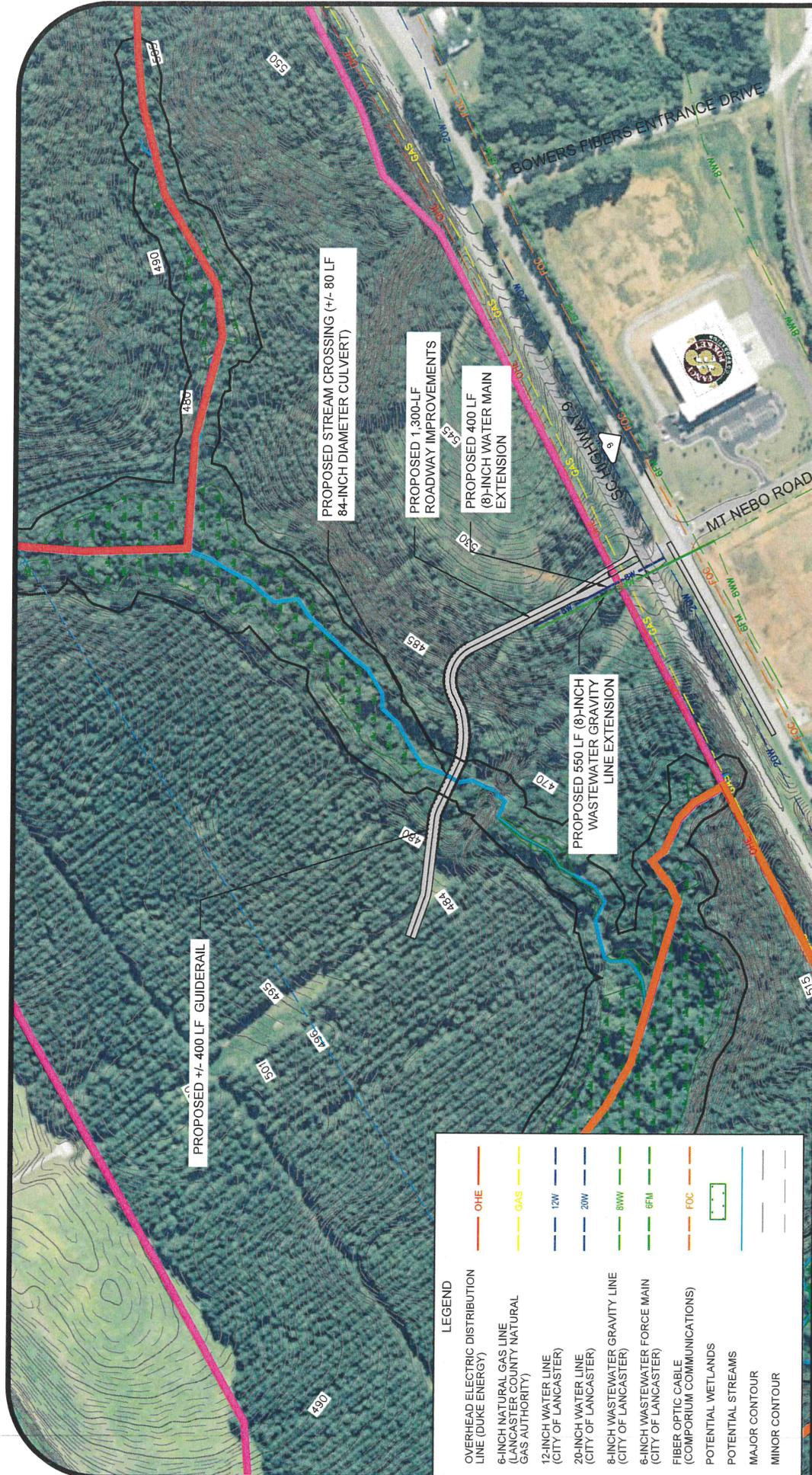
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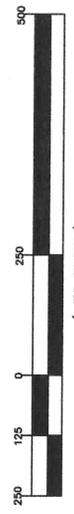
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Project No.: 20123-0029
March 19, 2020

Entrance Roadway Improvements for the +/- 483-Acre Airport Industrial Park in Lancaster County, South Carolina



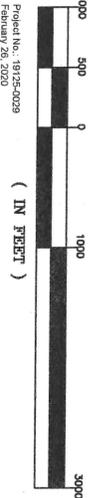
Parcel	Parcel Size (Acres)	Developable Area (Acres)	Building Size (SF)
1	9.2	6.7	87,500
2	33.2	29.5	150,000
3	16.0	11.5	100,000
4	35.5	31.7	150,000
5	13.7	13.7	100,000
6	23.0	18.0	87,500
7	27.7	27.7	400,000
8	23.5	20.5	137,500
9	28.2	28.2	150,000
10	9.5	9.5	87,500
11	19.7	16.2	137,500
12	28.4	24.3	137,500
13	58.0	53.0	175,000
14	75.8	73.8	400,000
Commercial	72.4	39	
Total	473.8	403.3	2,300,000

Zone	Height Restriction (FT)	Density Restriction (#/acre)
Zone B1	+/- 60	10/acre
Zone C-1	+/- 60	10/acre
Zone C-2	+/- 60	10-25/acre
Zone F	+/- 100	25+/acre

NOTE: IN ACCORDANCE WITH TITLE 14 OF THE CODE OF FEDERAL REGULATIONS PART 17, CONSTRUCTION WHICH MAY AFFECT NAVIGABLE AIRSPACE MUST FILE A NOTICE OF PROPOSED CONSTRUCTION WITH THE FEDERAL AVIATION ADMINISTRATION.

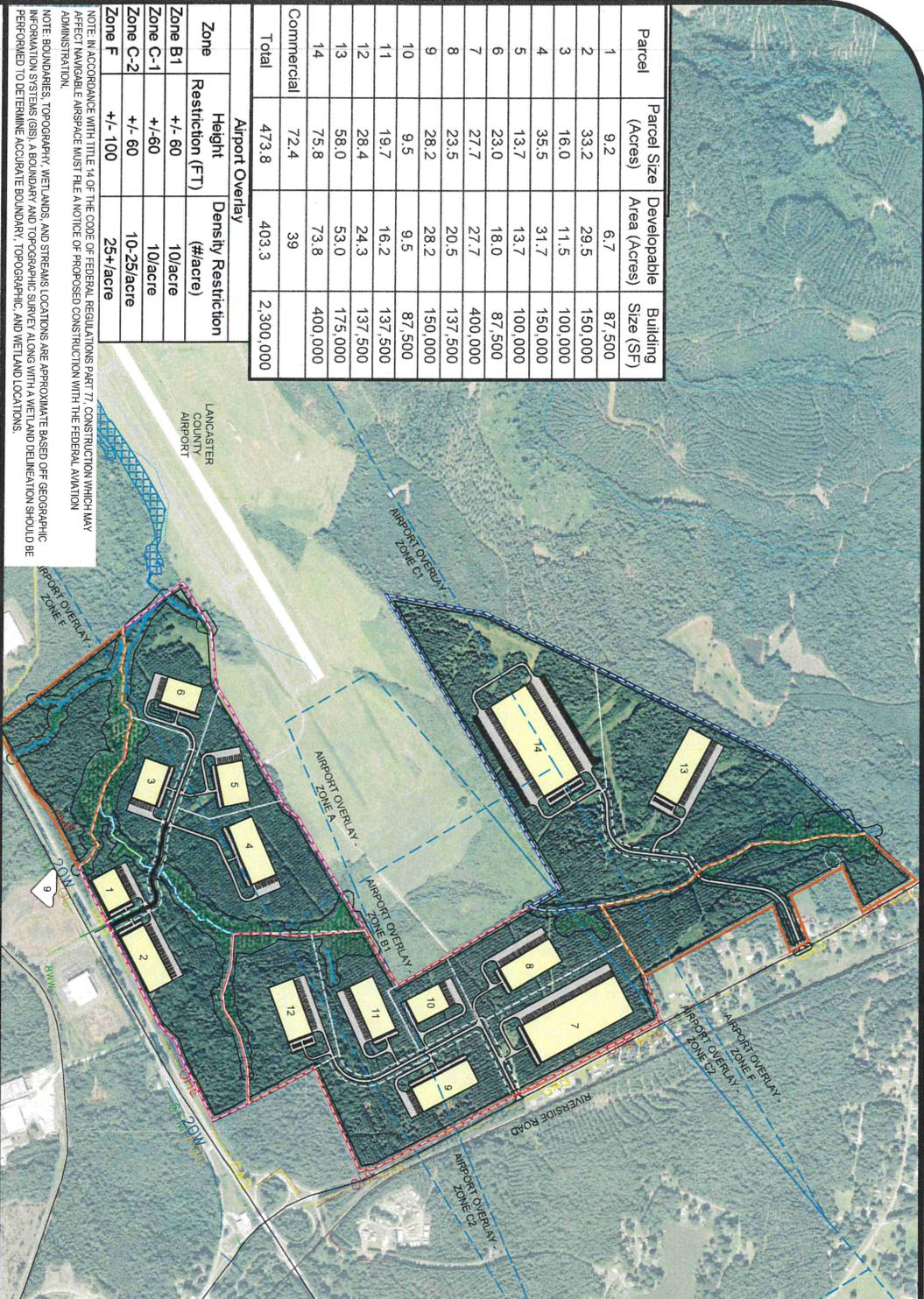
NOTE: BOUNDARIES, TOPOGRAPHY, WETLANDS, AND STREAMS LOCATIONS ARE APPROXIMATE BASED OFF GEOGRAPHIC DATA'S (GIS). A BOUNDARY AND TOPOGRAPHIC SURVEY ALONG WITH A WETLAND DEMONSTRATION SHOULD BE PERFORMED TO DETERMINE ACCURATE BOUNDARY, TOPOGRAPHIC, AND WETLAND LOCATIONS.

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(IN FEET)

Project No.: 19126-0028
February 26, 2020



This site has been included as part of DUKE ENERGY'S SITE READINESS PROGRAM

LEGEND

- OHE — OVERHEAD ELECTRIC DISTRIBUTION LINE (DUKE ENERGY)
- GAS — 6-INCH NATURAL GAS LINE (LANCASTER COUNTY NATURAL GAS AUTHORITY)
- 12W — 12-INCH WATER LINE (CITY OF LANCASTER)
- 20W — 20-INCH WATER LINE (CITY OF LANCASTER)
- 8W — 8-INCH WASTEWATER GRAVITY LINE (CITY OF LANCASTER)
- 6W — 6-INCH WASTEWATER FORCE MAIN (CITY OF LANCASTER)
- FCC — FIBER OPTIC CABLE (COMPORUM COMMUNICATIONS)
- 500,000 GALLON ELEVATED WATER STORAGE TANK (CITY OF LANCASTER)
- 400 GPM (212 AVAILABLE) WASTEWATER PUMP STATION (CITY OF LANCASTER)
- POTENTIAL WETLANDS
- POTENTIAL STREAMS
- 100-YEAR FLOOD PLAIN
- MAJOR CONTOUR
- MINOR CONTOUR

Conceptual Master Plan for the +/- 483-Acre Airport Industrial Park in Lancaster County, South Carolina



Prepared by Alliance Consulting Engineers, Inc.

Airport Industrial Park

SC Highway 9
Lancaster, SC 29720



South Carolina
Department of Commerce

Just right for business.

County	Lancaster
Municipality	Unincorporated
Zoning	Light Industrial (LI)
Tax Map ID	0066-00-025.00
Park Status	Stand Alone Site
Location	SC Highway 9
Landuse	Transportation (N) Light Industrial (S) Light Industrial (E) Residential (W)

Pricing

Pricing	For Sale
Sale Price	\$35,000 to \$50,000 Per Acre

Details

Total Site Acreage	483.00
Developable Acreage	367.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	367.00
Max Contiguous Developable Site	169.00
Maximum Building Size	800,000.00
Site Improvements	Forested
Elevation Range	597' to 597'
Primary Soil Type	Cecil Soil Material
Palmetto Sites Program	No

Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Not Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Not Completed
Phase 1 EPA Site Assessment	Not Completed
Topographical Survey	Not Completed
Wetlands Delineation	Completed



Utilities

Water Provider	City of Lancaster Water and Sewer
Nearest Water Line Size	20 inches
Distance to Nearest Water Line	150 feet
Wastewater Provider	City of Lancaster Water and Sewer
Sewer Line #1 Size	6" (Force)
Distance to Sewer Line #1	175 feet
Sewer Line #2 Size	8" (Gravity)
Distance to Sewer Line #2	200 feet
Natural Gas Provider	Lancaster County Natural Gas Authority
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	Comporium Communications

Transportation

Road Serving Building	SC 9 (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (13.00 Miles)
Nearest Port	Georgetown (141.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (40.00 Miles)
Nearest Intermodal Facility	NS Charlotte (40.00 Miles)

Airport Industrial Park
Lancaster County
SC Highway 9
Lancaster, SC 29720



South Carolina
Department of Commerce

Just right for business.

