

# Lancaster County Capital Project Sales Tax III Application

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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.mylanastersc.org/CPST](http://www.mylanastersc.org/CPST)

OR

Contact Sherrie Simpson

[ssimpson@lanastersc.net](mailto:ssimpson@lanastersc.net)

803-416-9307

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**Amount Requested:** \$647,640

**Total Cost of Project:** \$719,600

**Location of Project:** 5036 Old Hickory Road - Lancaster, SC 29720

**Expected timeframe to complete the project:** 9 - 12 Months

## SECTION I: REQUESTING ORGANIZATION INFORMATION

Name of Organization	Town of Van Wyck
Contact Person and Title	Gabe Gregory - Chairman, Van Wyck Planning Commission
Mailing Address	PO Box 159 - Van Wyck, SC 29744
Phone Number	803-287-0945
Email Address	gabeggregory@yahoo.com
Website	townofvanwyck.net

**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.**

The Town of Van Wyck is seeking funds to improve and enhance the current community center and grounds into a space for all to enjoy. We have created a master plan to transform the community center grounds into an inviting space that will allow the community to gather, exercise and play. The newly created park will feature a paved walking track, playground areas, workout stations, a little free library, art installations, picnic areas, benches as well as tennis, pickle and basketball courts.

The project will be completed in 3 stages of focus with an estimated time frame of 9 - 12 months. Phase 1 of the project will focus on rehabbing the existing infrastructure by resurfacing the walking track, create paved parking and additional walking pathways. Phase 2 of the project will focus on creating recreational opportunities by rehabbing the tennis court, constructing a basketball court, creating playground areas, installing benches and workout stations. The 3rd phase of the project will focus on creating a place to gather by adding art installations, constructing picnic shelters and staged amphitheater as well as pleasant landscaping throughout the newly created park.

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

Years ago the Van Wyck Community Center offered a place for residents to enjoy a game of tennis or basketball and a walking track without trip hazards. These recreational opportunities were created through years of fundraising efforts by locals to support the creation and upkeep of the property. The clubs responsible for creating and enhancing the center are now unable to keep up with the maintenance and repair demands through years of use as the tennis court is unusable and the track needs repair.

Since becoming a town, The Town of Van Wyck will be able to maintain the property by budgeting town funds to support a community park.

Since there is a lack of recreational opportunities in this part of the county, this park will provide an additional space for all to enjoy.

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

Creating this green space will provide more opportunities for county citizens to enjoy the outdoors. The Indian Land area currently has only 4 county parks and 1 state park for citizens to enjoy. Bailes Ridge Nature Trail - Hwy 160 & Old Bailes Rd, Deputy Roy Hardin Park - 8341 Shelly Mullis Rd, Indian Land Recreation Complex - 8286 Charlotte Hwy, Walnut Creek Park - 10521 Walnut Creek Pkwy and Andrew Jackson State Park - 229 Andrew Jackson Park Road. None of these parks are within 4 miles of the community center.

Parks provide opportunities for people to exercise, gather with friends or simply enjoy the great outdoors. Communities with multiple parks nearby may provide greater access to trails, athletic facilities, picnic tables, playgrounds and more.

Together, we can correct these livability concerns by addressing the need for a community park; not just for the Town of Van Wyck, but for the entire area south of Indian Land and north of the new Lennar project north of Lancaster.

**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

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- 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.).**

Grounds Maintenance - \$6,000 / year  
Equipment Cleaning / Repair - \$3,000 / every 3 years

- 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 Town of Van Wyck is willing and able to allocate funds to support the ongoing maintenance and upkeep of the park.

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

Yes

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

The Town of Van Wyck is willing and able to contribute 10% (\$71,960) of the project budget from town funds.

**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  
*Gabe Garrett Gregory*  
Key: 5ee5b09896c4e8b42e890237a4fbbcf

03/06/2020

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Signature

Date

Capital  
Improvement  
Project Proposal

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Van Wyck  
Community  
Park



# Introduction



The Town of Van Wyck, South Carolina is located near the crossroads of S.C. Highway 5 and U.S. 521 at the base of the Lancaster County panhandle. Although recently incorporated in 2017, the town has been a presence in the area stretching back to colonial times.

- Situated in a primarily agricultural and residential area with large wooded areas and natural habitats.
- Van Wyck is a quiet, welcoming community whose residents are dedicated to preserving the area's unique character and charm.

# Project Summary



Create a community park for people to gather and engage in recreational & social activities



The Town of Van Wyck has created a “Master Plan” to enhance the lives of county residents in numerous ways by creating a community park on our community center grounds. Our plan will create a pleasant and inviting space that will allow for the community to gather, exercise and play.

The revitalized park will feature picnic areas, playgrounds, benches, a bandstand, art installations, walking track, workout stations, a little free library as well as Tennis, Pickle and Basketball courts.

# Problem Statement



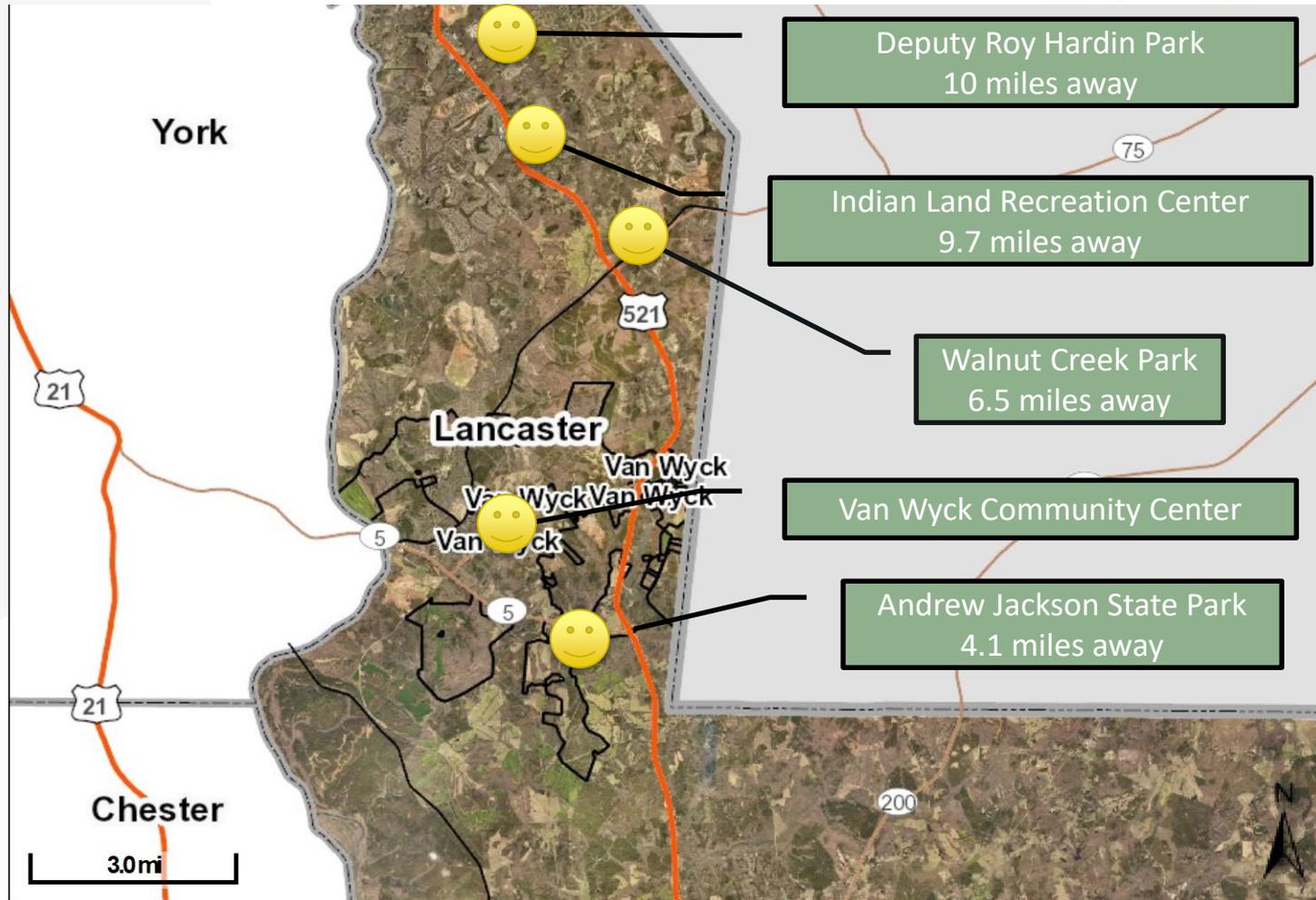
What makes a community truly livable? Two important qualities are access and convenience. Nearby parks help people make smart choices.

Parks provide opportunities for people to exercise, gather with friends, or simply enjoy the outdoors. Communities with multiple parks nearby may provide greater access to trails, athletic facilities, picnic tables, playgrounds, and more.

The Town of Van Wyck currently has a walking track and an unusable tennis court. Both were created and maintained through years of community fundraising efforts. The tennis court is no longer usable and the walking track desires resurfacing.

- There are currently 0 parks within a 4 miles of our community center.
- The closest park for our residents to visit is Andrew Jackson State Park, which is also in need of repair.
- Our town plans to correct these livability concerns by addressing the areas need for a community park.

# Nearby Parks





**46**  
Total Score

5036 Old Hickory Rd,  
, SC  
Lancaster County,  
29720

**What is Livability?**

Livable communities have diverse features that satisfy the needs of people of all ages, incomes and abilities. Learn more about AARP's Livability Index at [www.aarp.org/livabilityindex](http://www.aarp.org/livabilityindex)

Top Third  
67 - 100+



This community does not score above average in any of the seven Livability categories.

Middle Third  
34 - 66



**66**  **ENGAGEMENT**  
CIVIC AND SOCIAL INVOLVEMENT

**63**  **OPPORTUNITY**  
INCLUSION AND POSSIBILITIES

**50**  **HOUSING**  
AFFORDABILITY AND ACCESS

**46**  **ENVIRONMENT**  
CLEAN AIR AND WATER

**35**  **HEALTH**  
PREVENTION, ACCESS AND QUALITY

**34**  **TRANSPORTATION**  
SAFE AND CONVENIENT OPTIONS

Bottom Third  
0 - 33



**26**  **NEIGHBORHOOD**  
ACCESS TO LIFE, WORK, AND PLAY

- According to the AARP, Van Wyck is a below average community to live in based on their metrics and scoring.
- Van Wyck is in the bottom Third with a score of 26 in their NEIGHBORHOOD category.
- One measure attributing to a low NEIGHBORHOOD score is access to parks

Learn how you can make your community more livable and raise your score, visit [www.aarp.org/livabilityindex](http://www.aarp.org/livabilityindex).

For policy research and analysis on livable communities, visit [www.aarp.org/livablepolicy](http://www.aarp.org/livablepolicy).  
For general resources on livable communities, including AARP's Network of Age-Friendly Communities, visit

# Goals & Objectives



Our goal is to provide a high quality, diversified park with recreational opportunities and open space for all age and interest groups to enjoy.

## Objectives:

1. Provide a community park that is within walking distance of residents.
2. Provide a park with activities for all age groups and abilities that meet or exceed the Americans with Disabilities Act (ADA).
3. Develop outdoor facilities that enhance music, dance, drama and other opportunities for the community-at-large
4. Promote healthy, physical and mental well-being.
5. Develop a maintenance management program to estimate and plan for life cycle maintenance and replacement costs.
6. Facilitate community involvement and stewardship.

# Key Benefits



Community parks and open space improve our physical and psychological health, strengthen our communities, and make our towns and neighborhoods more attractive places to live.

- Parks enable and encourage people to exercise
- Exposure to nature improves psychological and social health
- Play is critical for child development
- A park provides great opportunities for parents to bond with children, and for children to make new friends in the neighborhood
- Provide a space for events and for people to engage in recreational activities
- Give residents access to a park without having to drive
- Increase the number of recreational opportunities available to all town & county citizens
- Provide additional access to green space

Current



© 2018 Platometry



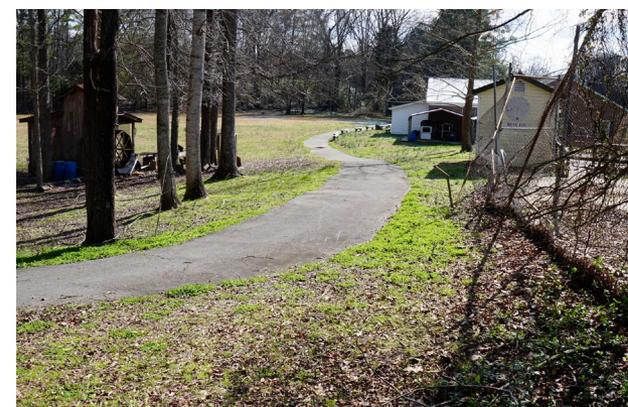
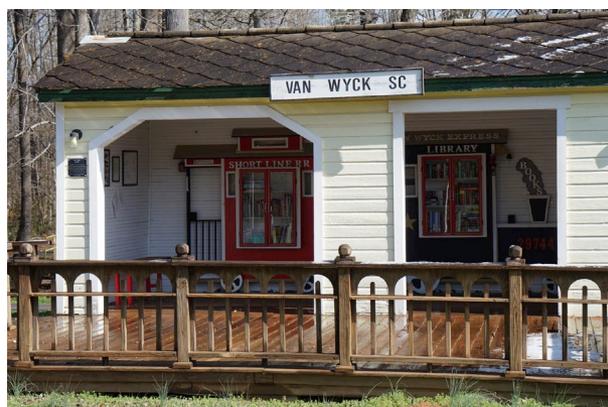
Current



© 2018 Pictometry



# Current Community Center



# Current Community Center

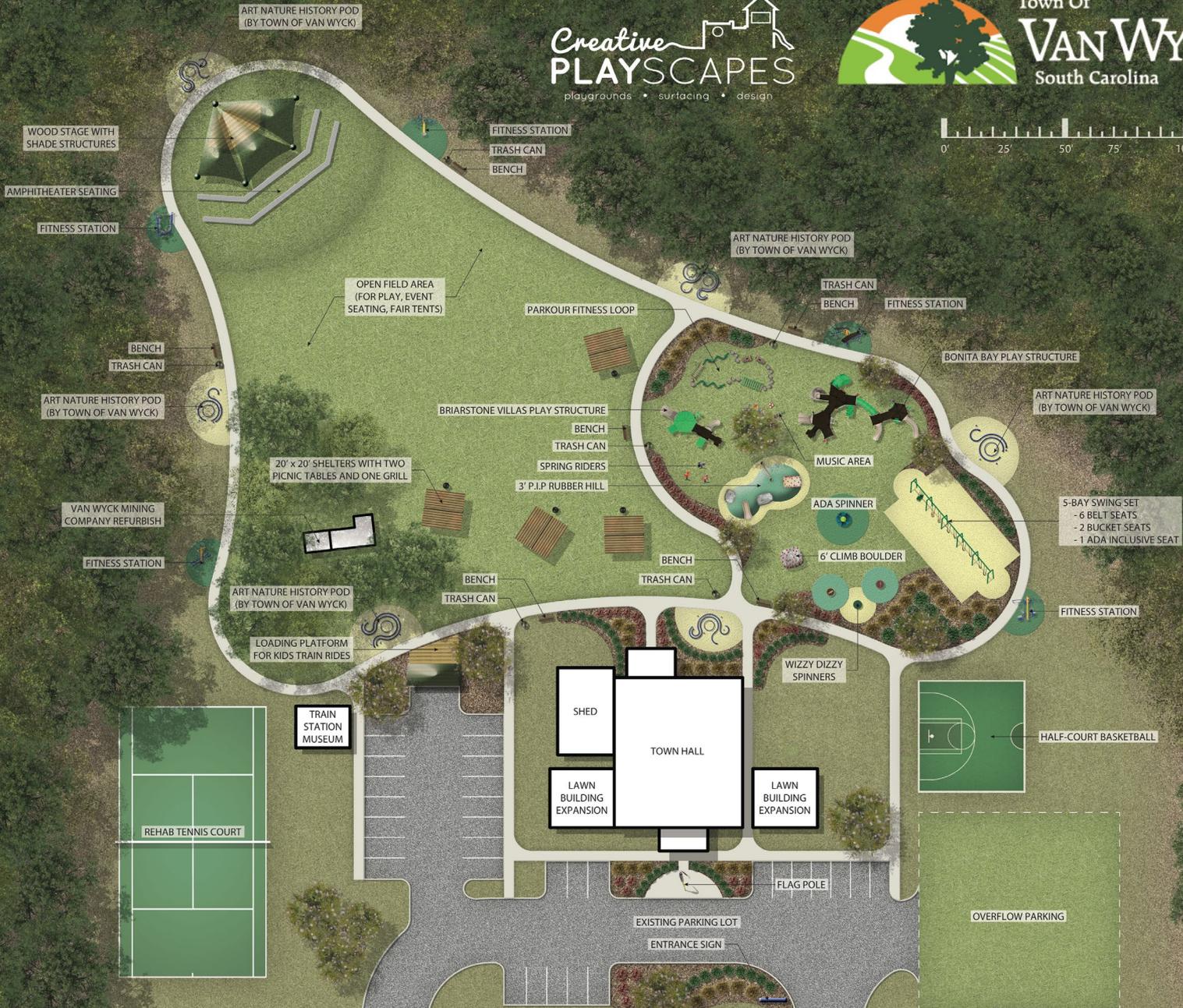


# Statement of Work

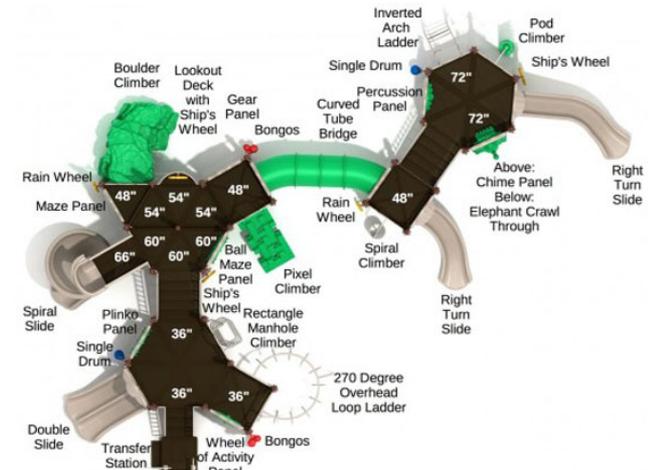
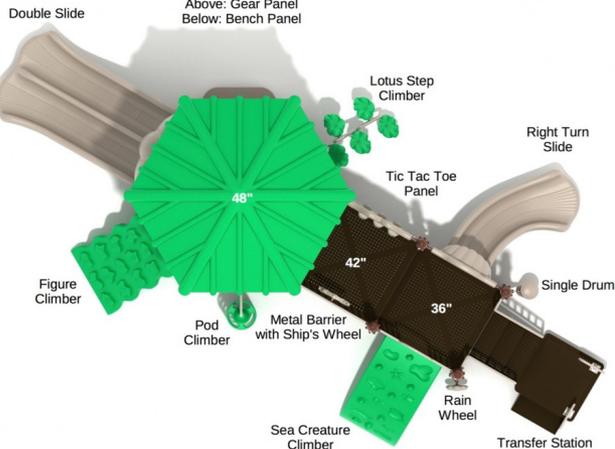


This project will be completed in 3 phases and once complete will offer the following:

- 1) Resurfaced walking track
- 2) Tennis and Pickle Ball Court
- 3) Half Court Basketball Court
- 4) Workout Stations
- 5) Traditional Playground Area for children ages 2 – 12
- 6) Parkour Fitness area for children ages 5 – 12
- 7) Art, Nature & Historical/Educational Displays
- 8) 4 Sheltered Picnic Areas
- 9) Natural Playscape Hills and Boulders
- 10) Refurbished Van Wyck Mining Co.
- 11) Little Free Library (Existing)
- 12) Staged Amphitheater
- 13) Paved Parking
- 14) Enhanced Entry Plaza with Flag Poles and Seating
- 15) 6 Benches
- 16) Additional Landscaping



# Equipment Examples



# Equipment Examples



# Project Timetable



Once funds are granted the total project will take approximately 9 – 12 months to complete.

- **Phase 1** will resurface the walking track, create paved parking, create additional pathways, refurbish Mining Co., construct restroom facilities
- **Phase 2** will install/construct Tennis, Pickle and Basketball courts, Playground areas, Benches and Workout Stations
- **Phase 3** will install/construct Picnic Shelters, Amphitheatre, Art Installations and Landscaping

	Description	Start Date to Completion Date
<b>Phase 1</b>	Rehab Existing Space	March – June
<b>Phase 2</b>	Create Recreation	July – October
<b>Phase 3</b>	A Place to Gather	November – January

# Budget

Item	Cost
Design & Engineering	30,000
Grading of parking areas and curb cuts	10,000
Paving 12,000sf of parking areas	48,000
Asphalt walkways resurfaced & created	28,000
Site Accessories (Benches, Trash Cans, Flagpoles)	18,000
Versa Court with new 10ft fence (Tennis & Pickleball)	31,000
Half Court Basketball	13,800
Large Play (5-12yr old)	63,000
Small Play (2 -12yr old)	24,600
5 Bay Swing (6 belts, 2 buckets, 1 ADA seat)	9,000
4 - 20 x 20 Single post shade picnic shelters	72,000
8 Picnic tables with grill boxes	9,000

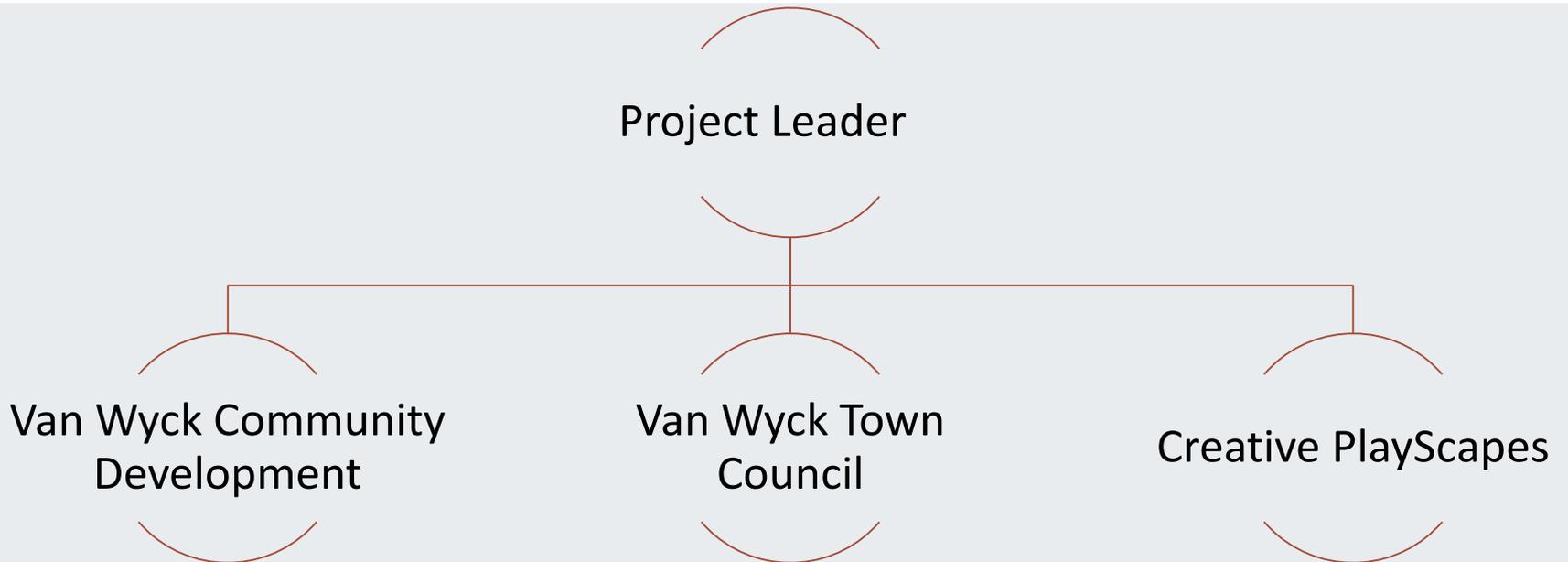
Item	Cost
Parkour Balance Area (3 rail road ties, 12 hop rocks, overhead ladder and catwalk climber, hollow log)	24,600
30x18 Hillside Play area with slides, climb rock panel, boulders and rope pull	25,000
ADA 10 spin, 3 whizzy dizzy, 3 spring riders	13,100
Improve VW Mining Co.	10,000
Restroom Facilities	25,000
Rubber Surfaces around play areas	141,500
Stage & Train loading platform	15,000
3 - 15x24 Triangle shades over stage	69,000
Landscaping & Tree removal	40,000

# Budget

<b>Total Project Cost</b>	<b>\$719,600</b>
10% Matching Contribution by The Town of Van Wyck	-71,960
<b>Amount Requested</b>	<b>647,640</b>

# Project Management

- Chairman of the Van Wyck Planning Commission, Gabe Gregory, will lead the project working together with the Van Wyck Community Development Club and Town Council to oversee work performed by Creative PlayScapes



# Endorsements



## Town of Van Wyck & Van Wyck Community Development Club



This project is endorsed and desired by the Van Wyck Town Council and the Van Wyck Community Development Club. Together we can create a gathering place for the community to enjoy for generations to come.

- The Town of Van Wyck is willing and able to offer contributions to this project if awarded.
- The Town of Van Wyck is willing and able to budget funds to sustain the upkeep and repair of the park



Questions?



To: Town of Van Wyck Council

3/3/2020

Re: Park Renovations

5036 Old Hickory Road

Van Wyck, SC

Attached find our estimates to coincide with park schematic master plan designed by Creative Playscapes, LLC. The total budget amount of \$ 719,600.00 includes all elements of design based on schematic plan assumptions and assessment of site condition in current state at date of this letter. We have included a 5% contingency assuming the project would be a late Spring 2021 groundbreaking. The project would take approximately three to four months for design and permitting two months for site infrastructure work, and two months for park and playground work. Building construction of stage, bath house and Van Wyck mining improvements could potential coincide with playground construction in a project time line. Time lines assume weather will be cooperative in an early summer weather pattern.

If you should have any questions or revisions regarding the design, budget or construction please contact the undersigned.

Jon Dumont,  
Owner, Landscape Architect  
Creative Playscapes, LLC  
704-929-2603



# QUOTE

Town of Van Wyck SC

**Date**  
6 Mar 2020

**Expiry**  
24 Jun 2020

**Quote Number**  
QU-1157

**Reference**  
Park Budget

Creative Playscapes, LLC  
7423 Balintoy Lane  
MATTHEWS NC 28104  
UNITED STATES

## Town of Van Wyck Park and Town Hall

BUDGET PRICING- Pricing below is generated off of schematic plans prepared by Creative Playscapes, LLC. Engineering, Design Grading and Asphalt, Rest Room, and Mining Company numbers are generalized for budget purposes. Park and playground elements are accurately priced based on current plans. Add approximately 5% for cost increases pending in 2021.

Description	Quantity	Unit Price	Amount USD
Engineering and Design Documents for submittal and approval process.	1.00	30,000.00	30,000.00
Grading of parking areas and curb cuts on road.	1.00	10,000.00	10,000.00
Paving appx 12,000 sf parking areas no curb and gutter	1.00	48,000.00	48,000.00
Walks added around building and in park asphalt 3500 sf.	1.00	28,000.00	28,000.00
Flagpoles, site accessories 6 benches trash cans	1.00	18,000.00	18,000.00
Versa Court Tennis, Pickleball, and 4 square options. With New Fencing 10 feet tall.	1.00	31,000.00	31,000.00
Half Court Basketball strips and park style goal	1.00	13,800.00	13,800.00
Large Play 5-12 Unit Bonita Bay Installed no surface	1.00	63,000.00	63,000.00
Small Play 2-12 Unit	1.00	24,600.00	24,600.00
5 bay Swing Installed 6 belts, two buckets on ADA seat.	1.00	9,000.00	9,000.00
20x20 Single Post Shade Picnic Shelters	4.00	18,000.00	72,000.00
Picnic Tables 8 with 4 grill boxes	1.00	9,000.00	9,000.00
Parkour Balance Area 3 rr ties 12 hop rocks, overhead ladder and cat walk climber, hollow crawl log	1.00	24,600.00	24,600.00

<b>Description</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount USD</b>
Hillside Play area with slides climb rock panel, boulders and rope pull on hillside appx 30x18	1.00	25,000.00	25,000.00
ADA 10 spin, 3 whizzy dizzy and 3 spring riders	1.00	13,100.00	13,100.00
Wood Mulch play surfacall play zones 300 CY installed with borders.	1.00	16,500.00	16,500.00
Stage and deck platform for boarding Train By others budget allowance 15k	1.00	15,000.00	15,000.00
Triangle shades over stage appx 15x 24	3.00	23,000.00	69,000.00
Allowance for seeding entry plants and a few shade trees and beds at walks includes some tree removal	1.00	40,000.00	40,000.00
Price to add rubber surfaces in lieu of wood mulch adds appx 125k to the project.	1.00	125,000.00	125,000.00
Budget to add basic restroom facility to existing building plumbing for park use.	1.00	25,000.00	25,000.00
Budget to add structural and aesthetic improvements to Van Wyck Mining Company Site	1.00	10,000.00	10,000.00
		INCLUDES NO TAX 0%	0.00
		<b>TOTAL USD</b>	<b>719,600.00</b>

**Terms**

Acceptance \_\_\_\_\_ Date \_\_\_\_\_



March 6, 2020

To Whom It May Concern:

The Town of Van Wyck was incorporated on August 23, 2017, and the Town has not had an audit performed to date due to the early stages of becoming a new municipality. The first audit will be conducted after the fiscal year 2019-20 (after July 1, 2020).

If non-audited financial statements are required, we will provide upon request.

Sincerely,



Linda Vaughan  
Municipal Clerk

Sean Corcoran, Mayor  
Councilmembers Robert Doster, Xavier Kee, Richard Vaughan, Cassandra Watkins