

Capital Project Sales Tax (CPST) Commission Project Questionnaire

Meeting Street Corridor Improvements

1. Project Description, Sponsoring Entity/Entities, and Official Statement(s) of Ongoing Support

- A. Define the project in general terms. Include the scope of services it would provide, the community of users it will serve, and its proposed geographic location.

Meeting Street is a primary corridor for citizens to access the City of West Columbia from the City of Columbia (Richland County) and Lexington County, allowing them to visit the Riverwalk and commercial areas in the River District. Redevelopment has provided a mix of commercial and residential use in this area, requiring our needed focus to improve movement and parking. The proposed modifications to the current corridor include the addition of left hand turns, a landscape island, on-street parking, and pedestrian crosswalks. This is a complete street project.

- B. Who would own the project upon its completion? [Under the CPST COMMISSION statute, completed projects must be owned by the County, a municipality, a special purpose district (e.g. water and sewer authority), or some combination of qualifying entities; limited exceptions provide for joint ownership of CPST COMMISSION projects by school districts with other public entities.]

The City of West Columbia would own and maintain the landscape island, on-site parking, and pedestrian crosswalks. Additionally, Meeting Street is maintained by SCDOT, making their approval necessary for road realignment, on-street parking and pedestrian crosswalks.

- C. Is the proposed project eligible for CPST Commission funding *under § 4-10-330 (A) (1) of the South Carolina Code of Laws 1976, as amended?* If so, cite the specific subparagraph under which it qualifies.

The Meeting Street Corridor Improvements DO qualify for funding according to § 4-10-330 (A) (1)(a) – *Projects Located within or without, or both within and without, the boundaries of local government entities, including municipalities for highways, roads, streets, bridges, and public parking garages and related facilities.*

This project would indirectly generate revenue for citizens utilizing the additional on-street parking as it will allow more visitors to the corridor to enjoy such activities as visiting our local restaurants and brewery. These establishments generate hospitality tax funds, which are then utilized by the City of West Columbia for recreational projects (parks, green space) and other tourism generated projects.

2. Site Planning for Project Implementation

- A. Provide a plat, tax map, or preliminary engineered drawing of the site identified for the physical location of this project. Indicate on the plat, tax map, or preliminary engineered drawing all access points proposed for the use by the public, the approximate locations of all utilities and roadways (distinguish proposed and existing), and other features relevant to the proposed project. Is it anticipated that easements and/or encroachment permits may be required?

See attached map of this project. No additional right-of-way will be needed for this project

- B. Provide the best publicly available topographical survey information suitable to the project's purpose and indicate the magnitude of any site development costs (including "earth moving") the project will require. Indicate the proposed project location on the topographical survey map obtained for this purpose.

There will be minimal earth moving associated with this project as the sites consist of existing paved roads.

- C. Indicate on the plat, tax map, preliminary engineered drawing, or topographical survey map required under either paragraph 2A or 2B above the proposed location of the project (construction) and any ancillary uses (e.g. parking, storage, drainage, etc.) associated with it.

See attached Project Location Map.

- D. If the project is provisionally approved for inclusion on the referendum ballot, is sponsoring entity/are the sponsoring entities financially able to provide soil and environmental testing needed to assure the property's suitability for the project, if requested to do so by the Commission?

If testing is determined necessary for this project, testing will be provided for Meeting Street.

- E. Is the property being recommended for this use currently under the ownership of the proposing or sponsoring public entity/entities for obtaining the needed property?

SCDOT has ownership of the proposed sites included herein. They are willing to work hand in hand with the city on this and other projects on SCDOT roadways.

- F. Do any easements, zoning regulations, covenants, or other restrictions apply that would present obstacles to using this property for the proposed project?

No. There are no such obstacles to this project.

- G. List all adjoining parcels by tax map number; generally describe the existing land uses for each parcel (e.g. residential, commercial, industrial, agricultural, etc.); describe any potential impacts (positive or negative) that the proposed project would have on these existing land uses.

The project selected for rehabilitation is located within an existing commercial corridor, where there is a high density of West Columbia/Lexington County traffic.

3. Construction Planning and Budgeting

- A. Provide square footage (size) estimates and building-use descriptions of all structures and ancillary uses proposed for location on the project site. Provide a total cost estimate for the construction portion of the project, including building, engineering, architectural, and project management costs.

The project is still in the planning phase. Preliminary estimates for the project budget are approximately \$11 million. This is an all inclusive cost to include design, engineering, utility relocation, milling paving, line striping, landscaping, etc.

- B. Indicate approximate costs for other project-related expenses that may apply”

 N/A Land Acquisition

 N/A Land Clearing

| | |
|--------------------------------|---------------------------------------|
| <u> N/A </u> | Landscaping |
| <u> N/A </u> | Fencing |
| <u> N/A </u> | Drainage |
| <u> N/A </u> | Exterior Lighting |
| <u> N/A </u> | Security Systems |
| <u> N/A </u> | Wiring/Fiber Optics/Connectivity |
| <u> N/A </u> | Utilities (Connections, Septic, etc.) |
| <u> N/A </u> | Parking |
| <u> N/A </u> | Other (identify and describe) |

C. Provide estimated on facility expansion needs over the twenty (20) years subsequent to initial construction of the proposed structure.

There are no known expansions planned for these facilities.

D. Describe the predominant construction material types for each structure and the expected useful life of these materials. This project will utilize asphalt and concrete predominantly. The lifespan of these and other similar materials is 15-20 years.

E. Provide an estimated cost of all furniture needs for the project.

There are no furniture needs associated with this project.

F. Will the proposed structures include design elements aimed at achieving energy efficiency? If so, please describe these design elements and their anticipated effectiveness. **Every design element incorporated in this project will be based around using the most effective, green energy, time and cost saving construction means available.**

G. Describe provisions the entity will make for unforeseen cost overruns (e.g. project scope/size reductions in the event of bid overages, entity-generated funding to augment CPST COMMISSION revenues), and provide a firm indication that the entity understands that funding from the CPST COMMISSION will likely be limited to balloted amounts.

West Columbia understands that the funding of this project will be the full responsibility of the city per the amount estimated for the project. Corridor Improvements can be conducted until the funds are no longer available.

- H. If funding were available: 1) When would design be completed **2022 (design study is underway)** 2) When would construction be started **2023** 3) When would construction be completed? **2023**