

PROJECT BUDGET

UEI: LHSBGS9Q9D81

The Town of Boiling Springs has been the quintessential small town for decades. Recently, the Town has seen continual growth that shows no signs of slowing down since the reopening of businesses and the economy after COVID-19. Permit applications for new homes and businesses have almost doubled since the end of the height of the COVID-19 pandemic and there are no factors signaling a decline or stagnation of permitting requests. Furthermore, 2022 saw a rapid increase in the number of community events held in the public parking lot adjacent to the project area. This space would be transformed by the project. Creating a courtyard and gathering space for the people utilizing our new pedestrian and bicycle facilities will allow for more extensive use. The number of events in Boiling Springs will continue to rise in 2023 as Gardner-Webb University completes its 900-seat Amphitheatre on the south end of the project area. For Boiling Springs to serve as a safe, connected, and attractive place for people to live, work, and play, these changes to Main Street are necessary.

Improving our existing infrastructure to accommodate the basic travel needs of the community will be essential to our future success in attracting and retaining businesses and residents.¹ We have a number of ongoing or upcoming plans and projects for downtown (i.e. the Gardner-Webb Amphitheater and subsequent retail additions, adding wi-fi to downtown and our nearby park, EV charger stations will be installed in March 2023, and micro-mobility solutions are expected to be implemented in March/April 2023), yet the Downtown Master Plan is the most transformational and is at the top of the list. Unfortunately, due to the rural nature of our community, we have a smaller tax base dependent upon residential tax income. This issue is compounded by Gardner-Webb University. While their presence in the community has many advantages, the University owns a large portion of prime downtown real estate, further limiting our tax base. Considering these factors, the 2023 RAISE Grant would have a dramatic impact on our town by providing the funding needed to make necessary improvements to downtown.

FUNDING

Awarding of the RAISE Grant would allow us to showcase the many amenities, both existing and new in a manner which is inviting and welcoming to everyone while paving the way for new growth along this arterial corridor. Our yearly combined general and utility fund budget is right around \$5 million. The conceptual estimates for the Downtown Streetscape Project are almost half of our entire yearly budget. A RAISE Grant for \$2,718,300.00 would completely pay for the construction of the South Main Street Streetscape project, replace an aging water line, create access to new development opportunities, and transform our downtown.

The cost of project design is currently being paid from our general fund budget. These designs are expected to be completed by the end of the second quarter of 2023. The Downtown Master Plan contains conceptual drawings only. A detailed breakdown of the expected expenses is included in the [appendix documents](#) of this grant application.

¹ <https://www.downtownsherman.com/economic-development/#:~:text=The%20direct%20impact%20of%20downtown,the%20cities%20making%20those%20investments>

	Streetscape	Water Line Replacement	Machon Ave Paving	N. Main Street Lighting	Contingency	Total
RAISE Funds:	\$1,311,000	\$200,000	\$499,000	\$81,000	\$627,300	\$2,718,300
Total:	\$1,311,000	\$200,000	\$499,000	\$81,000	\$627,300	\$2,718,300

Census Tract	Project Costs Per Census Tract
9515.01	\$2,718,300
	Total: \$2,718,300

Construction						
Grading and Drainage	Subbase/Base	Surfacing	Major Structures	Lighting/Signals	Other Costs	Total
Machon Ave	\$ 185,000.00	\$ 35,000.00	\$ 228,000.00		\$ 51,000.00	\$ 499,000.00
WR4 S Main St Waterline Replacement	\$ 10,000.00		\$ 190,000.00			\$ 200,000.00
Streetscape/ Sidewalk Improvements	\$ 651,000.00		\$ 455,000.00		\$ 205,000.00	\$ 1,311,000.00
Street Lighting*				\$ 81,000.00		\$ 81,000.00
Contingency (30%)	\$ 253,800.00	\$ 10,500.00	\$ 261,900.00	\$ -	\$ 24,300.00	\$ 76,800.00
TOTAL CONSTRUCTION COST	\$ 1,099,800.00	\$ 45,500.00	\$ 1,134,900.00	\$ -	\$ 105,300.00	\$ 332,800.00
						\$ 2,718,300.00

Notes

(Material + Install, 18 poles, 80' spacing)

*Unit cost of poles:

\$4,500

Description of lighting

Controllable LED lighting for primary illumination to promote safety at the e-Hubs , 12 ft decorative pole with 70W roadway fixture; prepay for installation and materials