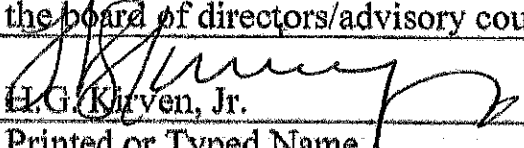
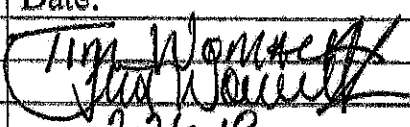
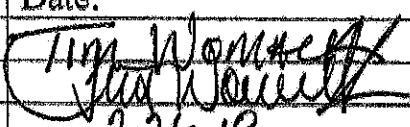



GRANT PROPOSAL COVER SHEET	
Name of Sponsoring Organization:	Greenville County
Address:	301 University Ridge, Suite 2400 Greenville, SC 29601
County: Greenville	Email Address: <u>Sherman@greenvillecounty.org</u>
Phone Number: 864-467-4708	Fax Number: 864-467-7151
Federal ID Number: 57-6000356	
Grant Budget: \$500,000	
Applicant's Email Address	<u>Sherman@greenvillecounty.org</u>
PIP Grant Amount::	\$350,000
Required Match:	\$150,000
PIP Grant Total:	\$500,000
Estimated Total Project Cost:	\$750,000
Contact's Email Address:	<u>jkernell@greenvillecounty.org</u>
I certify that I am the executive officer of the applicant organization and that this application is true and correct to the best of my belief and knowledge.	
Joseph Kernell	County Administrator
Printed or Typed Name	Title
Chairman's Signature	Date:
I am the chairperson of the board/advisory council of the applicant organization and the board of directors/advisory council endorses the proposed project.	
 H.G. Kirven, Jr.	Chairman, Greenville County Council
Printed or Typed Name	Title
Approving AAA Signature	Date:
Print Name for AAA Director	
AAA Director's Signature	
Date Signed	2-26-18

***Grant Proposals must be approved by the AAA, including signature of approval in proposal and letter of support. The AAA submits approved Grant Proposal to the LGOA.**

PROGRAM NARRATIVE: GENERAL INFORMATION									
(Please type or print clearly)									
Project Name		Berea Senior Center							
Name of PIP Applicant/Sponsor		Greenville County							
Applicant Address		301 University Ridge, Ste. 2400							
City:	Greenville	County	Greenville	Zip Code	29601				
Email Address	Sherman@greenvillecounty.org	Project Location	6 Hunts Bridge Rd. Greenville, SC 29617						
Name and Title of Contact Person for this Application:				Shannon Herman, Assistant County Administrator for Strategic Advancement					
Phone Number:	864-467-4708	Fax Number	864-467-7151						
Organizational Status:	<input type="checkbox"/> Private Non-Profit	<input checked="" type="checkbox"/> Public Agency							
Type of Project:									
<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Expansion	<input type="checkbox"/> Construction	<input type="checkbox"/> Emergency						
Geographic Location:									
<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Small Community	<input type="checkbox"/> Rural						
Projected Number of Day and Hours a Week Site Will be Open:			5	Days	4	Hours			
Projected Number of Participants to be Served in the First Year:					250				
Services to be Offered:									
<input checked="" type="checkbox"/> Group Dining	<input type="checkbox"/> Home-Delivered Meals	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Health Promotion						
<input checked="" type="checkbox"/> Recreation	<input type="checkbox"/> Art/Performing Arts	<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Daycare/Respite						
<input type="checkbox"/> Other (Specify)									
Will This Facility be Used Primarily as a Senior Center				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If not, describe other			
use(s):									
Has Your Organization previously received PIP Funding?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
If Yes, Amount:				Year:					
Which Center(s)?									

PIP Project Terms and Conditions

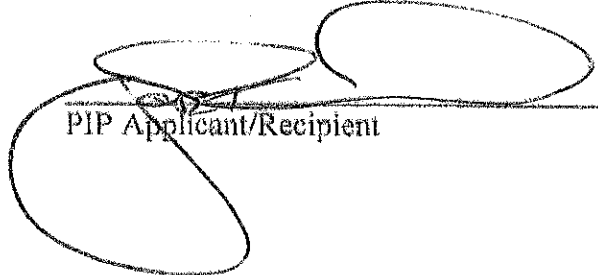
1. Projects funded through emergency grants shall be completed within the three-month grant agreement. There will be no extension approved unless there is proof of conditions outside the control of all parties, which would not allow completion of the project within the grant period. Extensions are not allowed for routine construction delays, loss of funding and other funding related issues, or for funding concerns not disclosed when the original PIP application was submitted. The recipient will repay all funds provided by the LGOA for a project not completed in the grant period.
2. Renovation, expansion, and new construction projects shall be completed within the two-year grant agreement. No project extension will be approved unless there is proof of conditions outside the control of all parties, which would not allow the project to be completed within the grant period. No extensions will be granted for routine construction delays or for funding issues that were not disclosed when the original PIP application was submitted. The PIP recipient will repay any funds provided by the LGOA for a project not completed in the grant period.
3. The LGOA will not provide reimbursement for a PIP project until the PIP recipient has confirmed completion of at least 50 percent of the project. The remaining 10 percent will be awarded when the final report is submitted to the LGOA via the AAA with documentation.
4. The LGOA will provide no PIP funds until the project expends local match, local funding, and other funding first.
5. The failure by the PIP recipient to submit all required reports to the AAA (grantee) on time shall result in the termination of the grant agreement. The grant recipient shall repay all state funds provided by the LGOA in the event of termination. (Starting from the date of the Notification of Grant Award, written progress reports are to be submitted to the AAA at quarterly (3 month) intervals throughout the entire project period. The progress reports are due by March 15, June 15, September 15, and December 15. These reports include: 1) Major activities and accomplishments 2) Any deviations or departures from the original project plan 3) Discussion of any significant problems encountered or anticipated, 4) all delays; and 5) Any other remarks or comments of note. Upon completion of the project, the PIP Recipient must submit a final report within 30 calendar days.)



 PSA Director
 PIP Grantee

2/26/18

 Date



 PIP Applicant/Recipient

2/27/18

 Date

PROGRAM NARRATIVE: REQUIRED SECTIONS***A. PROJECT JUSTIFICATION***

Provide a clear and comprehensive justification of the need for this project. Does your geographic area have a need for this project (please provide specific data showing the need)? Include a description of the facilities currently available in the geographic area to be served, any existing problems with existing facilities or concerns for serving the needs of seniors in this geographic area, steps taken in the past to address those problems, steps that are being proposed to address problems, and how the current or projected client base justifies the proposed project. Does this project have the support of community leaders?

State if the need is of a safety or emergency concern and, if so, provide evidence of such. What is the justification for repairs, renovations or new construction?

Attach additional pages or any supporting documentation to the back of this page.

This PIP grant proposal represents a collaboration between the Greenville County, Senior Action, and the Council on Aging for Greenville County, to provide a community center in the Berea area where a diverse population of older adults can come together for fellowship, education, services, and activities designed to meet their diverse needs and interests, support their independence, and encourage their involvement in and with the center and the community.

The idea to renovate the old community blockbuster into a senior center was initiated by Berea-area residents when they rallied to protest the loss of an old elementary school building, an icon of the Berea community. A major goal of the Berea Community Plan adopted by Greenville County Council in 2016 is to achieve the national standards for the amount and type of recreation facilities needed to serve the Berea Community population, including senior recreation. The Berea residents were very concerned that the sale of that facility would eliminate the opportunity to achieve this goal. Responding to the community's loss, Greenville County Council authorized the purchase of an abandoned 6,391 square foot Block Buster store that stood unused on 1.2 acres in the center of the neighborhood.

Centrally located and in good structural condition, the County believed the building could be renovated to serve as a much needed senior community center. The re-purposing of the abandoned building as a senior center will revive community pride and engagement, and maximizes resources to ensure that seniors in the Berea area of Greenville County have an opportunity to remain healthy, active and engaged in the community. The new center will be operated by Senior Action and maintained by Greenville County as detailed in a Memorandum of Understanding between the two. Senior Action and Greenville County operate under similar agreements at five locations.

Needs of a Growing Senior Population

As is the trend in much of the US, South Carolina's population is aging. With Baby Boomers beginning to hit retirement age, and with many retirees choosing to move to SC for the climate and low cost of living, the number of South Carolinians age 65 and over is increasing rapidly. In fact, the

US Census Bureau predicts that the state's over 65 population in 2030 will be approximately double what it was 2000 (65 and over population of 458,333 in 2000 and a projected 1.1 million in 2030). Unfortunately, many seniors in SC have significant health problems that negatively impact their quality of life, and place an enormous strain on the health care system. According to the most recent Behavioral Risk Factor Surveillance System, for South Carolinians 65 and over:

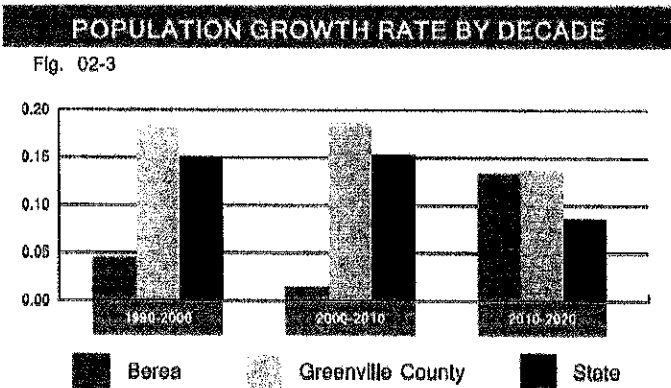
- 37% are overweight and 22.5% are obese
- 26.1 % have a history of cardiovascular disease
- 19.4% are diabetic
- 33.3% report that they have not participated in any physical activity in the last month
- 34.5% describe their overall general health as "fair" or "poor."

Source: SC DHEC, 2004 BRFSS

Clearly the need for accessible, affordable facilities and programs that support seniors in pursuing a healthy and active lifestyle is growing. Currently Greenville County and Senior Action partner at five locations to offer services to seniors: Mt. Pleasant Community Center in the southern part of county, Sterling Community Center in the downtown area, Freetown Community Center in west Greenville, Greenville County Aquatic Complex and Senior Center in west Greenville, and Slater Community Center in the northern part of the county. All five locations offer congregate dining, programming, and transportation services, meeting the basic needs of seniors. Other programming varies by location, including exercise classes, crafts, guest speakers, bingo/game days, and mental stimulation games, lifelong learning opportunities, and volunteerism activities.

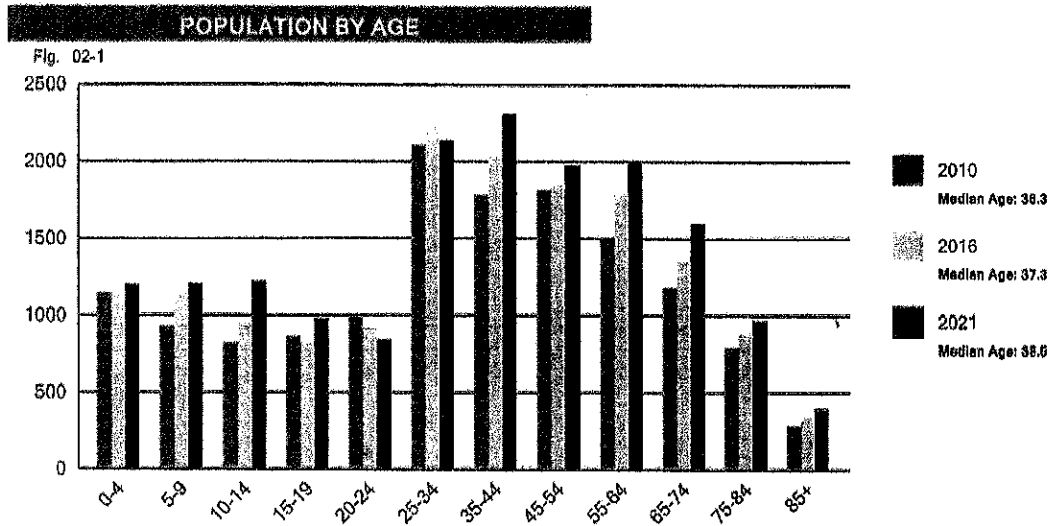
Berea Area

Located just south of the City of Travelers Rest and Furman University, Berea is bisected by US Highway 25, White Horse Road. The area consists of approximately 13.97 square miles (8941 acres) containing about 16,000 residents, and includes the well-established neighborhoods of Berea Forest, Berea Heights, Parkdale, Westcliffe, and Farmington Acres, among others. This area has experienced significant growth over the past decade and is projected to continue to grow its population over the next decade. The following graph depicts population growth volume by decade and was included in the Berea Community Plan adopted by Greenville County Council in 2016. Projected growth for Berea, is expected to climb to over 13 percent by the end of the current decade.



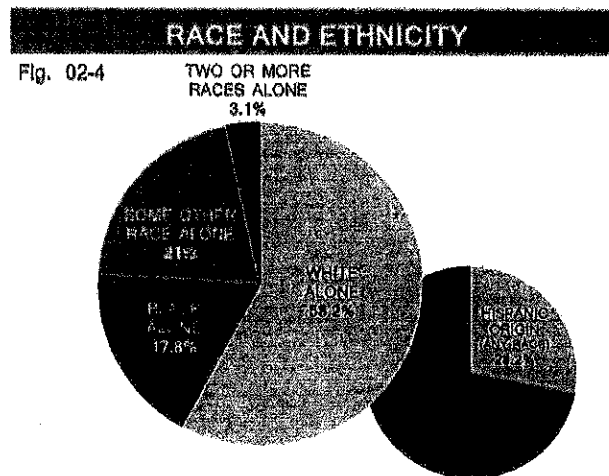
The population of Berea is skewed toward the older age groups, and is projected to continue to age over the next couple of years. More than one quarter of the population is over 55 (over 4,000 residents), which is in line with national trends due to the aging of the Baby Boomer Generation. This

will necessitate considerations for the elderly population in the future, including recreation and housing needs, medical care, and transportation options. Below is a population by age graph included in the 2016 Berea Community Plan.



For all of its recent growth, the Berea community is one of the most economically challenged within Greenville County. The Median Household Income in Berea is currently \$32,155, considerably less than the County as a whole, which has a Median Household Income of \$50,251. Twenty-eight percent of the population had incomes that placed them below the poverty level in the past year, as compared to 14.9 percent poverty in the County overall.

At 58.2 percent, the majority of Berea Residents is White or Caucasian, while 17.8 percent are Black, 19.1 percent identify as some other race, and 3.1 percent as multi-racial. Less than 2.0 percent of the population is Asian, American Indian, or Pacific Islander. In addition, one-quarter of the population, or 4,439 residents, currently identified as Hispanic of any race. This portion of the population is projected to grow to over 30 percent in just five years, making Berea one of Greenville's most diverse communities. In the following graph, this community's population diversity is documented in the 2016 Berea Community Plan.



There are approximately 6,000 total housing units in the Berea area. Of these, 10.7 percent are

currently vacant. Of the remaining units, 53.8 percent are Owner Occupied, while 35.5 percent are Renter Occupied. Housing values remain affordable in Berea, with a Median Value of \$111,808 in 2016. The Median Contract Rent in Berea is just under \$500 per month, further illustrating the community's affordability and attraction within the region.

Background on Senior Action

Senior Action is a non-profit organization that has provided programs and services in Greenville County since 1967. The first in the state, Senior Action is designated by the Lt. Governor's Office on Aging as the "Council on Aging" for Greenville County. Services are currently provided in nine locations throughout Greenville County and in the homes of seniors. Senior Action is the only organization in Greenville County that provides a comprehensive range of services for the broad geographic community. Because of the organizational designation as the Council on Aging, Senior Action is the only organization that actively seeks opportunities to strengthen and enhance other community programs that serve seniors. Services include:

- Congregate dining and home delivered meals
- Transportation (to and from the eleven centers, and errand assistance)
- Ambulatory and wheelchair non-emergency medical transportation
- Minor home repair and Level II home care
- Evidence- Based health promotion and prevention programs
- Fitness programs
- Care management
- Social opportunities
- Lifelong learning
- Volunteer opportunities

B. ENHANCEMENT OF SERVICES TO THE ELDERLY

Describe how the proposed project will enhance the existing delivery of services to the elderly population of the area. What steps will be taken to ensure that this senior center is a community focal point for the elderly in the geographical area? How does your organization reach out to the community to build partnerships and coalitions designed to enhance services and programming for the elderly? Include current or planned senior center activities and programs and the potential impact on the number of senior citizens to be served through the proposed project (in terms of daily, monthly, and yearly figures).

The benefits of recreational activity, community engagement, improved nutrition and regular exercise for seniors are numerous and well documented. Exercise and recreation can also provide a social outlet, preventing isolation and depression, and help maintain mental alertness. Regular exercise improves many aspects of cardiovascular health, increases flexibility (important in preventing falls), helps maintain muscle mass, and helps seniors remain able to live independently. With an estimate of 47,000 individuals in Greenville over the age of 65 (American Community Survey, 2005), and with the percentage of the South Carolina's population over 65 projected to increase from 13.6% in 2010 to 22% in 2030 (US Census Bureau Population Division, Interim State Population Projections, 2005) it is more important than ever to ensure that the growing Senior population has access to a variety of recreational activities to maintain a healthy and active lifestyle.

This new facility will allow Greenville County to build on its long-standing partnership with Senior Action greatly enhancing programs and services available to seniors, serving an estimated additional 250 in the first year. To continue to bring high-quality, low-cost recreational programming to seniors in the lower-income Berea area, Greenville County is re-purposing an abandoned Block Buster Store into a senior center that will include:

- Daily operating hours 9:00am to 1:00 pm, Monday through Friday
- Space for congregate dining
- Warming kitchen and secure pantry and storage
- Space for expanded health promotion/recreational programming (exercise classes or other activities for seniors)
- Enclosed areas of various sizes to allow for individual, small group, and large group activities
- Private spaces for one-on-one consultation between participants and staff
- Office area
- Storage areas

Greenville County and Senior Action

Greenville County and Senior Action both strive to provide a variety of programs and services to keep seniors healthy, active, and engaged in their communities. Greenville County currently serves around 1,000 seniors a year through its community centers, the Greater Greenville Senior Sports Classic and other special events, and through programming in partnership with Senior Action. In an effort to bring a full range of services to seniors, Greenville County already partners with Senior Action at 5 facilities to provide congregate dining and to assist with transportation needs for seniors. In addition to providing lunch daily and a much-needed social outlet for seniors, Greenville County and Senior Action partner to offer activities at each center such as exercise classes, crafts, guest

speakers, bingo/game days, mental stimulation games and activities, and lifelong learning and volunteer opportunities.

Senior Action currently serves over 3,000 seniors throughout Greenville County. Services to seniors offered through Senior Action can be categorized into three groups:

- Health and Wellness Programs- group exercise for general exercise, group exercise for specific health conditions, health and fitness assessments, health education classes, health screenings, organized health activities (walking group, hiking group, ballroom dancing, etc.)
- Basic Need-Based Activities- transportation to Senior Action Centers, medical appointments, basic errands; congregate dining program, weekend take-home meal program, care of home and personal environment (cleaning, minor home repair, etc.); referral services
- Continuing Education, Socialization, and Civic Engagement- computer classes, language classes, visual arts classes, music programs, social clubs (Red Hat Society, Camera Club, Book Club, etc.); Volunteering through Retired Senior Volunteer Program.

C. USE AND PURPOSE STATEMENT

Note that all projects must comply with the Senior Center Standards set by the National Council on Aging unless otherwise stated

Provide a clear and concise statement of the use and purpose of renovations, expansions, and/or new construction for which funding is being requested.

Use: This facility will be in use Monday through Friday as a senior center serving the Berea area with daily operating hours of 9:00 am-1:00 pm. During this time, the center will serve as a feeding, meeting, social, educational, and wellness site. The building will be available on weekends for community use for a fee which will help sustain senior programming opportunities.

Purpose: The purpose of the Berea Senior Center is to provide a community center in the Berea area where a diverse population of older adults can come together for fellowship, education, services, and activities designed to meet their diverse needs and interests, support their independence, and encourage their involvement in and with the center and the community.

The building we are going to renovate to become the Berea Senior Center is centrally located within the community, with ample parking and easily accessible at a well-known intersection in town. The interior of the 6,391 sq. ft. building is a wide open space. It is a blank canvas that will be re-imagined with seniors in mind with ADA compliant flexible spaces creating an environment that is homey, warm, and welcoming. Interior renovations include a flexible design to create large or small spaces depending on the activity. The large existing windows will remain, admitting copious amounts of natural sunlight. Two large doors will open onto a patio area with seating, shade and landscaping. Raised garden beds will be built by Greenville County's Leadership Development Class of 2018, and gardening education will be provided by Greenville County Recreation Department's resident community garden leader.

The new facility will greatly enhance services for the lower-income Berea area by providing a dining facility, inviting spaces for fellowship, recreation, cultural and creative arts, exercise, evidence-based health promotion programs and activities and other services for seniors. The new Berea Senior Center will be the magnet site for activities for seniors.

D. COMMUNITY COORDINATION AND INPUT

How will this project coordinate and contribute to other aging-related programs and initiatives in the community and this geographical area? How will it benefit the overall community in which it is located? What measures have been taken to ensure community input into the project? What type of community involvement and support does your organization already have in your geographic area and how will PIP funding be used to further increase community participation and support? What steps has your organization taken to build coalitions and partnerships to support services and programming for the elderly? Will your organization be able to successfully utilize this community involvement to successfully fundraise in order to support this senior center and seek volunteers to support day-to-day senior center operations?

To maximize resources and ensure that seniors in Greenville County have an opportunity to remain healthy, active and engaged in the community, Greenville County and Senior Action partner at five locations to offer services to seniors: Mt. Pleasant in the southern part of county, Sterling in the downtown area, Freetown in West Greenville, Greenville County Aquatic Complex and Senior Center in west Greenville, and Slater-Marietta in the northern part of the county. All five locations offer congregate dining and transportation services, meeting the basic needs of seniors. Other programming varies by location, including exercise classes, crafts, guest speakers, bingo/game days, and mental stimulation games, lifelong learning opportunities, and volunteerism activities.

With the addition of the new Berea Senior Center and senior services program, Greenville County and Senior Action will build on their long-standing partnership to offer seniors more options for engagement, education, and health and wellness. The proposed partnership is detailed in a Memorandum of Understanding under which Senior Action provides staff for most programming and Greenville County maintains the facilities and pays for utilities, insurance, and exterior maintenance.

The new Berea Senior Center not only will benefit seniors, but will also benefit the surrounding community by providing low-cost, accessible opportunities for recreation for people of all ages and abilities. Seniors will have a facility with designated programming and operational hours. Children, families, and young adults will benefit by having access to the facility as a desperately needed rental venue within the community for late afternoons, evenings and weekends. This "off-hours" use will provide revenue for the facility and sustainability for the senior services programming.

Greenville County recently conducted a county-wide needs assessment to gain community input on recreational needs in Greenville County. The Senior Center will provide a facility that accommodates individuals' health and well-being across the lifespan. To gain insight into the recreational needs of the various groups using the Senior Center, Greenville County's Community Development and Planning Department has moderated several community meetings and will continue to hold public meetings alongside Senior Action for input into the programming, cosmetics, and uses of the Senior Center.

E. COORDINATION OF COMMUNITY FUNDING

How will this grant be used in conjunction with other financial support/grants from other resources, particularly those available in the county or region? Please provide in-depth detail on how your local and other funds will be utilized to fund this project. **Section E must agree with data from chart in Section H.**

The majority of funding for the Berea Senior Center will come from funds in-hand from the County's sale of a building. Greenville County will invest approximately \$400,000 on this project from the sale of the old Berea Elementary school, and is requesting \$350,000 from the Lt. Governor's Office on Aging through PIP Funds.

The PIP funding of \$350,000 will be used for renovations to provide multipurpose rooms, a warming kitchen, accessible restrooms, dining space, and a private meeting area ADA parking/building accessibility. Our renovation activity expenses are as follows:

Berea Senior Center	
Renovation	Cost
New front entrance	25,000.00
Site work/sidewalks /striping lot for ADA	8,000.00
Signage	5,000.00
Demolition existing conditions	50,000.00
Electrical systems/inside& outside lighting	125,000.00
Exterior building improvements	50,000.00
Plumbing	45,000.00
Millwork	8,000.00
Wall Partitions	55,000.00
Floor covering	21,800.00
Ceilings	24,500.00
Metal studs/day wall	40,000.00
Furnishings, FF&E, appliances	9,000.00
IT equipment	38,000.00
Hardware/doors	42,000.00
HVAC	40,000.00
Exterior patio enhancements	15,000.00
Exterior patio fencing 240lf	8,820.00
Exterior specialties equipment (sun shades)	3,500.00
Paint	8,000.00
Roofing repair	26,130.00
Security/fire system	8,500.00
A/V equipment	3,750.00
Landscaping	15,000.00
Contingency	75,000.00
	750,000.00

F. MANAGEMENT EXPERIENCE

Provide evidence of how the applicant has been able to successfully manage similar or other non-recurring grants in the past by providing specific details on previous grant projects. How have previous grant projects prepared the applicant to effectively manage a PIP project and successfully operate and manage a senior center that is a community focal point?

Greenville County has a long history of managing grant funding and developing public-private partnerships to bring exceptional senior recreational opportunities to the Greenville area. The following are examples of large-scale recent or current projects partially funded by non-recurring grants:

Camper Care Center at Pleasant Ridge Camp and Retreat Center – 2017 - The only camp and retreat facility in the area that is fully accessible to individuals with disabilities, Pleasant Ridge is the home to Camp Spearhead, a camp for individuals with disabilities and special needs, and also to Camp Courage, a camp for children with cancer or blood disorders. This retreat center is used by many senior groups because of its unique design focus on individuals with limited mobility. In 2017 Greenville County partnered with the Greenville Health System and the non-profit Clement's Kindness to construct a 3,100 sq. ft. infirmary. The facility was built on time and within budget. Total budget was \$765,000 with \$565,000 provided by Clement's Kindness.

Pleasant Ridge Camp and Retreat Center – 2011 – This was a \$12 million project funded by GHS, private foundations and individual gifts along with County funds and oversight. The only camp and retreat facility that is fully accessible to individuals with disabilities in the area, Pleasant Ridge is the home to Camp Spearhead, a camp for individuals with disabilities and special needs, and also to Camp Courage, a camp for children with cancer or blood disorders. This retreat center offers camping and recreational opportunities to people who would not otherwise be able to participate in these activities, and also has facilities for retreats and special events of all kinds. Greenville County recreation department has managed Camp Spearhead since 1968, and when the Camp lost rights to its original location. Building a coalition of parents, and business and community leaders, Greenville County recreation department secured public and grant funding from several sources to ensure that people with abilities at any level had access to recreational activities, and at the same time provided Greenville with a modern, one of a kind retreat facility open to the public.

Renovation/Addition to Sterling Community Center – 2009 This project included at renovation and addition to the old Sterling High School to complete improvements to its community center located in the Sterling neighborhood, a historic, yet low income area shared by both the City and County of Greenville. This center serves an active group of seniors through a partnership between Senior Action and Greenville County.

Greenville County has also managed unique large-scale projects such as the Pavillion Recreation

Complex and Administration Building, three water parks, Swamp Rabbit Trail and the Baseball Complex at the former Greenville Municipal Stadium. The organization has a track record of partnerships with numerous local organizations for facility maintenance and recreation programming including Senior Action, YMCA, LiveWell Greenville, Greenville Hospital System, St. Francis Health System, as well as local foundations and community-based organizations

Senior Action also has extensive experience managing large-scale grant projects, including three previous PIP grant projects with the City of Travelers Rest, the City of Fountain Inn and the City of Greer. Senior Action has also developed strong partnerships to ensure the delivery of high quality senior services, demonstrating innovation and creativity to meet the unique needs of older seniors as well younger seniors in Greenville County who desire a different kind of support network to sustain health and vitality.

G. PLANS TO COMPLETE PROJECT

Project Title: Berea Senior Center	
Note: The LGOA requires construction to start within 90 days of the AAA signing an NGA with the LGOA. (The AAA is the awardee, while the applicant is the recipient of funds.)	
If approved, what is the estimated start date of actual construction?	May 2018
Completion Date?	November 2018

Provide evidence of a work schedule to complete the proposed project and the ability to meet project deadlines. (Financial resources must be committed before the LGOA awards the grant.)

- May 2017 Community Discussion
- May 2017 Building Purchased
- Jan 2018 Architect Engaged- LS3P
- Feb 2018 Programming/design meetings with architect
- Feb 2018 Codes and zoning review/approval
- March 2018 Create construction documents
- March 2018 Community review and input
- April 2018 Project to Bid
- May 2018 Bid awarded, notice to proceed issued
- May-October 2018 Interior and exterior work underway
- July 2018 Furniture, fixture and equipment ordered
- November 2018 Grand Opening

H. PROPOSED SOURCES OF PROJECT FUNDING

PROJECT TITLE: AMOUNT	SOURCE OF FUNDS*	EXPLANATION/DESCRIPTION**
\$350,000	PIP Funds	Renovations of the facility to provide multipurpose rooms, a warming kitchen, accessible restrooms, dining space, a private meeting area, and accessible parking and entrances to include the following: necessary demolition of existing conditions, exterior building improvements, including a new front entrance, sidewalks and parking lot striping for ADA compliance, electrical systems and lighting, plumbing and ADA compliant restrooms, floor covering, and ceiling work.
	Community Block Grant	
\$400,000	County Government (specify)	Greenville County purchased the Berea Senior Center facility for \$550,000 in May, 2017, and has already procured the design and engineering services, including cost estimates. The County will use \$400,000 of funds from the sale of the old Berea Elementary School on February 19, 2018 (Ordinance No. 4929 is attached) to complete and furnish the facility.
	Local Government (specify)	
	Rural Development Grant	
	Tax Millage (Must specify)	
	Endowment (Must specify)	
	Annual Fundraising (Must specify)	
	Other (Must specify)	
	Other (Must specify)	
	Other (Must specify)	
	Other (Must specify)	
\$750,000	TOTAL AVAILABLE FUNDS (Must equal or exceed Total Project Cost)	

* See section on Matching Funds (pages 2 and 3 of this document) for a list of allowable funding sources.

** Explanation must also specify whether funds are already on-hand, firmly committed, or anticipated. A more detailed discussion will be required in the narrative section of the project budget.

Submitted by:




 (Signature of PIP Applicant)

Date:

2/27/18

Approved by:



 (Signature of AAA Director)

Date

2.26.18

I. PROJECT PLAN BACKGROUND

Describe how the project budget was formulated and what alternatives were considered. Information regarding contributions of other resources is required, if included in the budget. Specifically, discuss community and other local government contributions, whether cash or in-kind. Which funds will be used to meet the required match? Are funds on hand, committed or anticipated? If additional funds are needed, explain how and from whom they were obtained, and when they will be obtained **(All local funding, including a match, is expected to be on-hand when the PIP Proposal is submitted.)**

Greenville County has budgeted \$750,000 for the re-purposing of this building to a senior community center. The funds are in-hand and designated by the County for this purpose. The funds are the proceeds from the sale of a surplus building.

Greenville County purchased the facility in May, 2017, for \$550,000. The County then went out for bid for a design firm and competitively selected and contracted LS3P Architects for \$50,000 to work with Greenville County building department and recreation department staff, as well as Senior Action staff to determine design needs and cost estimates.

PIP funds (\$350,000) will be used for interior re-design, heating and air systems, lighting, and parking lot renovations. In addition to this grant, Greenville County will fund 400,000 from the sale of the old Berea Elementary school property to purchase furniture, fixtures, and equipment, complete an outdoor gathering space connecting to the facility, and the complete the cost of interior renovations over the PIP grant amount.

J. ESTIMATED TOTAL PROJECT COST

PROJECT TITLE:		
AMOUNT	TYPE OF EXPENSE	BRIEF EXPLANATION/DESCRIPTION
Fees not paid by PIP \$52,750	Professional Services (Environmental study, Architects, etc.) (PIP Funds Prohibited)	Professional services shall be completed before a PIP application is submitted. Environmental Study (\$500), Survey Work (\$2,250) and Design Work (\$50,000) have already been conducted. Greenville County contracted and paid for these services.
Fees not paid by PIP \$550,000	Land Purchase	PIP funds prohibited for land purchase unless there is a building onsite ready for immediate occupancy at purchase time. Greenville County purchased the facility on May 30, 2017.
Fees not paid by PIP \$0	Site Development (earth moving, etc.)	Site planning/development shall be completed before a PIP application is submitted. This site is prepared for renovations and requires no further development.
	Equipment/Materials	
	New Construction (including additions 1500+ sq.ft)	
\$362,985	Renovations - Interior	Demolition of existing conditions; plumbing; electrical systems; millwork; wall partitions; floor covering; ceilings; metal studs and dry wall; furnishings, FF&E and appliances; IT equipment; hardware/doors; HVAC; paint; security/fire system; and A/V equipment
\$91,224	Renovations - Exterior	New front entrance; site work/sidewalks/stripping the parking lot for ADA compliance; signage; exterior building improvements; exterior patio enhancements, exterior patio fencing; exterior specialty equipment (sun shade); landscaping
\$18,291	Roofing	
\$202,500	Labor Costs	Calculated for the above interior, exterior, and roofing work.
	Other If justified and approved.	
\$75,000	Contingency If justified and approved.	Greenville County will pay the contingency. This fee will not be charged to PIP funds.
\$0	Environmental Hazard Abatement If justified and approved.	Prior to purchasing the facility, Greenville County contracted a Phase I assessment of the facility. The assessment came back with no known Recognized Environmental Contaminants (RECs), and thus necessitated no further environmental assessment or abatement.
\$750,000	TOTAL ESTIMATED PROJECT COST	

K. OPERATING BUDGET

As a result of this project, what increases/decreases in the center's operating budget are anticipated? Provide a 5 year operating projection with sources of revenue required to manage the project and to provide all services expected to be delivered in this application. How will any increases in operating costs be handled? Are there firm commitments or collaborative agreements to fund on-going operations of the facility? Include all activities which will generate revenue to fund operating expenses (fundraising, grants, contributions, etc.) It is important to demonstrate the ability to generate sufficient revenue to operate a senior center and how these activities will involve the community. In this section, applicants must show sufficient ability to maintain this property over the entire reversionary period. Include in budget plans for an Escrow Account to provide for ongoing maintenance and repair cost. Include examples of fundraising activities designed to provide revenue streams and the amount of fundraising dollars raised annually to support your center's activities. *(An Escrow Account and designated funds must be set aside to maintain the facility and to make necessary repairs in order to provide a safe environment for seniors using this facility.)*

The Memorandum of Understanding between Greenville County and Senior Action defines the fiscal responsibilities for the operation of the facility.

Greenville County general fund budget will cover estimated annual costs of:

• Utilities**	\$14,400	
• Property insurance	\$ 1,200	
• Storm water fees	\$ 500	
• Exterior maintenance	\$ 3,000	(2 hrs. 2x/week + repairs)
• Interior maintenance	<u>\$ 3,000</u>	(2 hrs. 2x/week + repairs)
Total	\$22,100	

Senior Action will cover the annual costs of:

• Staffing (salary and benefits)	\$32,890	(Site coordinator and driver)
• Food expenses	\$30,000	(serving 30/day x 50 weeks)
• Transportation expenses	\$37,800	(21,000 miles)
• Program expenses	<u>\$ 1,000</u>	(serving 250)
Total	\$101,690	

** (includes phone, internet, electric, gas, water, garbage collection)

Weekend and evening rental fees from community use is estimated to contribute \$4,000 annually.



Providing Quality Services To Local Governments Since 1965.

SC Lt. Gov. Office on Aging
Mr. Gerry Dickinson
1301 Gervais Street, Suite 350
Columbia, SC 29201

Dear Gerry,

We are in total support of the PIP grant application by Greenville County for \$350,000 to rehabilitate the old Blockbuster building on Cedar Lane Drive in the Berea area of Greenville. By completing this project, a full-time senior site would be created on the west side of Greenville. Greenville County would then partner with Senior Action to provide senior services to the community. Please, consider the request knowing that the project is supported by the Appalachian Council of Governments/Area Agency on Aging.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Womack".

Tim Womack

Director of Aging Services

February 20, 2018

A handwritten signature in black ink, appearing to read "Steve Pelissier".

Steve Pelissier

Executive Director

February 20, 2018

PO Box 6668 . Greenville, SC 29606

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