

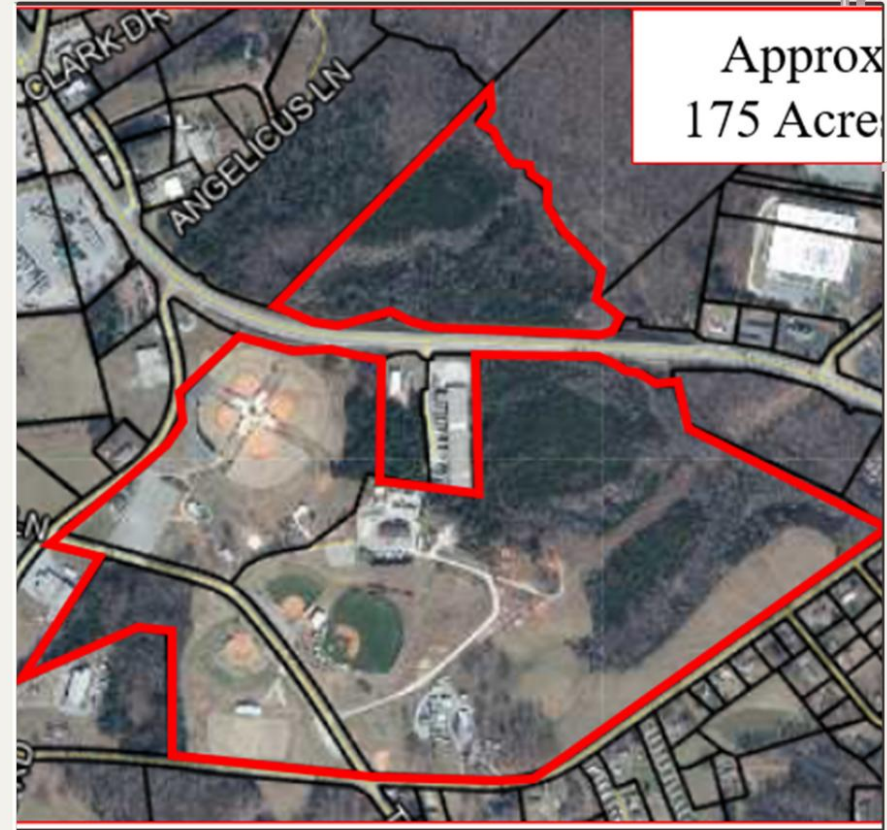
# MIDWAY PARKS, RECREATION, AND SPORTS MASTERPLAN



# LOCATION

Cherokee County is seeking proposals for the development of a master plan on approximately 175 acres of property owned by Cherokee County that would expand the sports, recreation, and hospitality footprint of what is currently the Midway Complex.

This property is located along Hyatt Street in Gaffney, South Carolina, less than half of a mile from Interstate 85 (mile marker 90.) The limits of this project are defined below.



## GOAL OF THIS PLAN

A key goal in the development of this master plan that Cherokee County has identified is that the plan accounts for the feasibility of what is proposed and identifies key infrastructure needs/limitations/modifications required to implement the proposed elements within the master plan. Cherokee County wishes to make the Midway Complex a hub for recreation to generate revenue opportunities for the County directly as well as through hospitality and promoting economic development along the Hyatt Street Corridor.





People are indeed more likely to give money to a cause/project if you can provide a plan on specifically where the money goes.

When you have a large parcel of land, it is easy to plop things on the map as you go; however, there are important logistics that will fall to the wayside if you 'plan' this way (i.e. parking, utility planning, stormwater management, access management, pedestrian safety, etc.)

Although all provisions set forth in this master plan cannot happen all at once, ensuring priorities make it onto the plan ensures long-range planning that everyone will benefit from.

Larger development (residential, commercial, and industrial) is coming to Cherokee County. Creating a long-range plan that can be built will ensure the property is developed responsibly as well as the Hyatt Street corridor as it relates to the type of economic development this project will bring.



# THE PROCESS

## Write the Request for Qualifications & Accept Proposals

April 2025 – May 2025



## Form Evaluation Committee & Score Proposals Individually

Members of Cherokee County & Cherokee Recreation District  
June 2025–July 2025

## Final Committee Meeting

Committee met to discuss scores and select consultant based on scored qualifications

July 2025

Midway Recreation Master Plan RFP 2025-29 Evaluation Matrix for Vendor Selection							
Evaluation Criteria		Evaluation Matrix for Vendor Selection					
Project Information		Evaluation Criteria					
		Past Performance	Methodology	Technical Competence	Experience in Parks and Recreation Planning	Project Approach	Overall Score
Vendor 1	Consulting Services	90%	85%	80%	85%	85%	85%
Vendor 2	Design & Drafting	85%	80%	75%	80%	80%	80%
Vendor 3	Planning & Consulting Engineers	80%	75%	70%	75%	75%	75%
Vendor 4	Architectural Services	75%	70%	65%	70%	70%	70%
Vendor 5	Environmental Consultants	70%	65%	60%	65%	65%	65%
Vendor 6	Construction Management	65%	60%	55%	60%	60%	60%
Vendor 7	Public Works	60%	55%	50%	55%	55%	55%
Vendor 8	Engineering Services	55%	50%	45%	50%	50%	50%

## Enter into Price Negotiations with Consultant

Clarified Scope of Work and awaited Cost Proposal.  
July – August 2025

## Discussed final Submission with Committee and Finance.

Got the go ahead from Evaluation Committee and Finance to Recommend for Award.  
August 2025

## Provide Presentation and Award Recommendation to County Council

August 2025

YOU ARE HERE



# WHAT WILL WE GET

ADC Engineering, Inc. proposes the following scope of services associated with this project.

1. Newkirk Environmental Inc. will visit the site to identify any wetlands that exist on site.
2. LJA Surveying will provide a topographic survey of 175 acres that will also include a Level B Subsurface Utility Engineering (SUE) of existing utilities in certain developed areas. ADC will then prepare a base file of existing conditions reflecting topography, wetland boundaries, utilities, and other below and above-grade improvements.
3. Attend a kick-off meeting and visit the site for photos, site analysis, and survey accuracy. This will be attended by ADC and CGD/PBK.
4. Provide a site analysis plan that includes existing facilities, utility, grading, environmental, and stormwater information.
5. Review the 2022 AECOM report and coordinate with Sports Facilities Company (SFA) for strategic analysis and recommendations to guide the development.
6. The design team will hold several internal meetings for Master Plan development.
7. Develop early site plan diagrams that group amenities into “zones” for a phased approach to the park development.
8. Develop conceptual site plans showing the needs, wants, and existing facilities.
9. Prepare a Stormwater Management and Utility Plans and Reports that correlate with these conceptual site plans and are based on the site analysis.
10. Develop floorplans and elevations for the indoor sports facility (gymnasium).
11. Prepare one 3D presentation site plan, and 10 renderings of the final master plan.
12. Provide cost estimating for the final Master Plan.
13. Final deliverable will be one master plan scheme that is able to be phased.





# EMMANUEL SULLIVAN SPORTS COMPLEX

Fountain Inn, SC







**TYGER RIVER PARK**  
Spartanburg, SC

CRAIG  
GAULDEN  
DAVIS **PRK**





# **ATHENS SPORTS & ENTERTAINMENT DISTRICT MASTER PLAN**

Athens, GA

CRAIG  
GAULDEN  
DAVIS **PRK**





# KIDVENTURE 2.0 PLAYGROUND & SPLASHPAD PHASE I, II & III

Anderson, SC





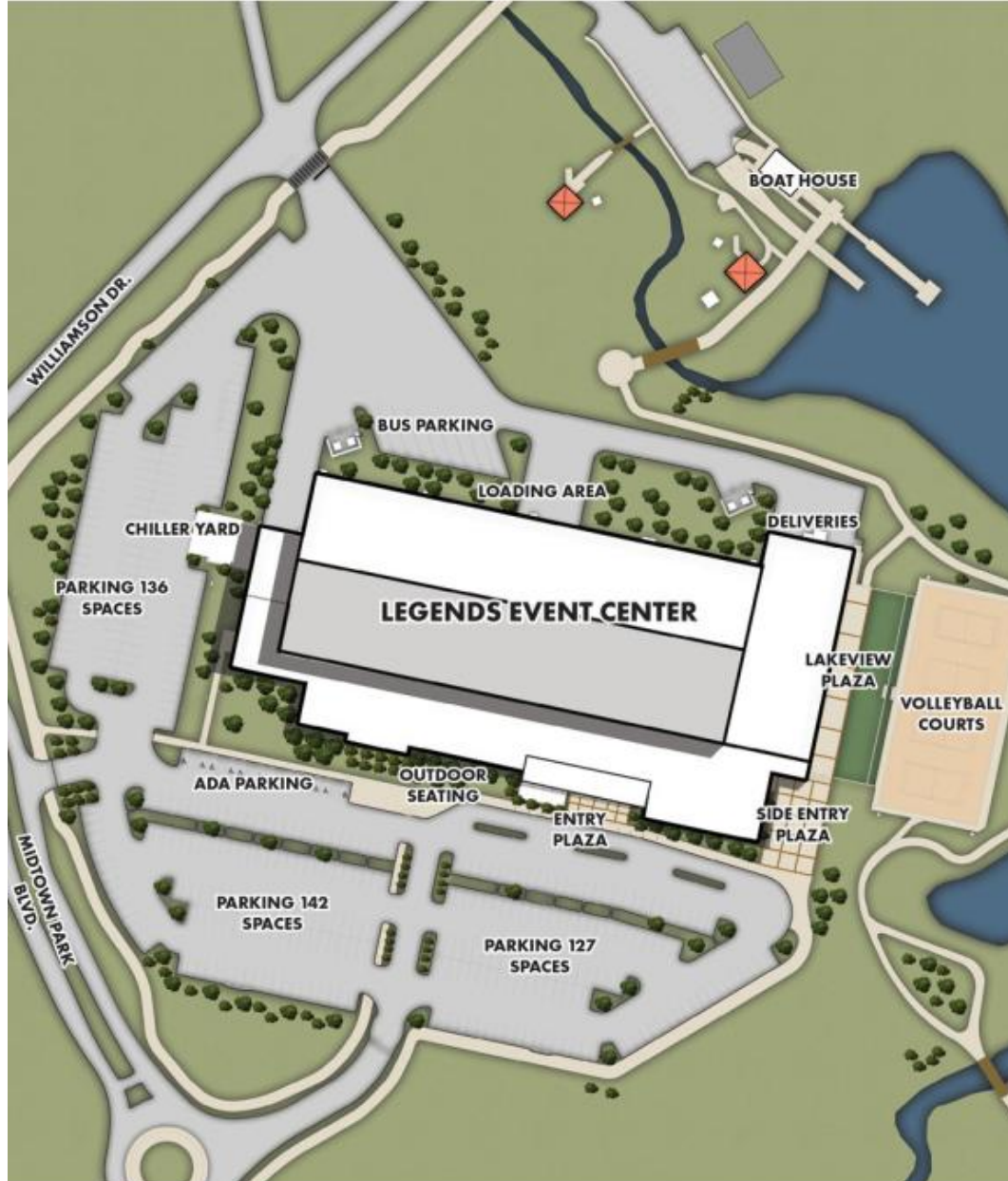


# DISCOVERY CENTER AMPHITHEATER

Walterboro, SC







## LEGENDS EVENT CENTER

Bryan, TX

CRAIG  
GAULDEN  
DAVIS **PRK**





**Utilizing the existing landscape and topography on this property and being creative with recreation will allow for a massive benefit and increased quality of life to our residents for little expense.**

**This type of benefit to our county and our residents will be the result of professional planning.**







1	2	3	4	5	6	Total
Par4	Par3	Par3	Par3	Par4	Par3	Par20
404ft	193ft	288ft	289ft	414ft	249ft	1,837ft



# HOW WILL WE PAY FOR IT

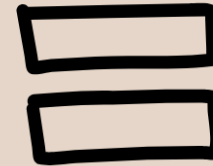
The Park and Recreation Development (PARD) Fund is a state-funded, noncompetitive, reimbursable grant program for eligible local governments or special purpose district entities which provide recreational opportunities within each county.

\$158,174.69



County Hospitality Fund

\$139,927.81



Project Amount:

**\$298,102.50**

**We've never planned this big, but we've never had something quite this big either in the way of County Parks/Recreation/Sports/Economic Development.**

**Long Range Planning is the KEY to success.**



**Creating something for  
everyone.**

