

Council Members

District 2: Charlene McGriff, Chair

District 6: Allen Blackmon

District 5: Steve Harper

**County Attorney**

John K. DuBose III

Clerk to Council

Sherrie Simpson

February 11, 2020**10:00 AM****101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY
Administration Committee****Administration Office Conference Room, County Administration Building, 101 North Main
Street, Lancaster, SC 29720****AGENDA**

1. **Call to Order - Committee Chair Charlene McGriff**
2. **Approval of the Agenda**
[deletions and additions of non-substantive matters]
3. **Citizens Comments**
4. **Approval of Minutes**
 - a. Approval of Minutes from the November 21, 2019 and the December 10, 2019 Administration Committee Regular Meetings
5. **Discussion/Action Items**
 - a. Monthly Budget Report - Kim Belk
 - b. Draft Ordinance Regarding Revision to State Accommodations Tax Advisory Committee
Ordinance Title: An Ordinance to Amend Sections 2-380, 2-381, and 2-382 of the Lancaster County Code Related to the Accommodations Tax Advisory Committee. - ***Steve Willis/Veronica Thompson***
 - c. Library Items That Had Been Deleted - Steve Willis/Cathy McDaniel
 - d. Review of Cost Estimate for EMS Headquarters Building - Steve Willis
 - e. Logo Discussion - Alison Alexander
6. **Adjournment**

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Administration Committee agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

Approve or amend the minutes from the November 21, 2019 Administration Committee regular meeting and the December 10, 2019 Administration Committee regular meeting.

Points to Consider:

The minutes from the November 21, 2019 Administration Committee meeting and the December 10, 2019 Administration Committee meeting are attached for the Committee's review and approval.

Funding and Liability Factors:

N/A

Options:

The Committee can approve or amend the minutes.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 11-21-2019 Administration Committee Regular Meeting	2/4/2020	Backup Material
Draft Minutes from the 12-10-2019 Administration Committee Regular Meeting	2/4/2020	Backup Material

Council Members

District 2: Charlene McGriff, Chair
District 6: Allen Blackmon
District 5: Steve Harper



County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

November 21, 2019

3:30 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY
Administration Committee**

Administration Office Conference Room, County Administration Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

DRAFT

Committee members present at the Administration Committee regular meeting were Charlene McGriff and Allen Blackmon; however, Committee member Steve Harper was absent for most of the meeting and did not enter the meeting until 5:15 p.m. during the discussion of the Update on Potential Purchase of Self-Contained Breathing Apparatus (SCBA) for Fire Services [Item 5g in the Agenda packet]. Also present at the Committee meeting were County Administrator Steve Willis, Clerk to Council Sherrie Simpson, Chief Financial Officer Veronica Thompson, Budget Analyst Kim Belk, Fire/Emergency Services Director Darren Player, Public Safety Communications Director Stephen Blackwelder, Economic Development Director Jamie Gilbert, Planning Director Rox Burhans, Stormwater Director Scott Edgar, various Department Heads and various staff. A quorum of the Lancaster County Administration Committee was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local Government Channel. The agenda was posted in the lobby of the County Administration building and also on the County website for the required length of time.

Call to Order - Committee Chair Charlene McGriff

Charlene McGriff called the Administration Committee meeting to order at approximately 3:32 p.m.

Approval of the agenda

Allen Blackmon moved to approve the agenda.

Steve Willis noted that the agenda needed to be amended to add distribution of the Recruitment/Retention information. He noted that he would only be handing out the information and would not be asking for any action from the Committee. Allen Blackmon moved to amend his motion to add the distribution of the Recruitment/Retention information. The motion was seconded by Charlene McGriff.

The Committee approved the agenda as amended by a vote of 2-0.

Citizens Comments

There were no citizens who came forward to speak during Citizens Comments.

Approval of Minutes

Allen Blackmon moved to approve the minutes from the October 15, 2019 Administration Committee regular meeting. There was no further discussion. The motion to approve the October 15, 2019 Administration Committee minutes passed by a vote of 2-0.

Discussion/Action Items

a. Monthly Budget Report - Kim Belk

Kim Belk provided the Committee members with the handout entitled "Budget Monitoring Report - Month of October 2019," which is attached as Schedule A to the written minutes in the Clerk to Council's office. She reviewed the revenues and expenditures for the month of October 2019 with the Committee.

She provided and reviewed another two page handout entitled "General Fund Unassigned Fund Balance Summary, Unfunded Items that have been Discussed, Unassigned Fund Balance Proposed in FY20 Amendment, Unassigned Fund Balance in Original FY20 Budget," which is attached as Schedule B to the written minutes in the Clerk to Council's office.

Steve Willis reviewed the Unfunded Items that have been discussed: (1) SCBA equipment, (2) Economic Development Business Park Development; (3) 911 Console Upgrades; (4) DSS Building Renovations; (5) Acquire Lancaster County Water and Sewer District complex; and (6) Add backs to Library. Charlene McGriff asked to have the projects ranked in order of priority. The Committee discussed how much the County is required to have in reserves for the budget. The Committee and staff discussed possible development at the Air Rail Park and infrastructure needs at the Airport Park. Jamie Gilbert explained that Economic Development would like to see a speculation building built out at the Air Rail Park but that the County would need to commit to funding the road and to funding some of the site work.

b. Resolution 1075-R2019 regarding Commitment To Enter Into A Fee Agreement With Project Boom Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Fee Agreement With Project Boom; To Provide The General Terms Of The Fee Agreement Including The Provision Of Special Source Revenue Credits; To Provide That This Resolution Is An Inducement Resolution For Purposes Of The Fee In Lieu Of Tax Simplification Act; And To State The Commitment Of Lancaster County To Place Project Boom Property In A Multi-County Park. - ***Jamie Gilbert***

Jamie Gilbert reviewed Resolution 1075-R2019, which was detailed in the Agenda Item Summary in the Agenda packet. Allen Blackmon moved to send Resolution 1075-R2019 forward to full Council with a positive recommendation from the Administration Committee. The motion passed by a vote of 2-0.

c. Ordinance 2019-1629 regarding Granting an Easement to Comporium Communications Ordinance Title: An Ordinance To Approve A Right Of Way Agreement Between Lancaster County And Comporium Communications, Providing An Easement To Comporium Communications To Be Located Along Grace Avenue; And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance. - ***Steve Willis***

Steve Willis explained that Council had already heard the 1st Reading of Ordinance 2019-1629 so no motions were needed and that bringing it to the Committee was just procedural.

d. Government Finance Officer- Code of Ethics - Veronica Thompson

Veronica Thompson explained that the Government Finance Officer Association (GFOA) had issued an updated

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Code of Ethics. She further explained that the Finance Department is committed to following the Ethics standards. She reviewed the Code of Ethics with the Committee and she noted that the Ethics are centered around five values: (1) integrity and honesty; (2) producing results for the community; (3) treating people fairly; (4) diversity and inclusion; and (5) reliability and consistency. She noted that she would like to see the entire County develop some type of ethics standards.

e. Discussion of Planning & Zoning Fee Schedule in Advance of FY 2021 Budget Preparation - Rox Burhans

Rox Burhans explained that the Development Services Division wanted to undertake a comprehensive examination of their fee schedule to determine if it needed to be updated. He explained that the reasons behind the examination are: (1) to see if the Division is being good fiscal stewards of capturing whether the fees are appropriate for the services offered; (2) to see if the County is competitive and at market rate; and (3) to see if they are being fair with the fee structure. He noted that it has been some time since there has been a comprehensive review of the Division's fees and that they have only had targeted changes recently. He explained that before the review was started, that the Division wanted to make sure that the Administration Committee would be comfortable with the project. Allen Blackmon explained that he was comfortable with moving forward with the project and would like to see fees come down. Charlene McGriff asked what the time frame was for the review and Rox Burhans indicated that the review had already started and would be a component of their budget proposal. Rox Burhans also explained that the Development Services Division would be requesting a Civil Construction Inspector as part of their budget proposal and that the position would be at construction sites to monitor the overall project grading activity. He explained that the Development Services Division may institute a fee to help pay for the position. Rox Burhans and staff discussed the need for the position and the Committee requested to be kept updated on the position before it was submitted as part of the budget request. Rox Burhans also explained that he would like to use interns to map out the old legacy developments to see if any more growth can still be expected in those developments. He noted that interns could be used to fill in the knowledge gap so that the County can start having good discussions about growth policies. The Committee and staff discussed the need for vision and for growth policies.

f. Amend Employee Substance Abuse & Testing Policy to Include CBD Products - Steve Willis

Steve Willis reviewed the amended policy on the Employee Substance Abuse and Testing Policy, which was included in the Agenda packet. He noted that the policy was amended to include CBD products. Charlene McGriff asked if employees had been noticed about the policy change and Steve Willis indicated that they had.

Allen Blackmon moved to send the amended Employee Substance Abuse and Testing Policy forward to full Council with a positive recommendation from the Administration Committee. The motion passed by a vote of 2-0.

g. Update on Potential Purchase of Self-Contained Breathing Apparatus (SCBA) for Fire Services- Darren Player

Steve Willis explained that if the County purchased all of the equipment (SCBA Units, Cylinders and Facemasks) for Fire/Rescue Services now then the County should be able to save money. Darren Player explained the history of cylinder purchases in the County and he further explained that the Pleasant Valley cylinders would time out this year and so those had to be replaced. He provided and reviewed a handout entitled, "November 21, 2019 Self-Contained Breathing Apparatus (SCBA) Replacement Proposal," which is attached as Schedule C to the written minutes in the Clerk to Council's office. Darren Player discussed what would void the warranty on the equipment, how the County could potentially develop a staggered replacement plan for equipment for Fire Services, the potential savings if the County purchased all of the equipment at one time and the need to keep the equipment similar in all departments.

Steve Harper entered the meeting at approximately 5:15 p.m. The Committee discussed the potential for the County to lose grant opportunities to purchase equipment and the life left in the current equipment.

Allen Blackmon moved to send the equipment purchase forward to full Council with a positive recommendation from the Administration Committee. The motion was seconded by Steve Harper. The motion passed by a vote of 2-1. Allen Blackmon and Steve Harper voted in favor of the motion and Charlene McGriff opposed.

- i. Review of the 2020 Calendar Meeting Schedule for Council, Committees, Boards and Commissions and Advisory Boards for Changes, Additions or Deletions
(Adoption of the 2020 Calendar is scheduled for the November 25, 2019 Council meeting.)

The Committee determined that the dates for the Administration Committee meetings were satisfactory.

- h. Presentation of the Impact Fee Study - Steve Willis

Steve Willis provided a two page handout on the Recruitment/Retention program, which is attached as Schedule D to the written minutes in the Clerk to Council's office. He noted that the program would be a one year pilot program and would be discussed at the December Administration Committee meeting. He further explained that the Impact Fee Study would also be discussed at the December Administration Committee meeting. He noted that compared to Fort Mill, the potential Lancaster County Impact Fee would be higher for single family/multi-family residential but would be lower for commercial. He explained that County Council would have to decide if they wanted to offer fee discounts. Steve Harper requested a copy of the original study for comparison purposes. He noted that he was concerned about the commercial fees. The Committee discussed discount rates for Impact Fees and their purpose.

- i. Review of the 2020 Calendar Meeting Schedule for Council, Committees, Boards and Commissions and Advisory Boards for Changes, Additions or Deletions
(Adoption of the 2020 Calendar is scheduled for the November 25, 2019 Council meeting.)

This item was heard prior to Item h. Please see above for minutes regarding this item.

Adjournment

Allen Blackmon moved to adjourn the Administration Committee regular meeting. The motion was seconded by Steve Harper. The motion to adjourn passed by a vote of 3-0. There being no further business, the Administration Committee meeting adjourned at approximately 5:32 p.m.

Council Members

District 2: Charlene McGriff, Chair
District 6: Allen Blackmon
District 5: Steve Harper



County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

December 10, 2019

8:30 AM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY
Administration Committee**

Administration Office Conference Room, County Administration Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

DRAFT

Committee members present at the Administration Committee regular meeting were Charlene McGriff, Steve Harper and Allen Blackmon. Also present at the Committee meeting were County Administrator Steve Willis, Deputy County Administrator Alison Alexander, County Attorney John DuBose, Clerk to Council Sherrie Simpson, Chief Financial Officer Veronica Thompson, Budget Analyst Kim Belk, Fire/Emergency Services Director Darren Player, EMS Director Clay Catoe, various Department Heads, various staff and the press. A quorum of the Lancaster County Administration Committee was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local Government Channel. The agenda was posted in the lobby of the County Administration building and also on the County website for the required length of time.

Call to Order - Committee Chair Charlene McGriff

Committee Chair Charlene McGriff called the Administration Committee meeting to order at approximately 8:30 a.m.

Approval of the agenda

Steve Harper moved to approve the agenda. The motion was seconded by Allen Blackmon. There was no further discussion. The motion to approve the agenda passed by unanimous vote of 3-0.

Citizens Comments

There were no citizens who came forward to speak for Citizens Comments.

Discussion/Action Items

- a. Monthly Budget Report - Kim Belk

Kim Belk provided the Committee members with the handout entitled "Budget Monitoring Report - Month of November 2019," which is attached as Schedule A to the written minutes in the Clerk to Council's office. She

reviewed the County's revenues and expenditures for the month of November 2019 with the Committee. She noted that the tax revenue is on target. She explained that the recent budget amendment would be reflected in next month's report. Allen Blackmon requested that, moving forward, the report include a separate list of obligations.

b. Impact Fee Study - Steve Willis

Steve Willis reviewed the Impact Fee Study, which was detailed in the Agenda Item Summary in the Agenda packet and the Study itself can be found in the Agenda packet. He noted that the Study used the current Capital Improvement Plan (CIP) adopted by Council, and, therefore, the Impact Fee would be limited to Fire/Rescue and EMS. He noted that the County is meeting with consultants in the near future in order to update the CIP. He explained that Council needed to decide if they wanted to discount any of the fees and by how much. Charlene McGriff asked on what Council would base the decision to discount fees and Steve Willis responded that it could be what Council thought the market would bear. The Committee discussed the Comparison Information and Comparison Data, which can be found in the Agenda packet. The Committee discussed building permit fees. Steve Harper stated that Council needed projections of how long it would take to collect the Impact Fees. He voiced concerns about the fees and commercial development. The Committee discussed other possible sources of funding of capital projects, such as the Capital Project Sales Tax. The Committee discussed the immediacy of needs for projects versus the time it would take to collect the fees. The Committee discussed a potential time frame for implementing Impact Fees. Steve Willis reminded the Committee that Impact Fees can only cover items already in the CIP. The Committee discussed if Impact Fees can be used to fund a portion of a project. John DuBose indicated that he is still researching how discounts can be applied to Impact Fees. The Committee asked for the following information to be available to Council Members: (1) projections for collections; and (2) costs to administer the Impact Fees.

Allen Blackmon asked if the County was planning on updating the CIP annually and Kim Belk indicated that the CIP needed to be updated annually and that the update should happen naturally if Impact Fees are implemented. She noted that the CIP should be based on projections of collections. She explained that the consultants will be conducting a Needs Assessment of the County's facilities, which can be translated into a CIP.

Steve Harper moved that the Impact Fee Study be sent to full Council for consideration and with no recommendation from the Administration Committee. The motion was seconded by Allen Blackmon. The motion passed by unanimous vote of 3-0.

c. Recruitment and Retention Plan - Steve Willis

Steve Willis reviewed the Recruitment and Retention plan, which was detailed in the Agenda packet. He explained that the bonuses would be given to three (3) positions: (1) Telecommunications operators or 911 dispatch operators; (2) EMS shift paramedics; and (3) Parks and Recreation maintenance technicians. He explained that the money for the bonuses was already in the budget and that the program is a pilot program. He noted that the program would be for one (1) year only. Allen Blackmon questioned if there should be two levels of bonuses and Charlene McGriff noted that the bonuses let people know they are appreciated. Allen Blackmon explained that the position's salaries are different so the bonuses should be different and he suggested that the EMS shift paramedic's bonuses should be two hundred and fifty dollars (\$250.00) more than for the other two positions. The Committee asked that the Plan be placed on the Council Agenda as a Discussion/Action Item and that Council can make the determination regarding the amount of the bonuses.

Steve Willis also informed the Committee that a Senior Planner had been hired and that the required salary for the Senior Planner threw off the salaries in other Departments; therefore, the County would need to address that issue as part of next year's compensation discussion.

Adjournment

Allen Blackmon moved to adjourn the Administration Committee meeting. The motion to adjourn passed by unanimous vote of 3-0. There being no further business, the Administration Committee meeting adjourned at 8

approximately 9:36 a.m.

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Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Kimberly Belk/Finance

Department: Finance

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

An overview of Lancaster County finances will be provided for the previous month. This item is for information only for the Committee.

Points to Consider:

The budget report for January, 2020 will be handed out at the Committee meeting.

Funding and Liability Factors:

N/A

Options:

N/A

Recommendation:

N/A

Agenda Item Summary

Ordinance # / Resolution #: TBD

Contact Person / Sponsor: Steve Willis/Administration and Veronica Thompson/CFO

Department: Administration

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

To amend the code to change an automatic designation for the 30% setaside and the compensation of the committee.

Points to Consider:

The first change would be to end the automatic designation of the Olde English Tourism District for the 30% set-aside funding. The change would allow County Council to designate one or more recipients as part of the annual budget process.

The second change would be to amend the composition of the committee to add three (3) residents to the committee. When we first started we stuck with only the state statute designations but have seen that other counties use the allowed flexibility in the state code to add local residents to the group which recommends allocations to the Council.

The 3 would be be:

1. A resident from the unincorporated area north of SC 5; and
2. A resident from the unincorporated area south of SC 5; and
3. A resident from Lancaster County at-large who could be a resident of a municipality or the unincorporated area.

Funding and Liability Factors:

N/A

Options:

Approve or reject the Ordinance.

Recommendation:

Approve the Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Draft Ordinance for A Tax Committee	1/23/2020	Ordinance

STATE OF SOUTH CAROLINA

)

)

COUNTY OF LANCASTER

)

ORDINANCE NO. 2020-XXXX

~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND SECTIONS 2-380, 2-381, AND 2-382 OF THE LANCASTER COUNTY CODE RELATED TO THE ACCOMMODATIONS TAX ADVISORY COMMITTEE.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Amendment to Sections 2-380, 2-381, and 2-382 of the Lancaster County Code.

Sections 2-380, 2-381, and 2-382 of the Lancaster County Code are amended as follows:

Sec. 2-380. - Establishment and statement of purpose.

Lancaster County Council hereby establishes the Lancaster County Accommodations Tax Advisory Committee and charges said committee with the sole responsibility of making recommendations to the county council on the expenditure of the revenue received from the state accommodations tax that is received by the County. Additionally, ~~the Olde English District, a nonprofit organization with an ongoing tourist promotion program, hereby is designated as the organization~~ as part of the annual budgetary process the County Council shall select one or more organizations to receive the thirty (30) percent monies as required by the South Carolina statutory law noted herein.

(Ord. No. 2017-1467, § 1, 9-25-17)

Sec. 2-381. - Use of funds.

Pursuant to South Carolina Code Section 6-4-10, the funds collected by Lancaster County shall be allocated in the manner noted therein. In making its recommendations, particular attention by the accommodations tax advisory committee shall be given to subsection (4)(a) therein so as to

insure compliance with the remaining allocation being used for those tourism-related expenditures noted in subsection (4)(b).

(Ord. No. 2017-1467, § 1, 9-25-17)

Sec. 2-382. - Membership.

The Lancaster County Accommodations Tax Advisory Committee shall be composed of seven (7) regular members. Membership shall be in compliance with the applicable state statute, with the majority of the membership being selected from the hospitality industry of Lancaster County, including two (2) from the lodging industry and one from a cultural organization. To that end, the committee shall be composed of the following:

Two (2) representatives from the lodging industry whose business is located in Lancaster County;

~~Three (3)~~ One (1) representatives from the food and beverage industry whose business is located in Lancaster County;

One (1) representative from a cultural organization located in Lancaster County;

~~One (1) representative from the Lancaster County Chamber of Commerce;~~

One (1) representative of unincorporated Lancaster County who resides north of SC Highway 5;

One (1) representative of unincorporated Lancaster County who resides south of SC Highway 5;

One (1) representative who resides in Lancaster County at-large.

(Ord. No. 2017-1467, § 1, 9-25-17; Ord. No. 2019-1589, § 1, 5-13-19)

Section 2. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 3. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 4. Effective Date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this ____ day of _____, 2020.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

Approved as to form:

John DuBose, County Attorney

First Reading:
Second Reading:
Third Reading:

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration and Cathy McDaniel/Procurement

Department: Administration

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

Potentially restoring items for the Library project that had been removed from the budget. Funding is available through excess sales tax collections.

Points to Consider:

Council had previously allowed us to add back certain items that had been trimmed. We are bringing the entire list for consideration by the Administration Committee for recommendation to full Council.

A spreadsheet showing each item, and the cost, is attached.

Funding and Liability Factors:

Already approved - \$118,599

Pending Consideration - \$226,430

Options:

Send to Council with a Favorable or Unfavorable recommendation on some or all of the remaining items.

Recommendation:

Staff recommends Favorable on all remaining items.

ATTACHMENTS:

Description	Upload Date	Type
Library Item Spreadsheet	2/3/2020	Exhibit

Items to Consider Restoring to Library Project

Items already approved to restore due to time restrictions	
Alternate Item 3 – canopy at Lancaster branch	\$89,416
Restore new windows and openings at Lancaster branch	\$22,528
Restore cast stone sills, headers, and brick detail	\$4,180
Restore prairie stone	\$2,475
Subtotal	\$118,599
Items for Consideration – recommend restoration to the project	
Parking lot reconfiguration at Lancaster branch	\$70,614
Interior signage – all branches	\$62,985
Monumental signage – all branches	\$33,000
Alternate Item 4 – operable partition at Del Webb branch	\$29,000
Restore reading garden at Del Webb branch	\$10,793
Parking lot coating and striping – Kershaw branch	\$8,000
Restore shades – all branches	\$6,490
Restore courtyard – Lancaster branch	\$5,548
Subtotal	\$226,430
Grand Total	\$345,029

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration

Department: Administration

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

Review of 3rd party analysis on information submitted by Kelvin Alexander and Aiken Cost Estimators.

Points to Consider:

After Council expressed displeasure with the cost estimates for EMS Headquarters at the Strategic Plan meeting I asked local builder Chad Catledge to review both the revised plans from Kelvin and the cost estimates from Aiken. Chad is familiar with this building as he did the work making all of the interior renovations when it was owned by Founders Federal Credit Union.

The report is attached but in closing Chad notes that he does not see any waste or methods of construction that would yield significant savings.

Chad listed several items that we would certainly consider if we move forward.

Funding and Liability Factors:

See below.

Options:

I am hearing from multiple sources that we simply cannot complete this project with the budget number Council has established. I didn't work with either Mosley or the cost estimators but I have been very impressed with Kelvin's work in the short time he has been with us. I have known Chad for many years and my opinion is that his take on commercial construction is the gospel.

This is now presented back to Administration for a recommendation to Council as we are in need of a policy decision. I am firmly convinced the project cannot be completed within the budget allocated. Potential options include:

1. Revise the scope of the project. If we eliminate Training and Logistics and just move Administration and Billing functions we may be able to complete this. The downside is that I have been instructed Training was our priority focus.
2. Revise the budget to meet the estimated costs. I don't want to get started on this knowing that I have no confidence we can complete the project within the allocated budget.
3. Cancel the project. At that point we still face a critical need to address what is needed for EMS.

Recommendation:

I recommend revising the budget to meet the estimated costs as presented by Kelvin and Aiken Cost Estimators.

ATTACHMENTS:

Description	Upload Date	Type
Report from Chad Catledge	2/3/2020	Exhibit
Aiken Cost Consultants Estimate	2/4/2020	Backup Material

Actual Expenditures for EMS Headquarters
Total Budget for EMS Headquarters

2/4/2020
2/4/2020

Backup Material
Backup Material



January 21, 2020

Re: Lancaster County EMS Headquarters
Project Budget Evaluation

Dear Kelvin,


Perception Builders, LLC is pleased to offer our review of the EMS Headquarters construction documents and estimate dated December 30, 2019. The purpose of this review is to identify any opportunities to reduce construction cost while achieving the same end goal. It is important to recognize that Perception Builders is reviewing this information without any prior participation in project programming or discussions of any type about the project. The review and recommendations below are simply items to be considered for discussion and may or may not align with ultimate project goals.

1. Observation – The Construction Documents that have been produced appear to deliver a completed facility that would serve the vast needs of an EMS Headquarters. Long term, permanent approaches to Logistics, Training, Administration, etc. appear to have been considered and this facility if constructed should serve the EMS service for many years in the future. In short, this plan does not appear to be a short-term band-aid to serve as a headquarters until future funding became available.
2. Observation – The estimate for construction of the construction documents appears to be a thorough estimation of the construction cost that could be anticipated should this project be submitted to the bid market. However, the current construction market is saturated with available work and subcontractor demand is very high. It would not be unlikely to see bid prices come in higher than this preliminary estimate.
3. Observation – The construction documents and the estimate have been divided into 3 phases. Phase 1 probable cost appear to fall within the desired project budget of \$1MM. However, there are many functions of the EMS Headquarters that are not addressed in Phase 1. A completion of Phase 1 only would require future funding for construction to complete the project program. Our observation is that the project budget that was set does not appear to have accounted for the complete and final project program. In short, the project budget was probably set to low at the start and/or the program grew to exceed the initial project and budget was not adjusted.
4. Opportunity – Evaluate Security System including Cameras and Card Access. I am aware of certain areas and stored items that need tight control. However, the current security budget for this project is at \$94,184.00 based on the Aiken estimate. There could be savings if these systems are evaluated to minimize card readers and cameras.
5. Opportunity – Evaluate the need for backup power and specifically what needs to be on backup power. It appears entire building has been sized for backup power. Possibly a temporary solution to backup power for only critical items could be implemented. (Potential savings in the short term of \$85,000.00)
6. Opportunity – There is potential savings and potential gain in usable space if the area labeled as rooms 102, 013, 105, 106, and 107 could be converted to open office workstations. If privacy is needed a single shared conference room could be developed in that area.

7. Opportunity – Shorten length of wall that separates Future Expansion Space 208 by turned wall 90 degrees to end at door 146A. Reduces constructed wall length and area required for ACT (Potential Savings of \$3,300.00)
8. Opportunity – Delete ACT in rooms 142 and 143. (Potential Savings of \$9,600.00)
9. Possible Opportunity – Investigate condition of existing HVAC units that serve 123,142, and 143. Could potentially reuse existing HVAC units for a short period.

In short, these opportunities above simply address initial cost outlay. Long term these items would need to be realized to achieve the program captured in this plan. I do not see any significant waste or methods of construction that would yield significant project savings. The only opportunity for reduced cost would be reduced scope of the program.

Sincerely,



Chad Catledge
President

Aiken Cost Consultants

LETTER OF TRANSMITTAL

30-Dec-19

11:07 AM

RECIPIENT

Name: Kelvin Alexander, Project Manager
Company: Lancaster County Government
Address: 101 N Main St
Lancaster, SC 29720
Ph/FAX: (803) 293-0574
e-mail: kalexander@lancastersc.net

SENDER

Name: Bryan Venable
Company: Aiken Cost Consultants
Address: 19 West Stone Avenue
Greenville, SC 29609
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PROJECT INFORMATION

Project Title: Lancaster County EMS Headquarters
Location: Lancaster, SC
ACC Project #: LCo1
Estimate Format: ACC Progressive 10
Construction Document Estimate

PURPOSE OF TRANSMITTAL

☒ As Requested ☒ For Your Use ☐ For Your File ☐ For Your Review/Comment ☐ For Your Information

METHOD OF DELIVERY

☐ Direct Express ☐ US Mail ☐ Fax ☐ Hand ☒ e-mail

ITEMS TRANSMITTED

	Number	# Pages
Master Summary	<u>1</u>	<u>2</u>
Summary	<u>1</u>	<u>2</u>
Rationale	<u>1</u>	<u>19</u>
Vendor Quotes	<u> </u>	<u> </u>
Other-	<u> </u>	<u> </u>
Total Items Transmitted (including this page)	<u>4</u>	<u>23</u>

COMMENTS

We have tried to organize the estimate to simplify your review and analysis. Please click on the tabs at the bottom of your screen to navigate through the estimate. We encourage your careful review and appreciate your questions and comments.

MASTER SUMMARY
Construction Document Estimate
 For
Lancaster County EMS Headquarters
 3724 Charlotte Highway
 Lancaster, SC

Owner
 Lancaster County Government
 101 N Main St
 Lancaster, SC 29720

Cost Estimator:
 Aiken Cost Consultants
 19 West Stone Avenue
 Greenville, SC 29609

	Total	
	Cost	%
Base Estimate	990,695	57.3%
Alternate 1	236,948	13.7%
Alternate 2	500,297	29.0%
Total Probable Base Bid	\$1,727,940	100.0%
Construction Phase Contingency	86,397	5.0%
Total Construction Cost (TCC)	\$1,814,337	105.0%

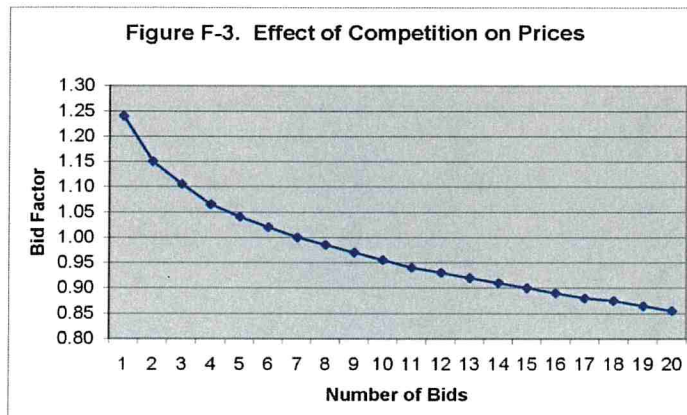
Project Notes / General Comments

This estimate is based upon CD Documents dated 18 November 2019.

This estimate has been prepared in accordance with generally accepted estimating practices and principles. Aiken Cost Consultants' staff is available to discuss our methods, pricing, assumptions, or estimating philosophy with any interested party. Please contact us by phone at (864) 232-9342, by fax at (864) 233-2573, or by e-mail at Brad@AikenCost.com.

Aiken Cost Consultants estimates are intended to be used as a professional opinion of the probable cost of construction, based on our understanding of the design at the time the estimate was prepared. We have no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

When preparing each cost estimate submittal Aiken Cost Consultants reviews current market conditions. It is our opinion that current construction market may be less than competitive at both the General Contractor and Sub Contractor levels. One of several resources the Owner should consider when bidding a project is the "Effect of Competition on Prices" chart developed by the U.S. Army Corp of Engineers. Additional project specific factors to consider (when applicable) are; anticipated mid-point of construction, difficult conditions, phasing, Liquidated Damages, limited or set-aside contracting requirements, etc. These multiple factors should also be considered whenever the project is delayed and/or market conditions change significantly.



BUILDING SUMMARY
Construction Document Estimate
 FOR
Lancaster County EMS Headquarters
3724 Charlotte Highway
Lancaster, SC

Owner	Cost Estimator:
Lancaster County Government	Aiken Cost Consultants
101 N Main St	19 West Stone Avenue
Lancaster, SC 29720	Greenville, SC 29609

Project Data	
Project Code:	LCo1
Mid Point of Construction:	Sep 2020
Owners Budget:	Unknown
ACC Last Estimate:	NA

Project	Lancaster County EMS Headquarters			
LEVEL 2 GROUP ELEMENTS	Element			
Level 3 Elements	Quantity	Unit	Rate (\$)	Cost
Base Estimate	9686	SF	102	\$990,695

C10 Interior Partitions & Windows	7301	SF	6.75	49,276
C12 Interior Doors	16	LEF	1,379.06	22,065
C13 Interior Specialties	9686	SF	0.09	860
C30 Finishes	9686	SF	6.65	64,371
D20 Plumbing	9686	SF	3.59	34,733
D30 HVAC	9686	SF	19.62	190,050
D40 Fire Protection	9686	SF	4.72	45,689
D50 Electrical Service & Distribution	9686	SF	10.86	105,184
D52 Lighting & Branch Wiring	9686	SF	12.23	118,474
D53 Communication & Branch Wiring	9686	SF	18.11	175,457
D54 Special Electrical Systems	9686	SF	15.92	154,192
E10/20 Equipment & Furnishings	9686	SF	0.42	4,058
F10/20 Special Const. & Demolition	9686	SF	2.71	26,286

Alternate 1	2736	SF	87	\$236,948
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C10 Interior Partitions & Windows	2762	SF	7.09	19,580
C12 Interior Doors	7	LEF	4,787.57	33,513

Project		Lancaster County EMS Headquarters				
LEVEL 2 GROUP ELEMENTS		Element				
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost	
C13 Interior Specialties		2736	SF	0.25	696	
C30 Finishes		2736	SF	8.62	23,571	
D20 Plumbing		2736	SF	11.50	31,462	
D30 HVAC		2736	SF	12.73	34,839	
D40 Fire Protection		2736	SF	4.72	12,906	
D50 Electrical Service & Distribution		2736	SF	1.98	5,411	
D52 Lighting & Branch Wiring		2736	SF	16.69	45,673	
D53 Communication & Branch Wiring		2736	SF	6.85	18,731	
F10/20 Special Const. & Demolition		2736	SF	3.86	10,567	
Alternate 2		9168	SF	55	\$500,297	

C10 Interior Partitions & Windows	6818	SF	4.53	30,871
C12 Interior Doors	11	LEF	1,450.32	15,954
C30 Finishes	9168	SF	4.28	39,221
D20 Plumbing	9168	SF	0.25	2,293
D30 HVAC	9168	SF	20.84	191,048
D40 Fire Protection	9168	SF	4.72	43,246
D52 Lighting & Branch Wiring	9168	SF	12.43	113,948
D53 Communication & Branch Wiring	9168	SF	4.42	40,499
F10/20 Special Const. & Demolition	9168	SF	2.41	22,130
G10-90 Site	9168	SF	0.12	1,088

Project Costs, not including GC Field Overhead

\$1,727,940

The above unit prices INCLUDE the following:

Fees & Permits		
Bond	Escalation to Mid Point of Construction	Single Prime
State Sales Tax	Non-Competitive Market	

The following items are EXCLUDED from this estimate:

Design Fees
Inhouse Costs
Finance Costs

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
Base Estimate						\$990,695
C10 Interior Partitions & Windows	7301	SF	@	6.75	=	49,276
5/8" Gyp Brd-2 sides on 3 5/8" metal studs,taped & fin	5853	SF	1.52	3.00	4.52	26,480
5/8" Gyp Brd-2 sides, taped & fin	1010	SF	1.87	7.82	9.69	9,788
5/8" MR-GWB-2 sides on 3 5/8" met studs	70	SF	2.52	3.58	6.10	427
8" Concrete Block	20	SF	4.13	5.38	9.51	190
Interior Storefront	335	SF	28.75	4.90	33.65	11,273
Fixed Window, lobby	13	SF	73.38	12.59	85.96	1,118
C12 Interior Doors	16	LEF	@	1379.06	=	22,065
3'x 7' SCW door w/ HM frame, paint, & hdwr (4-7/8" D)	9	EA	1,045	318	1,363	12,268
3'x7' HM door w/ frame, paint & hardware (4-7/8" D)	1	EA	1,339	476	1,814	1,814
Pair 3'x7' HM doors w/ frame, paint & hardware (4-7/8" D)	1	PR	2,440	779	3,219	3,219
Pair 3'x 7' SCW door w/ HM frame, paint, & hdwr (4-7/8" D)	2	PR	1,823	559	2,382	4,764
C13 Interior Specialties	9686	SF	@	0.09	=	860
Robe or Coat Hook	1	EA	23.30	5.20	28.49	28.49
Stainless Steel Grab Bars, 18"	1	EA	35.94	20.81	56.75	56.75
Stainless Steel Grab Bars, 36"	1	EA	41.93	25.24	67.17	67.17
Stainless Steel Grab Bars, 42"	1	EA	43.72	25.24	68.97	68.97
Mirror w/ SS Frame, 18"W x36"H	1	EA	147	33.25	181	181
Toilet Tissue Dispenser, Double Roll	1	EA	26.35	20.81	47.16	47.16
Sanitary Napkin Disposal (Surface Mounted)	1	EA	204	76.96	281	281
Soap Dispenser, Chrome, Surface Mounted, Liquid	1	EA	61.09	25.24	86.33	86.33
Shelving, Pine, 1" x 12" deep	4	SFshlf	6.35	4.75	11.10	44.41
C30 Finishes	9686	SF	@	6.65	=	64,371
Paint (low-VOC) drywall, primer & 2 coats- roller work	23247	SF	0.17	0.52	0.69	16,013
Ceramic Tile Walls, 6"x6" thin set w/ low VOC adhesive	70	SF	4.28	4.65	8.93	625
Ceramic Tile Floor, 6"x6" thin set w/ low VOC adhesive	92	SF	6.29	2.72	9.01	829
Seal Coat Concrete (low-VOC)	276	SF	0.26	0.16	0.42	116
Carpet Tile, Cushion Back w/ low VOC adhesive	2484	SF	4.26	0.63	4.89	12,158

LCo1	Lancaster County EMS Headquarters						
Construction Document Estimate							
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
Vinyl Composition Tile w/ low VOC adhesive	44	SF	4.12	0.68	4.80	211	
Rubber Base, 4", Cove w/ low VOC adhesive	1943	LF	1.43	1.44	2.87	5,572	
Ceramic Tile , Cove Base, 6" w/ low VOC adhesive	40	LF	5.34	8.12	13.46	539	
Paint (low-VOC) Ceiling, 3 coats, Spray	128	SF	0.34	0.65	0.99	127	
Gyp Board Ceiling,taped,finish,paint,susp system	61	SF	2.29	2.93	5.22	318	
ACT (Seismic) 24"X 24", 5/8" Mineral Fiber,Tegular	5329	SF	3.09	1.48	4.57	24,349	
ACT (Seismic) 24"X 24", w/ Plastic Film Face	744	SF	3.38	1.35	4.72	3,514	
D20 Plumbing	9686	SF	@	3.59	=	34,733	
Plumbing Fixtures							
Plumbing, Per Fixture	4	FX	2674.16	1699.41	4373.57	17,494	
Water Closet, Flush Valve, Floor Mtd (WC-1)	1	EA	1394.59	479.11	1873.70	1,874	
Lavatory, Wall Hung, ADA (LA-1)	1	EA	1725.26	677.72	2402.98	2,403	
Electric Water Cooler Bi Level (EWC-1)	1	EA	1545.55	228.29	1773.84	1,774	
Janitor Sink, Corner, Floor (MSB-1)	1	EA	2983.27	908.06	3891.33	3,891	
Domestic Water Specialties							
Domestic Water Tie-Ins To Existing	4	EA	79.07	245.70	324.77	1,299	
Sanitary DWV Specialties							
Sanitary Tie-Ins To Existing	4	EA	93.45	245.70	339.15	1,357	
Plumbing Specialties							
Vibration Isolation & Seismic Restraint	9,686	SF			0.13	1,270	
Submittals and Close Out Documentation	9,686	SF		0.06	0.06	595	
Plumbing Shop Drawings	9,686	SF		0.08	0.08	793	
Plumbing "As Built" Drawings	9,686	SF		0.06	0.06	595	
Pressure Test Domestic / DWV Lines	9,686	SF		0.03	0.03	297	
Disinfect Domestic Water Lines	9,686	SF		0.02	0.02	198	
Pipe Labeling / Tagging	9,686	SF		0.05	0.05	496	
One Year Contractor Service Warranty	9,686	SF		0.04	0.04	397	
D30 HVAC	9686	SF	@	19.62	=	190,050	
Air Package Units							
Split Syst. Heat Pump, Air/Air, 2 Ton (AHU-1 & HP-1)	1	EA	4133.44	1076.98	5210.42	5,210	
Split Syst. Heat Pump, Air/Air, 2½Ton (AHU-2 & HP-2)	1	EA	4399.42	1212.11	5611.53	5,612	
Ductless SS., Cooling Only Wall Mount 2 Ton (DSS-1 & 2)	2	EA	5290.81	722.76	6013.57	12,027	
Air Distribution							
Ductwork							
Galv. Rectangular & Round Duct	9500	LB	1.12	7.00	8.12	77,176	

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
Flex Duct	250	LF	5.33	4.59	9.92	2,480
Duct Insulation						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	6650	SF	1.78	2.04	3.82	25,403
Grilles, Registers & Diffusers						
Ceiling Diffuser & Grilles	51	EA	117.89	39.89	157.78	8,047
Controls System						
Basic DDC Controls System	9,686	SF			3.44	33,332
HVAC Specialties						
Vibration Isolation & Seismic Restraint	9,686	SF		0.43	0.43	4,165
HVAC Shop Drawings	9,686	SF		0.23	0.23	2,231
HVAC "As Built" Drawings	9,686	SF		0.17	0.17	1,636
Submittals and Close Out Documentation	9,686	SF		0.15	0.15	1,487
Operation & Maintenance Manuals (O & M's)	9,686	SF		0.06	0.06	595
Inspection & Limited Commissioning	9,686	SF		0.25	0.25	2,380
Owner Training For Operating Personnel	9,686	SF		0.06	0.06	595
One Year Contractor Service Warranty	9,686	SF		0.08	0.08	744
Piping / Equipment Labeling & Tagging	9,686	SF		0.04	0.04	397
Pressure Test Ductwork	9,686	SF		0.23	0.23	2,231
Air Side Testing & Balancing						
Start-Up, Test & Balance Packaged AHU	2	EA			278.38	557
Start-Up, Test & Balance Ductless Split System	2	EA			278.38	557
Test & Balance Grilles & Diffusers	51	EA			62.53	3,189
D40 Fire Protection	9686	SF	@	4.72	=	45,689
Wet Pipe System						
Wet Pipe Sprinkler System	9686	SF	2.37	2.35	4.72	45,689
D50 Electrical Service & Distribution	9686	SF	@	10.86	=	105,184
Panels						
DP_Main circuit breaker, to 480 volt, 400 amp (MDP)	1	EA	4684.59	988.11	5672.70	5673
Circuit breaker, LA frame, 125-400 amp	2	EA	5246.74	244.40	5491.14	10982
Circuit breaker, KA frame, 70-225 amp	4	EA	2286.08	175.40	2461.49	9846
Circuit breaker, 480 volt, 3 pole, 15 to 60 amp	3	EA	884.45	105.83	990.28	2971
DP_Main circuit breaker, to 208 volt, 800 amp (L1)	1	EA	9856.38	1081.66	10938.04	10938
DP_Main lug only, to 208 volt, 800 amp (L1)	1	EA	2098.70	1040.73	3139.43	3139
Circuit breaker, KA frame, 70-225 amp	3	EA	2286.08	175.40	2461.49	7384
Circuit breaker, 208 volt, 3 pole, 15 to 60 amp	1	EA	846.97	105.83	952.80	953
Circuit breaker, 240 volt, 2 pole, 15 to 60 amp	6	EA	554.66	80.10	634.76	3809

Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Circuit breaker, 120 volt, 1 pole, 15 to 60 amp	60	EA	181.39	70.16	251.55	15093
Distribution Panel steel support	3	EA	106.09	216.33	322.42	967
Relocate Panel H1, 250 amp, 480 volt	1	EA	749.53	2338.73	3088.26	3088
Refeed Panel HVAC	1	EA	37.48	140.32	177.80	178
Refeed Panel H2	1	EA	37.48	140.32	177.80	178
Refeed Panel L4	1	EA	37.48	140.32	177.80	178
Refeed Panel L6	1	EA	37.48	140.32	177.80	178
Panelboard, 100A, 208 volt, MLO, 30 ckt., w/1P brkrs (L8)	1	EA	2435.99	1058.27	3494.26	3494
Panelboard steel support	2	EA	70.73	144.11	214.84	430
Interior Distribution Transformers						
Transformer, 225 KVA, 3 phase, 480/120/208 (Existing)	1	EA	374.77	292.34	667.11	667
Panel Feeders						
4" RGS w/ 11 coup, 2 bends & 2 term. per 100'	20	LF	30.73	28.06	58.80	1176
4" RGS elbow	2	EA	119.18	140.32	259.50	519
4" locknut	4	EA	23.01		23.01	92
4" bushing	2	EA	2.41	62.56	64.97	130
4" RGS support	3	EA	38.98	21.26	60.23	172
4"x12" RGS Nipple, w/ locknuts & bushings	2	EA	208.37	70.16	278.53	557
4" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	10	LF	18.81	14.03	32.85	328
4" EMT elbow	4	EA	62.96	93.55	156.51	626
4" EMT connector	4	EA	152.91	35.08	187.99	752
4" EMT coupling	8	EA	129.67	35.08	164.75	1318
2 1/2" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	100	LF	6.81	9.35	16.16	1616
2 1/2" EMT elbow	8	EA	29.38	46.77	76.16	609
2 1/2" EMT connector	6	EA	71.96	15.61	87.57	525
2 1/2" EMT coupling	16	EA	69.71	23.39	93.09	1490
2" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	10	LF	5.83	7.02	12.85	128
2" EMT elbow	4	EA	10.79	28.06	38.86	155
2" EMT connector	4	EA	28.48	11.23	39.71	159
2" EMT coupling	8	EA	17.76	18.13	35.89	287
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	170	LF	4.54	5.61	10.16	1726
1 1/4" EMT elbow	6	EA	6.37	17.54	23.91	143
1 1/4" EMT connector	4	EA	17.01	8.01	25.02	100
1 1/4" EMT coupling	12	EA	9.07	11.58	20.65	248
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	90	LF	2.85	4.89	7.74	696
1" EMT connector	2	EA	6.87	6.26	13.12	26
#10 THHN wire, copper	100	LF	0.24	0.56	0.80	80
#8 THHN wire, copper	190	LF	0.43	0.70	1.14	216
#4 THHN wire, copper	510	LF	1.03	1.06	2.10	1070

Lancaster County EMS Headquarters						
Construction Document Estimate				QUOTE/	UNIT	TOTAL
DESCRIPTION		U/M	MAT'L	INSTALL	TOTAL	COST
#3 THHN wire, copper	50	LF	1.45	1.12	2.58	129
#1 THHN wire, copper	760	LF	2.26	1.40	3.67	2787
#2/0 THHN wire, copper	60	LF	3.31	1.94	5.25	315
#3/0 THHN wire, copper	20	LF	4.24	2.25	6.49	130
#4/0 THHN wire, copper	360	LF	5.25	2.55	7.80	2807
250 kcmil THHN wire, copper	80	LF	6.45	2.81	9.25	740
500 kcmil THHN wire, copper	120	LF	12.59	3.51	16.10	1932
600 kcmil THHN wire, copper	80	LF	11.32	4.33	15.64	1252
D52 Lighting & Branch Wiring	9686	SF	@	12.23	=	118,474
Light Fixtures						
Type: A1	4	EA	299.81	93.55	393.36	1573
Type: A2	3	EA	584.64	93.55	678.19	2035
Type: A3	38	EA	224.86	93.55	318.41	12100
Type: A4	7	EA	509.68	93.55	603.23	4223
Type: C1	2	EA	299.81	93.55	393.36	787
Type: J2	4	EA	509.68	93.55	603.23	2413
Type: J4	2	EA	224.86	93.55	318.41	637
Type: L1	6	EA	337.29	93.55	430.84	2585
Type: X1	11	EA	224.86	87.70	312.56	3438
Type: X2	1	EA	224.86	87.70	312.56	313
Type: Z1	4	EA	599.63	111.09	710.72	2843
Type: Relocate lights	4	EA	14.99	70.16	85.15	341
Lighting Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	820	LF	1.77	4.33	6.10	4998
3/4" EMT connector	164	EA	4.81	5.11	9.92	1627
3/4" EMT field bend	164	EA		7.02	7.02	1151
4" Square box w/cover (ring), support	82	EA	11.99	35.08	47.07	3860
#12 THHN wire, copper	3280	LF	0.16	0.51	0.68	2228
Fixture whip, (3) #12THHN	68	EA	13.25	17.54	30.79	2094
Fixture whip, (4) #12THHN	14	EA	19.97	43.32	63.29	886
Lighting Controls						
Switch, 20 amp, 3 way, w/box, ring, cover	3	EA	49.12	70.16	119.29	358
Switch, 20 amp, 4 way, w/box, ring, cover	1	EA	59.66	73.83	133.50	133
Dimmer Switch, LED, w/box, ring, cover	1	EA	226.06	78.66	304.72	305
3-way Dimmer Switch, LED, w/box, ring, cover	1	EA	218.26	75.63	293.90	294
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	1	EA	141.03	67.45	208.48	208
Dimmable Occ Sensor, LED, wall, w/box, ring, cover	10	EA	251.84	67.45	319.29	3193

LCo1

Lancaster County EMS Headquarters

Construction Document Estimate

DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Occ Sensor, ceiling, w/box, ring, cover	8	EA	206.87	86.53	293.40	2347
Remote power pack	3	EA	48.72	56.13	104.85	315
Photo cell	1	EA	38.98	70.16	109.14	109
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	520	LF	1.77	4.33	6.10	3170
3/4" EMT connector	52	EA	4.81	5.11	9.92	516
3/4" EMT field bend	52	EA		7.02	7.02	365
4" Square box w/cover (ring), support	26	EA	11.99	35.08	47.07	1224
#12 THHN wire, copper	2080	LF	0.16	0.51	0.68	1413
Receptacles						
Duplex Receptacle, 20 amp, w/box, ring, cover	63	EA	31.65	67.76	99.41	6263
Floor box	1	EA	395.75	208.15	603.90	604
Poke through	2	EA	335.79	85.13	420.92	842
Under carpet receptacle	30	EA	122.92	22.22	145.14	4354
Under carpet box	30	EA	122.92	28.06	150.99	4530
3 conductor flat cable, #12	200	LF	8.02	0.55	8.57	1714
Under carpet power connection	5	EA	76.45	28.06	104.52	523
Receptacle Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	2130	LF	1.77	4.33	6.10	12984
3/4" EMT connector	142	EA	4.81	5.11	9.92	1409
3/4" EMT field bend	142	EA		7.02	7.02	996
4" Square box w/cover (ring), support	71	EA	11.99	35.08	47.07	3342
#12 THHN wire, copper	8520	LF	0.16	0.51	0.68	5789
Saw cutting, concrete (floor boxes)	10	LF		24.38	24.38	244
Equipment Connections						
Air handling unit - Equipment Connection	2	EA	43.65	108.97	152.63	305
Condensing unit - Equipment Connection	2	EA	43.65	108.97	152.63	305
Ductless split system - Equipment Connection	2	EA	52.39	149.83	202.22	404
Grinder pump - Equipment Connection	1	EA	43.65	102.16	145.81	146
Heat pump - Equipment Connection	2	EA	34.93	102.16	137.08	274
240 volt, 30 amp FDS, 3p, nema 3R, w/fuses	3	EA	229.36	181.25	410.61	1232
240 volt, 60 amp FDS, 3p, nema 3R, w/fuses	1	EA	383.76	254.92	638.68	639
600 volt, 30 amp FDS, 3p, nema 3R, w/fuses	2	EA	367.27	181.25	548.52	1097
Equipment Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	620	LF	1.77	4.33	6.10	3779
3/4" EMT connector	14	EA	4.81	5.11	9.92	139
3/4" EMT field bend	14	EA		7.02	7.02	98
4" Square box w/cover (ring), support	7	EA	11.99	35.08	47.07	330
#12 THHN wire, copper	800	LF	0.16	0.51	0.68	544
#10 THHN wire, copper	1330	LF	0.24	0.56	0.80	1066

Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
#8 THHN wire, copper	390	LF	0.43	0.70	1.14	443
D53 Communication & Branch Wiring	9686	SF	@	18.11	=	175,457
Fire Alarm System						
FACP addressable	1	EA	6895.72	982.27	7877.98	7878
Surge Protection Device	1	EA	149.91	74.25	224.16	224
Smoke Detector, addressable	17	EA	340.29	93.55	433.84	7375
Pull Station, addressable	7	EA	223.36	77.76	301.12	2108
Audio/visual	32	EA	251.84	105.83	357.67	11445
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1450	LF	1.77	4.33	6.10	8839
3/4" EMT connector	232	EA	4.81	5.11	9.92	2302
3/4" EMT field bend	232	EA		7.02	7.02	1628
4" Square box w/cover (ring), support	116	EA	11.99	35.08	47.07	5461
18/2 fire alarm cable	2900	LF	1.03	0.70	1.74	5034
#14 THHN, copper	5800	LF	0.12	0.43	0.55	3205
Telecom System						
84"x19" 4-post equipment rack - CPI	2	EA	1454.10	257.26	1711.36	3423
4" Vertical Data rack/wire management - HellermannTyton	4	EA	269.83	94.72	364.55	1458
Horizontal Data rack/wire management, 2 RU	6	EA	67.46	11.69	79.15	475
4'x8' plywood Telephone back board	6	EA	101.34	103.37	204.71	1228
Telecomm ground bar	1	EA	386.76	185.93	572.69	573
CAT 6 48 Port Patch Panel	3	EA	472.21	280.65	752.85	2259
CAT 6 Jack (label, test)	86	EA	4.81	8.65	13.47	1158
4 port data plate, plastic	24	EA	4.30	7.78	12.08	290
CAT 6 cable, plenum	13000	LF	0.33	0.81	1.14	14777
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	200	LF	4.54	5.61	10.16	2031
1 1/4" EMT elbow	20	EA	6.37	17.54	23.91	478
1 1/4" EMT connector	40	EA	17.01	8.01	25.02	1001
1 1/4" EMT coupling	40	EA	9.07	11.58	20.65	826
1 1/4" EMT field bend	40	EA		14.79	14.79	592
4 11/16" x 2 1/8"D Square box w/cover (ring), support	20	EA	14.99	35.08	50.07	1001
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	40	LF	2.85	4.89	7.74	309
1" EMT connector	8	EA	6.87	6.26	13.12	105
1" EMT field bend	8	EA		7.72	7.72	62
4 11/16" Square box w/cover (ring), support	4	EA	14.99	35.08	50.07	200
TV System						
F connector w/plate	7	EA	29.35	24.52	53.87	377
RG 6 cable, plenum	1050	LF	1.41	0.70	2.11	2216

LC01	Lancaster County EMS Headquarters						
Construction Document Estimate							
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
CAT 6 Jack (label, test)	16	EA	4.81	8.65	13.47	215	
4 port data plate, plastic	8	EA	4.30	7.78	12.08	97	
CAT 6 cable, plenum	2400	LF	0.33	0.81	1.14	2728	
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	150	LF	4.54	5.61	10.16	1523	
1 1/4" EMT elbow	15	EA	6.37	17.54	23.91	359	
1 1/4" EMT connector	46	EA	17.01	8.01	25.02	1151	
1 1/4" EMT coupling	30	EA	9.07	11.58	20.65	619	
1 1/4" EMT field bend	46	EA		14.79	14.79	680	
4 11/16" x 2 1/8"D Square box w/cover (ring), support	23	EA	14.99	35.08	50.07	1152	
Security System							
Security equipment rack	1	EA	7495.35	584.68	8080.03	8080	
Monitor	2	EA	1544.64	212.17	1756.81	3514	
Camera	18	EA	1511.06	292.34	1803.40	32461	
Card Reader	10	EA	1499.07	584.68	2083.75	20838	
Electric Door Latch	10	EA	509.68	97.06	606.74	6067	
Request -to-Exit switch	9	EA	175.39	108.75	284.14	2557	
Door switch - Magnetic	9	EA	131.59	108.75	240.34	2163	
Key Pad	1	EA	698.57	216.33	914.90	915	
D54 Special Electrical Systems	9686	SF	@	15.92	=	154,192	
Grounding & Lightning Protection Systems							
Misc. grounding	1	LS	1499.07	584.68	2083.75	2084	
Emergency Generators							
Generator, 320 KW, diesel, w/ enclosure	1	EA	124423	7697	132120	132120	
Generator pad	1	EA	1247	870	2117	2117	
Generator controls	1	EA	1559	1095	2654	2654	
Generator remote annunciator panel	1	EA	1278	347	1625	1625	
ATS, 480V, 3P, 400 amp, nema 3R	1	EA	12892	702	13594	13594	
E10/20 Equipment & Furnishings	9686	SF	@	0.42	=	4,058	
Base Cabinets, plastic laminate	6	LF	443	99.74	543	3,258	
Counter Tops, plastic laminate	12	LF	46.72	19.95	66.67	800	
F10/20 Special Const. & Demolition	9686	SF	@	2.71	=	26,286	
Metal Or Wood Studs, finish on two sides, drywall	1220	SF		2.94	2.94	3,589	
Exterior Doors, single, 3' x 7'	2	EA		31.38	31.38	62.76	

LCo1	Lancaster County EMS Headquarters					
Construction Document Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
Base Cabinets	51	LF	12.51	12.51	638	
F2019A Loading, Disposal, and Dump Charges						
Machine Load & Haul Construction Debris, 5-mile	22	CY	16.15	16.15	355	
Dump Charges, Building Construction Materials	6	Ton	83.27	83.27	483	
Plumbing Demolition						
Misc. Plumbing Demolition	9,686	SF	0.23	0.23	2,219	
Remove Water Closet, Flr Mtd	2	EA	97.36	97.36	195	
Lavatory	3	EA	97.36	97.36	292	
Remove Electric Water Cooler	1	EA	130.58	130.58	131	
Remove Floor Drain and Decommission	1	EA	58.15	229.08	287.23	287
HVAC Demolition						
Misc. HVAC Demolition	9,686	SF	0.99	0.99	9,615	
Electrical Demolition						
Electrical Demolition	1	LS	8419.42	8419.42	8419	
Alternate 1					\$236,948	
C10 Interior Partitions & Windows	2762	SF	@	7.09	=	19,580
5/8" Gyp Brd-2 sides on 3 5/8" metal studs,taped & fin	1006	SF	1.52	3.00	4.52	4,551
5/8" Gyp Brd-2 sides, taped & fin	1203	SF	1.87	7.82	9.69	11,658
5/8" MR-GWB-2 sides on 3 5/8" met studs w/sound batt	553	SF	2.51	3.58	6.10	3,371
C12 Interior Doors	7	LEF	@	4787.57	=	33,513
3'x 7' SCW door w/ HM frame, paint, & hdwr (4-7/8" D)	1	EA	1,045	318	1,363	1,363
3'x7' HM door w/ frame, paint & hardware (4-7/8" D)	2	EA	1,339	476	1,814	3,628
3'x7' alum./ full glass door w/ alum. frame/panic hdw	4	EA	5,112	2,018	7,130	28,522
C13 Interior Specialties	2736	SF	@	0.25	=	696
Robe or Coat Hook	1	EA	23.30	5.20	28.49	28.49
Stainless Steel Grab Bars, 18"	1	EA	35.94	20.81	56.75	56.75
Stainless Steel Grab Bars, 36"	3	EA	41.93	25.24	67.17	202
Shower Curtain Rod w/curtain	1	EA	37.07	38.43	75.51	75.51
Shower Seat	1	EA	243	90.89	334	334
C30 Finishes	2736	SF	@	8.62	=	23,571

Lancaster County EMS Headquarters						
Construction Document Estimate			QUOTE/		UNIT	TOTAL
DESCRIPTION	U/M	MAT'L	INSTALL	TOTAL	COST	
Paint (low-VOC) drywall, primer & 2 coats- roller work	7992 SF	0.17	0.52	0.69	5,505	
Ceramic Tile Walls, 6"x6" thin set w/ low VOC adhesive	253 SF	4.28	4.65	8.93	2,259	
Seal Coat Concrete (low-VOC)	716 SF	0.26	0.16	0.42	301	
Ceramic Tile Floors, 6"x6" w/ low VOC adhesive	407 SF	6.29	2.71	9.00	3,664	
Carpet Tile, Cushion Back w/ low VOC adhesive	996 SF	4.26	0.63	4.89	4,875	
Rubber Base, 4", Cove w/ low VOC adhesive	573 LF	1.43	1.44	2.87	1,643	
Ceramic Tile , Cove Base, 6" w/ low VOC adhesive	198 LF	5.34	8.12	13.46	2,666	
Paint (low-VOC) Ceiling, 3 coats, Spray	746 SF	0.34	0.65	0.99	738	
Gyp Board Ceiling,taped,finish,paint,susp system	61 SF	2.29	2.93	5.22	318	
ACT (Seismic) 24"X 24", 5/8" Mineral Fiber,Tegular	223 SF	3.09	1.48	4.57	1,019	
Clean & Repair Existing Lobby Flooring	140 SF	3.49	0.66	4.15	581	
D20 Plumbing	2736 SF	@	11.50	=	31,462	
Plumbing Fixtures						
Water Closet, Flush Valve, Floor Mtd (WC-2)	2 EA	1394.59	479.11	1873.70	3,747	
Electric Water Cooler Bi Level (EWC-1)	1 EA	1545.55	228.29	1773.84	1,774	
Shower, Whlchr., Hdcp'd w/Thermostatic Valve (SH-1)	1 EA	4708.53	684.88	5393.42	5,393	
Com. Gas Fired Water Heater (GWH-1)	1 EA	6959.87	1357.24	8317.10	8,317	
Expansion Tank For Water Heater	1 EA	100.64	39.41	140.05	140	
Domestic Water Specialties						
Domestic Water Tie-Ins To Existing	4 EA	79.07	245.70	324.77	1,299	
Sanitary DWV Specialties						
Sanitary Tie-Ins To Existing	7 EA	93.45	245.70	339.15	2,374	
Floor Drain	2 EA	511.11	126.94	638.05	1,276	
Floor Clean Out (FCO)	1 EA	222.56	60.91	283.47	283	
Plumbing Specialties						
Vibration Isolation & Seismic Restraint	2,736 SF			0.13	359	
Submittals and Close Out Documentation	2,736 SF		0.06	0.06	168	
Plumbing Shop Drawings	2,736 SF		0.08	0.08	224	
Plumbing "As Built" Drawings	2,736 SF		0.06	0.06	168	
Pressure Test Domestic / DWV Lines	2,736 SF		0.03	0.03	84	
Disinfect Domestic Water Lines	2,736 SF		0.02	0.02	56	
Pipe Labeling / Tagging	2,736 SF		0.05	0.05	140	
One Year Contractor Service Warranty	2,736 SF		0.04	0.04	112	
Pressure Test Natural Gas Lines	2,736 SF		0.03	0.03	84	
Natural Gas Lines Piping Allowance	1 LS			5462.23	5,462	

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
D30 HVAC	2736	SF	@	12.73	=	34,839
Air Distribution						
Ductwork						
Galv. Rectangular & Round Duct	2500	LB	1.12	7.00	8.12	20,310
Flex Duct	100	LF	5.33	4.59	9.92	992
Duct Insulation						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	1750	SF	1.78	2.04	3.82	6,685
Grilles, Registers & Diffusers						
Ceiling Diffuser & Grilles	10	EA	117.89	39.89	157.78	1,578
HVAC Specialties						
Vibration Isolation & Seismic Restraint	2,736	SF		0.43	0.43	1,176
HVAC Shop Drawings	2,736	SF		0.23	0.23	630
HVAC "As Built" Drawings	2,736	SF		0.17	0.17	462
Submittals and Close Out Documentation	2,736	SF		0.15	0.15	420
Operation & Maintenance Manuals (O & M's)	2,736	SF		0.06	0.06	168
Inspection & Limited Commissioning	2,736	SF		0.25	0.25	672
Owner Training For Operating Personnel	2,736	SF		0.06	0.06	168
One Year Contractor Service Warranty	2,736	SF		0.08	0.08	210
Piping / Equipment Labeling & Tagging	2,736	SF		0.04	0.04	112
Pressure Test Ductwork	2,736	SF		0.23	0.23	630
Air Side Testing & Balancing						
Test & Balance Grilles & Diffusers	10	EA			62.53	625
D40 Fire Protection	2736	SF	@	4.72	=	12,906
Wet Pipe System						
Wet Pipe Sprinkler System	2736	SF	2.37	2.35	4.72	12,906
D50 Electrical Service & Distribution	2736	SF	@	1.98	=	5,411
Panels						
Panelboard, 100A, 208 volt, MLO, 30 ckt., w/1P brkrs (L7)	1	EA	2435.99	1058.27	3494.26	3494
Panelboard steel support	1	EA	70.73	144.11	214.84	215
Panel Feeders						
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	50	LF	4.54	5.61	10.16	508
1 1/4" EMT elbow	3	EA	6.37	17.54	23.91	72
1 1/4" EMT connector	2	EA	17.01	8.01	25.02	50
1 1/4" EMT coupling	6	EA	9.07	11.58	20.65	124

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
#8 THHN wire, copper	60	LF	0.43	0.70	1.14	68
#1 THHN wire, copper	240	LF	2.26	1.40	3.67	880
D52 Lighting & Branch Wiring	2736	SF	@	16.69	=	45,673
Light Fixtures						
Type: A1	6	EA	299.81	93.55	393.36	2360
Type: A2	2	EA	584.64	93.55	678.19	1356
Type: A3	11	EA	224.86	93.55	318.41	3503
Type: C1	3	EA	299.81	93.55	393.36	1180
Type: C2	4	EA	584.64	93.55	678.19	2713
Type: H1	4	EA	524.67	116.94	641.61	2566
Type: H2	3	EA	809.50	116.94	926.43	2779
Type: J1	2	EA	224.86	93.55	318.41	637
Type: J2	1	EA	509.68	93.55	603.23	603
Type: X1	4	EA	224.86	87.70	312.56	1250
Lighting Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	400	LF	1.77	4.33	6.10	2438
3/4" EMT connector	80	EA	4.81	5.11	9.92	794
3/4" EMT field bend	80	EA		7.02	7.02	561
4" Square box w/cover (ring), support	40	EA	11.99	35.08	47.07	1883
#12 THHN wire, copper	1600	LF	0.16	0.51	0.68	1087
Fixture whip, (3) #12THHN	30	EA	13.25	17.54	30.79	924
Fixture whip, (4) #12THHN	10	EA	19.97	43.32	63.29	633
Lighting Controls						
Switch, 20 amp 1 pole, w/box, ring, cover	3	EA	37.37	67.12	104.49	313
Switch, 20 amp, 3 way, w/box, ring, cover	2	EA	49.12	70.16	119.29	239
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	3	EA	141.03	67.45	208.48	625
Dimmable Occ Sensor, LED, wall, w/box, ring, cover	5	EA	251.84	67.45	319.29	1596
Occ Sensor, ceiling, w/box, ring, cover	7	EA	206.87	86.53	293.40	2054
Remote power pack	4	EA	48.72	56.13	104.85	419
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	400	LF	1.77	4.33	6.10	2438
3/4" EMT connector	40	EA	4.81	5.11	9.92	397
3/4" EMT field bend	40	EA		7.02	7.02	281
4" Square box w/cover (ring), support	20	EA	11.99	35.08	47.07	941
#12 THHN wire, copper	1600	LF	0.16	0.51	0.68	1087
Receptacles						
Duplex Receptacle, 20 amp, w/box, ring, cover	7	EA	31.65	67.76	99.41	696
Power j-box, 20 amp, w/box, ring, cover	6	EA	20.96	67.76	88.72	532

Lancaster County EMS Headquarters						
Construction Document Estimate			QUOTE/	UNIT	TOTAL	
DESCRIPTION	U/M	MAT'L	INSTALL	TOTAL	COST	
Receptacle Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	510	LF	1.77	4.33	6.10	3109
3/4" EMT connector	26	EA	4.81	5.11	9.92	258
3/4" EMT field bend	26	EA		7.02	7.02	182
4" Square box w/cover (ring), support	13	EA	11.99	35.08	47.07	612
#12 THHN wire, copper	1640	LF	0.16	0.51	0.68	1114
#10 THHN wire, copper	250	LF	0.24	0.56	0.80	200
#8 THHN wire, copper	150	LF	0.43	0.70	1.14	170
Equipment Connections						
Gas water heater - Equipment Connection	1	EA	43.65	108.97	152.63	153
Manual Motor Starter - 120V 1-pole	1	EA	140.57	93.99	234.56	235
Equipment Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	80	LF	1.77	4.33	6.10	488
3/4" EMT connector	2	EA	4.81	5.11	9.92	20
3/4" EMT field bend	2	EA		7.02	7.02	14
4" Square box w/cover (ring), support	1	EA	11.99	35.08	47.07	47
#12 THHN wire, copper	270	LF	0.16	0.51	0.68	183
D53 Communication & Branch Wiring						
	2736	SF	@	6.85	=	18,731
Fire Alarm System						
Audio/visual	1	EA	251.84	105.83	357.67	358
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	20	LF	1.77	4.33	6.10	122
3/4" EMT connector	4	EA	4.81	5.11	9.92	40
3/4" EMT field bend	4	EA		7.02	7.02	28
4" Square box w/cover (ring), support	2	EA	11.99	35.08	47.07	94
#14 THHN, copper	80	LF	0.12	0.43	0.55	44
Telecom System						
CAT 6 Jack (label, test)	26	EA	4.81	8.65	13.47	350
4 port data plate, plastic	7	EA	4.30	7.78	12.08	85
CAT 6 cable, plenum	3900	LF	0.33	0.81	1.14	4433
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	60	LF	4.54	5.61	10.16	609
1 1/4" EMT elbow	6	EA	6.37	17.54	23.91	143
1 1/4" EMT connector	12	EA	17.01	8.01	25.02	300
1 1/4" EMT coupling	12	EA	9.07	11.58	20.65	248
1 1/4" EMT field bend	12	EA		14.79	14.79	178
4 11/16" x 2 1/8"D Square box w/cover (ring), support	6	EA	14.99	35.08	50.07	300
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	10	LF	2.85	4.89	7.74	77
1" EMT connector	2	EA	6.87	6.26	13.12	26

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
1" EMT field bend	2	EA		7.72	7.72	15
4 11/16" Square box w/cover (ring), support	1	EA	14.99	35.08	50.07	50
TV System						
F connector w/plate	1	EA	29.35	24.52	53.87	54
RG 6 cable, plenum	150	LF	1.41	0.70	2.11	317
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	10	LF	4.54	5.61	10.16	102
1 1/4" EMT elbow	1	EA	6.37	17.54	23.91	24
1 1/4" EMT connector	2	EA	17.01	8.01	25.02	50
1 1/4" EMT coupling	2	EA	9.07	11.58	20.65	41
1 1/4" EMT field bend	2	EA		14.79	14.79	30
4 11/16" x 2 1/8"D Square box w/cover (ring), support	1	EA	14.99	35.08	50.07	50
Security System						
Camera	2	EA	1511.06	292.34	1803.40	3607
Card Reader	2	EA	1499.07	584.68	2083.75	4168
Electric Door Latch	1	EA	509.68	97.06	606.74	607
Request -to-Exit switch	1	EA	175.39	108.75	284.14	284
Door switch - Magnetic	1	EA	131.59	108.75	240.34	240
Key Pad	1	EA	698.57	216.33	914.90	915
Motion detector	1	EA	449.72	292.34	742.06	742
F10/20 Special Const. & Demolition	2736	SF	@	3.86	=	10,567
Interior Demolition						
Interior Doors, single, 3' x 7'	1	EA		25.09	25.09	25.09
Metal Or Wood Studs, finish on two sides, drywall	140	SF		2.94	2.94	412
Machine Load & Haul Construction Debris, 5-mile	18	CY		16.15	16.15	291
Dump Charges, Building Construction Materials	7	Ton		83.27	83.27	583
Plumbing Demolition						
Misc. Plumbing Demolition	2,736	SF		0.23	0.23	627
Remove Water Closet, Flr Mtd	2	EA		97.36	97.36	195
Remove Floor Drain and Cap	1	EA	40.70	65.29	105.99	106
HVAC Demolition						
Misc. HVAC Demolition	2,736	SF		0.99	0.99	2,716
Electrical Demolition						
Electrical Demolition	1	LS		5612.95	5612.95	5613
Alternate 2						\$500,297
C10 Interior Partitions & Windows	6818	SF	@	4.53	=	30,871

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
5/8" Gyp Brd-2 sides on 3 5/8" metal studs,taped & fin	5755	SF	1.52	3.00	4.52	26,037
5/8" X-Gyp Brd-2 sides on 3 5/8" metal studs,taped & fin	1063	SF	1.55	3.00	4.55	4,834
C12 Interior Doors	11	LEF	@	1450.32	=	15,954
3'x7' HM door w/ frame, paint & hardware (4-7/8" D)	3	EA	1,339	476	1,814	5,443
Pair 3'x7' HM doors w/ frame, paint & hardware (4-7/8" D)	3	PR	2,440	779	3,219	9,657
Pair 3'x7' HM frame, paint	2	EA	357	69.74	427	854
C30 Finishes	9168	SF	@	4.28	=	39,221
Paint (low-VOC) drywall, primer & 2 coats- roller work	2960	SF	0.17	0.52	0.69	2,039
Paint (low-VOC) Ceiling, 3 coats, Spray	4046	SF	0.34	0.65	0.99	4,005
Seal Coat Concrete (low-VOC)	6381	SF	0.26	0.16	0.42	2,687
Carpet Tile, Cushion Back w/ low VOC adhesive	761	SF	4.26	0.63	4.89	3,725
Rubber Base, 4", Cove w/ low VOC adhesive	1155	LF	1.43	1.44	2.87	3,312
ACT (Seismic) 24"X 24", 5/8" Mineral Fiber,Tegular	5133	SF	3.09	1.48	4.57	23,453
D20 Plumbing	9168	SF	@	0.25	=	2,293
Domestic Water Specialties						
Freeze Proof Hose Bibb (FPWH)	1	EA	467.26	78.32	545.58	546
Misc Piping	1	LS			1747.92	1,748
D30 HVAC	9168	SF	@	20.84	=	191,048
Air Package Units						
Roof Top DX A/C w/Gas Heat, 10 Ton (GP-1)	1	EA	25748.25	7703.67	33451.92	33,452
Air Distribution						
Ductwork						
Galv. Rectangular & Round Duct	8500	LB	1.12	7.00	8.12	69,053
Flex Duct	150	LF	5.33	4.59	9.92	1,488
Duct Insulation						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	5950	SF	1.78	2.04	3.82	22,729
Grilles, Registers & Diffusers						
Ceiling Diffuser & Grilles	34	EA	117.89	39.89	157.78	5,364
Supply & Exhaust Fans & Vents						
Inline Fan, 1560 CFM (EF-1)	1	EA	2587.90	1126.12	3714.01	3,714
Wall Exhausters, 2120 CFM (EF-2)	1	EA	2659.78	247.23	2907.02	2,907

LCo1

Lancaster County EMS Headquarters

Construction Document Estimate

DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Unit Heaters					
Elect. Unit Heater, 5KW	1 EA	833.88	86.51	920.38	920
Elect. Unit Heater, 7.5KW	1 EA	1301.14	95.21	1396.34	1,396
Controls System					
Basic DDC Controls System	9,168 SF			3.44	31,549
HVAC Specialties					
Vibration Isolation & Seismic Restraint	9,168 SF		0.43	0.43	3,942
HVAC Shop Drawings	9,168 SF		0.23	0.23	2,112
HVAC "As Built" Drawings	9,168 SF		0.17	0.17	1,549
Submittals and Close Out Documentation	9,168 SF		0.15	0.15	1,408
Operation & Maintenance Manuals (O & M's)	9,168 SF		0.06	0.06	563
Inspection & Limited Commissioning	9,168 SF		0.25	0.25	2,253
Owner Training For Operating Personnel	9,168 SF		0.06	0.06	563
One Year Contractor Service Warranty	9,168 SF		0.08	0.08	704
Piping / Equipment Labeling & Tagging	9,168 SF		0.04	0.04	375
Pressure Test Ductwork	9,168 SF		0.23	0.23	2,112
Air Side Testing & Balancing					
Start-Up, Test & Balance Rooftop Unit	1 EA			501.08	501
Start-Up, Test & Balance Inline Fans	1 EA			172.99	173
Start-Up, Test & Balance Wall Exhaust Fans	1 EA			94.65	95
Test & Balance Grilles & Diffusers	34 EA			62.53	2,126
D40 Fire Protection	9168 SF	@	4.72	=	43,246
Wet Pipe System					
Wet Pipe Sprinkler System	9168 SF	2.37	2.35	4.72	43,246
D52 Lighting & Branch Wiring	9168 SF	@	12.43	=	113,948
Light Fixtures					
Type: A1	9 EA	299.81	93.55	393.36	3540.27
Type: A2	6 EA	584.64	93.55	678.19	4069.12
Type: A3	26 EA	224.86	93.55	318.41	8278.65
Type: A4	9 EA	509.68	93.55	603.23	5429.09
Type: C1	2 EA	299.81	93.55	393.36	786.73
Type: H1	26 EA	524.67	116.94	641.61	16681.88
Type: H2	7 EA	809.50	116.94	926.43	6485.04
Type: X1	6 EA	224.86	87.70	312.56	1875.38
Type: X2	1 EA	224.86	87.70	312.56	312.56

LCo1	Lancaster County EMS Headquarters					
Construction Document Estimate				QUOTE/	UNIT	TOTAL
DESCRIPTION	U/M	MAT'L	INSTALL	TOTAL	COST	
Lighting Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1100	LF	1.77	4.33	6.10	6705.10
3/4" EMT connector	184	EA	4.81	5.11	9.92	1825.67
3/4" EMT field bend	184	EA		7.02	7.02	1290.98
4" Square box w/cover (ring), support	92	EA	11.99	35.08	47.07	4330.76
#12 THHN wire, copper	4400	LF	0.16	0.51	0.68	2989.44
Fixture whip, (3) #12THHN	70	EA	13.25	17.54	30.79	2155.46
Fixture whip, (4) #12THHN	22	EA	19.97	43.32	63.29	1392.44
Lighting Controls						
Switch, 20 amp 1 pole, w/box, ring, cover	3	EA	37.37	67.12	104.49	313.48
Switch, 20 amp, 3 way, w/box, ring, cover	5	EA	49.12	70.16	119.29	596.43
Switch, 20 amp, 4 way, w/box, ring, cover	1	EA	59.66	73.83	133.50	133.50
Dimmer Switch, LED, w/box, ring, cover	1	EA	226.06	78.66	304.72	304.72
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	1	EA	141.03	67.45	208.48	208.48
Occ Sensor, ceiling, w/box, ring, cover	19	EA	206.87	86.53	293.40	5574.69
Remote power pack	7	EA	48.72	56.13	104.85	733.94
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	600	LF	1.77	4.33	6.10	3657.33
3/4" EMT connector	60	EA	4.81	5.11	9.92	595.33
3/4" EMT field bend	60	EA		7.02	7.02	420.97
4" Square box w/cover (ring), support	30	EA	11.99	35.08	47.07	1412.20
#12 THHN wire, copper	2400	LF	0.16	0.51	0.68	1630.60
Receptacles						
Duplex Receptacle, 20 amp, w/box, ring, cover	46	EA	31.65	67.76	99.41	4572.86
Receptacle Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1380	LF	1.77	4.33	6.10	8411.86
3/4" EMT connector	92	EA	4.81	5.11	9.92	912.84
3/4" EMT field bend	92	EA		7.02	7.02	645.49
4" Square box w/cover (ring), support	46	EA	11.99	35.08	47.07	2165.38
#12 THHN wire, copper	5520	LF	0.16	0.51	0.68	3750.39
Equipment Connections						
Electric unit heater - Equipment Connection	2	EA	43.65	102.16	145.81	291.62
Exhaust fan - Equipment Connection	2	EA	26.20	102.16	128.36	256.72
Overhead door - Equipment Connection	2	EA	261.92	340.52	602.44	1204.87
Manual Motor Starter - 120V 1-pole	2	EA	140.57	93.99	234.56	469.12
Equipment Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	800	LF	1.77	4.33	6.10	4876.44
3/4" EMT connector	12	EA	4.81	5.11	9.92	119.07
3/4" EMT field bend	12	EA		7.02	7.02	84.19
4" Square box w/cover (ring), support	6	EA	11.99	35.08	47.07	282.44

LCo1 Lancaster County EMS Headquarters						
Construction Document Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
#12 THHN wire, copper	3200	LF	0.16	0.51	0.68	2174.14
D53 Communication & Branch Wiring	9168	SF	@	4.42	=	40,499
Fire Alarm System						
Smoke Detector, addressable	6	EA	340.29	93.55	433.84	2603.03
Audio/visual	13	EA	251.84	105.83	357.67	4649.72
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	500	LF	1.77	4.33	6.10	3047.77
3/4" EMT connector	76	EA	4.81	5.11	9.92	754.08
3/4" EMT field bend	76	EA		7.02	7.02	533.23
4" Square box w/cover (ring), support	38	EA	11.99	35.08	47.07	1788.79
#14 THHN, copper	2000	LF	0.12	0.43	0.55	1105.18
Telecom System						
CAT 6 Jack (label, test)	28	EA	4.81	8.65	13.47	377.03
4 port data plate, plastic	10	EA	4.30	7.78	12.08	120.79
CAT 6 cable, plenum	4200	LF	0.33	0.81	1.14	4773.96
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	50	LF	4.54	5.61	10.16	507.76
1 1/4" EMT elbow	5	EA	6.37	17.54	23.91	119.56
1 1/4" EMT connector	10	EA	17.01	8.01	25.02	250.25
1 1/4" EMT coupling	10	EA	9.07	11.58	20.65	206.46
1 1/4" EMT field bend	10	EA		14.79	14.79	147.92
4 11/16" x 2 1/8"D Square box w/cover (ring), support	5	EA	14.99	35.08	50.07	250.36
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	50	LF	2.85	4.89	7.74	386.81
1" EMT connector	10	EA	6.87	6.26	13.12	131.22
1" EMT field bend	10	EA		7.72	7.72	77.18
4 11/16" Square box w/cover (ring), support	5	EA	14.99	35.08	50.07	250.36
TV System						
F connector w/plate	5	EA	29.35	24.52	53.87	269.37
RG 6 cable, plenum	750	LF	1.41	0.70	2.11	1583.06
CAT 6 Jack (label, test)	2	EA	4.81	8.65	13.47	26.93
4 port data plate, plastic	2	EA	4.30	7.78	12.08	24.16
CAT 6 cable, plenum	300	LF	0.33	0.81	1.14	341.00
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	50	LF	4.54	5.61	10.16	507.76
1 1/4" EMT elbow	7	EA	6.37	17.54	23.91	167.38
1 1/4" EMT connector	14	EA	17.01	8.01	25.02	350.34
1 1/4" EMT coupling	14	EA	9.07	11.58	20.65	289.05
1 1/4" EMT field bend	14	EA		14.79	14.79	207.09
4 11/16" x 2 1/8"D Square box w/cover (ring), support	7	EA	14.99	35.08	50.07	350.50
Security System						

LCo1 Lancaster County EMS Headquarters							
Construction Document Estimate							
DESCRIPTION		U/M		MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Camera		2	EA	1511.06	292.34	1803.40	3606.81
Card Reader		3	EA	1499.07	584.68	2083.75	6251.25
Electric Door Latch		3	EA	509.68	97.06	606.74	1820.22
Request -to-Exit switch		5	EA	175.39	108.75	284.14	1420.71
Door switch - Magnetic		5	EA	131.59	108.75	240.34	1201.70
F10/20 Special Const. & Demolition		9168	SF	@	2.41	=	22,130
Plumbing Demolition							
Misc. Plumbing Demolition		9,168	SF		0.23	0.23	2,100
Remove Water Closet, Flr Mtd		2	EA		97.36	97.36	195
Remove Gas Lines		1	LS			2021.03	2,021
Remove Compressed Air Lines		1	LS			1310.94	1,311
HVAC Demolition							
Remove Rooftop Units		3	EA		2176.27	2176.27	6,529
Demo HVAC Ductwork		300	LF		3.48	3.48	1,045
Electrical Demolition							
Electrical Demolition		1	LS		8419.42	8419.42	8419.42
Hauling							
Machine Load & Haul Construction Debris, 5-mile		12	CY		16.15	16.15	194
Dump Charges, Building Construction Materials		4	Ton		83.27	83.27	316
G10-90 Site		9168	SF	@	0.12	=	1,088
Site Electric							
4"x4" weatherproof box		2	EA	52.47	35.08	87.55	175.10
#12 THHN wire, copper		400	LF	0.16	0.51	0.68	271.77
#10 THHN wire, copper		800	LF	0.24	0.56	0.80	640.92
PROJECT SUBTOTAL =====>							\$ 1,727,940

	Remaining PO Balance	Actual Spent	Total
Design-Moseley	\$2,000	\$50,114.50	\$52,114.50
Cost Estimation- Aiken Cost Consulting	\$0	\$2,160	\$2,160
Engineering-D H Hagins	\$6,450	\$0	\$6,450
Total	\$8,450	\$52,274.50	\$60,724.50



Total Cost of Project (TCP)
Lancaster EMS Head Quarters
 3758 Charlotte Highway Lancaster South Carolina

A. Funding Sources		Amount	Notes
Previous Project Budget approved by the County Concil		\$ 1,000,000.00	
Total Funding		\$ 1,000,000.00	
B. Expenditures		Amount	Notes
A Preliminary Investigation / Due Diligence			
Sketch Plan Creation			
B Land Acquisition			not included
C Professional Services			
Architect			
1. Moseley Architects		\$ 60,000.00	did not include civil in their contract.
Engineering / Consultants			
1. D.H. Hagins & Associates		\$ 7,000.00	civil engineering
2. Aiken Cost Consultants		\$ 2,160.00	cost estimation for the building only
D Building & Site Work			
Permits			
Lancaster County Building and Codes		\$ -	
Lancaster County Water & Sewer		\$ -	
General Contractor			
Building: Not yet selected (estimate only)		\$ 990,695.00	Base bid only. Estimate from Aiken Cost Consultants: Does not include civil / parking lot.
		\$ 236,948.00	Alternate #1 \$236,948 additional
		\$ -	Alternate #2 \$500,297 additional
Parking Lot: Not yet selected		\$ 100,000.00	Allowance, design has not been completed yet. Add new section at the rear of the building, repair damages to existing areas, kill grass and restrip parking
Direct Speciality Venders / sub-contractors			
Lancaster I.T.		\$ 100,000.00	allowance, cameras, I.T. room servers, misc. wiring
E Furniture, fixtures, and equipment (FF&E)			
Furniture		\$ 40,000.00	allowance for offices and training rooms
Fixtures			
Equipment		\$ 1,000.00	Kitchen appliances. 320 KW Generator already included in the budget of the base bid under special electrical systems.
F Contingency			
construction contingency		\$ 155,000.00	
Total Expenditures		\$ 1,692,803.00	
C. Balance		Amount	Notes
Balance		\$ (692,803.00)	Funding Sources - Total Expenditures. There is a negative balance, additional funding must be approved to complete construction phase.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Alison Alexander/Deputy County Administrator

Department: Administration

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

In 2019 the County participated in the Chamber's branding initiative. During this process, County staff asked if the logo associated with the work could be used by the County, and the Chamber said it would be possible to gift one of the work products, the logo, to the County for its use. Other entities would not use the same logo and branding as the County.

The Chamber's efforts will proceed whether or not the County adopts the use of a new logo.

Points to Consider:

n/a

Funding and Liability Factors:

Staff time has been spent updating forms, but minimal funds have been spent on placing a logo on items as they are replaced or needed, i.e. uniforms or business cards. The County did not spend funds on the logo design.

Options:

To proceed with implementing the gifted logo, or continue to use the current yellow, red and blue logo.

Recommendation:

To make a recommendation to full Council for consideration at the February 24, 2020 meeting so staff will have clarity on which logo to use on documents, vehicles, uniforms, signage, etc.