

Council Members

District 4: Larry Honeycutt, Chair

District 1: Terry Graham

District 3: Billy Mosteller

**County Attorney**

John K. DuBose III

Clerk to Council

Sherrie Simpson

January 14, 2020**4:30 PM****101 North Main Street
Lancaster, SC 29720**

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

AGENDA

1. Call to Order - Committee Chair Larry Honeycutt**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 14, 2019 and December 10, 2019 Infrastructure And Regulation (I & R) Committee Regular Meetings

5. Discussion/Action Items

- a. Draft Ordinance for Lancaster Air Rail Park Road Construction and Site Work Funding - Jamie Gilbert

Draft Ordinance Title: An Ordinance Authorizing Funds For Roadway Improvements At The Air Rail Park And Funds For Site Improvements At The Air Rail Park In Connection With And In Furtherance Of Economic Development Efforts And Amending Ordinance 2019-1642, Relating To The Appropriation Of Funds And Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2019 And Ending June 30, 2020 (FY 2019-2020), To Further Provide For Revenues And Expenditures During The Fiscal Year, And To Provide For Matters Related Thereto.

- b. Discussion on the Randall Moore Property (Road) and Roads Update - Larry Honeycutt/Jeff Catoe
- c. Discussion of Potential Future Development Agreements - Rox Burhans
- d. Major Home Occupations in Rural Areas - Rox Burhans/Billy Mosteller
- e. Council on Aging Lease - Steve Willis/Hal Hiott
- f. 95% Cost Estimate on Fleet Maintenance Facility - Steve Willis/Jeff Catoe/Kelvin Alexander
- g. Furnishings Fixtures & Equipment - Animal Shelter - Steve Willis

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 Infrastructure and Regulation 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: 1/14/2020

Issue for Consideration:

Approve or amend the minutes from the November 14, 2019 Infrastructure and Regulation (I & R) Committee regular meeting and the December 10, 2019 Infrastructure and Regulation (I & R) Committee regular meeting.

Points to Consider:

The minutes from the November 14, 2019 I & R Committee meeting and the December 10, 2019 I & R 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 11-14-2019 Infrastructure and Regulation (I & R) Committee Regular Meeting	1/8/2020	Backup Material
Draft Minutes from the 12-10-2019 Infrastructure and Regulation (I & R) Committee Regular Meeting	1/10/2020	Backup Material

Council Members

District 4: Larry Honeycutt, Chair
District 1: Terry Graham
District 3: Billy Mosteller

**County Attorney**

John K. DuBose III

Clerk to Council

Sherrie Simpson

November 14, 2019

3:00 PM

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

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

MINUTES

DRAFT

Committee Members present at the Infrastructure and Regulation (I & R) Committee regular meeting were Larry Honeycutt, Terry Graham and Billy Mosteller. Also present at the meeting were County Administrator Steve Willis, County Attorney John DuBose, Clerk to Council Sherrie Simpson, Airport Director Paul Moses, Public Works Director Jeff Catoe, various staff and citizens. A quorum of the Lancaster County I & R 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 Larry Honeycutt

Larry Honeycutt called the regular monthly meeting of the Infrastructure and Regulation (I & R) Committee to order at approximately 3:00 p.m.

Approval of the Agenda

Billy Mosteller moved to approve the agenda. The motion was seconded by Terry Graham. The Committee approved the agenda by unanimous vote of 3-0.

Citizens Comments

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

Approval of Minutes

Terry Graham moved to approve the minutes from the October 15, 2019 Infrastructure And Regulation (I & R) Committee Regular Meeting. The motion was seconded by Billy Mosteller. The Committee approved the October 15, 2019 I & R regular meeting minutes by unanimous vote of 3-0.

Discussion/Action Items

a. Discussion of Airport Commission Ordinance - Larry Honeycutt

Steve Willis explained that questions have come up about the different formats that the County can use to operate the Airport. He further explained that the County can choose to run the airport in one of three ways: (1) purely as a County Department; (2) as a County Department with an Advisory Board; or (3) with an Airport Board who has oversight of the Airport, which is the method that Lancaster County currently uses via adoption of Ordinance 68. Larry Honeycutt provided a handout entitled, "Draft Agenda Item Summary for Review" and that handout is attached as Schedule A to the written minutes in the Clerk to Council's office. He explained that the Airport is growing and that Council supports the Airport. He thanked the present and past Commissions for all the work they have done over the years. He noted that the Commission worked in the past but that it is time to go in a new and different direction. He explained that the Airport needed to be a County Department with an Advisory Board and that it would most likely fall under the Public Works division. The Committee discussed who would be responsible for hiring and firing if the County made the Airport a County Department. The Committee discussed the growth at the Airport.

Billy Mosteller moved to expunge the current Airport Commission and send to full Council a recommendation to operate it as a County Department with an Advisory Board. The motion was seconded by Terry Graham.

Steve Willis and Larry Honeycutt explained that the change would have to be implemented via Ordinance, which would require three readings. Steve Willis noted that the Ordinance would likely come before Council in January of 2020. Terry Graham asked what would happen to the current members on the Commission and John DuBose explained that the current Board would be disbanded but that they could be reappointed to serve on the Advisory Board.

The motion passed by unanimous vote of 3-0.

b. 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 they would continue to meet on the same day and at the same time.

Adjournment

Terry Graham moved to adjourn the I & R Committee regular meeting. The motion was seconded by Billy Mosteller. The motion to adjourn passed by unanimous vote of 3-0. There being no further business, the I & R Committee meeting adjourned at approximately 3:14 p.m.

Council Members

District 4: Larry Honeycutt, Chair
District 1: Terry Graham
District 3: Billy Mosteller



County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

December 10, 2019

3:00 PM

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

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

MINUTES

DRAFT

Committee Members present at the Infrastructure and Regulation (I & R) Committee regular meeting were Larry Honeycutt, Terry Graham and Billy Mosteller. Also present at the meeting were County Administrator Steve Willis, Deputy County Administrator Alison Alexander, County Attorney John DuBose, Clerk to Council Sherrie Simpson, Airport Director Paul Moses, Ken Holt with Holt Consulting Company, Public Works Director Jeff Catoe, Planning Director Rox Burhans, Librarian Rita Vogel, various staff and citizens. A quorum of the Lancaster County I & R 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 Larry Honeycutt

Larry Honeycutt called the regular monthly meeting of the Infrastructure and Regulation (I & R) Committee to order at approximately 3:00 p.m.

Approval of the Agenda

Billy Mosteller asked if the Committee wanted **Item 4c. (Roads Update/Road Ordinance Update)** and **Item 4d. (Update on the Comprehensive MX Rezoning Project)** flipped so that **4d.** would be heard before **4c.** He explained that **Item 4d.** may take more time. Billy Mosteller moved to approve the amended agenda. The motion was seconded by Terry Graham. The Committee approved the agenda as amended by unanimous vote of 3-0.

Citizens Comments

Charlie Wilcox, Lancaster, SC, spoke regarding safety concerns on Georgetown Road and requested maintenance on the road. He read a petition; however, a copy was not provided to the Clerk to Council to attach to the minutes.

Charles Meade, Lancaster, SC, requested road maintenance for Misty Woods Lane and requested that the road become a County road.

Discussion/Action Items

a. Thank You From Library Director - Rita Vogel

Librarian Rita Vogel thanked the Committee and Council for supporting the library. She quickly reviewed the amenities that the newly constructed libraries will have.

b. Proposed Draft of Airport Ordinance - Steve Willis/Ken Holt

Steve Willis reviewed a proposed ordinance, which was attached in the agenda packet, that could be used for establishing the Airport as a County Department with an Advisory Committee. He explained that the proposed ordinance was not drafted in final ordinance form yet. He explained that the Advisory Committee would be made up of seven members serving four year terms. He noted that meetings would be held at least every quarter. Ken Holt explained that the proposed ordinance would meet minimum standards and would outline duties of the Airport Manager and the Advisory Board. He did suggest adding *approved* minutes to the section that says the Board will provide minutes to the Clerk to Council. Larry Honeycutt stated that Council needs more input in the operation of the Airport and that he liked the idea of an Advisory Board. Terry Graham explained that the Advisory Board would have a valuable role in reporting to Council.

Billy Mosteller moved to put the proposal in Ordinance format and move it forward to full Council with a favorable recommendation from the I & R Committee. The motion was seconded by Terry Graham. The motion passed by unanimous vote of 3-0.

c. Update on the Comprehensive MX Rezoning Project - Rox Burhans

Rox Burhans explained that the Planning Department has been evaluating and inventorying the existing MX parcels in the panhandle area that do not meet the minimum acreage requirements. He further explained that they have identified potential zoning districts for each parcel and that they will be preparing rezonings and a text amendment to address the parcels some time in early 2020. He noted that written notices are going out to property owners and that there is an online application process for them to complete. He further noted that if the Planning Department is recommending a rezoning that the property owner does not want then they can discuss that with Planning staff. He explained that he will continue to keep Council updated on the project.

d. Roads Update/Road Ordinance Update - Jeff Catoe

Jeff Catoe explained that the County closed the County road system and that Public Works was directed that if there was no documentation for roads such as a deed or recorded plat showing a County right of way, then they should assume that their current records are correct and that the road was private. He noted that if Council wanted to add roads to the County road system now, then they would need to change the current road Ordinance. John DuBose reviewed the current Ordinance that closed the County road system. The Committee discussed the status of various roads, such as Carolina Acres Drive, Quiet Acres Drive, Ember Lane, Denton Hill Road and Misty Woods Lane. Steve Willis reminded the Committee that the resurfacing of County roads is determined by the County Transportation Committee (CTC). The Committee discussed the status of Georgetown Road and John DuBose stated that he needs to do more research on that road. Jeff Catoe explained that the Public Works Department has started inventorying the County roads. Larry Honeycutt asked that the Committee receive a road update in January, 2020.

Billy Mosteller moved to wait until the County finished a true inventory and that research of the County road system has been completed before giving recommendations regarding the roads in question. The motion was seconded by Terry Graham. The motion passed by unanimous vote of 3-0.

Mr. Meade noted that the citizens on Misty Woods Road were taxpayers also. Allen Blackmon asked about the status of Mill Street and Jeff Catoe indicated that Public Works is still researching that road. Mr. Wilcox,

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reiterated that Georgetown Road is a safety hazard.

Adjournment

Terry Graham moved to adjourn the I & R Committee regular meeting. The motion was seconded by Billy Mosteller. The motion to adjourn passed by unanimous vote of 3-0. There being no further business, the I & R Committee meeting adjourned at approximately 3:55 p.m.

Agenda Item Summary

Ordinance # / Resolution #: To Be Determined

Contact Person / Sponsor: Jamie Gilbert/Economic Development

Department: Economic Development

Date Requested to be on Agenda: 1/14/2020

Issue for Consideration:

In its four years of operations, the Lancaster County Department of Economic Development (LCDED) has become one of the most successful and respected economic development organizations in South Carolina. LCDED has worked aggressively, smartly and tirelessly to recruit new businesses to the County and assist existing industry with expansions. The impact has been historic and impressive.

In Fiscal Year 2019, LCDED facilitated announced new and expanding businesses that placed Lancaster County first in the state for new jobs, sixth for new investment and second for combined new jobs/investments. Lancaster County has enjoyed unprecedented economic prosperity because of LCDED's efforts, which have led to new commercial investments such as hotels, retailers and apartments. These projects have generated property and sales tax revenues that help fund County operations, schools, recreation facilities and capital projects.

If Lancaster County's economic success is to continue, we must address an issue that LCDED identified three years ago as our number one priority-lack of industrial real estate product. Failure to address this need will cause LCDED's efforts to substantially slow down and possibly come to a standstill. LCDED believes the best way to address our lack of viable real estate options is through infrastructure enhancements, site preparation and the construction of an industrial spec building.

As we start 2020, the County faces a shortage of available shovel ready sites and industrial buildings to accommodate demand from new and expanding manufacturers. Since March 2019, LCDED was able to facilitate projects that located in four of six available industrial buildings over 25,000 square feet. Three were sold (Duracell Building to Adornus Cabinetry, US Textile Building in Heath Springs to Get My Rugs and Springs Global Distribution Building to an undisclosed project) and one leased (McManus Building to FROMM/US Strapping). These transactions resulted in approximately 680,689 square feet of industrial space taken off the market and what is expected to be over 300 new jobs and \$54 million in new investment.

In order to address the need for industrial real estate product, LCDED is requesting \$1,000,000 be appropriated for the construction of a new industrial park road and the partial clearing/grading of 14 acres of industrial property to accommodate a 200,000 square foot industrial building at the county owned Lancaster Air Rail Park. The total cost of road construction and site work is just under \$1,800,000. The remaining \$800,000 in road construction and site work will be paid using utility tax credit grants and a private developer or end user for a new building at the park.

Points to Consider:

- Lancaster County has a severe shortage of attractive and available industrial properties due to our tremendous economic development success.
- Private developers have expressed a strong interest in partnering with the county to develop industrial buildings for lease or purchase at locations in Lancaster that offer good highway access and visibility.
- Industrial projects are very interested in Lancaster County but without product, LCDED is unable to accommodate their requests.
- Neighboring counties in South Carolina and North Carolina have committed to developing industrial product by providing funding for shovel ready sites and spec buildings. Lancaster County has not.
- Several funding options can be utilized to provide the monies needed for road construction and site work at the Lancaster Air Rail Park. Options include utilizing existing surplus capital improvement project dollars that can only be used for road construction, amending the FY 2020 Budget to provide the funding and appropriating money in the FY 2021 Budget.

Funding and Liability Factors:

The request will result in a substantial upfront financial commitment by the County; however, the long term benefits through increased property taxes, new jobs and economic impact of a 200,000 SF manufacturing operation will be substantial and offset the funding required.

Additionally, the multi county park status of the Lancaster Air Rail Park allows the County to recoup some or all costs associated with any future projects that locate at the park through property tax revenues generated within the multi county park.

Options:

The Infrastructure and Regulation Committee can vote to send as is, modify or not send the ordinance to the full County Council for consideration.

Recommendation:

LCDED recommends the Infrastructure and Regulation Committee send the ordinance as is to the full County Council for consideration.

ATTACHMENTS:

Description	Upload Date	Type
Draft Ordinance	1/6/2020	Ordinance

STATE OF SOUTH CAROLINA

ORDINANCE NO. 2020- xxx

COUNTY OF LANCASTER

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AN ORDINANCE

AUTHORIZING FUNDS FOR ROADWAY IMPROVEMENTS AT THE AIR RAIL PARK AND FUNDS FOR SITE IMPROVEMENTS AT THE AIR RAIL PARK IN CONNECTION WITH AND IN FURTHERANCE OF ECONOMIC DEVELOPMENT EFFORTS AND AMENDING ORDINANCE 2019-1642, RELATING TO THE APPROPRIATION OF FUNDS AND APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020 (FY 2019-2020), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR, AND TO PROVIDE FOR MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) Lancaster County pursuant to South Carolina Code of Laws Section 4-9-140 annually adopts operating and capital budgets for the operation of county government.
- (b) Lancaster County Economic Development (“Economic Development”) has notified Lancaster County that the inventory of available industrial buildings in Lancaster County is in decline due to the successful recruitment of industries to Lancaster County and has notified Lancaster County that there is a strong need for additional industrial buildings to continue successful recruitment and placement of industries to Lancaster County.
- (c) Economic Development has assessed the current supply and demand for industrial buildings in the region and has concluded that construction of a spec building within the Lancaster County Air Rail Park (the “Park”) would be a desirable building product for prospective industries.
- (d) Economic Development has been approached by Developers that wish to construct a spec building in the Park that would allow Economic Development to place new industry in the Park thereby increasing the tax base of Lancaster County and bringing new jobs to Lancaster County.
- (e) The Park has many of the infrastructure requirements frequently demanded by

- economic development prospects but will require infrastructure improvements to facilitate construction of a spec building in the Park.
- (f) Road improvements within the Park are needed to make a spec building viable and Economic Development is informed and believes \$500,000.00 in County funds will be required for road improvements after potential funding from grants and other sources are exhausted.
 - (g) Investment in site work at the Park is required to facilitate construction of a spec building and Economic Development is informed and believes that Lancaster County's contribution to site work would total approximately \$500,000.00.
 - (h) Lancaster County has identified sufficient funds available from _____ fund and _____ fund to pay for the necessary road and site improvements within the Park.
 - (i) The Park is governed by a multi-county park agreement that allows Lancaster County to reimburse itself with tax revenue generated within the Park for its economic development expenditures on improvements within the Park.
 - (j) It is believed that the increased tax revenue generated by any industry occupying the proposed spec building will be sufficient to offset all of, or a significant portion of, the requested expenditures.
 - (k) Recruitment of industry is vital to the success of Lancaster County and the improvements at the Park will serve the public interest by allowing creation of new jobs and increasing the tax base once and industry is located in the spec building.

Section 2. Amendment of Ordinance 2019-1642

Ordinance 2019-1642 is amended to provide for the allocation of Five Hundred Thousand Dollars (\$500,000.00) for the road improvements and Five Hundred Thousand Dollars (\$500,000.00) for site improvements needed at the Air Rail Park in order to facilitate construction of a spec building. The amendments are more specifically described as follows:

That County Council hereby approves and authorizes the County Administrator and Economic Development to proceed with any and all procedures and processes required to effectuate the road improvements and site work at the Park with \$500,000.00 of the funds coming from _____ and \$500,000.00 of the needed funds coming from _____.

Section 3. 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 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere 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 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2020.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: January 27, 2020

Second Reading: February 10, 2020

Public Hearing: February 10, 2020

Third Reading: February 24, 2020

Approved as to form:

John DuBose, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Rox Burhans, Development Services Director

Department: Planning

Date Requested to be on Agenda: 1/14/2020

Issue for Consideration:

Staff would like to discuss the level of staff involvement in the processing and negotiation associated with Development Agreement, and the County Council priorities to be reflected within Development Agreements.

Points to Consider:

Level of staff involvement in the processing and negotiation associated with Development Agreements.

County Council priorities to be reflected within Development Agreements.

Funding and Liability Factors:

N/A

Options:

N/A

Recommendation:

N/A

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Billy Mosteller/Council Member District 3

Department: Planning

Date Requested to be on Agenda: 1/14/2020

Issue for Consideration:

Discussion regarding potential Council-initiated UDO text amendment to allow certain major home occupations in the rural parts of Lancaster County.

Points to Consider:

Discussion regarding potential Council-initiated UDO text amendment to allow certain major home occupations in the rural parts of Lancaster County.

Funding and Liability Factors:

N/A

Options:

To initiate the potential UDO text amendment or take no action on the matter.

Recommendation:

N/A

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration and Hal Hiott/Director of Parks and Recreation

Department: Administration

Date Requested to be on Agenda: 1/14/2020

Issue for Consideration:

The lease with the Council on Aging for space at the Indian Land Recreation Center will terminate on June 7, 2022.

Points to Consider:

This was a 20 year lease that was tied to grant funding from the SC Department of Health & Human Services.

If the lease is terminated before the end period the party terminating the lease is financially responsible for any reversionary funding demanded by the state.

At this point we simply want to bring this matter before the Committee for discussion. No decision is expected at the meeting.

Funding and Liability Factors:

Provided there is no early termination there is no financial impact.

Options:

Extend the lease in 2022 or not extend the lease. If the consensus of Council is to not extend I want to make sure that the Council on Aging has maximum time to look at other options, such as partnering with the YMCA or a stand-alone facility as they have in Lancaster.

Recommendation:

The demand for recreational services in Indian Land is growing. The Council on Aging has requested that additional space be considered when the Recreation Center is renovated. That would run contrary to making maximum space for County functions available.

ATTACHMENTS:

Description	Upload Date	Type
Council on Aging Lease	1/6/2020	Exhibit

Lease

This Lease is made on the 7th day of June, 2002 between Lancaster County and the Lancaster County Council on Aging, Inc..

Lancaster County agrees to lease to the Lancaster County Council on Aging, Inc. the Leased Premises described below pursuant to the terms and conditions specified herein:

1. **Leased Premises.** The Leased Premises is the Activity Room and the Kitchen of the Indian Land Recreation Building located at 8286 Charlotte Highway, Fort Mill, SC 29715. Lease expenses are waived in lieu of original construction grant from the Lancaster County Council on Aging, Inc.. Lancaster County Council on Aging, Inc. will have exclusive use of the Activity Room and Kitchen Monday-Friday from 8:00AM to 2:00 PM, exclusively designated storage, and access to the gymnasium from 8:00 AM to 2:00 PM, when not in use by the Lancaster County Joint Recreation Commission.
2. **Term.** The term of the lease will be for a term of twenty years beginning on the 7th day of June, 2002 and ending on 7th day of June, 2022. The lease is renewable when mutually agreed upon. Each party shall have the right to terminate the Lease by giving at least a ninety-day prior written notice. The party initiating the termination will be responsible satisfying the reversionary interests of the South Carolina Department of Health and Human Services.
3. **Repairs and Maintenance.** The Lancaster County Joint Recreation Commission agrees to repair and maintain the facility. Lancaster County Council on Aging, Inc. agrees to reimburse Lancaster County Joint Recreation Commission for a prorated share, based upon the designated square footage and utilization of Lancaster County Council on Aging, of the expenses to be negotiated annually.
4. **Utilities/Services.** The Lancaster County Joint Recreation Commission is responsible for the payment of utilities on the property to include heating and air conditioning, water and electrical. Lancaster County Council on Aging, Inc. agrees to reimburse Lancaster County Joint Recreation Commission for a prorated share of the utility expenses to be negotiated annually.
5. **Insurance.** The Lancaster County Joint Recreation Commission agrees to provide property insurance on the facility. The Lancaster County Council on Aging, Inc. agrees to provide insurance to cover its programs and services and for content of the activity room and kitchen.
6. **Furnishings.** The Lancaster County Council on Aging, Inc. agrees to provide furnishings for the activity room and kitchen for use in its programming.
7. **Staffing.** The Lancaster County Council on Aging, Inc. and the Lancaster County Joint Recreation Commission agree to provide staffing for their respective programs.

By: J. H. Bull
Director of Recreation
Lancaster County

Date: June 10, 2002

By: Sally P. Sherin
Executive Director
Lancaster County Council on Aging

Date: June 7, 2002

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/ Jeff Catoe/ Kelvin Alexander

Department: Administration

Date Requested to be on Agenda: 1/14/2020

Issue for Consideration:

This is the professional outside cost estimate for the 95% review for the Fleet Maintenance facility.

Points to Consider:

This is presented as information. We are on hold to see how things progress at the Water & Sewer Complex on Kershaw Camden Highway.

The final design is a per-engineered metal building on slab construction. The building does have some taller areas than normal and thicker concrete slab in some areas due to the heavy equipment that will be maintained in the building.

Details are on the attachment.

Funding and Liability Factors:

We are in the target range for building construction at \$2,376,550. This is construction only and it is important to note that this does not include contingency or professional fees. This is \$178 per square foot for a 13,380 square foot building.

The largest expense that is throwing us over the desired pricing is site work. That has been reviewed several times and simply isn't coming below \$876,244. Some modest savings could be realized if we do the rough grading in-house.

Options:

At this point we are on hold as we explore options at the Water and Sewer District site.

Recommendation:

N/A at this time.

ATTACHMENTS:

Description	Upload Date	Type
Cost Estimate	1/6/2020	Exhibit

Aiken Cost Consultants

LETTER OF TRANSMITTAL

22-Nov-19

5:01 PM

RECIPIENT

Name: Luke McCary, AIA, NCARB, LEED AP
Company: Pond & Company
Address: 1301 Gervais Street, Ste. 1300
Columbia, SC 29201
Ph/FAX: p 803.799.6502 ext. 4214
e-mail: McCaryL@pondco.com

SENDER

Name: Dan Capell
Company: Aiken Cost Consultants
Address: 19 West Stone Avenue
Greenville, SC 29609
Phone: (864)-232-9342
Fax: (864)-233-2573
e-mail: Dan@AikenCost.com

PROJECT INFORMATION

Project Title: Fleet Maintenance Facility
Location: Lancaster, SC
ACC Project #: P&C77
Estimate Format: ACC Progressive 10
95% Design 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>1</u>
Rationale	<u>1</u>	<u>16</u>
Vendor Quotes	<u> </u>	<u> </u>
Other-	<u> </u>	<u> </u>
Total Items Transmitted (including this page)	<u>4</u>	<u>20</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

95% Design Estimate

For

Fleet Maintenance Facility

Lancaster County
Lancaster, SC

Architect:
Pond & Company
1301 Gervais Street, Ste. 1300
Columbia, SC 29201

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

	Total	
	<u>Cost</u>	<u>%</u>
New Construction	2,376,550	73.1%
13,380 SF @ \$178 per SF		
Sitework	876,244	26.9%
Total Probable Base Bid	\$3,252,794	100.0%
Construction Phase Contingency	162,640	5.0%
Total Construction Cost (TCC)	\$3,415,434	105.0%

ALTERNATES

(5% Construction Phase Contingency Not Included)

Alternate No 1: Insulated Metal Wall and Roof Panels	\$336,465
Alternate No 2: Window Type W5 at Gable Ends	\$63,067
Alternate No 3: Vehicle Bay Work Benches	\$75,195

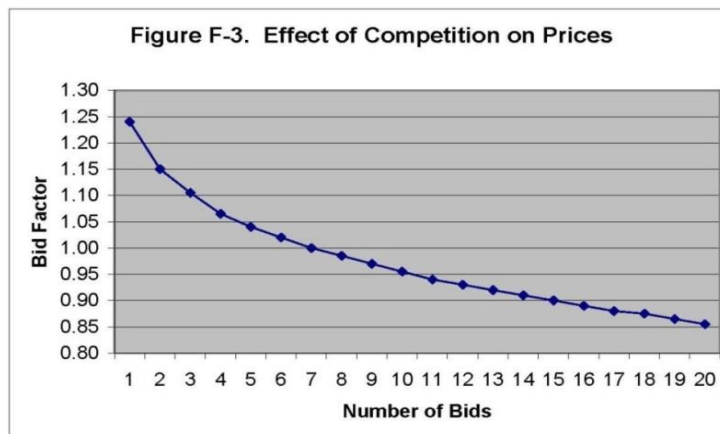
Project Notes / General Comments

This estimate is based upon 95% Drawings dated 15 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" table from the South Carolina State Engineer's Manual (see below). 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
95% Design Estimate
 FOR
Fleet Maintenance Facility
Lancaster County
Lancaster, SC

Architect: Pond & Company 1301 Gervais Street, Ste. 1300 Columbia, SC 29201	Cost Estimator: Aiken Cost Consultants 19 West Stone Avenue Greenville, SC 29609
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Project Data	Area Calculation
Project Code: P&C77	New Construction
Mid Point of Construction: Jul 2020	Adjusted Gross 12760 SF
Owners Budget: Unknown	Covered Entry @ 50% 620 SF
ACC Last Estimate: \$3,277,038	Total Bldg Area = 13380 SF

Project	Fleet Maintenance Facility
LEVEL 2 GROUP ELEMENTS	Element
Level 3 Elements	Quantity Unit Rate (\$)
New Construction	
A10 Foundations	13380 SF 7.65 102,352
A15 Slab On Grade	13022 SF 11.18 145,609
B15 Roof Structure	1700 SF 13.79 23,439
B20 Exterior Walls	2550 SF 10.16 25,919
B22 Exterior Windows	476 SF 98.77 47,013
B23 Exterior Doors	15 LEF 4,433 66,492
B30 Roofing	1700 SF 4.95 8,423
C10 Interior Partitions & Windows	8870 SF 11.05 98,028
C12 Interior Doors	21 LEF 2,348 49,302
C13 Interior Specialties	12760 SF 1.56 19,920
C30 Finishes	12760 SF 9.65 123,108
D20 Plumbing	12760 SF 16.14 205,893
D30 HVAC	12760 SF 18.33 233,946
D40 Fire Protection	12760 SF 13.32 169,935
D50 Electrical Service & Distribution	13380 SF 7.11 95,173
D52 Lighting & Branch Wiring	13380 SF 15.28 204,428
D53 Communication & Branch Wiring	13380 SF 6.75 90,323
D54 Special Electrical Systems	13380 SF 2.26 30,225
E10/20 Equipment & Furnishings	13380 SF 1.72 23,027
F10 Special Construction - PEMB	14000 SF 37.40 523,585
F20 Demolition & Abatement	4333 CY 26.27 113,850
Sitework	
G10 SITE PREPARATION	10900 SY 31 342,060
G20 SITE IMPROVEMENTS	10900 SY 27 292,145
G30 SITE MECHANICAL UTILITIES	850 LF 148 125,576
G40 SITE ELECTRICAL UTILITIES	10900 SY 11 116,462

Project Cost including GC Field Overhead	\$3,252,794
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The above unit prices INCLUDE the following:		
Fees & Permits	General Contractor Home Office Expense	General Contractor's Profit
Bond	Escalation to Mid Point of Construction	Sub-Contractor OH&P
State Sales Tax	Poor/ Unfavorable Bidding Climate	Design Contingency
The following items are EXCLUDED from this estimate:		
Design Fees	Household Appliances (unless noted otherwise)	
Inhouse Costs	Finance Costs	

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
New Construction	13380	SF				\$2,376,550
A10 Foundations	13380	SF	@	7.65	=	102,352
A1011 Wall Foundations						
16"x6" Tie Beam	466	LF	7.81	5.37	13.18	6,142
Reinforced Thickened Slab	370	LF	18.74	16.97	35.70	13,211
A1012 Column Footings						
4' Wide x 4' Long x 2' Deep - Column Footing	2	EA	440	226	667	1,333
5' Wide x 5' Long x 2' Deep - Column Footing	12	EA	693	353	1,047	12,561
6' Wide x 6' Long x 2' Deep - Column Footing	4	EA	1,015	509	1,524	6,096
7' Wide x 7' Long x 2' Deep - Column Footing	14	EA	1,405	707	2,112	29,572
30" Wide x 32" Long x 2' Deep - Pedestal	16	EA	184	94.73	279	4,464
22" Wide x 24" Long x 2' Deep - Pedestal	2	EA	103	52.31	155	311
32" Wide x 42" Long x 2' Deep - Pedestal	3	EA	256	134	390	1,171
32" Wide x 48" Long x 2' Deep - Pedestal	5	EA	294	151	445	2,224
42" Wide x 48" Long x 2' Deep - Pedestal	6	EA	390	198	588	3,530
Reinforced Thickened Slab Edge	520	LF	23.42	18.38	41.80	21,737
A15 Slab On Grade	13022	SF	@	11.18	=	145,609
A1032 Light Industrial Slab On Grade						
4" Light Ind. SOG, Fiber Reinf, VB, Gravel Base, Form, Finish	2312	SF	4.12	3.82	7.94	18,357
6" Light Ind. SOG, Fiber Reinf, VB, Gravel Base, Form, Finish	1764	SF	5.65	3.68	9.33	16,456
8" Light Ind. SOG, Fiber Reinf, VB, Gravel Base, Form, Finish	8746	SF	6.76	3.87	10.64	93,016
12" Light Ind. SOG, Fiber Reinf, VB, Gravel Base, Form, Finish	200	SF	11.32	3.73	15.05	3,011
A1036 Slab Treatments						
Termite Pretreatment, Slabs & Walls	13022	SF	0.78	0.35	1.13	14,770
B10 Structure	SF	@			=	
None In This Contract						
See Section F10 Special Construction						
B15 Roof Structure	1700	SF	@	13.79	=	23,439
12" C-shaped Chanel Joist, 14 ga.	1300	LF	6.78	3.44	10.22	13,281
Metal Decking, open, galv, 1-1/2" deep, 20ga	1700	SF	4.92	1.05	5.98	10,158

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
B20 Exterior Walls	2550	SF	@	10.16	=	25,919
Metal Face						
End Wall on Existing Bldg w/ salvaged Wall Panels	1200	SF	4.71	8.35	13.06	15,676
6" Mtl. Studs w/ 5/8 Gyp. Bd. on inside face	1350	SF	3.46	3.48	6.94	9,363
Paint Exterior Exposed Columns	1	LS		880	880	880
B22 Exterior Windows	476	SF	@	98.77	=	47,013
B2023 Storefronts						
Fixed Aluminum Frame (Storefront), insul glass	476	SF	84.02	14.75	98.77	47,013
B23 Exterior Doors	15	LEF	@	4433	=	66,492
B2031 Glazed Doors & Entrances						
3'x7' alum./ full glass door w/ alum. frame/panic hdw	1	EA	6,027	2,053	8,080	8,080
B2032 Solid Exterior Doors						
3'x7' HM door w/hm. frame, paint, & panic hdwr.	3	EA	3,755	565	4,320	12,961
Pair 3'x7' HM doors w/ frame	2	PR	7,856	942	8,798	17,597
Manual						
Roll-up Overhead Steel Door 12' x 12' (sectional)	3	EA	2,393	939	3,332	9,996
Roll-up Overhead Steel Door 14' x 15' (sectional)	4	EA	3,143	1,322	4,465	17,858
B30 Roofing	1700	SF	@	4.95	=	8,423
EPDM, 45 mils, fully adhered	1700	SF	1.03	0.98	2.01	3,409
Polyisocyanurate Rigid Insulation, 2-1/2" thick	1700	SF	1.97	0.98	2.95	5,014
C10 Interior Partitions & Windows	8870	SF	@	11.05	=	98,028
C1011 Fixed Partitions						
3-5/8" 18 ga. Mtl. Studs w/ 5/8" Gyp Brd-ea. side	1160	SF	2.68	4.34	7.02	8,146
3 5/8" Mtl. Studs w/ 5/8" Gyp. Bd. Ea. Side and sound batt insul.	2340	SF	3.12	4.79	7.92	18,524
6" Mtl. Studs w/ 5/8" Gyp. Bd. Ea. Side and sound batt insul.	800	SF	3.49	4.51	8.00	6,396
8" Concrete Block	4570	SF	5.12	7.54	12.66	57,845
8' H Chain Link Fence, 6 ga. Galv. steel	33	LF	62.50	10.61	73.11	2,413
Dbl Gate for 8' chain link fence, 8' Opening	1	EA	918	598	1,516	1,516
6' Welding Curtain, PVC	2	EA	586	193	779	1,558

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
C1017 Interior Windows & Storefronts						
Sliding Reception Window	2 EA	419	397	816		1,631
C12 Interior Doors	21 LEF	@	2348	=		49,302
C1021 Interior Doors						
3'x 7' SCW door w/ HM frame, paint, & hdwr	9 EA	1,504	383	1,888		16,988
3'x7' HM door w/ frame, paint & hardware	10 EA	1,633	620	2,253		22,527
3'x7' alum./ full glass door w/ alum. frame/panic hdw	1 EA	5,853	2,366	8,219		8,219
Roll-up Overhead Steel Door 4' x 8' (sectional)	1 EA	943	626	1,569		1,569
C13 Interior Specialties	12760 SF	@	1.56	=		19,920
C1028 Toilet Accessories						
Mop & Broom Holder	1 EA	112	30.60	142		142
Mirror w/ SS Frame, 24"W x36"H	4 EA	172	40.30	212		848
Waste Receptacle - 13 gal	2 EA	432	60.45	493		986
Toilet Tissue Dispenser, Double Roll	2 EA	30.69	25.23	55.92		112
Surface Mtd. Towel Dispenser	4 EA	59.99	38.06	98.05		392
Soap Dispenser, Chrome, Surface Mounted, Liquid	4 EA	71.15	30.60	102		407
Sanitary Napkin Disposal (Surface Mounted)	1 EA	237	93.29	330		330
Stainless Steel Grab Bars, 18"	2 EA	41.85	25.23	67.08		134
Stainless Steel Grab Bars, 36"	2 EA	48.83	30.60	79.43		159
Stainless Steel Grab Bars, 42"	2 EA	50.92	30.60	81.52		163
Robe or Coat Hook	2 EA	27.13	6.30	33.43		66.87
Shower Curtain Rod w/curtain	1 EA	43.18	46.59	89.76		89.76
Shower Seat	1 EA	283	110	393		393
C1032 Toilet Partitions & Stalls						
Shower Stall, fiberglass with door	1 EA	1,988	351	2,339		2,339
Toilet partition - Plastic Laminate	1 EA	1,235	173	1,408		1,408
C1034 Misc. Specialties						
Signs, wall & door	20 SF	223	11.30	234		4,680
Lockers, double tier 18" x 15" x 36"	8 EA	328	23.81	352		2,813
Fire extinguisher w/ alum cabinet	5 EA	677	215	892		4,458
C30 Finishes	12760 SF	@	9.65	=		123,108
C3011 Wall Finishes						
Paint (low-VOC) drywall, primer & 2 coats- spray	19000 SF	0.18	0.30	0.49		9,220
C3021 Coatings & Sealers						

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Seal Coat Concrete (low-VOC)	3400	SF	0.31	0.19	0.50	1,683
Epoxy Floor Coating (low-VOC)	8400	SF	6.72	4.76	11.49	96,479
C3025 Bases, Curbs, & Trim						
Rubber Base, 4", Cove w/ low VOC adhesive	1760	LF	1.66	1.72	3.38	5,953
C3031 Ceiling Finishes						
ACT (Seismic) 24"X 24", 5/8" Fiberglass, Tee Grid	1930	SF	2.53	1.84	4.36	8,421
Gyp Board Ceiling,taped,finish,paint,susp system	25	SF	2.66	3.50	6.17	154
Shaftwall Ceiling, 1 hr. rated	120	SF	4.19	5.79	9.97	1,197
D20 Plumbing	12760	SF	@	16.14	=	205,893
Plumbing Fixtures						
Electric Water Cooler, w/Bottle Filler (DF-1)	1	EA	3988	461	4449	4,449
Emergency Eye Wash/Safety Shower (ESEW)	3	EA	2102	539	2641	7,924
Floor Clean Out (FCO)	4	EA	263	71	333	1,333
Floor Drain w/P Trap (FD-1, 2 & 6)	7	EA	385	123	508	3,553
Lavatory, Wall Hung, ADA (LAV-1 & 2)	4	EA	1247	570	1818	7,270
Janitor Sink, Corner, Floor (MS-1)	1	EA	1890	728	2617	2,617
Shower 36" sq. w/Thermostatic Valve (SH-1)	1	EA	1665	584	2248	2,248
S/S Sink, Single Compartment (SK-1 & 2)	2	EA	1064	566	1630	3,261
Urinal, Wall Mtd. (UR-1)	1	EA	833	579	1412	1,412
Water Closet, Flush Valve, Flr Mtd, Hdcp'd	2	EA	1172	557	1729	3,459
Washing Machine Box w/Hose Valves & Drain (WMB-1)	1	EA	323	140	464	464
Domestic Water Piping						
½" Copper Pipe w/Ftgs, Hgrs & Insul.	325	LF	8.43	10.40	18.83	6,120
¾" Copper Pipe w/Ftgs, Hgrs & Insul.	117	LF	14.05	10.81	24.86	2,909
1" Copper Pipe w/Ftgs, Hgrs & Insul.	145	LF	18.67	12.08	30.75	4,458
1 ¼" Copper Pipe w/Ftgs, Hgrs & Insul.	233	LF	23.35	13.66	37.01	8,623
1 ½" Copper Pipe w/Ftgs, Hgrs & Insul.	138	LF	30.88	15.12	46.00	6,348
Domestic Water Specialties						
1½" Double Check Valve Backflow Preventer	1	EA	1425	161	1587	1,587
Thermostatic Mixing Valve, 1"	1	EA	1010	145	1155	1,155
Sanitary Waste Piping Below Grade						
2" C.I. Bell & Spigot Pipe & Ftgs	106	LF	10.75	15.47	26.22	2,780
3" C.I. Bell & Spigot Pipe & Ftgs	81	LF	14.86	16.66	31.52	2,553
4" C.I. Bell & Spigot Pipe & Ftgs	96	LF	19.70	18.50	38.20	3,667
6" C.I. Bell & Spigot Pipe & Ftgs	454	LF	33.52	22.17	55.69	25,285
Excavate & Backfill	200	CY		103.74	103.74	20,748
Sanitary Waste & Vent Piping Above Grade						
1 ½" CISP No Hub Pipe, Ftgs & Hgrs	200	LF	12.08	13.07	25.15	5,029

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
2" CISP No Hub Pipe, Ftgs & Hgrs	225	LF	12.75	13.76	26.52	5,966
3" CISP No Hub Pipe, Ftgs & Hgrs	85	LF	17.18	14.46	31.65	2,690
Sanitary DWV Specialties						
2" VTR (Vent Through Roof)	3	EA	35.64	23.59	59.23	178
12" Trench Drain (TD-1)	63	LF	185	33	218	13,737
Plumbing Specialties						
Vibration Isolation & Seismic Restraint	12,760	SF		0.16	0.16	2,072
Submittals and Close Out Documentation	12,760	SF		0.07	0.07	908
Plumbing Shop Drawings	12,760	SF		0.09	0.09	1,210
Plumbing "As Built" Drawings	12,760	SF		0.07	0.07	908
Pressure Test Domestic / DWV Lines	12,760	SF		0.04	0.04	454
Disinfect Domestic Water Lines	12,760	SF		0.02	0.02	303
Pipe Labeling / Tagging	12,760	SF		0.06	0.06	756
One Year Contractor Service Warranty	12,760	SF		0.05	0.05	605
Air Compressor, Recip., 15 HP, 120 Gal. (AC-1)	1	EA	12403	1892	14295	14,295
Com. Gas Fired Water Heater, 120 MBH, 60 Gal.	1	EA	7657	2290	9948	9,948
Hot Water Circulating Pump, 1/12 HP, Bronze	1	EA	695.73	128.05	823.78	824
Expansion Tank For Water Heater	1	EA	118.78	45.65	164.43	164
Natural Gas Piping						
½" C/S T&C Pipe w/Ftgs & Hgrs	335	LF	2.96	9.60	12.57	4,210
¾" C/S T&C Pipe w/Ftgs & Hgrs	88	LF	3.51	10.02	13.53	1,191
1" C/S T&C Pipe w/Ftgs & Hgrs	42	LF	5.22	11.26	16.49	692
1 ¼" C/S T&C Pipe w/Ftgs & Hgrs	67	LF	7.07	12.09	19.16	1,284
½" Gas Cock	9	EA	16.54	17.72	34.27	308
¾" Gas Cock	2	EA	24.18	19.33	43.51	87
1 ¼" Gas Cock	2	EA	40.73	28.45	69.18	138
½" Gas Pressure Regulator	9	EA	28.51	17.84	46.35	417
¾" Gas Pressure Regulator	1	EA	33.60	21.46	55.06	55
Compressed Air Piping						
¾" C/S T&C Pipe w/Ftgs & Hgrs (Drops)	320	LF	3.51	10.02	13.53	4,330
1" C/S T&C Pipe w/Ftgs & Hgrs	249	LF	5.22	11.26	16.49	4,105
1 ½" C/S T&C Pipe w/Ftgs & Hgrs	68	LF	8.45	13.40	21.84	1,485
Compressed Air Outlet Connection Assy.	7	EA	277.44	196.81	474.26	3,320
D30 HVAC	12760	SF	@	18.33	=	233,946
Air Package Units						
Ductless Split Syst., Cooling/Heating, 1 Ton	1	EA	3564	557	4121	4,121
Split Syst. Heat Pump, Air/Air, 5 Ton	1	EA	15315	2556	17871	17,871
Ductwork						

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Galv. Rectangular & Round Duct (2000-5000#)	2816	LB	1.36	8.42	9.78	27,527
Duct Insulation						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	1971	SF	2.10	2.36	4.46	8,798
Grilles, Registers & Diffusers						
Ceiling Diffuser	18	EA	139.15	46.19	185.34	3,336
Louvers & Dampers						
Louvers, Fixed Blade, Stormproof	100	SF	104.36	24.01	128.37	12,837
Kynar Finish / Color By Architect	100	SF	67.03		67.03	6,703
Dampers, Operating	100	SF	50.06	24.54	74.60	7,460
Motor for Damper	14	EA	593.92	42.68	636.60	8,912
Supply & Exhaust Fans & Vents						
Inline Fan, 6" dia. (EF-10)	1	EA	2011	317.74	2329	2,329
Propeller Wall Exh. Fan (EF-1 thru 5)	5	EA	2164	595.77	2759	13,797
Axial Flow Fan (EF-6)	1	EA	3521	1186	4707	4,707
Inline Fan, 9" dia. (EF-7 thru 9)	3	EA	2011	317.74	2329	6,986
Unit Heaters						
175 MBH Gas Infrared Unit Heater (IRH-1)	1	EA	7127	1347	8474	8,474
175 MBH Gas Infrared Unit Heater (IRH-2)	1	EA	6448	1347	7796	7,796
65 MBH Gas Infrared Unit Heater (IRH-3 & 4)	2	EA	4751	1055	5807	11,613
100 MBH Gas Infrared Unit Heater (IRH-5)	1	EA	5091	1100	6191	6,191
75 MBH Gas Infrared Unit Heater (IRH-6 thru 9)	4	EA	4836	1213	6049	24,195
Controls System						
Basic Thermostat Controls w/ Interlock Wiring	12,760	SF			1.41	17,938
HVAC Specialties						
Vibration Isolation & Seismic Restraint	12,760	SF		0.50	0.50	6,354
HVAC Shop Drawings	12,760	SF		0.27	0.27	3,404
HVAC "As Built" Drawings	12,760	SF		0.20	0.20	2,496
Submittals and Close Out Documentation	12,760	SF		0.18	0.18	2,269
Operation & Maintenance Manuals (O & M's)	12,760	SF		0.07	0.07	908
Inspection & Limited Commissioning	12,760	SF		0.28	0.28	3,631
Owner Training For Operating Personnel	12,760	SF		0.07	0.07	908
One Year Contractor Service Warranty	12,760	SF		0.09	0.09	1,135
Piping / Equipment Labeling & Tagging	12,760	SF		0.05	0.05	605
Condensate Drainage For Air Handling Unit	2	EA	229.08	331.97	561.05	1,122
Flue For Infrared Heater	7	EA	407.26	379.40	786.65	5,507
Air Side Testing & Balancing						
Start-Up, Test & Balance DX Unit	2	EA			482.79	966
Start-Up, Test & Balance Inline Fans	5	EA			214.30	1,071
Start-Up, Test & Balance Wall Exhaust Fans	5	EA			117.25	586
Test & Balance Grilles & Diffusers	18	EA			77.46	1,394

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
D40 Fire Protection	12760	SF	@	13.32	=	169,935
Wet Pipe System						
Wet Pipe Sprinkler System, Lt. Haz. (1st Flr)	1914	SF	2.70	3.56	6.26	11,984
Wet Pipe Sprinkler System, Ord. Haz. (1st Flr)	9570	SF	3.03	3.79	6.81	65,212
Wet Pipe Sprinkler System, Extra Haz. (1st Flr)	1276	SF	6.71	5.93	12.63	16,119
Fire & Booster Pumps						
Diesel Fire Pump, 300 GPM, 80 PSI	1	EA	64280	4421	68701	68,701
Jockey Pump	1	EA	5473	379.40	5852	5,852
Test Header	1	EA	1222	304.70	1526	1,526
Alarm Bell / Gong	1	EA	441.20	99.00	540.20	540
D50 Electrical Service & Distribution	13380	SF	@	7.11	=	95,173
D5013 Panels						
DP_Main circuit breaker, to 480 volt, 600 amp	1	EA	6946	1089	8035	8,035
Circuit breaker, 120 volt, 1 pole, 15 to 60 amp	6	EA	188.94	84.83	273.77	1643
Circuit breaker, 240 volt, 2 pole, 15 to 60 amp	1	EA	577.75	96.85	674.60	675
Circuit breaker, 208 volt, 3 pole, 15 to 60 amp	1	EA	882.24	127.96	1010.19	1010
Circuit breaker, KA frame, 70-225 amp	2	EA	2381.26	212.08	2593.34	5187
Transient voltage surge suppressor	1	EA	2943	259.43	3202	3,202
Panelboard, 225 amp, 208 volt, MLO, 42 ckt.	2	EA	3757	1772.38	5529	11,059
Panel steel support	3	EA	79.27	153.48	232.75	698
D5015 Enclosed Switches and Circuit Breakers						
600A Portable Generator docking station	1	EA	8282.11	3999.59	12281.70	12282
208 volt, 600 amp enclosed circuit brkr, 3p, NEMA 3R	1	EA	7456.08	1159.38	8615.47	8615
Manual operated switch, 250V, 3P, 600 amp, 3R	1	EA	17169	1198.77	18368	18,368
240 volt, 30 amp , 3p, nema 3R, NFSS	2	EA	218.61	219.15	437.76	876
240 volt, 100 amp , 3p, nema 3R, NFSS	1	EA	593.36	377.51	970.87	971
D5016 Starters & Variable Frequency Drives						
Manual Motor Starter - 120V 1-pole	1	EA	157.55	99.61	257.17	257
Manual Motor Starter - 240V 2-pole	1	EA	148.25	113.65	261.90	262
Manual Motor Starter - 208V 3-pole	1	EA	172.79	113.65	286.44	286
D5019 Panel Feeders						
3"x12" RGS Nipple, w/ locknuts & bushings	4	EA	108.52	56.56	165.08	660
3" PVC Sch. 40 conduit	200	LF	8.00	10.89	18.90	3,779
3" PVC elbow	4	EA	18.35	47.05	65.40	262
3" PVC Sch. 40 adapter	4	EA	4.60	33.51	38.11	152
3" PVC Sch. 40 coupling	8	EA	2.55	47.05	49.60	397

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
#2 XHHW wire, copper	240	LF	2.13	1.38	3.51	843
250 kcmil XHHW wire, copper	960	LF	7.78	3.09	10.87	10,435
2 1/2" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	40	LF	7.93	10.31	18.25	730
2 1/2" EMT elbow	6	EA	34.25	51.56	85.81	515
2 1/2" EMT connector	4	EA	83.88	17.21	101.09	404
2 1/2" EMT coupling	12	EA	81.26	25.78	107.04	1,284
#4 THHN wire, copper	60	LF	1.21	1.17	2.38	143
#4/0 THHN wire, copper	240	LF	6.12	2.81	8.93	2,142
D52 Lighting & Branch Wiring	13380	SF	@	15.28	=	204,428
D5021 Light Fixtures						
Type A1: Troffer, 2x4, LED	19	EA	346.00	128.26	474.26	9,011
Type A2: Troffer, 1x4, LED	7	EA	262.12	103.12	365.24	2,557
Type B1: 6" Round LED Down light, recessed	4	EA	262.12	96.68	358.80	1,435
Type C1: LED Wrap around, acrylic, 4'	7	EA	262.12	116.65	378.78	2,651
Type D1: LED Industrial Strip, 4'	22	EA	262.12	77.34	339.46	7,468
Type D2: LED High bay	25	EA	699	154.68	854	21,342
Exit light, LED, w/battery	10	EA	262.12	96.68	358.80	3,588
Emergency ballast (factory installed)	38	EA	333.77		333.77	12,683
D5022 Lighting Conduit & Wire						
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1200	LF	2.06	4.77	6.83	8,198
3/4" EMT connector	164	EA	5.61	5.63	11.24	1,844
3/4" EMT field bend	540	EA		7.73	7.73	4,176
4" Square box w/cover (ring), support	94	EA	9.09	30.94	40.02	3,762
#12 THHN wire, copper	4800	LF	0.19	0.57	0.76	3,645
Fixture whip, (3) #16THHN	56	EA	13.89	19.34	33.23	1,861
Fixture whip, (4) #16THHN	38	EA	15.20	22.11	37.31	1,418
D5023 Lighting Controls						
Switch, 20 amp 1 pole, w/box, ring, cover	3	EA	43.56	73.99	117.55	353
Dimmer Switch, LED, w/box, ring, cover	4	EA	235.47	95.11	330.58	1322
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	8	EA	164.40	74.35	238.75	1,910
Occupancy Sensor, 3-way, wall, w/box, ring, cover	4	EA	181.88	81.55	263.43	1054
Occ Sensor, ceiling, w/box, ring, cover	31	EA	250.08	92.16	342.25	10,610
Remote power pack	31	EA	57.67	59.94	117.61	3,646
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1000	LF	2.06	4.77	6.83	6,831
3/4" EMT connector	80	EA	5.61	5.63	11.24	899
3/4" EMT field bend	280	EA		7.73	7.73	2,166
4" Square box w/cover (ring), support	50	EA	9.09	30.94	40.02	2,001
#12 THHN wire, copper	4000	LF	0.19	0.57	0.76	3,038

P&C77 Fleet Maintenance Facility							
95% Design Estimate							
DESCRIPTION		U/M		MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
D5025 Receptacles							
Power j-box, 20 amp, w/box, ring, cover		5	EA	23.49	71.82	95.31	477
WP Power j-box, 20 amp, w/box, ring, cover		1	EA	48.93	71.82	120.75	121
Duplex Receptacle, 20 amp, w/box, ring, cover		18	EA	35.46	71.82	107.28	1,931
Quad Receptacle, 20 amp, w/box, ring, cover		4	EA	50.99	83.01	134.00	536
GFI Receptacle, 20 amp, w/box, ring, cover		56	EA	66.86	71.82	138.68	7,766
GFI Quad Receptacle, 20 amp, w/box, ring, cover		1	EA	95.33	94.70	190.03	190
WPGFI Receptacle, 20 amp, w/box, ring, wp cover		8	EA	83.88	79.40	163.28	1,306
Receptacle - NEMA L6-30R, w/box, ring, cover		1	EA	66.36	102.51	168.87	169
Receptacle - NEMA L6-50R, w/box, ring, cover		6	EA	85.88	120.18	206.06	1236
D5026 Receptacle Conduit & Wire							
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'		3000	LF	2.06	4.77	6.83	20,494
3/4" EMT connector		140	EA	5.61	5.63	11.24	1,574
3/4" EMT field bend		540	EA		7.73	7.73	4,176
4" Square box w/cover (ring), support		100	EA	9.09	30.94	40.02	4,002
#12 THHN wire, copper		12000	LF	0.19	0.57	0.76	9,113
#10 THHN wire, copper		850	LF	0.28	0.62	0.90	764
#8 THHN wire, copper		800	LF	0.45	0.85	1.30	1041
D5027 Equipment Connections							
Air conditioner - Equipment Connection		1	EA	45.47	131.76	177.23	177
Air handling unit - Equipment Connection		1	EA	48.93	115.49	164.42	164
Condensing unit - Equipment Connection		1	EA	48.93	115.49	164.42	164
Ductless split system - Equipment Connection		1	EA	58.72	158.81	217.52	218
DSCU - Equipment Connection		1	EA	45.47	123.52	168.99	169
Exhaust fan - Equipment Connection		10	EA	29.36	108.28	137.63	1,376
Fire pump - Equipment Connection		1	EA	97.86	158.81	256.66	257
Fire Pump Controller - Equipment Connection		1	EA	29.36	79.40	108.76	109
Gas Water heater - Equipment Connection		1	EA	29.36	79.40	108.76	109
Heat Trace panel - Equipment Connection		1	EA	27.29	90.59	117.88	118
Infrared Heater - Equipment Connection		6	EA	45.47	131.76	177.23	1063
Jockey pump - Equipment Connection		1	EA	29.36	108.28	137.63	138
Jockey pump controller - Equipment Connection		1	EA	27.29	123.52	150.81	151
Lift - Equipment Connection		4	EA	45.47	131.76	177.23	709
D5028 Equipment Conduit & Wire							
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'		2060	LF	2.06	4.77	6.83	14,073
3/4" EMT connector		9	EA	5.61	5.63	11.24	98.93
3/4" EMT field bend		109	EA		7.73	7.73	841
4" Square box w/cover (ring), support		25	EA	9.09	30.94	40.02	1,001
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'		200	LF	3.32	5.39	8.71	1,742
1" EMT connector		2	EA	8.00	6.90	14.90	29.80

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
1" EMT field bend	8	EA		8.51	8.51	68.06
4 11/16" Square box w/cover (ring), support	2	EA	7.97	30.94	38.90	77.81
#12 THHN wire, copper	5700	LF	0.19	0.57	0.76	4,329
#10 THHN wire, copper	740	LF	0.28	0.62	0.90	665
#8 THHN wire, copper	200	LF	0.51	0.77	1.28	256
#6 THHN wire, copper	300	LF	0.77	1.05	1.81	543
#4 THHN wire, copper	600	LF	1.08	1.29	2.36	1418
D53 Communication & Branch Wiring	13380	SF	@	6.75	=	90,323
D5301 Fire Alarm System						
FACP addressable w/o voice	1	EA	7907	1051	8958	8,958
F/A Digital Communicating Transmitter - Honeywell	1	EA	1076	180.46	1257	1,257
F/A antenna	1	EA	1048	483.38	1532	1,532
Remote Annunciator, 12 zone lamp	1	EA	725.21	464.04	1189.25	1,189
Surge Protection Device	1	EA	156.15	89.78	245.93	246
Pull Station, addressable	4	EA	260.38	82.50	342.87	1,371
Smoke Detector, addressable	1	EA	354.46	113.11	467.57	468
Audio/visual	16	EA	269.11	113.43	382.55	6,121
Visual only (strobe)	6	EA	181.74	89.59	271.32	1,628
10" Bell	1	EA	237.66	74.76	312.42	312
Tamper/Flow Switch	5	EA	655.31	74.76	730.07	3,650
Monitoring Module	11	EA	174.75	82.50	257.25	2,830
Carbon Monoxide Detector, addressable	12	EA	391.44	99.90	491.34	5,896
Low temperature sensor	7	EA	187.38	90.49	277.87	1945
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1360	LF	2.06	4.77	6.83	9,291
3/4" EMT connector	109	EA	5.61	5.63	11.24	1,223
3/4" EMT field bend	381	EA		7.73	7.73	2,945
4" Square box w/cover (ring), support	68	EA	9.09	30.94	40.02	2,722
18/2 fire alarm cable	2720	LF	1.21	0.77	1.98	5,383
#14 THHN, copper	5440	LF	0.14	0.48	0.62	3,355
D5302 Telecom System						
4'x8' plywood Telephone back board	1	EA	105.56	124.99	230.54	231
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	480	LF	3.32	5.39	8.71	4,180
1" EMT connector	20	EA	8.00	6.90	14.90	304
1" EMT field bend	80	EA		8.51	8.51	684
4 11/16" Square box w/cover (ring), support	15	EA	7.97	30.94	38.90	584
12" Cable Tray	130	LF	25.22	15.76	40.98	5328
12" Elbow fitting	4	EA	92.91	178.15	271.06	1084
12" Tee fitting	2	EA	193.62	308.23	501.85	1004

P&C77 Fleet Maintenance Facility						
95% Design Estimate			QUOTE/	UNIT	TOTAL	
DESCRIPTION	U/M	MAT'L	INSTALL	TOTAL	COST	
D5035 Security System						
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1500	LF	3.32	5.39	8.71	13,062
1" EMT connector	30	EA	8.00	6.90	14.90	447
1" EMT field bend	60	EA		8.51	8.51	510
4 11/16" Square box w/cover (ring), support	15	EA	7.97	30.94	38.90	584
D54 Special Electrical Systems	13380	SF	@	2.26	=	30,225
D5042 Grounding & Lightning Protection Systems						
Ground rod, 3/4x10'	3	EA	73.39	136.63	210.03	630
Water pipe clamp, 1 1/4" to 2"	2	EA	49.80	74.76	124.57	249
Exothermic weld	5	EA	16.69	85.72	102.41	512
Main Ground Buss	2	EA	192.22	193.35	385.57	771
#1/0 Bare CU wire	150	LF	2.53	1.50	4.03	604
Chain Trenching, 6"x24", backfill	110	LF		1.02	1.02	112
D5048 Emergency Generator Docking Station						
600A Portable Generator docking station	1	EA	8912	3506	12418	12,418
3" PVC Sch. 40 conduit	200	LF	8.00	10.89	18.90	3,779
3" PVC elbow	4	EA	18.35	47.05	65.40	262
3" PVC Sch. 40 adapter	4	EA	4.60	33.51	38.11	152
3" PVC Sch. 40 coupling	8	EA	2.55	47.05	49.60	397
#2 XHHW wire, copper	220	LF	2.13	1.38	3.51	772
250 kcmil XHHW wire, copper	880	LF	7.78	3.09	10.87	9,566
E10/20 Equipment & Furnishings	13380	SF	@	1.72	=	23,027
Washing Machine	1	EA	984	275	1,258	1,258
Clothes Dryer	1	EA	984	275	1,258	1,258
Dish Washer	1	EA	1,066	275	1,340	1,340
Base Cabinets, plastic laminate	14	LF	516	121	637	8,919
Wall Cabinets, plastic laminate	17	LF	385	80.60	466	7,916
Counter Tops, solid surface	14	LF	123	43.29	167	2,334
F10 Special Construction - PEMB	14000	SF	@	37.40	=	523,585
Pre Engineered Metal Building						
Pre-Eng. Steel Bldg, clear span tapered beam frame, metal roofing & siding, 18' eave, 76' wide	14000	SFflr	14.68	11.74	26.42	369,864
PEMB Eaves	488	LF	52.47	15.85	68.33	33,344
Batt Insulation, Vinyl Liner w/ metal straps - Roof	15044	SF	3.62	1.46	5.08	76,455

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
Batt Insulation, Vinyl Liner w/ metal straps - Walls	10090	SF	3.62	0.73	4.35	43,922
F20 Demolition & Abatement	4333	CY	@	26.27	=	113,850
Demolition						
Demolish Pre-Engineered Metal Bldg	117000	CF	0.25	0.25	0.50	58,168
Machine Load & Haul Construction Debris, 5-mile	825	CY		16.85	16.85	13,898
Dump Charges, Building Construction Materials	825	Ton		47.37	47.37	39,077
Hazardous Components Abatement						
Demo Floor Tile and Mastic	1	LS		2,707	2,707	2,707
Sitework	10900	SY				\$876,244
G10 SITE PREPARATION	10900	SY	@	31.38	=	342,060
G1010 Site Clearing						
Cut & Chip light brush, grub stumps & remove	925	SY		2.12	2.12	1,962
Temporary Gravel Entrance - 6"gravel (includes removal)	130	SY	15.90	6.39	22.28	2,897
Retaining Wall						
54" Wide x 12" Deep - Strip Footing	87	LF	56.21	48.07	104	9,073
12" CMU Retaining Wall	350	SF	16.37	20.44	36.81	12,884
Temporary Fencing						
6' Chain Link, 2 gates, rented up to 1 yr	310	LF	7.81	4.82	12.63	3,917
G1020 Site Demolition						
Roads & Parking						
Saw Cut Asphalt, up to 3"	184	LF	0.37	2.18	2.55	469
Saw Cut Concrete	60	LF	0.47	2.89	3.36	202
Remove 3" Asphalt Paving	63	SY		11.36	11.36	716
Remove Gravel Paving	6046	SY	2.44	2.70	5.14	31,086
Remove Concrete Paving, 6" Thk	513	SY		28.35	28.35	14,545
Miscellaneous						
Hazardous Materials Removal	1	AL		33,833	33,833	33,833
Remove Hydraulic Fluid Tanks	3	EA		193	193	579
Remove Double Swing Gate & salvage	1	EA		1,929	1,929	1,929
Remove Motorized Sliding Gate & salvage	1	EA		1,929	1,929	1,929
Remove Pipe Bollards	5	EA		231	231	1,157
Relocate Storage Bins	3	EA		530	530	1,591
Hauling & Disposal						
Machine Loading into Trucks	2150	CY	10.74	23.24	33.98	73,063
Hauling, 12 cy dump truck, 10 mile cycle (35mph)	2150	LCY		9.76	9.76	20,982
Dump Fee, Bldg Const Mat	1640	Ton	19.53		19.53	32,030

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
G1030 Site Earthwork						
Excavation & Rough Grading						
Cut and Fill W/ 200 HP Dozer, 150' haul	1500	CY	3.91	9.22	13.13	19,688
Mobilization & Demob. of Excavation Equipment (Min)	2	EA		16,346	16,346	32,692
Compaction, Riding Vibrating Roller, 6" lifts, 3-passes	1500	CY		0.98	0.98	1,475
Hauling, 12 cy dump truck, 10 mile cycle (35mph)	1500	LCY		9.76	9.76	14,639
Dust Control	10900	CY	0.98	1.35	2.33	25,360
Erosion Control						
Silt Fence, Polypropylene, 3' High	1200	LF	0.90	1.56	2.46	2,953
Inlet Protection (Haybales)	40	LF	9.34	0.93	10.26	410
G20 SITE IMPROVEMENTS	10900	SY	@	26.80	=	292,145
G2020 Parking Lots						
Asphalt Paving, 1 1/2"	63	SY	11.52	1.81	13.34	840
Binder Course, 3"	63	SY	21.48	1.99	23.47	1,479
6" Stone, Compacted	63	SY	13.28	2.70	15.98	1,007
Compacted Subgrade, 12" (95%)	2839	SY	4.49	1.58	6.07	17,243
Concrete Pavement, 8" Thk	777	SY	66.50	1.02	67.52	52,467
12" Stone, Compacted	777	SY	29.30	4.24	33.54	26,060
Compacted Subgrade, 18" (95%)	777	SY	6.25	2.14	8.39	6,520
Gravel Paving, 8" Deep	2692	SY	16.99	0.62	17.61	47,403
Add 8 CY truck for hot paving operations (per truck)	1	DAY	547	482	1,029	1,029
Pavement Markings, 4" Wide incl. Layout	430	LF	0.27	0.17	0.45	192
Pavement Markings or Gore Lines	98	SF	1.23	2.08	3.32	325
Handicap Symbols	1	EA	63.48	32.79	96.26	96.26
Handicap Sign	1	EA	254	190	444	444
Precast Concrete Wheelstop, 6"x 10"x 6'-0"	28	EA	105	25.84	131	3,677
6" Dia. Pipe Bollard, Conc. Filled	23	EA	1,191	131	1,323	30,423
Signage						
Traffic Control Signs 18"x24"	1	EA	104	39.54	144	144
G2030 Pedestrian Paving						
Sidewalk						
Concrete Sidewalk 4", cast on ground	1450	SF	3.93	3.55	7.47	10,838
G2040 Site Development						
Reinstall Dbl Swing Gate, 22' opening, 8' ht.	1	EA		2,700	2,700	2,700
Reinstall Salvaged Sliding Gate	1	EA		1,003	1,003	1,003
Concrete Footing for Reinstalled Sliding Gate	1	EA	1,210	1,181	2,391	2,391
Gate Operator for Reinstalled Sliding Gate	1	EA	5,859	1,871	7,730	7,730
7' H Chain Link Fence, 9 ga. Galv.steel	1050	LF	54.69	9.57	64.25	67,465

P&C77 Fleet Maintenance Facility							
95% Design Estimate					QUOTE/	UNIT	TOTAL
DESCRIPTION		U/M	MAT'L	INSTALL		TOTAL	COST
G2050 Landscaping							
Temporary Seeding	36	MSF	58.59	3.36	61.95	2,230	
Seeded, Utility Mix, mulch, fertilizer	36	MSF	69.33	40.70	110	3,961	
Canopy Tree, up to 3½" Cal	6	EA	312	434	746	4,479	
G30 SITE MECHANICAL UTILITIES	850	LF	@	148	=	125,576	
G3010 Water Supply							
4" DIMJ Pipe	360	LF	59.57	22.80	82.37	29,652	
4" DIMJ Tee	2	EA	742	280	1,022	2,044	
6" DIMJ Pipe	40	LF	73.24	28.49	102	4,069	
6" DIMJ 90º Elbow	1	EA	498	233	731	731	
4" Turbine Commercial/ Domestic Water Meter	1	EA	2,978	694	3,673	3,673	
Fire Hydrant	1	EA	4,297	273	4,570	4,570	
Elevated Water Storage Tank, 4000 gal.	1	EA	11,718	964	12,683	12,683	
Foundation Mat (3000 PSI), under 10 C.Y.	6	CY	345	197	542	3,250	
8" Cut-in Valve w/Rubber Gasket	1	EA	2,197	276	2,473	2,473	
Meter Pit, 4'x4'x4'	1	EA	2,783	1,313	4,097	4,097	
Excavating Trencher 16"-24" wide & 6' deep incl. backfi	400	LF	4.90	6.11	11.02	4,406	
G3020 Sanitary Sewer							
4" PVC, DWV (B/G) w/o Ftgs	20	LF	6.35	3.39	9.74	195	
6" PVC, DWV (B/G) w/o Ftgs	290	LF	13.74	3.63	17.37	5,038	
Oil Interceptor	1	EA	7031	386	7417	7,417	
4" PVC 2-way Clean Out Tee w/ plug	1	EA	61.68	102	164	164	
6" PVC 2-way Clean Out Tee w/ plug	4	EA	97.74	116	213	853	
Excavating Trencher 16"-24" wide incl. backfill	310	LF	4.90	6.11	11.02	3,415	
G3030 Storm Sewer							
Geotextile Fabric, Jute Mesh 4' Wide	260	SY	1.78	0.96	2.74	713	
Gravel Fill	33	CY	2.54	1.18	3.72	123	
4" PVC, DWV Piping, Excl. Excavation & Backfill	300	LF	7.42	5.79	13.21	3,962	
4" PVC 2-way Clean Out Tee w/ plug	4	EA	62	102	164	655	
Mulch, Wood Chips	320	SY	3.09	2.80	5.88	1,882	
Sediment Traps	3	EA	391	278	668	2,005	
18" RCP w/Gaskets, Excl Excavation & Backfill	140	LF	44.92	18.13	63.05	8,827	
Precast Concrete Headwall, 18" pipe	2	EA	4,101	328	4,429	8,859	
Outlet Control Structure w/ Wier Top	2	EA	1,650	757	2,407	4,815	
Excavate, Backfill & Comp.- Common Earth (3/4 CY)	16	CY	21.15	20.56	41.71	667	
Excavating Trencher > 24" wide & 8' deep incl. backfill	140	LF	10.94	20.06	31.00	4,339	
G40 SITE ELECTRICAL UTILITIES	10900	SY	@	10.68	=	116,462	

P&C77 Fleet Maintenance Facility						
95% Design Estimate						
DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
G4010 Electrical Distribution						
3" Weatherhead	2	EA	124.95	176.59	301.54	603
3" RGS w/ 11 coup, 2 bends & 2 term. per 100'	40	LF	23.94	23.98	47.92	1,917
3" RGS elbow	6	EA	73.39	99.90	173.29	1,040
3" RGS coupling	6	EA	22.11	11.34	33.45	201
3" RGS support	6	EA	29.18	20.30	49.48	283
3-3" PVC, 4' deep, concrete encased	190	LF	24.28	50.90	75.18	14284
3" PVC Sch. 40 adapter	6	EA	4.64	31.81	36.45	219
250 kcmil XHHW wire, copper	1920	LF	7.78	3.09	10.87	20,870
#2 THHN wire, copper	480	LF	1.83	1.51	3.34	1603
1/4" Pull Rope	200	LF	0.30	0.48	0.77	155
#250kcmil wire removed from in-place conduit	1200	LF		0.62	0.62	742
G4020 Site Lighting						
88 watt, LED, 1 head	12	EA	2010	503.34	2513	30,155
Steel pole, 12 ft.	6	EA	1337	176.59	1513	9,081
Bracket arms, 2 arm	6	EA	541.72	74.76	616.48	3,699
Light pole base	6	EA		1867.57	1867.57	11,205
1 1/4" PVC Sch. 40 conduit	600	LF	3.15	5.45	8.60	5,159
1 1/4" PVC elbow	12	EA	3.79	21.46	25.25	303
1 1/4" PVC Sch. 40 coupling	24	EA	0.61	21.46	22.07	530
#12 XHHW wire, copper	630	LF	0.24	0.57	0.81	511
#10 XHHW wire, copper	660	LF	0.37	0.62	0.99	651
#8 XHHW wire, copper	1320	LF	0.52	0.77	1.30	1,713
Chain Trenching, 8"x36", backfill	600	LF		1.23	1.23	735
G4031 Communications Service						
2-4" PVC, 4' deep, concrete encased	130	LF	24.91	46.66	71.56	9303
4" RGS elbow	4	EA	160.83	159.77	320.60	1282
4" PVC Sch. 40 adapter	4	EA	8.28	45.95	54.23	217
PROJECT SUBTOTAL =====>					\$	3,268,420

ALTERNATE BID ITEMS:

Alternate No 1: Insulated Metal Wall and Roof Panels

Deduct

Batt Insulation, Vinyl Liner w/ metal straps - Roof	-15044	SF	3.62	1.46	5.08	-76,455
Batt Insulation, Vinyl Liner w/ metal straps - Walls	-10090	SF	3.62	0.73	4.35	-43,922

Add

Insulated Metal Roof Panels	15044	SF	13.12	4.81	17.93	269,696
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P&C77		Fleet Maintenance Facility					
95% Design Estimate							
	DESCRIPTION		U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST
	Insulated Metal Wall Panels	10090	SF	13.12	5.43	18.55	187,146
	Subtotal =====>			@		=	336,465
Alternate No 2: Window Type W5 at Gable Ends							
	Fixed Aluminum Frame (Storefront), insul glass	552	SF	69.37	44.88	114	63,067
	Subtotal =====>			@		=	63,067
Alternate No 3: Vehicle Bay Work Benches							
	Wood Work Bench w/ P. Lam. Counter Top	124	LF	446	112	558	69,237
	Wood Work Bench w/ Solid Surface Counter Top	12	LF	371	125	496	5,958
	Subtotal =====>			@		=	75,195

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration

Department: Administration

Date Requested to be on Agenda: 1/14/2020

Issue for Consideration:

Spending on FF&E for new Animal Shelter.

Points to Consider:

County Council trimmed \$229,500 from the new Animal Shelter and tasked the Advisory Committee to fund raise. The initial meeting of the Shelter Advisory Committee was delayed until January due to the holidays and a delay in appointing members.

We are to the point that I am having to authorize spending funds for some items to avoid delaying the completion of the facility. I have approved the cat cages, due to their long lead time for fabrication, and changes associated with using a commercial washer and dryer. The original plans specified a residential washer and dryer which simply would have never worked for this facility.

Funding and Liability Factors:

We can reimburse the General Fund from eventual fund raising but I did not think Council would want this facility delayed. Please advise if I am mistaken.

Options:

Proceed with FF&E expenditures so that we meet the estimated completion date for the Shelter or delay further expenditures until fundraising is underway.

Recommendation:

Proceed and reimburse the General Fund as funds are raised.

ATTACHMENTS:

Description	Upload Date	Type
Washer and Dryer Connections	1/6/2020	Exhibit

www.slmcorp.net

Customer's Name Lancaster Animal Shelter, c/o Mr. Kelvin Alexander

Date 12/06/2019

Laundry Location Lancaster, SC

Contact Number 803-288-0247 / fax _____ / email kalexander@lancastersc.net

EQUIPMENT PRICING ONLY - 60 DAY PRICE GUARANTY

Terms (check one)

NOTE: The following figures are subject to error correction and home office approval. Prices are guaranteed for 60 days following the above date. SLM cannot be responsible for unforeseen delivery and/or installation problems. Fire/theft/ and miscellaneous damage are a customer's immediate responsibility upon delivery of the below listed items.

Cash_____	Due_____
Lease_____	Finance_____
Add 2% if leased/financed	

# of units	Products / Description	Model # (color)	Gas	Mfg. list \$	Sale \$	Total
						0
1	Dexter 40lb. Capacity On Premise Laundry Washer	T600		\$8,709	\$6,096	6096
	WN0600XA-12EV2X-SSKCS-USX					0
	6 cycle micro-processor					0
	6.0 cu./ft. tub, 208-240v/60hz/1 or 3 phase inverter					0
	100G extraction					0
	10 year limited parts warranty on the tub, tub bearings, frame					0
	3 year limited parts on all other parts					0
1	T-600 steel base for the above washer				\$278	278
						0
1	Dexter 50lb. Capacity Single On Premise Laundry Dryer	T-50		\$4,694	\$3,286	3286
	DN0050NE-10EB-1X-10EB1X-SKSG-USX					0
	Programmable Micro-Processor					0
	120v/60hz/1phase					0
	Stainless Steel Front Panel					0
						0

***Installation / Delivery Notes:**

Price includes the factory freight to SLM Warehouse, SLM delivery and installation to customer's on site utilities, check for proper operation, set-up and instructions to all operators.

SLM includes a 120 day labor free warranty on the SLM installation and proper operation.

SLM will honor the Dexter Factory Limited Parts Warranty

Sub Total of the above units	\$9,660
	\$9,660
State sales taxes _8_ %	\$773
Equipment Total	\$10,433
delivery/labor/ installation	\$812
Above Total(Equipment/Install)	\$11,245
_____% down payment	
Final Total	\$11,245

Accepted by customer_____