

## Council Members

District 1: Terry Graham  
District 2: Charlene McGriff, Vice-Chair  
District 3: Billy Mosteller  
District 4: Larry Honeycutt, Secretary  
District 5: Steve Harper, Chair  
District 6: Allen Blackmon  
District 7: Brian Carnes



**County Attorney**  
John K. DuBose III

**Clerk to Council**  
Sherrie Simpson

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**March 9, 2020**

**6:00 PM**

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

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**LANCASTER COUNTY COUNCIL**  
**County Council Chambers, County Administration**  
**Building, 101 North Main Street, Lancaster, SC 29720**

## **AGENDA**

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Brian Carnes**
4. **Approval of the Agenda**  
*[deletion and additions of non-substantive matter]*
5. **Special Presentations**
  - a. Campus Update and Preview of the 60th Anniversary Gala for the University of South Carolina - Lancaster - Presented by Dr. Walt Collins, Palmetto College Campus Dean, USC Lancaster
  - b. Needs Assessment Public Hearing - Grazier Rhea, Community Development Director, Catawba Regional Council of Governments
6. **Citizens Comments**  
*[Speakers are allowed approximately 3 minutes. If there are still people on the list who have not spoken at the end of thirty (30) minutes, Council may extend the citizen comments section or delay it until a later time in the agenda]*
7. **Consent Agenda**  
*[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]*
  - a. Approval of Minutes from the February 24, 2020 County Council Regular Meeting
  - b. 3rd Reading of Ordinance 2020-1649 regarding Approval of Abandonment of Easement And Burdening Property Owned By Red Edge LLC Located on Possum Hollow Road  
Ordinance Title: An Ordinance To Approve Abandonment Of An Easement Held By Lancaster County Benefiting Tax Map Number 0008-00-063.06 And Burdening Property Owned By Red Edge,

LLC, Identified With Tax Map Number 0008-00-063.05, Both Properties Being Located On Possum Hollow Road; And To Authorize County Officials To Take Such Actions As Necessary To Abandon The Easement By Recorded Legal Instrument To Effectuate The Purposes Of This Ordinance. - ***Passed 7-0 at the February 10, 2020 County Council Meeting. Passed 7-0 at the February 24, 2020 County Council Meeting. - John DuBose***

- c. 2nd Reading of Ordinance 2020-1650 regarding Revision to the 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. - ***(Favorable Recommendation - Administration Committee). - Passed 7-0 at the February 24, 2020 County Council Meeting. - Steve Willis/Veronica Thompson***

## 8. Non-Consent Agenda

- a. Public Hearing and Resolution 1081-R2020 regarding Approval of the Conditional Use Application Of Madgy Macharios

Resolution Title: A Resolution To Approve The Conditional Use Application Of Madgy Macharios To Locate, Design, Construct And Operate A Vehicle Sales Lot On A 0.974 Acre Tract, Zoned General Business (GB), On Tax Map Number 0086C-0D-012.00, And Located At 1722 Springdale Drive, Lancaster, SC 29720. - ***Planning Commission recommended approval by unanimous vote. - Rox Burhans***

- b. Public Hearing and 3rd Reading of Ordinance 2020-1648 regarding Rezoning of Property Owned by Pleasant Dale Baptist Church and a Portion of Property Owned by Modie Royce Walters, Sr.

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 4.62 Acre Tract Of Property (TMS # 0069-00-044.00), Owned By Pleasant Dale Baptist Church, As Well As A 3.683 Acre Tract Of Property (Portion Of TMS # 0069-00-047.00), Owned By Modie Royce Walters, Sr. And Located Southeast Of The Intersection Of Pageland Highway And South Potter Road; East Of The Church Located At 133 South Potter Road, Lancaster, South Carolina (TMS # 0069-00-044.00 And A Portion Of 0069-00-047.00) From RN, Rural Neighborhood District, To INS, Institutional District. - ***Planning Department Case Number: RZ-019-1046. Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the February 10, 2020 County Council Meeting. Passed 7-0 at the February 24, 2020 County Council Meeting. - Rox Burhans***

## 9. Discussion and Action Items

- a. Pending Projects Update for New Construction and Major Renovation Projects - Alison Alexander
- b. Review of Cost Estimate for EMS Headquarters Building - Steve Willis

## 10. Status of items tabled, recommitted, deferred or held

- a. HELD - Public Hearing and 3rd Reading of Ordinance 2019-1626 regarding Authorization of a Fee Agreement with Project Dumping

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Fee Agreement By And Between Lancaster County And Project Dumping Providing For The Payment Of A Fee-In-Lieu Of Taxes And The Provision Of Special Source Revenue Credits; To Authorize A Ten-Year Extension Of The Term Of An Existing Fee Agreement; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund. - ***Passed 7-0 at the November 12, 2019 County Council Meeting. Passed 6-0 at the November 25, 2019 County Council Meeting. - Jamie Gilbert***

## 11. Miscellaneous Reports and Correspondence

## 12. Citizens Comments

*[If Council delays until end of meeting]*

**13. Executive Session**

**a.** One Item:

*1. Economic Development Discussion: Project Dream. SC Code 30-4-70(a)(5).*

**14. Adjournment**

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

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Grazier Rhea/Catawba Regional Council of Governments

Department: Administration

Date Requested to be on Agenda: 3/9/2020

**Issue for Consideration:**

At this hearing, Catawba Regional Council of Governments staff will present the past identified community needs and receive comments concerning the current needs, especially as they relate to the low and moderate income persons in Lancaster County.

**Points to Consider:**

Attached is a list of prioritized needs from Lancaster County's 2019 Needs Assessment and an overview of the proposed use of Community Development Block Grant funds for the 2020-2021 program year.

**Funding and Liability Factors:**

N/A

**Council Options:**

N/A

**Recommendation:**

N/A

**ATTACHMENTS:**

Description	Upload Date	Type
Memorandum regarding Needs Assessment Process	3/3/2020	Letter
Notice of Public Hearing for Needs Assessment	3/3/2020	Public Hearing Notices
Lancaster County Prioritized Community Needs March 2019	3/3/2020	Backup Material
Community Development Block Grant Funding 2020 - 2021	3/3/2020	Backup Material





## MEMORANDUM

**TO:** Lancaster County Council

**FROM:** Catawba Regional Council of Governments

**DATE:** March 2, 2020

**SUBJECT:** Needs Assessment Process

In order to apply for Community Development Block Grant funds, Lancaster County must complete a Needs Assessment. A Needs Assessment Public Hearing will be held on Monday, March 9, 2020 at 6:00 p.m. during the regularly scheduled County Council meeting in the Council Chambers.

At this hearing, Catawba Regional Council of Governments staff will present the past identified community needs and receive comments concerning the current needs, especially as they relate to the low and moderate income persons in Lancaster County.

Attached is a list of prioritized needs from Lancaster County's 2019 Needs Assessment. This can be used as a guide to identify Lancaster County's community needs for 2020, which will be updated after the hearing on March 9, 2020.

Also attached is an overview of the proposed use of Community Development Block Grant funds for the 2020 - 2021 program year. The next funding round for the Community Development Block Grant program is April 17, 2020 and applications must be requested by March 16, 2020. The eligible program under this round is Community Infrastructure. Community Enrichment and Neighborhood Revitalization applications will be due September 18, 2020. Business Development and Ready to Go Public Facilities applications may be submitted at any time during the year.

For additional information, please contact Grazier Rhea or Angela Kirkpatrick or Christine Schwartz, with Catawba Regional Council of Governments, at 803-327-9041.

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on Monday, March 9, 2020 at 6:00 p.m. in the Lancaster County Council Chambers, Lancaster County Administrative Building, 101 North Main Street, Lancaster SC, Lancaster County will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development. At this public hearing, Lancaster County will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

This public hearing and the matters to be discussed are subject to the provisions of Lancaster County's Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds.

The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday. Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721 (Telephone: 803-416-9300).

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Darin Robinson, Interim Building Official, Lancaster County, P.O. Box 1809, Lancaster, SC 29721 (Telephone: 803-285-1969), has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. Assistance will be provided to accommodate the special needs of disabled persons, upon request. A 72-hour notice for assistance is requested.

LANCASTER COUNTY  
PRIORITIZED COMMUNITY NEEDS  
MARCH 2019

Lancaster County held a Needs Assessment Public Hearing on Monday, March 11, 2019, at which time the following community needs were prioritized.

1. Upgrade and extension of water and sewer services for low and moderate income areas, including the Kings Circle area, the Kershaw Mill area, the Dobson School area and the Emerald Estates area.
2. Upgrade and construct facilities, including ADA accessibility, for the Department of Social Services, Health Department, the library and other public agencies serving low and moderate income persons.
3. Demolition of vacant, dilapidated structures in low and moderate income neighborhoods.
4. Neighborhood revitalization activities in low and moderate income areas, including the Dobson School area, Kershaw Mill area, Erwin Farm area, and Emerald Estates area to include the following:
  - Clearance and clean-up
  - Infrastructure upgrades to include, but not limited to, transportation, sidewalks, transit, water, sewer, gas, electrical, and communications to include Internet/ wireless/ broadband.
  - Housing rehabilitation
  - Activities to increase affordable housing
  - Job training and educational opportunities
  - Socioeconomic assistance
  - Franchised curbside solid waste collection in target areas
5. Development of greenways and trails, including the Lindsay Pettus Greenway.
6. Promote economic development and job creation activities through provision of infrastructure to potential and expanding businesses and industries and through the provision of Workforce Development Training to residents and industries through direct county grant match funding and provision of in-kind services.
7. Construct permanent EMS and fire stations where needed to replace mobile and/or inadequate facilities.
8. Improve transportation between Lancaster's four municipalities, City of Lancaster, Town of Heath Springs, Town of Kershaw and Town of Van Wyck, including highway (US 521) and rail (L&C Railway) modes of transportation.
9. Add turning lanes for the Heath Springs Elementary School and the Andrew Jackson Middle and High Schools.
10. Improve transportation between the City of Lancaster and the Chesterfield County line on SC 9 South, a segment of the South Carolina Department of Transportation Strategic Freight Network.
11. Locate recreational facilities and social service agencies in the northern panhandle of the county. This would put these services within closer proximity to the people who use them and eliminate the need for driving into the City of Lancaster.
12. Seek funding to address housing needs, to include rehabilitation, affordable housing and down payment and closing cost assistance.
13. Undertake activities to promote fair housing opportunities for all citizens.



## **COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING 2020 – 2021**

The following is a summary of the proposed uses of CDBG funds for the 2020-2021 program year. These program uses are subject to change prior to final adoption by the SC Department of Commerce.

The Community Development Block Grant Small Cities Program is administered in South Carolina by the SC Department of Commerce, Office of Grants Administration. The State CDBG program will receive \$20.2 million from the U.S. Department of Housing and Urban Development (HUD) in 2019.

State CDBG grants are awarded to eligible local governments that are not “entitlement areas”. All local governments in the Catawba Region, with the exception of the City of Rock Hill, are eligible to apply.

All CDBG projects must address one of the three following national objectives:

- Benefit low and moderate income persons
- Eliminate slums and blight
- Address urgent community needs that pose a serious threat to the health or welfare of the community.

Three key goals for the CDBG program are to provide decent housing, economic opportunities and suitable living environment. Each project must meet one of the following outcomes identified by HUD:

- Affordability
- Accessibility
- Sustainability

The primary CDBG grant programs are Community Development, Business Development and Regional Planning. There will be \$16.9 million allocated for Community Development Programs, which includes five subcategories of Community Infrastructure, Community Enrichment, Neighborhood Revitalization, Special Projects and “Ready to Go”. Following is a description of each of program.



## **I. Community Development**

### **A. Community Infrastructure**

**Funds Available:** \$11,724,508

**Grant Maximum:** \$750,000 (A waiver may be considered for a project addressing an urgent and compelling need, regional solution or system-wide improvements, as well as the extent of leveraging and a reasonable CDBG cost)

**Grant Minimum:** \$50,000

**Match:**

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

**Eligible Activities:**

Water, sewer, roads or drainage activities.

**Outcome:**

Contribute to the creation of healthy and sustainable residential communities through addressing one or more of the priorities listed in order of importance:

1. Significant improvements to existing infrastructure to address health concerns, meet required quality standards and ensure community sustainability.
2. Projects that result in more viable regional infrastructure solutions or that provide new access to services near business centers where it is cost effective to address documented health threat.
3. Upgrades to infrastructure to address quality standards where there are only general health concerns or provide new services that are not near business centers when it is cost effective to address a documented health threat.

**Application Requests due: Monday, March 16, 2020**

**Applications due: Friday April 17, 2020**

**B. Community Enrichment**

**Funds Available:** \$3,000,000

**Grant Maximum:** \$500,000/\$750,000 for streetscape projects

**Grant Minimum:** \$50,000

**Match:**

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

**Eligible Activities:**

- First Priority – Increasing Economic Competitiveness
  - Brownfield projects or demolition of obsolete buildings.
  - Downtown streetscape improvements where there is significant business activity and prior investments. Projects must include a plan for retail/small business support.
  - Planning by professional engineers and architects for regional infrastructure, hazard mitigation, resiliency and sustainability for eligible public infrastructure and facilities, brownfields clean up and redevelopment, or master drainage studies.
- Second Priority – Education and Workforce Development
  - Libraries – facilities or services (fixed or mobile) to provide expanded library services or computer equipment with broadband capability to enhance skills training and education.
  - Publically owned facilities (except operating school facilities) that offer extended educational opportunities for adult literacy, or to serve at risk LMI children or youth.
  - Transportation-oriented public facilities or services to serve LMI workforce populations.
- Third Priority – Safe and Healthy Communities
  - Public safety facilities and services in LMI areas - police substations or other public improvements designed to address crime prevention.
  - Demolition of vacant, dilapidated residential structures to address and support crime prevention efforts in a targeted LMI neighborhood.
  - Fire substations or fire trucks for existing stations serving LMI residential areas that provide a significant improvement in service for in town locations or near business centers.
  - Health clinic facilities or equipment in underserved areas or multi-service centers for health or related social services.

- Public facilities modifications to ensure accessibility for disabled persons or for energy efficiency improvements for CDBG eligible public facilities that will significantly reduce operating burdens and promote sustainability (i.e., replacing windows, upgrading HVAC, etc.)

Equipment for public service activities must be for new or expanded services and generally associated with a significant capital investment in facilities. Only major pieces of equipment that have a durable life of five years will be considered for funding.

**Outcome:**

This program is designed to fund facilities, services and other activities that strengthen existing communities and support a high quality of life within the following state priority areas:

1. Increasing economic competitiveness
2. Education and workforce development
2. Safe and healthy communities

**Application Requests due: Monday, August 17, 2020 at 5:00 p.m.**

**Applications due: Friday, September 18, 2020 at 5:00 p.m.**

**C. Neighborhood Revitalization Program**

**Funds Available:** \$1,000,000

**Grant Maximum:** \$500,000/\$750,000 if project includes infrastructure activities

**Grant Minimum:** \$50,000

**Match:**

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

**Planning Phase**

The targeted neighborhood must submit a locally funded revitalization plan (or a previously CDBG Village Renaissance Plan) that identifies community needs and prioritizes activities designed to revitalize the neighborhood with CDBG and other funds. This plan must be approved by the Department of Commerce and should set out a realistic plan for implementation of CDBG eligible and other activities in two possible consecutive implementation phases. The plan must be submitted to the Department of Commerce with the application.

The plan shall include the following:

- Comprehensive needs assessment (qualitative and quantitative) and prioritization.
- Comprehensive strategies for revitalization.
- Specific actions to prepare for implementation.
- Maps illustrating existing conditions, problems and proposed solutions.
- Roles and responsibilities-neighborhood and local government involvement and commitment in planning and implementation.
- Time frame for implementation of all strategies, including phased activities.

#### **Implementation Phases**

Implementation of comprehensive neighborhood revitalization project must involve multiple activities including a public safety component. Activities must be described in the plan and may include:

- Infrastructure - water, sewer, roads, drainage
- Public facilities- sidewalks, security lighting and cameras, police or fire substations, technology, multi-service centers designed to address crime risk factors, walking trails, green space, landscaping
- Housing - infrastructure or other activities to support affordable or workforce housing; limited exterior only improvements including facades, minor repairs, energy efficiency improvements, handicap accessibility
- Demolition and clearance of vacant and dilapidated properties
- Public services - crime watch program, drug or gang education, awareness or prevention programs.

All implementation phases will be competitively selected with no guarantee of funding and must comply with applicable program threshold requirements.

**Application Requests due: Monday, August 17, 2020**

**Applications due: Friday, September 18, 2020**

#### **D. Special Projects Program**

**Funds Available:** \$600,000

**Grant Maximum:** \$200,000

**Grant Minimum:** \$50,000

#### **Match:**

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of



fees, public or private investments and documented volunteer or in-kind contributions.

**Outcome:**

This program is designed to meet community development needs that are not typically funded through the other CDBG programs or one of the other HUD partner programs.

**Eligible Activities:**

These funds will be used for alternative grant activities that meet community development need of eligible municipalities. Special projects could historic preservation, innovation, energy conservation, parks, and trails/greenways.

Projects should have significant leveraging, impact and community support while still meeting a National Objective and all other requirements. Consideration for funding will be based on State priorities listed below and the Community Development Selection Criteria:

- First Priority
  - Projects that impact economic development or increase economic competitiveness.
- Second Priority
  - Projects that address public health and safety or improve the long-term sustainability of the community.
- Third Priority
  - Projects that address energy conservation or historic preservation.

**Application Requests due: Monday, August 17, 2020 at 5:00 p.m.**

**Applications due: Friday, September 18, 2020 at 5:00 p.m.**

**E. Ready to Go” Public Facilities Program**

**Funds Available:** \$600,000

**Grant Maximum:** \$500,000 (A wavier will be considered for infrastructure projects addressing an urgent and compelling need, regional solution or system-wide improvements, as well as the extent of leveraging and a reasonable CDBG cost)

**Grant Minimum:** \$50,000

**Match:**

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

**Eligible Activities:**

Activities must be eligible under the Community Infrastructure or Community Enrichment Program. CDBG funds are for construction costs only. Activities leading up to bidding must be complete prior to application submission. This includes project design, environmental review, acquisition and permits. The project must be ready to bid within 60 days of grant award.

**Outcome:**

This program is designed to stimulate the local economy by addressing urgent or compelling community needs, encouraging the timely implementation of CDBG eligible public projects, and being cost effective.

**Applications will be accepted on an ongoing basis, based on funding availability.**

Program clarifications:

- Projects must address an urgent and compelling need.
- The project requires an upfront investment of local and other funds for planning, project design and permitting that is substantially equivalent to the required 10% local match.
- Projects must be eligible public facility improvements and CDBG pays only for construction and administration.

**II. Business Development Program**

**Funds Available:** \$2,000,000

**Grant Maximum:**

- Job creation/retention \$10,000/ job
- Area economic development \$500,000
- Local goods and services:
  - Service area less than 20% poverty or 70% LMI \$350/job
  - Service area equal/more than 20% poverty or 70% LMI \$1,000/job

**Grant Minimum:** \$50,000

**Match:**

10% local match or other equivalent contribution required. Projects to assist businesses in the provision of goods and services must have a minimum of 25% leveraging including a 10% match from the local government.

**Eligible Activities:**

Infrastructure to assist new or expanding businesses that will result in the creation or retention of jobs, 51% of which must be available to low and moderate income persons.

**Outcome:**

Provision of financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy.

**General Program Requirements:**

- A unit of local government may apply for a third project if they have no more than two open grants that have not exceeded a 30 month grant period.
- A unit of local government is limited to one Neighborhood Revitalization project.
- A unit of local government is limited to one open Ready to Go projects.
- A unit of local government may not have more than one project for the same general target area/neighborhood open at the same time

Catawba Regional Council of Governments' staff is available to assist local governments with the development of potential CDBG projects and application preparation. If you are interested in submitting a CDBG application, contact *Grazier Rhea, Angela Kirkpatrick or Christine Schwartz* at (803) 327-9041.

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 3/9/2020

**Issue for Consideration:**

Approve or amend the minutes from the February 24, 2020 County Council regular meeting.

**Points to Consider:**

The draft minutes from the February 24, 2020 County Council regular meeting are attached for Council's review and consideration.

**Funding and Liability Factors:**

N/A

**Council Options:**

Council can approve or amend the minutes.

**Recommendation:**

Approve the minutes as written.

**ATTACHMENTS:**

Description	Upload Date	Type
Draft Minutes from the 2-24-2020 County Council Regular Meeting	3/5/2020	Backup Material



**Council Members**

District 1: Terry Graham  
District 2: Charlene McGriff, Vice-Chair  
District 3: Billy Mosteller  
District 4: Larry Honeycutt, Secretary  
District 5: Steve Harper, Chair  
District 6: Allen Blackmon  
District 7: Brian Carnes



**County Attorney**  
John K. DuBose III

**Clerk to Council**  
Sherrie Simpson

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**February 24, 2020**

**6:00 PM**

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

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**LANCASTER COUNTY COUNCIL  
County Council Chambers, County Administration  
Building, 101 North Main Street, Lancaster, SC 29720**

**MINUTES**

**DRAFT**

Council Members present at the regular meeting of County Council were Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff 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, Development Services Director Rox Burhans, Chief Financial Officer Veronica Thompson, Budget Director Kim Belk, Economic Development Director Jamie Gilbert, Airport Director Paul Moses, Public Works Director Jeff Catoe, Parks and Recreation Director Hal Hiott, Parks and Recreation Deputy Director Katherine Small, EMS Director Clay Catoe, Fire/Emergency Services Director Darren Player, Public Relations Coordinator Katherine Hayes, Human Resources Director Lisa Robinson, various Department Heads, various Elected Officials, various staff, the press and citizens. A quorum of Lancaster County Council was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The 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 the required length of time.

**Call to Order Regular Meeting - Chairman Steve Harper**

Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

**Welcome and Recognition - Chairman Steve Harper**

Steve Harper welcomed everyone to the Council meeting.

**Pledge of Allegiance and Invocation - Allen Blackmon**

Allen Blackmon led the Pledge of Allegiance to the American Flag and delivered the Invocation.

**Approval of the Agenda**

Steve Willis requested that the agenda be amended to add two Special Presentations: (1) a Leaders Against Litter Award for Council; and (2) Risk Management Awards from the South Carolina Association of Counties.

Charlene McGriff moved to approve the agenda as amended. The motion was seconded by Billy Mosteller. Council approved the agenda as amended by unanimous vote of 7-0.

**DRAFT**

### **Special Presentations**

Clay Catoe asked James Taylor to come to the podium for a Special Presentation. James Taylor, Commander of the Indian Land post for the Veterans of Foreign Wars (VFW), presented Joshua Faulkenberry with three awards for the VFW public servant program awards: (1) VFW national award for EMT public servants; (2) State VFW award; and (3) the Indian Land VFW post award.

Chairman Steve Harper and Lisa Robinson recognized Katherine Hayes as the 2019 Employee of the Year for Lancaster County.

Chairman Steve Harper and Hal Hiott recognized Katherine Small for being recognized as one of the Lancaster County Chamber of Commerce's Top 10 Young Professionals Under 40 in Lancaster County.

Steve Willis recognized County Council for winning Palmetto Pride's 2020 Leaders Against Litter Award.

Van Henson from the South Carolina Association of Counties (SCAC) presented Ryan Whitaker with two Risk Management Awards: (1) a runner up award/2nd Place award for Lag Time in the Workers Comp Trust Pool; and (2) Sustained Excellence in Risk Management.

### **Citizens Comments**

David Basri, Indian Land, SC, spoke regarding the update from the Trail Advisory Committee and the benefits of Lancaster County becoming a local affiliate chapter of the Carolina Thread Trail.

### **Consent Agenda**

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.** and **7d.** *[as listed in the agenda packet, which are the same as Item a., Item b., Item c. and Item d. below]*. The motion was seconded by Charlene McGriff. There was no further discussion. Council approved Consent Agenda Items **a.**, **b.**, **c.** and **d.** below by unanimous vote of 7-0.

- a. **Approval of Minutes from the February 10, 2020 County Council Regular Meeting**
- b. **3rd Reading of Ordinance 2020-1645 regarding Correcting a Scrivener's Error Contained in Ordinance 2019-1620**

Ordinance Title: An Ordinance To Correct A Scrivener's Error Contained In Ordinance 2019-1620, An Ordinance That Amended Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), To Allow Three Family (Triplex) Dwellings And Four Family (Quadraplex) Dwellings As Permitted Dwelling Unit Types.

- c. **2nd Reading of Ordinance 2020-1648 regarding Rezoning of Property Owned by Pleasant Dale Baptist Church and a Portion of Property Owned by Modie Royce Walters, Sr.**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 4.62 Acre Tract Of Property (TMS # 0069-00-044.00), Owned By Pleasant Dale Baptist Church, As Well As A 3.683 Acre Tract Of Property (Portion Of TMS # 0069-00-047.00), Owned By Modie Royce Walters, Sr. And Located Southeast Of The Intersection Of Pageland Highway



And South Potter Road; East Of The Church Located At 133 South Potter Road, Lancaster, South Carolina (TMS # 0069-00-044.00 And A Portion Of 0069-00-047.00) From RN, Rural Neighborhood District, To INS, Institutional District.

**d. 2nd Reading of Ordinance 2020-1649 regarding Approval of Abandonment of Easement And Burdening Property Owned By Red Edge LLC Located on Possum Hollow Road**

Ordinance Title: An Ordinance To Approve Abandonment Of An Easement Held By Lancaster County Benefiting Tax Map Number 0008-00-063.06 And Burdening Property Owned By Red Edge, LLC, Identified With Tax Map Number 0008-00-063.05, Both Properties Being Located On Possum Hollow Road; And To Authorize County Officials To Take Such Actions As Necessary To Abandon The Easement By Recorded Legal Instrument To Effectuate The Purposes Of This Ordinance.

**Non-Consent Agenda**

**Resolution 1082-R2020 regarding that for Purposes of Determining Compliance With the Investment And Job Creation Requirements, Movement Mortgage, LLC May Include Investments and Jobs Created by Entities that are Lessees of the Land And Buildings**

Resolution Title: A Resolution Providing That For Purposes Of Determining Compliance With The Investment And Job Creation Requirements Contained In The Movement Mortgage, LLC, Fee Agreements, Movement Mortgage, LLC, May Include Investments And Jobs Created By Entities That Are Lessees Of Land And Buildings Of Movement Mortgage, LLC.

Larry Honeycutt moved to approve Resolution 1082-R2020. The motion was seconded by Brian Carnes.

Jamie Gilbert reviewed the Resolution, which is detailed in the Agenda Item Summary found in the Agenda packet. Terry Graham asked what happened if the other companies in the building change and if that would mean that the Resolution would have to change and Jamie Gilbert indicated that it would not but that the Company would have to notify the County. Terry Graham asked if this was standard procedure for the State and Jamie Gilbert indicated that it was only for the County's Incentive Agreement. Allen Blackmon and Jamie Gilbert discussed the definition of co-investors and whether Movement Mortgage had decreased their employee numbers. Jamie Gilbert explained that they had added employees back since their layoffs.

Council approved Resolution 1082-R2020 by unanimous vote of 7-0.

**Resolution 1083-R2020 regarding Authorization of County Staff to Restore Items to the Library Project Budget Pending Adoption of a Budget Amendment Ordinance**

Resolution Title: A Resolution To Authorize County Staff To Restore Items To The Library Project Budget Pending Adoption Of A Budget Amendment Ordinance; And Other Matters Related Thereto.

Larry Honeycutt moved to approve Resolution 1083-R2020. The motion was seconded by Brian Carnes. Steve Willis reviewed the Resolution, which is detailed in the Agenda Item Summary found in the Agenda packet. He noted that the funds would be coming from Capital Project Sales Tax #2. He further explained that this project was not a new project under that Capital Project Sales Tax, but rather it was an original concept that was being restored. After discussion, Council approved Resolution 1083-R2020 by unanimous vote of 7-0.

**Public Hearing and 3rd Reading of Ordinance 2019-1631 regarding Authorization of a Fee Agreement with Project Boom**

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Fee Agreement By And Between Lancaster County And Project Boom Providing For The Payment Of A Fee-In-Lieu Of Taxes And The Provision Of Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund.

Jamie Gilbert announced the name of the Company, which is Rembe.

Steve Harper opened the floor for the Public Hearing for the 3rd Reading of Ordinance 2019-1631 at approximately 6:41 p.m. There were approximately twenty-nine (29) citizens in attendance during the Public Hearing for Ordinance 2019-1631. No citizens signed up to speak for the Public Hearing and no one came forward to speak when Steve Harper asked if anyone wanted to speak regarding the Ordinance. Steve Harper closed the Public Hearing at approximately 6:41 p.m.

Brian Carnes moved to approve the 3rd Reading of Ordinance 2019-1631. The motion was seconded by Charlene McGriff.

John DuBose explained, for the record, that Council had at their seats two handouts: (1) a red line version of Ordinance 2019-1631 and Fee Agreement, which is attached as Schedule A to the written minutes in the Clerk to Council's office, that outlines the substitution of the Company name for the Project Code name and fills in the blanks in the Ordinance; and (2) the final version of Ordinance 2019-1631 and Fee Agreement, which is attached as Schedule B to the written minutes in the Clerk to Council's office, that have the substitutions made to the document. He noted that, at the appropriate time, Council may want to make a motion to amend the Ordinance to incorporate the red and blue line changes that identify the actual project sponsor versus the code name and Brian Carnes so moved. The motion was seconded by Charlene McGriff. The motion to amend passed by unanimous vote of 7-0.

Council approved the 3rd Reading of Ordinance 2019-1631 as amended by unanimous vote of 7-0.

#### **Public Hearing and 3rd Reading of Ordinance 2020-1644 regarding Easement for Duke Energy At the Animal Shelter**

Ordinance Title: An Ordinance To Approve An Agreement Between Lancaster County And Duke Energy Carolinas, Providing An Easement To Duke Energy Carolinas To Be Located Across County Owned Property At 2074 Pageland Highway; And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance.

Steve Willis reported that there were no changes to report regarding Ordinance 2020-1644.

Steve Harper opened the floor for the Public Hearing for the 3rd Reading of Ordinance 2020-1644 at approximately 6:43 p.m. There were approximately twenty-nine (29) citizens in attendance during the Public Hearing for Ordinance 2020-1644. No citizens signed up to speak for the Public Hearing and no one came forward to speak when John DuBose asked if anyone wanted to speak regarding the Ordinance. Steve Harper closed the Public Hearing at approximately 6:43 p.m.

Terry Graham moved to approve the 3rd Reading of Ordinance 2020-1644. The motion was seconded by Allen Blackmon. There was no further discussion. Council approved the 3rd Reading of Ordinance 2020-1644 by unanimous vote of 7-0.

#### **Public Hearing and 3rd Reading of Ordinance 2020-1646 regarding Amending Chapter Three of the County Code Related to Airports and Aviation and to Adopt the Code Related to the Airport Advisory Committee**

Ordinance Title: An Ordinance To Amend Chapter Three Of The Lancaster County Code Related To Airports And Aviation And To Adopt Division Eight Of Article Eleven Of Chapter Two Of The Lancaster County Code Related To The Airport Advisory Committee; And To Provide For Matters Related Thereto.

Steve Willis reported that there were no changes to report regarding Ordinance 2020-1646.

Steve Harper opened the floor for the Public Hearing for the 3rd Reading of Ordinance 2020-1646 at approximately 6:44 p.m. There were approximately twenty-nine (29) citizens in attendance during the Public Hearing for Ordinance 2020-1646. Steve Willis noted, for the record, that no citizens signed up to speak for the Public Hearing and no one came forward to speak when Steve Harper asked if anyone wanted to speak regarding



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the Ordinance. Steve Harper closed the Public Hearing at approximately 6:44 p.m.

Larry Honeycutt moved to approve the 3rd Reading of Ordinance 2020-1646. The motion was seconded by Allen Blackmon. Council approved the 3rd Reading of Ordinance 2020-1646 by unanimous vote of 7-0.

### **Public Hearing and 3rd Reading of Ordinance 2020-1647 regarding Easement for Comporium Communications at the Pageland Highway Radio Tower**

Ordinance Title: An Ordinance To Approve An Agreement Between Lancaster County And Comporium Communications, Providing An Easement To Comporium Communications To Be Located Across County Owned Property At 2057 Pageland Highway; And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance.

Steve Willis explained that Ordinance 2020-1647 was a new easement for Comporium to install fiber at the radio tower on Pageland Highway next to Public Safety Communications. He noted that a Public Hearing was required by State law for an easement and he noted, for the record, that no one signed up to speak for the public hearing.

Steve Harper opened the floor for the Public Hearing for the 3rd Reading of Ordinance 2020-1647 at approximately 6:46 p.m. There were approximately twenty-nine (29) citizens in attendance during the Public Hearing for Ordinance 2020-1647. No citizens signed up to speak for the Public Hearing and no one came forward to speak when Steve Harper asked if anyone wanted to speak regarding the Ordinance. Steve Harper closed the Public Hearing at approximately 6:46 p.m.

Terry Graham moved to approve the 3rd Reading of Ordinance 2020-1647. The motion was seconded by Brian Carnes. There was no further discussion. Council approved the 3rd Reading of Ordinance 2020-1647 by unanimous vote of 7-0.

### **1st Reading of Ordinance 2020-1650 regarding Revision to the 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.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2020-1650. The motion was seconded by Billy Mosteller. Steve Willis reviewed the Ordinance, which is detailed in the Agenda Item Summary found in the Agenda packet. Council approved the 1st Reading of Ordinance 2020-1650 by unanimous vote of 7-0.

### **Discussion and Action Items**

#### **Committee Reports:**

Charlene McGriff stated that the Administration Committee met on February 11, 2020 and that most of the items discussed at the meeting have already been covered at the Council meeting. She explained that the Committee discussed or reviewed the following items: (1) the monthly budget report; (2) Ordinance 2020-1650; (3) Resolution 1083-R2020; and (4) EMS Headquarters.

Larry Honeycutt stated that the Infrastructure and Regulation (I & R) Committee met on February 11, 2020 and discussed the following items: (1) the progress of the Trail Advisory Committee; (2) three potential land development projects, which the Committee determined needed more work before being presented to Council; and (3) the park conversion process.

Brian Carnes stated that the Public Safety Committee did not meet in February.

Brian Carnes explained that the Trail Advisory Committee has proposed that Lancaster County become a subchapter of the Carolina Thread Trail (CTT) in order to generate funds to support trails in Lancaster County.

He noted that some funds would go to the CTT Board for operations and he explained that the CTT Board approved moving forward with this proposal on their side.

### **Update from the Trail Advisory Committee regarding Potential for Lancaster County Becoming a Local Chapter of the Carolina Thread Trail**

Rox Burhans explained that the Trail Advisory Committee came up with a creative solution to bring new money into the County to help fund trail maintenance, which is for Lancaster County to become a local chapter/subchapter of the Carolina Thread Trail (CTT). He noted that the Committee invested a great deal of time in developing the idea and that this idea could be a model that the CTT uses throughout their region; therefore, Lancaster County could be a leader in the region and set a positive example for other counties and municipalities.

Council and staff discussed the appointments to the local chapter and Rox Burhans explained that the exact details still needed to be established in the partnership documents that would be developed between the CTT and Lancaster County.

Brian Carnes moved to authorize staff to move forward working with the CTT in setting up guidelines and conducting negotiations for Lancaster County to become a local chapter/subchapter. The motion was seconded by Allen Blackmon.

Council and staff discussed the fact that the County would still own and maintain the trails and not the CTT because the easements were not given to them. Council and staff discussed the split of the funds raised, which is proposed to be seventy percent (70%) to the County and thirty percent (30%) to the CTT for operations.

Council approved authorizing staff to move forward with setting up guidelines for Lancaster County to become a local chapter of the CTT by unanimous vote of 7-0.

### **Appointment to Various Boards and Commissions**

- Claude J. Ellis as the Gooches Fire Department Representative on the Fire Commission to fill an unexpired term that will end on 06/30/2023
- Michael J. Tropea to the Economic Development Advisory Board as the Manufacturing Representative to fill an unexpired term that will end on 03/01/2021

Charlene McGriff moved to approve Claude J. Ellis to the Fire Commission as the Gooches Fire Department Representative and Michael J. Tropea to the Economic Development Advisory Board as the Manufacturing Representative. The motion was seconded by Brian Carnes. There was no further discussion. Council approved both appointments by unanimous vote of 7-0.

### **Land and Water Conservation Fund Park Conversions**

Steve Willis explained that the County would like to take the federal liens off of the following five (5) parks in Lancaster: Laurie Brice Park, Woodland Hills Tennis Courts, Country Club Park, Flat Creek Park and the Dixie Baseball Concession Building. He noted that the County wanted to transfer them to the proposed Regional Recreational Complex that would come on line later in the year. He explained that the properties have federal liens because some form of federal grant money was used to build them. He explained that some of the parks are under utilized.

Hal Hiott explained that the properties have deed restrictions and that the County would like to transfer the properties to the new Regional Complex. He explained that the process can take up to a year and a half to complete.

Brian Carnes moved to authorize Parks and Recreation and County staff to proceed with the paperwork and to



move forward with transferring the liens on these properties to the new Regional Park. The motion was seconded by Larry Honeycutt. The motion passed by unanimous vote of 7-0.

### **Palmetto Pride Grant - Steve Willis**

Steve Willis explained that the County had received a grant from Palmetto Pride. He explained that no action was needed from Council because the grant was one hundred percent grant funding with no required match. He explained that the grant would be used for staff to attend the State Conference and to purchase equipment such as garbo grabbers and a litterbug surveillance camera system.

### **Economic Development - Opportunity Zone Prospectus - Jamie Gilbert**

Jamie Gilbert explained that the Department of Economic Development had received an Opportunity Zone Grant in order to develop a prospectus to identify and highlight investment opportunities for Lancaster County and the City of Lancaster's Opportunity Zone tracts. He explained that the City and the County would be splitting the costs for the grant match, which would be \$3,750.00 each.

Larry Honeycutt moved to approve the grant. The motion was seconded by Charlene McGriff. The motion passed by unanimous vote of 7-0.

### **Logo Discussion - Alison Alexander**

Alison Alexander asked if Council wanted to continue with the red-blue-yellow logo, to start using the Chamber branding logo or to develop an entirely new logo. Council agreed that the County should continue to use the red-blue-yellow logo.

Alison Alexander explained that staff may need to update the file format of the red-blue-yellow logo in order to better implement its use in a more standard fashion, especially in regards to using it in digital formats.

### **Review of Cost Estimate for EMS Headquarters Building**

Steve Willis explained that the County had been through several iterations regarding developing the EMS Headquarters and he reviewed the history of the costs estimates for the project. He asked if Council wanted to move forward with an ordinance to re-purpose the bond funds for Fleet Maintenance so that the County could re-allocate the funds for the EMS Headquarters and use some of the other funds for other projects, such as purchasing land on Kershaw Camden Highway, instead of using all of the funds for a new Fleet Maintenance facility. He noted that this idea would allow Council time to go back and develop a scope of work for a new Fleet Maintenance facility. Allen Blackmon clarified that the bond was a General Obligation bond and not a Referendum bond approved by the voters. Brian Carnes explained that Council had incomplete information and needed to see floor plans for the alternates and asked why the County is not looking to see what would need to be done at the Kershaw Highway facility to see if the County can even use it. Steve Willis explained that the County is not ready to move forward at the Kershaw Highway Complex because Lancaster County Water and Sewer has not moved out of the facility. He noted that the County would need to complete a Phase I Environmental Study and develop a scope of work. Council discussed what the EMS Headquarters budget included and what alternates were included in the budget, that an ordinance reallocating the funds would have to identify the project but that it could include more than one project, potential cost savings from moving EMS Headquarters out of its current location, the potential remodeling of the current Fleet Maintenance facility and that completing the EMS Headquarters in phases would increase costs.

Allen Blackmon moved that the County Attorney be authorized to draft an ordinance to re-purpose money for the EMS Headquarters for approximately \$700,000.00 as soon as possible. The motion was seconded by Charlene McGriff. The motion passed by unanimous vote of 7-0.

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Council requested information on costs, floor plans and costs savings from 15th Street.

### **Pro Forma for Capital Project Sales Tax #3 - Steve Willis**

Steve Willis reviewed the Pro Forma for Capital Project Sales Tax #3, as detailed in the Agenda Item Summary and attachment found in the Agenda packet.

### **Impact Fee Status Update - Steve Willis/Alison Alexander**

Steve Willis explained that the previous plan regarding Impact Fees did not work well but that the County is moving forward with a Space Needs Analysis.

Alison Alexander explained that the County pulled back from using the previous Impact Fee Study. She noted that the County is using TischlerBise for the Space Needs Analysis, which is the same company that Fort Mill used. She explained that the funding has already been identified. She further explained that, as far as a time line, there should be two meetings with Council regarding Impact Fees: one in March or April and the second in June or July.

Brian Carnes explained his frustrations and noted that the County had an outdated Capital Improvement Plan (CIP). Alison Alexander explained that there are methods that have held up that have the CIP tied specifically to the Impact Fee Study. Allen Blackmon asked that staff prepare a paper that will outline dates of measurable progress so that Council will have a better understanding of the process moving forward. Council asked that Impact Fees be kept on the Agenda.

### **Status of items tabled, recommitted, deferred or held**

- a. HELD - Public Hearing and 3rd Reading of Ordinance 2019-1626 regarding Authorization of a Fee Agreement with Project Dumping  
Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Fee Agreement By And Between Lancaster County And Project Dumping Providing For The Payment Of A Fee-In-Lieu Of Taxes And The Provision Of Special Source Revenue Credits; To Authorize A Ten-Year Extension Of The Term Of An Existing Fee Agreement; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund. - *Passed 7-0 at the November 12, 2019 County Council Meeting. Passed 6-0 at the November 25, 2019 County Council Meeting. - Jamie Gilbert*

This item was not discussed during the meeting and was for information only for Council and citizens.

### **Miscellaneous Reports and Correspondence**

- a. 2019 Animal Shelter Report

Steve Willis recognized the outstanding work of County staff, volunteers and rescue groups at the Animal Shelter.

- b. UDO Strategic Update

Rox Burhans explained that County staff would be initiating a strategic update of the Unified Development Ordinance (UDO), which would be parallel to the Planning Department requesting funding of development of a Comprehensive Plan. He noted that the Department would need funds for Consultant fees in order to accomplish these goals.

Brian Carnes asked if there should be other attachments to the Memo because is said Page 1 of 3 and Rox Burhans explained that there were no other attachments.

Council asked that the UDO update address junk, buffer requirements for business rezonings beside residential neighborhoods, MX parcels and landscaping.

### **Citizens Comments**

All citizens were heard during Citizens Comments held at the beginning of the Council meeting.

### **Executive Session**

No Executive Session was held during the Council meeting.

### **Adjournment**

Larry Honeycutt moved to adjourn the Council meeting. The motion was seconded by Brian Carnes. The motion to adjourn passed by unanimous vote of 7-0. There being no further business, the regular meeting of Council adjourned at approximately 8:19 p.m.

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## Agenda Item Summary

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Ordinance # / Resolution #: Ordinance 2020-1649

Contact Person / Sponsor: John DuBose/County Attorney

Department: Attorney

Date Requested to be on Agenda: 3/9/2020

### **Issue for Consideration:**

Whether to abandon an unused access easement that was intended to benefit and provide access to the fire station at 9370 Possum Hollow Road.

### **Points to Consider:**

The access easement was granted by the predecessor in title of the adjacent property owner upon conveyance of the fire station site to Lancaster County. The deed to Lancaster County containing the easement grant is included as reference material in the agenda package.

The fire station was sited and constructed in such a way that it does not require the access easement. The current owner of the adjacent property has requested that Lancaster County remove the easement from its property.

Chief Greg Nicholson, Pleasant Valley Fire Department, has confirmed that the easement is not needed and that the Pleasant Valley Fire Department has no opposition to abandonment of the easement.

If the Ordinance is approved, the County Administrator will execute a quit claim deed conveying the easement rights to Red Edge, LLC, the current owner of the adjacent property burdened by the easement. The form quit claim deed is attached as an Exhibit to the proposed Ordinance.

### **Funding and Liability Factors:**

Not applicable.

### **Council Options:**

Approve or deny the Ordinance.

### **Recommendation:**

Approve the Ordinance.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2020-1649	2/5/2020	Ordinance
Exhibit A to Ordinance 2020-1649 - Quit Claim Deed to Red Edge, LLC	2/17/2020	Exhibit
Deed to Lancaster County for 9370 Possum Hollow Road	2/5/2020	Backup Material

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STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF LANCASTER        )

**ORDINANCE NO. 2020 - 1649**

**AN ORDINANCE**

**TO APPROVE ABANDONMENT OF AN EASEMENT HELD BY LANCASTER COUNTY BENEFITING TAX MAP NUMBER 0008-00-063.06 AND BURDENING PROPERTY OWNED BY RED EDGE, LLC, IDENTIFIED WITH TAX MAP NUMBER 0008-00-063.05, BOTH PROPERTIES BEING LOCATED ON POSSUM HOLLOW ROAD; AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS NECESSARY TO ABANDON THE EASEMENT BY RECORDED LEGAL INSTRUMENT TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.**

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

**Section 1.     Findings and determinations.**

Council finds and determines that:

(1) Lancaster County (the “County”) owns land at 9370 Possum Hollow Road identified further as Tax Map No. 0008-00-063.06 and containing a fire station;

(2) Lancaster County holds a non-exclusive sixty-foot-wide ingress and egress easement (the “access easement”) that burdens adjacent property owned by Red Edge, LLC, and identified as Tax Map No. 0008-00-063.05;

(3) The access easement was intended to provide indirect access to the fire station at 9370 Possum Hollow Road but the fire station was ultimately sited and configured to directly access Possum Hollow Road;

(4) Due to the configuration of the fire station at 9370 Possum Hollow Road the sixty-foot-wide access easement has not been improved, is not used to access the fire station, and is not readily capable of being used to access the fire station in the future;

(5) The access easement is of no practical use to Lancaster County and has no monetary value to Lancaster County;

(6) Red Edge, LLC has requested that Lancaster County abandon the access easement that burdens its property; and

(6) It is the purpose of this ordinance to approve abandonment of the easement.

**Section 2.      Approval of right-of-way abandonment by quit claim deed.**

(1) Council authorizes and approves the granting of a quit claim deed (the “Deed”) to Red Edge, LLC abandoning any right title or interest that Lancaster County holds in the access easement that burdens Tax Map No. 0008-00-063.05 as described in Section 1. The form of the Deed is attached to this ordinance as Exhibit A and all terms, provisions and conditions of the Deed are incorporated herein by reference as if the Deed were set out in this ordinance in its entirety. The County Administrator is authorized to execute and deliver the Deed on behalf of the County. By adoption of this ordinance, Council approves the Deed and all of its terms, provisions and conditions. The Deed is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the Deed, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Deed attached to this ordinance.

(2) Council approves the abandonment of the easement as described and provided for in the Deed.

**Section 3.      Authority to act.**

The Council Chair, the Clerk to Council, the County Administrator, the Deputy County Administrator, and County Attorney each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

**Section 4.      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 5.      Conflicting provisions.**

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

**Section 6.      Effective date.**

This ordinance is effective upon Third Reading.

SIGNATURES FOLLOW ON NEXT PAGE.



**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: February 10, 2020  
Second Reading: February 24, 2020  
Third Reading: March 9, 2020

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

**Exhibit A to Ordinance No. 2020 - 1649**

**Form of Quit Claim Deed  
Lancaster County to Red Edge, LLC**

Tax Map No. 0008-00-063.05

See attached.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

**Title Not Examined**

<b>STATE OF SOUTH CAROLINA</b>	)	
	)	<b>QUIT-CLAIM DEED</b>
<b>COUNTY OF LANCASTER</b>	)	

**WHEREAS**, Lancaster County (the “County”) owns land at 9370 Possum Hollow Road identified further as Tax Map No. 0008-00-063.06 and containing a fire station;

**WHEREAS**, Lancaster County holds a non-exclusive sixty-foot wide ingress and egress easement (the “access easement”) that burdens property adjacent to 9370 Possum Hollow Road and that adjacent property is owned by Red Edge, LLC, and is identified as Tax Map No. 0008-00-063.05;

**WHEREAS**, the access easement was intended to provide access to the fire station at 9370 Possum Hollow Road but the fire station was ultimately sited and configured to directly access Possum Hollow Road;

**WHEREAS**, due to the configuration of the fire station and its direct access to Possum Hollow Road the sixty-foot wide access easement has not been improved, is not used to access the fire station, and is not readily capable of being used to access the fire station in the future;

**WHEREAS**, the access easement is of no use and of no monetary value to Lancaster County and Red Edge, LLC has requested that Lancaster County abandon the access easement that burdens it property; and

**WHEREAS**, Lancaster County Council approved abandonment of the easement by quit claim deed to Red Edge, LLC pursuant to Ordinance No. 2020- 1649.

**KNOW ALL MEN BY THESE PRESENTS**, That **LANCASTER COUNTY**, (“**GRANTOR**”) in the State aforesaid, for no consideration and to abandon an unused

unimproved easement, has remised, released and forever quit-claimed, and by these presents does remise, release, and forever quit-claim unto the said Red Edge, LLC (**“GRANTEE”**) any right, title, or interest that Lancaster County holds in the Grantee’s property identified as Tax Map No. 0008-00-063.05, and more fully shown and described, in part, in **Exhibit “A”** attached hereto and incorporated herein as by reference.

Grantee Address:

Red Edge, LLC  
9789 Charlotte Highway, Suite 400 #278  
Fort Mill, SC 29707

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging to in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Red Edge, LLC**, its successors and assigns forever.

WITNESS my Hand and Seal this \_\_\_\_\_, of March 2020.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

\_\_\_\_\_  
Witness #1

\_\_\_\_\_  
Steve Willis,  
Lancaster County Administrator

\_\_\_\_\_  
Witness #2

**STATE OF SOUTH CAROLINA ) ACKNOWLEDGMENT**  
**COUNTY OF LANCASTER )**

I, \_\_\_\_\_, a Notary Public for the State of South Carolina, do hereby certify that LANCASTER COUNTY, by Steve Willis, its Administrator personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this \_\_\_\_\_ day of March 2020.

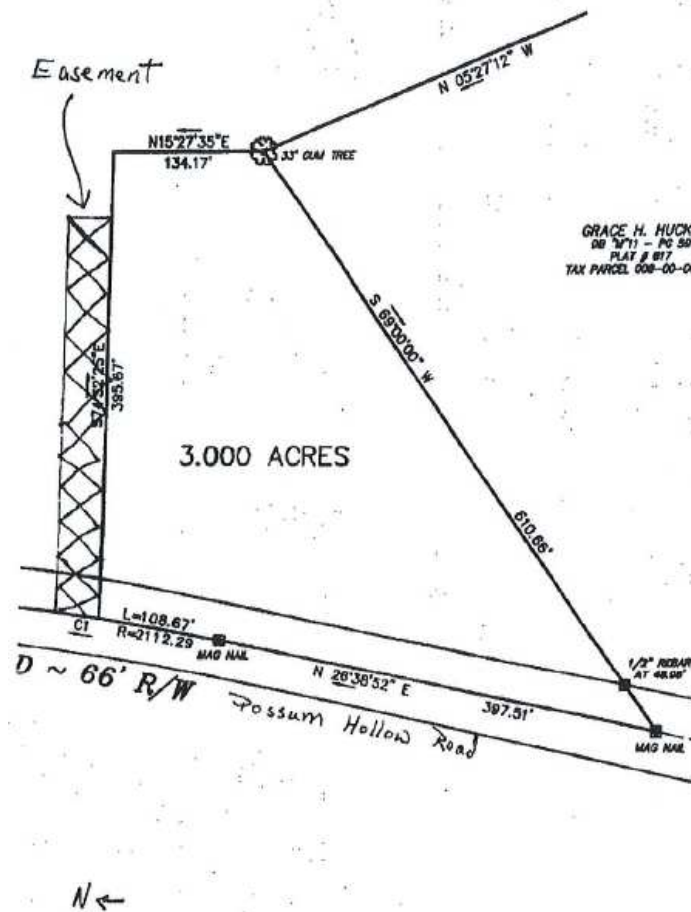
\_\_\_\_\_  
Notary Public for State of South Carolina  
My commission expires: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Exhibit "A"  
Property Description and Easement Sketch

All that certain piece, parcel or lot of land situate, lying and being on Possum Hollow Road, in Indian Land Township, Lancaster County, South Carolina, consisting of a non-exclusive sixty (60) foot wide ingress and egress easement that burdens the property now or formerly owned by Red Edge, LLC and more particularly shown and described on the sketch below, same being Exhibit "B" to that deed of conveyance to County of Lancaster, South Carolina from Crisis Hill, Inc., dated December 22, 2008, and recorded in the office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 497, Page 335-341.

Tax Map #: portion of 0008-00-063.05

60-FOOT WIDE VEHICULAR ACCESS EASEMENT



STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF LANCASTER         )

**AFFIDAVIT OF EXEMPT TRANSFERS**

**PERSONALLY** appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at Tax Map No. 0008-00-063.05
3. The deed is exempt from the deed recording fee because (See information section of affidavit):  
    No consideration paid, grantor is abandoning easement rights .
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Lancaster County Attorney.
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

\_\_\_\_\_  
John K. DuBose, III, Esquire  
Lancaster County Attorney

**SWORN** to before me this \_\_\_\_\_, day  
of March, 2020.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires \_\_\_\_\_  
Print Name: \_\_\_\_\_



LANCASTER COUNTY GIS

Tax Map:

0008 00 063 06

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**GENERAL WARRANTY DEED**  
(and Easement)

KNOW ALL MEN BY THESE PRESENTS, that **Crisis Hill, Inc. ("Grantor")**, a North Carolina corporation, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor paid by the **County of Lancaster, South Carolina ("Grantee")**, whose mailing address is P.O. Box 1809, Lancaster, South Carolina 29721-1809, *SUBJECT TO* the matters set forth below has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the three (3) acre parcel of real estate on Possum Hollow Road and the easement (the "Property") described as follows:

SEE EXHIBIT A ATTACHED HERETO  
AND INCORPORATED HEREIN

**RECORDED THIS 7th DAY  
OF JANUARY, 2009  
IN BOOK O PAGE C-1**

*Cheryl Morgan*

**Auditor, Lancaster County, SC**

TOGETHER with a non-exclusive sixty (60) foot wide easement appurtenant to the above described premises for additional vehicular access, ingress and egress between Possum Hollow Road and the entrance to the back portion of the three acre tract. The easement is parallel with and adjacent to the northern boundary of the three acre tract as shown cross hatched on EXHIBIT B hereto. The property burdened by the easement is a portion of the 4.75 acre tract retained by Grantor out of tax parcel 0008-00-063.05 and acquired pursuant to deed in Deed Book 331 at page 322.

The Property is sold *SUBJECT TO* any accruing real property taxes and any easements of record affecting the Property, including any which may be shown on a recorded plat.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including but not limited to all improvements of any nature located on the Property and all easements and rights-of-way appurtenant to the Property.

**2008017278**

DEED  
RECORDING FEES \$13.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00

PRESENTED & RECORDED:  
**12-22-2008 12:30 PM**

JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: JOHN LANE REGISTER  
**BK: DEED 497**  
**PG: 335-341**

COLUMBIA 939200v1

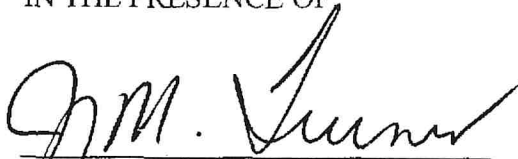


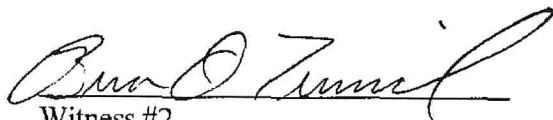
TO HAVE AND TO HOLD all and singular the Property unto Grantee, and Grantee's successors and assigns, forever.

And, subject to the matters set forth above, Grantor does hereby bind itself, its successors, administrators and other lawful representatives, to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns, against Grantor and against Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed under seal by its duly authorized representative this 22 day of December, 2008.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
Witness #1

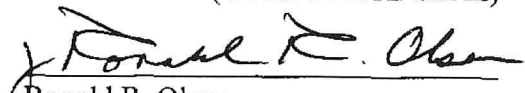
  
Witness #2

GRANTOR:

CRISIS HILL, INC.

(CORPORATE SEAL)

By:

  
Ronald R. Olsen  
Its: President

Attest By:

  
Its: Secretary / Assistant Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF Lancaster )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within-named Grantor by Ronald R. Olsen, it President, and attested by Ronald R. Olsen its Secretary/Assistant Secretary sign, seal, and as the act and deed of the Grantor, deliver the within-written Deed for the uses and purposes therein mentioned, and that s/he with the other witness whose signature appears above, witnessed the execution thereof.

J.M. Turner  
Witness #1 signs again here

SWORN TO before me this 22  
day of December, 2008.

B. O. P.

Notary Public for South Carolina

My Commission Expires: Sept 1 2010

## EXHIBIT A

### PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land together with any improvements thereon situate, lying and being on Possum Hollow Road, in Indian Land Township, Lancaster County, South Carolina, as shown on a Boundary and Topographic Survey for Lancaster County prepared by Fisher-Sherer Inc. dated December 5, 2008, and described thereon as follows: Beginning at a point 913.21 feet southeast of the magnetic nail in the centerline of the intersection of Possum Hollow Road and Terrier Lane and running from said point of beginning S75°06'15"E for a distance of 395.67 feet to a ½" rebar; thence turning and running S14° 53'44"W for a distance of 134.17 feet to a point marked by a 33-inch gum tree; thence turning and running S68°26'09"W for a distance of 610.66 feet to a magnetic nail in the centerline of Possum Hollow Road; thence turning and running along the centerline of Possum Hollow Road N26°05'01"E for a distance of 397.51 feet to a magnetic nail; thence continuing along the centerline of Possum Hollow Road along a curve having a radius of 2112.29 feet, an arc length of 108.67 feet, and a chord bearing and distance of N24°26'35"E for a distance of 108.66 feet to a magnetic nail, being the point of beginning, be all measurements a little more or less. The survey contains 3.00 acres and is recorded in Plat Book 2008 at Page 1123.

Tax Map Number: 008-00-063.05 *portion of*

Derivation: Being a portion of the property conveyed to Crisis Hill, Inc. by deed from Jerry A. Pressley dated April 28, 2006, recorded on April 28, 2006 in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed book 331 at Page 322.

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being deeded, consisting of approximately 3 acres located on Possum Hollow Road, Indian Land Township, Lancaster County, South Carolina (Tax Map No. 008-00-063.05), was transferred by Deed of Crisis Hill, Inc. to the County of Lancaster, South Carolina dated December 21, 2008.
3. Check one of the following: The deed is
  - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) ☒ exempt from the deed recording fee because: **Exception #2 - transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school district. (See Information sections of affidavit): (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)**
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
  - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.
  - (b) The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \$ \_\_\_\_\_
  - (b) Place the amount listed in item 5 above here: \$ \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ \_\_\_\_\_
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Representative of Seller.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

CRISIS HILL, INC.

SWORN to before me this 22  
day of December, 2008

By:

Ronald R. Olsen  
Ronald R. Olsen

Its: President

Attested By:

Ronald R. Olsen  
Its: Secretary / Assistant Secretary

[Signature]  
Notary Public for South Carolina

My Commission Expires: Sept 1 2010

#### INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provision of the law.

Exempted from the fee are deeds:

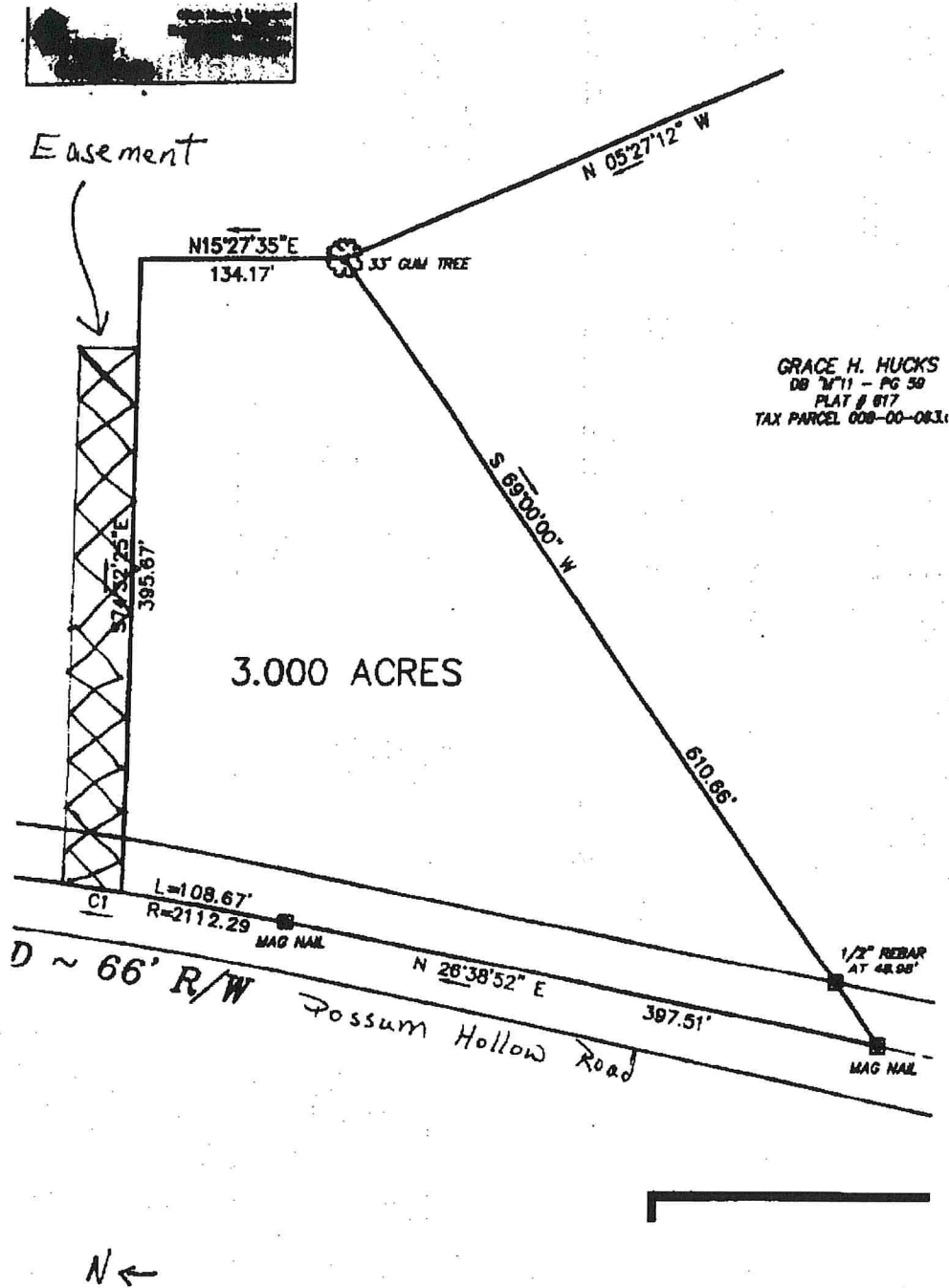
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school district;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space as a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty is a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

COLUMBIA 939206v1



# EXHIBIT B

## 60-FOOT WIDE VEHICULAR ACCESS EASEMENT





## Agenda Item Summary

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Ordinance # / Resolution #: Ordinance 2020-1650

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

Department: Administration

Date Requested to be on Agenda: 3/9/2020

### **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

### **Council Options:**

Approve or reject the Ordinance.

### **Recommendation:**

Approve the Ordinance. The Administration Committee moved the Ordinance up to Council with a favorable recommendation at their February 11, 2020 meeting.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2020-1650	2/16/2020	Ordinance

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STATE OF SOUTH CAROLINA

)

)

ORDINANCE NO. 2020-1650

COUNTY OF LANCASTER

)

~~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**

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: February 24, 2020  
Second Reading: March 9, 2020  
Third Reading: March 23, 2020

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney

## Agenda Item Summary

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Ordinance # / Resolution #: Resolution 1081-R2020/Planning Case Number: CU-019-1295

Contact Person / Sponsor: Katie See/Planning

Department: County Clerk

Date Requested to be on Agenda: 3/9/2020

### **Issue for Consideration:**

Request to approve a small, non-franchise car lot on TM # 0086C-0D-012.00 located at 1722 Springdale Drive. The property is 1.339 acres in size.

### **Points to Consider:**

This parcel is currently improved with a vacant auto repair/garage building with office, a garage and mobile home. A plat was prepared in 1980 to subdivide the garage buildings from the mobile home but the lots were never separated. Until February 21, 2020, the mobile home was still located on the same lot (not two lots) as the garage buildings.

A plat has been approved by staff subdividing the parcel into two separate lots.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

Approve or deny conditional use request.

### **Recommendation:**

On January 21, 2020, the Planning Commission voted unanimously to recommend approval of the request with the condition that the applicant: 1) Prepare a survey to the Planning Department for review that subdivides the garage buildings from the mobile home, which would be required to be received and approved prior to going before CC, or 2) Remove mobile home from the property.

The applicant has submitted a plat subdividing the garage buildings from the mobile home and staff has approved it.

Staff recommends approval of the request.

### **ATTACHMENTS:**

Description	Upload Date	Type
Resolution 1081-R2020	3/3/2020	Resolution
Staff Report	2/24/2020	Planning Staff Report
Ex 1: Zoning & Location Map	2/24/2020	Exhibit
Ex 3: Concept Plan	2/24/2020	Exhibit
Ex 4: Property Survey	2/24/2020	Exhibit
Public Hearing Notice for Resolution 1081-R2020 (Planning Department Case Number: CU-019-1295)	3/3/2020	Public Hearing Notices



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**RESOLUTION NO.: 1081-R2020**

**A RESOLUTION**

**TO APPROVE THE CONDITIONAL USE APPLICATION OF MADGY MACHARIOS TO LOCATE, DESIGN, CONSTRUCT AND OPERATE A VEHICLE SALES LOT ON A 0.974 ACRE TRACT, ZONED GENERAL BUSINESS (GB), ON TAX MAP NUMBER 0086C-0D-012.00, AND LOCATED AT 1722 SPRINGDALE DRIVE, LANCASTER, SC 29720.**

**WHEREAS**, on December 02, 2019, Madgy Macharios submitted to Lancaster County a Conditional Use Application for the design, construction and operation of a vehicle sales lot on property zoned General Business District (GB) and identified as tax map number 0086C-0D-012.00; and

**WHEREAS**, the Planning Department has considered the terms and conditions of the application along with a multitude various supporting documents and has reported that the applicant's plans are in compliance with the Lancaster County Uniform Development Ordinance (UDO) and that the application has received the Department's recommendation for approval; and

**WHEREAS**, on January 21, 2020, the Lancaster County Planning Commission, following a full presentation by the applicant's representatives and/or the Planning Department's staff and, additionally, following a Public Hearing being conducted wherein input from those citizens and residents having an interest in the project was voiced and received, the Planning Commission likewise recommended to the County Council that the project was in compliance and that the Conditional Use Application should be approved; and

**WHEREAS**, Lancaster County Council itself has received a full presentation as to the applicable law as set forth in the UDO and, additionally, Council has received both written and verbal details and specifics of the vehicle sales lot's construction and operation; and

**WHEREAS**, there is an existing manufactured home on the property that is a non-conformity because the property is zoned General Business (GB); however, the non-conformance has been cured by applicant's submittal and approval of a subdivision plat for the portion of the property containing the mobile home with said subdivision creating property that will become a new tax map parcel.

Resolution No. 1081-R2020  
Page 1 of 2

**NOW, THEREFORE, BE IT RESOLVED**, that the Lancaster County Council pursuant to Section 9.2.16.C.2.b. of the Lancaster County UDO approves the Conditional Use Application of Madgy Macharios.

**AND IT IS SO RESOLVED**

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

Approved as to form:

\_\_\_\_\_  
County Attorney

**PROPOSAL:** Conditional use application to permit a small, non-franchise car sales lot

**PROPERTY LOCATION:** 1722 Springdale Road (TM# 0086C-0D-012.00)

**CURRENT ZONING DISTRICT:** General Business (GB) District

**APPLICANT:** Madgy Macharios

**COUNCIL DISTRICT:** District 2, Charlene McGriff

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**OVERVIEW & BACKGROUND:**

***Site Information***

This parcel is currently improved with a vacant auto repair/garage building with office, a garage and mobile home. A plat was prepared in 1980 to subdivide the garage buildings from the mobile home but the lots were never separated. The mobile home is still located on the same lot (not two lots) as the garage buildings.

***Existing Condition***

The existing mobile home is a non-conforming use because the property is zoned General Business (GB) District. Staff informed the applicant that he has two options to bring the proposed car lot property into compliance:

1. Prepare a survey to submit to the Planning Department for review that subdivides the garage buildings from the mobile home. This would be required to be received and approved prior to going before County Council; or,
2. Remove the mobile home from the property, as the residential structure is a non-conforming use in the GB District.

At the time this staff report was prepared, the applicant indicated that their intention is to have a new survey done for the property and submit it prior to the County Council meeting.

***Compatibility with Surrounding Area***

Surrounding Property	Use
North	Commercial office building
South	Time Outs (Pool Hall)
East	Auto maintenance business
West	Single-Family Residential (Zoned GB)

**PHOTOS OF PROJECT AREA:**



*Looking directly at property from Small Street*



*Looking directly across property – at auto maintenance business*



*Looking south along Springdale Road*



*Looking north along Springdale Road*

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**APPLICABLE UDO PROVISIONS:**

***5.1.1. - Conditional Use (CU)***

- A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.
- C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- D. Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

***5.8.5. - Vehicle Rental/Leasing/Sales***

- A. Outdoor Vehicle Display: No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.
- B. Conditional Use Permit Required for Non-Franchised Dealerships: All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.
- C. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.

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**STAFF RECOMMENDATION:**

Staff recommends approval **with the following condition** for this conditional use application to permit a small, non-franchise car sales lot with the applicant doing one of the following:



1. Prepare a survey to submit to the Planning Department for review that subdivides the garage buildings from the mobile home. This would be required to be received and approved prior to going before County Council; or,
  2. Remove the mobile home from the property, as the residential structure is a non-conforming use in the GB district.
- 

**ATTACHMENTS:**

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan

**STAFF CONTACT:**

Katie See, AICP  
Senior Planner  
[ksee@lancastersc.net](mailto:ksee@lancastersc.net)  
803-416-9395



# Map Title

## Map Description

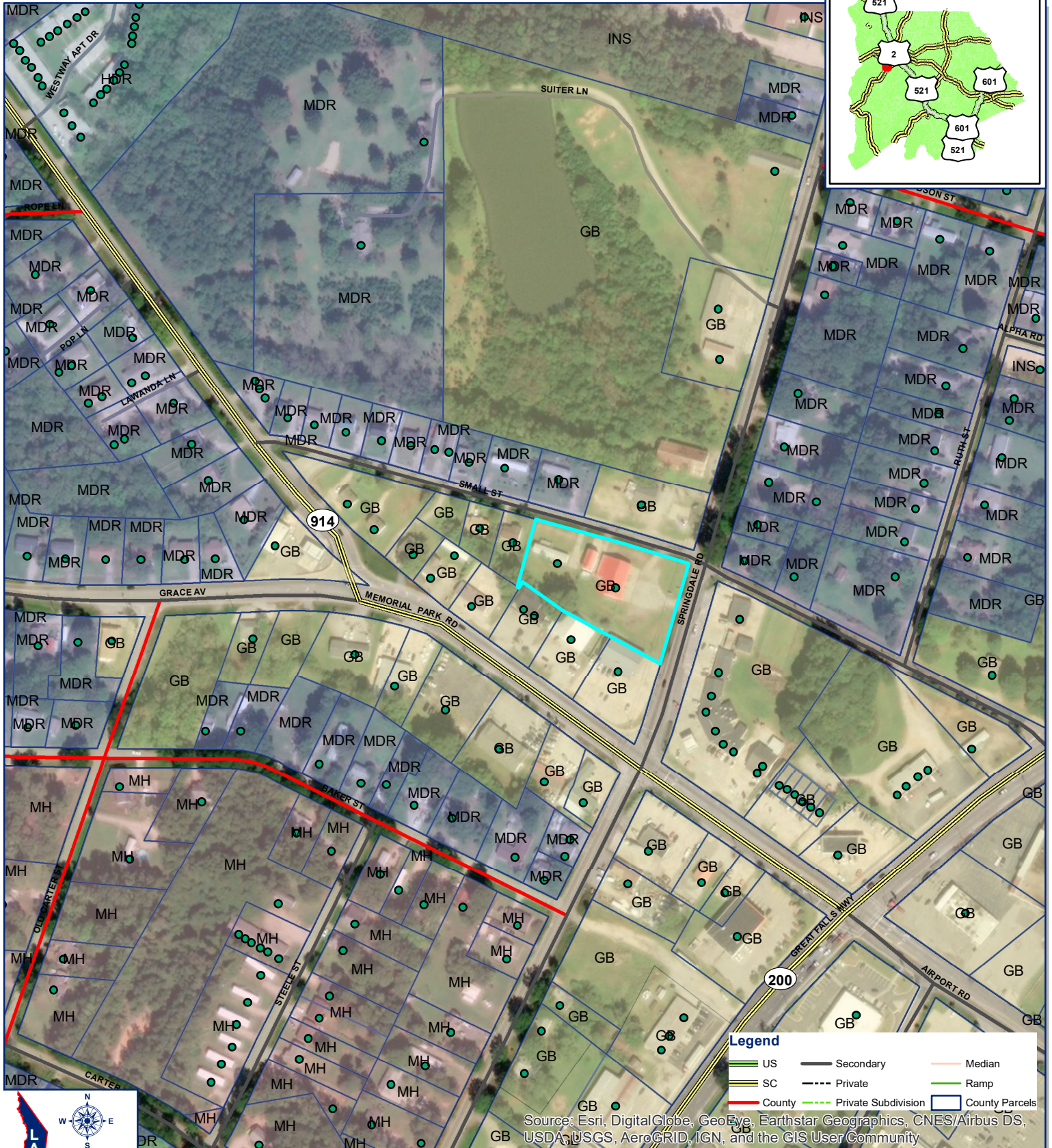
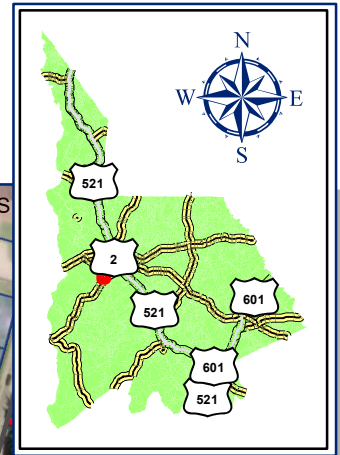
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Case Number: CU-019-1295

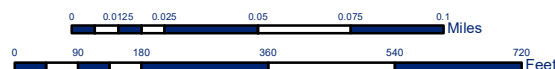
Proposal: Car Lot

Parcel Description: 0086C-0D-012.00

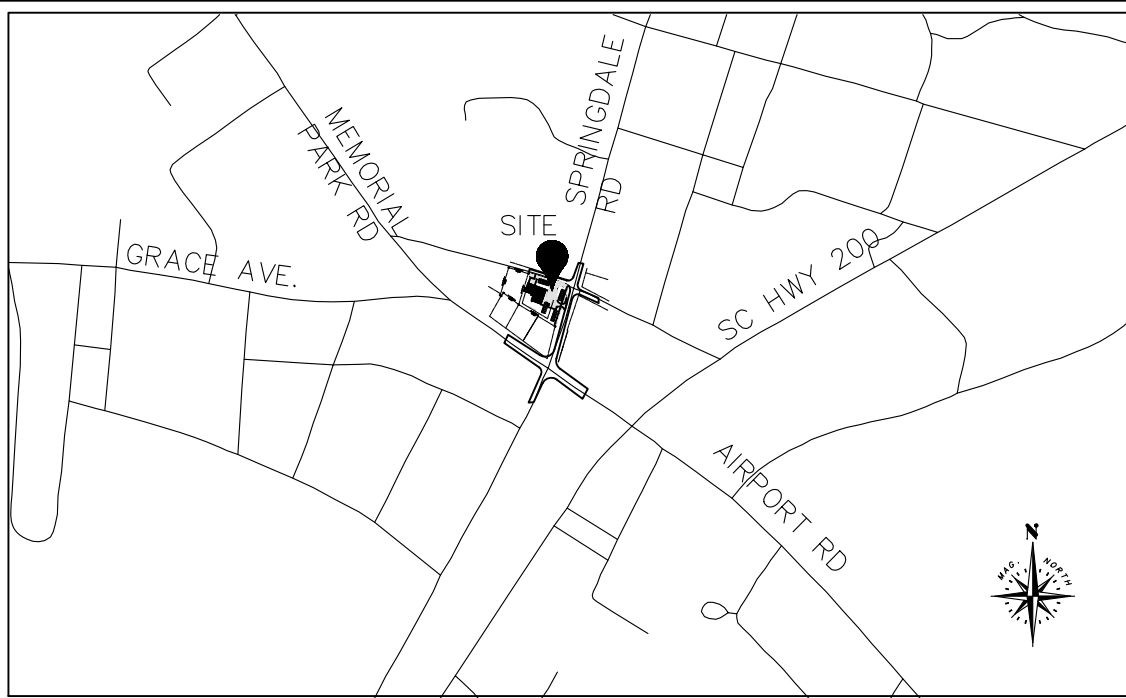
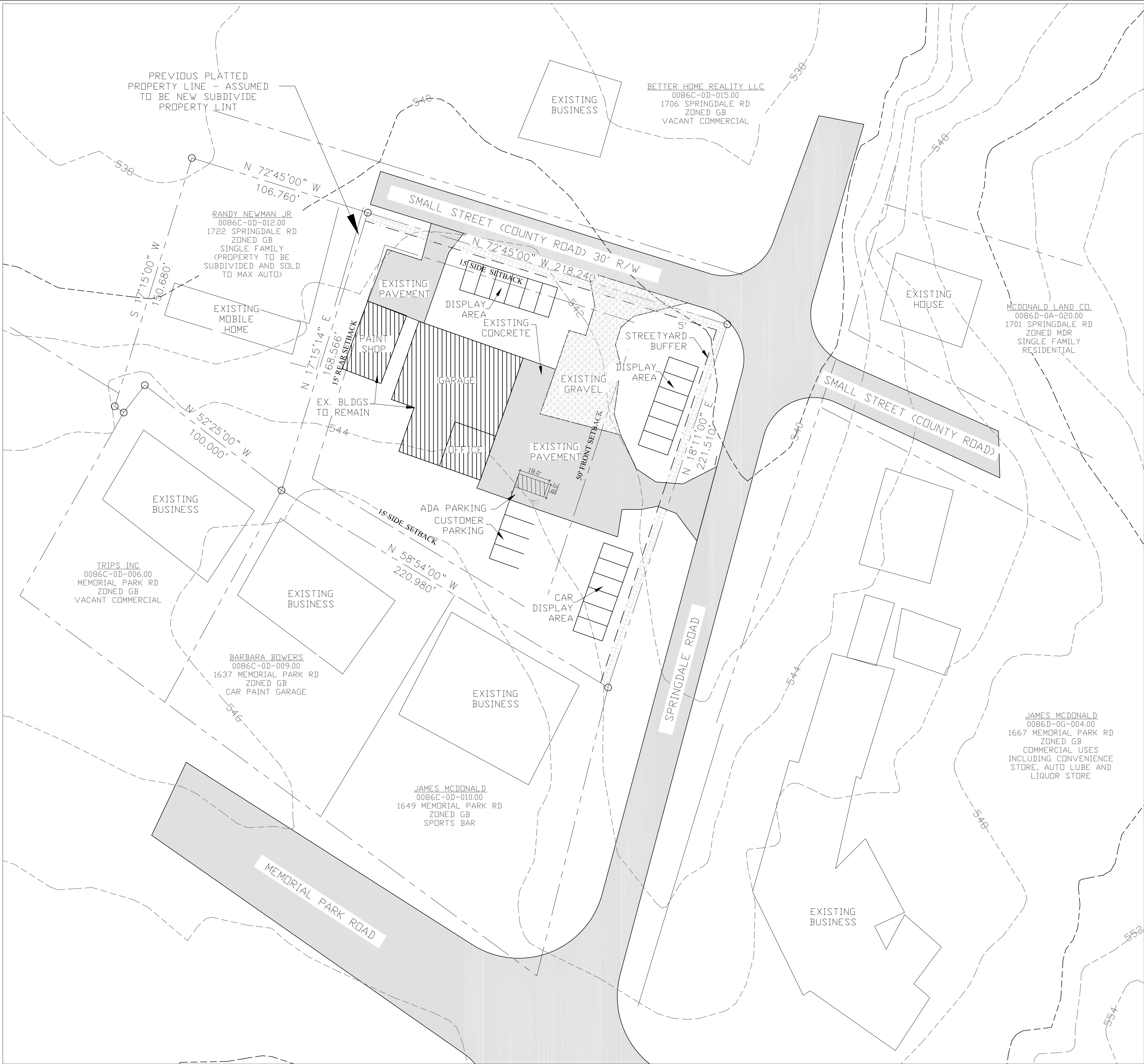
Applicant: Madgy Macharios



The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.

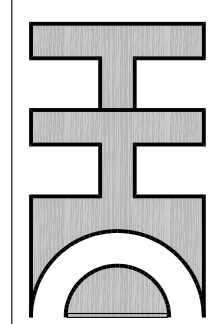




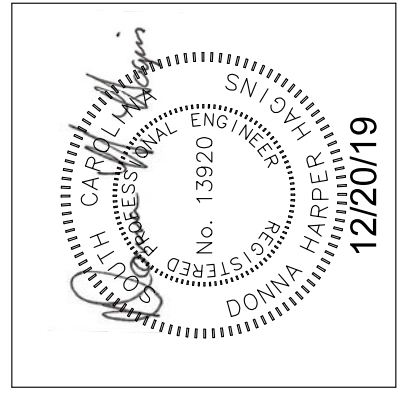


VICINITY MAP  
1"=1 MILE

SITE INFORMATION:  
PARCEL ID: PORTION OF 0086C-00-012.00 (MOBILE HOME NOT TO BE INCLUDED)  
ADDRESS: 1622 SPRINGDALE ROAD  
SITE AREA: SEE PLAT 6523- LOT "A"-0.97 AC (GARAGE) AND LOT "B" - 0.37AC ( MOBILE HOME)  
PROPOSED IMPERVIOUS SURFACE: 0.43 ACRES ( 44% IMPERVIOUS AREA LOCATED AT INTERSECTION OF SPRINGDALE RD AND SMALL ST.)  
ZONING: GB  
ADJACENT ZONING: GB  
EXISTING USE: COMMERCIAL BUILDING  
PROPOSED USE: AUTO REPAIR  
REQUIRED PARKING: 1 SPACE PER 400 SF OF OFFICE SPACE  
675 SF/400 = 2 SPACES REQUIRED  
1 SPACE PER BAY = 3 BAYS/1 = 3 SPACES  
PARKING PROVIDED: 1 ADA SPACE AND 4 STANDARD SPACES  
STREET YARD PLANTING REQUIREMENTS:  
RATE: 1 CANOPY TREE FOR EVERY 50 FT OF STREET FRONTAGE AT 50' ON CENTER



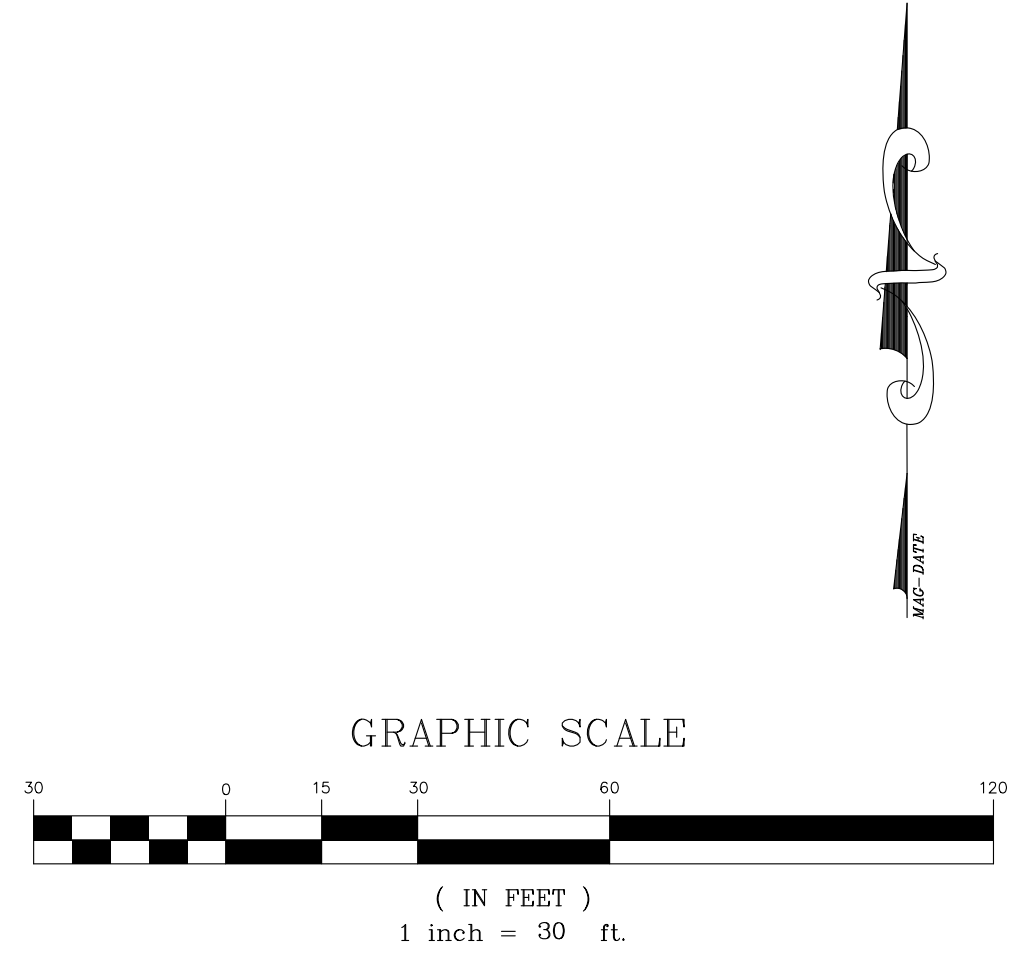
**D H Hagins & Associates, LLC**  
Civil Consulting Engineers  
2583 Kershaw Camden Hwy. Lancaster, SC 29720  
Phone: (803) 286-4472



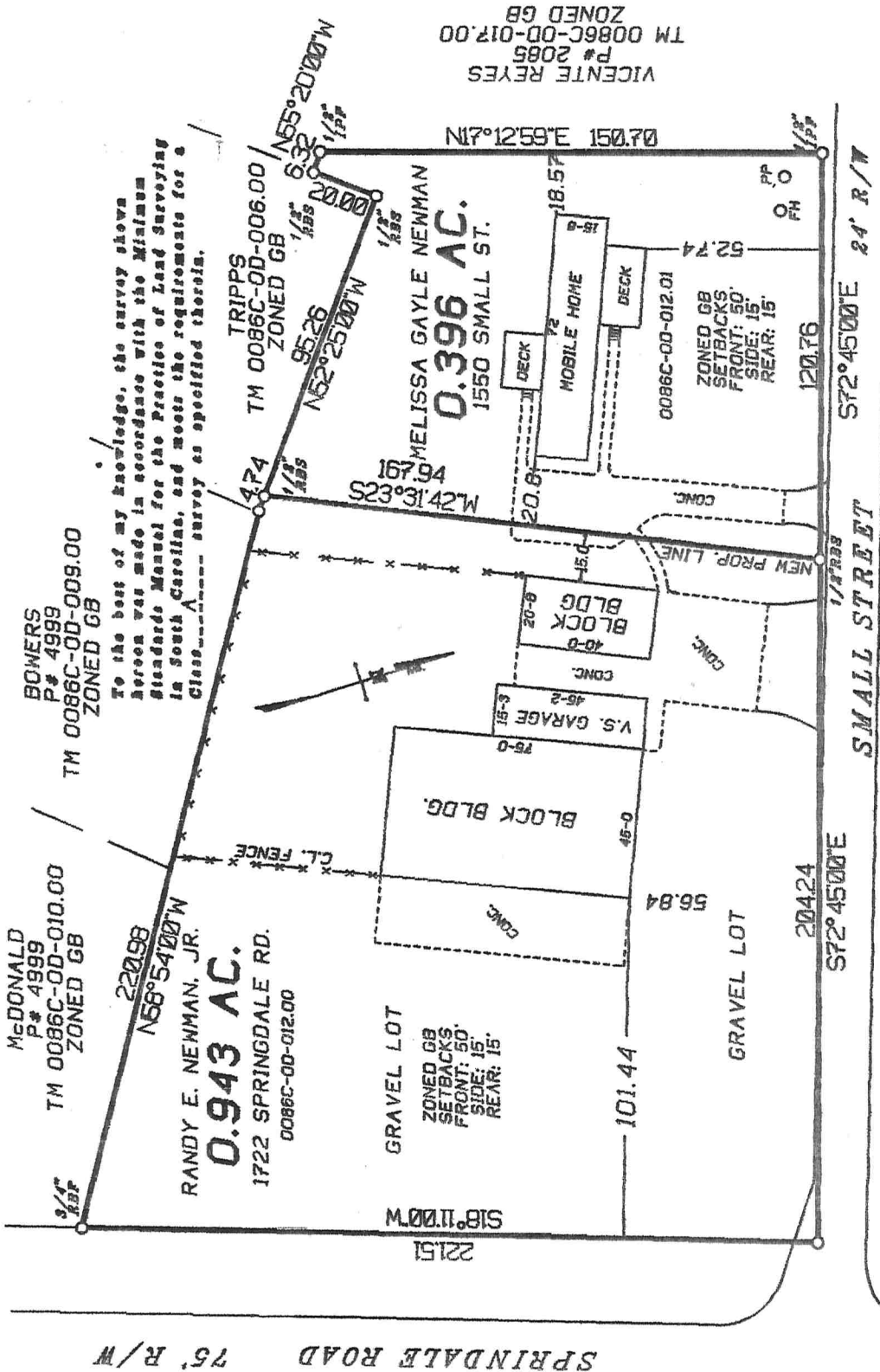
**MAX AUTO  
LANCASTER SC**

**CONDITIONAL  
USE PLAN**

DATE:	12/20/19
SCALE:	1"=30'
JOB NO.	518.001
SHEET:	C1 OF 1







APPROVED FOR RECORDING

*Magdy Macharios*  
Planning Official  
Date: 2-21-20

This plat must be recorded by the  
following date: 8-21-20

# The Lancaster News

701 North White Street  
PO Box 640  
Lancaster, SC 29721  
803-283-1133

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on March 9, 2020 at 6:00 PM, Room-224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. RZ-019-1046: Application by Pleasant Dale Baptist Church to rezone TM#0069-00-044.00 and a portion of TM # 0069-00-046.00 from Rural Neighborhood (RN) to Institutional (INS). The properties are located east of the intersection of Pageland Hwy and South Potter Road and total 8.3 acres in size.
2. CU-019-1295: Application by Madgy Macharios to approve a Conditional Use Permit for a non-franchise car lot to be located on TM # 0086C-0D-012.00. The property is located at 1722 Springdale Road and is zoned General Business (GB).

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of *February 23, 2020*

*Bevera G. Gush*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# CAROLINA GATEWAY

701 North White Street  
PO Box 640  
Lancaster, SC 29721  
803-283-1133

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This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of *February 26, 2020*

*Benita G. Gumbert*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021

## Agenda Item Summary

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Ordinance # / Resolution #: Ordinance 2020-1648/Planning Department Case Number: RZ-019-1046

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 3/9/2020

### **Issue for Consideration:**

Request to rezone two properties from Rural Neighborhood (RN) to Institutional (INS).

Location: Southeast of the intersection of Pageland Highway and South Potter Road; east of church located at 133 South Potter Road. (TM# 0069-00-044.00 and a portion of 0069-00-047.00)

### **Points to Consider:**

The property is currently zoned Rural Neighborhood District on the Lancaster County Zoning Map. The zoning district of Rural Neighborhood (RN) *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

The requested Institutional (INS) district *is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like. (UDO section 2.3).*

### **Funding and Liability Factors:**

N/A

### **Council Options:**

Approve or deny the rezoning request.

### **Recommendation:**

The Planning Commission voted unanimously to recommend **approval** of the request at the January 2020 meeting.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2020-1648	2/17/2020	Ordinance
Planning Staff Report: Pleasant Dale Baptist Church	1/15/2020	Planning Staff Report
Exhibit 2: Location and Zoning Map	1/15/2020	Exhibit
Exhibit 3: Property Plat	1/15/2020	Exhibit
Public Hearing Notice for Ordinance 2020-1648 (Planning Department Case Number: RZ-019-1046)	3/3/2020	Public Hearing Notices

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STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2020-1648

COUNTY OF LANCASTER

(

(

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 4.62 ACRE TRACT OF PROPERTY (TMS # 0069-00-044.00), OWNED BY PLEASANT DALE BAPTIST CHURCH, AS WELL AS A 3.683 ACRE TRACT OF PROPERTY (PORTION OF TMS # 0069-00-047.00), OWNED BY MODIE ROYCE WALTERS, SR. AND LOCATED SOUTHEAST OF THE INTERSECTION OF PAGELAND HIGHWAY AND SOUTH POTTER ROAD; EAST OF THE CHURCH LOCATED AT 133 SOUTH POTTER ROAD, LANCASTER, SOUTH CAROLINA (TMS # 0069-00-044.00 AND A PORTION OF 0069-00-047.00) FROM RN, RURAL NEIGHBORHOOD DISTRICT, TO INS, INSTITUTIONAL DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Pleasant Dale Baptist Church applied to rezone its 4.62 acres parcel of property, as well as 3.683-acre portion of TMS No. 0069-00-047.00, owned by Modie Royce Walters, Sr., located Southeast of the intersection of Pageland Highway and South Potter Road; east of the church located at 133 South Potter Road (TMS # 0069-00-044.00 and 0069-00-047.00) from RN, Rural Neighborhood District, to INS, Institutional District.

(b) On January 21, 2019, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (7-0), recommended approval of the rezoning request.

(c) The Future Land Use Map designation of this property is Rural Living, based on the *Lancaster County Comprehensive Plan 2014-2024*. Rezoning the property from RN, Rural Neighborhood District, to INS, Institutional District, is compatible with the Comprehensive Plan.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from RN, Rural Neighborhood District, to INS, Institutional District, for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0069-00-00-044.00 (4.62 acres, more or less)

Portion of Tax Map No. 0069-00-047.00 (3.683, more or less)

**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, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:            February 10, 2020  
Second Reading:        February 24, 2020  
Public Hearing:           March 9, 2020  
Third Reading:          March 9, 2020

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney

**Proposal:** Request to rezone a 4.62 acre property as well as a 3.683 acre portion of TM# 0069-00-047.00 to combine with adjacent 7.913 acre parcel currently zoned INS at TMS# 0069-00-046.00

**Property Location:** Southeast of the intersection of Pageland Highway and South Potter Road; east of church located at 133 South Potter Road. (TM# 0069-00-044.00 and a portion of 0069-00-047.00)

**Current Zoning District:** RN, Rural Neighborhood

**Proposed Zoning District:** INS, Institutional

**Applicant:** Pleasant Dale Baptist Church

**Council District:** District 3, Billy Mosteller

## Overview

### Site Information

Site Description: The property is currently vacant.

### Compatibility with Surrounding Area

The current zoning for the surrounding area is Rural Neighborhood (RN), Low Density Residential (LDR), and Institutional (INS). Existing zoning for the subject property as well as surrounding properties can be seen in *Exhibit 2*. The proposed zoning of INS is generally consistent with the area. See table below for adjacent property zoning and use comparison.

### Summary of Surrounding Zoning and Uses

Surrounding Property	Municipality	Zoning District	Use
North	Lancaster County	Rural Neighborhood (RN)	Single Family Residence
South	Lancaster County	Institutional (INS)	Pleasant Dale Baptist Church
East	Lancaster County	Rural Neighborhood (RN)	Vacant
West	Lancaster County	Institutional (INS)	Pleasant Dale Baptist Church

Recent Rezoning in Surrounding Area			
Case #	Description	Date	Outcome
RZ-019-0598	Modie Walters Sr. (INS to LDR)	12-17-2019	In process



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## Photos of Project Area

Looking at the parcel from South Potter Road



Looking across from the parcel on South Potter Road





Looking south on South Potter Road



Looking north on South Potter Road



### Analysis & Findings

The property is currently zoned Rural Neighborhood District on the Lancaster County Zoning Map. The zoning district of Rural Neighborhood (RN) *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

The requested Institutional (INS) district *is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like. (UDO section 2.3).*

### COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION

The future land use designation of this property is Rural Living, according to the 2024 Comprehensive Plan. The Comp Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “ conservation subdivisions” whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

The requested Institutional District is consistent with the rural living future land use category.

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### Staff Recommendation

Staff is recommending approval of this request.

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### Attachments

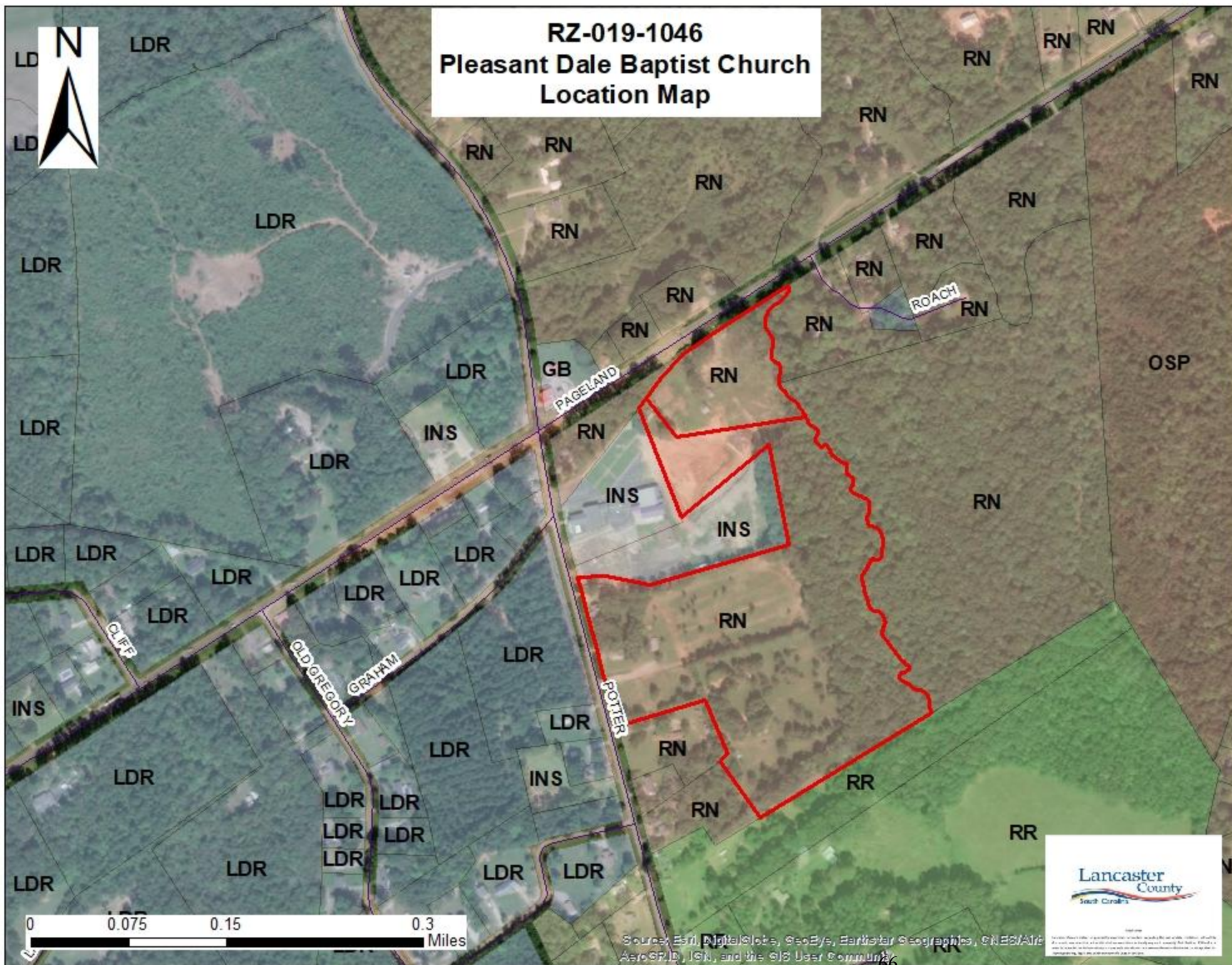
1. Rezoning Application
2. Location Map/ Zoning Map
3. Property Plat

### Staff Contact

Ashley Davis  
Planner  
[adavis@lancastersc.net](mailto:adavis@lancastersc.net)  
803-416-9433

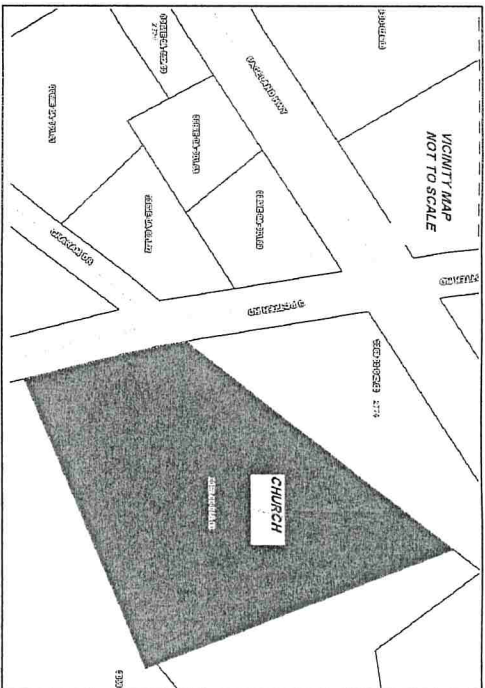


RZ-019-1046  
Pleasant Dale Baptist Church  
Location Map





LINE TABLE		
LINE	LENGTH	BEARING
L1	45.91	N14°50'08"W
L2	98.93	N11°56'36"W
L3	82.48	N35°27'44"E
L4	99.75	S89°05'14"W
L5	60.50	S21°48'58"W



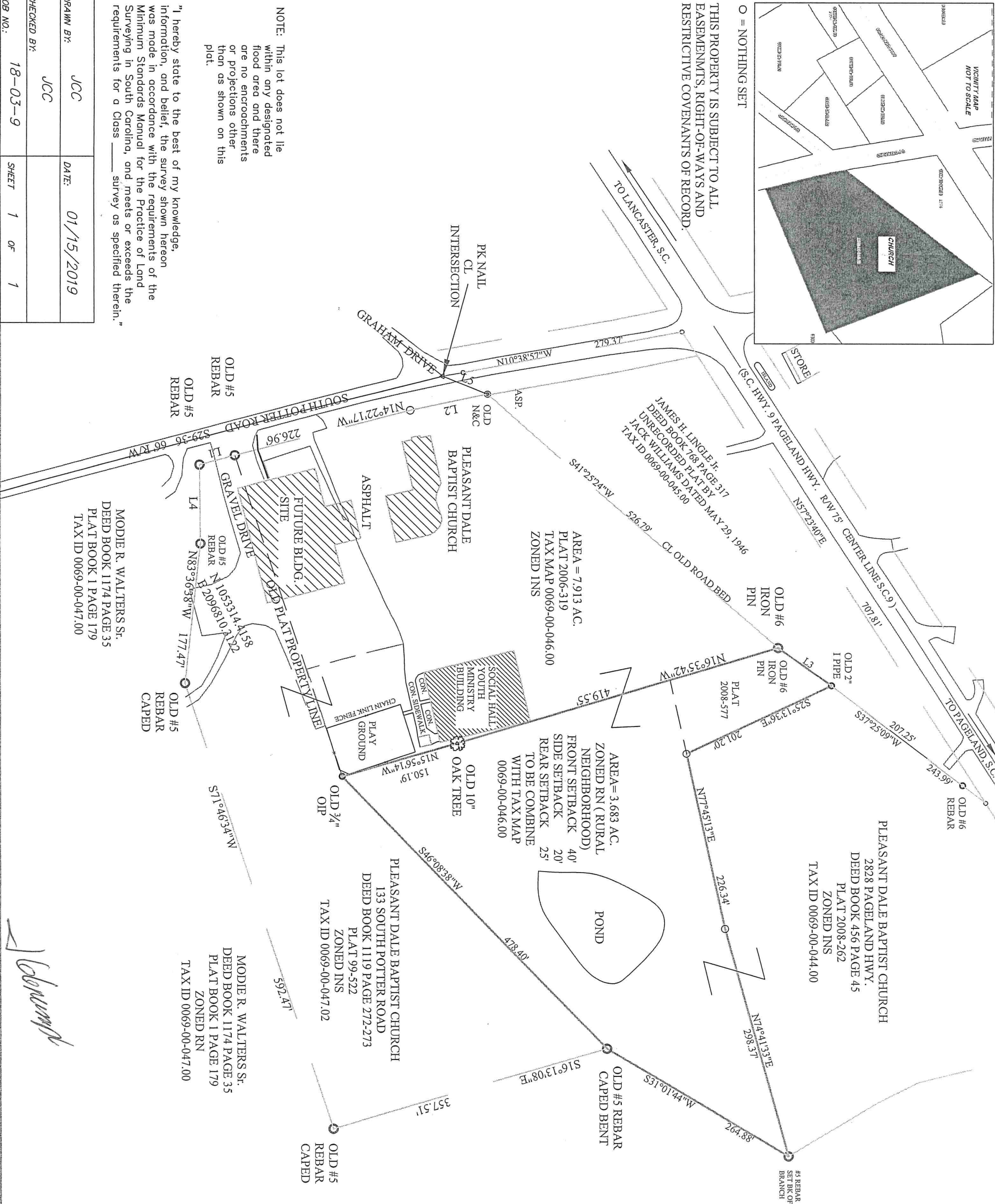
O = NOTHING SET

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class \_\_\_\_\_ survey as specified therein."

DRAWN BY:	JCC	DATE:	01/15/2019
CHECKED BY:	JCC		
JOB NO.:	18-03-9	SHEET	1 OF 1



MODE R. WALTERS Sr.  
DEED BOOK 1174 PAGE 35  
PLAT BOOK 1 PAGE 179  
ZONED RN  
TAX ID 0069-00-047.00

Plat Of Property Of  
*Pleasant Dale Baptist Church*  
Located At  
133 South Potter Road  
5 Miles East Of  
Lancaster, South Carolina  
Lancaster County

Scale 1" = 120' Date 01/14/2019

GRAPHIC SCALE



Survey By: J. C. Crumpler  
S.C. Reg. No. 6574  
207 Chesterfield Avenue  
Lancaster, South Carolina  
1-803-283-9818  
email : iseleysurvey@comporium.net

# The Lancaster News

701 North White Street  
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Lancaster, SC 29721  
803-283-1133

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*Bevera G. Gush*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# CAROLINA GATEWAY

701 North White Street  
PO Box 640  
Lancaster, SC 29721  
803-283-1133

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*Benita G. Gumbert*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021



## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Alison Alexander/Deputy County Administrator

Department: Administration

Date Requested to be on Agenda: 3/9/2020

**Issue for Consideration:**

This information is provided to Council as an update regarding the County's ongoing projects.

**Points to Consider:**

N/A

**Funding and Liability Factors:**

The funding and liability factors vary by project.

**Council Options:**

N/A

**Recommendation:**

N/A

**ATTACHMENTS:**

Description	Upload Date	Type
Pending Projects Update 03.2020	3/2/2020	Backup Material

## **Construction Project Status Update**

*March 9, 2020 County Council Meeting*

### **UNDER CONSTRUCTION**

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- **Animal Shelter**
  - All building structures of the shelter are in place and dried in. CMU block kennel walls are complete. Site grading is ongoing. Sewer lift station has been installed and completed. Exterior paint on downspouts has begun. Detailed MEP installation above the ceiling continues. Drywall finishing is complete. Interior painting of door frames, and installation of the acoustical ceiling grid tile has begun.
- **EMS Substation 4/9 - Old Bailes Road**
  - Exterior building framing & roof are complete. The exterior siding is currently being installed. Rigid insulation is complete. Interior framing complete, but not yet inspected. Once all MEP roughs are complete, then the contractor can receive inspections on the framing and MEP & Sprinkler trades.
- **Public Library System**
  - Asbestos removal is complete, with the exception of the roof at the Lancaster location. Removal of the roof will be coordinated with the roofing contractor to prevent a lapse in the time between roof removal and a new one being installed. The plumbers and electricians are scheduled to start this week.
  - Construction will be concurrent for all three branches. See attached schedule for timeline.
  - Furniture and shelving RFP responses are due March 12<sup>th</sup>.
- **Lancaster County Barnette Complex**
  - Painting and flooring is complete.
  - Target date of building completion is mid-March for DHEC.
  - Due to the combination of planning a move and an unexpected special election, Voter Registration and Elections has postponed their move until a later date.

### **IN DESIGN PHASE**

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- **Fleet Maintenance Garage**
  - We are now awaiting direction to send the project to Bid or pursue other options.
  - There have been discussions about the old LCWSD site as a possible convenience site/public works / fleet maintenance location, and staff and consultants are reviewing the site for its suitability.
- **EMS HQ**
  - Building estimate received and reviewed with Council at budget retreat. County Administrator Willis presented to Administration Committee and County Council in February, and will return in March.
- **Soccer Fields – Heath Springs and Indian Land**

The architectural design process is underway. County staff have met with the Architectural group to continue developing the design program for the project. Site surveys were contracted to aid in the design process. The Architect is continuing discussions with Authorities having jurisdiction to continue the design process, including county staff regarding the TIA requirements, LCWSD, and SCDOT.

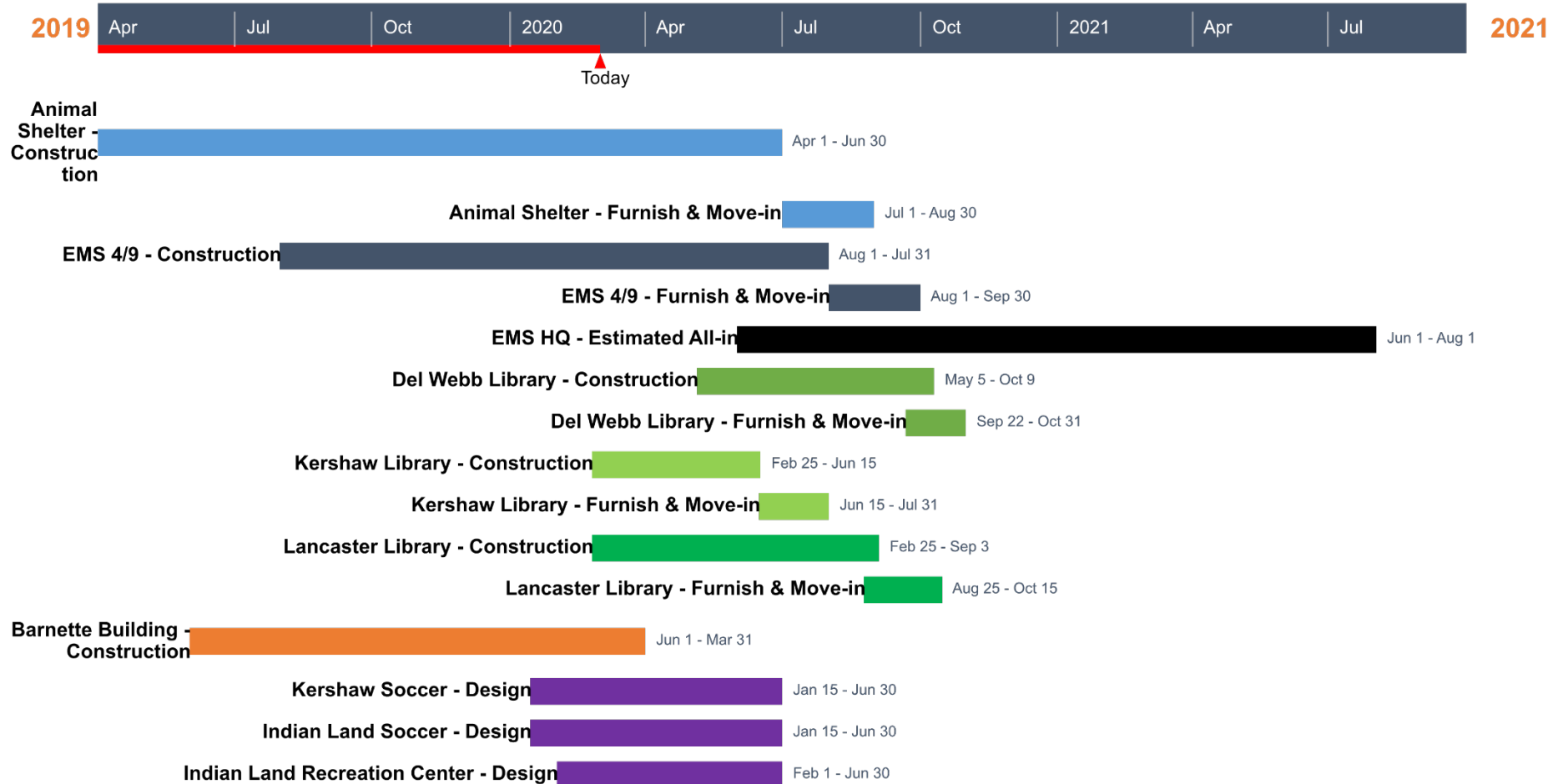
- **Indian Land Recreation Center Renovations**

- The architectural design process has officially begin. A County staff group has begun meeting with the Architectural group to continue developing the design program for the project. A complete site survey was contracted to aid in the design process. The Architect is continuing discussions with Authorities having jurisdiction to continue the design process.

- **Human Services Complex**

- County received notice of grant award in November 2019. County staff to finalize the full project scope with DSS and DHHS staff. Work is anticipated to begin in FY 2021.

# Lancaster County Capital Projects



March 09, 2020

## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration

Department: Administration

Date Requested to be on Agenda: 3/9/2020

### **Issue for Consideration:**

Review of cost estimates for completion of the EMS Headquarters.

All items in this summary, until the *Recommendation*, is what was provided to the Administration Committee.

### **Points to Consider:**

#### **From February 24, 2020 Agenda Item Summary:**

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:**

#### **From February 24, 2020 Agenda Item Summary:**

See below.

### **Council Options:**

**\$1,692,803: construction of base bid and alternate #1**, which will allow EMS training, billing, and leadership staff to relocate to the facility. This does not include completion of the space for logistics.

**\$2,241,910: construction of base bid, alternate #1 and alternate #2**. This will allow the relocation of EMS training, billing, leadership AND logistics to the facility.

#### **From February 24, 2020 Agenda Item Summary:**

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:**

**From February 24, 2020 Agenda Item Summary:**

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

Up until this point the information in this coversheet is exactly what was presented to the Administration Committee. At the February 11, 2020 meeting I covered an idea for addressing several issues which is provided to Council on a separate attachment. This is for discussion at this meeting, as any action would require an Ordinance.

**ATTACHMENTS:**

Description	Upload Date	Type
EMS HQ: Base + Alternate #1 ONLY	3/2/2020	Backup Material
EMS HQ: Base + Alternate #1 AND Alternate #2	3/2/2020	Backup Material
Report from Chad Catledge	2/3/2020	Exhibit
Actual Expenditures for EMS Headquarters	2/4/2020	Backup Material
Aiken Cost Consultants Estimate	2/4/2020	Backup Material





updated: 3-2-2020

**Total Cost of Project (TCP) Estimate**  
Includes Base project estimate & Alternate #1 only  
**Lancaster EMS Headquarters**  
3758 Charlotte Highway Lancaster South Carolina

A. Funding Sources		Original Amount Scheduled to be Allocated to the project	Allocated to Date	Amount of funds Remaining to be Allocated	Notes
Previous Project Budget approved by the County Council		\$ 1,000,000.00	\$ 1,000,000.00	\$ -	
				\$ -	
				\$ -	
<b>Total Funding</b>		\$ 1,000,000.00	\$ 1,000,000.00	\$ -	
B. Expenditures		Original Budget	Spent to Date	Remaining Owed	Notes
1	Preliminary Investigation / Due Diligence			\$ -	
	Sketch Plan Creation			\$ -	
				\$ -	
2	Land Acquisition			\$ -	not included
3	Professional Services			\$ -	
	Architect			\$ -	
	Moseley Architects	\$ 60,000.00	\$ 50,114.50	\$ 9,885.50	Design only; did not include civil, bidding or construction administration in their contract.
	Engineering / Consultants			\$ -	
	D.H. Hagins & Associates	\$ 10,000.00		\$ 10,000.00	civil engineering
	Aiken Cost Consultants	\$ 2,160.00	\$ 2,160.00	\$ -	cost estimation for the building only
4	Building & Site Work			\$ -	
	Permits			\$ -	
	Lancaster County Building and Codes	\$ -	\$ -	\$ -	
	Lancaster County Water & Sewer	\$ -	\$ -	\$ -	
	General Contractor			\$ -	
	Contractor not yet selected (estimate only)	\$ 990,695.00		\$ 990,695.00	Base bid only. Estimate from Aiken Cost Consultants: Does not include civil / parking lot.
		\$ 236,948.00		\$ 236,948.00	Alternate #1 \$236,948 additional. Estimate from Aiken Cost Consultants:
		\$ -		\$ -	Alternate #2 \$500,297 additional. Estimate from Aiken Cost Consultants:
	Parking Lot contractor has not been selected yet.	\$ 50,000.00		\$ 50,000.00	Allowance, design has not been completed yet. Add new driveway section at the rear of the building to connect both loting lots, repair and repave handicap parking area.
					\$60,000 Allowance, design has not been completed yet. Repair damages to existing area, kill grass, resurface and restripe remaining parking lot.
	Direct Speciality Venders / sub-contractors			\$ -	
	Lancaster I.T.	\$ 100,000.00		\$ 100,000.00	allowance, cameras, I.T. room servers, misc. wiring
5	Furniture, fixtures, and equipment (FF&E)			\$ -	
	Furniture	\$ 40,000.00		\$ 40,000.00	allowance for offices and training rooms
	Fixtures			\$ -	
	Equipment	\$ 1,000.00		\$ 1,000.00	Kitchen appliances. 320 KW Generator already included in the budget of the base bid under special electrical systems.
6	Contingency Fund (approx. 10% construction cost)	\$ 155,000.00		\$ 155,000.00	
	-			\$ -	
	-			\$ -	
	-			\$ -	
	-			\$ -	
	Remaining Money in Contingency Fund	\$ 155,000.00	\$ -	\$ 155,000.00	
C. Project Summaries		Original Budget	Spent to Date	left Owed in Project	
1	Total Expenditures	\$ 1,645,803.00	\$ 52,274.50	\$ 1,593,528.50	
2	Balance Funding Sources to Total Expenditures	\$ (645,803.00)	\$ 947,725.50		Funding Sources - Total Expenditures. There is a negative balance, additional funding must be approved to complete construction phase.

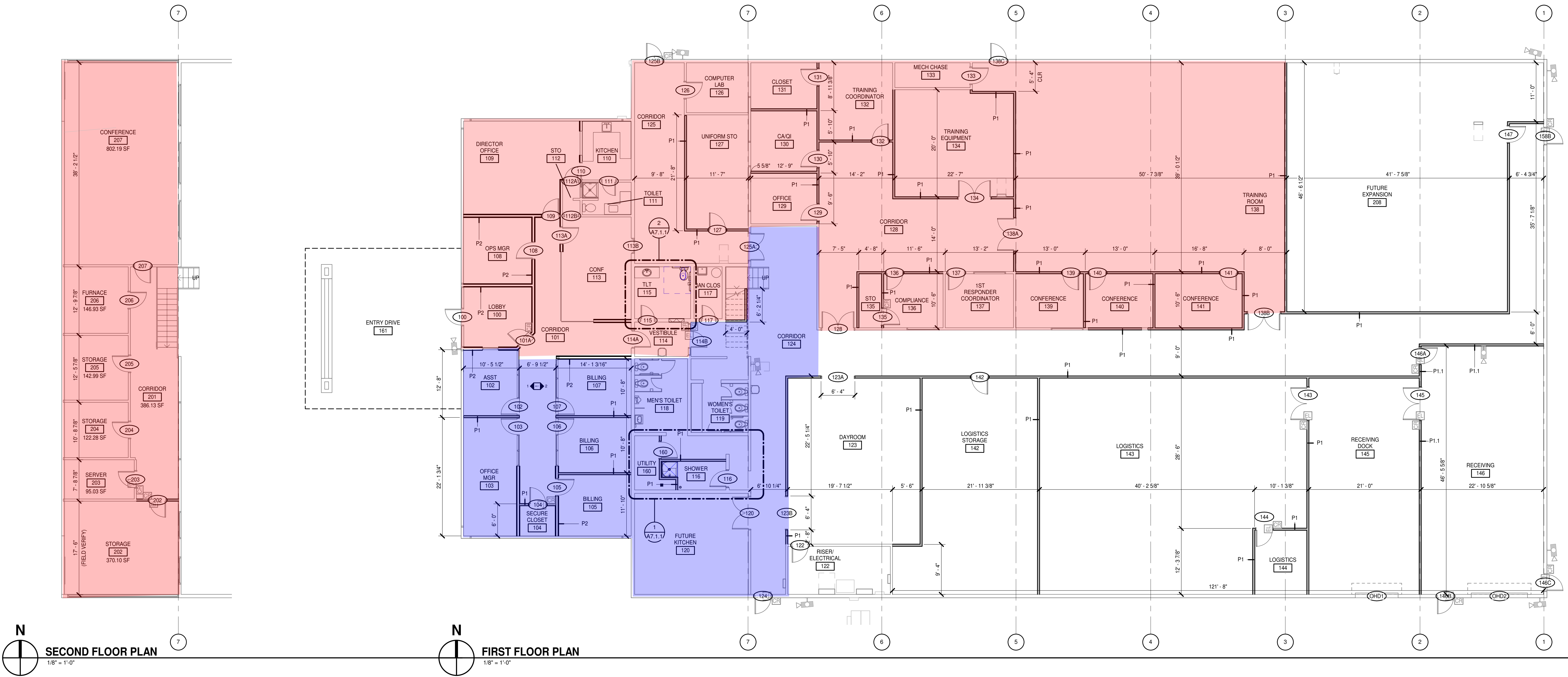
FLOOR PLAN GENERAL NOTES

A. FIELD VERIFY ALL DIMENSIONS TO EXISTING REFERENCES. INFORM ARCHITECT OF ANY DISCREPANCIES FROM DRAWINGS.

Main Area- Base Bid

Option #1: Office manager area, billing areas

~~Option #2: large dayroom & logistic areas~~



LANCASTER EMS HQ

LANCASTER COUNTY, SC

PROJECT NO:	DATE:
581512	August 8, 2018
REVISIONS	
DATE	DESCRIPTION

FLOOR PLAN

A2.1



updated: 3-2-2020

**Total Cost of Project (TCP) Estimate**  
Includes Base project estimate, Alternates #1 & #2  
**Lancaster EMS Headquarters**  
3758 Charlotte Highway Lancaster South Carolina

A. Funding Sources		Original Amount Scheduled to be Allocated to the project	Allocated to Date	Amount of funds Remaining to be Allocated	Notes
Previous Project Budget approved by the County Council		\$ 1,000,000.00	\$ 1,000,000.00	\$ -	
				\$ -	
				\$ -	
<b>Total Funding</b>		\$ 1,000,000.00	\$ 1,000,000.00	\$ -	
B. Expenditures		Original Budget	Spent to Date	Remaining Owed	Notes
1	Preliminary Investigation / Due Diligence			\$ -	
	Sketch Plan Creation			\$ -	
				\$ -	
2	Land Acquisition			\$ -	not included
3	Professional Services			\$ -	
	Architect			\$ -	
	Moseley Architects	\$ 60,000.00	\$ 50,114.50	\$ 9,885.50	Design only; did not include civil, bidding or construction administration in their contract.
	Engineering / Consultants			\$ -	
	D.H. Hagins & Associates	\$ 10,000.00		\$ 10,000.00	civil engineering
	Aiken Cost Consultants	\$ 2,160.00	\$ 2,160.00	\$ -	cost estimation for the building only
4	Building & Site Work			\$ -	
	Permits			\$ -	
	Lancaster County Building and Codes	\$ -	\$ -	\$ -	
	Lancaster County Water & Sewer	\$ -	\$ -	\$ -	
	General Contractor			\$ -	
	Contractor not yet selected (estimate only)	\$ 990,695.00		\$ 990,695.00	Base bid only. Estimate from Aiken Cost Consultants: Does not include civil / parking lot.
		\$ 236,948.00		\$ 236,948.00	Alternate #1 \$236,948 additional. Estimate from Aiken Cost Consultants
		\$ 500,297.00		\$ 500,297.00	Alternate #2 \$500,297 additional. Estimate from Aiken Cost Consultants
	Parking Lot contractor has not been selected yet.	\$ 50,000.00		\$ 50,000.00	Allowance, design has not been completed yet. Add new driveway section at the rear of the building to connect both loting lots, repair and repaving handicap parking area.
					\$60,000 Allowance, design has not been completed yet. Repair damages to existing area, kill grass, resurface and restripe remaining parking lot.
	Direct Speciality Venders / sub-contractors			\$ -	
	Lancaster I.T.	\$ 100,000.00		\$ 100,000.00	allowance, cameras, I.T. room servers, misc. wiring
5	Furniture, fixtures, and equipment (FF&E)			\$ -	
	Furniture	\$ 40,000.00		\$ 40,000.00	allowance for offices and training rooms
	Fixtures			\$ -	
	Equipment	\$ 1,000.00		\$ 1,000.00	Kitchen appliances. 320 KW Generator already included in the budget of the base bid under special electrical systems.
6	Contingency Fund (approx. 10% construction cost)	\$ 203,810.00		\$ 203,810.00	
	-			\$ -	
	-			\$ -	
	-			\$ -	
	-			\$ -	
	Remaining Money in Contingency Fund	\$ 203,810.00	\$ -	\$ 203,810.00	
C. Project Summaries		Original Budget	Spent to Date	left Owed in Project	
1	Total Expenditures	\$ 2,194,910.00	\$ 52,274.50	\$ 2,142,635.50	
2	Balance Funding Sources to Total Expenditures	\$ (1,194,910.00)	\$ 947,725.50		Funding Sources - Total Expenditures. There is a negative balance, additional funding must be approved to complete construction phase.

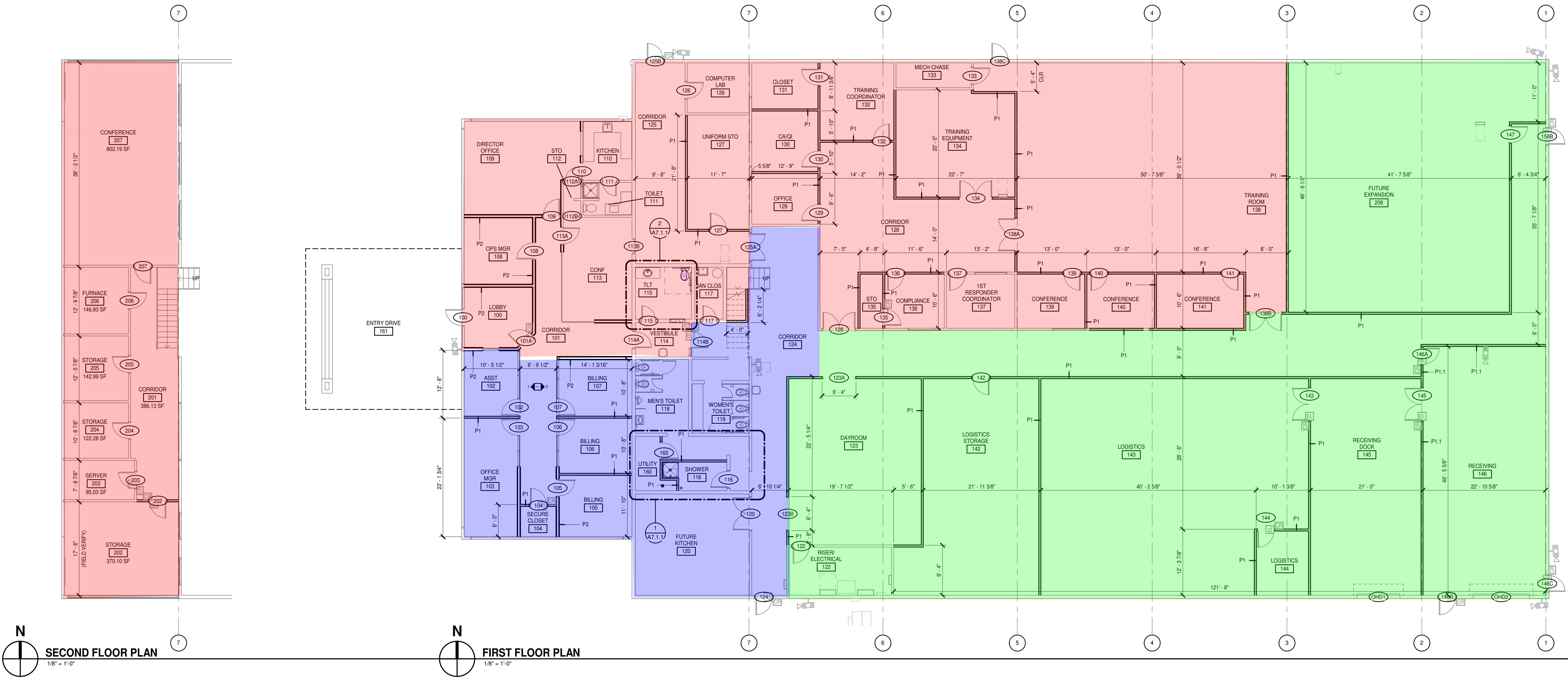
FLOOR PLAN GENERAL NOTES

A. FIELD VERIFY ALL DIMENSIONS TO EXISTING REFERENCES. INFORM ARCHITECT OF ANY DISCREPANCIES FROM DRAWINGS.

Main Area- Base Bid

Option #1: Office manager area, billing areas

Option #2: large dayroom & logistic areas



LANCASTER EMS HQ

LANCASTER COUNTY, SC

PROJECT NO:	DATE:
581512	August 8, 2018
REVISIONS	
DATE	DESCRIPTION

FLOOR PLAN

A2.1



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



	<b>Remaining PO Balance</b>	<b>Actual Spent</b>	<b>Total</b>
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
<b>Total</b>	<b>\$8,450</b>	<b>\$52,274.50</b>	<b>\$60,724.50</b>

## 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  
Phone: (864)-232-9342  
Fax: (864)-233-2573  
e-mail: [Bryan@AikenCost.com](mailto:Bryan@AikenCost.com)

### 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	1	2
Summary	1	2
Rationale	1	19
Vendor Quotes		
Other-		
Total Items Transmitted (including this page)	4	23

### 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%
<b>Total Probable Base Bid</b>	<b>\$1,727,940</b>	<b>100.0%</b>
Construction Phase Contingency	86,397	5.0%
<b>Total Construction Cost (TCC)</b>	<b>\$1,814,337</b>	<b>105.0%</b>

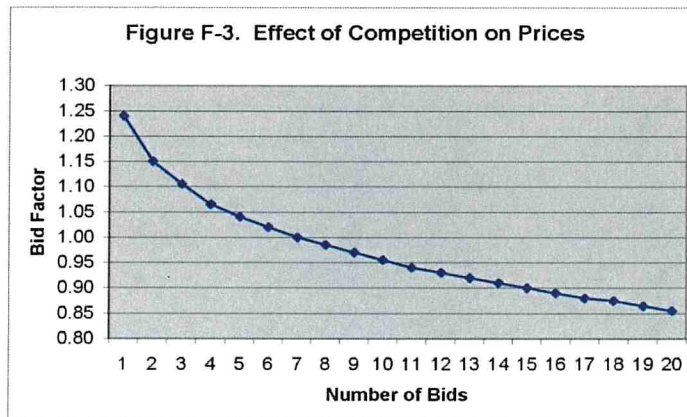
## Project Notes / General Comments

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](mailto: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:
<b>Lancaster County Government</b>	<b>Aiken Cost Consultants</b>
<b>101 N Main St</b>	<b>19 West Stone Avenue</b>
<b>Lancaster, SC 29720</b>	<b>Greenville, SC 29609</b>

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
<b>Base Estimate</b>	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

<b>Alternate 1</b>	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	
<b>Alternate 2</b>		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 <b>Lancaster County EMS Headquarters</b>						
Construction Document Estimate						
<b>DESCRIPTION</b>	<b>U/M</b>	<b>MAT'L</b>	<b>QUOTE/ INSTALL</b>	<b>UNIT TOTAL</b>	<b>TOTAL COST</b>	
<b>Base Estimate</b>						<b>\$990,695</b>
<b>C10 Interior Partitions &amp; Windows</b>	<b>7301</b>	<b>SF</b>	<b>@</b>	<b>6.75</b>	<b>=</b>	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
<b>C12 Interior Doors</b>	<b>16</b>	<b>LEF</b>	<b>@</b>	<b>1379.06</b>	<b>=</b>	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
<b>C13 Interior Specialties</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>0.09</b>	<b>=</b>	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
<b>C30 Finishes</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>6.65</b>	<b>=</b>	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 <b>Lancaster County EMS Headquarters</b>						
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
<b>Duct Insulation</b>						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	6650	SF	1.78	2.04	3.82	25,403
<b>Grilles, Registers &amp; Diffusers</b>						
Ceiling Diffuser & Grilles	51	EA	117.89	39.89	157.78	8,047
<b>Controls System</b>						
Basic DDC Controls System	9,686	SF			3.44	33,332
<b>HVAC Specialties</b>						
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
<b>Air Side Testing &amp; Balancing</b>						
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
<b>D40 Fire Protection</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>4.72</b>	<b>=</b>	<b>45,689</b>
<b>Wet Pipe System</b>						
Wet Pipe Sprinkler System	9686	SF	2.37	2.35	4.72	45,689
<b>D50 Electrical Service &amp; Distribution</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>10.86</b>	<b>=</b>	<b>105,184</b>
<b>Panels</b>						
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
<b>Interior Distribution Transformers</b>						
Transformer, 225 KVA, 3 phase, 480/120/208 (Existing)	1	EA	374.77	292.34	667.11	667
<b>Panel Feeders</b>						
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
<b>Receptacles</b>						
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
<b>Receptacle Conduit &amp; Wire</b>						
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
<b>Equipment Connections</b>						
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
<b>Equipment Conduit &amp; Wire</b>						
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
<b>D53 Communication &amp; Branch Wiring</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>18.11</b>	<b>=</b>	<b>175,457</b>
<b>Fire Alarm System</b>						
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
<b>Telecom System</b>						
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
<b>TV System</b>						
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

LCo1 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
<b>Security System</b>						
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
<b>D54 Special Electrical Systems</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>15.92</b>	<b>=</b>	<b>154,192</b>
<b>Grounding &amp; Lightning Protection Systems</b>						
Misc. grounding	1	LS	1499.07	584.68	2083.75	2084
<b>Emergency Generators</b>						
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
<b>E10/20 Equipment &amp; Furnishings</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>0.42</b>	<b>=</b>	<b>4,058</b>
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
<b>F10/20 Special Const. &amp; Demolition</b>	<b>9686</b>	<b>SF</b>	<b>@</b>	<b>2.71</b>	<b>=</b>	<b>26,286</b>
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 <b>Lancaster County EMS Headquarters</b>						
Construction Document Estimate						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	TOTAL COST	
<b>D30 HVAC</b>	<b>2736</b>	<b>SF</b>	<b>@</b>	<b>12.73</b>	<b>=</b>	<b>34,839</b>
<b>Air Distribution</b>						
<b>Ductwork</b>						
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
<b>Duct Insulation</b>						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	1750	SF	1.78	2.04	3.82	6,685
<b>Grilles, Registers &amp; Diffusers</b>						
Ceiling Diffuser & Grilles	10	EA	117.89	39.89	157.78	1,578
<b>HVAC Specialties</b>						
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
<b>Air Side Testing &amp; Balancing</b>						
Test & Balance Grilles & Diffusers	10	EA			62.53	625
<b>D40 Fire Protection</b>	<b>2736</b>	<b>SF</b>	<b>@</b>	<b>4.72</b>	<b>=</b>	<b>12,906</b>
<b>Wet Pipe System</b>						
Wet Pipe Sprinkler System	2736	SF	2.37	2.35	4.72	12,906
<b>D50 Electrical Service &amp; Distribution</b>	<b>2736</b>	<b>SF</b>	<b>@</b>	<b>1.98</b>	<b>=</b>	<b>5,411</b>
<b>Panels</b>						
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
<b>Panel Feeders</b>						
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 <b>Lancaster County EMS Headquarters</b>						
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
<b>D52 Lighting &amp; Branch Wiring</b>	<b>2736</b>	<b>SF</b>	<b>@</b>	<b>16.69</b>	<b>=</b>	<b>45,673</b>
<b>Light Fixtures</b>						
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
<b>Lighting Conduit &amp; Wire</b>						
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
<b>Lighting Controls</b>						
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
<b>Receptacles</b>						
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						
DESCRIPTION	U/M	MAT'L	QUOTE/ INSTALL	UNIT TOTAL	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 <b>Lancaster County EMS Headquarters</b>						
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
<b>TV System</b>						
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
<b>Security System</b>						
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
<b>F10/20 Special Const. &amp; Demolition</b>	<b>2736</b>	<b>SF</b>	<b>@</b>	<b>3.86</b>	<b>=</b>	<b>10,567</b>
<b>Interior Demolition</b>						
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
<b>Plumbing Demolition</b>						
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
<b>HVAC Demolition</b>						
Misc. HVAC Demolition	2,736	SF		0.99	0.99	2,716
<b>Electrical Demolition</b>						
Electrical Demolition	1	LS		5612.95	5612.95	5613
<b>Alternate 2</b>						<b>\$500,297</b>
<b>C10 Interior Partitions &amp; Windows</b>	<b>6818</b>	<b>SF</b>	<b>@</b>	<b>4.53</b>	<b>=</b>	<b>30,871</b>

LCo1 <b>Lancaster County EMS Headquarters</b>						
Construction Document Estimate						
<b>DESCRIPTION</b>	<b>U/M</b>	<b>MAT'L</b>	<b>QUOTE/ INSTALL</b>	<b>UNIT TOTAL</b>	<b>TOTAL COST</b>	
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
<b>C12 Interior Doors</b>	<b>11</b>	<b>LEF</b>	<b>@</b>	<b>1450.32</b>	<b>=</b>	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
<b>C30 Finishes</b>	<b>9168</b>	<b>SF</b>	<b>@</b>	<b>4.28</b>	<b>=</b>	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
<b>D20 Plumbing</b>	<b>9168</b>	<b>SF</b>	<b>@</b>	<b>0.25</b>	<b>=</b>	2,293
<b>Domestic Water Specialties</b>						
Freeze Proof Hose Bibb (FPWH)	1	EA	467.26	78.32	545.58	546
Misc Piping	1	LS			1747.92	1,748
<b>D30 HVAC</b>	<b>9168</b>	<b>SF</b>	<b>@</b>	<b>20.84</b>	<b>=</b>	191,048
<b>Air Package Units</b>						
Roof Top DX A/C w/Gas Heat, 10 Ton (GP-1)	1	EA	25748.25	7703.67	33451.92	33,452
<b>Air Distribution</b>						
<b>Ductwork</b>						
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
<b>Duct Insulation</b>						
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	5950	SF	1.78	2.04	3.82	22,729
<b>Grilles, Registers &amp; Diffusers</b>						
Ceiling Diffuser & Grilles	34	EA	117.89	39.89	157.78	5,364
<b>Supply &amp; Exhaust Fans &amp; Vents</b>						
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
<b>Unit Heaters</b>					
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
<b>Controls System</b>					
Basic DDC Controls System	9,168 SF			3.44	31,549
<b>HVAC Specialties</b>					
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
<b>Air Side Testing &amp; Balancing</b>					
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
<b>D40 Fire Protection</b>	<b>9168 SF</b>	<b>@</b>	<b>4.72</b>	<b>=</b>	<b>43,246</b>
<b>Wet Pipe System</b>					
Wet Pipe Sprinkler System	9168 SF	2.37	2.35	4.72	43,246
<b>D52 Lighting &amp; Branch Wiring</b>	<b>9168 SF</b>	<b>@</b>	<b>12.43</b>	<b>=</b>	<b>113,948</b>
<b>Light Fixtures</b>					
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

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 <b>Lancaster County EMS Headquarters</b>						
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
<b>D53 Communication &amp; Branch Wiring</b>	<b>9168</b>	<b>SF</b>	<b>@</b>	<b>4.42</b>	<b>=</b>	<b>40,499</b>
<b>Fire Alarm System</b>						
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
<b>Telecom System</b>						
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
<b>TV System</b>						
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
<b>Security System</b>						

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

## Agenda Item Summary

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Ordinance # / Resolution #: Ordinance 2019-1626 - HELD

Contact Person / Sponsor: Jamie Gilbert/Economic Development

Department: Economic Development

Date Requested to be on Agenda: 3/9/2020

### **Issue for Consideration:**

Project Dumping is a well respected corporation that is seeking to invest and create new jobs in Lancaster County. The project is expected to invest \$20,000,000 and create 200 new jobs over five years. The project has looked at locations in Lancaster County, the Charlotte Region and throughout the United States. The Lancaster County Department of Economic Development (LCDED) and South Carolina Department of Commerce (SCDOC) have worked with Project Dumping to secure the project in Lancaster County. LCDED has assisted the project with site selection, incentives, transportation issues and other related items.

Three inducement resolutions were passed by County Council on August 27, 2018, November 26, 2018 and April 8, 2019 reflecting the county's commitment to provide property tax and infrastructure incentives for Project Dumping. The following are the recommended incentives for the project:

- A 30 Year Fee-In-Lieu-of-Taxes (FILOT) agreement that provides a property tax assessment rate of 6%, a locked in millage rate of 317.6 mills and a ten year investment period.
- A 15 Year Special Source Revenue Credit (SSRC) of 70% for the first six years that the property is placed in service during the investment period, 65% for years seven through eleven, and 60% for years twelve through fifteen.
- A ten-year extension of the term for an existing FILOT agreement between Lancaster County and the company.
- Securing of funds through one or more sources including but not limited to grants, utility tax credits, enhanced property tax credits and general appropriations to assist with the construction of all road improvements required for approval of Project Dumping.
- Reimbursement to the company for road improvement costs the company incurs, up to \$194,500.

### **Points to Consider:**

- Project Dumping will result in a large number of new jobs and substantial investment coming to Lancaster County.
- The company is well respected and a leader in their industry.
- The road improvements will be beneficial to both businesses and residents in the area in which the project is located.
- The direct cost to the County of the road improvements is less than what was initially projected at the time the resolutions were approved.

### **Funding and Liability Factors:**

The only direct funding/liability factors for Lancaster County are associated with the county road improvements. The following outlines the potential funding/liability factors for the County.

- The road improvement costs are estimated to be \$1,195,5000
- LCDED has secured \$350,000 in grant funding from Comporium, South Carolina Department of Commerce and Duke Energy for the road improvements.



- The County has applied to the U.S. Economic Development Administration (EDA) for a grant. If approved the grant could fund up to \$724,400 of the county road improvement costs.
- If the EDA grant is awarded, the balance of the road improvement costs will be approximately \$121,100 which would be paid by County.
- If the EDA grant is not awarded, the County will seek other grants to offset the costs. In the event no other grants are available, the County will provide the balance of the \$845,500 in county road improvement costs.

**Council Options:**

County Council can approve, deny or table for additional changes, the Project Dumping Incentive Ordinance and Agreement.

**Recommendation:**

LCDED recommends the County Council approve the Project Dumping Incentive Ordinance and Agreement.