Lancaster County Council Administration Committee Special Meeting Agenda

Tuesday, September 12, 2017

County Council Conference Room
County Administration Building
101 N. Main Street
Lancaster, SC 29720

1. **Call to Order – Committee Chair Charlene McGriff** **5:00 p.m.**

2. **Approval of the agenda** ***[deletions and additions of non-substantive matters]***

3. **Citizens Comments**

4. **Discussion / Action Items**

   a) Discussion of Lancaster County DSS Building Renovation Project and Community Development Block Grant application
   Resolution 0971-R2017 regarding Funding For the Local Match on a CDBG For DSS Office Space
   Resolution Title: A Resolution Related To Funding For The Local Match On A Community Development Block Grant For Office Space For The South Carolina Department Of Social Services Office In Lancaster County. – ***Steve Willis***
   – pgs. 2-16

   b) Development Fee for Stormwater project – ***Charlene McGriff***

5. **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 Administration Committee agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution#:	Resolution 0971-R2017
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	September 11, 2017

Issue for Consideration:
Community Development Block Grant application for proposed facility for DSS (Bradley Building in Humana Complex).

Points to Consider:
The Resolution covers a proposed CDBG application. This would cover ADA upgrades, energy efficiency upgrades, and items in the 2013 engineering report.

The report was based on the earlier engineering report and is exclusively for the CDBG application. We have not retained any firm for architectural drawings and this is not based on an architectural examination of the building. When we proceed we will go through Procurement for professional services.

Funding and Liability Factors:
As noted in the Resolution this would be a $500,000 grant which requires a $50,000 local match. The additional funding is based on a 2013 engineering report and the actual cost for work would be subject to competitive bidding. These are estimates only for the purpose of the grant application.

Council Options:
Approve or reject the Resolution.

Staff Recommendation:
Approve the grant submission.

Committee Recommendation:
Administration Committee will be considering this prior to the Council meeting. The Resolution request came in from the COG over the Labor Day weekend and the application is due September 11th. I appreciate your consideration on an expedited basis.

STATE OF SOUTH CAROLINA	)	
	)	**RESOLUTION NO. 0971-R2017**
COUNTY OF LANCASTER	)	

A RESOLUTION

RELATED TO FUNDING FOR THE LOCAL MATCH ON A COMMUNITY DEVELOPMENT BLOCK GRANT FOR OFFICE SPACE FOR THE SOUTH CAROLINA DEPARTMENT OF SOCIAL SERVICES OFFICE IN LANCASTER COUNTY.

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

Section 1. Findings.

Whereas: the current location of the Lancaster County Department of Social Services is too small for its current staff and to accommodate planned enlargement of the personnel that is needed to serve the increased number of clients; and

Whereas: the current Lancaster County Department of Social Services facility has safety and ADA non-compliance issues; and

Whereas: Lancaster County has plans to renovate the Bradley Building (Humana Complex), which is located at 210 South White Street, in Lancaster, South Carolina; and

Whereas: Lancaster County will relocate the Lancaster County Department of Social Services in the renovated Bradley Building; and

Whereas: Lancaster County intends to make an application for $500,000 of Community Development Block Grant funding through the Community Enrichment Program to renovate the Bradley Building; and

Whereas: this program requires local matching funds of at least 10 percent of the grant amount; and

Whereas: the County will own, operate and maintain the renovated Bradley Building.

Section 2. **Adoption by County Council.**

NOW, THEREFORE BE IT RESOLVED, the Lancaster County Council, in Council assembled, hereby agrees to provide the required cash match of $50,000, plus an additional $1,060,641, as well as any additional funds needed to complete the project.

Section 3. **Effective date.**

This Resolution is effective upon its adoption.

AND IT IS SO RESOLVED

Dated this _____ day of _____, 2017.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

_____
Steve Harper, Chair, County Council

_____
Larry Honeycutt, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

PERCEPTION BUILDERS LLC
CONSTRUCTION MANAGEMENT

August 17, 2017

Mr. Steve Willis
County Administrator
Lancaster County
101 North Main Street
Lancaster, SC 29720

Thank you again for allowing Perception Builders, LLC to develop schematic planning and cost estimates for the Lancaster County Bradley Building. This project consisted of ADA Upgrades, Energy Upgrades, and Facility upgrades to accommodate the Lancaster County DSS Operation. All recommended scope of work follows assumptions made from the current Lancaster County Building Department adopted building codes. This project will be located at 210 West White Street in Lancaster, SC. The project cost estimates are based on the following scope of work.

Scope of Work

1) **RESTROOMS** (throughout)
   a) DEMOLITION – Current restroom layout and clearances do not meet current accessibility code ICC A117.1-2009. A full demolition of all interior restroom partitions, toilets, sinks, aprons/cabinets, and accessories will be required to meet current accessibility codes. Demolition of select restrooms entrance doors, frames, and walls will be required to meet accessibility codes.
   b) RENOVATION – See drawings for recommended layout of restrooms that allow for clearances and fixture counts to meet current accessibility and building codes. All new toilet accessories, grab bars, sinks and countertops will be required. Existing finishes are dated and after required demolition for installation of new fixtures, partitions, sinks and accessories it is recommended to provide new finishes throughout restrooms.

2) **ELEVATOR**
   a) DEMOLITION – Current accessibility code ICC A117.1-2009 requires wheelchair access to all floors which is not currently present. Existing flooring, ceiling, floor structure and roof will need to be removed in recommended area for installation of new elevator.

b) RENOVATION – See drawings for recommended location for installation of new 3,000 pounds, 100-110 feet per second machine-roomless hydraulic elevator. New shaft wall surround will be required that meets current building codes.

3) **LIGHTING**
   a) DEMOLITION – Recommended to replace all current lay-in lights, exit lights, emergency lights, and exterior lights. Current lights are dated and are not as energy efficient as current LED lighting. Remove all existing toggle light switches as these are not energy efficient.
   b) RENOVATION – Replace all light fixtures, lay-in, exit lights, emergency lights, and exterior lights with LED fixtures that will surpass current energy codes. Switches to be occupancy sensors type for energy efficiency throughout.

4) **DOORS AND HARDWARE**
   a) DEMOLITION – Doors labeled 101D through 109D and 203D, 205D through 212D do not meet current accessibility code ICC A117.1-2009 for clearances. These doors or doors and frames will be to be removed and in some cases adjacent walls for proper clearances. Doors 202D and 213D will be removed with the demolition of the catwalk. All existing hardware throughout building does not meet current accessibility codes and required removal.
   b) RENOVATION – Doors labeled 101 through 104 are new doors and frames to meet accessibility codes. Door 103 and 207 cannot be equipped with a closer or it will not meet current clearances require by accessibility code without additional demolition. Doors labeled 203, 205 through 207 are new doors and frames to meet accessibility codes. Doors 201 and 204 are new doors and frames in new walls for security separation of lobby and stair access for future tenant. Door 202 creates a closet from catwalk access. Door 208 creates proper clearances for office access. All new hardware is required throughout building to meet accessibility codes.

5) **STAIRS**
   a) DEMOLITION – Current stairs throughout building require removal of handrails and guardrails if applicable as they do not meet current accessibility code.
   b) RENOVATION – All stairs will need new handrails and guardrails if applicable to meet current grasping and passage code requirements.

6) **ROOF**
   a) DEMOLITION – Existing ballasted single-ply roof is recommended to be replaced as it is a dated assembly that is not the most energy efficient and due to existing ceiling damage from assumed leaks of roof damaged or failure.
   b) RENOVATION – The roof in its entirety is recommend to be replaced using Elastic Sheet PVC to meet and surpass current energy codes.

7) **HVAC**
   a) DEMOLITION – All existing heating and ventilation units and water heater are dated and are not as energy efficient as current systems.
   b) RENOVATION – Replace heating and ventilation units and water heater with current systems that meet all current energy codes and that are sized efficiently for the spaces assigned.

8) **FLOORING**
   a) DEMOLITION – Existing restroom flooring will be demolished for recommended layout of restroom to meet current accessibility clearance and codes. All existing carpet is recommended to be demolished as it is dated, damaged or deteriorated.
   b) RENOVATION – Recommended that all restroom flooring receive new resilient vinyl tile and selected areas throughout building to receive commercial carpet tiles. All new flooring areas will receive vinyl base.

9) **WALLS**
   a) DEMOLITION – Select walls will need to be demolished for elevator installation and relocated doors for accessibility clearances. See drawings for wall locations.
   b) RENOVATION – All recommended new wall assemblies will be constructed under current building codes. All wall finishes to receive new paint throughout.

10) **CEILING**
   a) DEMOLITION – All existing ceiling is recommended to be demolished as it is damaged or stained in various areas throughout building.
   b) RENOVATION – Recommended new 2x2 lay-in acoustical ceilings in areas of the building affected by renovated wall assemblies. We also recommend select areas throughout the building to be repaired or replaced due to damaged or stained ceilings and to create a cohesive aesthetic.

11) **WATER SUPPLY & DRAINAGE PIPING**
   a) DEMOLITION – It is recommended to remove all existing water supply piping as it is dated and may currently have leaks and it highly anticipated to have further problems in the future.
   b) RENOVATION – Install new water supply copper piping, regulators, valves, back flow preventer, and any other plumbing code required fitting throughout with insulation for better energy efficiency.

12) **FIRE ALARM**
   a) DEMOLITION – Recommended to remove existing dated fire alarm system in its entirety.

b) RENOVATION – Recommended updated alarm system with annunciator panel. The complete system shall include but is not limited to pull stations, smoke and heat detectors, and audible and visual alarms throughout building that meet current building codes.

13) CROSSWALK

a) DEMOLITION – Demolish existing cross walk from Bradley building to Tucker building in its entirety.

b) RENOVATION – Repair all damaged exterior wall assembly as needed on both the Bradley and Tucker buildings.

LANCASTER COUNTY DSS BUILDING GRANTS PROJECT VE BUILDING, ADA, AND ENERGY UPGRADES

Project name	LC Bradley Building Grant White Street Lancaster SC 29720 USA
Client	Lancaster County
Architect	Perception Builders
Labor rate table	Standard Labor
Equipment rate table	Standard Equipment
Report format	Sorted by 'Location/Bid Item' 'Detail' summary Allocate addons Print sort level notes

Location	Bid Item	Description	Takeoff Quantity	Labor Productivity	Labor Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Labor Cost/Unit	Material Cost/Unit	Sub Price	Sub Amount	Notes	COST $$/uom	COST Total	CONTRACT Total	CONTRACT $$/uom
ADA																		
	ADA Doors																	
		Remove Door	4.00 ea	1.000 ea/hr	4.00	/hr		-	-		-	38.00 /ea	152		38.00 /ea	152	183	45.76 /ea
		Remove Door & Frame	14.00 ea	1.000 ea/hr	14.00	/hr		-	-		-	58.00 /ea	812		58.00 /ea	812	978	69.84 /ea
		Remove Storefront	161.00 sf	1.000 sf/hr	161.00	/hr		-	-		-	4.00 /sf	644		4.00 /sf	644	775	4.82 /sf
		Remove Drywall Assembly	685.00 sf	20.000 sf/hr	34.25	0.00 /hr	0	-	-	0.00 /sf	-	2.30 /sf	1,576		2.30 /sf	1,576	1,897	2.77 /sf
		Wood Door Frames	12.00 ea	0.333 ea/hr	36.00	40.00 /hr	1,440	120.00 /ea	1,498	120.00 /ea	124.80 /ea	-	-		244.80 /ea	2,938	3,657	304.76 /ea
		Casing 1 Piece Door	24.00 ea	1.250 ea/hr	19.20	40.00 /hr	768	18.00 /ea	449	32.00 /ea	18.72 /ea	-	-		50.72 /ea	1,217	1,502	62.57 /ea
		Birch Solid Core 3-0 x 7-0	12.00 ea	0.250 ea/hr	48.00	40.00 /hr	1,920	240.00 /ea	2,880	160.00 /ea	240.00 /ea	-	-		400.00 /ea	4,800	6,010	500.85 /ea
		Steel Hinges	36.00 ea	2.632 ea/hr	13.68	40.00 /hr	547	10.81 /ea	389	15.20 /ea	10.81 /ea	-	-		26.01 /ea	936	1,159	32.19 /ea
		Door Bumpers	12.00 ea	4.000 ea/hr	3.00	40.00 /hr	120	3.00 /ea	36	10.00 /ea	3.00 /ea	-	-		13.00 /ea	156	191	15.89 /ea
		Locksets on New Doors	12.00 ea	1.000 ea/hr	12.00	75.00 /hr	900	298.00 /ea	3,576	75.00 /ea	298.00 /ea	-	-		373.00 /ea	4,476	5,676	472.98 /ea
		Locksel Change to Lever Actuated	28.00 ea	1.000 ea/hr	28.00	75.00 /hr	2,100	298.00 /ea	8,344	75.00 /ea	298.00 /ea	-	-		373.00 /ea	10,444	13,243	472.98 /ea
		Hasp Assembly	12.00 ea	5.263 ea/hr	2.28	40.00 /hr	91	82.80 /ea	994	7.60 /ea	82.80 /ea	-	-		90.40 /ea	1,085	1,386	115.48 /ea
		ADA Doors			**375.41**		**7,886**		**18,166**				**3,184**			**29,236**	**36,657**	
	ADA Handrail																	
		Remove Wood Rail	137.00 lf	50.000 lf/hr	2.74	40.00 /hr	110	-	-	0.80 /lf	-	-	-		2.00 /lf	274	330	2.41 /lf
		Handrail Ornament Steel	152.00 lf	2.273 lf/hr	66.88	40.00 /hr	2,675	45.00 /lf	6,840	17.60 /lf	45.00 /lf	-	-		62.60 /lf	9,515	12,005	78.98 /lf
		ADA Handrail			**69.62**		**2,785**		**6,840**							**9,789**	**12,335**	
	ADA Restrooms																	
		Remove Toilet Partitions	15.00 ea	0.667 ea/hr	22.50	/hr		-	-		-	50.00 /ea	750		50.00 /ea	750	903	60.21 /ea
		Remove Urinal Screen	2.00 ea	1.000 ea/hr	2.00	/hr		-	-		-	40.00 /ea	80		40.00 /ea	80	96	48.17 /ea
		Remove Plumbing Fixtures	28.00 ea	1.000 ea/hr	28.00	/hr		-	-		-	45.00 /ea	1,260		45.00 /ea	1,260	1,517	54.19 /ea
		Rem. Acoust Tile, Grid, Insula	356.00 sf	40.000 sf/hr	8.90	0.00 /hr	0	-	-	0.00 /sf	-	0.46 /sf	164		0.46 /sf	164	197	0.55 /sf
		KraftFaced Insulation 6 x 24"	140.00 sf		-	-	-	0.48 /sf	69	-	0.49 /sf	-	-		0.49 /sf	69	89	0.63 /sf
		KraftFaced Insulation 6 x 24"	20.00 sf		-	-	-	0.48 /sf	10	-	0.50 /sf	-	-		0.50 /sf	10	13	0.64 /sf
		Labor Ceiling Insulation	140.00 sf	133.333 sf/hr	1.05	40.00 /hr	42	-	-	0.30 /sf	-	-	-		0.30 /sf	42	51	0.36 /sf
		Labor Ceiling Insulation	20.00 sf	133.333 sf/hr	0.15	40.00 /hr	6	-	-	0.30 /sf	-	-	-		0.30 /sf	6	7	0.36 /sf
		Sound Blanket 16" x 3- 5/8"	1,008.00 sf	50.000 sf/hr	20.16	40.00 /hr	806	0.18 /sf	187	0.80 /sf	0.19 /sf	-	-		0.99 /sf	993	1,211	1.20 /sf
		Pins & Loads	8.00 ea		-	-	-	13.20 /crtn	1	-	0.13 /ea	-	-		0.13 /ea	1	1	0.17 /ea
		Hanger Wire (#12 ga.)	72.00 lf		-	-	-	27.00 /hank	3	-	0.05 /lf	-	-		0.05 /lf	3	4	0.06 /lf
		Main Tee Intermediate White	28.00 lf	50.000 lf/hr	0.56	40.00 /hr	22	72.00 /crtn	7	0.80 /lf	0.24 /lf	-	-		1.04 /lf	29	36	1.27 /lf
		Cross Tee 4' Intermediate	14.00 ea	12.500 ea/hr	1.12	40.00 /hr	45	0.96 /linft	54	3.20 /ea	3.84 /ea	-	-		7.04 /ea	99	123	8.79 /ea
		Cross Tee 2' Intermediate	34.00 ea	20.000 ea/hr	1.70	40.00 /hr	68	0.96 /linft	65	2.00 /ea	1.92 /ea	-	-		3.92 /ea	133	166	4.87 /ea
		Nails for Wall Mold	103.00 ea		-	-	-	0.72 /lbs	0	-	0.00 /ea	-	-		0.00 /ea	0	0	0.00 /ea
		Wall Mold 15/16 Angle White	103.00 lf	50.000 lf/hr	2.06	40.00 /hr	82	35.05 /crtn	15	0.80 /lf	0.15 /lf	-	-		0.95 /lf	97	119	1.15 /lf
		MiniFbr Teguir Std 2x2 5/8"	141.40 sf	96.000 sf/hr	1.47	40.00 /hr	59	0.60 /sf	85	0.42 /sf	0.60 /sf	-	-		1.02 /sf	144	180	1.27 /sf
		Floor Resil Vinyl Tile	660.00 sf	33.333 sf/hr	19.80	40.00 /hr	792	4.00 /sf	2,640	1.20 /sf	4.00 /sf	-	-		5.20 /sf	3,432	4,344	6.58 /sf
		Floor Resil Base	265.00 lf	33.333 lf/hr	7.95	40.00 /hr	318	0.60 /lf	159	1.20 /lf	0.60 /lf	-	-		1.80 /lf	477	587	2.22 /lf
		Metal Toilet Compartments	7.00 ea	0.290 ea/hr	24.15	40.00 /hr	966	273.48 /ea	1,914	138.00 /ea	273.48 /ea	-	-		411.48 /ea	2,880	3,621	517.35 /ea
		Urinal Screens	1.00 ea	0.300 ea/hr	3.33	40.00 /hr	133	139.92 /ea	140	133.20 /ea	139.92 /ea	-	-		273.12 /ea	273	340	340.07 /ea
		Stainless Steel Shelf	6.00 ea	1.493 ea/hr	4.02	40.00 /hr	161	14.88 /ea	89	26.80 /ea	14.88 /ea	-	-		41.68 /ea	250	308	51.38 /ea
		Soap Dispenser	6.00 ea	1.493 ea/hr	4.02	40.00 /hr	161	7.08 /ea	42	26.80 /ea	7.08 /ea	-	-		33.88 /ea	203	248	41.36 /ea
		Mirror	6.00 ea	1.493 ea/hr	4.02	40.00 /hr	161	26.70 /ea	160	26.80 /ea	26.70 /ea	-	-		53.50 /ea	321	399	66.56 /ea
		Grab Bar	16.00 ea	2.000 ea/hr	8.00	40.00 /hr	320	33.66 /ea	539	20.00 /ea	33.66 /ea	-	-		53.66 /ea	859	1,077	67.31 /ea
		Plumbing Fixtures	18.00 ea		-	-	-	-	-	-	-	1,200.00 /ea	21,600		1,200.00 /ea	21,600	26,009	1,444.95 /ea
		ADA Restrooms			**164.96**		**4,143**		**6,180**				**23,854**			**34,176**	**41,647**	
	ADA Signage																	
		Interior Dimensional Letters	6.00 ea	2.500 ea/hr	2.40	40.00 /hr	96	25.00 /ea	150	16.00 /ea	25.00 /ea	-	-		41.00 /ea	246	308	51.37 /ea
		Interior Dimensional Letters	60.00 ea	2.500 ea/hr	24.00	/hr		/ea				75.00 /ea	4,500		75.00 /ea	4,500	5,419	90.31 /ea
		ADA Signage			**26.40**		**96**		**150**				**4,500**			**4,746**	**5,727**	
	Elevator																	
		Saw Concrete	52.00 lf	10.000 lf/hr	5.20	0.00 /hr	0	-	-	0.00 /lf	-	4.04 /lf	210		4.04 /lf	210	253	4.86 /lf
		Remove Slab on Grade	84.00 cf	3.000 cf/hr	28.00	40.00 /hr	1,120	-	-	13.33 /cf	-	-	-		16.93 /cf	1,422	1,713	20.39 /cf
		Remove Carpet & Pad	168.00 sf	20.000 sf/hr	8.40	0.00 /hr	0	-	-	0.00 /sf	-	0.28 /sf	47		0.28 /sf	47	57	0.34 /sf
		Remove Rubber Base	136.00 lf	100.000 lf/hr	1.36	40.00 /hr	54	-	-	0.40 /lf	-	-	-		0.40 /lf	54	66	0.48 /lf
		Excavate Footing By Hand	11.85 cy	0.667 cy/hr	17.78	40.00 /hr	711	-	-	60.00 /cy	-	-	-		60.00 /cy	711	856	72.25 /cy
		Shape & Grade Footing	64.00 sf	10.000 sf/hr	6.40	40.00 /hr	256	-	-	4.00 /sf	-	-	-		4.00 /sf	256	308	4.82 /sf
		Backfill Footings	11.06 cy	2.000 cy/hr	5.53	40.00 /hr	221	3.60 /cy	42	20.00 /cy	3.78 /cy	-	-		27.38 /cy	303	368	33.27 /cy
		Keyway In Footing	8.00 lf	50.000 lf/hr	0.16	40.00 /hr	6	0.90 /lf	7	0.80 /lf	0.93 /lf	-	-		1.73 /lf	14	17	2.16 /lf
		Wall Forms - Patent System	256.00 sf	6.000 sf/hr	42.67	40.00 /hr	1,707	0.78 /sf	206	6.67 /sf	0.80 /sf	-	-		7.47 /sf	1,912	2,319	9.06 /sf
		Chamfer Strip (3/4")	32.00 lf	12.500 lf/hr	2.56	40.00 /hr	102	0.24 /lf	8	3.20 /lf	0.25 /lf	-	-		3.45 /lf	110	133	4.17 /lf
		Strip/Oil Forms-Walls	256.00 sf	40.000 sf/hr	6.40	40.00 /hr	256	15.00 /gal	20	1.00 /sf	0.08 /sf	-	-		1.08 /sf	276	334	1.30 /sf
		Snaptie 8 in.	51.00 ea		-	-	-	0.60 /ea	32	-	0.62 /ea	-	-		0.62 /ea	32	40	0.79 /ea
		Waterstop - Rubber	32.00 lf	40.000 lf/hr	0.80	40.00 /hr	32	1.20 /lf	40	1.00 /lf	1.24 /lf	-	-		2.24 /lf	72	89	2.79 /lf
		Footing Rebar #3	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /lon	47	0.19 /lf	0.10 /lf	-	-		0.30 /lf	133	164	0.36 /lf
		Footing Rebar #5	450.00 lf	76.923 lf/hr	5.85	40.00 /hr	234	528.00 /lon	127	0.52 /lf	0.28 /lf	-	-		0.80 /lf	361	445	0.99 /lf
		Set Grade Pins at Footing	8.00 lf	100.000 lf/hr	0.08	40.00 /hr	3	0.24 /lf	2	0.40 /lf	0.24 /lf	-	-		0.64 /lf	5	6	0.79 /lf
		Footing Conc 3000 psi	2.37 cy	1.000 cy/hr	2.37	40.00 /hr	95	130.00 /cy	317	40.00 /cy	133.90 /cy	-	-		173.90 /cy	412	522	220.10 /cy
		Wall Conc 3000 psi	3.16 cy	0.750 cy/hr	4.21	40.00 /hr	169	130.00 /cy	423	53.33 /cy	133.91 /cy	-	-		187.24 /cy	592	746	236.17 /cy
		Rub, Cut, & Patch	256.00 sf	50.000 sf/hr	5.12	40.00 /hr	205	0.01 /sf	3	0.80 /sf	0.01 /sf	-	-		0.81 /sf	208	251	0.98 /sf
		Rub Finish	128.00 sf	40.000 sf/hr	3.20	40.00 /hr	128	0.06 /sf	8	1.00 /sf	0.06 /sf	-	-		1.06 /sf	136	164	1.28 /sf

Location	Bid Item	Description	Takeoff Quantity	Labor Productivity	Labor Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Labor Cost/Unit	Material Cost/Unit	Sub Price	Sub Amount	Notes	COST $$/uom	COST Total	CONTRACT Total	CONTRACT $$/uom
	Elevator																	
		Mortar Type "S"	2.49 cy		-	-	-	16.00 /bags	482	-	193.61 /cy	-	-		193.61 /cy	482	619	248.63 /cy
		Sand At Mortar	2.49 cy		-	-	-	120.00 /ton	443	-	178.21 /cy	-	-		178.21 /cy	443	569	228.85 /cy
		Grout Fill 3000 psi,1/2" Gravl	19.40 cy	2.000 cy/hr	9.70	40.00 /hr	388	57.60 /cy	1,173	20.00 /cy	60.48 /cy	-	-		80.48 /cy	1,562	1,974	101.75 /cy
		Horiz Wall Reinf 12" Truss	0.72 mlf	0.400 mlf/hr	1.80	40.00 /hr	72	127.20 /mlf	96	100.00 /mlf	133.56 /mlf	-	-		233.56 /mlf	168	210	291.93 /mlf
		Blk 12" Standard Face Lt Wt	1,024.00 ea	2.000 ea/hr	512.00	40.00 /hr	20,480	2.50 /ea	2,688	20.00 /ea	2.63 /ea	-	-		22.63 /ea	23,168	28,112	27.45 /ea
		Lintel 12" Stand Face Lt Wt	58.00 ea	8.000 ea/hr	7.25	40.00 /hr	290	1.44 /ea	88	5.00 /ea	1.51 /ea	-	-		6.51 /ea	378	462	7.96 /ea
		Rub Block	960.00 sf	200.000 sf/hr	4.80	40.00 /hr	192	0.01 /sf	12	0.20 /sf	0.01 /sf	-	-		0.21 /sf	204	247	0.26 /sf
		Structural Framing LSum	1.00 ls		-	-	-	-	-	-	-	7,600.00 /ls	7,600		7,600.00 /ls	7,600	9,151	9,151.35 /ls
		W Shape W 6x25	8.00 lf	6.061 lf/hr	1.32	40.00 /hr	53	1,200.00 /ton	120	6.60 /lf	15.00 /lf	60.00 /lf	480		81.60 /lf	653	796	99.46 /lf
		Membrane Elastomeric Butyl	5.00 sq	0.285 sq/hr	17.55	40.00 /hr	702	77.87 /sq	401	140.40 /sq	80.20 /sq	-	-		220.60 /sq	1,103	1,360	272.05 /sq
		Roof Elastic Sheet PVC Elevator	168.00 sf	16.667 sf/hr	10.08	/hr		/sf				9.00 /sf	1,512		9.00 /sf	1,512	1,821	10.84 /sf
		Labor Interior Studs To Deck	96.00 lf	40.000 lf/hr	2.40	40.00 /hr	96	-	-	1.00 /lf	-	-	-		1.00 /lf	96	116	1.20 /lf
		Labor Interior Stud Ceiling	20.00 sf	40.000 sf/hr	0.50	40.00 /hr	20	-	-	1.00 /sf	-	-	-		1.00 /sf	20	24	1.20 /sf
		S Stud 358 x 4' 25 ga	5.00 ea		-	-	-	0.23 /lnft	5	-	0.91 /ea	-	-		0.91 /ea	5	6	1.17 /ea
		S Stud 358 x 10' 25 ga	77.00 ea		-	-	-	0.23 /lnft	176	-	2.28 /ea	-	-		2.28 /ea	176	225	2.93 /ea
		S Stud 358 x 10' 20 ga	16.00 ea		-	-	-	0.35 /lnft	56	-	3.48 /ea	-	-		3.48 /ea	56	72	4.47 /ea
		Cold Roll Channel 1.5" x 16'	96.00 lf		-	-	-	0.30 /lf	29	-	0.30 /lf	-	-		0.30 /lf	29	37	0.39 /lf
		Std Track 25 ga 3-5/8"	10.00 lf		-	-	-	0.18 /lf	2	-	0.18 /lf	-	-		0.18 /lf	2	2	0.23 /lf
		Std Track 25 ga 3-5/8"	272.00 lf		-	-	-	0.18 /lf	49	-	0.18 /lf	-	-		0.18 /lf	49	63	0.23 /lf
		Drywall Acoustical Sealant	192.00 lf		-	-	-	5.10 /tube	10	-	0.05 /lf	-	-		0.05 /lf	10	13	0.07 /lf
		Labor Hang GWB Interior	1,920.00 sf	80.000 sf/hr	24.00	40.00 /hr	960	-	-	0.50 /sf	-	-	-		0.50 /sf	960	1,156	0.60 /sf
		Labor Hang GWB Ceiling	20.00 sf	80.000 sf/hr	0.25	40.00 /hr	10	-	-	0.50 /sf	-	-	-		0.50 /sf	10	12	0.60 /sf
		Labor Hang Sheathing @ Ceiling	20.00 sf	80.000 sf/hr	0.25	40.00 /hr	10	-	-	0.50 /sf	-	-	-		0.50 /sf	10	12	0.60 /sf
		Pins & Loads 1/2"	96.00 ea		-	-	-	0.70 /ea	67	-	0.70 /ea	-	-		0.70 /ea	67	86	0.89 /ea
		Pins & Loads 3/4"	96.00 ea		-	-	-	0.46 /ea	44	-	0.46 /ea	-	-		0.46 /ea	44	56	0.59 /ea
		Drill Pt Screw 7/16"	308.00 ea		-	-	-	0.01 /ea	4	-	0.01 /ea	-	-		0.01 /ea	4	5	0.02 /ea
		Sharp Pt Screw 7/16"	20.00 ea		-	-	-	0.06 /ea	1	-	0.06 /ea	-	-		0.06 /ea	1	2	0.08 /ea
		Sharp Pt Screw 1 1/8"	30.00 ea		-	-	-	0.05 /ea	1	-	0.05 /ea	-	-		0.05 /ea	1	2	0.06 /ea
		Sharp Pt Screw 1 1/8"	2,880.00 ea		-	-	-	0.05 /ea	138	-	0.05 /ea	-	-		0.05 /ea	138	178	0.06 /ea
		Sharp Pt Screw 1 5/8"	30.00 ea		-	-	-	0.08 /ea	3	-	0.08 /ea	-	-		0.08 /ea	3	3	0.11 /ea
		GWB 5/8x8 Fire Code	20.00 sf		-	-	-	0.44 /sf	9	-	0.44 /sf	-	-		0.44 /sf	9	11	0.57 /sf
		GWB 5/8x12 Fire Code	1,920.00 sf		-	-	-	0.44 /sf	852	-	0.44 /sf	-	-		0.44 /sf	852	1,095	0.57 /sf
		Ext Gyp Sheathing 5/8 x 4 x 8	20.00 sf		-	-	-	7.20 /pcs	5	-	0.23 /sf	-	-		0.23 /sf	5	6	0.29 /sf
		Labor GWB Finish All Steps	1,920.00 sf	80.000 sf/hr	24.00	40.00 /hr	960	-	-	0.50 /sf	-	-	-		0.50 /sf	960	1,156	0.60 /sf
		Labor GWB Ceiling Finish	40.00 sf	80.000 sf/hr	0.50	40.00 /hr	20	-	-	0.50 /sf	-	-	-		0.50 /sf	20	24	0.60 /sf
		Joint Compound	40.00 sf		-	-	-	0.14 /lbs	1	-	0.02 /sf	-	-		0.02 /sf	1	1	0.02 /sf
		Joint Compound	1,920.00 sf		-	-	-	0.14 /lbs	30	-	0.02 /sf	-	-		0.02 /sf	30	39	0.02 /sf
		Joint Tape 500' Rolls	40.00 sf		-	-	-	2.82 /roll	0	-	0.01 /sf	-	-		0.01 /sf	0	0	0.01 /sf
		Joint Tape 500' Rolls	1,920.00 sf		-	-	-	2.82 /roll	11	-	0.01 /sf	-	-		0.01 /sf	11	14	0.01 /sf
		Elevators Cab Finishes	1.00 ALLW		-	-	-	-	-	-	-	2,500.00 /ALLW	2,500		2,500.00 /ALLW	2,500	3,010	3,010.32 /ALLW
		Elevator Hydraulic	1.00 ea	0.025 ea/hr	40.45	40.00 /hr	1,618	62,000.00 /ea	62,000	1,618.12 /ea	62,000.00 /ea	-	-		63,618.12 /ea	63,618	81,564	81,564.21 /ea
		Elevator Sump Pump	1.00 ea		-	-	-	-	-	-	-	2,500.00 /ea	2,500		2,500.00 /ea	2,500	3,010	3,010.32 /ea
		Electrical for Elevator	1.00 ls		-	-	-	-	-	-	-	15,000.00 /ls	15,000		15,000.00 /ls	15,000	18,062	18,061.87 /ls
		Elevator			**805.10**		**31,257**		**70,275**				**29,849**			**131,723**	**164,234**	
		ADA			**1,441.49**		**46,167**		**101,611**				**61,386**			**209,670**	**260,598**	
Demo Crosswalk																		
	* unassigned *																	
		Remove Steel Crosswalk	1.00 ea	0.020 ea/hr	50.00	/hr		-	-		-	26,000.00 /ea	26,000		26,000.00 /ea	26,000	31,307	31,307.28 /ea
		Patch Jambs - Reg Brick 2Wythe	250.00 sf	1.500 sf/hr	166.67	/hr		/sf				15.00 /sf	3,750		15.00 /sf	3,750	4,515	18.06 /sf
		*** unassigned ***			**216.67**								**29,750**			**29,750**	**35,823**	
		Demo Crosswalk			**216.67**								**29,750**			**29,750**	**35,823**	
Energy Upgrades																		
	Energy Roofing																	
		Roof Elastic Sheet PVC	12,330.00 sf	16.667 sf/hr	739.80	/hr		/sf				9.00 /sf	110,970		9.00 /sf	110,970	133,622	10.84 /sf
		Energy Roofing			**739.80**								**110,970**			**110,970**	**133,622**	
	Energy Upgrades																	
		Upgrade HW Heater	1.00 ea		-	-	-	-	-	-	-	2,000.00 /ea	2,000		2,000.00 /ea	2,000	2,408	2,408.26 /ea
		Furnaces	2.00 ls		-	-	-	-	-	-	-	6,852.00 /ls	13,704		6,852.00 /ls	13,704	16,501	8,250.87 /ls
		HVAC Systems (Lump Sum)	1.00 ls		-	-	-	-	-	-	-	167,500.00 /ls	167,500		167,500.00 /ls	167,500	201,691	201,691.08 /ls
		Switches	92.00 ea		-	-	-	-	-	-	-	95.00 /ea	8,740		95.00 /ea	8,740	10,524	114.39 /ea
		Lighting Fixtures Change T-12 to LED 2x4 Layin	284.00 ea		-	-	-	-	-	-	-	350.00 /ea	99,400		350.00 /ea	99,400	119,690	421.44 /ea
		Lighting Fixtures Change T-12 to LED 2x2 Lay In	57.00 ea		-	-	-	-	-	-	-	300.00 /ea	17,100		300.00 /ea	17,100	20,591	361.24 /ea
		Lighting Fixtures Change T-12 to LED 4' Surface Mount	6.00 ea		-	-	-	-	-	-	-	300.00 /ea	1,800		300.00 /ea	1,800	2,167	361.24 /ea
		Lighting Fixtures Change 60watt to LED Dome	2.00 ea		-	-	-	-	-	-	-	250.00 /ea	500		250.00 /ea	500	602	301.04 /ea
		Lighting - Exterior Change to LED	9.00 ea		-	-	-	-	-	-	-	300.00 /ea	2,700		300.00 /ea	2,700	3,251	361.24 /ea
		Lighting - Emergency Exit Change to LED	18.00 ea		-	-	-	-	-	-	-	462.00 /ea	8,316		462.00 /ea	8,316	10,014	556.31 /ea
		Energy Upgrades											**321,760**			**321,760**	**387,440**	
	* unassigned *																	

Location	Bid Item	Description	Takeoff Quantity	Labor Productivity	Labor Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Labor Cost/Unit	Material Cost/Unit	Sub Price	Sub Amount	Notes	COST $$/uom	COST Total	CONTRACT Total	CONTRACT $$/uom
	* unassigned *																	
		Power Ventilators	1.00 ea		-	-	-	-	-	-	-	2,987.00 /ea	2,987		2,987.00 /ea	2,987	3,597	3,596.71 /ea
		* unassigned *											2,987			2,987	3,597	
		Energy Upgrades			739.80								435,717			435,717	524,658	
General Bldg																		
	* unassigned *																	
		Acoustical Ceilings	10,000.00 sf		-	-	-	-	-	-	-	5.65 /sf	56,500	Reduced Scope to general repairs of areas in building	5.65 /sf	56,500	68,033	6.80 /sf
		Painting	46,780.00 sf		-	-	-	-	-	-	-	1.15 /sf	53,797		1.15 /sf	53,797	64,778	1.38 /sf
		Floor Resil Vinyl Tile	990.00 sf	33.333 sf/hr	29.70	/hr		/sf				6.85 /sf	6,782		6.85 /sf	6,782	8,166	8.25 /sf
		Carpet Commercial 35oz	9,000.00 sf	4.000 sf/hr	2,250.00	/hr		/sf				7.98 /sf	71,820	Reduced Scope to minimal carpet upgrades in Building	7.98 /sf	71,820	86,480	9.61 /sf
		Plumbing Deferred Maintenance	22,065.00 sf		-	-	-	-	-	-	-	7.11 /sf	156,882		7.11 /sf	156,882	188,906	8.56 /sf
		Electrical Deferred Maintenance	8,065.00 sf		-	-	-	-	-	-	-	15.10 /sf	121,782		15.10 /sf	121,782	146,640	18.18 /sf
		Fire Alarm and Detection Systems	22,065.00 sf		-	-	-	-	-	-	-	2.59 /sf	57,148		2.59 /sf	57,148	68,814	3.12 /sf
		* unassigned *			2,279.70								524,711			524,711	631,817	
		General Bldg			2,279.70								524,711			524,711	631,817	

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total	
Labor	55,590		4,677.661 hrs				3.45%	
Material	130,481						8.10%	
Subcontract	1,266,215						78.62%	
Equipment	610		65.140 hrs				0.04%	
Other								
	1,452,896	**1,452,896**					**90.21**	**90.21%**
Administration	45,000			3.097 %	T		2.79%	
Architectural Fees	112,745			7.000 %	T		7.00%	
Total		1,610,641						

FLOOR PLAN KEYNOTES

1. RECOMMENDED LOCATION FOR NEW ELEVATOR.
2. PROPOSED LAYOUT FOR BATHROOM TO MEET ADA STANDARDS.
3. NEW HANDRAILS TO MEET CURRENT CODES.
4. DOOR REPLACED TO MEET ADA STANDARDS.
5. DOOR SHALL NOT BE EQUIPED WITH A CLOSER. CLOSER WOULD CAUSE ADA CLEARANCE VIOLATIONS.
6. WALL ADDED TO CREATE SECOND FLOOR LOBBY AND CREATE SECURITY BARRIER.
7. DOOR ADDED TO CREATE SECURITY BARRIER.
8. WALL AND DOOR ADDED AFTER REMOVAL OF CROSSWALK.

1 FLOOR PLAN
3/16" = 1'-0"

PERCEPTION BUILDERS LLC
ARCHITECTURE
116 WEST ARCH STREET
LANCASTER, SOUTH CAROLINA 29720

PROGRESS PRINT
NOT FOR CONSTRUCTION

LANCASTER COUNTY
HUMANA - BRADLEY
BUILDING REVIEW

301 S WHITE STREET
LANCASTER, SC 29720

REV.	DATE	DESCRIPTION

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FLOOR PLAN - LEVEL 1

JOB #: 2017-18
AUGUST 4, 2017

A1.0

FLOOR PLAN KEYNOTES

1. RECOMMENDED LOCATION FOR NEW ELEVATOR.
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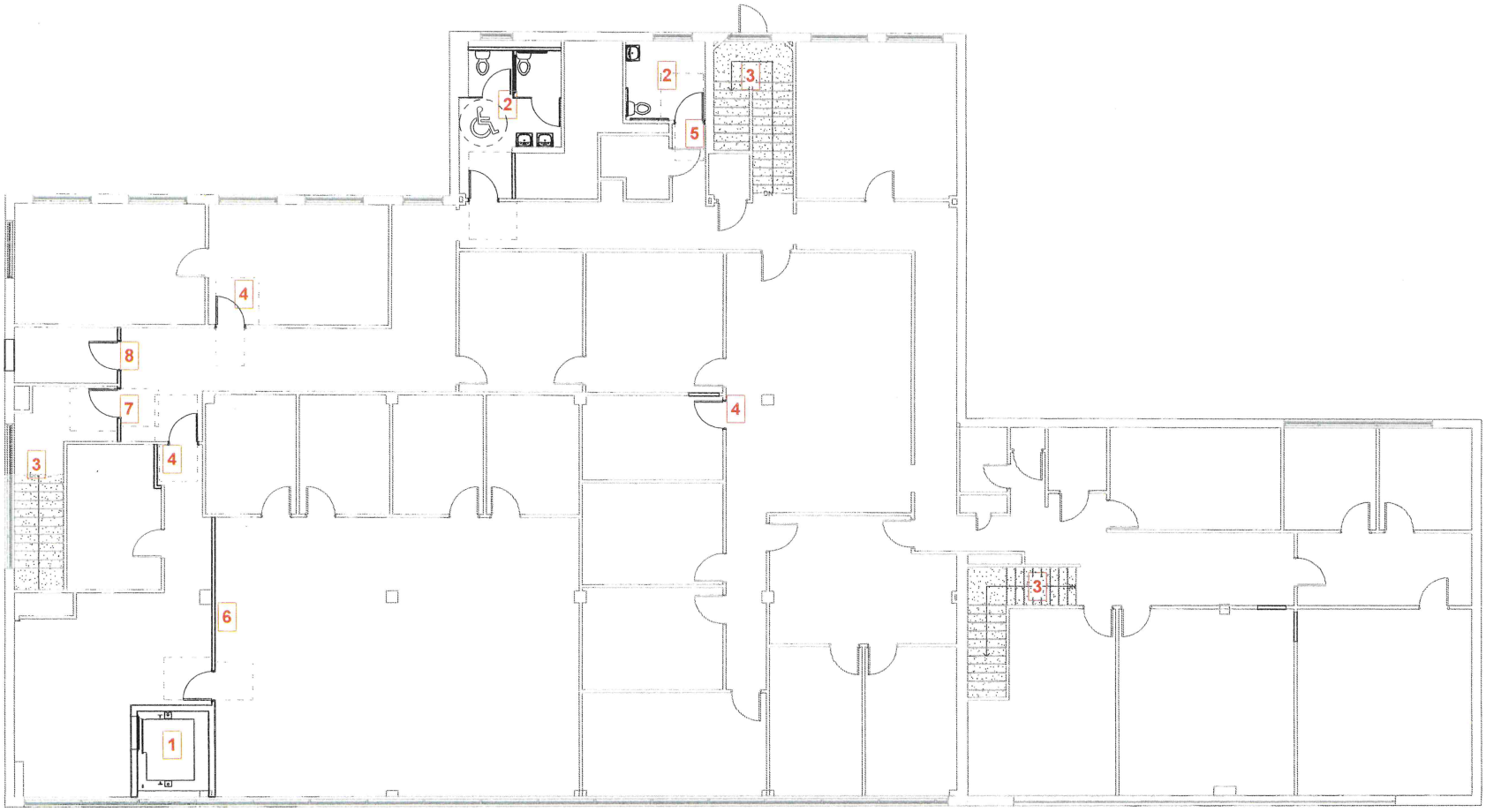

1 Level 2
3/16" = 1'-0"

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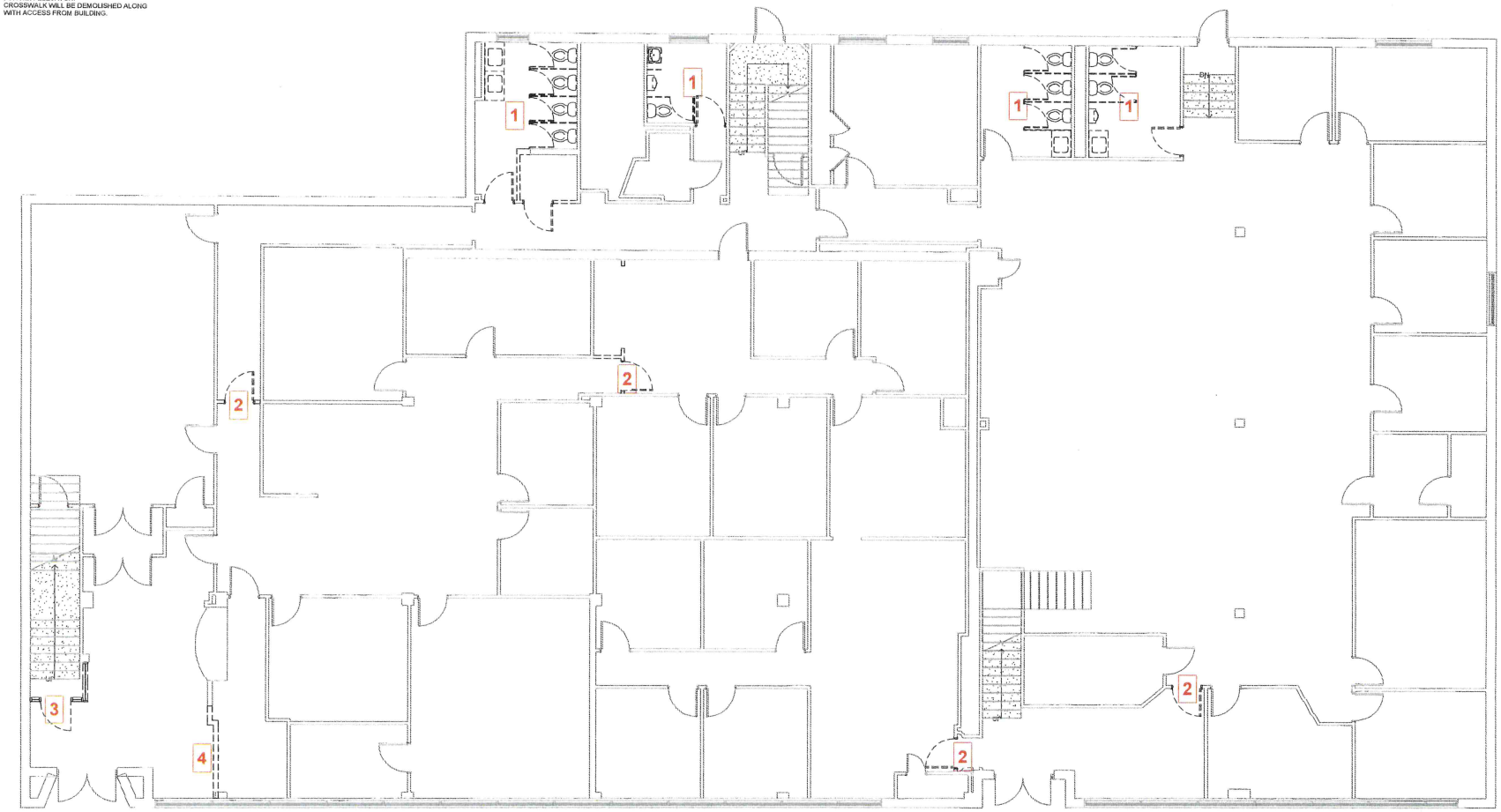
FLOOR PLAN - LEVEL 2

JOB # 2017-18
AUGUST 4, 2017

A1.1

DEMOLITION KEYNOTES

1. BATHROOM COMPLETELY GUTTED AS IT CURRENTLY DOESN'T MEET ADA STANDRADS.
2. DOOR AND WALL AT SOME LOCATIONS DEMOLISHED AS IT CURRENTLY DOESN'T MEET ADA STANDARDS.
3. GLASS STOREFRONT REMOVED AS IT DOESN'T MEET BUILDING CODE.
4. WALL, FLOOR AND CEILING WILL BE REMOVED FOR NEW ELEVATOR.
5. CROSSWALK WILL BE DEMOLISHED ALONG WITH ACCESS FROM BUILDING.



1 Level 1 - Demo Plan
3/16" = 1'-0"

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DEMOLITION PLAN - LEVEL 1

JOB # 2017-18
AUGUST 4, 2017

D1.0

DEMOLITION KEYNOTES

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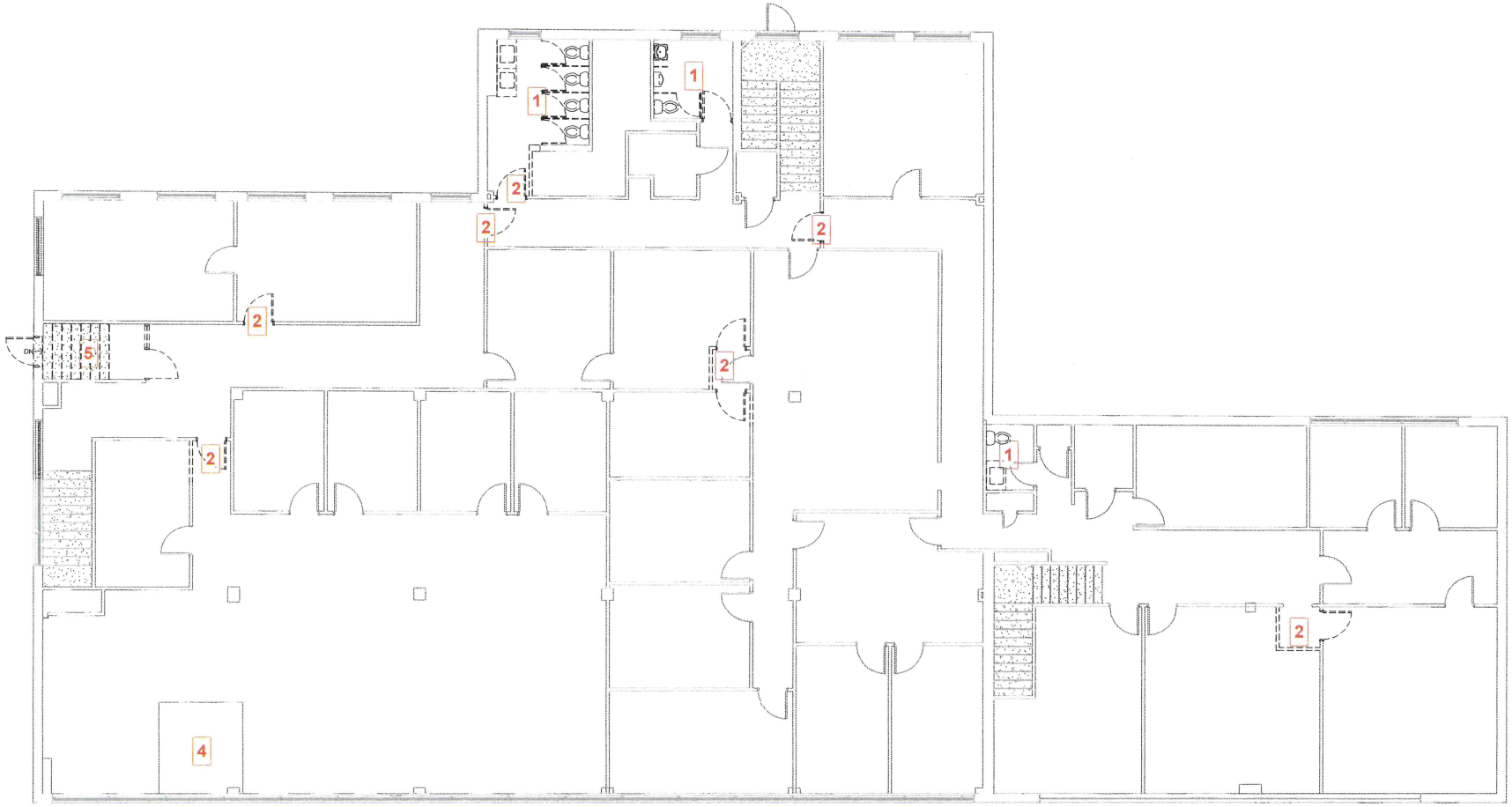

1 Level 2 - DEMO PLAN
3/16" = 1'-0"

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DEMOLITION PLAN - LEVEL 2

JOB #. 2017-18
AUGUST 4, 2017

D1.1