

Lancaster County Council Administration Committee Special Meeting Agenda

Monday, September 11, 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**

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)
)
COUNTY OF LANCASTER)

RESOLUTION NO. 0971-R2017

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



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
	SPC 07720
	USA
Client	Lancaster County
Architect	Perception Builders
Labor rate table	Standard Labor
Equipment rate table	Standard Equipment
Report format	Sorted by 'Location/Bid Item'
	Totals summary
	Allocate additions
	Print sort level notes

Assembly Report
LC Bradley Building Grant



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 \$/sqm	COST Total	CONTRACT Total	CONTRACT \$/sqm	
ADA	ADA Doors	Remove Door	4.00 ea	1.000 ea/hr	4.00	/hr													
		Remove Door & Frame	14.00 ea	1.000 ea/hr	14.00	/hr													
		Remove Sill/Frame	161.00 sf	1.000 sf/hr	161.00	/hr													
		Remove Drywall Assembly	685.00 sf	20.000 sf/hr	34.25	0.00 /hr	0			0.00 /sf									
		Wood Door Frames	12.00 ea	0.333 ea/hr	36.00	40.00 /hr	1,440	120.00 /ea	4,320	120.00 /ea	120.00 /ea								
		Casing 1 Piece Door	24.00 ea	1.250 ea/hr	36.00	40.00 /hr	1,440	18.00 /ea	648	18.00 /ea	18.00 /ea								
		Shut Steel Core 3/4 x 7/4	12.00 ea	0.250 ea/hr	3.00	40.00 /hr	120	240.00 /ea	720	240.00 /ea	240.00 /ea								
		Shut Steel Core 3/4 x 7/4	12.00 ea	2.633 ea/hr	31.60	40.00 /hr	1,264	10.81 /ea	342	10.81 /ea	10.81 /ea								
		Door Bumpers	12.00 ea	0.250 ea/hr	3.00	40.00 /hr	120	3.00 /ea	36	3.00 /ea	3.00 /ea								
		Locksets on New Doors	12.00 ea	1.000 ea/hr	12.00	75.00 /hr	900	288.00 /ea	3,456	288.00 /ea	288.00 /ea								
ADA	ADA Handrail	Lockset Change to Lever Actuated	28.00 ea	1.000 ea/hr	28.00	75.00 /hr	2,100	288.00 /ea	8,064	288.00 /ea	288.00 /ea								
		Hand Assembly	12.00 ea	5.253 ea/hr	375.41	40.00 /hr	7,886	82.80 /ea	16,186	7.60 /ea	82.80 /ea								
		ADA Doors																	
		Remove Wood Rail	137.00 lf	50.000 lf/hr	2.74	40.00 /hr	110			0.80 /lf									
		Remove Steel	132.00 lf	2.773 lf/hr	65.62	40.00 /hr	2,675	45.00 /lf	6,840	17.60 /lf	45.00 /lf								
		ADA Handrail																	
		Restrooms																	
		Remove Toilet Partitions	15.00 ea	0.887 ea/hr	22.50	/hr													
		Remove Urinal Screen	2.00 ea	1.000 ea/hr	2.00	/hr													
		Remove Plumbing Fixtures	28.00 ea	1.000 ea/hr	28.00	/hr													
ADA	ADA Restrooms	Rem. Acoust Tile, Old, Insula	356.00 sf	40.000 sf/hr	8.90	0.00 /hr	0			0.00 /sf									
		Kraft-faced Insulation 6 x 24"	140.00 sf					0.48 /sf	69		0.48 /sf								
		Acoust Tile, Old, Insula	20.00 sf					0.48 /sf	10		0.50 /sf								
		Sound Blanket 16" x 3-58"	140.00 sf	1.000 sf/hr	14.00	40.00 /hr	560	0.18 /sf	252	0.30 /sf	0.15 /sf								
		Sound Blanket 16" x 3-58"	1,088.00 sf	1.000 sf/hr	20.16	40.00 /hr	806	0.18 /sf	363	0.80 /sf	0.13 /sf								
		Hanger Wire (#12 ga.)	72.00 lf					27.00 /lf	1,944	0.05 /lf									
		Main Tee Intermediate White	28.00 lf					72.00 /lf	2,016	0.80 /lf	0.24 /lf								
		Cross Tee 2" Intermediate	14.00 ea	1.12 ea/hr	1.12	40.00 /hr	45	0.95 /ea	54	3.20 /ea	3.84 /ea								
		Cross Tee 2" Intermediate	34.00 ea	20.000 ea/hr	1.70	40.00 /hr	68	0.95 /ea	65	2.00 /ea	1.92 /ea								
		Nails for Vinyl Mold	103.00 lf	50.000 lf/hr	2.06	40.00 /hr	82	0.72 /lf	60	0.00 /ea	0.00 /ea								
ADA	ADA Signage	Wall Panel 1/2" to 1/4" White	111.00 sf	30.000 sf/hr	3.70	40.00 /hr	148	0.60 /sf	222	0.42 /sf	0.05 /sf								
		Wall Panel 1/2" to 1/4" White	31.00 sf	30.000 sf/hr	1.03	40.00 /hr	41	0.60 /sf	62	0.42 /sf	0.05 /sf								
		Floor Rest Vinyl Tile	295.00 lf	33.333 lf/hr	7.05	40.00 /hr	282	4.00 /lf	2,840	0.00 /sf	0.00 /sf								
		Floor Rest Vinyl Tile	295.00 lf	33.333 lf/hr	7.05	40.00 /hr	282	4.00 /lf	2,840	0.00 /sf	0.00 /sf								
		Metal Toilet Compartments	7.00 ea	0.250 ea/hr	24.15	40.00 /hr	966	273.48 /ea	1,914	138.00 /ea	273.48 /ea								
		Urinal Screens	1.00 ea	0.500 ea/hr	3.33	40.00 /hr	133	139.92 /ea	140	133.20 /ea	139.92 /ea								
		Stainless Steel Shelf	5.00 ea	1.453 ea/hr	4.02	40.00 /hr	161	14.88 /ea	89	26.80 /ea	14.88 /ea								
		Soap Dispenser	6.00 ea	1.453 ea/hr	4.02	40.00 /hr	161	7.08 /ea	42	26.80 /ea	7.08 /ea								
		Mirror	6.00 ea	1.453 ea/hr	4.02	40.00 /hr	161	26.70 /ea	160	26.80 /ea	26.70 /ea								
		Grate Bar	16.00 ea	2.000 ea/hr	8.00	40.00 /hr	320	33.66 /ea	539	20.00 /ea	33.66 /ea								
ADA	ADA Signage	Remove Fixtures	16.00 ea																
		ADA Restrooms																	
		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								
		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								
		ADA Signage																	
		Elevator																	
		Saw Concrete	52.00 lf	10.000 lf/hr	5.20	0.00 /hr	0			0.00 /lf									
		Remove Sill on Grate	94.00 lf	3.000 lf/hr	28.00	40.00 /hr	1,120			13.33 /lf									
		Remove Carpet & Pad	13.00 sf	0.500 sf/hr	6.50	40.00 /hr	260			0.28 /sf									
		Extruded Polystyrene (XPS)	11.65 cy	0.667 cy/hr	17.78	40.00 /hr	711			60.00 /cy									
ADA	ADA Signage	Shape & Grade Footing	64.00 sf	10.000 sf/hr	256	40.00 /hr	10,240	3.60 /sf	42	20.00 /sf	3.78 /sf								
		Backfill Footings	11.05 cy	2.000 cy/hr	5.53	40.00 /hr	221	0.90 /sf	7	0.80 /sf	0.90 /sf								
		Wall Forms - Patent System	8.00 lf	50.000 lf/hr	0.16	40.00 /hr	6	0.78 /sf	206	6.67 /sf	0.80 /sf								
		Chamber Strip (3/4")	256.00 sf	6.000 sf/hr	42.67	40.00 /hr	1,707	0.78 /sf	206	6.67 /sf	0.80 /sf								
		StripOH Forms-Walls	32.00 lf	12.500 sf/hr	2.56	40.00 /hr	102	15.00 /sf	8	3.20 /sf	0.25 /sf								
		StripOH Forms-Walls	256.00 sf	40.000 sf/hr	6.40	40.00 /hr	256	15.00 /sf	20	1.00 /sf	0.08 /sf								
		StripOH Forms-Walls	51.00 ea	40.000 lf/hr	0.80	40.00 /hr	32	0.60 /ea	32	1.00 /sf	0.62 /ea								
		StripOH Forms-Walls	51.00 ea	40.000 lf/hr	0.80	40.00 /hr	32	0.60 /ea	32	1.00 /sf	0.62 /ea								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
ADA	ADA Signage	StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
ADA	ADA Signage	StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								
		StripOH Forms-Walls	450.00 lf	208.333 lf/hr	2.16	40.00 /hr	86	528.00 /ea	1,127	0.52 /lf	0.24 /lf								

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 \$/squm	COST Total	CONTRACT Total	CONTRACT \$/squm
Elevator	Elevator	Mortar Type "S"	2.49 cy					16.00 bags	482		193.61 /cy				193.61 /cy	482	619	248.83 /cy
		Sand At Monitor	19.40 cy	2.000 cy/hr	9.70	40.00 /hr	388	12.00 /cy	1173	20.00 /cy	178.21 /cy				178.21 /cy	443	599	228.95 /cy
Elevator	Elevator	Grout Fill 3000 psi 1/2" Gravel	0.72 mfr	0.400 mfr/hr	1.80	40.00 /hr	72	57.00 /mfr	96	100.00 /mfr	69.48 /mfr				69.48 /mfr	1592	1974	101.75 /cy
		Horizontal Wall Reinf 1/2" Truss	1024.00 ea	2.000 ea/hr	512.00	40.00 /hr	20,480	2.50 /ea	2688	20.00 /ea	263 /ea				263 /ea	23,188	28,112	27.45 /mfr
Elevator	Elevator	Rebar 12" Standard Rebar L1 V1	98.00 ea	8.000 ea/hr	7.25	40.00 /hr	290	1.44 /ea	88	5.00 /ea	1.51 /ea				1.51 /ea	462	786	7.98 /ea
		Rebar 12" Standard Rebar L1 V1	98.00 ea	20.000 ea/hr	4.80	40.00 /hr	192	0.01 /ea	12	0.20 /ea	0.01 /ea				0.01 /ea	204	247	0.26 /ea
Elevator	Elevator	Vertical Rebar 12" Standard Rebar L1 V1	1.00 ls	0.081 ls/hr	1.32	40.00 /hr	53	1,200.00 /ls	120	6.00 /ls	15.00 /ls				15.00 /ls	7,600.00 /ls	9,151	9,151.35 /ls
		Vertical Rebar 12" Standard Rebar L1 V1	1.00 ls	0.081 ls/hr	1.32	40.00 /hr	53	77.87 /ls	401	140.40 /ls	10.20 /ls				10.20 /ls	650	766	99.46 /ls
Elevator	Elevator	Mortars Elastic Sheet PVC Elevator	168.00 sf	16.667 sf/hr	10.08	40.00 /hr	702	77.87 /sf	401	1.00 /sf	1.00 /sf				1.00 /sf	1,512	1,821	10.84 /sf
		Roof Elastic Sheet PVC Deck	168.00 sf	40.000 sf/hr	2.40	40.00 /hr	96	0.23 /sf	176	2.28 /sf	2.28 /sf				2.28 /sf	176	225	2.03 /sf
Elevator	Elevator	Labor Interior Stud Ceiling	20.00 sf	40.000 sf/hr	0.50	40.00 /hr	20	0.30 /sf	29	0.30 /sf	0.30 /sf				0.30 /sf	29	37	0.39 /sf
		S Stud 358 x 10 25 ga	5.00 ea					0.23 /ea	176	0.05 /ea	0.05 /ea				0.05 /ea	20	2	0.23 /sf
Elevator	Elevator	S Stud 358 x 10 25 ga	16.00 ea					0.35 /ea	56	3.48 /ea	3.48 /ea				3.48 /ea	56	72	0.47 /ea
		Cold Trac Channel 1.5" x 16"	10.00 lf					0.18 /lf	2	0.18 /lf	0.18 /lf				0.18 /lf	2	2	0.23 /sf
Elevator	Elevator	S Stud 26 ga 3-56"	272.00 lf					5.10 /lf	10	0.05 /lf	0.05 /lf				0.05 /lf	10	13	0.07 /lf
		S Stud 26 ga 3-56"	272.00 lf	80.000 sf/hr	24.00	40.00 /hr	960	0.70 /ea	67	0.50 /ea	0.50 /ea				0.50 /ea	960	1,156	0.60 /sf
Elevator	Elevator	Roof Hang GWS Interior	1320.00 sf	80.000 sf/hr	24.00	40.00 /hr	960	0.06 /ea	44	0.46 /ea	0.46 /ea				0.46 /ea	44	56	0.69 /ea
		Labor Hang Sheathing @ Ceiling	20.00 sf	80.000 sf/hr	0.25	40.00 /hr	10	0.01 /ea	4	0.01 /ea	0.01 /ea				0.01 /ea	4	5	0.02 /ea
Elevator	Elevator	Plin & Loads 1/2"	96.00 ea					0.06 /ea	4	0.06 /ea	0.06 /ea				0.06 /ea	4	2	0.08 /ea
		One P1 Screw 7/16"	308.00 ea					0.05 /ea	1	0.05 /ea	0.05 /ea				0.05 /ea	1	2	0.06 /ea
Elevator	Elevator	Sharp P1 Screw 1 1/8"	20.00 ea					0.05 /ea	1	0.05 /ea	0.05 /ea				0.05 /ea	1	2	0.06 /ea
		Sharp P1 Screw 1 1/8"	34.00 ea					0.08 /ea	138	0.08 /ea	0.08 /ea				0.08 /ea	138	178	0.06 /ea
Elevator	Elevator	Sharp P1 Screw 1 5/8"	2,800.00 ea					0.44 /ea	3	0.44 /ea	0.44 /ea				0.44 /ea	3	11	0.57 /ea
		GWS 5/8x12 Fire Code	20.00 sf					0.23 /sf	82	0.23 /sf	0.23 /sf				0.23 /sf	82	106	0.29 /sf
Elevator	Elevator	Ext Gyp Sheathing 5/8 x 4 x 8	1920.00 sf					0.50 /sf	5	0.50 /sf	0.50 /sf				0.50 /sf	960	1,156	0.60 /sf
		Labor GWS Finish All Steps	20.00 sf	80.000 sf/hr	24.00	40.00 /hr	960	0.14 /sf	1	0.14 /sf	0.14 /sf				0.14 /sf	20	24	0.60 /sf
Elevator	Elevator	Labor GWS Ceiling Finish	40.00 sf	80.000 sf/hr	0.50	40.00 /hr	20	0.02 /sf	1	0.02 /sf	0.02 /sf				0.02 /sf	1	1	0.02 /sf
		Joint Compound	40.00 sf					0.02 /sf	30	0.02 /sf	0.02 /sf				0.02 /sf	30	39	0.02 /sf
Elevator	Elevator	Joint Compound	40.00 sf					0.01 /sf	0	0.01 /sf	0.01 /sf				0.01 /sf	0	0	0.01 /sf
		Joint Tape 500 Rolls	40.00 sf					2.82 /roll	11	0.01 /sf	0.01 /sf				0.01 /sf	11	14	0.01 /sf
Elevator	Elevator	Electrical Cable Firestop	1,920.00 ALLW					62.000.00 /ea	62,000	1,818.12 /ea	62,000.00 /ea				62,000.00 /ea	3,250	3,010	3,010.32 /ALLW
		Elevator Hydraulic	100 ea	0.025 ea/hr	40.45	40.00 /hr	1,618	2,500.00 /ea	250	2,500.00 /ea	2,500.00 /ea				2,500.00 /ea	2,500	8,100	3,010.32 /ea
Elevator	Elevator	Elevator Sump Pump	1.00 ea					15,000.00 /ea	15,000	15,000.00 /ea	15,000.00 /ea				15,000.00 /ea	15,000	18,092	18,091.87 /ea
		Electrical for Elevator	1.00 ls						70,275							151,723	164,234	
Elevator	Elevator	ADA	1,441.48						101,811							209,570	290,593	
Elevator	Elevator	Remove Sheet Crosswalk	1.00 ea	0.020 ea/hr	50.00	40.00 /hr												
		Man Jambes - Reg Block 2x4x8	250.00 sf	1.500 sf/hr	216.67	40.00 /hr												
Elevator	Elevator	Demo Crosswalk	216.67															
Elevator	Elevator	Roof Elastic Sheet PVC	738.80															
		Energy Roofing	738.80															
Elevator	Elevator	Upgrade HW Header	1.00 ea															
		PVC Systems (Lump Sum)	1.00 ls															
Elevator	Elevator	Lighting Fixtures Change 1-12 to LED 2x4 Layin	294.00 ea															
		Lighting Fixtures Change 1-12 to LED 2x2 Lay in	57.00 ea															
Elevator	Elevator	Lighting Fixtures Change 1-12 to LED 4" Surface Mount	6.00 ea															
		Lighting - Exterior Change 60watt to LED Dome	9.00 ea															
Elevator	Elevator	Lighting - Exterior Change to LED	18.00 ea															
		Energy Upgrades																



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
General Bldg	unassigned	Power Ventilators	1.00 ea									2,987.00 /ea	2,987		2,987	2,987	3,597	3,597 /ea
		*unassigned *											2,987		2,987	2,987	3,597	
		Energy Upgrades			739.80								435,717		435,717	435,717	524,559	
	unassigned																	
	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	46,790.00 sf									1.15 /sf	53,797		1.15 /sf	53,797	64,778	1.38 /sf
		Floor Rest Vinyl Tile	990.00 sf	39.333 sf/hr	29.70	/hr		/sf				8.85 /sf	6,782		8.85 /sf	6,782	8,233	8.32 /sf
		Carpet Commercial 36oz	9,000.00 sf	4.000 sf/hr	2,250.00	/hr		/sf				7.98 /sf	71,820	Reduced Scope to minimal carpet	7.98 /sf	71,820	85,480	9.61 /sf
		Plumbing Deferred Maintenance	22,065.00 sf									7.11 /sf	156,882	Upgrades in Building	7.11 /sf	156,882	188,906	8.56 /sf
		Electrical Deferred Maintenance	22,065.00 sf									15.10 /sf	121,729		15.10 /sf	121,729	146,840	18.18 /sf
		Fire Alarm and Detection Systems	22,065.00 sf									2.59 /sf	57,148		2.59 /sf	57,148	66,814	3.12 /sf
		*unassigned *			2,279.70								524,711			524,711	631,817	
													524,711			524,711	631,817	

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	55,590		4,077.001 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%
Administration	45,000			3.067 %	T		2.79%
Architectural Fees	112,745			7.000 %	T		7.00%
Total		1,610,641					

FLOOR PLAN KEYNOTES

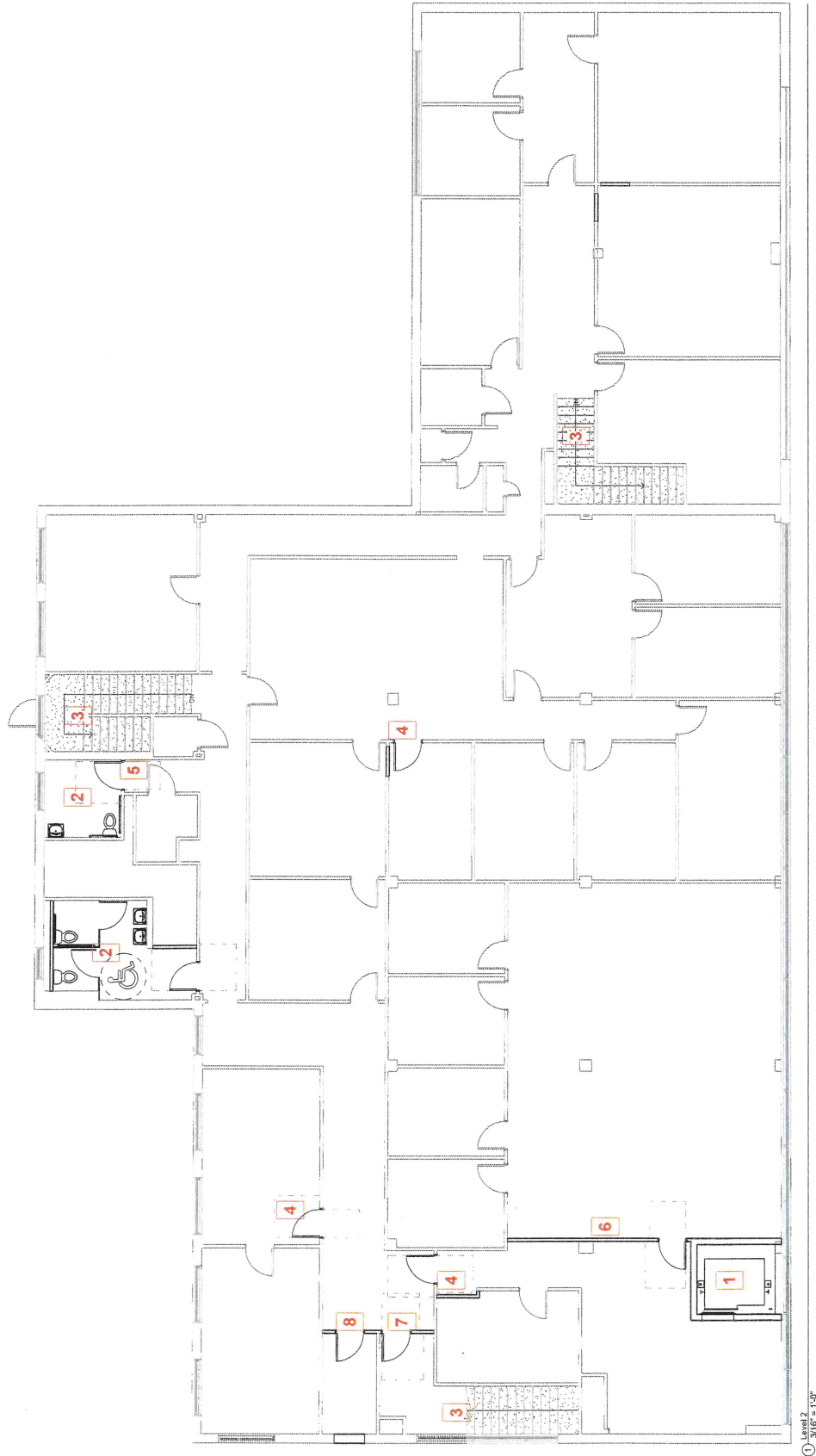
1. RECOMMENDED LOCATION FOR NEW PROPOSED LAYOUT FOR BATHROOM TO MEET NEW STANDARDS
2. NEW HANDRAILS TO MEET CURRENT CODES
3. DOOR SHALL BE MEET AND STAIRWELL DOOR SHALL BE MEET AND STAIRWELL
4. CLOSER, CLOSER WOULD CAUSE ADA
5. WALL ADDED TO CREATE SECOND FLOOR
6. DOOR ADDED TO CREATE SECURITY BARRIER
7. DOOR ADDED TO CREATE SECURITY BARRIER
8. CROSSWALK



1. FLOOR PLAN
SCALE = 1/4"

FLOOR PLAN KEYNOTES

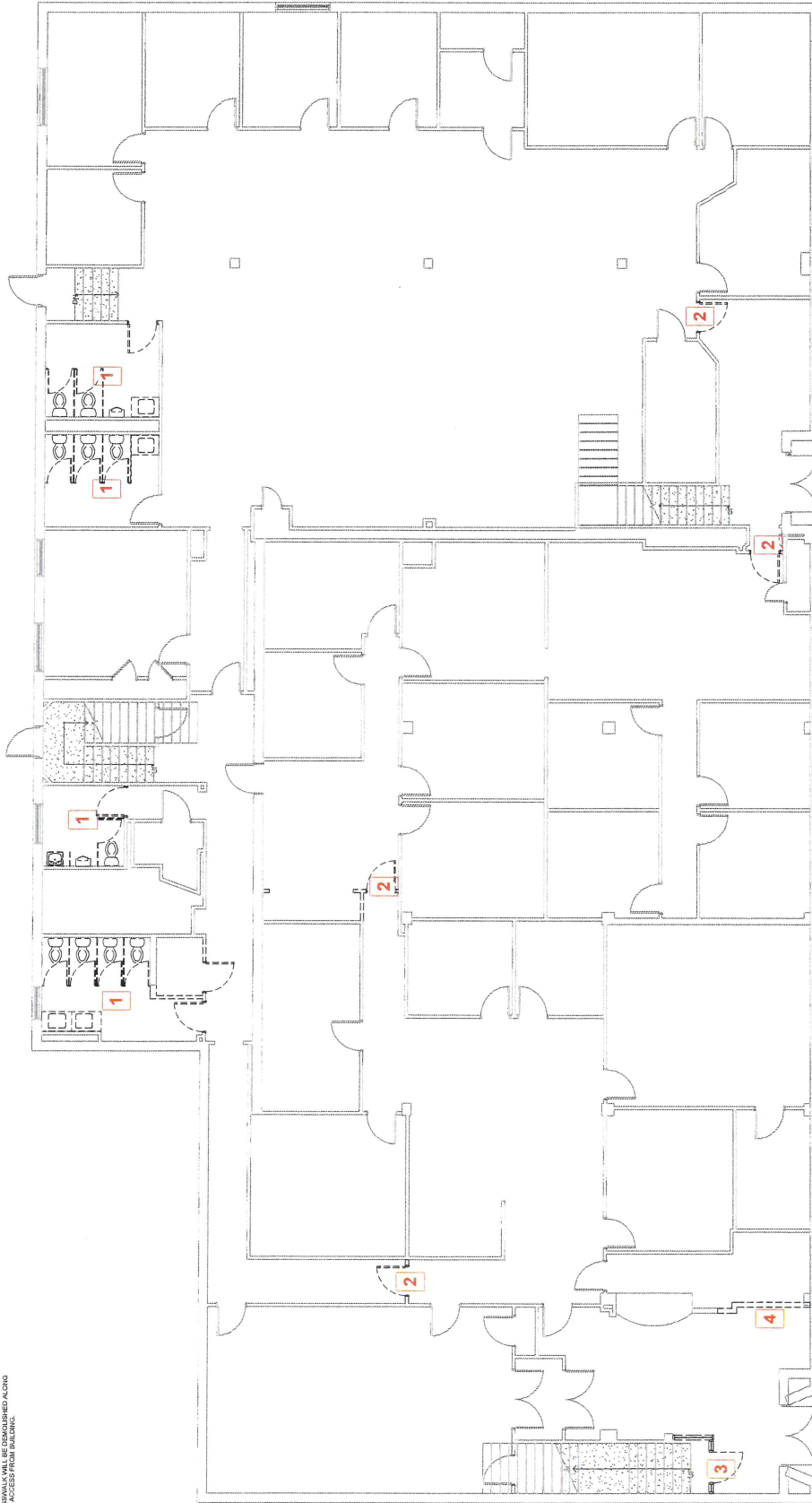
1. RECOMMENDED LOCATION FOR NEW
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Level 2
3/16" = 1'-0"

DEMOLITION KEYNOTES

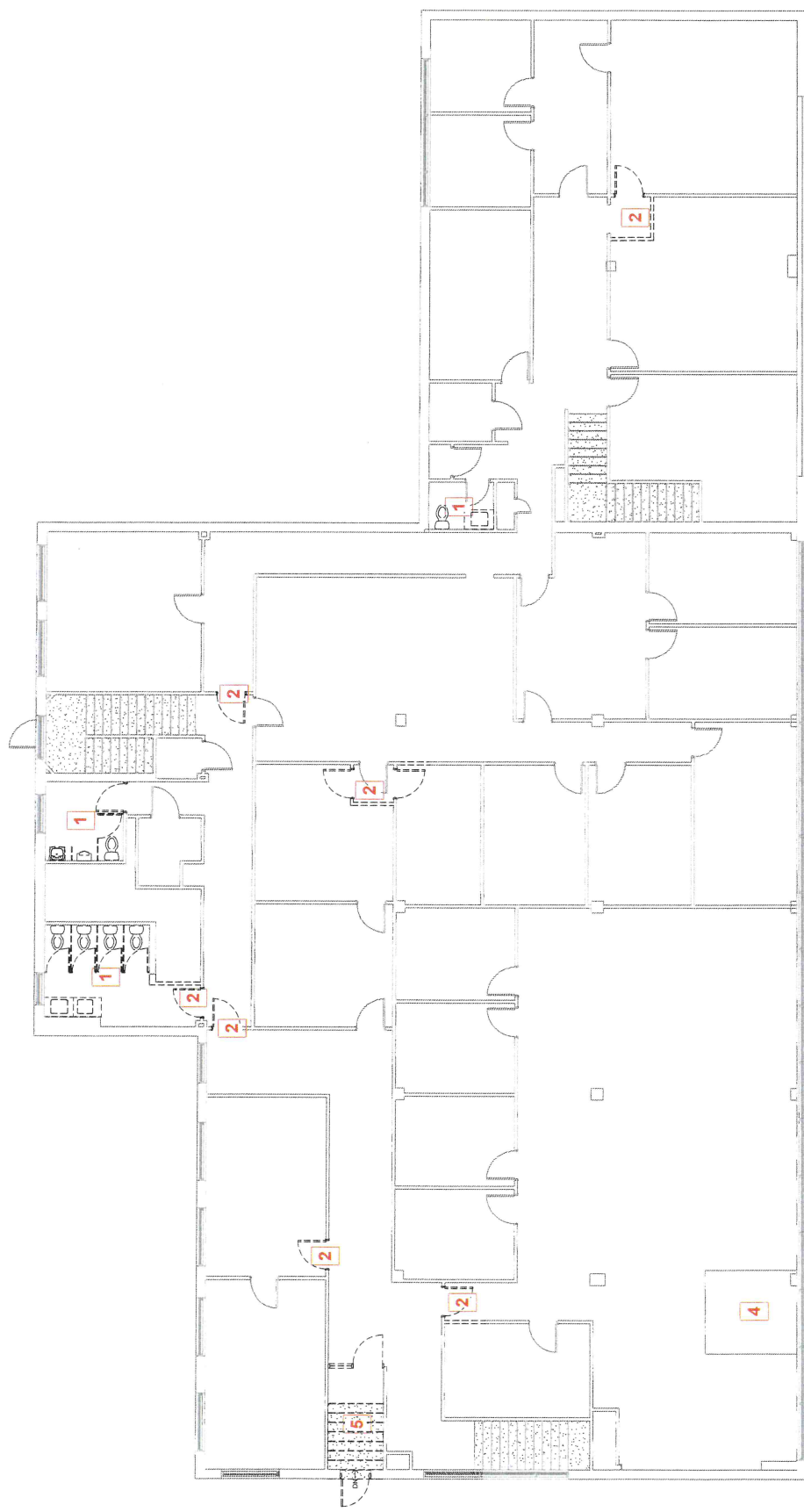
1. BATHROOM COMPLETELY OUTHIT AS IT CURRENTLY DOESN'T MEET ADA STANDARDS.
2. DEMOLISH ALL EXISTING WALLS AND STAIRWALLS AS IT CURRENTLY DOESN'T MEET ADA STANDARDS.
3. GLASS STONEFRONT REMOVED AS IT CURRENTLY DOESN'T MEET ADA STANDARDS.
4. WALL, FLOOR AND CEILING WILL BE REMOVED.
5. CHAIRWALLS WILL BE DEMOLISHED ALONG WITH ACCESS FROM BUILDING.



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

DEMOLITION KEYNOTES

1. BATHROOM COMPLETELY GUTTED AS IT DOES NOT MEET ADA STANDARDS.
2. DOOR AND WALL AT SOME LOCATIONS WILL BE REMOVED AS IT DOES NOT MEET ADA STANDARDS.
3. DOOR AND WALL AT SOME LOCATIONS WILL BE REMOVED AS IT DOES NOT MEET BUILDING CODE.
4. FOR NEW ELEVATOR.
5. WITH ACCESS FROM BUILDING.



① Level 2 - DEMO PLAN
3/16" = 1'-0"