

A G E N D A

SPECIAL MEETING, OCONEE COUNTY COUNCIL

TUESDAY, MAY 30, 2000

3:00 PM

OCONEE COUNTY COUNCIL CHAMBERS

415 SOUTH PINE STREET

WALHALLA, SC

1. Call to Order
2. Invocation
3. Public Hearing to Receive Written and/or Oral Comments Regarding Ordinance 2000-07, "2000-01 OCONEE COUNTY BUDGET ORDINANCE"
4. First Reading of Ordinance 2000-09, "AN ORDINANCE AMENDING ORDINANCE 99-14, UNIFIED PERFORMANCE STANDARDS ORDINANCE AND LAND DEVELOPMENT REGULATIONS"
5. Consideration of RFP 99-14, Design/Build for Road Department Equipment Storage Building – Ms. Marianne Dillard, Purchasing Agent
6. Adjourn

The Oconee County Budget & Finance Committee will meet Tuesday, May 30, 2000 at 1:00 PM in Council Chambers for the purpose of discussing the COG Study and other budgetary matters.

The Oconee County Budget & Finance Committee will meet Tuesday, May 30, 2000 at 4:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC for the purpose of discussion the proposed expansion to the Lila Doyle Facility.

OCONEE COUNTY COUNCIL MEMBERS

Mr. Tim O. Hall, III, District I Mr. J. Harold Thomas, District II
Mr. Harry R. Hamilton, District III Mrs. Ann H. Hughes, District IV
Mr. Charles R. Timms, District V

MINUTES, SPECIAL MEETING, OCONEE COUNTY COUNCIL

The Oconee County Council held a special meeting Tuesday, May 30, 2000 at 3:00 PM with all Council Members and the County Attorney present.

Press:

Members of the press notified (via mail): Journal/Tribune, Keowee Courier, Westminster News, Anderson Independent, WGOG Radio, WPEK Radio & WYFF TV.

Members of the press present: Dick Mangrum – WGOG Radio, Dave Williams – Anderson Independent & Katherine Hunter – Journal/Tribune.

Call to Order:

The meeting was called to order by Supervisor-Chairman Orr who welcomed those present.

Public Hearing Ordinance 2000-07:

The first item on the agenda was a public hearing to receive written and/or oral comments regarding Ordinance 2000-07, “2000-01 OCONEE COUNTY BUDGET ORDINANCE”.

Mr. Garry Freeman, Budget Analyst, informed those present that the total budget is \$74,763,170, which is a 3.77% change and reflects a total of 207.3 mills to fund.

He further informed those present that Mr. Kenneth Williams, County Auditor has estimated a 4.3 mill increase for school operational.

Mr. B. J. Littleton addressed Council expressing concern regarding school expenses and county operational funds be reduced, he further stated that state mandate salary increases do not have to be complied with.

There were no written statements regarding the ordinance presented to Council

Road Department Storage Building:

Mr. Thomas made a motion, seconded by Mr. Hamilton, approved 4 – 1 (Mr. Timms voting against) that the bid for the design/build of the storage building for the Road Department be awarded to Brantley Construction Co., Inc. at a total cost of \$87,813 with \$9,813 coming from contingency as the low bid was over budget. (See attached bid sheet)

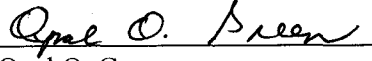
Adjourn:

Adjourn: 3:25 PM

Minutes, Special Meeting, Oconee County Council

May 30, 2000

Respectfully Submitted,



Opal O. Green
Council Clerk

BIDDER	Brantley Const Co Inc	Langston Const Co	Clemson Dev Co & Petroleum Serv	Trehel Corp
Bid	\$ 81,231.00	\$ 115,500.00	no bid	no bid
Alternate No. 1 - Delete insulated metal bldg type framing & no overhead storage		\$ (6,000.00)		
Change fluorescent lights to Halide light - add	\$ 2,400.00			
Subtotal	\$ 83,631.00	\$ 109,500.00		
*Note: Need to add a contingency (5%)	\$ 4,182.00			
Total	\$ 87,813.00			
Budget Amount	\$ 78,000.00			
Amount Over Budget	\$ 9,813.00			
Attended Bid Opening: Marianne Dillard, Ann Albertson, Dewitt Mize, Jon Caime				

TOTAL P.01

8300 Dorchester Road, Charleston, SC 29418 843-552-0150

Copy

To J. Camie
H. Thomas
G. Freeman
Hayt One



Fax

To: Ms. Marianne Dillard **From:** Tom Brown

Fax: 1-864-638-4142 **Pages:** 1

Phone: 1-864-638-4141 **Date:** 05/18/00

Re: Heavy Equipment Storage Building **CC:**

Urgent For Review Please Comment Please Reply Please Recycle

Comments : -----

The additional cost to change from fluorescent light fixtures to 400 watt metal Halide light fixtures will be \$ 2,400.00

We would still use 15 fixtures however the foot candles of lighting will go from 20 foot candles to 40 foot candles.



Brantley Construction Company, Inc.

April 26, 2000

Marianne Dillard – Purchasing Agent
Oconee County Purchasing Department
415 S. Pine Street, Room 107
Walhalla, SC. 29691

Dear Ms. Dillard,

Brantley Construction Company, Inc. is pleased to have the opportunity to offer the following bid for the Heavy Equipment Storage Building. We have included all Design/Build work as required by your bid package for this project. More specifically as detailed below:

- All concrete foundation work to include footings, piers to support pre-engineered metal building loads as required by the standard building code. 6" reinforced concrete 3000 PSI slab on grade for the shop area. Crushed stone for remainder of building area to be by Oconee County.
- Furnish and erection of steel building. Building will be 60' wide, 100' long, and 24'-8" eave height for a 24' eave clear height, 4 bays @ 25' Roof to be sheeted with 26 gauge 20 year zinc aluminum. Walls to be sheeted at shop area only full height, these panels to be painted 26 gauge steel.
- Shop area to be constructed with 8' masonry block, cells to be reinforced with #5 rebar 32" on center. Remaining cells to be filled with insulation, walls to be 10' high for 10' ceiling. Ceiling will be wood framed, covered with 3/4" T & G plywood for storage above shop. Ceiling to be drywall. Ceiling will have 4 – 2 tube 4' fluorescent light fixtures, 4 each 115 volt duplex electrical receptacles and two – 220 volt receptacles, one on inside wall of shop and one on outside wall of shop. one 7.5 KW electric wall mounted heater with thermostat. Ceiling above drywall will be insulated with 6" batt insulation. Shop will have a pair of 3-0/7-0 hollow metal doors for a 6-0/7-0 opening. Doors will have lockset, closure and weather stripping, one 3-0/3-0 window will be provided.
- Electrical in addition to shop will include 200 amp service, 1 – 2 tube 8' fluorescent light for each 400 square feet of roof area. 1 – 115 volt duplex receptacle on each building column.

- All design work for foundation, metal building, shop area and electrical will be designed by a registered South Carolina Professional Engineer.
- We have received Addendum Number 1.

Total Bid \$81,231.00

Thank you.

Sincerely,
BRANTLEY CONSTRUCTION COMPANY, INC.



Tom Brown
Project Manager

TB/mw
a21ocon



April 26, 2000

Ms. Marianne Dillard
Purchasing Agent
Oconee County Purchasing
415 South Pine Street
Walhalla, SC 29691

RE: 6000 SF Equipment Storage Facility
Solicitation #99-44
Our Proposal No. 00-88

Dear Ms. Dillard:

We propose to furnish labor, materials, taxes, insurance, tools, equipment, services and supervision necessary to complete the work listed below for the Lump Sum Price of ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$115,500.00).

Construct a new warehouse facility 60' x 100' x 27' eave height.

Included for your review is the Scope of Work and Clarifications, Preliminary Building Layout Sketch and Preliminary Shop Area Sketches.

Voluntary Alternate No. 1 - To replace insulated shop CMU walls with overhead storage with insulated metal building type framing and siding full height with 8'-0" metal panel liner on the inside of the shop area and no overhead storage Deduct \$6,000.00

This price is good for ninety (90) days.

We appreciate the opportunity to quote this work and look forward to working with you. If you have any questions or need additional information, please advise.

Sincerely,

LANGSTON CONSTRUCTION COMPANY, INC.

A handwritten signature in black ink, appearing to read "James W. Braswell, Jr.", is written over a large, hand-drawn oval. Below the signature, the name "James W. Braswell, Jr." is printed in a standard font.

James W. Braswell, Jr.

JWB/rhm



LANGSTON

CONSTRUCTION COMPANY

COUNTY OF OCONEE

**DESIGN-BUILD PROPOSAL FOR
HEAVY EQUIPMENT STORAGE BUILDING
WALHALLA, SC**

April 26, 2000

SCOPE OF WORK

I. GENERAL CONDITIONS

- A. Project includes**
 - 1. Full-time on-site supervision.
 - 2. All applicable permits
 - 3. Liability and comprehensive insurance
 - a) General Liability: \$1,000,000 per project limit
 - b) General Liability: \$2,000,000 aggregate limit
 - c) Auto Liability: \$1,000,000
 - d) Workmen's Compensation & Employer's Liability: \$1,000,000 limit
 - e) Umbrella Policy: \$10,000,000 limit
 - 4. Temporary site requirements to include:
 - a) Temporary power
 - b) Temporary water
 - c) Temporary phones for construction
 - d) Temporary toilets
 - e) Temporary storage space and enclosures
 - f) Temporary office space for use of contractor's on-site personnel
 - g) Trash disposal and removal of construction debris
 - h) Temporary lighting to maintain minimum OSHA standards and as required for specific tasks.
 - 5. Safety related costs to include:
 - a) Site barricades and/or signs
 - b) Personal safety protection (hard hats, safety glasses, etc.)
 - c) First aid supplies
 - 6. Complete design services to include:
 - a) Architectural
 - b) Structural
 - c) Electrical
- B. Testing**
 - 1. Testing Agency: Independent testing agency engaged and paid for by the Owner.
- C. Coordination**
 - 1. Contractors: Coordinate construction activities for minimal interference.
 - 2. Schedule: Critical path method.
- D. Field Engineering**
 - 1. Verification and location of underground utilities, facilities, and equipment using best available information (existing drawings, locating services, landmarks, etc.)
 - 2. Layout for site improvements, utilities, and structures.

SCOPE OF WORK

- E. Project Meetings
 - 1. Pre-Construction Conference: Attendance by Owner, Contractor, Major Subcontractors.
 - 2. Coordination Meetings: Once per week; attendance by Owner, Contractor, and applicable subcontractors.
- F. Submittals
 - 1. Project Submittals: Reproducible plus three copies of shop drawings, three copies of product data and warranties, and two representative units for samples.
 - 2. Record Documents: Record Drawings, specifications, maintenance manuals.

- II. **SITE WORK**
 - A. Fine grading.

- III. **CONCRETE**
 - A. Concrete
 - 1. Column footings as required.
 - 2. Interior concrete floor slab:
 - (1) Thickness 6"
 - (2) Reinforcing 6x6 10/10 WWF
 - (3) Vapor Barrier None
 - (4) Stone Fill None
 - (5) Joint Fill No
 - (6) Joint Spacing 20' maximum
 - (7) Sealer One (1) coat of cure & seal compound
 - 3. All cast in place concrete to be 3000 psi at 28 / days.

- IV. **MASONRY**
 - A. 20' x 25' Shop Area
 - 1. 8" CMU 12'-0" high with dowels into the slab and cells filled from the floor up 2'-0" all the way around and around the doors and windows and below overhead steel beam bearing.

- V. **STRUCTURAL AND MISCELLANEOUS STEEL**
 - A. Shop Area Overhead Storage
 - 1. One 25'-0" long W10 steel beam girder in the middle of shop structure to support deck joists.

SCOPE OF WORK

VI. CARPENTRY

- A. Overhead Storage
 - 1. 2 x 8 wood joists at 16" spacing.
 - 2. 2 x 12 wood edge trim.
 - 3. 3/4" CD plywood deck.

VII. MOISTURE PROTECTION

- A. Caulking of doors and windows.
- B. 6" batt insulation between shop deck joists.
- C. Shop CMU cells filled with Perlite insulation.

VIII. DOORS & WINDOWS

- 1. One (1) each 6'-0" x 7'-0" double personnel door with lockset and hinges and tempered glass kit in active door.
- 2. Three (3) each 4'-0" x 6'-0" windows with tempered glass.

IX. FINISHES - NOT USED

X. SPECIALTIES - NOT USED

XI. EQUIPMENT - NOT USED

XII. FURNISHINGS - NOT USED

XIII. PRE-ENGINEERED METAL BUILDING

- A. Main Building
 - 1. Size - 100' X 60'.
 - 2. Bay Spacing - 25'-0".
 - 3. Clear Height - 24' minimum.
 - 4. Roof Slope - 1" in 12"
 - 5. Collateral Load - 0 psf.
 - 6. Skylights - None.
 - 7. Insulation - None.
 - 8. Bracing as shown on attached building sketch.

XIV. CONVEYING - NOT USED

XV. MECHANICAL

- 1. One (1) each electric wall-mounted unit heater with thermostat.

SCOPE OF WORK

XVI. ELECTRICAL

1. 120/240 Volt Single Phase Panel Board
2. 125 AMP Meter Base
3. Service Entrance Grounding
4. 12-GFI Protected Garage Outlets
5. Four (4) each Shop Area Outlets
6. Two (2) each 220 Volt Outlets
7. One (1) each Unit Heater For Shop Area
8. Six (6) each Tube 8 Foot 0 Amp Location, 0 Degree Ballast Fixtures for Garage Area
9. Two (2) 4-Tube 4 Foot Fixtures For Shop Area
10. Two (2) Single Pole Switches

CLARIFICATIONS/QUALIFICATIONS/EXCLUSIONS

GENERAL

1. Soil bearing capacity is assumed to be at 3000 psf. Owner to provide soils report prior to the start of actual design work.
2. New electrical service from the existing power pole to the new building to be by the local electrical utility company. This work arranged and paid for by the Owner.

CONTRACTUAL

- 1) Cost breakdown is provided for information only and is not to be used for adds or deducts from this proposal.
- 2) All construction documents will be signed and sealed by registered architects/engineers. All design and construction to comply with local, state, and handicapped building codes and regulations.

EXCLUSIONS

The following items of work are not included in this proposal:

1. Geotechnical tests and reports.
2. Environmental testing and permitting.
3. Boundary and topographic surveys.
4. Site engineering drawings.
5. Rock excavation.
6. Off-site disposal of excavation.
7. Removal, handling, disposal of any hazardous materials.
8. Removal/replacement of unsuitable materials.
9. Removal/relocation/replacement of underground obstructions (i.e. pipe, conduit, etc.)
10. Dewatering/in-ground water control.
11. Painting of CMU walls, doors or windows.
12. Signage.
13. Painting of structural and miscellaneous steel.
14. Meter and tap fees.
15. Fire protection systems.
16. Mechanical work.
17. Computer, telephone, paging, clock, and security systems wiring and equipment.
18. Impact fees.
19. Payment and performance Bonds
20. Concrete testing.
21. Bollards or guard rails.
22. Piping of downspouts away from the building.



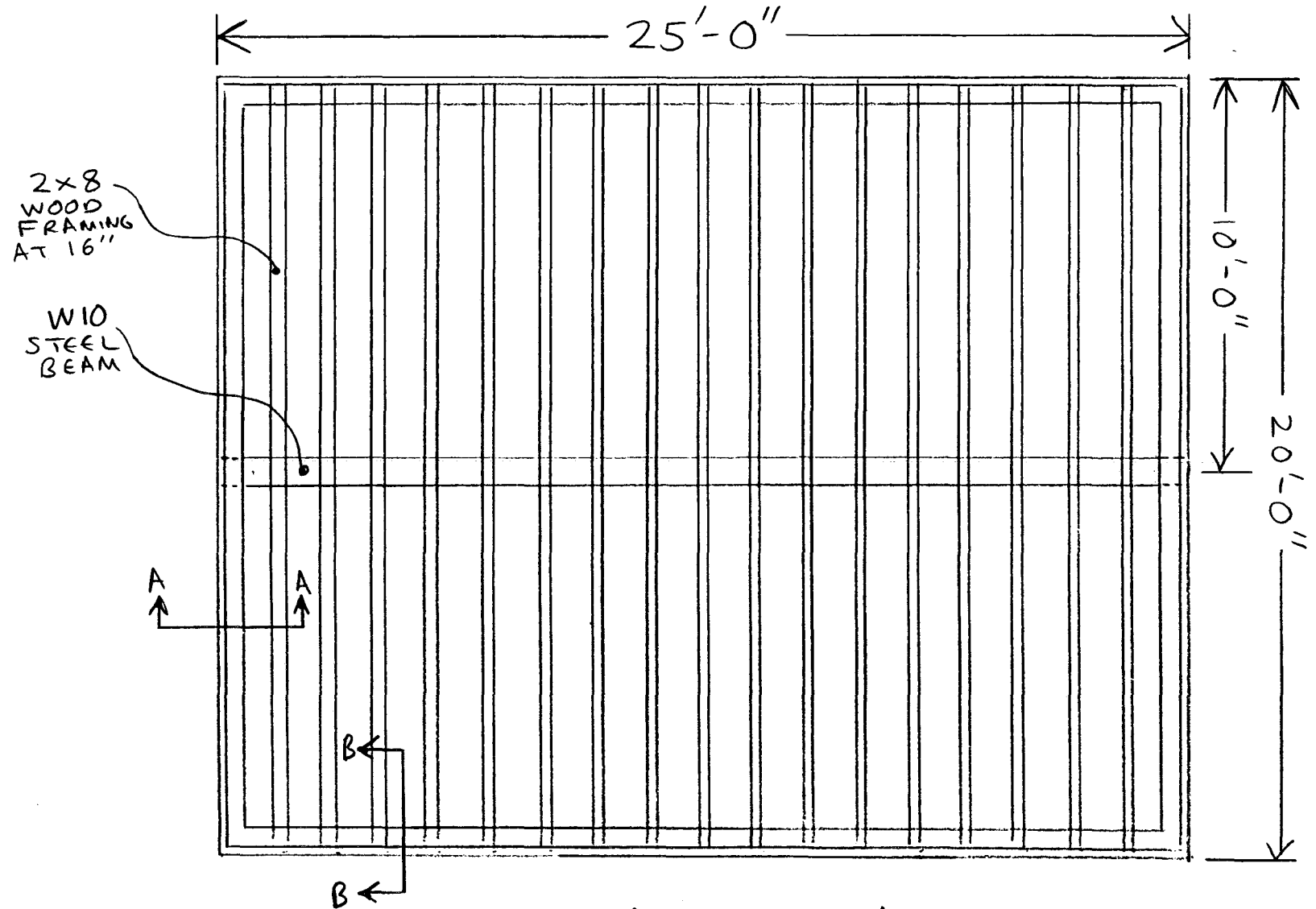
LANGSTON

CONSTRUCTION COMPANY

COST BREAKDOWN

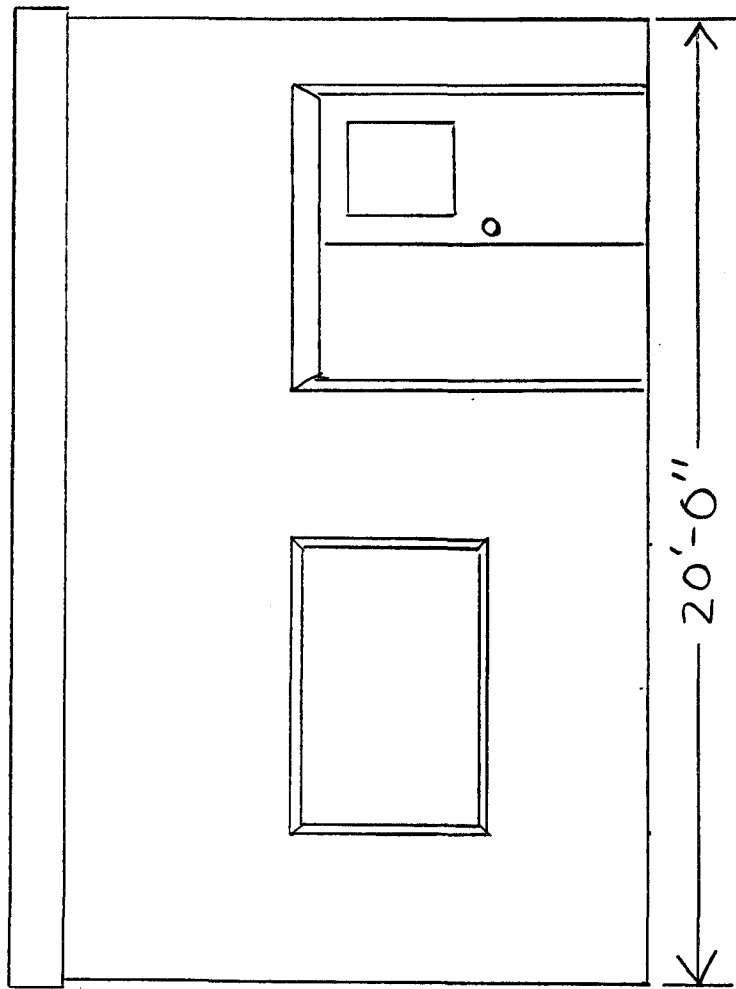
Design	\$ 3,000.00
Foundation and Slab	\$ 27,500.00
Shop Area Walls	\$ 11,500.00
Electrical	\$ 7,000.00
Shop Area Roof Deck	\$ 6,000.00
Equipment , Incl. Gas, Oil & Maintenance	\$ 5,500.00
Supervision	\$ 15,000.00
Metal Building Incl. Erection	\$ 36,000.00
Misc. and Overhead	<u>\$ 4,000.00</u>
Total	\$ 115,500.00

OCANEE COUNTY HEAVY EQUIP. STORAGE SHOP



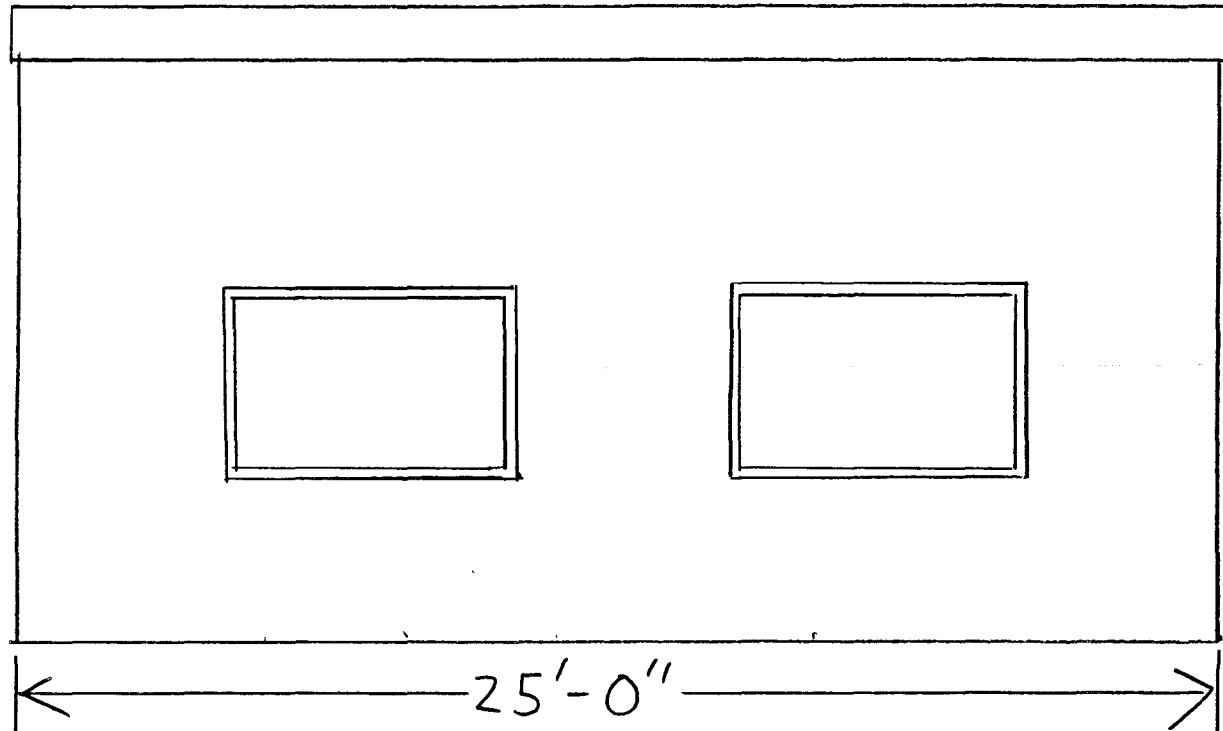
PLAN VIEW

OCCONEE COUNTY HEAVY EQUIP. STORAGE SHOP

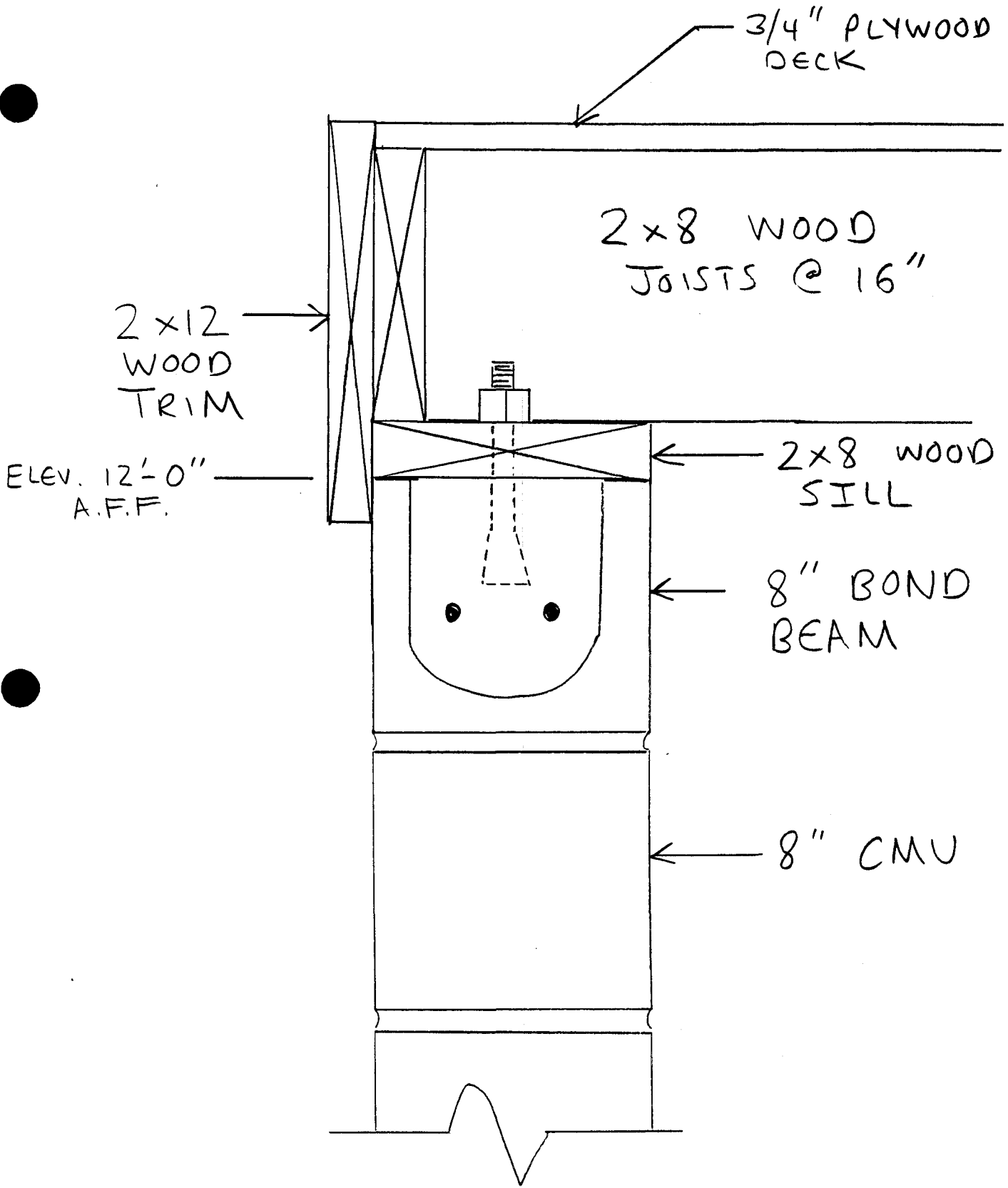


ELEVATION #1

OGONEE COUNTY HEAVY EQUIP. STORAGE SHOP



ELEVATION #2



SECTION B-B

3/4" PLYWOOD DECK
2x8 WOOD JOISTS @ 16"
6" BATT INSULATION

ELEV. 12'-2"
A.F.F.

2x4 WOOD BLOCKING

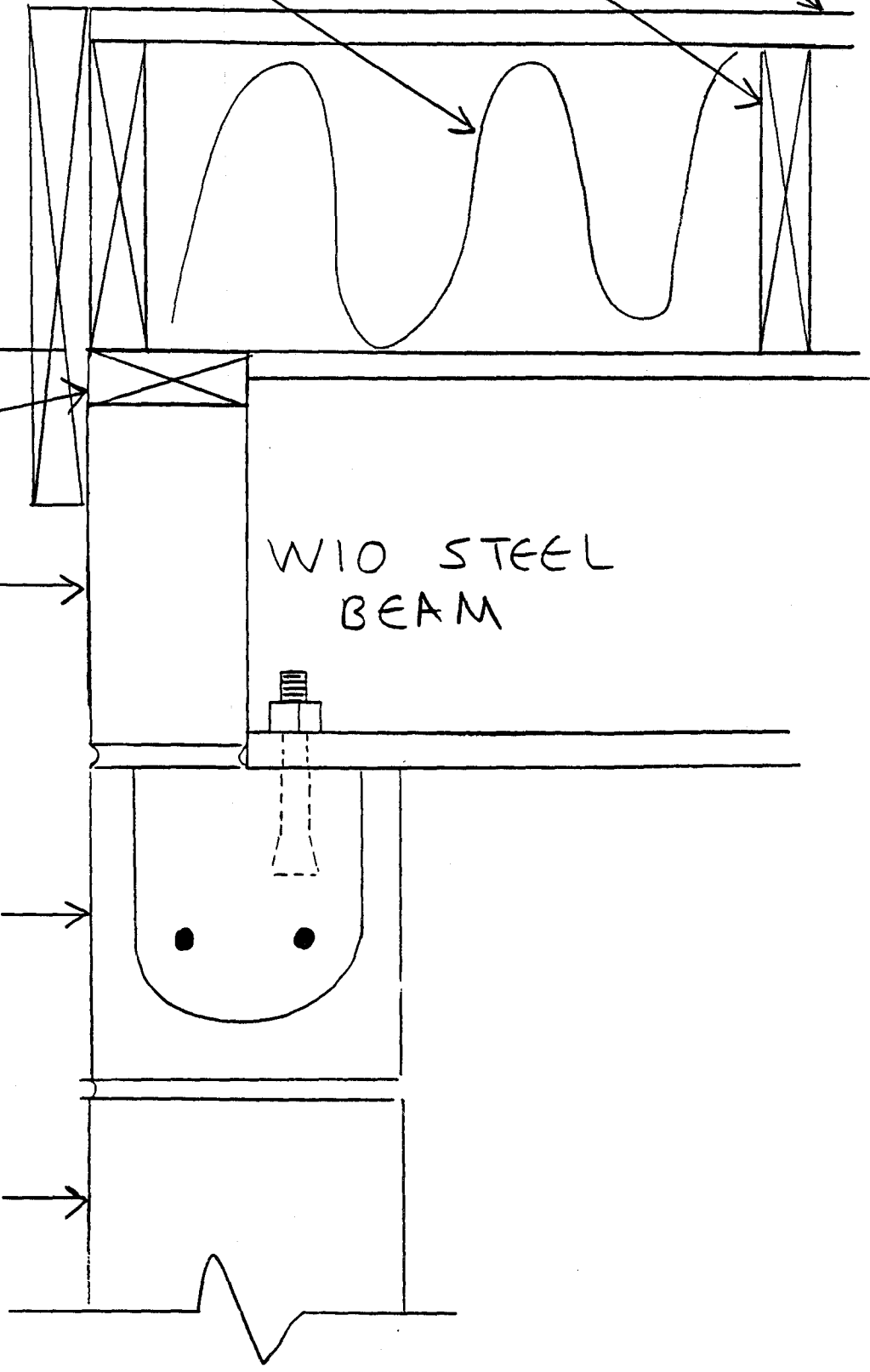
4" SOLID CMU

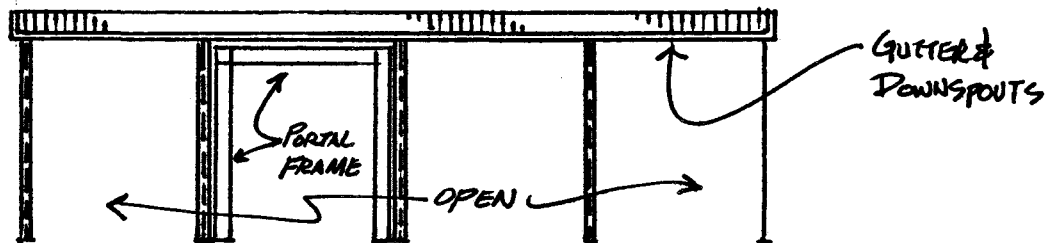
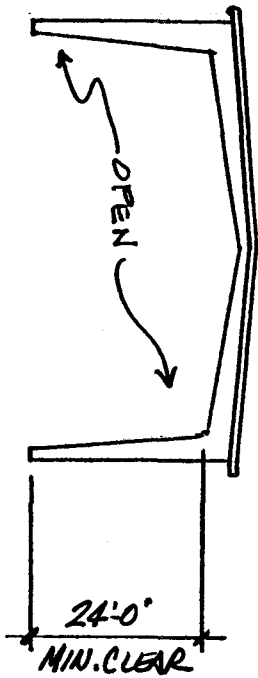
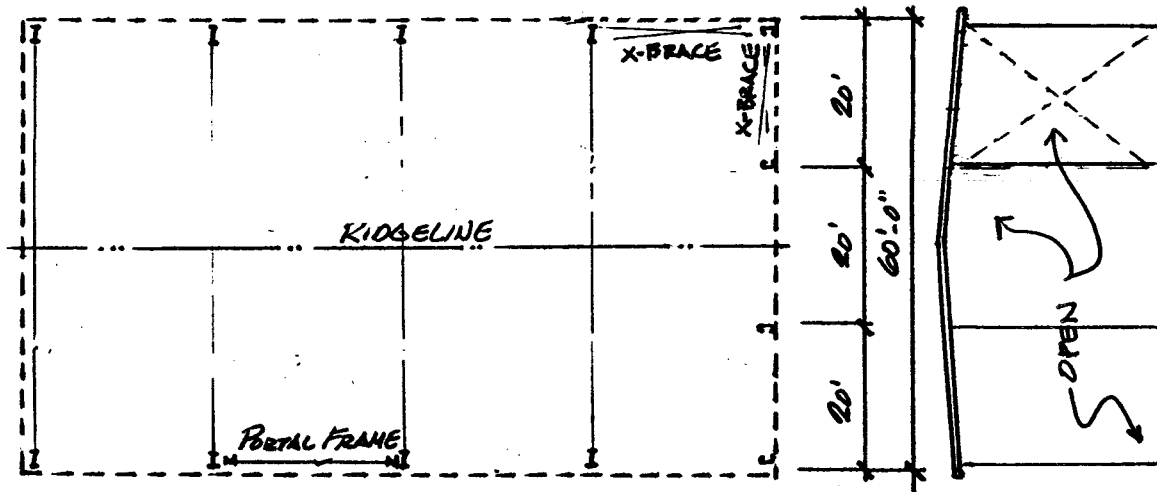
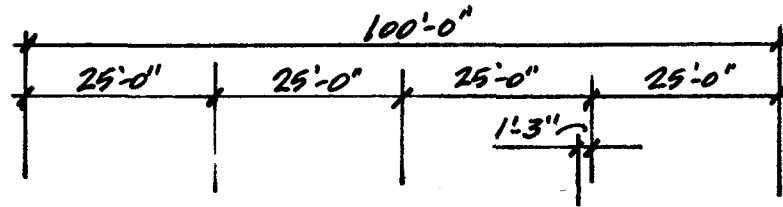
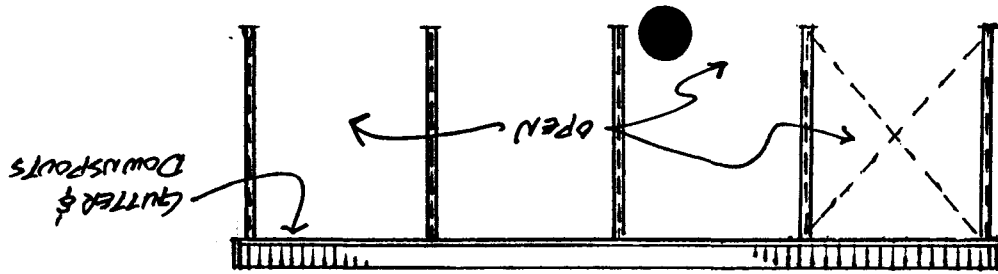
W10 STEEL BEAM

8" BOND BEAM

8" CMU

SECTION A-A





BASE QUOTE