

## AGENDA

SPECIAL MEETING, OCONEE COUNTY COUNCIL  
OCONEE COUNTY ADMINISTRATIVE OFFICES  
415 SOUTH PINE STREET  
WAIHALLA, SC  
TUESDAY, OCTOBER 23, 2001

3:00 PM

1. Call to Order
2. Invocation
3. Consideration of Additional Funding for the Completion of the Brandt Building to House Probation & Parole - Mr. Robert Banks, County Engineer & Mr. Jim Smith, Public Buildings Director
4. Discussion & Possible Action Regarding Proposals for Engineering Services for Development of County Comprehensive Transportation Plan - Mr. Robert Banks, County Engineer & Mr. Hoyt Orr, Roads & Bridges Superintendent
5. Discussion Regarding County Reassessment - Mr. Roger Williams, Assessor
6. Old Business
7. New Business
8. Adjourn

The Oconee County Infrastructure Committee will meet Tuesday, October 23, 2001 at 1:00 PM at the SCDDOT Office, 150 Richland Road, Westminster, SC for the purpose of continuing discussions regarding economic development in Oconee County.

The Oconee County Budget & Finance Committee will meet to discuss several budgetary matters immediately following the special Council Meeting.

**OCONEE COUNTY COUNCIL MEMBERS**

Mr. Kenneth E. Johns, Jr., District II Mr. Harry R. Hamilton, District III  
Mr. Marion F. Lyles, District IV Mr. H. Frank Ables, Jr. District V

**MINUTES, SPECIAL MEETING, OCONEE COUNTY COUNCIL**

The Oconee County Council held a special meeting Tuesday, October 23, 2001 at 3:00 PM with all Council Members and the County Attorney present.

**Press:**

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

Members of the press present: Dick Mangrum—WGOG Radio.

**Call to Order:**

The meeting was called to order by Supervisor-Chair Hughes.

**Invocation:**

Mr. Lyles gave the invocation.

**Completion of Brandt Building:**

After discussion, Mr. Hamilton made a motion, seconded by Mr. Ables, approved 4 – 0 that up to \$64,550 (6m) line item 010 703 60278 be allotted for items needed for the completion of the Brandt Building. These items will have to be bid as per the attached listing.

**Comprehensive Transportation Plan/Engineering Services:**

Upon recommendation of Mr. Robert Banks, County Engineer, Mr. Johns made a motion, seconded by Mr. Lyles, approved 4 – 0 that the county request proposals for a county transportation needs assessment and engineer of record services with the Finance Director, Procurement Director, County Engineer, Roads & Bridges Superintendent & Planning Director determining the scope of services.

Discussion Regarding Reassessment:

Mr. Roger Williams, Assessor & Mr. Kenneth Williams, Auditor addressed Council regarding the reassessment that was went on the books for this tax year.

To Mrs. Hughes inquiry, Mr. Roger Williams informed Council the reassessment is mandated by state law, it is appraisal of the county as well as equalization, there are over 55,000 parcels of land in the county and the Assessor's Office has five (5) appraisers and two (2) years to complete a reassessment. Overall, there are some discrepancies, however the program meets standards set forth by the Department of Revenue as stated in the letter received from the Department of Revenue approving the program. Land values are done by hand using the posting of sales on the maps and the building values are cost replacement less depreciation, which is the only way to do a mass reappraisal. The appraisals had to be completed in December, reassessment notices had to be sent out by February 1<sup>st</sup>.

Mr. Williams sent the ratio study to the Department of Revenue in October to get pre-approval of the program, however it was misplaced. He sent it back in November and the supervisor over that department was transferred to Spartanburg, so in December he began calling every day regarding Oconee's appraisal and it was approved the last week in December.

Upon further questioning, Mr. Williams informed Council his department had worked overtime to get the program to pass because the residential values were too low. They have to be at least 85% of 100% market value and we started at 81%. This determination is made by the Department of Revenue.

To determine the value of property, the Assessor's Office looks at actual sales of like properties.

Further in answer to Mrs. Hughes inquiry of how a parcel of land's value could go up so much, Mr. Williams stated it could be the fact that the appraiser was not aware the property was not lake front property, however it is just not the lakefront that has increased, anything within the proximity of the lake has increased.

Mr. Williams also informed Council that if a property owner disagrees with the appraised value of their property the assessment notice states they must file written notice within thirty (30) days after the date of the notice.

Theoretically, March 1, 2001 the time for appeals process was over, however the Assessor's Office took them until the 1<sup>st</sup> of October.

Mr. Williams stated the assessment notice does not have the tax amount on it because there is no provision in the law to appeal taxes, however the appraisal value is on the assessment notice twice.

To Mrs. Hughes statement that since the tax amount is not on the assessment notice, some of the citizens she had spoken with felt they did not have all the information necessary because they were not sure what their new tax value would be and without knowing that they had nothing to appeal, Mr. Williams informed Council that any appeal that anyone makes is going to go back to market value of the property.

To Mrs. Hughes inquiry, if a property owner could appeal now, since the citizen did not know what the tax increase would be, Mr. Williams informed Council he and his employees are taking the information and will try to look at it, however, it may be some time before they will have time to look at all the properties.

Further, to Mrs. Hughes inquiry if it is next year before the Assessor's Office can look at a parcel of land and it is determined that the value should be lower, would the taxpayer be due a refund and the assessment lowered next year, Mr. Williams replied, "legally, no", Legally, their option, at this time is to pay the taxes, the ones that were appealed on time have to be taken care of first and anything after that will be taken care of, if the Assessor's Office can do it.

To Mr. Ables' inquiry, Mr. Williams informed Council the Assessor's Office mailed 5500 appeal forms and he had no idea how many had been given out over the counter. Mr. Williams estimated that two thirds of these appeals have already been settled. Mr. Williams expressed feelings that some five (5) temporary personnel would help them in clearing up the appeals, however if the appeals process is opened up now, everyone who got a tax notice will come into the office.

To Mrs. Hughes inquiry, Mr. Kenneth Williams, Auditor informed Council that a person has a right to appeal every year and if an error is found in their assessment, there can be a refund. He also informed Council that if a property is under appeal, the taxpayer has the option of paying what is on the notice or down to eighty (80%) percent of the amount of the tax notice. The taxes do have to be paid before penalty is applied. Once the appeal is settled, if it is more than the eighty percent, if that is what the taxpayer chose to pay, the Auditor's Office will send them a bill for the difference with interest. If the notice is less after the appeal is settled, the taxpayer will receive a refund with interest.

To Mr. Lyles inquiry of what percentage of appeals an error is found in, Mr. Roger Williams replied his office was finding more errors due to something that was not appraised rather than something being appraised too high - probably 50 - 50.

To Mrs. Hughes inquiry of what percentage of the properties went up versus those that stayed the same or were lowered, Mr. Roger Williams replied that probably eighty-five (85%) went up in different areas, the biggest increase was on properties on the lake, the next was smaller lakes, very little has gone down.

To Mr. Ables' inquiry, Mr. Williams replied he was basing the values on sales of like properties.

To Mr. Hamilton's inquiry, Mr. Williams informed Council there were areas within areas, for example in the Keowee area there are lake properties, mobile home parks and agricultural properties. He went on to explain that in the area he lives in is an area that acreage tracts are selling in at this time.

Further to Mr. Hamilton's inquiry, Mr. Williams informed Council the previous year's assessment is not on the reassessment notice and the notice is approved by the SC Department of Revenue.

To Mr. Ables' inquiry, Mr. Williams informed Council the last reassessment was completed in 1994 and we have now gone to a five (5) year cycle for reassessment. In January the Department of Revenue is sent a year of what sold in the previous year along with the appraised value of the properties sold and the Department of Revenue will run a ratio study which is used to determine MIA in non-reassessment years and in reassessment years it determines whether your program is approved by the Department of Revenue.

Mr. Kenneth Williams explained the attached listing of 2000 and 2001 assessment percentages. Manufacturing properties go down in value as the Department of Revenue appraises manufacturing property using the cost to build the building versus the cost that someone would pay today to use the building. This is an average of ten (10%) percent in the drop of the assessment. Oconee County has a large utility company that pays thirty (30%) percent to forty (40%) percent of the taxes that is not reassessed and would have a tremendous effect on the taxes in the county if the millage is cut.

Mr. Williams went on to explain that reassessment brings properties up to market value and equalizes the properties that each taxpayer pays on and shifts the tax burden from personal property to the real estate owner.

To Mrs. Hughes inquiry regarding homestead exemption, Mr. Williams informed Council a person has to be sixty-five years of age the year prior to the tax notice going out and a citizen a state for a year prior to December 31 date of the tax notice to qualify for homestead exemption.

To Mr. Hamilton's inquiry, Mr. Williams informed Council the normal growth from automobiles is four (4%) to six (6%) per year. Mr. Williams had to take this in consideration because it becomes effective January 1.

Mr. Williams further explained to Council that in 1995 the State of South Carolina exempted the school portion of taxes on residential property, which at that time was 93.5 mills, the state then reimbursed the county dollar for dollar just like homestead. On reassessment years the millage that had been exempted also has to be rolled back, this year that has been set at 85 mills which is a \$34.00 increase in taxes the homeowner has to pay. Therefore, part of the increase people are seeing is on the school exempt value.

Mr. B. J. Lattion expressed thoughts that the knowledge that both Mr. Williams have could not be replaced by hiring five more people. He also expressed feelings of less tax, less government and that people from out of state were raising the values of property.

Mr. Arnie Deifers expressed concern over the increase in taxes on his lake property from last year to this year.

Mr. Evert Rainey expressed concerns that property values peaked in 1999 and 2000 where his lake lot is and he did not feel he could sell it for \$657,000.

Ms. Cynthia Murphy expressed feelings that the properties around the lakes should be looked at again.

Mr. Bob Weibrand expressed feelings that his appraisal was fair based on his neighbors' appraisals and expressed his appreciation to both Mr. Williams for their help to him.

Mr. Ervin Smith expressed concerns over experiencing the largest tax increase since he purchased the property over forty years ago.

Mr. Charlie Lamm informed Council that his taxes went up twenty-two percent, he felt the building appraisal was fairly accurate, but the land appraisal was out of line.

Ms. Susie Cornelius also spoke in opposition of the reassessment and the increase in taxes.

During Ms. Cornelius' comments, to Mrs. Hughes inquiry, Mr. Williams informed those present that the county could have legally increased the county operational millage rate to 56.7 mills, however, they were set at 55.1 mills.

After Ms. Cornelius' presentation, to Mrs. Hughes inquiry, Mr. Williams informed Council that if anyone wanting to appeal now has from January 1 – March 1 to appeal for next year.

Mr. Kenneth Williams informed those present that the state mandates a minimum requirement for the school district and this year that requirement was \$1,800,000, roll back millage is not affected on that and the mills had to be put on to cover that requirement, if that had not been required, Oconee County would have seen a reduction in millage, neither are bonds affected. Very few people realize that last year there was a decrease of seven (7) mills in the county, there was some decrease this year, however, there was increase in bond millage.

#### Library:

Mrs. Martha Bailey, Library Director & Ms. Mimi Hunt, Library Board Chair presented the twenty year draft plan to Council. (See attached)

Mr. Hamilton made a motion, seconded by Mr. Johns, approved 4 – 0 that Ms. Mimi Hunt be reappointed to the Library Board.

#### Rock Crusher:

Mrs. Lombard, Finance Director informed Council she had received a good credit check on McMillan-Carter.


#### Economic Development:

Mrs. Hughes made a motion, seconded by Mr. Johns, approved 4 – 0 that Mr. Jerry Edwards be appointed to the Economic Development Commission.

Adjourn:

Adjourn: 6:10 PM

Respectfully Submitted,

  
Opal O. Green  
Council Clerk

Budget Estimate to Complete Brandt Building

DESCRIPTION	ESTIMATED COST WITH HANDICAP RAMP	ESTIMATED COST WITH HANDICAP LIFT	
ELECTRICAL	\$ 7,500.00	\$ 7,500.00	
HVAC	\$ 9,000.00	\$ 9,000.00	
ROOF	\$ 5,500.00	\$ 5,500.00	
GUTTERS	\$ 1,000.00	\$ 1,000.00	
FLOOR COVERING	\$ 8,500.00	\$ 8,500.00	
PORCHES (3)	\$ 9,000.00	\$ 9,000.00	
HANDICAP RAMP*	\$ 8,000.00		*choose ramp or lift
HANDICAP LIFT*		\$ 15,000.00	
INSIDE RENOVATIONS (WORK BY JIM SMITH'S DEPT.) CHANGES TO WALLS, DOORS, ETC., RENOVATING BATHROOMS, CONVERTING EXTERIOR PORCH TO OFFICE (complete with doors, windows, etc.), MISCELLANEOUS	\$ 15,000.00	\$ 15,000.00	
PAVING & STRIPING	\$ 10,000.00	\$ 10,000.00	
CONTINGENCY (10%)	\$ 7,350.00	\$ 8,050.00	
<b>GRAND TOTAL</b>	\$ 80,850.00	\$ 88,550.00	
Funds available 010-703-60279 as of 10-23-01	\$ (24,000.00)	\$ (24,000.00)	
<b>ADDITIONAL FUNDING NEEDED</b>	\$ 56,850.00	\$ 64,550.00	



OCONEE COUNTY AUDITOR  
 KENNETH F. WILLIAMS  
 415 SOUTH PINE STREET  
 WALHALLA, SOUTH CAROLINA 29691  
 TELEPHONE (864-638-4158)

OCTOBER 23, 2001

**COMPARISON OF 2000 ASSESSMENT TO 2001 ASSESSMENT WITH PERCENTAGE OF INCREASE OR DECREASE**

	2000	2001	%
RESIDENTIAL	61,110,320	76,808,910	20.5
FARM	1,494,560	1,523,450	1.9
ALL OTHER	51,007,620	69,830,130	27.0
<b>TOTAL</b>	<b>113,612,500</b>	<b>148,162,490</b>	<b>23.5 AVG.</b>
*MOTOR VEH.	40,893,230	41,778,450 EST.	2.2
AIRCRAFTS	152,430	185,610	17.9
BOATS & MOTORS	1,064,660	2,359,370	12.5
PROP. BUSINESSES	576,890	584,190	.8
MPG. PROPERTY	30,415,440	27,885,030	(9.0)
UTILITIES	125,387,770	125,807,420	.4
BUSINESS PERSONAL	5,458,970	6,032,660	9.6
FELS	13,346,260	14,952,018	10.8
<b>TOTAL</b>	<b>331,908,150</b>	<b>367,747,258</b>	<b>9.8</b>

2001 REAL ESTATE IS 40.3% OF TAX BASE

2000 REAL ESTATE IS 34.2 % OF TAX BASE

\* THIS REFLECTS THE PASSING OF THE REFERENDUM TO DROP THE ASSESSMENT RATIO OVER THE NEXT 6 YEARS FROM 10.5% TO 6.0%.

**WHAT REASSESSMENT DOES**

1. REASSESSIS
2. EQUALIZES
3. SHIFTS TAX BURDEN FROM OTHER PROPERTY TO REAL ESTATE.

**BUDGET COMPARISON 2000-2001**

	2000	2001	%
COUNTY	17,911,600	18,491,268	3.4%
SCHOOL	38,894,694	42,159,000	7.75%

ESTIMATED MILLAGE  
COMPARISON TO TAX YEAR 2000

	2000	2001	OVER/UNDER
COUNTY OPERATIONS	61.3 MILLS	55.1 MILLS	(6.2)
COUNTY BONDS	7.1 MILLS	6.4 MILLS	(.7)
SCHOOL OPERATIONS	118.6 MILLS	116.3 MILLS	(2.3)
TECHNOLOGY	1.0 MILLS	1.0 MILLS	-0-
SCHOOL BONDS	5.7 MILLS	14.7 MILLS	9.0
TRI COUNTY OPERATIONS	1.6 MILLS	1.8 MILLS	.2
TRI COUNTY BONDS	.7 MILLS	.7 MILLS	-0-
TOTAL	196.0 MILLS	196.0 MILLS	-0-

COMMISSION:    TERM:    DATE EXPIRES:    DISTRICT:

**LIBRARY BOARD:**

Blake Norton            4 yrs            June 30, 2005  
138 White Oak Street            (7/17/01)  
Walhalla, SC 29691  
638 9489

Robert W. Owens, Jr. 4 yrs            June 30, 2001  
P.O. Box 1157            (6/17/97)  
Walhalla, SC 29691  
638 7242 (B)  
638 3822 (H)

Carol Garland            4 yrs            June 30, 2001  
156 Flat Creek Rd.            (4/18/00)  
Seneca, SC 29672  
638 9213

Mimi Hunt            4 yrs            June 30, 2001  
305 S. Fair Play Street            (11/4/97)  
Seneca, SC 29678  
882 3536 (H)  
882 7225 (B)

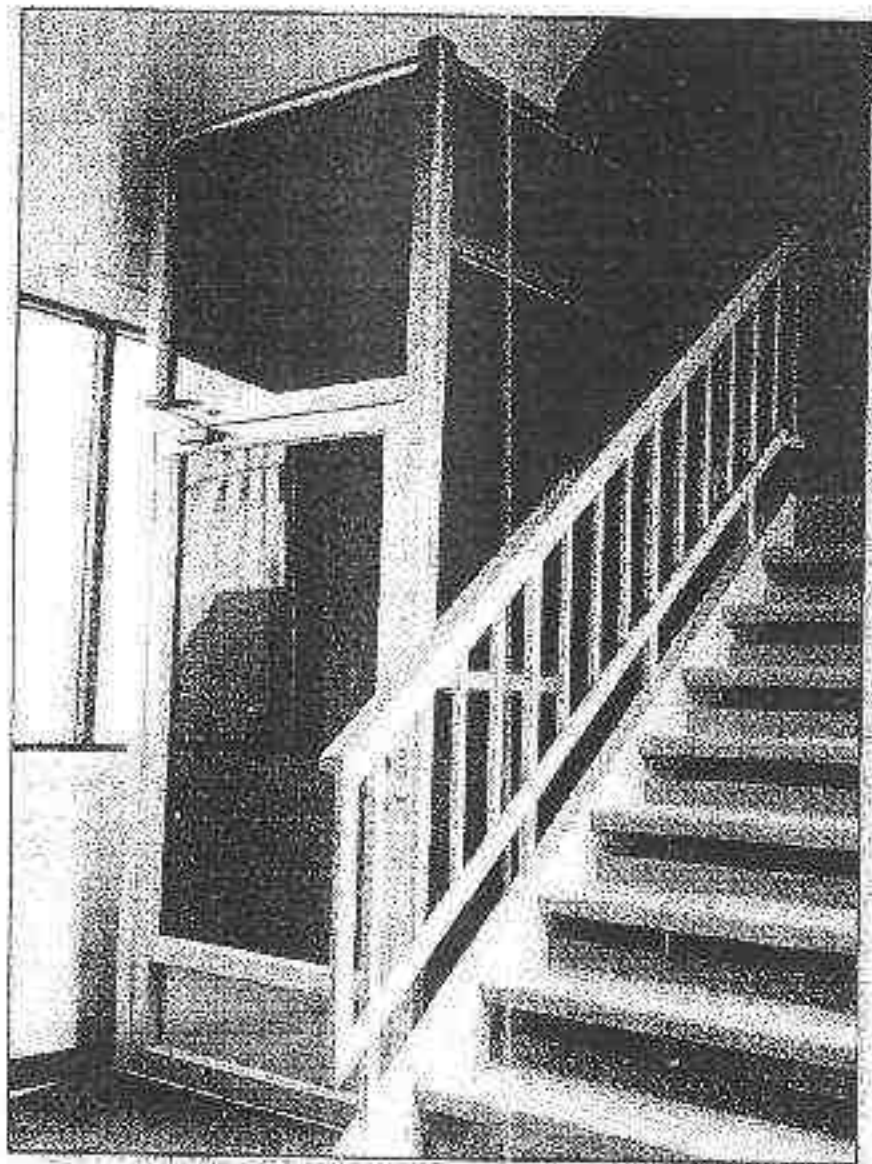
Raymond Morrison    4 yrs            June 30, 2001  
106 Riley Street            (8/15/00)  
Westminster, SC 29693  
647 9146 (H)

Michael E. Harper    4 yrs            June 30, 2003  
P. O. Box 977            (9/21/99)  
Seneca, SC 29679  
882 8392 (H)

Linda Garvin            4 yrs            June 30, 2003  
201 Garvin Road  
Seneca, SC 29678  
882 0632

# ***Garaventa Genesis***

## ***vertical platform lift***



The Garaventa Genesis is a vertical platform lift designed to provide access into or within public buildings. It travels inside a complete, self-contained enclosure, as shown above, or can be located in a shaftway constructed by others. Genesis can be installed indoors or outdoors. Our unique, anodized aluminum design is strong, durable and attractive.

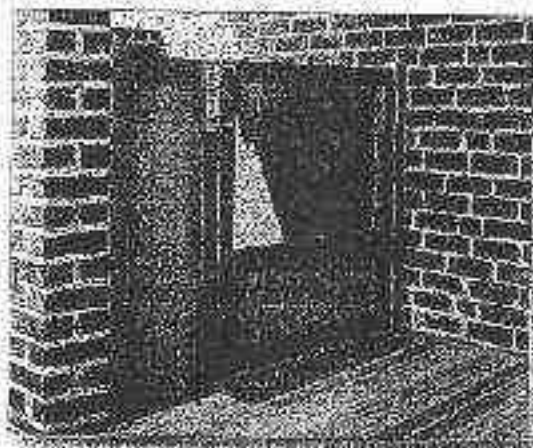


## Garaventa Accessibility

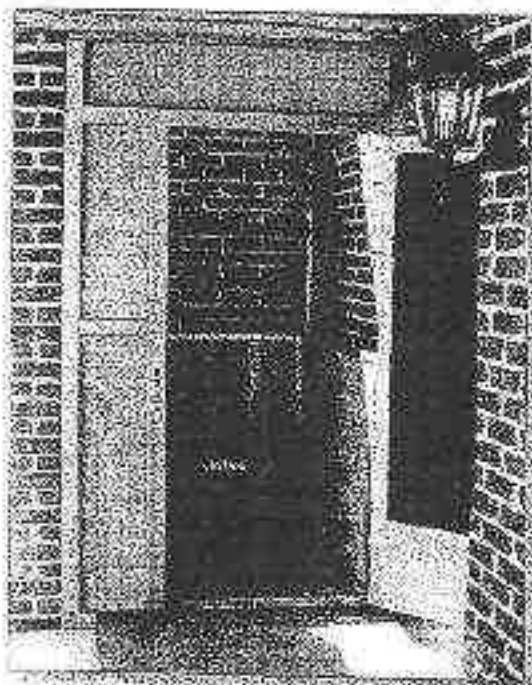
For the past 25 years, thousands of customers worldwide have looked to Garaventa to provide innovative accessibility solutions. Garaventa's vast experience in the accessibility industry has resulted in the development of an outstanding line of high quality products including the Genesis Vertical Platform Lift. The Genesis offers exceptional fit and finish, full code compliance, rugged components and quiet, reliable operation. Excellent durability and superior appearance make Genesis the preferred choice for a wide variety of applications.

### Shaftway Model

The Genesis Shaftway Model fits inside a vertical runway that is built by others in accordance to Garaventa specifications. The system consists of a drive mast, passenger platform and doors or gates. The shaftway can be completely enclosed, much like an elevator shaftway, or it can be open at the upper landing. A variety of doors and gates can be provided, ranging from aluminum and Plexiglas design to fire rated doors.



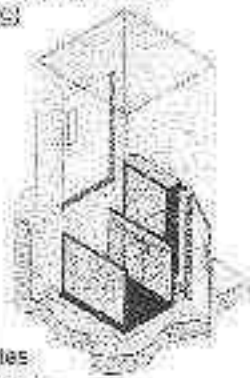
Genesis upper landing with a Plexiglas gate. The call station has been built into the gate post.



The lower landing of this Genesis Shaftway Model was designed with custom wall panels.

### Standard Features

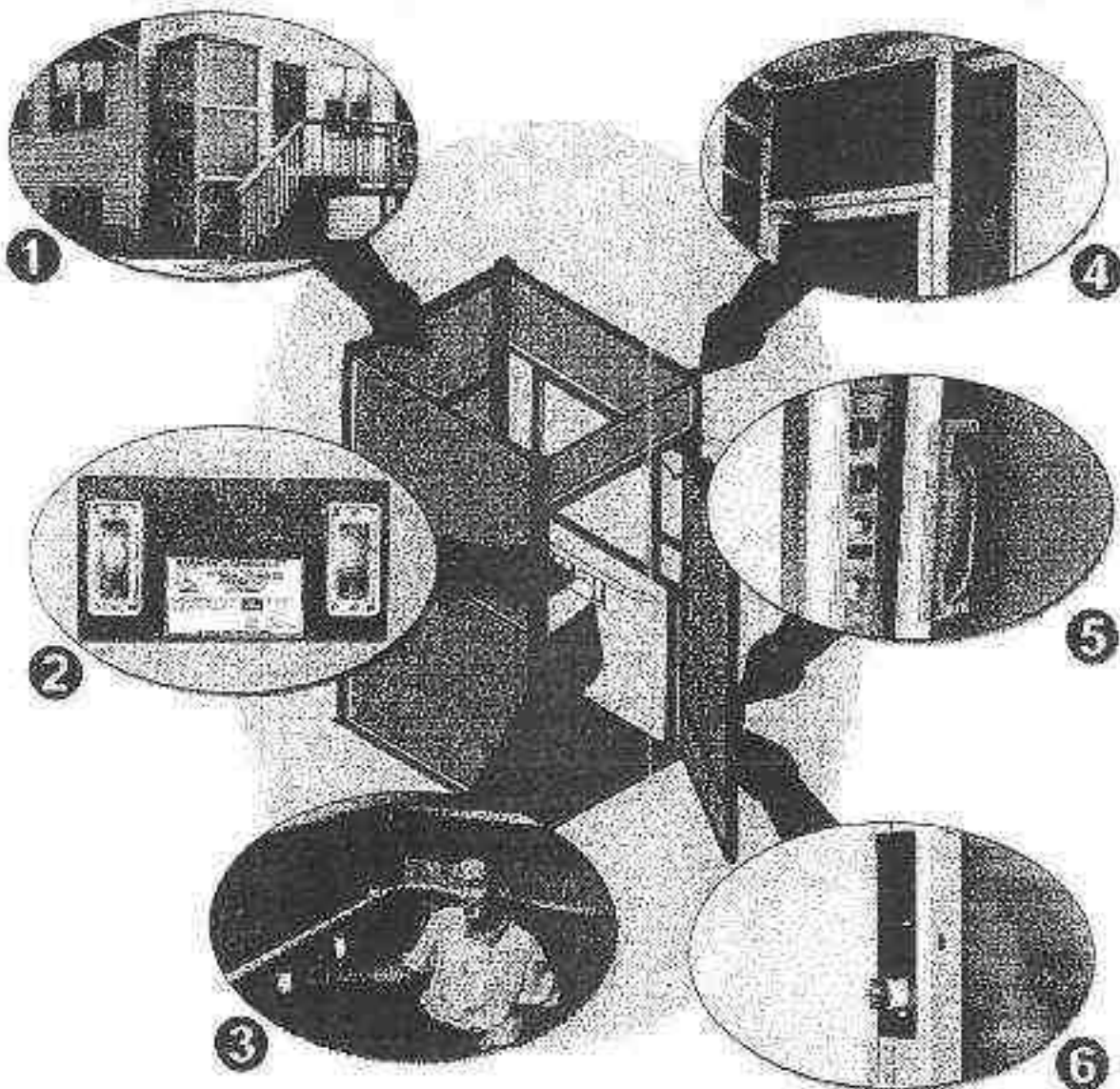
- Choice of six standard lifting heights up to 3.65m (11'41")
- Leadscrew or hydraulic drive system
- Platform size: 961mm (38") x 1372mm (54")
- Smooth platform side panels 1067mm (42") high
- Public Building Package (emergency stop switch, alarm and battery powered emergency lighting)
- Grab rail on platform side panel
- Sturdy 16 gauge steel panels are galvanneal and then powder painted
- Constant pressure controls
- Passenger courtesy light
- Illuminated control buttons
- Keyed operation
- Automatic door and gate closer
- Manual emergency lowering
- Electro door interlocks for doors and gates
- Emergency Auxiliary Power System operates lift in up and down direction (Hydraulic drive only)



### Optional Features

- Variety of platform sizes (including custom platforms)
- Choice of fire or non-fire rated doors
- Choice of enclosure style Plexiglas doors/gates (aluminum frame)
- Infill panels (enclose area adjacent to mast)
- Custom wall panels with doors and gates to fill partial shaftways (see picture on the left)
- Battery powered emergency lowering (Leadscrew only)
- Custom colors for platform panels and mast panels
- Attendant call button (located at call station)
- Outdoor package
- Entrance ramp for lower landing (no pit)
- Three stop unit
- Fold down seat
- Keyless call station

## Genesis Features



### 1. PLEXIGLAS DOME AND VENTILATION SYSTEM -

For outdoor applications, a smoked Plexiglas dome and a Ventilation System can be integrated into your enclosure. The Ventilation System with dual fans automatically circulates and replaces the air in the enclosure when the temperature exceeds 85°F.

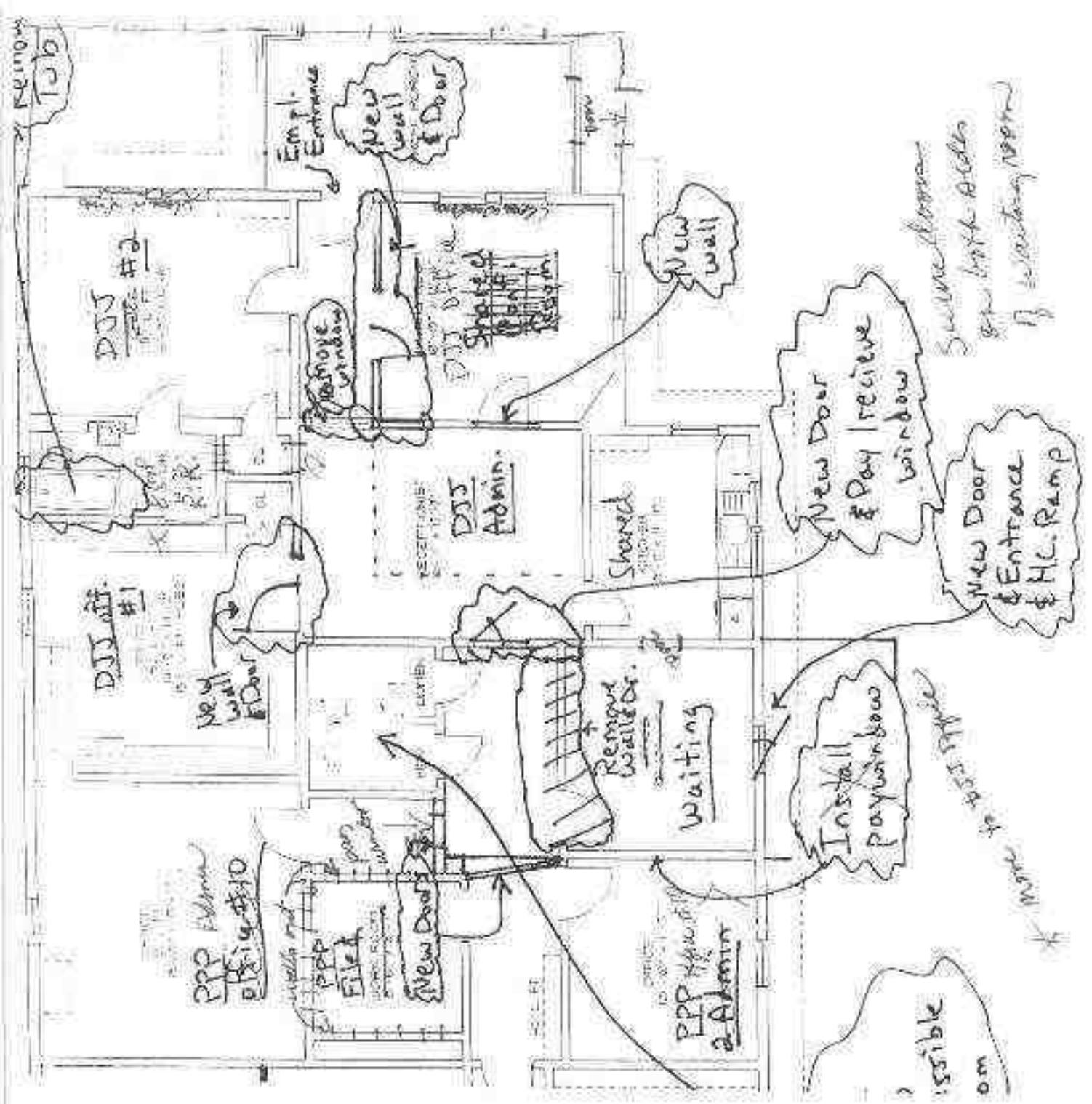
**2. PLATFORM CONTROLS** - The Genesis platform control panel features large, easy to use buttons and courtesy lights mounted on a durable stainless steel face plate.

**3. PLATFORM LIGHTING** - The platform lighting remains on during travel and for a period of 8 seconds after the lift reaches the landing. This lighting is wired to a battery which converts to an emergency lighting system in the event of a power failure.

**4. FIT AND FINISH** - The frame of the Enclosure Model is constructed of anodized aluminum extrusions. The unique design of the Genesis extrusions conceals all hardware and fasteners, creating an exceptional fit and finish.

**5. CALL STATIONS** - Call stations for the Genesis are normally integrated into the aluminum extrusion frame of the lift beside the upper and lower door/gates. Call stations can also be wall-mounted.

**6. POWERLOCK 2000** - The Genesis Powerlock 2000 electrically activated door interlock ensures doors are securely locked before the lift can be operated. Powerlock's deadbolt opens automatically when the platform arrives at landings. Battery backup ensures operation in the event of a power failure.



issible  
om

Orono County Library  
Washello, South Carolina

CAPITAL PROJECTS SUMMARY

Twenty Year Improvement Program

(branches are listed in alphabetical order, not priority order)

Library	Existing square footage	Needed square footage by 2021	SW Acquisition	Construction costs	Fees/Permits	Relocation costs	Contingency	Total costs
1. Oakway/FairPlay	0	5,000	\$20,555.00	\$750,470.00	\$139,255.00	\$394,000.00	\$165,875.00	\$1,428,955.00
2. Selma	1,800	5,000	\$-1,425.00	\$635,725.00	\$121,048.00	\$112,190.00	\$111,381.00	\$980,223.00
3. Seneca	5,000	25,470	\$325,000.00	\$4,900,980.00	\$487,695.00	\$405,400.00	\$677,278.00	\$4,861,527.00
4. Washello	24,800	24,800	\$0.00	\$1,994,000.00	\$112,780.00	\$54,000.00	\$403,800.00	\$2,770,560.00
5. Westminster	5,000	7,400	\$15,800.00	\$401,188.00	\$101,326.00	\$53,050.00	\$69,249.00	\$712,215.00
<b>Totals</b>	<b>40,600</b>	<b>71,670</b>	<b>\$347,579.00</b>	<b>\$6,770,363.00</b>	<b>\$1,161,059.00</b>	<b>\$1,070,600.00</b>	<b>\$1,453,675.00</b>	<b>\$10,785,273.00</b>

1. A new facility is needed to serve the growing community and area of the county.
2. The current library is in a closed community building which is too small and cannot be expanded. A larger, separate facility is needed.
3. This library needs to be expanded and is our #1 priority. There is land available at the current site, however the relocation of this library to a more visible location should be considered.
4. There is sufficient space in the current facility, however renovation is needed to meet ADA requirements in order to be able to make use of all 3 levels.
5. This facility can be expanded at the current location. More land may be needed for parking.



Staffing Plan	Dakewell/Fair Play				Salem				Seneca				Wainhalla				Weatminster				Total			
	2010	2011	2015	2021	2010	2011	2015	2021	2010	2011	2015	2021	2010	2011	2015	2021	2010	2011	2015	2021	2010	2021		
Director																								
Assistant Director																								
Accounting Technicians																								
Receptionist																								
Systems Libn. Mgr.																								
Technical Svcs. Libn.																								
Salvaging Asst.																								
Acquisitions Libn.																								
Teller																								
Branch Manager I	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Branch Manager II																								
Asst. Branch Mgr.																								
Youth Services Librarian																								
Summer Reading Asst.																								
Reference Libn.																								
Reference Assistant																								
Bookmobile Mgr.																								
Circulation Coordinator																								
Calculation Asst. II	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Calculation Asst. I	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	3	3	4	2	3	3	3	6	6	6	7	6	6	6	6	6	6	6	6	6	6	6	6

Wainhalla County Library  
 501 W. South Broad St.  
 Wainhalla, S. C. 29691

*Orange County Library* New Oakway/Fair Play 20-Year Library Building  
*Proforma: Estimate of Probable Cost*  
 prepared by PROVIDENCE Associates Inc.

77-529-01  
 12-27-88

<i>Site Acquisition Costs</i>				
	<i>square feet</i>	<i>unit cost of cost/ft</i>	<i>total cost</i>	
Land	45,680	\$0.45	\$20,556	Cost inc. proceeds for future expansion
			<b>SUBTOTAL</b>	<b>\$20,556</b>
<i>Construction Costs</i>				
	<i>square feet</i>	<i>unit cost/ft</i>	<i>total cost</i>	
Site Work/Paving	24,000	\$5.00	\$120,000	
New Construction Shell & Core	6,500	\$71.00	\$458,000	
New Library Finishes	5,100	\$33.25	\$169,575	
New Office Finishes	760	\$17.00	\$12,895	All elsewhere on an existing bldg.
			<b>SUBTOTAL</b>	<b>\$760,470</b>
				<i>Construction S&amp;E</i> \$126.75
<i>Project Costs</i>				
	<i>percentage of construction</i>		<i>total cost</i>	
Testing, Administration, Permits, etc.	2%		\$15,209	
Planning Fee Allowance			\$15,000	
Design Fees	10%		\$88,047	
Contingencies	15%		\$115,671	
			<b>SUBTOTAL</b>	<b>\$333,927</b>
				<i>Project S&amp;E</i> \$50.65
<i>Relocation Costs</i>				
	<i>number of units</i>	<i>average unit cost</i>	<i>total cost</i>	
Moving unit/in. per item	1	\$0.00	\$0	
			<b>SUBTOTAL</b>	<b>\$0</b>
				<i>Relocation S&amp;E</i> \$0.00
<i>Move-In Costs</i>				
	<i>number of units</i>	<i>average unit cost</i>	<i>total cost</i>	
New Furniture, per sq ft	6,000	\$20.00	\$120,000	Cost per square foot.
Refinish Existing Furniture	0	\$0.00	\$0	Cost per piece of furniture.
New Computer Equipment	12	\$2,000.00	\$24,000	Average cost per piece of eq. approx.
New Materials	8,000	\$25.00	\$200,000	50% of total - reflect sq. size.
			<b>SUBTOTAL</b>	<b>\$544,000</b>
				<i>Move-In S&amp;E</i> \$57.31
			<b>GRAND TOTAL</b>	<b>\$1,428,953</b>
				<i>Total Project S&amp;E</i> \$238.16
<i>Escalation</i>				
		<i>percentage of construction</i>	<i>total cost</i>	
2007				
2007		4%	\$1,486,111	<i>Total Project S&amp;E</i> \$247.69
2004		3%	\$1,513,528	<i>Total Project S&amp;E</i> \$257.59
2005		3%	\$1,607,378	<i>Total Project S&amp;E</i> \$267.90
2006		4%	\$1,671,673	<i>Total Project S&amp;E</i> \$278.61
2007		3%	\$1,738,540	<i>Total Project S&amp;E</i> \$289.76
2008		4%	\$1,805,081	<i>Total Project S&amp;E</i> \$301.35
2009		4%	\$1,882,305	<i>Total Project S&amp;E</i> \$313.40
2010		4%	\$1,957,621	<i>Total Project S&amp;E</i> \$325.91
		4%	\$1,033,843	<i>Total Project S&amp;E</i> \$338.92



Ocoee County Library  
 Preliminary Estimate of Probable Cost  
 prepared by PROVIDENCE Associates, Inc.

New Salem 20-Year Library Building

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Site Acquisition Costs	square feet	unit cost/sq foot	total cost	notes
Land	45,680	\$0.25	\$11,420	One acre, provide for future expansion.
			<b>SUBTOTAL</b>	
			\$11,420	
Construction Costs	square feet	unit cost/sq foot	total cost	
Site Work/Parking	20,000	\$5.00	\$100,000	
New Construction Shell & Core	5,300	\$75.00	\$397,500	
New Library Finishes	4,250	\$13.25	\$56,313	
New Office Finishes	638	\$43.00	\$27,441	All office within existing bldg
			<b>SUBTOTAL</b>	
			\$633,725	Construction \$/sf: \$126.75
Project Costs	percentage of construction		total cost	
Testing, Administration, Permits, etc.	2%		\$12,675	
Planning Fee Allowance			\$35,000	
Design Fees	10%		\$73,373	
Contingencies	15%		\$111,881	
			<b>SUBTOTAL</b>	
			\$232,929	Project \$/sf: \$46.59
Relocation Costs	number of units	average unit cost	total cost	
Moving cost/AL per item	16,200	\$0.50	\$8,100	
			<b>SUBTOTAL</b>	
			\$8,100	Relocation \$/sf: \$1.02
Move-In Costs	number of units	average unit cost	total cost	
New Furniture, per sq ft	5,300	\$20.00	\$106,000	Cost per square foot
Refinish Existing Furniture	10	\$105.00	\$1,050	Cost per piece of furniture
New Computer Equipment	3	\$2,000.00	\$6,000	Average cost per piece of equipment
New Materials		\$25.00	\$0	50% of initial collection in 20
			<b>SUBTOTAL</b>	
			\$117,050	Move-In \$/sf: \$21.41
			<b>GRAND TOTAL</b>	
			\$990,773	Total Project \$/sf: \$198.04
Escalation	percentage of construction		total cost	
2002	0%		\$1,020,832	Total Project \$/sf: \$205.97
2003	4%		\$1,071,925	Total Project \$/sf: \$214.21
2004	4%		\$1,117,866	Total Project \$/sf: \$222.77
2005	4%		\$1,158,421	Total Project \$/sf: \$231.68
2006	4%		\$1,204,758	Total Project \$/sf: \$240.95
2007	4%		\$1,252,948	Total Project \$/sf: \$250.89
2008	4%		\$1,303,066	Total Project \$/sf: \$260.61
2009	4%		\$1,355,189	Total Project \$/sf: \$271.04
2010	4%		\$1,409,396	Total Project \$/sf: \$281.88



Summary Estimate of Probable Costs

prepared by PROVIDENCE Associates Inc.

Site Acquisition Costs	square feet	unit cost of	total cost
Additional land	150	\$2,000.00	\$300,000
		<b>SUBTOTAL</b>	<b>\$300,000</b>

1500 total sqft @ \$2,000 per foot

Construction Costs	square feet	unit cost of	total cost
Site Work/Parking	77,880	\$5.00	\$389,400
Renovation	9,000	\$60.00	\$540,000
New Construction Shell & Core	19,470	\$73.00	\$1,421,310
New Library Finishes	16,550	\$33.35	\$550,771
New Office Finishes	0	\$43.00	\$0
		<b>SUBTOTAL</b>	<b>\$2,900,981</b>

All office work is existing bldg.

Construction S&F: \$101,900

Project Costs	percentage of construction	total cost
Existing Administration, Permits, etc.	2%	\$58,020
Planning Fee Allowance		\$32,000
Design Fees	12%	\$394,846
Contingencies	20%	\$677,276
	<b>SUBTOTAL</b>	<b>\$1,162,142</b>

Fees usually higher for renovation projects.

Contingencies usually higher for renovation projects.

Project S&F: \$40,541

Relocation Costs	number of units	average unit cost	total cost
Moving out/in, per day	75,000	\$0.50	\$37,500
		<b>SUBTOTAL</b>	<b>\$37,500</b>

Two moves required, one out and one back in.

Relocation S&F: \$1.32

Move-In Costs	number of units	average unit cost	total cost
New Furniture, per sq ft	19,470	\$20.00	\$389,400
Rebuild Existing Furniture	100	\$105.00	\$10,500
New Computer Equipment	24	\$1,000.00	\$24,000
New Materials	0	\$25.00	\$0
		<b>SUBTOTAL</b>	<b>\$423,900</b>

Cost per square foot.

Cost per piece of furniture.

Average cost per piece of equipment.

Move-in S&F: \$15.73

**GRAND TOTAL** \$4,851,521

**Total Project S&F** \$170,441

Escalation	percentage of construction	total cost
2002	4%	\$5,045,583
2003	4%	\$5,247,407
2004	4%	\$5,453,303
2005	4%	\$5,673,535
2006	4%	\$5,902,519
2007	4%	\$6,138,724
2008	4%	\$6,384,272
2009	4%	\$6,639,645
2010	4%	\$6,904,229

Total Project S&F: \$177,22

Total Project S&F: \$184,31

Total Project S&F: \$191,40

Total Project S&F: \$199,35

Total Project S&F: \$207,31

Total Project S&F: \$215,62

Total Project S&F: \$224,25

Total Project S&F: \$233,22

Total Project S&F: \$242,54



*Deane County Library* Renovate Wainfall 28-Year Main Library Building  
*Preliminary Estimate of Probable Cost*  
 prepared by PROVIDENCE Associates Inc

21-Sep-01  
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*Site Acquisition Costs*

	square feet	unit cost \$	total cost
Additional land	0	\$0.00	\$0
SUBTOTAL			\$0

Notes:  
No additional land required

*Construction Costs*

	square feet	unit cost \$	total cost
Site Work/Parking	0	\$1.00	\$0
Renovation	74,500	\$80.00	\$1,984,000
New Construction Shell & Core	0	\$0.00	\$0
New Library Furnishes	0	\$0.00	\$0
New Office Furnishes	0	\$0.00	\$0
SUBTOTAL			\$1,984,000

Construction \$/sf: \$80.00

*Project Costs*

	percentage of construction	total cost
Testing, Administration, Permits, etc.	2%	\$39,680
Planning Fee Allowance		\$35,000
Design Fees	1%	\$20,840
Contingencies	10%	\$409,600
SUBTOTAL		\$705,120

Fees usually higher for renovation projects.  
Contingencies usually higher for renovation projects.  
Project \$/sf: \$29.13

*Relocation Costs*

	number of units	average unit cost	total cost
Moving costs, per item	75,000	\$0.50	\$37,500
SUBTOTAL			\$37,500

Two moves required: one out and one back in.  
Relocation \$/sf: \$1.51

*Move-In Costs*

	number of units	average unit cost	total cost
New Furniture, per sq ft	0	\$0.00	\$0
Refinish Existing Furniture	100	\$105.00	\$10,500
New Computer Equipment	8	\$2,000.00	\$16,000
New Materials	0	\$0.00	\$0
SUBTOTAL			\$26,500

Cost per piece of furniture.  
Average cost per piece of computer.

Move-In \$/sf: \$1.07

GRAND TOTAL \$2,726,600

Total Project \$/sf: \$111.71

*Escalation*

	percentage of construction	total cost
2002		
2003	4%	\$2,881,174
2004	4%	\$3,996,471
2005	4%	\$3,116,278
2006	4%	\$3,240,929
2007	4%	\$3,370,867
2008	4%	\$3,505,789
2009	4%	\$3,645,905
2010	4%	\$3,791,429
	4%	\$3,942,086

Total Project \$/sf: \$136.18  
 Total Project \$/sf: \$120.82  
 Total Project \$/sf: \$123.60  
 Total Project \$/sf: \$130.68  
 Total Project \$/sf: \$135.91  
 Total Project \$/sf: \$141.35  
 Total Project \$/sf: \$147.00  
 Total Project \$/sf: \$152.88  
 Total Project \$/sf: \$159.00



Ocean County Library Ren/Expand Westminster 20 Year Library Building  
 Provisional Estimate of Probable Cost  
 prepared by PROVIDENCE Associates Inc.

21-Sep-01  
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Site Acquisition Costs	square feet	unit cost/ sq ft	total cost
Additional land	12,150	\$9.42	\$115,602
		<b>SUBTOTAL</b>	<b>\$115,602</b>

notes:  
 County owns 89 acres.

Construction Costs	square feet	unit cost/ sq ft	total cost
Site Work/Paving	10,000	\$5.00	\$50,000
Renovation	3,000	\$75.00	\$225,000
New Construction Shell & Core	2,400	\$73.00	\$175,200
New Library Finishes	2,040	\$33.25	\$67,830
New Office Finishes	305	\$47.00	\$14,335
		<b>SUBTOTAL</b>	<b>\$431,165</b>

All office/work in existing bldg  
 Construction Ssf: \$58.27

Project Costs	percentage of construction	total cost
Testing, Administration, Permits, etc.	2%	\$8,624
Planning Fee Allowance		\$35,000
Design Fees	12%	\$51,703
Contingency	20%	\$95,248
	<b>SUBTOTAL</b>	<b>\$200,574</b>

Fees usually higher for renovation projects  
 Contingency usually higher for renovation projects  
 Project Ssf: \$27.09

Relocation Costs	number of units	average unit cost	total cost
Moving units, per item	0	\$0.00	\$0
		<b>SUBTOTAL</b>	<b>\$0</b>

Two moves required, out and rest back in  
 Relocation Ssf: \$0.00

Move-In Costs	number of units	average unit cost	total cost
New Furniture, per sq ft	2,400	\$18.00	\$43,200
Refinish Existing Furniture	10	\$105.00	\$1,050
New Computer Equipment	5	\$22,000.00	\$110,000
New Materials	0	\$0.00	\$0
	<b>SUBTOTAL</b>		<b>\$164,250</b>

Cost per square foot  
 Cost per piece of furniture  
 Average cost per piece of equipment  
 Move-In Ssf: \$8.79

**GRAND TOTAL** \$712,215

**Total Project Ssf: \$96.25**

Escalation	percentage of construction	total cost
2002	4%	\$240,704
2003	4%	\$770,332
2004	4%	\$801,045
2005	4%	\$833,391
2006	4%	\$866,218
2007	4%	\$901,179
2008	4%	\$937,226
2009	4%	\$973,715
2010	4%	\$1,012,784

Total Project Ssf: \$100.10  
 Total Project Ssf: \$104.10  
 Total Project Ssf: \$108.26  
 Total Project Ssf: \$112.59  
 Total Project Ssf: \$117.10  
 Total Project Ssf: \$121.78  
 Total Project Ssf: \$126.67  
 Total Project Ssf: \$131.72  
 Total Project Ssf: \$136.99

