

**TOWN OF SUMMERVILLE
STANDING COMMITTEES OF COUNCIL MEETINGS
(INCLUDING FINANCE COMMITTEE)**

Summerville Municipal Complex

Town Council Chambers

200 S. Main Street

Summerville, SC

Tuesday, September 6, 2016

5:30 p.m.

*****PUBLIC NOTICE*****

The Town of Summerville will hold its Standing Committee meetings, including Finance Committee, on Tuesday, September 6, 2016 in sequence beginning at 5:30 p.m. in the **Council Chambers**.

AGENDAS

1. Planning and Development Committee:
 - a. Petition to annex Dorchester Co. TMS#s 136-13-00-047, 136-13-00-046, 136-13-00-045, 136-13-00-044, 136-13-00-043, 136-13-00-042, 136-13-00-041, 136-13-00-040, 136-13-00-039, 136-13-00-038, 136-13-00-037, 136-13-00-036, 136-13-00-035, 136-13-00-034, 136-13-00-033, 136-13-00-032, 136-13-00-031, 136-13-00-030, 136-13-00-029, 136-13-00-028, 136-13-00-027, 136-13-00-026, 136-13-00-025, 136-13-00-024, 136-13-00-023, 136-13-00-022, 136-13-00-021 and 136-13-00-020, 28 lots (7.78 acres), located at 1000 through 1032 Providence Way, including three unaddressed parcels, currently zoned R-2, Single-Family Residential in Dorchester Co. and will be zoned R-2, Single-Family Residential upon annexation into the Town of Summerville's municipal limits. (proposed Council District 4, Planning Commission recommended approval on August 15, 2016).
 - b. Adjourn
2. Parks and Recreation Committee:
 - a. Discussion of Use of Bond Funds for Parks & Recreation Capital Projects
 - i. The Hutchinson Square Renovation Project
 - ii. National Guard Armory Renovation Project
 - b. Discussion of Jessen Boat Landing/Oakbrook Rotary Club
 - c. Adjourn
3. Public Safety Committee: No agenda items; therefore, the meeting is cancelled.
4. Public Works Committee:
 - a. North Hampton Street Easement Request
 - b. Mid-Block Crosswalk Inventory and Condition Assessment
 - c. Adjourn

5. Finance Committee:

- a. Presentation of August 2016 Finance Report
- b. Approval of Financial Requisitions
 - i. Authorization to issue a purchase order to Vic Bailey Ford in the amount of \$27,423 to replace police vehicle #268 to be paid from insurance proceeds and budgeted capital and drug funds
- c. Discussion of Proposed/Upcoming Council Agenda Items
- d. Miscellaneous
 - i. Discussion proposed uses for hospitality tax limited obligation bond
 - ii. Mayor's Remarks
- e. Executive Session – To discuss personnel matters related to Chief of Police
- f. Adjourn

ORDINANCE

TO ANNEX TO, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERVILLE, THIS PARCEL OWNED BY TERRY LEE KEEFER, JR AND TABITHA MILLER KEEFER; JAMES E. ZEREGA AND SUZANNE M. ZEREGA; JAY A. NORWOOD; VICKIE D. GOLDEN; TERRY L. MCCLURE AND ROMELYN C. MCCLURE; DANIEL M. KALE; ANGELO V. BUNAO AND ANNA W. BUNAO; TIFFANY NORTON; GINGER D. KERNS; CATRINA D. COLUCCI; KATIE M. MITCHELL; J. JOHNS AND ALEXIS M. JOHNS; MARVIN DOUGLAS BAZZLE AND SHERRY BAZZLE; ELIZABETH R. TONELLI; SHELLEY R. KNIGHT; KIMBERLY A. COOK; TROY M. JEFFCOAT AND ANGELA M. JEFFCOAT; WILLIAM M. YODICE; MARK D. GLENN AND JANET A. GLENN; SCOTT FOWLER; ROBERT A. JEWELL AND REBECCA Q. JEWELL; LUIS J. DIAZ A/K/A/ LUIS JEFFREY DIAZ; LINDA FUSCO; KEVIN M. CLYDE; SANDY T. MORROW AND KIMBERLY T. MORROW; AND, PROVIDENCE PLACE HOME OWNERS' ASSOCIATION ADJACENT TO THE BOUNDARY LINE OF THE TOWN, AS DESCRIBED ON THE DEEDS AND PREPARED PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE:

WHEREAS, the owners of the real estate designated as Dorchester County TMS #s 136-13-00-047, 136-13-00-046, 136-13-00-045, 136-13-00-044, 136-13-00-043, 136-13-00-042, 136-13-00-041, 136-13-00-040, 136-13-00-039, 136-13-00-038, 136-13-00-037, 136-13-00-036, 136-13-00-035, 136-13-00-034, 136-13-00-033, 136-13-00-032, 136-13-00-031, 136-13-00-030, 136-13-00-029, 136-13-00-028, 136-13-00-027, 136-13-00-026, 136-13-00-025, 136-13-00-024, 136-13-00-023, 136-13-00-022, 136-13-00-021 and 136-13-00-020, 28 lots (7.78 acres), located at 1000 through 1032 Providence Way, including three unaddressed parcels, described as 28 lots (6.73 acres total), has petitioned the Town Council of the Town of Summerville to annex into the Town of Summerville.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Members of Town Council duly assembled;

SECTION I. That the described land on the attached deeds and prepared plat, contiguous to the boundary of the Town of Summerville is hereby annexed to, taken into and made a part of the Town of Summerville and including the public roadway (s) immediately adjacent to the property lines of the parcel for the purposes of providing public service to the parcel; and, maintenance of Providence Way road right of way per Dorchester County approval.

SECTION II. That the property above described and hereby annexed shall be Zoned R2 "Single Family Residential" and be classified as R2 "Single Family Residential" under the Zoning Ordinance of the Town of Summerville.

Ratified this _____ day of _____, 2016 A.D.

William W. Johnson, Mayor

Lisa Wallace, Clerk to Council

PUBLIC HEARING: July 18, 2016

FIRST READING: September 8, 2016

SECOND READING: _____

STAFF REPORT
Planning Commission
July 18, 2016 at 4:00 p.m.

TO: Town of Summerville Planning Commission
FROM: Tim Macholl, Annexation & Development Coordinator
DATE: July 6, 2016

GENERAL INFORMATION

Project/Applicant: Providence Place Subdivision
Property Owner: Multiple
Requested Action: The Providence Place Subdivision has filed an application for Annexation
Location: East side of Orangeburg Road, south of Central Avenue
Existing Zoning: R-2, Single Family Residential
Proposed Zoning: R-2, Single Family Residential
Existing Land Use: Single Family Subdivision consisting of 25 residences and three Home Owner's Association parcels.

The Providence Place homeowners approached the Town of Summerville in 2015 about annexing into the Town. Town staff met with the homeowners and attended two Home Owners Association meetings to answer questions and provide information to the homeowners on the process and benefits of annexing into the Town. On February 21, 2016 the first signatures were affixed to the annexation petition for the overall subdivision. By June 22, 2016 the required 75% property owners holding at least 75% of the subdivision's assessed valuation had signed the petition allowing the annexation petition to move forward to Public Hearing at the July 18, 2016 Planning Commission Meeting.

South Carolina Code Section 5-3-150, as amended, provides for the annexation of areas using the 75 percent petition method. The Annexing municipality is required to provide a detailed feasibility study showing the impact to the municipal entity.

Existing outside Services

- Provider
 - Summerville CPW – Currently provides water to Providence Place subdivision
 - Dorchester County Water and Sewer – Currently provides sewer service to Providence Place subdivision
 - Old Fort Fire & Rescue– Currently provides fire protection services to Providence Place subdivision
 - Dorchester County Transportation Department– Currently provides road maintenance to Providence Way.

- Dorchester County Animal Control-Currently provides animal control services for Providence Place
- **Obligations**
 - SCPW – Obligation to continue providing water to the subdivision will not change.
 - Dorchester County Water and Sewer - Obligation to continue providing sewer service to the subdivision will not change.
 - Old Fort Fire & Rescue – Upon completion of the annexation old Fort will no longer be obligated to provide fire protection services to the properties located in the Providence place subdivision.
 - Dorchester County Transportation Department – The Dorchester County Transportation Department will continue to service Providence Way until Summerville Public Works agrees to take over maintenance of the Right-of-Way.
 - Dorchester County Animal Control-Will continue to provide animal control services for Providence Place

Services to be provided After Annexation

- | | |
|--|--|
| <ul style="list-style-type: none"> ● <u>Police</u> ● <u>Fire</u> ● <u>Stormwater</u> ● <u>Building and Codes</u> ● <u>Public Works</u> | <ul style="list-style-type: none"> ● <u>Streets</u> <ul style="list-style-type: none"> ○ <u>Neighborhood Street Lighting</u> ○ <u>Yard Waste Pick-Up</u> ● <u>Parks and Recreation</u> ● <u>Municipal Court Services</u> ● <u>Planning & Zoning</u> |
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Additional Levels of Service Needed

No additional levels of service have been identified for this neighborhood. Due to the relatively small number of properties and the location of the proposed annexation the required increase in revenues to provide services is expected to be negligible.

Primarily police and fire services will be the most used services provided by the Town after the annexation is complete. Police coverage is already in the area due to the White Gables residential development to the north and the Piggly Wiggly Shopping center across Orangeburg Road. This subdivision is not expected generate a significant number of police calls requiring additional staffing for the area.

Fire protection services will be provided by Summerville Fire Department regardless of annexation in 2017. Providence Place is located in tax district 209 and the Old Fort Fire & Rescue is currently the contracted provider for these services in this area, but as of January 2017 the contract with Dorchester County will terminate and fire protection will be provided through Dorchester County and a proposed automatic aid agreement with the Town of Summerville.

Being an existing development, Stormwater detention has already been implemented. There is an operating Homeowners Association and it would remain to be the HOA's responsibility for the maintenance of the existing detention ponds.

Considering that this is an established subdivision, there is little anticipated new construction to be done. Generally building permits will be required for any new remodeling but this should not create any undue burden on the building and codes department.

The public works department anticipates that there will be a need to address the condition of the road once the subdivision has been annexed into the Town and should the Town agree to take maintenance responsibility of the Right-of-Way. There are only 728 linear feet of pavement as part of Providence Way, and only 25 residences. This street is short and there are a small number of properties which are not expected to generate an unusually large amount of maintenance or yard debris calls to require any extra level of service at this location.

The parks and Rec department has adequate facilities to accommodate the new residents living in the subdivision. There are no facilities within the annexation that the Parks and Rec department would be required to take over and provide maintenance to, therefore no additional level of service will be needed.

Cost analysis of services to the area

The information provided below was provided by the individual Department Heads and represents current costs for the department. At this time it may be impossible to tell the economic impact of the annexation until after the subdivision has been brought into the Town and the residents begin utilizing the services provided. In some instances there may be no impact.

- **Police** – Based on the call history for the neighborhood to the Dorchester County Sherriff's office, only two calls since 2011, the cost to service the properties should be negligible.
- **Fire** – The neighborhood is currently located in Tax District 209, with fire service being provided by the contract provider for Dorchester County in this area, which is Old Fort Fire and Rescue. Upon annexation Summerville Fire will provide fire protection services.
- **Stormwater** – There are existing Stormwater facilities located on the Home Owner's Association properties. The HOA is responsible for the maintenance of these facilities. Upon annexation, the Town Stormwater fee payed by the homeowners as part of their property taxes will go directly to the Town.
- **Building and Codes** – All permits purchased will be purchased from the Town of Summerville going forward.
- **Public Works** – If the Town does agree to take responsibility for Providence Way, the cost to resurface a road is approximately \$150,000/mile. There are only 728 linear feet of existing Right-of-Way. This would translate to approximately \$25,000 to resurface the street.
- **Streets** – The neighborhood is not heavily wooded but there are existing trees throughout the rear yards and on the common areas of the subdivision that could produce yard waste.
- **Parks and Recreation** – At the time of the report Parks and Rec could site no specific impact that this annexation would have on their department.

Timetable for assumption of Services

The Town of Summerville intends to begin providing services to the residents of Providence Place immediately upon completion of the annexation.

Revenues needed to support services

To determine the revenue needed to support the services provided for the area, it is important to establish the unit cost for those services. Using the 2016 budget for the Town of Summerville and the U.S. Census Bureau's 2015 population estimate the unit price for the services provided was determined. It was assumed that the unit price would be the expenditure by department per resident of the Town.

2016 Department Unit Costs (2015 Population Estimate 48,848)		
Department	Budget	Unit Price (Per Person)
Police	\$7,424,757	\$152
Fire	\$7,043,404	\$144
Streets	\$2,711,977	\$55
Parks & Recreation	\$2,408,988	\$49
Building/Inspections	\$623,178	\$13
Municipal court	\$431,950	\$9
Total:		\$422

The above table assumes that the administrative costs of the Town will not increase due to the annexation of the Providence Place Subdivision. The Finance, Planning, Communication Center, Maintenance Department, and Buildings & Grounds responsibilities will not change or increase based on the additional population added through this annexation.

To be able to determine the revenues needed we have to know the population of the area annexed. Assuming the national average of 2.68 persons per household, and 25 households annexed, it can be assumed that there will be an estimated population increase of 67 people. The total revenues needed to service this area, making the assumptions stated above, will be approximately \$28,274 per year (67 people by \$422).

Estimated Revenues from current taxes, fees and service charges

After annexation of Providence Place, the Town can expect to collect approximately \$14,825 in new property tax revenue. In addition to the above property taxes the Town can expect to collect the following taxes and fees for the neighborhood.

- Motor Vehicle Tax
- Franchise Fees
- Personal Property Taxes
- Insurance Premium Taxes
- Property Transfer Taxes
- Permit fees

The proposed annexation is strictly a residential neighborhood and as such will not generate any non-residential taxes or fees for the Town of Summerville.

Projected level of taxes and fees required to support services

There is no anticipated increase to taxes needed to support the services provided to this annexation. Current levels can be maintained.

Comparison of pre/post annexation costs to property owners

Please see the attached individual analyses provided to the property owners prior to petition.

Burdens and Benefits of annexation

Generally, the revenues collected through taxes from strictly residential properties annexed do not cover the costs associated with servicing that area. The Providence Place subdivision will bring in just over half of the necessary revenues to cover the costs associated with the services provided. This is anticipated and expected. The addition of the subdivision in the Knightsville area will increase the efficiency of the services that the Town does provide in the area. By expanding the Town's boundary lines, it will also open new opportunities for future annexations in the area.

Burdens

- Right-of-Way Maintenance costs
- Flooding/Stormwater issues

Benefits

- Expanding Borders of the Town
- Implementation of the Future Land Use Map, Comprehensive Plan and Vision Plan approved by Town council
- Recuperating tax revenues for services provided but not paid for when properties were outside Town limits. (i.e – Parks, Fire)
- Increase Town population, resulting in possible increase to state/federal funding



TOWN OF SUMMERVILLE PARKS & RECREATION DEPARTMENT

"Creating Sense of Place Through Parks & Play"

TO: Parks & Recreation Committee

CC: Russ Cornette, Public Works Director
Colin Martin, Town Administrator

FROM: Doyle Best, Parks & Recreation Manager

DATE: August 31, 2016

RE: September 2016 Parks & Recreation Committee Meeting

Item 1: Discussion of Use of Bond Funds for Parks & Recreation Capital Projects

At the August 8, 2016 Town Council meeting, Mayor Johnson asked the Parks & Recreation Committee to review two Parks & Recreation Capital Projects – the renovations of Hutchinson Square and the National Guard Armory – and make a recommendation to full council at the September Finance Committee Meeting. It was mentioned that there is approximately \$3.2 million of uncommitted funds from the bond issue and that funding could potentially be used for these projects. Synopses of both projects are below:

The Hutchinson Square Renovation Project - is nearing completion of Phase 1, which consisted of new electrical and irrigation systems, entry walls, new sidewalk and street lights along the business front of Little Main, and landscape lighting in the grand oak trees.

Phase 2 consists of new hardscapes/sidewalks throughout the existing square and new landscaping (shifting shrubs/understory tree landscaping beds to the perimeter of the square). This phase also includes a brick courtyard around the Christmas tree area, as well as a sculpture/water feature in the center of the square.

Phase 3 consists of reclaiming the small parking area on the north end of the square, the addition of ten (10) new parking spaces along the railroad tracks, and the construction of the depot-themed pavilion and replica Summerville archway.

Estimates of probable costs for Phases 2 and 3 are \$805K and \$467K, respectively (full breakdown of the opinions of probable costs is enclosed).

National Guard Armory Renovation Project – In late 2014, staff worked with GMK Associates to develop a conceptual plan for the conversion of the existing National Guard Armory facility to a community recreation center. The renovation/conversion would include a small fitness room with workout equipment; a fitness classroom; multiple multi-purpose rooms for meetings, trainings, art classes, etc.; a catering/instructional kitchen; locker rooms; a multi-use main hall for indoor sports (basketball, volleyball, dodgeball, etc.), performing arts, or event rentals (has space for up to 320 for a ‘sit-down’ dinner).

The estimated cost for the renovation/conversion project (in late 2014) was \$3.4 million (full breakdown of the estimate of cost and the conceptual floor plan are enclosed).

REQUESTED ACTION: Recommend forwarding item to Finance Committee for further discussion.

Item 2: Discussion of Jessen Boat Landing/Oakbrook Rotary Club

Staff has been approached by the Oakbrook Rotary Club to do a project at Jessen Boat Landing. The Rotary Club would like to provide (at their expense) a portable restroom for visitors at the boat landing to use. The Town would be responsible for securing the restroom, stocking and routine cleaning, and locking the restroom on a nightly basis. The Rotary Club will pay the monthly maintenance fee associated with have the restroom emptied and serviced on a weekly basis.

REQUESTED ACTION: No action required – provided as information only.

Item 3: Other Business, As Necessary

Discussion of any other pertinent items, as deemed necessary by committee members.

Sincerely,

Doyle Best
Manager, Parks & Recreation
Town of Summerville

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
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PHASE 2 -LANDSCAPE/HARDSCAPE FOR EXISTING SQUARE

PHASE 2 SOFT COSTS

A DESIGN/ENVIRONMENTAL/PERMITTING COST				
1 Bid package/bidding/CA (Assume Town of Summerville will Handle)	0	LS	0.00	0.00
DESIGN/ENVIRONMENTAL/PERMITTING COST Total:				0.00
Total Soft Costs				0.00
5% Design Contingency				0.00
DESIGN/ENVIRONMENTAL/PERMITTING TOTAL COST				0.00

PHASE 2 HARD COSTS

B CONTRACTORS GENERAL CONDITIONS				
1 General Conditions (4%)	1	LS	4.00%	28,268.78
CONTRACTORS GENERAL CONDITIONS Total:				28,268.78
C SITE PREPARATION / DEMOLITION				
1 Construction Staking	1	LS	5,000.00	5,000.00
2 Clearing & Grubbing	0.58	AC	5,500.00	3,190.00
3 Tree Protection Fencing	900	LF	3.00	2,700.00
4 Temporary Silt Fence	150	LF	3.00	450.00
5 Removal of existing hardscapes/pavings/curbs and utilities	1	LS	20,000.00	20,000.00
6 As-Builts/Record Drawings	1	LS	3,750.00	3,750.00
SITE PREPARATION / DEMOLITION Total:				35,090.00
D EARTHWORK & GRADING				
1 Select Soil Removal (Poor Soils)	1	LS	2,000.00	2,000.00
2 Select Fill (Ends of Park - Plaza Near W. Richardson)	80	CY	20.00	1,600.00
3 Fine Grading	14,274	SY	2.00	28,548.00
4 Root zone Material at Lawns (6" Depth)	870	CY	20.00	17,400.00
5 Import 6" Topsoil at Newly Established Plant Beds (or Supplement Soil)	2,504	CY	32.00	80,128.00
EARTHWORK & GRADING Total:				129,676.00
D ELECTRICAL (By Project)				
1 Christmas Tree Lighting	1	LS	30,000.00	30,000.00
2 Landscape Lighting	45	EA	300.00	13,500.00
3 Pedestrian Lighting	25	EA	700.00	17,500.00
4 Electrical Outlets for Special Events	1	LS	2,500.00	2,500.00
ELECTRICAL (By Project) Subtotal:				63,500.00
E GENERAL CONSTRUCTION - Hardscape - Christmas Tree Holly Plaza / Adjacent Lawn and Walks				
1 Pre-Cast Concrete Columns at 36" x 36" at Plaza Ends	2	EA	5,000.00	10,000.00
2 Pre-cast Concrete Seatwall at 18" width at Christmas Tree Holly	60	LF	200.00	12,000.00
3 6" Thick Specialty Granite (at Planter Beds)	350	LF	12.00	4,200.00
4 Handicap Ramps (at Main Street and W. Richardson Ave. from Plaza)	2	EA	900.00	1,800.00
5 Bluestone Paving (Pedestrian Walks within Park)	1,580	SF	24.00	37,920.00
6 Brick Pavers (at Christmas Tree Holly Plaza at W. Richardson)	4,000	SF	13.00	52,000.00
GENERAL CONSTRUCTION - Hardscape Total:				117,920.00
F GENERAL CONSTRUCTION - Hardscape - Central Courtyard				
1 Pre-Cast Concrete Seatwall at 18" width	140	LF	200.00	28,000.00
2 Pre-Cast Concrete Columns at 36" x 36" at edge of Seatwalls	8	EA	5,000.00	40,000.00
3 6" Thick Specialty Granite (at Planter Beds)	250	LF	12.00	3,000.00
4 Bluestone Paving (Pedestrian Walks within Park)	1,400	SF	24.00	33,600.00
GENERAL CONSTRUCTION - Hardscape Total:				104,600.00
G GENERAL CONSTRUCTION - Hardscape - Grand Lawn Area				
1 Pre-Cast Concrete Columns at 36" x 36" at End of Paths	2	EA	5,000.00	10,000.00
2 6" Thick Specialty Granite (at Planter Beds)	564	LF	12.00	6,768.00
3 Bluestone Paving (Pedestrian Walks within Park)	1,400	SF	24.00	33,600.00
GENERAL CONSTRUCTION - Hardscape Total:				50,368.00

Hutchinson Square Park Master Plan
Town of Summerville, SC
Summerville, South Carolina
Final Master Plan
Probable Estimate of Estimate

Prepared For: Town of Summerville, SC
Prepared By: Stantec Consulting Services Inc.

Date: July 10, 2015

DESCRIPTION		QTY	UNIT	UNIT PRICE	TOTAL COST
H	SITE FURNISHINGS - Christmas Tree Holly Plaza / Adjacent Lawn and Walks				
	1 Benches	8	EA	1,200.00	9,600.00
	2 Trash Cans	4	EA	1,000.00	4,000.00
	3 Bike Racks	3	EA	800.00	2,400.00
	4 Decorative Iron Fencing at (Planter Beds 2' High)	350	LF	50.00	17,500.00
SITE FURNISHINGS Total:					33,500.00
I	SITE FURNISHINGS - Central Courtyard				
	1 Trash Cans	2	EA	1,000.00	2,000.00
	2 Custom Fountain / Sculpture Piece	1	LS	15,750.00	15,750.00
	3 Decorative Iron Fencing (at Planter Beds 2' High)	175	LF	50.00	8,750.00
SITE FURNISHINGS Total:					26,500.00
J	SITE FURNISHINGS - Grand Lawn Area				
	1 Benches	4	EA	1,200.00	4,800.00
	2 Trash Cans	4	EA	1,000.00	4,000.00
	3 Decorative Iron Fencing (at Planter Beds 2' High)	564	LF	50.00	28,200.00
	4 Drinking Fountain	1	EA	5,000.00	5,000.00
	5 Sculpture Relocation / Sculpture Installation (2 Relocate / 2 New)	1	LS	5,000.00	5,000.00
SITE FURNISHINGS Total:					47,000.00
K	SIGNAGE				
	1 Misc. Signage / Dedication Plaques / Etc.	1	LS	7,500.00	7,500.00
SIGNAGE Total:					7,500.00
L	LANDSCAPE - Christmas Tree Plaza / Adjacent Lawn				
	1 Understory Trees (2" Caliper / 8-10' Height) - Dogwoods	8	EA	450.00	3,600.00
	2 Shrubs and Ground Covers in Plant Beds	2682	SF	6.00	16,092.00
	3 Mulch (Shredded Hardwood Mulch)	33	CY	26.00	858.00
	4 Event Lawn (Empire Zoysia)	4140	SF	1.50	6,210.00
LANDSCAPE Total:					26,760.00
M	LANDSCAPE - Central Plaza				
	1 Shrubs and Ground Covers in Plant Beds	2690	SF	6.00	16,140.00
	2 Mulch (Shredded Hardwood Mulch)	33	CY	26.00	858.00
LANDSCAPE Total:					16,998.00
N	LANDSCAPE - Central Plaza				
	1 Canopy Trees (7-8" Caliper - Large Live Oak Tree)	1	EA	3,000.00	3,000.00
	2 Understory Trees (2" Caliper / 8-10' Height) - Dogwoods	8	EA	450.00	3,600.00
	3 Shrubs and Ground Covers in Plant Beds	1920	SF	6.00	11,520.00
	4 Mulch (Shredded Hardwood Mulch)	23	CY	26.00	598.00
	5 Event Lawn (Empire Zoysia)	3320	SF	1.50	4,980.00
LANDSCAPE Total:					23,698.00
O	IRRIGATION				
	1 35% of overall landscape budget in this phase	1	EA	35.00%	23,609.60
IRRIGATION Total:					23,609.60
CONSTRUCTION COST					706,719.60
10% Construction Contingency					70,671.96
PHASE 2 CONSTRUCTION COST TOTAL					805,660.34
PHASE 2 TOTAL COST (HARD AND SOFT)					805,660.34

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
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PHASE 3 -PAVILION COURTYARD AND DOTY AVE. IMPROVEMENTS

PHASE 3 SOFT COSTS

A DESIGN/ENVIRONMENTAL/PERMITTING COST				
1 Bid package/bidding/ca (Assume Town of Summerville with Handle)	0	LS	0.00	0.00
DESIGN/ENVIRONMENTAL/PERMITTING COST Total:				0.00
Total Soft Costs				0.00
5% Design Contingency				0.00
DESIGN/ENVIRONMENTAL/PERMITTING TOTAL COST				0.00

PHASE 3 HARD COSTS

B CONTRACTORS GENERAL CONDITIONS				
1 General Conditions (4%)	1	LS	4.00%	16,411.98
CONTRACTORS GENERAL CONDITIONS Total:				16,411.98
C SITE PREPARATION / DEMOLITION				
1 Construction Staking	1	LS	2,800.00	2,800.00
2 Temporary Silt Fence	180	LF	3.00	540.00
3 Removal of existing paving/curbing and other utilities	1	LS	15,000.00	15,000.00
4 As-Builts/Record Drawings	1	LS	2,000.00	2,000.00
SITE PREPARATION / DEMOLITION Total:				20,340.00
D EARTHWORK & GRADING				
1 Select Soil Removal (Poor Soils)	1	LS	1,500.00	1,500.00
2 Select Fill (End of Park at Plaza)	80	CY	20.00	1,600.00
3 Fine Grading	240	SY	2.00	480.00
4 Import 6" Topsoil at Newly Established Plant Beds (or Supplement Soil)	385	CY	32.00	12,320.00
EARTHWORK & GRADING Total:				15,900.00
E GENERAL CONSTRUCTION - Hardscape				
1 2" Asphalt Paving (including 6" base course) on Doty Ave. including Parking near Railroad	5,000	SF	27.00	135,000.00
2 Concrete curb and Gutter (tie into existing on W. Richardson and Doty Ave.)	423	LF	15.00	6,345.00
3 Granite Curbing (6" x 1" Long along Business Side at Little Main)	80	LF	30.00	2,400.00
4 Stop Bar Arrow (Thermoplastic)	2	EA	350.00	700.00
5 Directional Arrows (Thermoplastic)	3	EA	500.00	1,500.00
6 Brick Pavers (at Pavilion Plaza at Doty and Main St. Intersection)	2,340	SF	13.00	30,420.00
7 Handicap Ramps	5	EA	900.00	4,500.00
8 Stamped Asphalt Crosswalk (at Doty Ave and at Main Street / Match Existing)	432	SF	17.00	7,344.00
GENERAL CONSTRUCTION - Hardscape Total:				188,209.00
J SITE FURNISHINGS - Grand Lawn Area				
1 Trash Cans	1	EA	1,000.00	1,000.00
SITE FURNISHINGS Total:				1,000.00
F SIGNAGE				
1 Traffic Control Signs(includes H/C parking signs)	4	EA	650.00	2,600.00
SIGNAGE Total:				2,600.00
G LANDSCAPE				
1 Canopy Trees (3" Caliper)	6	EA	750.00	4,500.00
2 Shrubs and Ground Covers in Plant Beds	1615	SF	6.00	9,690.00
3 Mulch (Shredded Hardwood Mulch)	20	CY	26.00	520.00
4 Event Lawn (Empire Zoysia)	1675	SF	1.50	2,512.50
LANDSCAPE Total:				17,222.50
H IRRIGATION				
1 35% of overall landscape budget	1	LS	35.00%	6,027.88
IRRIGATION Total:				6,027.88
I Vertical Structures				
1 Outdoor Pavilion / includes structural base	450	SF	220.00	99,000.00
2 Entrance Archway Feature with Garden Fence	1	LS	60,000.00	60,000.00
Vertical Structures Total:				159,000.00
CONSTRUCTION COST				410,299.38
10% Construction Contingency				41,029.94

Hutchinson Square Park Master Plan
Town of Summerville, SC
Summerville, South Carolina
Final Master Plan
Probable Estimate of Estimate

Prepared For: Town of Summerville, SC
Prepared By: Stantec Consulting Services Inc.

Date: July 10, 2015

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
PHASE 3 CONSTRUCTION COST TOTAL				467,741.29
PHASE 3 TOTAL COST (HARD AND SOFT)				467,741.29

Hutchinson Square Park Master Plan

Town of Summerville, SC
Summerville, South Carolina
Final Master Plan
Probable Estimate of Estimate

Prepared For: Town of Summerville, SC
Prepared By: Stantec Consulting Services Inc.

Date: July 10, 2015

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
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DISCLAIMER:

OPINION OF PROBABLE COST

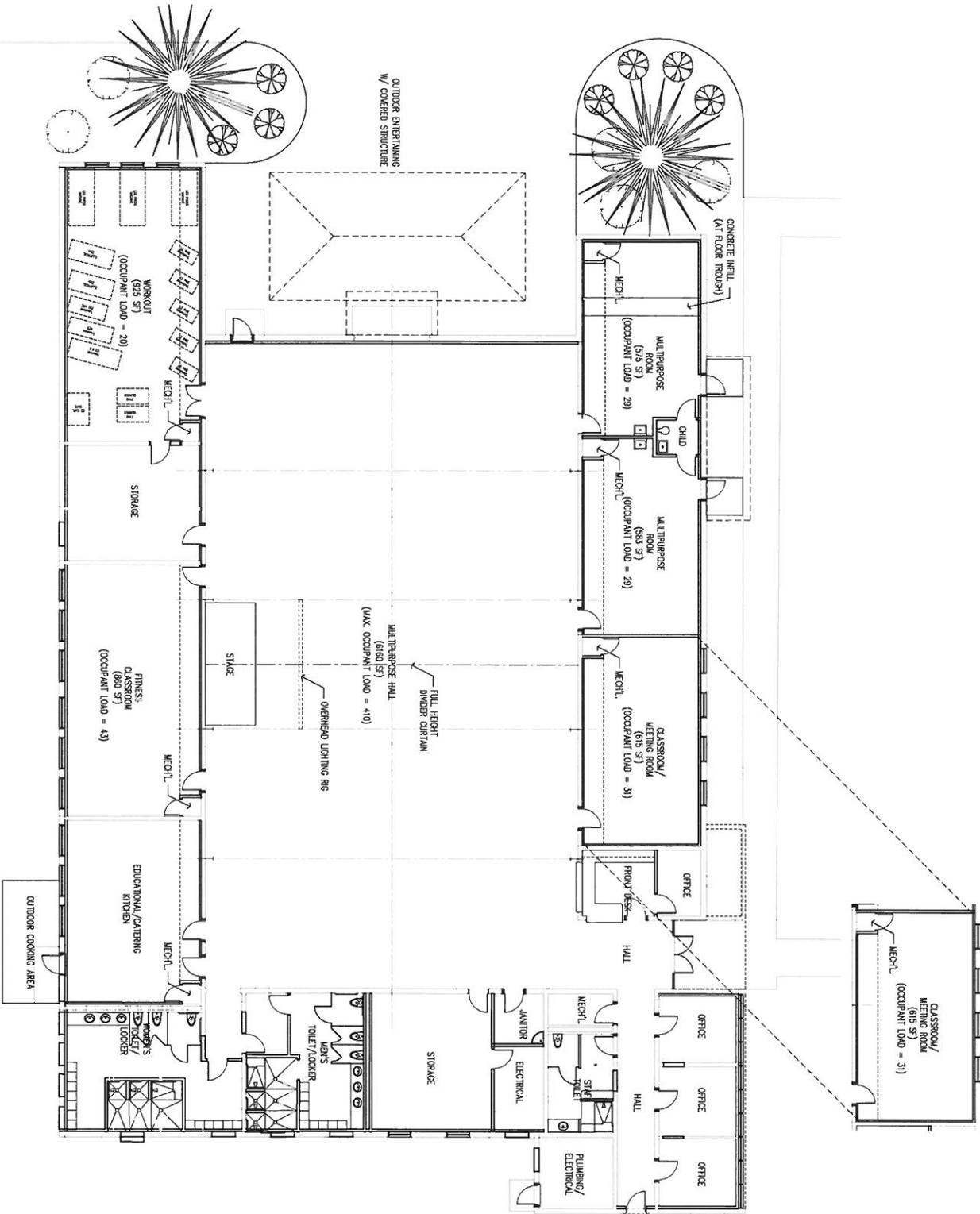
Since the Landscape Architect(LA) and Engineer have no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Costs provided for herein are made on the basis of his or hers experience and qualifications. These opinions represent his best judgment as a design professional familiar with the construction industry. However, the LA/Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from Opinions of Probable Costs prepared by him or her.

The Opinion of Probable Cost **DOES NOT** include the following:

1. Bidding/Negotiations and Construction Administration fees can be reduced if the Owner determines if oversight is only required on a limited basis by the A/E.
 2. OPC does not include gas/water or other utility relocations other than identified
 3. No offsite utility improvements
 4. No right of way acquisition
-

**Summerville Army
Renovation
Conceptual Cost Estimate
11/7/2014**

Demolition				
Wall and Misc Demo	1 allow	5000.00		\$5,000
Misc Patching	1 allow	2000.00		\$2,000
Demo roll up doors	1 ea	1000.00		\$1,000
Demo Existing Doors	30 ea	200.00		\$6,000
Demo Existing Clearstory Windows	1 allow	3000.00		\$3,000
Demo Existing Windows	26 allow	50.00		\$1,300
Demo HVAC	1 allow	5000.00		\$5,000
Demo Plumbing	1 allow	7500.00		\$7,500
Demo Electrical	1 allow	7500.00		\$7,500
Lead Abatement in Range	1 allow	1500.00		\$1,500
Asbestos Abatement	1 allow	50000.00		\$50,000
Slab Demo and patch for Plumbing & Range	1200 sf	3.00		\$3,600
Site				
Estimate by Land Plan Group 10/22/14	1 allow	458230.00		\$458,230
Patio Shade Structure	800 sf	15.00		\$12,000
Canopy	1 ea	2000.00		\$2,000
Roof				
Demo Existing Roof	15000 sf	1.50		\$22,500
Replace Roof Deck Material	4500 sf	5.00		\$22,500
New Roof System	15000 sf	15.00		\$225,000
Doors and Windows				
New windows	26 loc	1200.00		\$31,200
New Clearstory Windows	1000 sf	80.00		\$80,000
New roll up door	1 loc	8000.00		\$8,000
Enlarge opening for 14" roll-up door	1 allow	5000.00		\$5,000
New Storefront Openings & Windows	400 sf	50.00		\$20,000
New Exterior Doors	7 ea	1500.00		\$10,500
New Interior Doors	28 ea	1000.00		\$28,000
Point up existing masonry	1 allow	15000.00		\$15,000
Interior				
New Paint	15000 sf	2.50		\$37,500
Acoustical Wall Treatment in MP Hall	1800 sf	15.00		\$27,000
Rubber flooring in fitness rooms	1850 sf	4.00		\$7,400
Solid Vinyl Tile	3700 sf	8.00		\$29,600
Sport Court	6500 sf	8.00		\$52,000
Tile in Bathrooms and showers & Kitchen	1900 sf	26.00		\$49,400
Carpet Offices	55 sq-yd	20.00		\$1,100
New Lay in Ceilings	6600 sf	3.00		\$19,800
New hard Ceilings	1150 sf	4.50		\$5,175
New Partitions	150 lf	80.00		\$12,000
Mechanical Closets & Soffits	7 ea	1500.00		\$10,500
New studs and sheetrock walls	1200 lf	65.00		\$78,000
New Casework	35 lf	225.00		\$7,875
New lockers	14 opng	175.00		\$2,450
Structural Modifications	1 allow	45000.00		\$45,000
MEP				
Individual Split Systems	8000 sf	16.00		\$128,000
RTU System for MP Hall	6700 sf	20		\$134,000
New sprinkler system	15000 sf	4.00		\$60,000
New plumbing system	15000 sf	8.00		\$120,000
All new electrical system (power/lights)	13200 sf	20.00		\$264,000
New fire alarm system	1 allow	10000.00		\$10,000
Kitchen Equipment	1 allow	60000.00		\$60,000
Exhaust Hood	1 ea	15000.00		\$15,000
Grease trap	1 allow	2500.00		\$2,500
Specialties				
Retractable basketball goals	6 ea	10000.00		\$60,000
Volleyball system	1 ea	3500.00		\$3,500
Divider Curtain	1200 sf	15.00		\$18,000
Stage Lighting	20 lf	250.00		\$5,000
SUB-TOTAL Construction				\$2,298,130
Contractor Overhead and Profit Markup	15%			\$344,720
Design Contingency	5%			\$114,907
TOTAL Estimated Construction Costs				\$2,757,756
Professional Services	7.25%			\$199,937
3rd party testing	1 ls	20000.00		\$20,000
Construction Contingency	10.00%			\$275,776
TOTAL INDIRECT COSTS				\$495,713
Office Furniture	3 offices	2500.00		\$7,500
Exercise Equipment	1 allow	75000.00		\$75,000
Portable Stage	300 sf	35.00		\$10,500
Sound System	1 allow	7500.00		\$7,500
Tables & Charis for 300	1 allow	25000.00		\$25,000
Networking system for Computer Lab	20 stations	500.00		\$10,000
AV For Classroom	1 allow	10000.00		\$10,000
FF&E				\$145,500
TOTAL PROJECT COSTS				\$3,398,969



Wiley Johnson, Mayor

Council Members:

Bob Jackson, Mayor Pro-Tem

Walter Bailey

Aaron Brown

Christine Czarnik

Kima Garten-Schmidt

William McIntosh



Town Clerk and Treasurer

Lisa L. Wallace

Town Attorney

G.W. Parker

Town of Summerville

TO: Public Works Committee Members, Colin Martin

FROM: Russell W. Cornette, Jr., PE – Director of Public Works

SUBJECT: Public Works Committee Staff Report

DATE: September 6, 2016

1. North Hampton Street Easement Request

The property owners of TMS #130-11-10-007 have requested the Town grant a 20' wide ingress egress easement across the Town's property to access their property. The property has historically used this area for access, but there has never been a formal agreement between them and the Town. A gate already exists where their property begins. The property owner will have all the required legal documents prepared for the Town to dedicate the easement. Staff has no issue with granting the easement and recommends approval.

2. Mid-Block Crosswalk Inventory and Condition Assessment

Staff completed an inventory and condition assessment of all 36 mid-block or unprotected pedestrian crosswalks in Summerville. Below is a summary of the results in the tables and the spreadsheet containing the assessment of each crosswalk is available to review as well. Pavement markings, signs, and lighting were assessed at each crosswalk. Staff has already sent the report to SCDOT to review. Staff will request SCDOT correct the sign and pavement marking deficiencies. Staff will also coordinate with SCE&G on better lighting at the appropriate crossings.

The Town has been granted approval to use rectangular rapid flashing beacon (RRFB) devices from the FHWA town-wide, but the request was specifically for their use on Bear Island Road. With the Town's approval, SCDOT has expressed their support in allowing them to be installed on State roads under an encroachment permit. These devices cost \$10,000 - \$15,000 for each location and no funds have been budgeted for their purchase.

Crosswalks by Jurisdiction	
SCDOT	Town
12	36

Needs Additional or Improved Signs	
SCDOT	Town
4	23

Needs Additional or Improved Pavement Markings	
SCDOT	Town
8	16

Street Lighting More Than 50' Away	
SCDOT	Town
5	14

3. Adjourn

STREET	LOCATION	Jurisdiction	LENGTH OF CROSSWALK	Width of CROSS WALK	Photo	Date Graded	# OF SIGNS	CONDITION OF SIGNAGE	DISTANCE TO LIGHTING	TYPE OF CROSSWALK	SPECIALTY PAVEMENT	PAVEMENT MARKINGS CONDITION	Comments
17-A	High School	SCDOT	42'	6'		08/01/2016	2	Good	46'	standard	None	GOOD	SIGNS VERY CLOSE TO CROSSWALK
Belleflower Drive	Daniels Orchard	Town	28	8		08/01/2016	0	add signs	25'	Decorative	Pavers	GOOD	ADD SIGNAGE TO BELLEFLOWER DRIVE
Belleflower Drive	Daniels Orchard	Town	28	8		08/01/2016	0	add signs	25'	Decorative	Pavers	GOOD	ADD SIGNAGE TO BELLEFLOWER DRIVE
Branch Creek Trail	Pond Hill Court	Town	26	10		08/01/2016	0	add signs	75'	Decorative	Pavers	GOOD	ADD SIGNAGE
Burton Avenue	Chandler Creek Bridge	Town	22'	6'		08/01/2016	0	add signs	57'	Decorative	Stamped Asphalt	GOOD	ADD SIGNAGE AND STANDARD MARKINGS, BRICK NEEDS REPAINTING
Burton Avenue	Chandler Creek Bridge	Town	22'	6'		08/01/2016	0	add signs	34'	Decorative	Stamped Asphalt	GOOD	ADD SIGNAGE AND STANDARD MARKINGS, BRICK NEEDS REPAINTING
Cedar Street	Doty Avenue	SCDOT	77	7		08/01/2016	1 @ CL	Good	0'	Decorative	Applied Finish	GOOD	NO IMPROVEMENTS NEEDED
Congressional Boulevard	at Golf Course	Town	23	8		08/01/2016	0	add signs	424'	standard	None	GOOD	ADD SIGNAGE AND STANDARD MARKINGS
Congressional Boulevard	at Golf Course	Town	23	8		08/01/2016	0	add signs	313'	standard	None	GOOD	ADD SIGNAGE AND STANDARD MARKINGS
Creek Bend Drive	Creekside Drive	Town	28	6		08/16/2016	0	add signs	59'	Decorative	Stamped Asphalt	GOOD	ADD SIGNAGE AND STANDARD MARKINGS, BRICKS NEED REPAINTING, TREES BLOCKING LIGHTS
Creek Bend Drive	Creekside Drive	Town	29	6		08/16/2016	0	add signs	55'	Decorative	Stamped Asphalt	GOOD	ADD SIGNAGE AND STANDARD MARKINGS, BRICKS NEED REPAINTING, TREES BLOCKING LIGHTS
Creek Bend Drive	Crosslimbers Drive	Town	34	6		08/16/2016	0	add signs	82'	Decorative	Stamped Asphalt	GOOD	ADD SIGNAGE AND STANDARD MARKINGS, BRICKS NEED REPAINTING, TREES BLOCKING LIGHTS
Creek Bend Drive	Crosslimbers Drive	Town	32	6		08/16/2016	0	add signs	70'	Decorative	Stamped Asphalt	GOOD	ADD SIGNAGE AND STANDARD MARKINGS, BRICKS NEED REPAINTING, TREES BLOCKING LIGHTS
East Richardson Avenue	Sawmill Branch Trail	SCDOT	19	10		08/16/2016	2	Good	167'	None	None	GOOD	ADD STANDARD MARKINGS
King Charles Circle	Nelson Court	SCDOT	31'	6'		08/16/2016	1 good/1 missing		91'	Ladder	NONE	BAD	REAPPLY THERMO
King Charles Circle	Newington Elementary School	SCDOT	29'	7'		08/16/2016	2	Good	48'	Ladder	None	BAD	REAPPLY THERMO
Luden Drive	Sawmill Branch Trail	SCDOT	30'	9'		08/16/2016	2	Good	NONE	standard	None	GOOD	NO ADJACENT STREET LIGHTS
North Laurel Street	Daniels Orchard	Town	35	8		08/16/2016	0	add signs	40'	Decorative	Pavers	GOOD	ADD SIGNAGE
North Laurel Street	Belleflower	Town	35	8		08/16/2016	0	add signs	40'	Decorative	Pavers	GOOD	ADD SIGNAGE
Sabal Court	Daniels Orchard	Town	33	8		08/16/2016	0	add signs	46'	Decorative	Pavers	GOOD	ADD SIGNAGE

STREET	LOCATION	Jurisdiction	LENGTH OF CROSSWALK	Width of CROSS WALK	Photo	Date Graded	# OF SIGNS	CONDITION OF SIGNAGE	DISTANCE TO LIGHTING	TYPE OF CROSSWALK	SPECIALTY PAVEMENT	PAVEMENT MARKINGS CONDITION	Comments
Sabal Court	Daniels Orchard	Town	33	8		08/16/2016	0	add signs	46'	Decorative	Pavers		ADD SIGNAGE
South Main Street	West 5th South Street	SCDOT	43'	7'		08/16/2016	2	Good both signs on one side of crosswalk. Move to	27'	standard	NONE	BAD	REAPPLY THERMO
South Main Street	Rollings School	SCDOT	49'	7'		08/16/2016	2		73'	standard	NONE	BAD	REAPPLY THERMO
Doty Avenue	South Main Street	SCDOT	49'	8'		08/16/2016	0	add signs	23'	Ladder	NONE	GOOD	ADD SIGNAGE
Joyce Lane	South Main Street	SCDOT	33'	6'		08/16/2016	0	add signs	67'	standard	None	BAD	ADD SIGNAGE, REAPPLY THERMO
Springview Lane	Town Park	Town	28'	7'		08/16/2016	2	Good	29'	standard	None	GOOD	NO IMPROVEMENTS NEEDED
West Richardson Avenue	Guerins	SCDOT	59'	7'		08/16/2016	1 @ CL	Good	35'	Decorative	Applied Finish	BAD	REAPPLY THERMO, REAPPLY DECORATIVE FINISH
West Richardson Avenue	South Walnut Street	SCDOT	28'	7'		08/16/2016	2	Good	20'	standard	None	BAD	REAPPLY THERMO
White Gables Drive	Mid Entry	Town	22'	7'		08/16/2016	0	add signs	31'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
White Gables Drive	center of town square	Town	18'	8'		08/16/2016	0	add signs	99'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
White Gables Drive	center of town square	Town	18'	8'		08/16/2016	0	add signs	99'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
Shea Street	106 Shea Street	Town	22	5		08/16/2016	0	add signs	72'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
Wrigley Boulevard	109 Wriggley Blvd	Town	14	5		08/16/2016	0	add signs	67'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
Wrigley Boulevard	106 Wriggley Blvd	Town	14	5		08/16/2016	0	add signs	70'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
Comiskey Park Circle	Wriggley Blvd.	Town	22	5		08/16/2016	0	add signs	25'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS
Comiskey Park Circle	111 Comiskey Park Circle	Town	22	5		08/16/2016	0	add signs	67'	Decorative	Stamped Asphalt		ADD SIGNAGE AND STANDARD MARKINGS