

**THE ERWIN BOARD OF COMMISSIONERS
SEPTEMBER 2020 REGULAR MEETING
THURSDAY, SEPTEMBER 3, 2020 @ 7:00 P.M.
ERWIN MUNICIPAL BUILDING BOARD ROOM**

AGENDA

1. **MEETING CALLED TO ORDER**
 - A. INVOCATION
 - B. PLEDGE OF ALLEGIANCE
2. **AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**
3. **CONSENT (Page 2)**

All items on Consent Agendas are considered routine, to be enacted on one motion without discussion. If a Board member or citizen request discussion of an item, the item will be removed from the consent Agenda and considered under New Business.

 - A. Minutes of Regular Meeting on August 6,2020 (**Page 2**)
 - B. Resolution of Awarding Badge and Service Sidearm to Clark Wilkes (**Page 10**)
 - C. Appoint Stacy Walsh as the Erwin representative on the Harnett County Library Board (**Page 11**)
4. **PUBLIC COMMENT**

Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff and other speakers. §160A-81.1
5. **OLD BUSINESS**
 - A. American Tower (**Page 12**)
6. **NEW BUSINESS**
 - A. Request from Harnett County Habitat for Humanity (**Page 15**)
 - B. Depot (**Page 21**)
8. **MANAGER’S REPORT**
9. **ATTORNEY’S REPORT**
10. **GOVERNING BODY COMMENTS**
11. **CLOSED SESSION**
 - A. Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel
11. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS
REGULAR MINUTES
AUGUST 6, 2020
ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Pro-Tem Baker presiding, held its Regular Meeting in the Town Hall on Thursday, August 6, 2020 at 7:00 P. M. in Erwin, North Carolina.

Board Members present were: Commissioners William Turnage, Randy Baker, Ricky Blackmon, Alvester McKoy, Thurman Whitman and Melinda Alvarado.

Town Manager Snow Bowden and Town Attorney Tim Morris were present.

Mayor Pro-Tem Baker called the meeting to order at 7:00 P.M.

Mayor Pro-Tem Baker gave the invocation.

Those present recited the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Turnage made a motion to approve the agenda and was seconded by Commissioner McKoy. **The Board voted unanimously.**

CONSENT ITEMS

Commissioner Turnage made a motion to approve **(Item A)** Approval of Regular Minutes of 6/4/2020, **(Item B)** Approval of Special Called Minutes of 6/23/2020, **(Item C)** Financial Report Study for June 2020 and **(Item D)** Planning Board Member Billy Howell resignation from Planning Board and was seconded by Commissioner Whitman. **The Board voted unanimously.**

*A copy of the Financial Report Summary for June 2020, and Planning Board Member Billy Howell resignation from Planning Board is incorporated into these minutes as **Attachment #1***

MINUTES CONTINUED FROM AUGUST 6, 2020

NEW BUSINESS

2020-2021 STREET RESURFACING RECCOMENDATIONS

If you turn to page 13 in your agenda you can see a memo from the Town Manager Snow Bowden and on the next page there is a memo from the Town Engineer Bill Dreitzler with the streets that we are recommending to be resurfaced in this Fiscal Year. Bill is here to answer any questions that you might have. We have identified the roads in East Erwin as the recommended roads to be resurfaced this Fiscal Year. I know that in the past there has been discussion to resurface some of the roads but it was put on hold because of the East Erwin Drainage project. We knew it was a project that we wanted to get done and it would require the roads to be cut into and we did not want to resurface a road and then cut right into the road a year or two later. Now that we were able to complete the first phase of the East Erwin drainage project we are now recommending that we resurface those roads this Fiscal Year.

Commissioner Turnage stated that he did not have a problem with these streets. He mentioned that there have been issues in the past with roads that have been selected to be resurfaced. The roads in the cemetery look great. Commissioner Turnage brought up resurfacing the rear street in the cemetery. After some discussion it was determined that this is a private street that is not on the Town's Powell Bill map and due to its size it would probably not meet the standards to be added to the map. If the Erwin Lions Club wants to have this street resurfaced they will have to handle it themselves.

Commissioner Baker asked Town Engineer Bill Dreitzler a question about having a new pavement condition study at an estimated costs of \$20,000. Is this something Town Staff can do without having to contract it out? Is this something that Erwin Public Works Could handle?

Town Engineer Bill Dreitzler stated that an updated pavement study is something that could be done in house by Town Staff. But the main benefit of contracting it out to a firm such as the one that handled our 2013 Pavement Study (Withers and Ravenel) is that it is an independent document. I use the pavement study to make my recommendations to the Town Board but it is getting outdated. That is why we are recommending to complete a new study. But I can still use the current study to make my recommendations to the Town Board.

Commissioner Baker stated he can see the importance of having a third party complete this type of study. It would be a true assessment of the condition of each road with no favoritism for a certain area of Town.

Commissioner Baker stated that we have Town Staff that are out on the roads and if we could save money on doing this study by Town Staff we could potentially resurface another street. But he does see the importance of having an independent document.

Commissioner Turnage recommended that each commissioner just recommend a road or two in each ward to Town Engineer Bill Dreitzler.

MINUTES CONTINUED FROM AUGUST 6, 2020

Town Engineer Bill Dreitzler stated that we could certainly follow that idea Commissioner Turnage but there has been a move in recent years to make these decisions less political and that is why we would use an independent document to make street resurfacing recommendations to the Town Board.

Commissioner Whitman stated that West D Street is one of the worst streets in Town. It has nine pavement cuts into the road. I have been trying to get this street paved for the past four years.

There was further discussion about saving money by having Town Staff evaluate the roads.

Commissioner Blackmon stated that he could see the value in having an independent study completed by an outside party.

Town Engineer Bill Dreitzler described what would all go into a street assessment by a third party. There are a lot of man hours that go into walking 30 miles of streets. They will be in the field for two to three with two teams made up of two to three people. They will be here all day long.

Commissioner Blackmon stated there is nothing wrong with reaching out to a few firms to see how much a study would cost. Just because we get an estimate it does not mean we have to accept the estimate.

Commissioner Whitman asked if we were still using the most recent study that was completed.

Town Engineer Bill Dreitzler responded that we were still using the pavement study completed in 2013. The last two years we have relied a bit more on our site inspection and feedback from the public and members of the Town Board. These studies really need to be updated every five years or so. This study is seven years old. However, some of the streets that we have recommend to resurface in this Fiscal Year were considered a high priority in the 2013 pavement study.

Commissioner Blackmon made a motion to accept the recommended roads by Town Engineer Bill Dreitzler to be resurfaced in Fiscal Year 2020-2021 and was seconded by Commissioner Turnage. **The Board voted unanimously.**

*A copy of the recommended roads to be resurfaced from Town Engineer Bill Dreitzler is incorporated into these minutes as **Attachment #2***

MINUTES CONTINUED FROM AUGUST 6, 2020

INTER-LOCAL AGREEMENT WITH HARNETT COUNTY TO PROVIDE FUNDS INVOLVING COVID-19 EXPENSES

Town Manager Snow Bowden stated that there are a lot of details associated with this agreement but it is in response to the CARES ACT that was passed in response to coronavirus (COVID-19). The Federal Government approved giving each State money. Then the North Carolina General Assembly gave each County in the state an allotment of funds. Each County in North Carolina has to share 25% of their allocated funds with the municipalities located in it. Harnett County has determined each allotment for the five municipalities in the County by its population. The Town of Erwin should receive up to \$234,841 in funding from the CARES ACT. These funds have to go into a special revenue line item they cannot be used for other expenses. They have to be used for expenses that are directly related to the response to COVID-19. I have to submit a plan to Harnett County and then monthly reports to Harnett County until we receive our allotment. Then we have to keep these records for at least three years. We need to treat these reimbursements like you would with FEMA. We will have a file with all of the required information just in case the Town or County gets audited. The Harnett County legal department has determined the best way to apply for these funds would be to request to be reimbursement for each police officers' salaries and benefits (we will not include our School Resource Officers in the reimbursement request). I just need approval from the Town Board before I can sign it and send it back to Harnett County.

Commissioner Baker asked Town Attorney Tim Morris if he had reviewed this contract.

Town Attorney Tim Morris stated that he had read the agreement. He did not have any major concerns with the agreement. There is some language that locks you into how to spend the funds but these mandates are mandates from the State that would need to be followed anyways.

Commissioner McKoy made a motion to authorize the Town Manager Snow Bowden to sign the inter-local agreement with Harnett County involving the CARES ACT and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

A copy of the inter-local agreement between the Town of Erwin and Harnett County is incorporated into these minutes as Attachment #3

AMERICAN TOWER REQUEST

Town Manager Snow Bowden informed the Town Board that he had received an email from a representative from American Tower. American Tower has requested a reduction in rent and rent escalator that was in the most recent lease extension back in 2018. American Tower is claiming that they are seeing a decrease in revenues and are requesting that the members of the Town Board consider a 21% decrease in rent and a decrease from a 3% annual rent escalator or a 2% rent escalator. I am not an expert on the cell phone industry but I do think we should at least have some discussion on this request.

MINUTES CONTINUED FROM AUGUST 6, 2020

Town Manager Snow Bowden stated we should at least consider this request and propose a counter offer. I do not know if they really are seeing a decrease in revenues. But that is their claim and it is why they are asking for a reduction in rent payments. Of course they can always leave whenever they want. There is no guarantee they will stay on this site for ten years or until the lease ends in 2069.

Commissioner Turnage stated that he is aware that T-Mobile (current tenant on the tower) and Sprint just merged he was not too sure if they would need to continue to use that tower. He said this agreement comes up just about every year and maybe they are trying to tell us something. I think cell towers are here to stay.

Town Manager Snow Bowden stated that he believed that we should submit a counter offer to this request. But I would like to see some form of a more formal agreement. The Town signed a lease extension back in 2018 and I have brought three request to you since then and it is only 2020. If we are to agree to new terms with American Tower I would like it to be a more firm agreement.

Commissioner Baker stated that if we were to renegotiate this agreement until 2029 he would like to see a certain dollar amount that would be paid annually and guaranteed. We could do away with the annual rent escalation. If we had a guarantee that we would receive the annual rent payment until at least 2029 we would have a guarantee that we would receive these rent payments until at least 2029.

Commissioner Baker stated that the rent payments from this tower are very important to the Town. If we requested an annual rent payment of \$30,000/year that is roughly the equivalent of a one (1) cent of your tax ad valorem base.

Town Attorney Tim Morris asked if they had shown any evidence about the claim that their revenues were down. He stated that if they had not we were just taking them at their word.

Town Manager Snow Bowden stated that they had not shown him any evidence supporting the claim that their revenues were down.

Town Attorney Tim Morris stated that before we agreed to any new terms with this contract he would want to see some proof that their revenues were down.

There was some discussion amongst the board that they believed that American Tower wanted to buy the site outright.

Town Manager Snow Bowden stated that he thought that might be the case. He stated that just a few months ago I presented another request to you from American Tower that was just a request to buy the property. There was nothing presented about a rent decrease at that time.

MINUTES CONTINUED FROM AUGUST 6, 2020

Commissioner Blackmon stated that every time there has been new terms presented with this site there has been a buyout option included. He stated that he does not have a problem renegotiating the rental terms. But he would like to see the monthly rent remain the same but agree to a decrease from an annual three (3) percent rent escalation rate to an annual two (2) percent rent escalation rate. He stated that he would rather renegotiate the rent reescalation rate than the rent. He stated that he still thinks they just want to buy the property outright.

Commissioner Turnage stated that he has some concerns with this tower due to a merger between Sprint Wireless and T-Mobile Wireless. There is already a Sprint tower in Erwin. He is concerned that T-Mobile might not need that tower anymore.

Commissioner Alvarado stated that she agreed with Commissioner Baker that once you agree to terms with a landlord you don't just go back and try and renegotiate new terms with the rental rate. She agreed with the fact that she would like to see some of the rent guaranteed.

Commissioner Blackmon stated that we tried to get some of the rent guaranteed the last time we renegotiated this contract. We requested ten (10) years of rent guaranteed and they did not agree to that request. He stated that he did not think they would agree to any sort of rent guarantee.

Commissioner Baker stated that he had reviewed the numbers and he had the following counter offer proposal:

- Agreement from 2021-2029
- An annual payment of \$30,000 to be paid the first month of the year.
- The annual rent escalation rate of 3% can be removed for this time period.
- The annual payment of \$30,000 for the time period from 2021-2029 would need to be guaranteed.

Commissioner Baker stated that we could renegotiate this contract in 2029. But the following proposal would guarantee \$270,000 in revenues for the Town of Erwin.

After some discussion amongst the members of the Town Board the Town Manager Snow Bowden was instructed to propose that counter offer proposed by Commissioner Baker.

MINUTES CONTINUED FROM AUGUST 6, 2020

MANAGER REPORT

- We should be finished with the improvements at Al Woodall Park in four to five weeks.
- I have hired Linda Williams to be our Finance Director.

GOVERNING BOARD COMMENTS

Commissioner McKoy stated that he wanted to commend Star Bailey and Snow Bowden for stepping up and making sure everything was still completed like it was supposed to be done while being short staffed.

Commissioner Whitman agreed with the comments made by Commissioner McKoy.

Commissioner Turnage stated that he had some strong comments to make. He stated that he was ashamed to be the Ward 6 commissioner. He highlighted some concerns that he had:

- The condition of some of the homes in the area. He would like to see them fixed or demolished.
- The Town needs to do a better job of mowing the grass in the right-of-ways.
- Town Staff needs to do a better job with code enforcement and getting people to mow their yards.
- He stated that he was proud to be from Erwin and he wanted to see Town Staff do a better job. He stated that he knows that we are still currently short on staff but he would like to see staff start to clean the Town up.
- He stated that Erwin has a lot of positive things going on at the moment. We have a lot of new homes that are being built in Town. All of the homes that are being built have already been sold.
- We are getting a new elementary built in Erwin and Good Hope Hospital is rebuilding.

CLOSED SESSION

Commissioner Turnage made a motion to go into a closed session at 7:45 PM in pursuant to G.S. 143-318.11 (a) (6) to discuss personnel and was seconded by Commissioner Whitman. **The Board voted unanimously.**

MINUTES CONTINUED FROM AUGUST 6, 2020

RECONVENED

Commissioner Turnage made a motion to go back in regular session at 7:58 PM and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 8:00 PM and was seconded by Commissioner Turnage. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY
SNOW BOWDEN TOWN MANAGER**

ATTEST:

**Patsy M. Carson,
Mayor**

**Snow Bowden
Town Manager**



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

TOWN OF ERWIN RESOLUTION AWARDING BADGE AND SERVICE SIDEARM TO RETIRING LIEUTENANT CHARLES CLARK WILKES JR.

2020-2021-001

WHEREAS, NC GS 20-187.2 provides that retiring members of municipal law enforcement agencies may receive, at the time of their retirement, the badge worn or carried by them during their service with the municipality; and

WHEREAS, NC GS 20-187.2 further provides that the governing body of the municipal law enforcement agency may, in its discretion, award to a retiring member the service sidearm of such retiring members; and

WHEREAS, Charles Clark Wilkes Jr. has served many distinguished years with the Erwin Police Department and will retire at the rank of Lieutenant;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of Erwin, North Carolina as follows:

The Town Manager or his designee is hereby authorized, in accordance with the provisions of NC GS 20-187.2, to transfer to Lieutenant Charles Clark Wilkes Jr the badge worn by him during his service with the Erwin Police Department and his service sidearm, Semi-Automatic Glock model 22 .40 caliber handgun. Serial #: STT454

BE IT FURTHER RESOLVED that appreciation is expressed to Lieutenant Charles Clark Wilkes Jr. for the dedicated service rendered by him during his employment with the Town of Erwin.

Duly adopted this 3RD day of September, 2020.

ATTEST:

Patsy M. Carson
Mayor

Snow Bowden
Town Manager

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: September 3, 2020
Subject: Erwin Public Library Representative for the Harnett County Library Board

Our Erwin representative for the Harnett County Library board term came to an end on August 31, 2020. The Erwin Public Library Director Kimberly Van Beck has recommended Stacy Walsh serve as our next representative on this board. Ms. Walsh is a resident of Erwin. She is an active patron at the library and attends many in-person programs. She has an active interest in the libraries well-being and is invested in our local community. She lives and works locally. She understands the importance of literacy based community programming and would be a good advocate for such. I believe she would be a great choice to represent Erwin and would have the best interests of Erwin at heart.

OLD BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: September 3, 2020
Subject: American Tower

After our August Town Board meeting I reached out to American Tower with the proposed counter offer we discussed during that meeting. They did not accept the offer. We discussed a few points that were mentioned during our discussion at the August Board meeting. American Tower cannot share their revenue reports based on what I was told. Based on my conversation with the representative from American Tower it sounds like they are either losing money with this tower or are barely breaking even. But I do not know that for sure.

I have attempted to read a number of articles to try and learn more about this industry. It seems like most of the firms associated with these articles just want to outright buy towers from the property owners. I do not want to mislead any of you, American Tower can always decide to up and leave this tower. In the current state of the industry it does seem like they need as many towers as they can have though. The upcoming expansion to a 5G network is something that we need to keep an eye out for. I am not aware of any updates to this tower for 5G yet.

Attachments:

- Counter offer from American Tower
- Projected rent revenue with current agreement and with proposed changes

Action Recommended:

- Instruct the Town Manager to accept the proposed changes or submit to another counter offer.



***Important Information Regarding Your Tower
Do Not Discard!***

Town Of Erwin NC
Attn: Snow Bowden
PO Box 459
Erwin NC 28339

RE: Tower Site #273036Z

Please see the updated 2020 Tower Site progress report and contract valuations below for your file and review. This report will serve to keep you informed of the Tower Site's status and relevant industry news. The intent is to better inform you of the current market value of your contract and the factors impacting that value. Keep in mind that a contract's value will fluctuate based on changes to the industry, technology, economic conditions and a tower's tenant activity.

Current Contract Terms:

Ground Lease Expiration Date: 3/02/2069

Rent: \$2,122.12 per month

Rent Escalator: 3% per year

Next Escalation Date: 3/03/2021

Based on the current market conditions, in order to ensure the long-term stability of this Tower Site we need to adjust the financial terms of this contract so that all parties can benefit. Your cooperation in one of the options below will strengthen the long-term viability of your tower. We therefore request your serious consideration of the proposal options below.

We recognize this can be a challenging request. The mergers and acquisitions in our industry as well as tenants actively negotiating reductions in their rent and escalation have driven changing market conditions. Working together we can find a path to a continued mutually beneficial relationship. The proposal below outlines the options available for the tower on your property. Upon approval of either option, we will provide the appropriate documents for your review and signature.

Option 1: Rent Reduction

- Reduction of the base rent payment by **15%**. Your **3% Annual** escalator will be reduced to **2% Annual** and will continue with the next escalation scheduled for March, 2021. You will also receive a \$5,000 signing bonus which will absorb much of the immediate loss.

Option 2: Cash out now at current rent for a one-time payment of \$435,000.00

I look forward to discussing the site and how American Tower can continue to strengthen our partnership on this tower. When you call please reference the site number above so I can serve you faster.

Respectfully,

Carolyn Srabian

The Lyle Company Lease Consultant
Authorized Vendor of American Tower

Carolyn Srabian | Office # 817-431-4383 | Fax # 916-266-7000 | Email csrabian@lyleco.com

"This letter is for discussion purposes only and expires 9/15/2020. The parties will not be bound in any respect until and unless a written agreement is signed by all parties"

	Current Rent	Proposed New Rent			
2021	\$25,991.44	\$18,284.78			
2022	\$26,771.24	\$18,650.46			
2023	\$28,401.76	\$19,023.43			
2024	\$29,253.82	\$19,403.88			
2025	\$30,131.52	\$19,791.92			
2026	\$31,035.52	\$20,187.74			
2027	\$31,966.62	\$20,591.45			
2028	\$32,925.66	\$21,003.24			
2029	\$33,914.58	\$21,423.31			
2030	\$34,932.12	\$21,851.77			
2031	\$35,979.12	\$22,288.81			
TOTAL	\$341,303.40	\$222,500.79		Loss	\$118,802.61
Total Through 2069 with current contract	est. \$3,303,973			Loss	\$ 1,682,553
Total through 2069 with proposed change	est. \$1,621.420				

NEW BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: September 3, 2020
Subject: Harnett County Habitat for Humanity

Harnett County Habitat for Humanity Executive Director Mike Blackmon submitted a letter to the Town of Erwin requesting that the Town donate two lots currently owned by the Town to Harnett County Habitat for Humanity. The two lots that were requested are 107 Holmes Street and 301 North 14th Street. Both of these lots had homes on them that the Town demolished. Recently, Harnett County Habitat for Humanity built a new single family dwelling on a lot off of Rosemary Street, and they have plans to build their next home on a lot off of Cedarwood Drive.

The organization is trying to increase the number of lots they have so they can build more homes for people in need. They build homes for deserving families. I would recommend that the Town donate these two parcels to Harnett County Habitat for Humanity. They have a lawyer that handles all of the paperwork with a lot donation.

N.C. General Statute 160A-280 allows for the donation of personal property to other governmental unity or non-profit organizations. We would have to post a notice five days prior to the adoption of a resolution approving the donation of these lots before we could donate them to Harnett County Habitat for Humanity.

Attachments:

- GIS Image of 107 Holmes Street
- GIS Image of 301 North 14th Street
- Property Card of 107 Holmes Street
- Property Card of 301 North 14th Street
- Request from Harnett County Habitat for Humanity Executive Director Mike Blackmon

Action Recommended:

- Instruct the Town Manager to write a resolution for the donation of these two lots and ensure proper public notice is posted.

08-04-2020

Town of Erwin
Board of Commissioners
100 West F. Street
Erwin, NC 28339

Dear Board of Commissioners:

My name is Mike Blackmon and I am the Executive Director for Habitat for Humanity of Harnett County. As you may know we just recently dedicated a new home in Erwin located at 807 Rosemary Street to the Morris Family. They will be closing within the next two weeks and moving into their new home.

Habitat's Mission Statement is "Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope."

Habitat of Harnett is getting ready to build another home in the Forest Hills Subdivision, 207 Cedarwood Drive to another family that has qualified. A single mom with 3 children.

Habitat continues to look for buildable lots throughout the county so that when the next family qualifies, we have a place to build their home.

Habitat is interested in two (2) lots located in Erwin that belong to the Town of Erwin, one lot located at 107 Holmes Street 50' x 200', the second lot 301 North 14th Street. Both are currently vacant. Habitat for Humanity of Harnett County would like for the Town of Erwin to consider gifting those lots to Habitat, so that we may continue to build affordable housing in your area. Thank you so much for your consideration.

Sincerely,

Mike Blackmon

Mike Blackmon
Executive Director
Habitat for Humanity of Harnett County

Harnett GIS

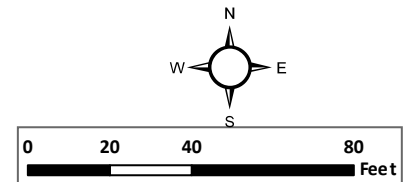
NOT FOR LEGAL USE



GIS/E-911 Addressing

August 25, 2020

- | | | | |
|-------------------------------|-------------------------|--------------|---------|
| Recycle Center | Harnett County Boundary | NC | Parcels |
| Landfills | Address Numbers | US | |
| Surrounding County Boundaries | Airport | Roads | |
| Federal Property | MajorRoads | Mile_Markers | |
| City Limits | Interstate | Railroad | |



17

ERWIN TOWN OF										Return/Appeal Notes:					Parcel: 06-0597-15-28-0057					
107 HOLMES ST ERWIN NC 28339															PLAT: UNIQ ID 1/37 248257					
1500000015															ID NO: 0597-71-6688.000					
CITY ERWIN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), ERWIN FIRE TOWN OF ADVALOREM TAX (100)										CARD NO. 1 of 1										
Reval Year: 2017 Tax Year: 2021										4.0000 LT					SRC=					
Appraised by 14 on 09/07/2017 00602 DUKE - ERWIN										TW-06					CI-02 FR-EX-CITY AT- LAST ACTION 20170907					
CONSTRUCTION DETAIL			MARKET VALUE							DEPRECIATION					CORRELATION OF VALUE					
TOTAL POINT VALUE			USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD					CREDENCE TO				
BUILDING ADJUSTMENTS			01	00												DEPR. BUILDING VALUE - CARD				
TOTAL ADJUSTMENT FACTOR													DEPR. OB/XF VALUE - CARD							
TOTAL QUALITY INDEX			TYPE: SINGLE FAMILY RESIDENTIAL										MARKET LAND VALUE - CARD 8,000							
			STYLE:										TOTAL MARKET VALUE - CARD 8,000							
													TOTAL APPRAISED VALUE - CARD 8,000							
													TOTAL APPRAISED VALUE - PARCEL 8,000							
													TOTAL PRESENT USE VALUE - PARCEL 0							
													TOTAL VALUE DEFERRED - PARCEL 0							
													TOTAL TAXABLE VALUE - PARCEL \$ 8,000							
													PRIOR							
													BUILDING VALUE 0							
													OBXF VALUE 0							
													LAND VALUE 8,000							
													PRESENT USE VALUE 0							
													DEFERRED VALUE 0							
													TOTAL VALUE 8,000							
PERMIT																				
CODE			DATE			NOTE			NUMBER			AMOUNT								
ROUT: WTRSHD:																				
SALES DATA																				
OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE																				
BOOK PAGE MOYR																				
03450 0441 10 2016 NW I V 0																				
00738 0114 1 1982 WD Q I 15000																				
738 114 1 1982 WD Q V 7500																				
HEATED AREA																				
NOTES																				
10/21/2015 HSE APPEALED BY TOWN OF ERWIN, HSE CON DEMNED ROOF FALLING IN. 2015 VALUE ZERO \$0. BB																				
SUBAREA			CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	ANN DEP RATE	% OVR COND	OB/XF DEPR. VALUE				
TYPE			GS AREA	RPL %	CS	TOTAL OB/XF VALUE														
FIREPLACE																				
SUBAREA TOTALS																				
BUILDING DIMENSIONS																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
SFR	0100	R10	100	100	1.0000	0	1.0000	TOPO LEVEL				8,000.00	1.000	LT	1.000	8,000.00	8000	0		
TOTAL MARKET LAND DATA																				
TOTAL PRESENT USE DATA																				

Harnett GIS

NOT FOR LEGAL USE


















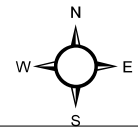
Harnett County GIS, Harnett County Public Utilities



GIS/E-911 Addressing

August 25, 2020

-  Recycle Center
-  Landfills
-  Surrounding County Boundaries
-  Federal Property
-  City Limits
-  Harnett County Boundary
-  Address Numbers
-  Airport
- MajorRoads**
-  Interstate
-  NC
-  US
-  Roads
-  Mile_Markers
-  Railroad
-  Parcels



1 inch = 47 feet **19**

ERWIN TOWN OF
301 N 14TH ST ERWIN NC 28339
1500000015

CITY ERWIN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), ERWIN FIRE TOWN OF ADVALOREM TAX (100)
LOT#113 SEC#1 ERWIN MILLS 89X144 MB#6-87

Reval Year: 2017 Tax Year: 2021
Appraised by 14 on 01/01/2017 00628 J ST/OLD WIRE/13TH-17TH

Return/Appeal Notes:
Parcel: 06-0597-10-15-0006
PLAT: UNIQ ID 6/87 247100
ID NO: 0597-65-2536.000

CARD NO. 1 of 1
1.0000 LT SRC=
TW-06 CI-02 FR-EX-CITY AT-
LAST ACTION 20180516

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	PD	Physically Damaged	0.10000	CRENENCE TO	MARKET
Foundation - 3												
Continuous Footing	4.00											
Sub Floor System - 4												
Plywood	9.00	62	05	3,214	87	58.29	187345	1975	1910	% GOOD	10.0	
Exterior Walls - 08		TYPE: DUPLEX/TRIPLEX							APARTMENTS			
Masonite on Sheathing	24.00	STYLE: 3 - 2.0 Stories										
Roofing Structure - 04												
Ship	10.00											
Roofing Cover - 03												
Asphalt or Composition Shingle	2.00											
Interior Wall Construction - 5												
Drywall/Sheetrock	22.00											
Interior Floor Cover - 08												
Sheet Vinyl	5.00											
Heating Fuel - 01												
None	0.00											
Heating Type - 01												
None	0.00											
Air Conditioning Type - 01												
None	0.00											
Structural Frame - 02												
Wood Frame	3.00											
Unit Count - 3												
Units	0.00											
Half-Bathrooms												
BAS - 0 FUS - 0 LL - 0												
Plumbing Fixtures												
15.00	8.000											
Office												
BAS - 0 FUS - 0 LL - 0	0											
TOTAL POINT VALUE	87.000											
BUILDING ADJUSTMENTS												
Market	3	Factor 3	1.0200									
Quality	3	Average	1.0000									
Size	Size	Size	0.9800									
TOTAL ADJUSTMENT FACTOR			1.000									
TOTAL QUALITY INDEX	87											

SUBAREA		GS	AREA	%	RPL	CS	CODE	DESCRIPTION	COUNT	LT	HW	TH	UNITS	UNIT PRICE	ORIG %	COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	%	COND	OB/XF DEPR. VALUE
BAS		1,658	100		96645		01	STORAGE		0	0	2	200.00	100			1910	1910		SS		100		400
FOP		196	140		4547		01	STORAGE		0	0	1	400.00	100			2003	2003		SS		100		400
FUS		1,478	100		86153			TOTAL OB/XF VALUE																800
FIREPLACE		1 - None																						
SUBAREA TOTALS		3,332			187,345																			

BUILDING DIMENSIONS BAS=W23S16W10S35E30FOP=S7W28N7E28#N8 E15N12W11N15W1N16# PTR=W50FUS=W23S16W10S35E30N20E4N15W1N16#E50#

LAND INFORMATION		HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR			0100	R10	0	0	1.0000	0	1.0000	TOPO ROLLING		14,000.00	1.000	LT	1.000	14,000.00	14000		0
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			

NEW BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: September 3, 2020
Subject: The Erwin Depot

I was asked to put this topic on the agenda for this meeting. In March 2020 Rick Collins and Julianne Harrelson presented the drawings and estimates for the renovation of the old depot building. The estimate cost of the project at the time was \$856,609. Of course the project would need to be put out for bid. We could always take a few things off of the scope of work to save money but this project is going to be expensive. I know it might be hard to believe but at the moment constructions costs (mostly materials) are extremely expensive at the moment.

At the moment, there is a lot of uncertainty regarding the economy, and what will happen due to COVID-19. When we passed our budget for this Fiscal Year we passed a budget that was mostly and operational budget with no capital purchases included. We decided that we were going to re-evaluate some of these decisions towards the start of 2021. The rental payments that we get from American Tower for the cell tower are not a source that you can guarantee that the Town will always have.

If this project is approved to move forward I will need to get in contact with the Local Government Commission to see if they would approve the Town borrowing money for this project.

Attachments:

- Estimated costs document

Action Recommended:

- Table this item until we re-evaluate our revenues at the start of 2021.

Project name	19-036 Erwin Depot
Labor rate table	Standard
Equipment rate table	Standard
Job size	2867 sf
Report format	Sorted by 'Location/Group phase/Phase' 'Detail' summary Allocate addons

Item	Description	Takeoff Qty		Total Amount
Existing Depot				
2.200	DEMOLITION			
2.205	Gen. Demolition Sub			
----	General Demolition	1.00	ls	11,250
	Gen. Demolition Sub			11,250
2.875	Remove Misc.			
	10 Lead Paint Removal And Abatement	1.00	each	18,000
	Remove Misc.			18,000
	128.00 Labor hours			
	96.00 Equipment hours			
	DEMOLITION			29,250
	128.00 Labor hours			
	96.00 Equipment hours			
5.000	STEEL			
5.510	Stair Railing			
	10 Stair Railing	406.00	lnft	44,406
	Stair Railing			44,406
	135.333 Labor hours			
	67.67 Equipment hours			
	STEEL			44,406
	135.333 Labor hours			
	67.67 Equipment hours			
6.000	WOOD & PLASTICS			
6.100	Rough Carpentry			
lab	Carpentry Labor	1.00	mh	7,500
	Rough Carpentry			7,500
	1.00 Labor hours			
	0.50 Equipment hours			
6.145	Misc Small Framing			
	10 Exterior Decks and Ramp	1,704.63	sf	29,832
	Misc Small Framing			29,832
	68,185.20 Labor hours			
	34,092.60 Equipment hours			
6.210	Plywood Subfloor			
ply5	SUL Underlayment 5/8"	2,280.00	sqft	2,850
	Plywood Subfloor			2,850
	114.00 Labor hours			
	28.50 Equipment hours			
6.230	Plywood Sheathing			
	12 Plywood Wall Sheathing 1/2"	2,220.00	sqft	3,552
	Plywood Sheathing			3,552
	111.00 Labor hours			
	37.00 Equipment hours			
6.235	Roof Sheathing			
----	2 x 6 T & G Wood Roof Deck	3,564.00	sqft	11,275

Item	Description	Takeoff Qty	Total	
				Amount
	<i>Roof Sheathing</i>			11,275
6.410	<i>Wood Siding</i>			
	10 Wood Siding	2,220.00 sqft		10,989
	10 Decorative Brackets and Trim	14.00 ea		2,310
	<i>Wood Siding</i>			13,299
	186.17 Labor hours			
	558.50 Equipment hours			
6.418	<i>House wrap</i>			
	10 Tyvek Vapor Barrier wrap	3.00 roll		1,200
	<i>House wrap</i>			1,200
	12.00 Labor hours			
	1.50 Equipment hours			
6.428	<i>Finish Carpentry</i>			
	10 Carpentry Sub (Interior)	1.00 lsum		10,500
	<i>Finish Carpentry</i>			10,500
6.801	<i>Fastners & Misc</i>			
	10 Fastners & Misc	1.00 each		1,200
	<i>Fastners & Misc</i>			1,200
	WOOD & PLASTICS			81,208
	68,609.37 Labor hours			
	34,718.60 Equipment hours			
7.000	THERMAL-MOIST PROTECTION			
7.120	<i>Waterproof /Dampproof</i>			
	10 Crawl Space Vapor Barrier System	1.00 ls		6,000
	<i>Waterproof /Dampproof</i>			6,000
7.201	<i>Insulation</i>			
sub	Spray Foam Insulation	1,935.00 lsum		6,095
	<i>Insulation</i>			6,095
7.210	<i>Batt Insulation</i>			
	10 R38 Batt Insulation - Floor	1,900.00 sqft		2,584
	<i>Batt Insulation</i>			2,584
	38.00 Labor hours			
	12.67 Equipment hours			
7.215	<i>Board Insulation</i>			
----	4" Nail Base Insulation	3,564.00 sqft		11,583
	<i>Board Insulation</i>			11,583
7.404	<i>Gutters</i>			
	60 Gutters and downspouts - Sub	1.00 ls		5,400
	<i>Gutters</i>			5,400
7.821	<i>Fiberglas Shingles</i>			
	10 Fiberglass Roof Shingles	38.00 sq		13,300
	<i>Fiberglas Shingles</i>			13,300
	76.00 Labor hours			
	25.333 Equipment hours			
7.835	<i>Roofing Felt</i>			
	10 Roofing Felt	38.00 SQ		534
	<i>Roofing Felt</i>			534
	9.50 Labor hours			
	3.17 Equipment hours			
7.920	<i>Caulking & Sealants</i>			
sub	Caulk & Sealants	1.00 Inft		2,750

Item	Description	Takeoff Qty	Total	
				Amount
	<i>Caulking & Sealants</i>			2,750
	THERMAL-MOIST PROTECTION			48,246
	123.50 Labor hours			
	41.17 Equipment hours			
8.000	DOORS & WINDOWS			
8.150	<i>Misc Door Items</i>			
----	Refinish and Rehang Rolling Doors	4.00 each		4,500
	<i>Misc Door Items</i>			4,500
8.610	<i>Wood Windows</i>			
10	Wood Windows	8.00 each		6,750
	<i>Wood Windows</i>			6,750
	32.00 Labor hours			
	16.00 Equipment hours			
	DOORS & WINDOWS			11,250
	32.00 Labor hours			
	16.00 Equipment hours			
9.000	FINISHES			
9.860	<i>Resilient Tile & Carpet</i>			
10	Commercial Carpet	1,900.00 sf		5,985
	<i>Resilient Tile & Carpet</i>			5,985
9.922	<i>Paint Beams</i>			
10	Clean and Seal Existing Beams	1,900.00 sqft		7,500
	<i>Paint Beams</i>			7,500
9.950	<i>Paint Subcontractor</i>			
70	Paint Subcontract - Lump Sum	1,900.00 ls		7,600
	<i>Paint Subcontractor</i>			7,600
	FINISHES			21,085
15.000	MECHANICAL			
15.010	<i>HVAC</i>			
10	HVAC Subcontractor	1.00 sqft		35,000
	<i>HVAC</i>			35,000
15.300	<i>Sprinkler</i>			
05	Sprinkler System - Sub	2,640.00 sf		5,940
	<i>Sprinkler</i>			5,940
	MECHANICAL			40,940
16.000	ELECTRICAL			
16.001	<i>Electrical</i>			
sub	Electrical	1,900.00 sqft		24,000
	<i>Electrical</i>			24,000
16.175	<i>Install Fire Alarm System</i>			
10	Install Fire Alarm System	1.00 each		7,619

Item	Description	Takeoff Qty	Total Amount
	<i>Install Fire Alarm System</i>		7,619
	2.00 Labor hours		
ELECTRICAL			31,619
	2.00 Labor hours		
Existing Depot			308,004
	1,900.00 sf		
	69,030.20 Labor hours		
	34,939.433 Equipment hours		

New Building

Item	Description	Takeoff Qty	Total Amount
3.000	CONCRETE		
3.020 sub	<i>Lump-Sum Concrete</i> Lump Sum Concrete Slab & Foundations <i>Lump-Sum Concrete</i>	967.00 sf	5,802 5,802
CONCRETE			5,802
6.000	WOOD & PLASTICS		
6.100 sub	<i>Rough Carpentry</i> Framing (Sub) <i>Rough Carpentry</i>	1,452.00 sf	4,356 4,356
6.110 ----	<i>Wall Framing 2x4</i> Interior Wall Framing <i>Wall Framing 2x4</i>	780.00 lf	3,510 3,510
6.115 ----	<i>Wall Framing 2x6</i> Exterior Wall Framing <i>Wall Framing 2x6</i>	1,770.00 sf	7,965 7,965
6.125	<i>Wood Trusses</i> 10 Wood Trusses (all sizes) <i>Wood Trusses</i> 2.00 Labor hours 0.67 Equipment hours	1.00 each	2,350 2,350
6.130	<i>Truss Bracing</i> 10 2 x 4 x 16 Truss Bracing <i>Truss Bracing</i>	75.00 ea	1,670 1,670
6.235	<i>Roof Sheathing</i> 58 Roof Sheathing 5/8" <i>Roof Sheathing</i> 19.84 Labor hours 6.613 Equipment hours	1,984.00 sqft	1,107 1,107
6.410	<i>Wood Siding</i> 10 Wood Siding 10 Decorative Brackets and Trim <i>Wood Siding</i> 105.25 Labor hours 315.75 Equipment hours	1,248.00 sqft 15.00 ea	6,300 3,975 10,275
6.430	<i>Interior Paneling</i> 10 1 x 6 T&G Bead Board	3,330.00 sqft	9,600

Item	Description	Takeoff Qty		Total Amount
	<i>Interior Paneling</i>			9,600
	166.50 Labor hours			
	83.25 Equipment hours			
6.801	<i>Fastners & Misc</i>			
10	Fastners & Misc	1.00	each	2,150
	<i>Fastners & Misc</i>			2,150
	WOOD & PLASTICS			42,983
	293.59 Labor hours			
	406.28 Equipment hours			
7.000	THERMAL-MOIST PROTECTION			
7.210	<i>Batt Insulation</i>			
10	Batt Insulation	2,347.00	sqft	1,994
	<i>Batt Insulation</i>			1,994
	46.94 Labor hours			
	15.65 Equipment hours			
7.404	<i>Gutters</i>			
60	Gutters and downspouts - Sub	1.00	ls	1,750
	<i>Gutters</i>			1,750
7.821	<i>Fiberglas Shingles</i>			
10	Fiberglass Roof Shingles	22.00	sq	7,700
	<i>Fiberglas Shingles</i>			7,700
	44.00 Labor hours			
	14.67 Equipment hours			
7.835	<i>Roofing Felt</i>			
10	Roofing Felt	22.00	SQ	309
	<i>Roofing Felt</i>			309
	5.50 Labor hours			
	1.833 Equipment hours			
7.920 sub	<i>Caulking & Sealants</i>			
	Caulk & Sealants	1.00	lnft	1,100
	<i>Caulking & Sealants</i>			1,100
	THERMAL-MOIST PROTECTION			12,853
	96.44 Labor hours			
	32.15 Equipment hours			
8.000	DOORS & WINDOWS			
8.116 ----	<i>Wood Doors</i>			
	Wood Doors	9.00	each	13,050
	<i>Wood Doors</i>			13,050
8.610	<i>Wood Windows</i>			
10	Wood Windows	10.00	each	4,750
	<i>Wood Windows</i>			4,750
	40.00 Labor hours			
	20.00 Equipment hours			
	DOORS & WINDOWS			17,800
	40.00 Labor hours			
	20.00 Equipment hours			
9.000	FINISHES			

Item	Description	Takeoff Qty		Total	
				Amount	
9.130	<i>Acoustical Ceilings</i>				
s-ls	Lump sum - subcontractor	967.00	ls	<u>4,835</u>	
	<i>Acoustical Ceilings</i>			4,835	
9.330	<i>Drywall Sub</i>				
sub	Drywall	3,330.00	sf	<u>5,775</u>	
	<i>Drywall Sub</i>			5,775	
9.700	<i>Ceramic/Marble</i>				
lsum	Lump Sum Ceramic Tile	200.00	ls	<u>2,400</u>	
	<i>Ceramic/Marble</i>			2,400	
9.860	<i>Resilient Tile & Carpet</i>				
----	Flooring Allowance	967.00	sub	<u>4,835</u>	
	<i>Resilient Tile & Carpet</i>			4,835	
9.950	<i>Paint Subcontractor</i>				
70	Paint Subcontract - Lump Sum	967.00	ls	<u>3,385</u>	
	<i>Paint Subcontractor</i>			3,385	
	FINISHES				21,230
10.000	SPECIAL CONDITIONS				
10.160	<i>Toilet Partition</i>				
20	Toilet Partitions (Solid Plastic)	2.00	each	<u>1,800</u>	
	<i>Toilet Partition</i>			1,800	
	5.00 Labor hours				
	1.67 Equipment hours				
10.810	<i>Lump Sum Toilet Accessory</i>				
10	LS Toilet Access	16.00	each	<u>1,200</u>	
	<i>Lump Sum Toilet Accessory</i>			1,200	
	384.000 Labor hours				
	128.00 Equipment hours				
	SPECIAL CONDITIONS				3,000
	389.000 Labor hours				
	129.67 Equipment hours				
15.000	MECHANICAL				
15.001	<i>Plumbing</i>				
10	Plumbing Subcontractor (fixture count)			<u>15,400</u>	
	<i>Plumbing</i>			15,400	
15.010	<i>HVAC</i>				
10	HVAC Subcontractor	1.00	sqft	<u>11,604</u>	
	<i>HVAC</i>			11,604	
15.300	<i>Sprinkler</i>				
05	Sprinkler System - Sub	1,452.00	sf	<u>3,267</u>	
	<i>Sprinkler</i>			3,267	
	MECHANICAL				30,271
16.000	ELECTRICAL				
16.001	<i>Electrical</i>				
sub	Electrical	967.00	sqft	10,500	

Item	Description	Takeoff Qty	Total Amount
	<i>Electrical</i>		10,500
16.175	<i>Install Fire Alarm System</i>		
10	Install Fire Alarm System	1.00 each	3,878
	<i>Install Fire Alarm System</i>		3,878
	2.00 Labor hours		
	ELECTRICAL		14,378
	2.00 Labor hours		
	New Building		148,317
	967.00 sf		
	821.030 Labor hours		
	588.093 Equipment hours		

Site Work

2.000	SITWORK		
2.002	<i>Site Demolition</i>		
----	Demo Existing Curb & Gutter	1.00 sub	3,200
	<i>Site Demolition</i>		3,200
2.003	<i>Site Grading</i>		
10	Site Grading - Sub	1.00 ls	7,500
	<i>Site Grading</i>		7,500
2.011	<i>Bulk Fill</i>		
10	Bulk Fill	1.00 ls	15,100
	<i>Bulk Fill</i>		15,100
	0.033 Labor hours		
	0.033 Equipment hours		
2.025	<i>Asphalt Paving</i>		
05	Asphalt Paving - Sub	356.00 sy	7,476
	<i>Asphalt Paving</i>		7,476
2.027	<i>Concrete Curb</i>		
20	Concrete Curb - Sub	460.43 lf	6,906
	<i>Concrete Curb</i>		6,906
2.036	<i>Parking Lines</i>		
Isum	Parking Lines	1.00 ls	1,100
	<i>Parking Lines</i>		1,100
2.040	<i>Site Utilities</i>		
10	Site Utilities - Water	1.00 ls	21,750
10	Site Utilities - Sewer	1.00 ls	6,000
	<i>Site Utilities</i>		27,750
2.112	<i>Site Furnishings</i>		
10	Site Furnishings - Bench	2.00 each	750
10	Trash Receptacles	1.00 each	500
10	Site Dedication Plaque	1.00 each	1,500
	<i>Site Furnishings</i>		2,750
2.115	<i>Termite Treatment</i>		
sub	Soil Poisoning	2,934.00 sqft	294

Item	Description	Takeoff Qty		Total Amount
	Termite Treatment			294
2.140	Landscaping			
sub	Landscaping & Irrigation	1.00	ls	15,500
	Landscaping			15,500
2.190	Site Concrete			
10	Site Walks	5,608.79	sf	28,885
20	Concrete Dumpster Pad	100.00	sf	750
	Site Concrete			29,635
2.195	Site Electrical			
----	Site Lighting	1.00	ls	10,000
----	Site Wiring	1.00	ls	9,500
	Site Electrical			19,500
	SITWORK			136,711
	0.033 Labor hours			
	0.033 Equipment hours			

10.000 SPECIAL CONDITIONS

10.350	Flagpoles			
10	Flagpoles	2.00	each	13,000
	Flagpoles			13,000
	6.000 Labor hours			
	2.00 Equipment hours			
	SPECIAL CONDITIONS			13,000
	6.000 Labor hours			
	2.00 Equipment hours			
	Site Work			149,711
	2,867.00 sf			
	6.033 Labor hours			
	2.033 Equipment hours			

Estimate Totals

Description	Amount	Totals	Hours	Rate			
	606,033	606,033					
Building Permits	3.636			0.420 %	T	1.268 /sf	0.42%
Builder's Risk Insurance	1.645			0.190 %	T	0.574 /sf	0.19%
General Conditions	70,000				L	24.416 /sf	8.09%
	75,281	681,314				237.640 /sf	8.70
Overhead	68,131			10.000 %			
	68,131	749,445				261.404 /sf	7.87
Profit	37,472			5.000 %			
Contingency	78,692			10.000 %	T	27.447 /sf	9.09%
Total		865,609					