



Ashe County  
 Environmental Services  
 Design Development Budget  
 West Jefferson, NC

Contact: McKenzi Wilson  
 Date: 12/17/2025  
 Total SF: 11,700

WORK TRADE DESCRIPTION:	Total	\$/sf	%
1 SITE DEVELOPMENT	\$ 2,206,231	\$ 188.57	30%
2 LANDSCAPING	\$ 15,000	\$ 1.28	0%
3 DEEP FOUNDATIONS	\$ 300,000	\$ 25.64	4%
4 FENCING & SECURITY	\$ -	\$ -	0%
5 CONCRETE	\$ 385,665	\$ 32.96	5%
6 MASONRY	\$ 155,575	\$ 13.30	2%
7 STRUCTURAL STEEL	\$ 115,082	\$ 9.84	2%
8 ROUGH CARPENTRY	\$ 40,428	\$ 3.46	1%
9 GENERAL REQUIREMENTS	\$ 55,547	\$ 4.75	1%
10 HOISTING, CRANE, EQUIPMENT	\$ 14,454	\$ 1.24	0%
11 FINISH CARPENTRY & CASEWORK	\$ 10,407	\$ 0.89	0%
12 ROOFING	\$ -	\$ -	0%
13 CAULKING, WATERPROOFING, FIRESTOPPING	\$ 31,725	\$ 2.71	0%
14 DOORS, FRAMES, & HARDWARE	\$ 84,692	\$ 7.24	1%
15 SPECIALTY DOORS	\$ 384,609	\$ 32.87	5%
16 GLASS & GLAZING SYSTEMS	\$ 34,721	\$ 2.97	0%
17 DRYWALL ASSEMBLIES	\$ 159,528	\$ 13.63	2%
18 CEILING TREATMENTS	\$ 18,899	\$ 1.62	0%
19 FLOORING & ACCESSORIES	\$ 43,714	\$ 3.74	1%
20 PAINTING	\$ 72,963	\$ 6.24	1%
21 TOILET PARTITIONS/ACCESSORIES	\$ 35,595	\$ 3.04	0%
22 EQUIPMENT	\$ 313,926	\$ 26.83	4%
23 WINDOW TREATMENTS	\$ 8,470	\$ 0.72	0%
24 SPECIAL CONSTRUCTION	\$ 780,790	\$ 66.73	10%
25 ELEVATORS	\$ -	\$ -	0%
26 FIRE SPRINKLERS	\$ 61,593	\$ 5.26	1%
27 PLUMBING SYSTEMS	\$ 281,564	\$ 24.07	4%
28 HVAC & MECHANICAL SYSTEMS	\$ 377,400	\$ 32.26	5%
29 ELECTRICAL SYSTEMS	\$ 450,621	\$ 38.51	6%
30 ALLOWANCES	\$ -	\$ -	0%
31 BUILDING PERMIT FEES	\$ 54,107	\$ 4.62	1%
<b>COST OF WORK</b>	<b>\$ 6,493,306</b>	<b>\$ 554.98</b>	<b>87%</b>
32 GENERAL CONDITIONS	\$ 324,122	\$ 27.70	4%
33 CONSTRUCTION CONTINGENCY	\$ 191,076	\$ 16.33	3%
34 PROJECT INSURANCES & BONDS	\$ 85,984	\$ 7.35	1%
35 CMAR FEE	\$ 355,799	\$ 30.41	5%
<b>TOTAL</b>	<b>\$ 7,450,287</b>	<b>\$ 636.78</b>	<b>100%</b>

DESIGN, PRECONSTRUCTION, & ADMIN.	\$ 396,000
PROJECT CONTINGENCY	\$ 409,766

<b>RECOMMENDED PROJECT TOTAL</b>	<b>\$ 8,256,053</b>	<b>\$ 705.65</b>
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ALTERNATES	
43 KVA GENERATOR	\$ 101,160
SITE FUELING STATION (DIESEL)	\$ 71,213
FIXTURES, FURNITURE, AND EQUIPMENT (By Owner)	\$ 352,099

**12/17/2025**  
**Budget**

**Ashe County  
Environmental Services  
Estimate Clarifications**

<b>Item</b>	<b>Description</b>
<b>Division 1 - General</b>	
1.1	Estimate is based upon drawings; Ashe County Environmental Services Building Design Development plans provided by Native Forms Architecture dated October 31st, 2025 and Ashe County Environmental Services Preliminary civil plans provided by BREC, dated December 5th, 2025
1.2	Proposal excludes performance and payment bonds
1.3	Proposal excludes mockup panels
1.4	Proposal excludes any liquidated damages
1.5	Proposal excludes any tap or impact fees
1.6	Proposal excludes any fees or costs for bringing natural gas onsite
1.7	The current political climate carries the threat and actual implementation of increased or additional federal tariffs and taxes (collectively, "Tariffs") on products, materials and equipment, including those priced in this estimate. Yet, it is unknown to Vannoy Construction whether such Tariffs will have a cost or schedule impact on some of the materials and equipment included in this estimate. Therefore, Vannoy Construction excludes from this estimate any unknown costs, or project schedule impacts due to material and equipment availability or delivery delays, resulting from such Tariffs. Vannoy Construction reserves the right to request and obtain increased monetary compensation and/or schedule adjustments necessitated by Tariffs enacted and/or embargoes implemented after March 4, 2025, of which will be backed up by necessary documentation.
<b>Division 2- Existing Conditions</b>	
2.1	Estimate excludes relocation of any existing gates or fence
2.2	Estimate excludes an existing utility relocation
2.3	Existing light pole relocation will be responsible by the provider
2.4	Estimate excludes site lighting- to be provided and installed by BREMCO
2.5	Unsuitable soil conditions encountered during excavation are excluded
2.6	Rock encountered during excavation is excluded from proposal
2.7	Ground water removal is excluded
2.8	Removal and treatment of hazardous materials is excluded
2.9	Proposal excludes any unforeseen conditions
2.10	Gas services for building will be picked up 5'-0" outside of the building footprint.
2.11	Water meter to be supplied by the town of West Jefferson
2.12	An allowance of \$300,000 has been included for deep foundations based upon Keller NA initial review of the geotechnical report
2.13	An allowance of \$15,000 has been included for any miscellaneous landscaping, seeding, or mulching
2.14	Estimate includes the southeast vehicle access gate as a double swing gate
2.15	Estimate includes an allowance of \$120,000 for undercut and replacement with fabric and ABC stone as recommended in the geotechnical engineering report dated 11/18/25 by CVET
2.16	Estimate excludes any settlement monitoring of site
2.17	Estimate includes placing asphalt within the estimated construction schedule
2.18	Estimate includes hauling off all foundation spoils to the landfill
<b>Division 4- Masonry</b>	
4.1	All split face CMU and grout have been included with standard colors
4.2	Estimate includes exterior stone veneer as cultured stone
<b>Division 5- Structural &amp; Miscellaneous Steel</b>	
5.1	Estimate includes two ADA compliant stairs for the service pit with serrated treads and grab rails
<b>Division 6- Rough Carpentry, Finish Carpentry, &amp; Casework</b>	

- 6.1 Exterior grade siding has been included on the exterior wall of ancillary spaces
- 6.2 Estimate includes solid surface countertops and windowsills in the breakroom and offices

#### **Division 8- Openings**

- 8.1 Estimate includes insulated rolling steel doors

#### **Division 9- Finishes**

- 9.1 Estimate includes Rust Oleum direct applied safety stair treads
- 9.2 Estimate excludes painting any exposed structural steel, piping, ductwork, etc.
- 9.3 The exterior wall of the ancillary spaces is included as a fire rated assembly

#### **Division 11- Equipment**

- 11.1 Estimate includes residential appliances: microwave, refrigerator, coffee brewer, and a dishwasher.
- 11.2 Estimate includes the hose reel system, piping, and air compressor
- 11.3 Estimate includes a stand-alone 3 ton electric hoist system
- 11.4 Estimate includes an EZ Glide pit safety cover, rolling waste oil drain pan, and EZ track with a tire guard

#### **Division 13- Specialty Construction**

- 13.1 Exterior building canopies are included as typical and excludes any wing walls.

#### **Division 15- Mechanical, Plumbing, & Fire Sprinklers**

#### **Division 16- Electrical**

- 16.1 Estimate includes occupancy sensors per code; vacancy sensors are excluded
- 16.2 Estimate includes all cable in office areas as MC cable
- 16.3 Estimate excludes a grounding system
- 16.4 Estimate excludes transformer; to be provided by Blue Ridge Electric
- 16.5 Conduit and feeders for all HVAC equipment and air compressor are routed under the slab
- 16.6 Estimate excludes data, communications, security, and access controls (By Owner)

Project:	Ashe County	Ashe County		Estimate Date:	9/15/2025
	Environmental Services	Environmental Services		Revision:	12/17/2025
	Design Development Budget	Fixtures, Furnishings, & Equipment		Addenda:	-
Location:	West Jefferson, NC	TOTAL SF:	10,966.00	Prepared By:	MWW
Architect:	Native Forms Architecture	Cost/ SF:	\$ -	Reviewed By:	-



			Building Elevations - Veneer Breakdown %				Verification
Site Development	1.90	AC	Stone Veneer	0%	555.00	SF	TRUE
Building Square Footage	10,966.00	SF	CMU Veneer	0%	653.00	SF	TRUE
Building Perimeter - A	444.00	LF	FRP	0%	-	SF	FALSE
Building Height (TOW)	31.50	LF	Metal Panels	69%	7,760.00	SF	TRUE
Building Perimeter - B	-	LF	Curtainwall	0%	-	SF	FALSE
Building Height (TOW)	-	LF	Storefront	0%	-	SF	FALSE
Building Elevations - A	13,986.00	SF	Specialty Doors	20%	2,300.00	SF	TRUE
Building Elevations - B	-	SF	TOTAL	89%	11,288.00	SF	TRUE
Building Elevations Square Footage	13,986.00	SF					

			Building Square Footage - Total Breakdown				Verification
First floor (TOW)	10,263.00	LF	Office Spaces		1,662.00	SF	TRUE
Second floor (TOW)	7,033.00	LF	Service Area		8,601.00	SF	TRUE
Third floor (TOW)	-	LF	Mezzanine		703.00	SF	TRUE
Fourth floor (TOW)	-	LF			-	SF	FALSE
Parapet (TOW)	-	LF			-	SF	FALSE
TOTAL	17,296.00	LF	TOTAL		10,966.00	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
	Fixtures, Furnishings, & Equipment	-	sf	\$ -	\$ -	\$ 352,099.04	\$ 32.11
	Fixtures, Furnishings, & Equipment	1.00	ls	\$ -	\$ -		
	Equipment						
1	Mobile Column Lift	1.00	ls	110,373.05	\$ 110,373.05		
2	Rotary Jack Stands	1.00	ls	\$ 8,252.05	\$ 8,252.05		
3	2-Post Lift	1.00	ls	w/ Item #1	\$ -		
4	Tools/Equipment/Shop Furnishings	1.00	ls	\$ 149,028.53	\$ 149,028.53		
5	Hot Water Pressure Cleaning System	1.00	ls	\$ 17,077.20	\$ 17,077.20		
	Furnishings						
	Furniture Package	1.00	ls	\$ 67,368.21	\$ 67,368.21		
Cost of Work - Subtotal						\$ 352,099.04	\$ 32.11
*	CMAR General Conditions					\$ -	\$ -
*	CMAR General Requirments					\$ -	\$ -
*	Holsting, Equipment, Crane					\$ -	\$ -
Subtotal - Cost of Work/ CMAR GC's						\$ 352,099.04	\$ 32.11
	Construction Contingency	0.0%				\$ -	\$ -
	Estimate Contingency	0.0%				\$ -	\$ -
	Escalation Contingency	0.0%				\$ -	\$ -
	Project Insurances	0.0%				\$ -	\$ -
	Performance & Payment Bond	0.0%				\$ -	\$ -
	Subcontractor Default Bonds	0.0%				\$ -	\$ -
	Building Permit/ Inspections	0.0%				\$ -	\$ -
	Testing Agency- Allowance	0.0%				\$ -	\$ -
	Construction Manager - Fees	0.0%				\$ -	\$ -
<b>Total</b>						<b>\$ 352,099.04</b>	<b>\$ 32.11</b>

