



Ashe County Schools  
New Middle School  
Design Development Estimate  
Jefferson, North Carolina



Contact: Mike Kesterson  
Date: 5/14/21  
Total SF: 164,771

Work Trade Description:	Owner Estimate Turnkey Occupation	Building Construction (Bid 2021)	Remaining Site (Bid 2022)	Fields, Outbuilding (Bid 2022)	TOTAL
1 SITE PACKAGE - PHASE 3		\$ -	\$ 3,924,600	\$ 1,080,000	\$ 5,004,600
2 ATHLETIC FIELDS		\$ -	\$ -	\$ 1,994,668	\$ 1,994,668
3 CONCRETE		\$ 2,104,778	\$ -	\$ -	\$ 2,104,778
4 MASONRY		\$ 7,283,074	\$ -	\$ -	\$ 7,283,074
5 STRUCTURAL STEEL		\$ 4,151,075	\$ -	\$ -	\$ 4,151,075
6 ROUGH CARPENTRY		\$ 85,644	\$ -	\$ -	\$ 85,644
7 GENERAL REQUIREMENTS		\$ 491,067	\$ -	\$ -	\$ 491,067
8 HOISTING, CRANE, EQUIPMENT		\$ 357,389	\$ -	\$ -	\$ 357,389
9 FINISH CARPENTRY		\$ 831,765	\$ -	\$ -	\$ 831,765
10 ROOFING		\$ 2,104,760	\$ -	\$ -	\$ 2,104,760
11 SPRAY FIREPROOFING		\$ -	\$ -	\$ -	\$ -
12 CAULKING, WATERPROOFING		\$ 322,336	\$ -	\$ -	\$ 322,336
13 DOORS, FRAMES, & HARDWARE		\$ 982,963	\$ -	\$ -	\$ 982,963
14 GLASS & GLAZING SYSTEMS		\$ 723,412	\$ -	\$ -	\$ 723,412
15 DRYWALL ASSEMBLIES		\$ 100,255	\$ -	\$ -	\$ 100,255
16 CEILING TREATMENTS		\$ 516,561	\$ -	\$ -	\$ 516,561
17 FLOORING & ACCESSORIES		\$ 796,876	\$ -	\$ -	\$ 796,876
18 PAINTING		\$ 296,630	\$ -	\$ -	\$ 296,630
19 SPECIALTIES		\$ 390,366	\$ -	\$ -	\$ 390,366
20 EQUIPMENT		\$ 1,539,457	\$ -	\$ -	\$ 1,539,457
21 WINDOW TREATMENTS		\$ 17,198	\$ -	\$ -	\$ 17,198
22 CONVEYING SYSTEMS		\$ 95,000	\$ -	\$ -	\$ 95,000
23 FIRE SPRINKLERS		\$ 641,018	\$ -	\$ -	\$ 641,018
24 PLUMBING SYSTEMS		\$ 1,825,000	\$ -	\$ -	\$ 1,825,000
25 HVAC & MECHANICAL SYSTEMS		\$ 4,654,700	\$ -	\$ -	\$ 4,654,700
26 ELECTRICAL SYSTEMS		\$ 3,694,313	\$ -	\$ 500,000	\$ 4,194,313
27 FIELDHOUSE BUILDING		\$ -	\$ -	\$ 1,625,000	\$ 1,625,000
28 BUILDING PERMIT		\$ -	\$ -	\$ -	\$ -
<b>COST OF WORK</b>		<b>\$ 34,005,638</b>	<b>\$ 3,924,600</b>	<b>\$ 5,199,668</b>	<b>\$ 43,129,906</b>
29 GENERAL CONDITIONS		\$ 2,146,401	\$ 310,255	\$ 155,127	\$ 2,611,783
30 PROJECT INSURANCES		\$ 361,520	\$ 42,349	\$ 53,548	\$ 457,417
31 SUBCONTRACTOR BONDS		\$ 331,572	\$ 39,246	\$ 51,997	\$ 422,815
32 PERFORMANCE & PAYMENT BOND		\$ 289,216	\$ 33,879	\$ 42,838	\$ 365,934
33 CMAR FEE		\$ 994,715	\$ 117,738	\$ 155,990	\$ 1,268,444
34 PRE-CONSTRUCTION SERVICES \$0.00 (\$250,000 - WAIVED)		\$ -	\$ -	\$ -	\$ -
35 CONTINGENCY		\$ 663,144	\$ 78,492	\$ 103,993	\$ 845,629
<b>DESIGN DEVELOPMENT ESTIMATE TOTAL</b>		<b>\$ 38,792,206</b>	<b>\$ 4,546,558</b>	<b>\$ 5,763,162</b>	<b>\$ 49,101,927</b>
<b>ESCALATION CONTINGENCY</b>		<b>\$ 1,700,282</b>	<b>TBD</b>	<b>TBD</b>	<b>\$ 1,700,282</b>
36 Architect/Engineering Fees 5.5%	\$ 2,235,776				\$ 2,235,776
37 Site Package - Phase #2	\$ 1,096,800				\$ 1,096,800
38 Testing /Inspections	\$ 275,000				\$ 275,000
39 Technology - Equipment- Safety	\$ 750,000				\$ 750,000
40 FFE 8%	\$ 3,252,038				\$ 3,252,038
41 Legal	\$ 50,000				\$ 50,000
42 Contingency - Owner 5%	\$ 2,900,000				\$ 2,900,000
<b>TURNKEY PRE-OCCUPATION COST</b>	<b>\$ 10,559,614</b>				<b>\$ 10,559,614</b>
<b>RECOMMENDED BUDGET</b>	<b>\$ 10,559,614</b>	<b>\$ 40,492,488</b>	<b>\$ 4,546,558</b>	<b>\$ 5,763,162</b>	<b>\$ 61,361,823</b>

**POTENTIAL VALUE ENGINEERING/ OWNER PREFERRED ALTERNATES:**

Football/ Soccer Stadium - remove original soccer field and tennis courts	\$ (336,551)
Replace brick manufacturer from Taylor Clay to Palmetto Brick	\$ (44,643)
Replace brick manufacturer from Taylor Clay to Statesville Brick	\$ (156,250)
Provide and install polished CMU as scheduled in lieu of standard CMU	\$ 750,565
Replace VCT flooring in commons & corridors with Terrazzo (34,883 SF)	\$ 595,531



**County of Ashe, North Carolina**  
 Limited Obligation Bonds, Series 2021  
 (Middle School Projects)  
 Preliminary Financing Schedule



June 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

September 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

<u><b>Date</b></u>	<u><b>Activity</b></u>	<u><b>Responsibility</b></u>
June 14	Pre application meeting with LGC to discuss financing / projects (Conference Call @ 2pm)	County, LGC, RWB
June 28	Working Group organizational meeting (Conference Call @ 2pm)	Working Group
July 14	Distribute first draft of LOB Financing Documents	BC
July 16	Distribute first draft of POS and Contract of Purchase	UC
[July 19]	Board Meeting to adopt findings resolution Board Meeting to call public hearing	County, BC County, BC
July 20	Financing documents review session (Conference Call @ 10am)	Working Group
[By July 21]	Publish notice of Public Hearing	County
August 2	Board conducts Public Hearing Board adopts resolution approving LOBs and Financing Documents	County, BC County, BC
August 3	Distribute second draft of Financing Documents	BC
August 5	Distribute second draft of POS and Contract of Purchase	UC
August 6	Submit Rating Agency Packages	RWB
August 11	Financing documents review session (Conference Call @ 2pm)	Working Group
August 13	Middle School bids finalized to be included in the LGC application	County
August 16	Submit financing application to LGC for Sept. approval	County
August 19	Meeting with Rating Agencies (Conference Calls / Times TBD)	RWB, County
August 31	Underwriters Due Diligence call (Conference Call @ 2pm)	Working Group
September 2	Receive credit ratings	County, RWB
[September 3]	Receive Title Binder	County, BC
[September 3]	Non-profit corporation approves documents (or by POS mail date)	County, BC
September 8	Post POS	RWB, UC
September 14	LGC Consideration for approval of Financing	LGC
September 14	Pre pricing conference call (4pm)	RWB, CM, County, LGC
September 15	Sale Date – Pricing of LOBs	Working Group
September 15	Sign Contract of Purchase	RWB, County, LGC



<u>Date</u>	<u>Activity</u>	<u>Responsibility</u>
September 29	Pre-Closing of Bonds (Location TBD)	Working Group
September 29	Closing / Delivery of Bonds	County, RWB, BC

#### KEY: Parties to the Transaction

County..... County of Ashe, NC  
 RWB..... Robert W. Baird & Co. (*Underwriter*)  
 BC..... Bond Counsel (*Parker, Poe*)  
 LGC..... Local Government Commission  
 UC..... Underwriter's Counsel (*Womble Bond Dickinson*)  
 [ ]..... Tentative

#### Working Group E-Mail Distribution

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# County of Ashe, North Carolina

## Limited Obligation Bonds, Series 2021

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#### Trustee Counsel

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