PUBLIC INFORMATION

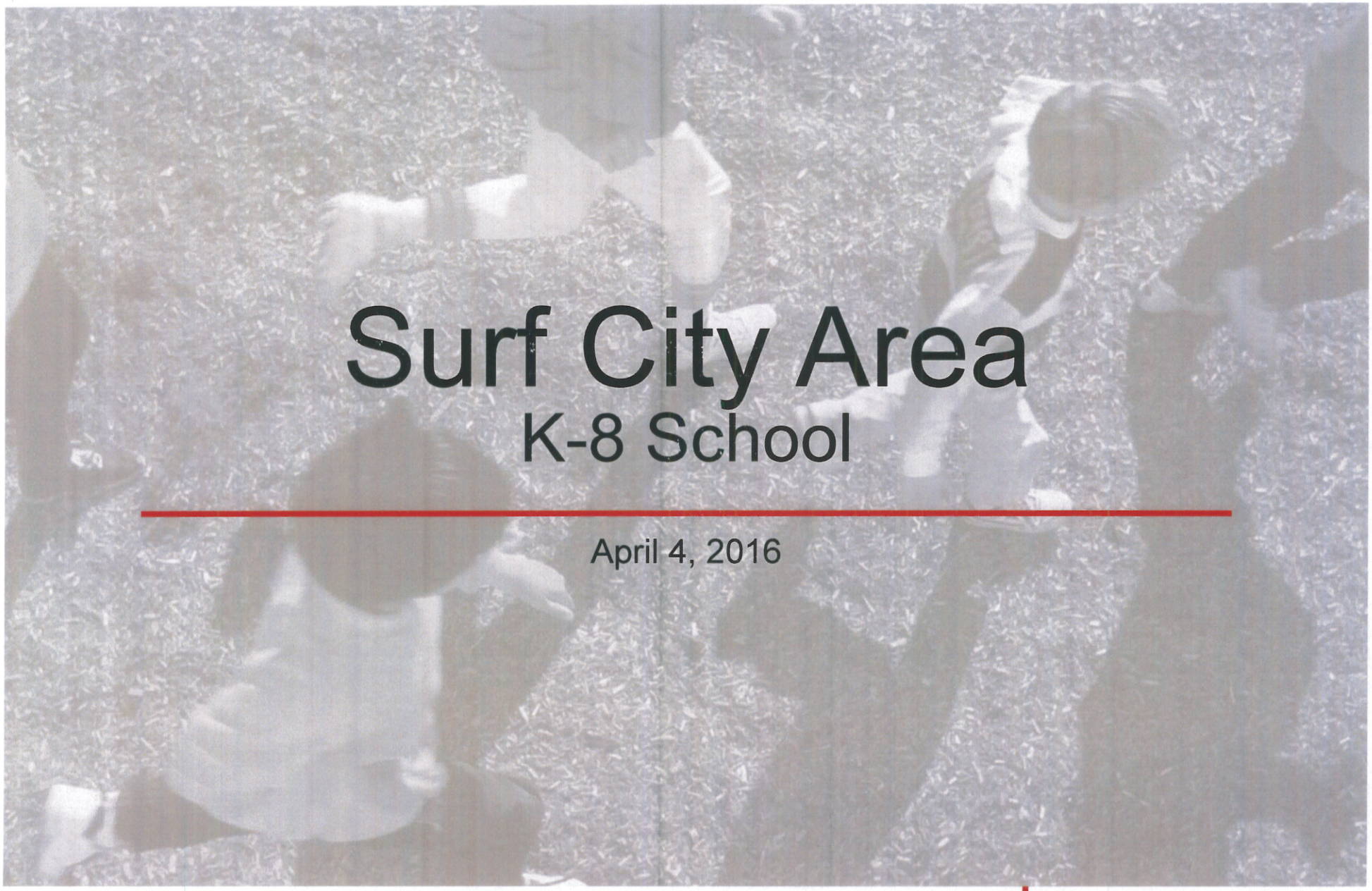
ITEM NO. _1_

DATE OF MEETING: April 4, 2016

REQUESTED BY: Pender County Board of Education

SHORT TITLE: Update on School Bond Projects.

BACKGROUND: The Board of County Commissioners and the Board of Education agreed to receive periodic updates related to the Bond. This agenda item will include information related to small projects within the Bond, including the Surf City Schools, Cape Fear Elementary, Cape Fear Middle, Burgaw Middle, Pender High, West Pender Middle, as well as the Penderlea project. Architects will be making presentations with the support of staff. LSP3 will present information regarding the Surf City Schools, sfL+a will present information regarding the Penderlea site, and Little and Associates will present regarding the small projects.



Surf City Area
K-8 School

April 4, 2016

PENDER CountySchools

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

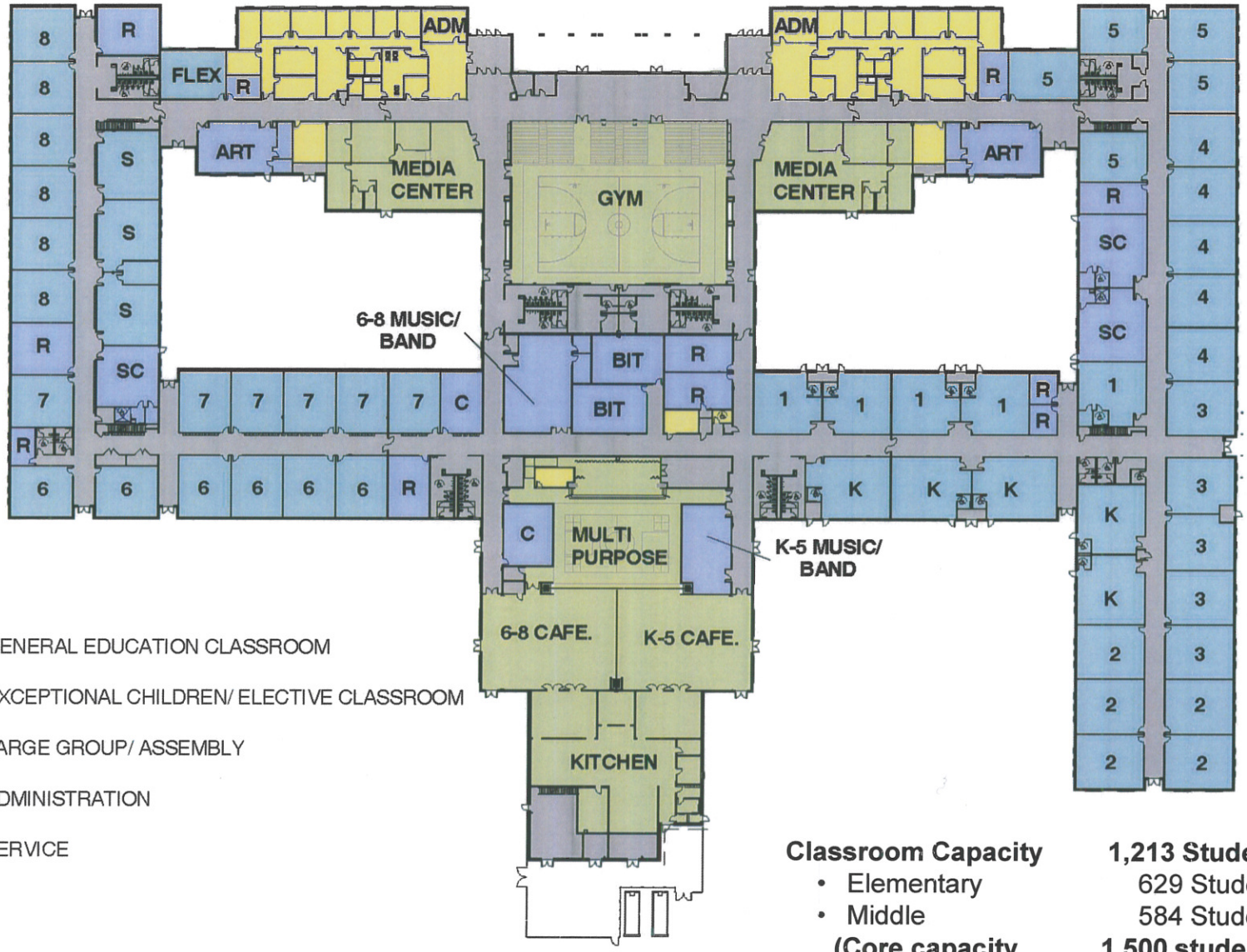
- Army Corps of Engineers application submitted February 25
- Traffic Impact Analysis currently under review by DOT
- Survey for off-site improvements nearing completion
- Pender County Schools and Town of Surf City dialogue underway
- Northeast corner property in process of being condemned
- Design Development phase documents completed March 28
- Design Development phase pricing from Barnhill in late April

Project Update

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY



Classroom Capacity	**1,213 Students**
• Elementary	629 Students
• Middle	584 Students
(Core capacity	**1,500 students)**

Floor Plan

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

- 1200+ student classroom capacity
- 1500 student core capacity (future expansion of 300 students)
- Early site package bids mid-summer (depending upon site permits)
- Building package bids late summer

Project Highlights

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

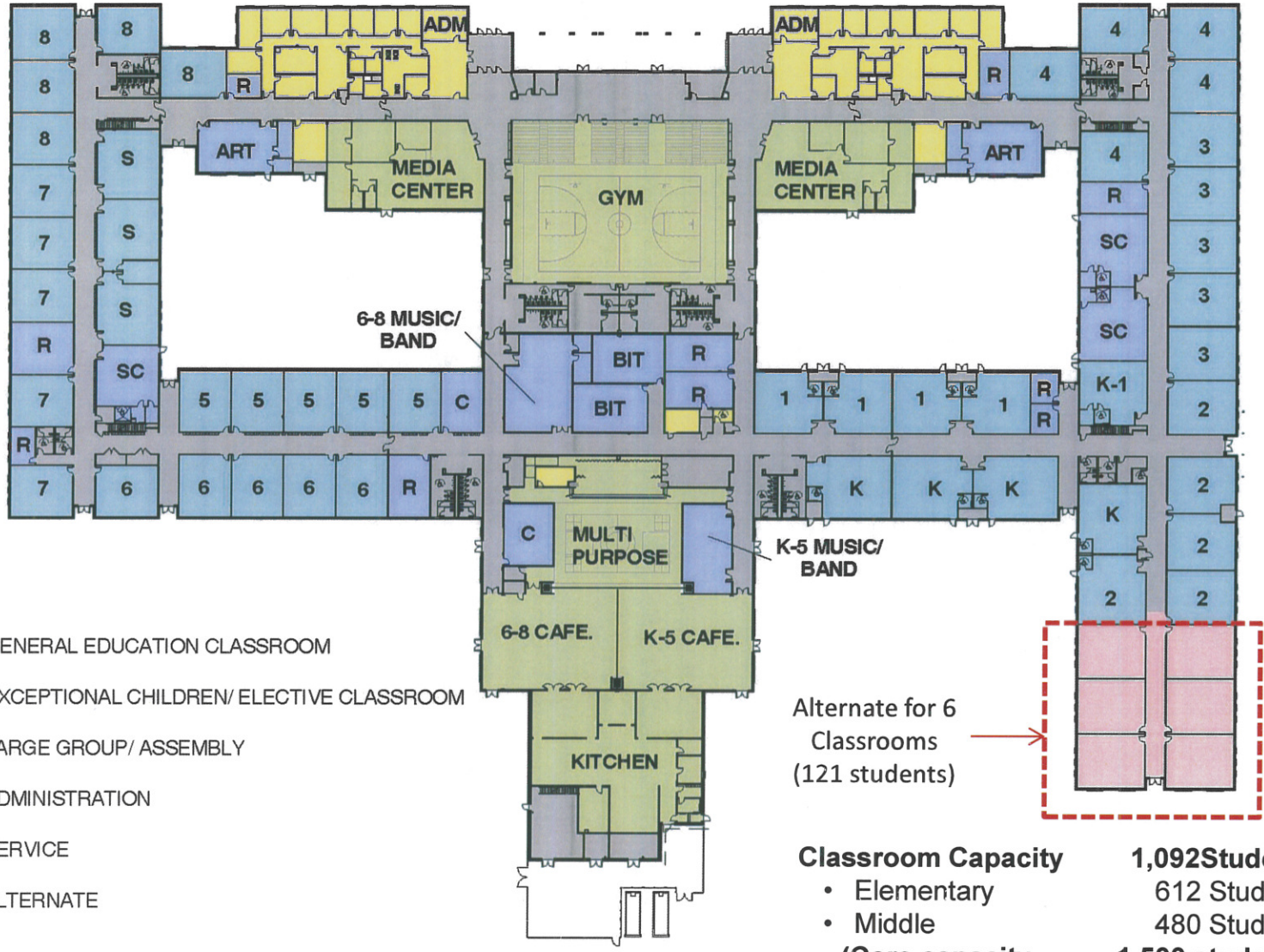
ALTERNATES	
Wood Gym Flooring instead of Athletic Flooring	$20,388
Stage Curtain	$37,060
Additional Leg of Operable Partition @ Cafeteria	$54,103
Aluminum Canopies	$168,800
Athletic fields	$200,000
6 Classrooms	$822,154
TOTAL ALTERNATES	**$1,302,505**

Budget Update

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY



Classroom Capacity	**1,092Students**
• Elementary	612 Students
• Middle	480 Students
(Core capacity	**1,500 students)**

Floor Plan Alt. Bid

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

		1100	1200
CONSTRUCTION BUDGET	**PROJECT CONSTRUCTION BUDGET**	**BASE BID SCHEMATIC DESIGN 1092 students**	**BASE BID + 6 CR ALTERNATE SCHEMATIC DESIGN 1213 students**
PCS Surf City K-8 Construction Budget	$ 27,750,000.00	$ 29,155,734.00	$ 29,598,618.00
Site Cost	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00
Site Development Contingency Expenses	$ -	$ 948,321.00	$ 948,321.00
TOTAL	$ 28,750,000.00	$ 31,104,055.00	$ 31,546,939.00
Adjustment from Kitchen Equipment	$ -	$ (350,000.00)	$ (350,000.00)
Adjustment from Contingency	$ -	$ (1,055,734.00)	$ (1,089,714.00)
Adjustment from Site Contingency	$ -	$ (948,321.00)	$ (1,357,225.00)
TOTAL CONSTRUCTION BUDGET	**$ 28,750,000.00**	**$ 28,750,000.00**	**$ 28,750,000.00**
SOFT COSTS			
Site Survey, Geotech, Allowance	$ 75,000.00	$ 75,000.00	$ 75,000.00
Design Fees	$ 1,657,775.00	$ 1,657,775.00	$ 1,657,775.00
Kitchen Equipment	$ 350,000.00	$ -	$ -
Fixtures, Furniture, and Equipment	$ 1,405,000.00	$ 1,405,000.00	$ 1,405,000.00
Contingency	$ 1,405,000.00	$ 349,266.00	$ 315,286.00
Site Contingency	$ 1,357,225.00	$ 408,904.00	$ -
TOTAL SOFT COSTS	**$ 6,250,000.00**	**$ 3,895,945.00**	**$ 3,453,061.00**
TOTAL PROJECT BUDGET	**$ 35,000,000.00**	**$ 35,000,000.00**	**$ 35,000,000.00**

Budget Update

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

Site Development Contingency Expenses		
Site Mitigation Cost	$	334,560.00
Additional Site Cost	$	35,000.00
Condemned Site Cost	$	25,000.00
Added Site Engineering DOT	$	36,000.00
Highway 50 improvements	$	321,910.00
Perkins Drive Improvements	$	111,451.00
Shepards Road improvements	$	84,400.00
Total	**$**	**948,321.00**

NOTE:		
Design Contingency	$	-
Construction Contingency 1.5%	$	396,507.00
Escalation Contingency .05 %	$	133,319.00
TOTAL CONTINGENCY AMOUNTS	**$**	**529,826.00**

Budget Update

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

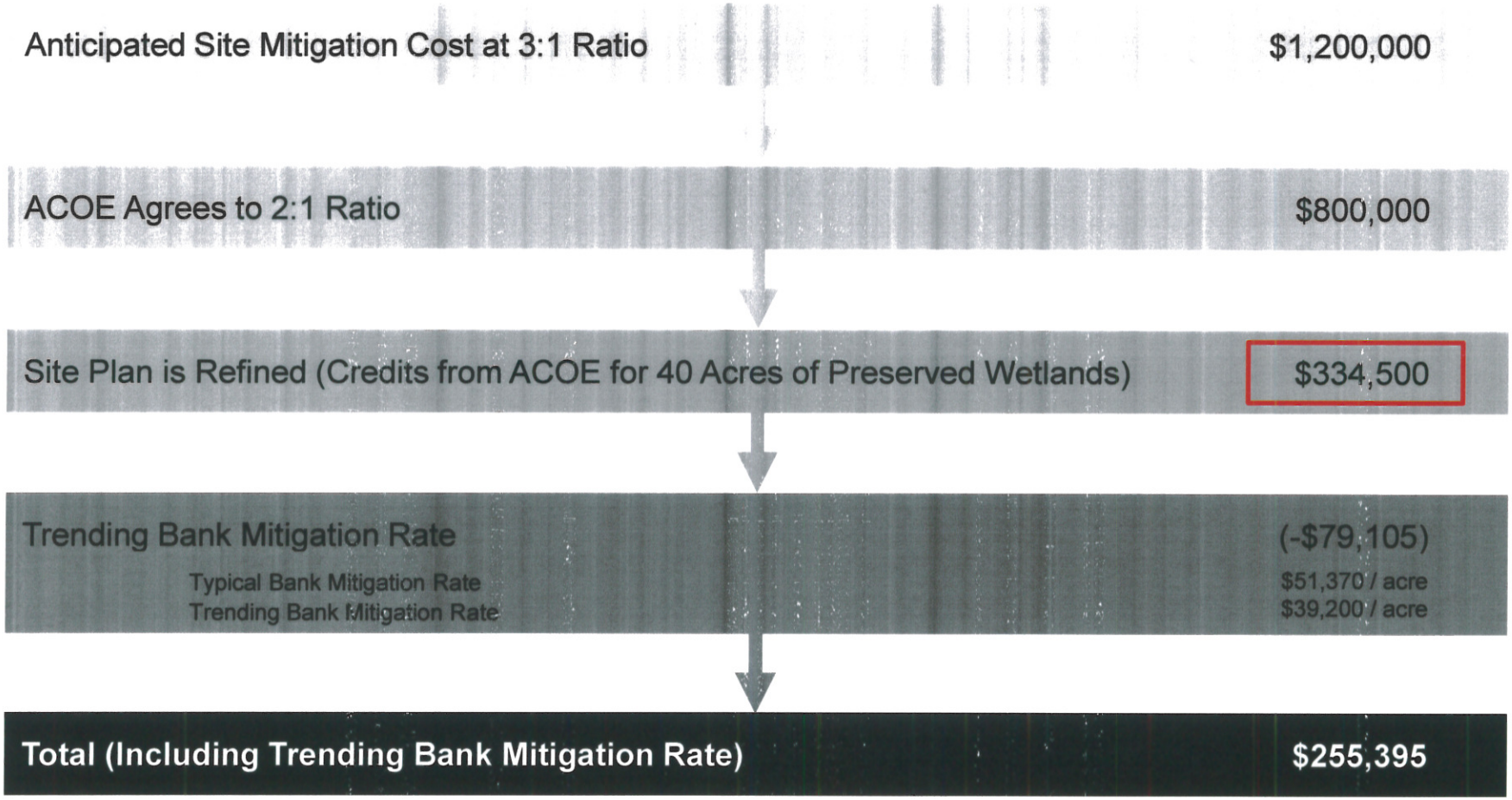
BARNHILL CONTRACTING COMPANY

Challenges:

- High cost of site development ($5,573,015 + $948,321 = $6,521,336)
  - Site development costs are 22% of construction estimate (vs. 15%)
  - Building cost/sf = $143/sf
  - Site development cost/sf = $40/sf
- Site mitigation costs (wetlands)
- Site access costs (DOT requirements)
- Classroom allocation change for grades K-3 decreased students/classroom and requires more classrooms*
- 6 classrooms added to budget
- Inflation costs

*2015: HB 97, Section 8A.3(a)/115C-301.c and 8.A.3.(b) address maximum students/classroom.

Site Mitigation: Cost Progression

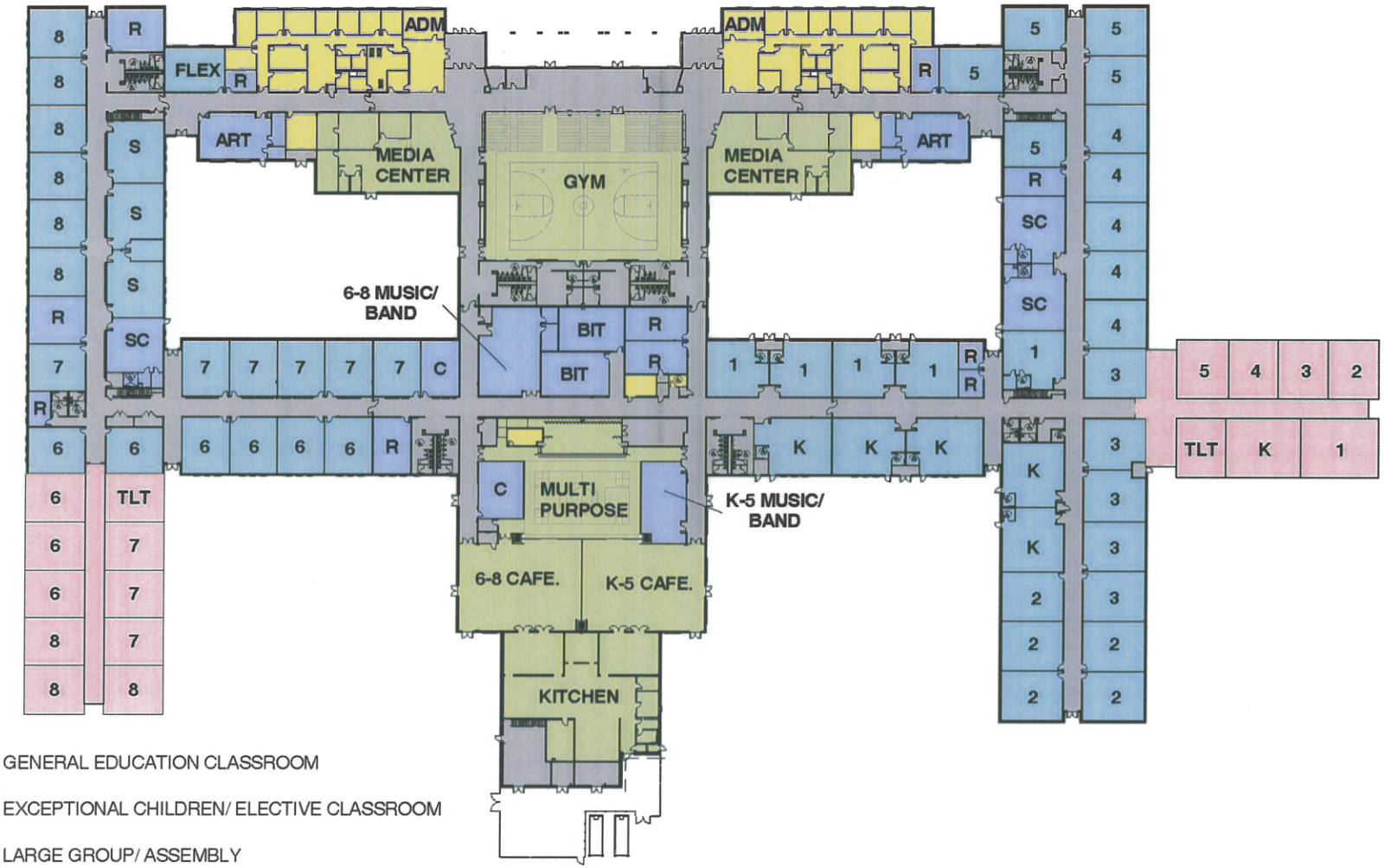


Budget Update

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY



Student Capacity

- Elementary
- Middle

1,500+ Students

750 Students

818 Students

Floor Plan Future Build-Out

1,500 Student Capacity

Surf City

K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

COST TO ADD CLASSROOM CAPACITY *

	# students	Cost	Cost/student
Add 2 classrooms	44	$545,160	$12,390
Add 4 classrooms	88	$1,090,320	$12,390
Add 6 classrooms	132	$1,635,480	$12,390
Add 8 classrooms	176	$2,180,640	$12,390
Add support space: toilets, faculty		$363,440	$2,065
Total cost for 8 classrooms		$2,544,080	$14,455
Add 10 classrooms	220	$2,725,800	$12,390
Add support space: toilets, faculty		$363,440	$1,652
Total cost for 10 classrooms		$3,089,240	$14,042
Add 12 classrooms	264	$3,270,960	$12,390
Add support space: toilets, faculty		$363,440	$1,377
Total cost for 12 classrooms		$3,634,400	$13,767
Add 14 classrooms	308	$3,816,120	$12,390
Add support space: toilets, faculty		$363,440	$1,180
Total cost for 14 classrooms		$4,179,560	$13,570
Add 15 classrooms	330	$4,088,700	$12,390
Add support space: toilets, faculty		$363,440	$1,101
Total cost for 15 classrooms		$4,452,140	$13,491

1,500 students

*Includes design fees plus cost escalation to 2019

Future Classroom Cost

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

Base + ALT
1,213 Students

1,200 Student Capacity			
	Pupils / Teacher	No. of Classrooms	Total No. of Pupils
Elementary			
Kindergarten	18	5	90
First	17	5	85
Second	17	5	85
Third	17	5	85
Fourth	26	5	130
Fifth	26	5	130
Self-Contained	12	2	24
Middle			
Sixth	26	6	156
Seventh	26	6	156
Eighth	26	6	156
Science	26	3	78
Self-Contained	12	1	12
Flex	26	1	26
	Total	55	1,213

Elementary	629
Middle	584

Future Build-Out
1,568 Students

1,500 Student Capacity			
	Pupils / Teacher	No. of Classrooms	Total No. of Pupils
Elementary			
Kindergarten	18	6	108
First	17	6	102
Second	17	6	102
Third	17	6	102
Fourth	26	6	156
Fifth	26	6	156
Self-Contained	12	2	24
Middle			
Sixth	26	9	234
Seventh	26	9	234
Eighth	26	9	234
Science	26	3	78
Self-Contained	12	1	12
Flex	26	1	26
	Total	70	1,568

Elementary	750
Middle	818

Student Capacity

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM
BARNHILL CONTRACTING COMPANY

Site Plan

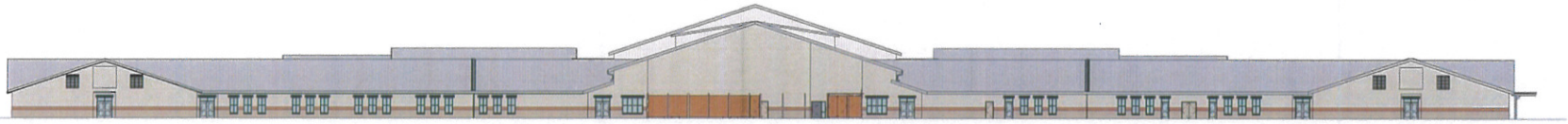
Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

OVERALL NORTH ELEVATION
1" = 20'-0"

OVERALL EAST ELEVATION
1" = 20'-0"



OVERALL SOUTH ELEVATION
1" = 20'-0"

OVERALL WEST ELEVATION
1" = 20'-0"

Building Elevations

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

- Design Development Plans & Specs Available **March 28th 2016**
- Design Development Estimate Due **April 25th 2016**
- Construction Documents **June 2016**
- Bidding **August 2016**
- NTP To Key Subcontractors **September 2016** (shop drawing submission & approval)
- Anticipated Start Date September **2016**
- Substantial Completion of Project **August 2018**
- Final Completion of Project **August 2018**

Project Schedule

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

Front Entry Rendering

Surf City
K-8 School

LS3P ENGAGE DESIGN TRANSFORM

BARNHILL CONTRACTING COMPANY

sfl+a ARCHITECTS

metcon BUILDINGS INFRASTRUCTURE

Penderlea School

Pender County Schools

CLH DESIGN

optima engineering

LHC STRUCTURAL ENGINEERS

March 17, 2016

Penderlea School

sfl+a ARCHITECTS

SITE DATA:

SITE ZONING:	OI (OFFICE INSTITUTIONAL)
OVERLAY ZONING:	NONE
USES ALLOWED:	SCHOOLS ARE A PERMITTED USE
WATERSHED:	CROOKED RUN
RIVER BASIN:	CAPE FEAR
CURRENT DEVELOPMENT PLAN:	PENDER COUNTY UDO
SITE ACREAGE:	31.41 AC.
MAXIMUM BUILDING HEIGHT:	40' (50' MIN. SEPARATION B/W BLDGS)
BUILDING SETBACKS:	FRONT YARD - 25' SIDE YARD - 10' CORNER YARD- 12' REAR YARD - 10'
STREET YARD BUFFER:	15' TYPE 'A' BUFFER ADJACENT TO STREET RIGHT-OF-WAYS
LANDSCAPE BUFFER:	TYPE B' BUFFER ALONG ALL OTHER BOUNDARIES
PARKING REQUIRED:	1 SPACE PER CLASSROOM + 1 SPACE PER 300 SF OF ADMINISTRATIVE OFFICE SPACE
MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
MAXIMUM BUILDING LOT COVERAGE:	N/A
STORMWATER CONTROLS:	STANDARD COASTAL COUNTY STORMWATER REGULATIONS APPLY
OTHER REQUIREMENTS:	PENDERLEA HOMESTEADS HISTORIC DISTRICT - 2013 (PD0318) PENDERLEA SCHOOL HPO SITE - 1996 (PD0156)

MARCH 2016

CLH DESIGN, P.A.

sfl+a ARCHITECTS

PENDERLEA K-8 SCHOOL

BASE MAP

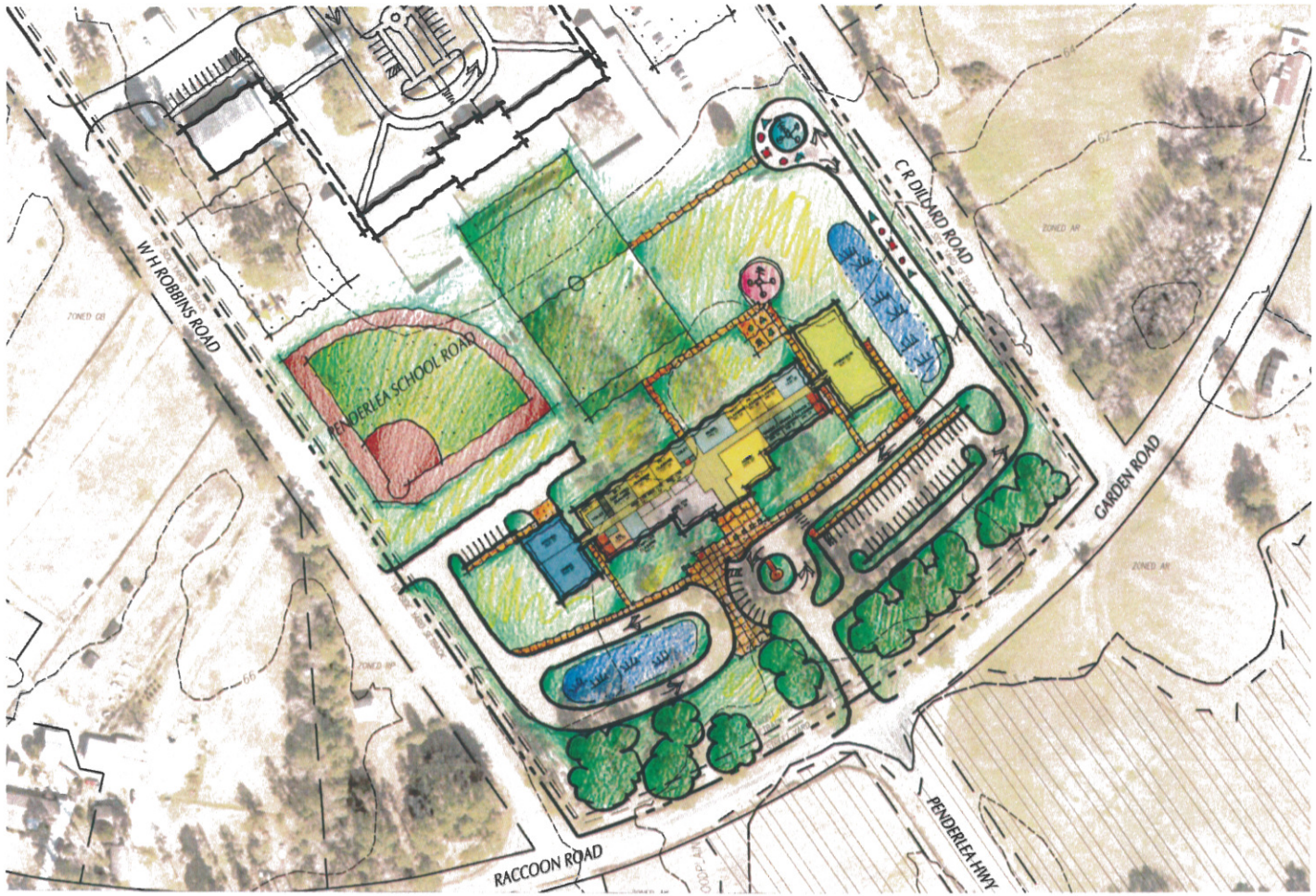
WILLARD, NC

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

Penderlea School



SCHEMATIC DESIGN

GRAPHIC SCALE

SCHEMATIC DESIGN

PENDER COUNTY SCHOOLS
PENDERLEAD K-8 SCHOOL
PENDERLEA, NC

ENERGY STAR PARTNER

ID	DATE	DESCRIPTION
ISSUE DATE:		01.08.16
PROJECT #:		01505.000
DRAWN BY:		
CHECKED BY:		

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SCHEMATIC DESIGN

C-101

Penderlea School

sfl+a ARCHITECTS

PENDER COUNTY SCHOOLS
PENDERLEAD K-8 SCHOOL
PENDERLEA, NC

ENERGY STAR PARTNER

ID	DATE	DESCRIPTION
ISSUE DATE:		01.08.18
PROJECT #:		016.05.000
DRAWN BY:		
CHECKED BY:		

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SCHEMATIC DESIGN

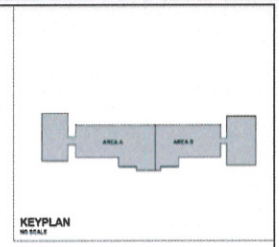
C-101

Penderlea School

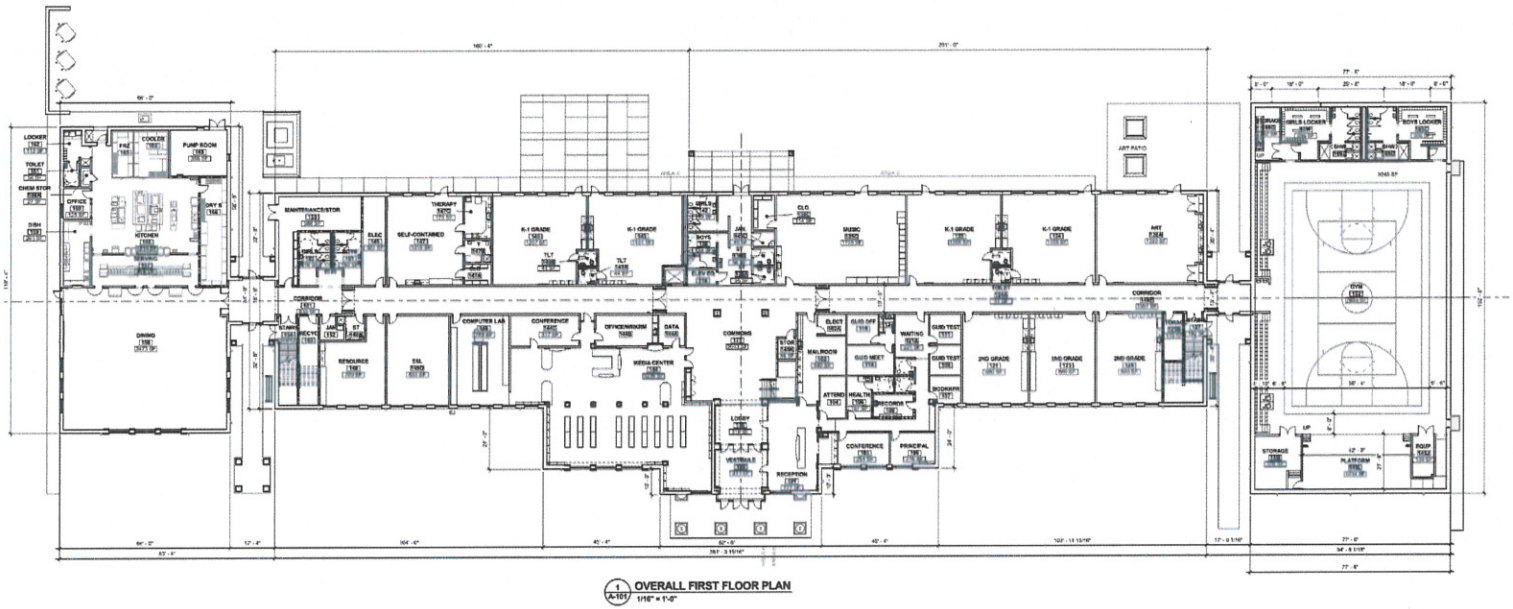
sfl+a ARCHITECTS

FIRST FLOOR PLAN

Penderlea School



1ST FLR - 54,970 GSF
2ND FLR - 33,430 GSF
TOTAL - 88,400 GSF



PREVIOUS FIRST FLOOR PLAN - SCHEMATIC

SCHEMATIC DESIGN

PENDER COUNTY SCHOOLS
PENDERLEAD K-8 SCHOOL
PENDERLEA, NC

ENERGY STAR PARTNER

ID	DATE	DESCRIPTION
ISSUE DATE		01.06.16
PROJECT #		01505.000
DRAWN BY:		DK
CHECKED BY:		TH

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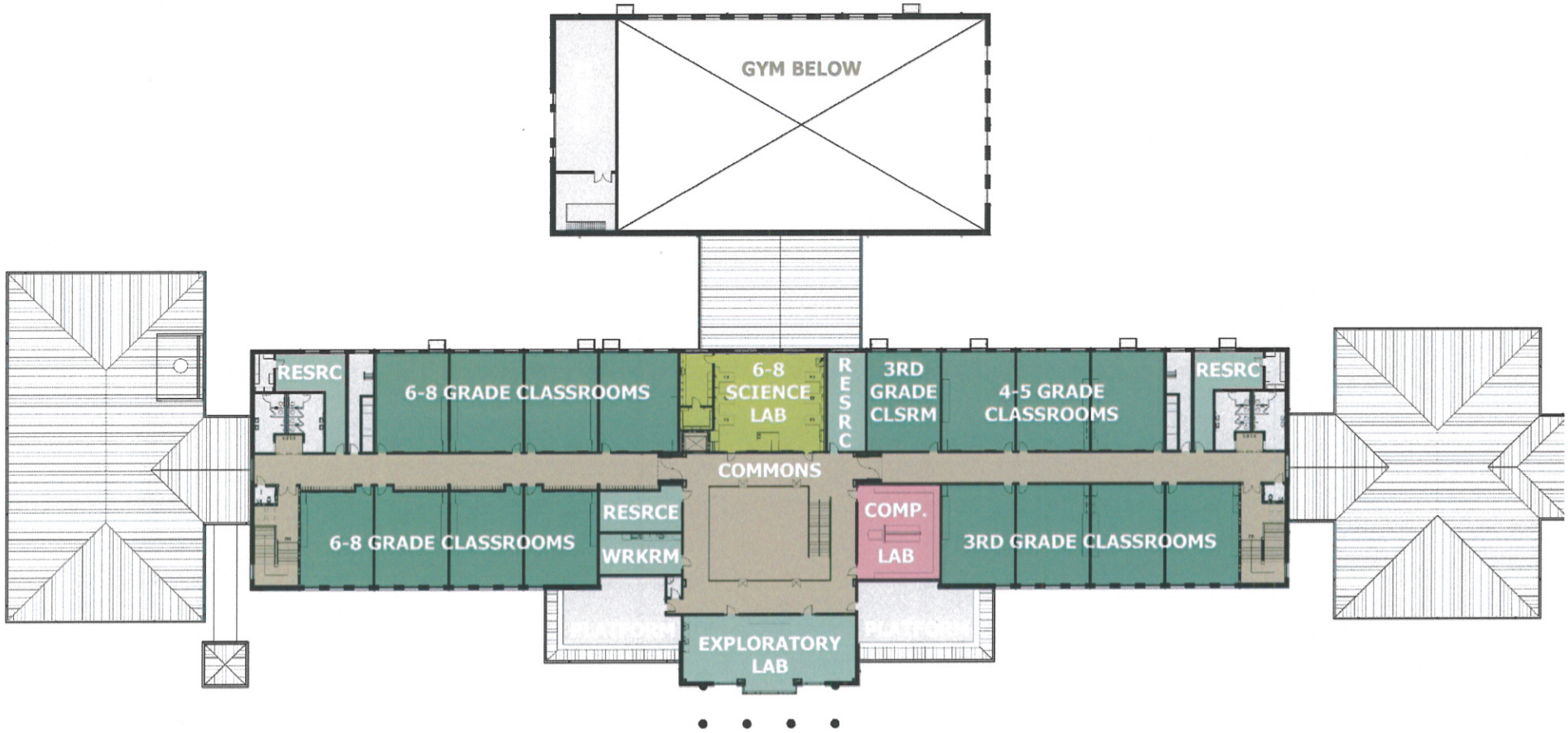
FIRST FLOOR PLAN

A-101

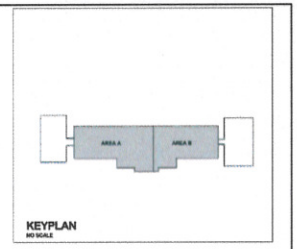
Penderlea School

sfl+a ARCHITECTS



SECOND FLOOR PLAN

Penderlea School



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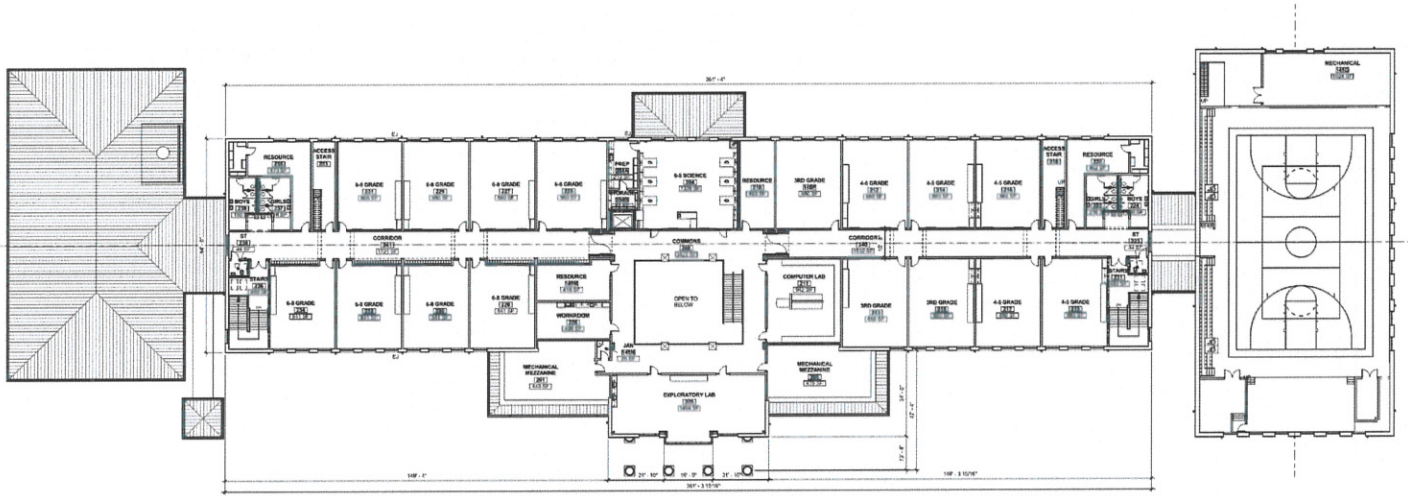
2ND FLR - 33,430 GSF
TOTAL - 88,400 GSF



A-102 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0"

PREVIOUS FIRST FLOOR PLAN - SCHEMATIC

SCHEMATIC DESIGN

PENDER COUNTY SCHOOLS
PENDERLEAD K-8 SCHOOL
PENDERLEA, NC

ENERGY STAR PARTNER

ID	DATE	DESCRIPTION
ISSUE DATE:		01.06.16
PROJECT #:		15105.00
DRAWN BY:		AA, LB
CHECKED BY:		LB

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SECOND FLOOR PLAN

A-102

Penderlea School

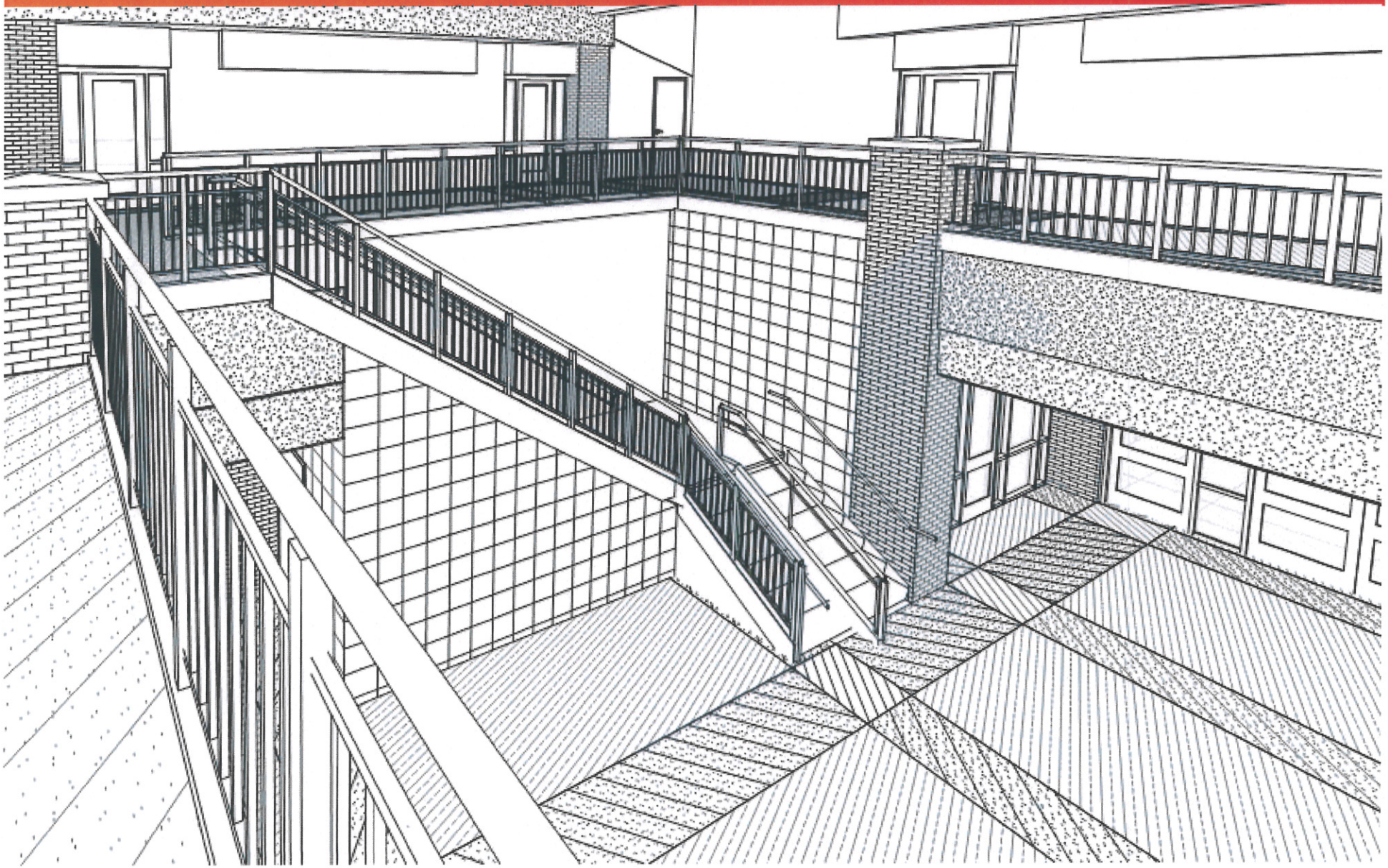
sfl+a ARCHITECTS

SUMMARY:

	CURRENT	PREVIOUS
FIRST FLOOR – BASE BUILDING	56,358 GSF	54,970 GSF
FIRST FLOOR – CLASSROOM ALTERNATE	7,021 GSF	
SECOND FLOOR	31,329 GSF	33,430 GSF
TOTAL	94,708 GSF	
TOTAL w/o ALTERNATE CLASSROOMS (BASE BID)	87,687 GSF	88,400 GSF

Penderlea School

sfl+a ARCHITECTS

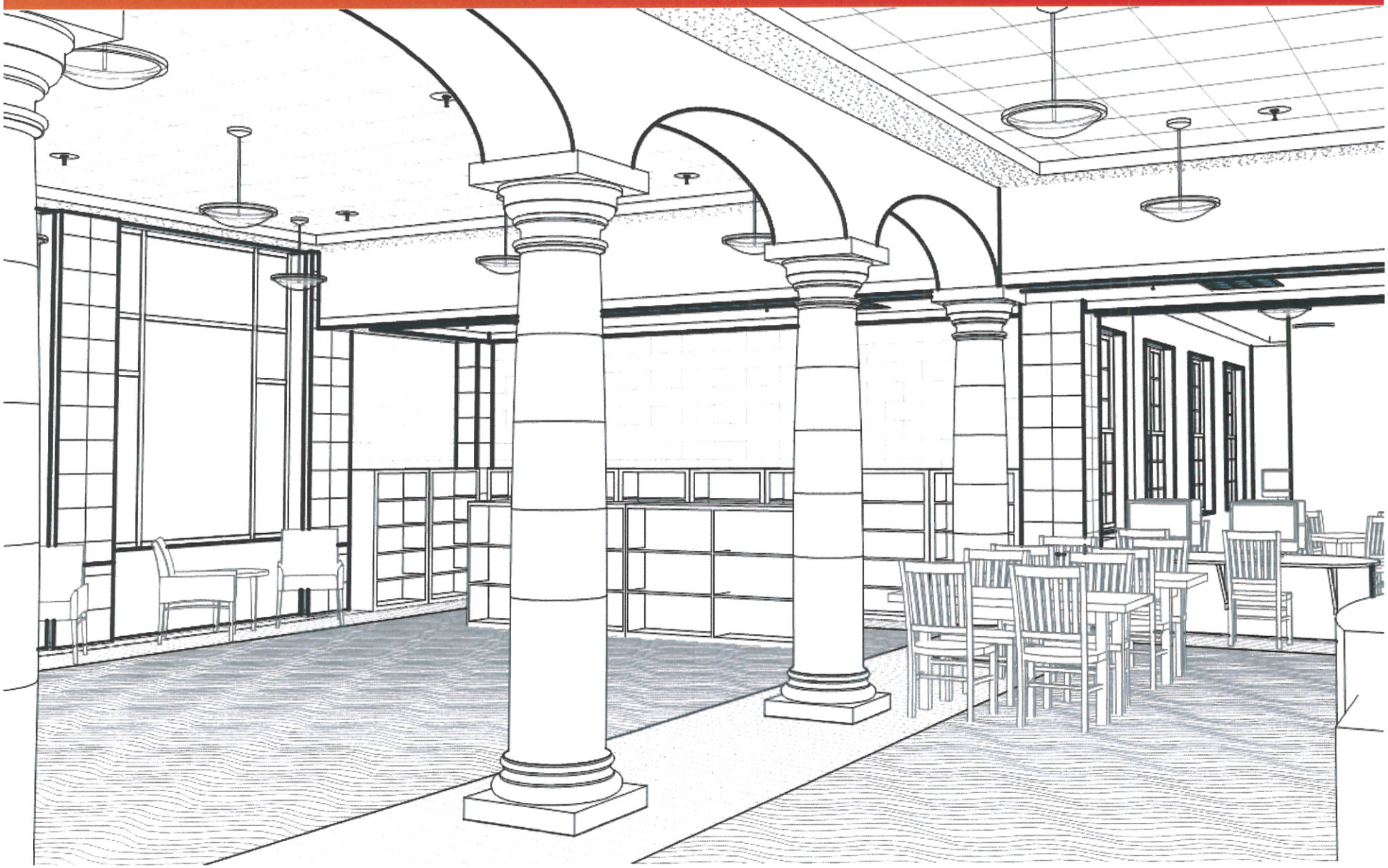


Penderlea School

sfl+a ARCHITECTS

Penderlea School

sfl+a ARCHITECTS



Penderlea School

sfl+a ARCHITECTS

Penderlea School

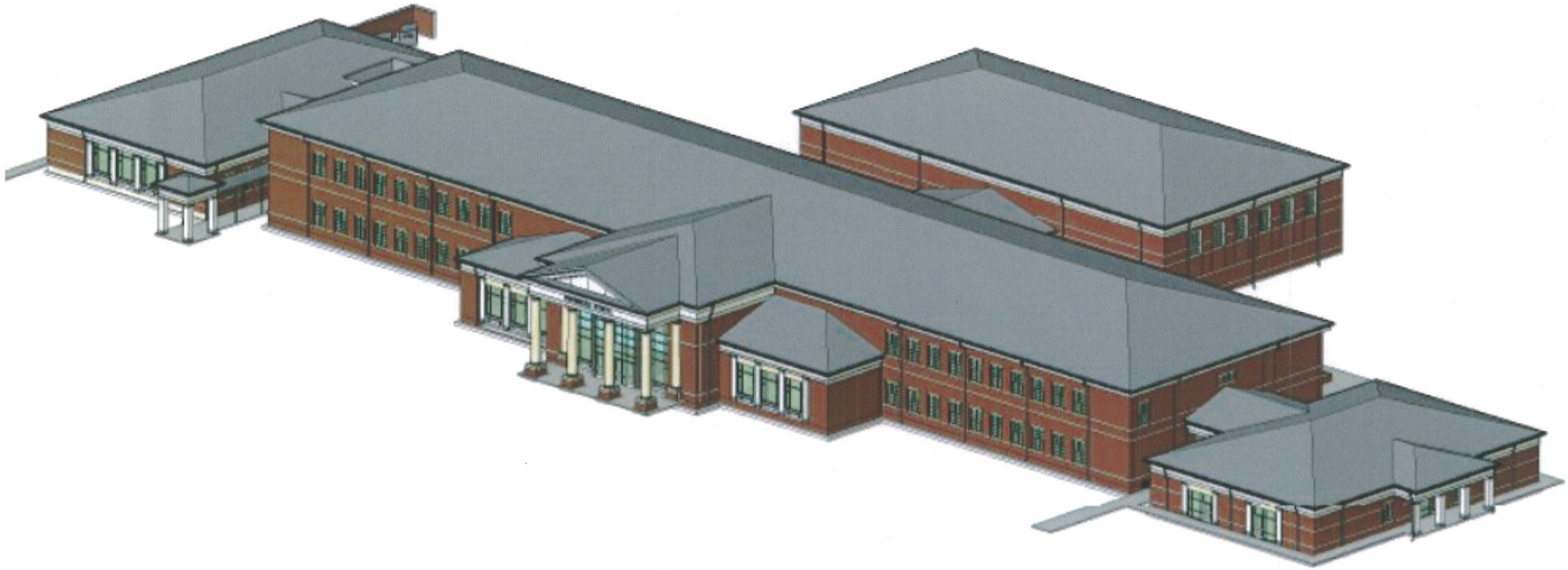
sfl+a ARCHITECTS

SOUTH / ENTRANCE ELEVATION

NORTH / REAR ELEVATION

Penderlea School

sfl+a ARCHITECTS



Penderlea School

sfl+a ARCHITECTS

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

sfl+a ARCHITECTS

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

sfl+a ARCHITECTS

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

metcon BUILDINGS INFRASTRUCTURE

sfl+a ARCHITECTS

Penderlea School SD_DD Estimate 3/2016

Job: 992014755 - Penderlea

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
HARD COSTS (01)											
DIVISION 1 (0101)											
S	01.61	Continous Clean-up	1.00	LS	59,100.00	0.00	0.00	0.00	59,100.00	0.00	59,100.00
S	01.62	Final Clean-up	1.00	LS	20,740.00	0.00	0.00	0.00	20,740.00	0.00	20,740.00
Subtotal: DIVISION 1 (0101)						**$0.00**	**$0.00**	**$0.00**	**$79,840.00**	**$0.00**	**$79,840.00**
DIVISION 2 (0102)											
S	02.40	Demolition - Existing Structure	1.00	LS	89,610.00	0.00	0.00	0.00	89,610.00	0.00	89,610.00
S	02.41	Asbestos Abatement	1.00	LS	45,760.00	0.00	0.00	0.00	45,760.00	0.00	45,760.00
S	02.70	Site Improvements	1.00	LS	1,365,802.00	0.00	0.00	0.00	1,365,802.00	0.00	1,365,802.00
Subtotal: DIVISION 2 (0102)						**$0.00**	**$0.00**	**$0.00**	**$1,501,172.00**	**$0.00**	**$1,501,172.00**
DIVISION 3 (0103)											
S	03.01	Concrete - Sidewalks	1.00	LS	75,120.00	0.00	0.00	0.00	75,120.00	0.00	75,120.00
S	03.02	Concrete - Footings	1.00	LS	244,944.00	0.00	0.00	0.00	244,944.00	0.00	244,944.00
S	03.03	Concrete - Slab on Grade	1.00	LS	222,240.00	0.00	0.00	0.00	222,240.00	0.00	222,240.00
S	03.04	Concrete - 2nd Floor Slab on Deck	1.00	LS	82,300.00	0.00	0.00	0.00	82,300.00	0.00	82,300.00
S	03.21	Rebar and Wire Mesh	1.00	LS	206,350.00	0.00	0.00	0.00	206,350.00	0.00	206,350.00
S	03.45	Architectural Precast Concrete	1.00	LS	48,520.00	0.00	0.00	0.00	48,520.00	0.00	48,520.00
Subtotal: DIVISION 3 (0103)						**$0.00**	**$0.00**	**$0.00**	**$879,474.00**	**$0.00**	**$879,474.00**
DIVISION 4 (0104)											
S	04.04	Concrete Masonry Units CMU	1.00	LS	1,055,870.00	0.00	0.00	0.00	1,055,870.00	0.00	1,055,870.00
S	04.05	Brick Masonry	1.00	LS	572,960.00	0.00	0.00	0.00	572,960.00	0.00	572,960.00
Subtotal: DIVISION 4 (0104)						**$0.00**	**$0.00**	**$0.00**	**$1,628,830.00**	**$0.00**	**$1,628,830.00**

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

Penderlea School SD_DD Estimate 3/2016

Job: 992014755 - Penderlea

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
DIVISION 5 (0105)											
S	05.10	Structrural Steel	1.00	LS	1,364,435.00	0.00	0.00	0.00	1,364,435.00	0.00	1,364,435.00
S	05.11	Miscellaneous Structrural Steel	1.00	LS	60,455.00	0.00	0.00	0.00	60,455.00	0.00	60,455.00
S	05.12	Structural Steel Erection	1.00	LS	245,100.00	0.00	0.00	0.00	245,100.00	0.00	245,100.00
Subtotal: DIVISION 5 (0105)						**$0.00**	**$0.00**	**$0.00**	**$1,669,990.00**	**$0.00**	**$1,669,990.00**
DIVISION 6 (0106)											
S	06.10	Wood Nailers	1.00	LS	13,240.00	0.00	0.00	0.00	13,240.00	0.00	13,240.00
Subtotal: DIVISION 6 (0106)			**$1.00**	**LS**	**$13,240.00**	**$0.00**	**$0.00**	**$0.00**	**$13,240.00**	**$0.00**	**$13,240.00**
DIVISION 7 (0107)											
S	07.00	Waterproofing	1.00	LS	2,620.00	0.00	0.00	0.00	2,620.00	0.00	2,620.00
S	07.21	Spray Foam Insulation	1.00	LS	104,000.00	0.00	0.00	0.00	104,000.00	0.00	104,000.00
S	07.62	Metal Roof	1.00	LS	600,800.00	0.00	0.00	0.00	600,800.00	0.00	600,800.00
S	07.81	Dormer Vents	1.00	LS	9,300.00	0.00	0.00	0.00	9,300.00	0.00	9,300.00
S	07.82	Fascias	1.00	LS	258,160.00	0.00	0.00	0.00	258,160.00	0.00	258,160.00
S	07.84	Fire and Smoke Stopping	1.00	LS	14,620.00	0.00	0.00	0.00	14,620.00	0.00	14,620.00
S	07.90	Caulking Sealants	1.00	LS	2,490.00	0.00	0.00	0.00	2,490.00	0.00	2,490.00
S	07.95	Expansion Control Joint Covers	1.00	LS	7,580.00	0.00	0.00	0.00	7,580.00	0.00	7,580.00
Subtotal: DIVISION 7 (0107)						**$0.00**	**$0.00**	**$0.00**	**$999,570.00**	**$0.00**	**$999,570.00**
DIVISION 8 (0108)											
S	08.10	Wood Doors	1.00	LS	65,736.00	0.00	0.00	0.00	65,736.00	0.00	65,736.00
S	08.11	H.M. Doors & Frames	1.00	LS	44,300.00	0.00	0.00	0.00	44,300.00	0.00	44,300.00
S	08.36	Roll Up Doors	1.00	LS	5,870.00	0.00	0.00	0.00	5,870.00	0.00	5,870.00
S	08.50	Storefront / Glazing	1.00	LS	420,000.00	0.00	0.00	0.00	420,000.00	0.00	420,000.00

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

Penderlea School SD_DD Estimate 3/2016

Job: 992014755 - Penderlea

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
S	08.71	Door Hardware	1.00	LS	113,635.00	0.00	0.00	0.00	113,635.00	0.00	113,635.00
Subtotal: DIVISION 8 (0108)						**$0.00**	**$0.00**	**$0.00**	**$649,541.00**	**$0.00**	**$649,541.00**
DIVISION 9 (0109)											
S	09.25	Drywall / Metal Framing	1.00	LS	334,548.00	0.00	0.00	0.00	334,548.00	0.00	334,548.00
S	09.31	Ceramic Tile	1.00	LS	183,542.00	0.00	0.00	0.00	183,542.00	0.00	183,542.00
S	09.51	Acoustical Ceiling	1.00	LS	194,129.00	0.00	0.00	0.00	194,129.00	0.00	194,129.00
S	09.60	Resilient Vinyl Tile / Base / Accessories	1.00	LS	63,235.00	0.00	0.00	0.00	63,235.00	0.00	63,235.00
S	09.63	Epoxy Floor	1.00	LS	26,782.00	0.00	0.00	0.00	26,782.00	0.00	26,782.00
S	09.64	Wood Floor	1.00	LS	81,744.00	0.00	0.00	0.00	81,744.00	0.00	81,744.00
S	09.65	Carpet	1.00	LS	29,940.00	0.00	0.00	0.00	29,940.00	0.00	29,940.00
S	09.66	Terrazzo Floor	1.00	LS	310,499.00	0.00	0.00	0.00	310,499.00	0.00	310,499.00
S	09.77	Fabric Wrapped Wall Panels	1.00	LS	76,323.00	0.00	0.00	0.00	76,323.00	0.00	76,323.00
S	09.90	Painting	1.00	LS	148,000.00	0.00	0.00	0.00	148,000.00	0.00	148,000.00
S	09.99	GFRG Columns	1.00	LS	73,360.00	0.00	0.00	0.00	73,360.00	0.00	73,360.00
Subtotal: DIVISION 9 (0109)						**$0.00**	**$0.00**	**$0.00**	**$1,522,102.00**	**$0.00**	**$1,522,102.00**
DIVISION 10 (0110)											
S	10.11	White Boards	1.00	LS	23,898.00	0.00	0.00	0.00	23,898.00	0.00	23,898.00
S	10.14	Signage	1.00	LS	25,607.00	0.00	0.00	0.00	25,607.00	0.00	25,607.00
S	10.21	Toilet Partitions	1.00	LS	21,355.00	0.00	0.00	0.00	21,355.00	0.00	21,355.00
S	10.28	Toilet Accessories	1.00	LS	15,240.00	0.00	0.00	0.00	15,240.00	0.00	15,240.00
S	10.29	Fire Extinguishers & Cabinets	1.00	LS	3,130.00	0.00	0.00	0.00	3,130.00	0.00	3,130.00
S	10.51	Lockers	1.00	LS	31,150.00	0.00	0.00	0.00	31,150.00	0.00	31,150.00
S	10.56	Wood Storage Shelving	1.00	LS	38,093.00	0.00	0.00	0.00	38,093.00	0.00	38,093.00

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

sfl+a ARCHITECTS

metcon BUILDINGS INFRASTRUCTURE

Penderlea School SD_DD Estimate 3/2016

Job: 992014755 - Penderlea

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
S	10.74	Cupola - Premanufactured	1.00	LS	70,300.00	0.00	0.00	0.00	70,300.00	0.00	70,300.00
S	10.75	Flag Pole	1.00	LS	1,810.00	0.00	0.00	0.00	1,810.00	0.00	1,810.00
Subtotal: DIVISION 10 (0110)						**$0.00**	**$0.00**	**$0.00**	**$257,528.00**	**$0.00**	**$257,528.00**
DIVISION 11 (0111)											
S	11.40	Food Service Equipment	1.00	LS	312,000.00	0.00	0.00	0.00	312,000.00	0.00	312,000.00
S	11.52	Projection Screens	1.00	LS	5,055.00	0.00	0.00	0.00	5,055.00	0.00	5,055.00
S	11.53	Laboratory Fume Hoods	1.00	LS	5,289.00	0.00	0.00	0.00	5,289.00	0.00	5,289.00
S	11.61	Stage Curtain	1.00	LS	27,600.00	0.00	0.00	0.00	27,600.00	0.00	27,600.00
S	11.66	Athletic Equipment	1.00	LS	26,620.00	0.00	0.00	0.00	26,620.00	0.00	26,620.00
Subtotal: DIVISION 11 (0111)						**$0.00**	**$0.00**	**$0.00**	**$376,564.00**	**$0.00**	**$376,564.00**
DIVISION 12 (0112)											
S	12.22	Horizontal Louver Blinds	1.00	LS	8,600.00	0.00	0.00	0.00	8,600.00	0.00	8,600.00
S	12.32	Plastic Laminate Case Work	1.00	LS	247,113.00	0.00	0.00	0.00	247,113.00	0.00	247,113.00
S	12.35	Science Casework	1.00	LS	29,559.00	0.00	0.00	0.00	29,559.00	0.00	29,559.00
S	12.36	Trophy Case	1.00	LS	3,500.00	0.00	0.00	0.00	3,500.00	0.00	3,500.00
S	12.66	Bleachers	1.00	LS	17,780.00	0.00	0.00	0.00	17,780.00	0.00	17,780.00
Subtotal: DIVISION 12 (0112)						**$0.00**	**$0.00**	**$0.00**	**$306,552.00**	**$0.00**	**$306,552.00**
DIVISION 14 (0114)											
S	14.20	Elevators	1.00	LS	46,900.00	0.00	0.00	0.00	46,900.00	0.00	46,900.00
Subtotal: DIVISION 14 (0114)			**$1.00**	**LS**	**$46,900.00**	**$0.00**	**$0.00**	**$0.00**	**$46,900.00**	**$0.00**	**$46,900.00**
DIVISION 15 (0115)											
S	15.30	Automatic Fire Protection	1.00	LS	154,500.00	0.00	0.00	0.00	154,500.00	0.00	154,500.00

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

Penderlea School SD_DD Estimate 3/2016

Job: 992014755 - Penderlea

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
S	15.40	Plumbing	1.00	LS	869,500.00	0.00	0.00	0.00	869,500.00	0.00	869,500.00
S	15.70	H.V.A.C.	1.00	LS	2,025,000.00	0.00	0.00	0.00	2,025,000.00	0.00	2,025,000.00
Subtotal: DIVISION 15 (0115)						**$0.00**	**$0.00**	**$0.00**	**$3,049,000.00**	**$0.00**	**$3,049,000.00**
DIVISION 16 (0116)											
S	16.10	Electrical	1.00	LS	1,986,600.00	0.00	0.00	0.00	1,986,600.00	0.00	1,986,600.00
Subtotal: DIVISION 16 (0116)			**$1.00**	**LS**	**$1,986,600.00**	**$0.00**	**$0.00**	**$0.00**	**$1,986,600.00**	**$0.00**	**$1,986,600.00**
Subtotal: HARD COSTS (01)						**$0.00**	**$0.00**	**$0.00**	**$14,966,903.00**	**$0.00**	**$14,966,903.00**
MARK UP (02)											
DIVISION 99 (0217)											
T	99.05	SD CM Design Contingency	2.00	%	182,788.48	0.00	0.00	0.00	0.00	365,576.96	365,576.96
T	99.06	Permits & Fees	1.00	LS	74,000.00	0.00	0.00	0.00	0.00	74,000.00	74,000.00
T	99.07	Builders Risk Insurance	0.15	%	182,859.75	0.00	0.00	0.00	0.00	27,428.96	27,428.96
T	99.08	GL / Worker Comp / Umbrella Insurance	0.96	%	182,843.47	0.00	0.00	0.00	0.00	175,529.73	175,529.73
T	99.09	Payment & Performance Bonds	1.04	%	182,840.59	0.00	0.00	0.00	0.00	190,154.21	190,154.21
T	99.10	Lump Sum General Conditions	8.00	%	181,782.93	0.00	0.00	0.00	0.00	1,454,263.43	1,454,263.43
T	99.21	CM Construction Contingency	2.00	%	182,788.48	0.00	0.00	0.00	0.00	365,576.96	365,576.96
R	99.30	Overhead & Profit	3.65	%	182,625.43	0.00	0.00	0.00	0.00	666,582.80	666,582.80
Subtotal: DIVISION 99 (0217)						**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$3,319,113.05**	**$3,319,113.05**
Subtotal: MARK UP (02)						**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$3,319,113.05**	**$3,319,113.05**
						$0.00	**$0.00**	**$0.00**	**$14,966,903.00**	**$3,319,113.05**	**$18,286,016.05**

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

sfl+a ARCHITECTS

Division	Building & Site	SD Budget	SD-DD Estimate	Variance
1	General Trades	$ 2,392,833	$ 79,840	
2	Demolition & Site Improvements	$ 2,880,918	$ 1,501,172	(1,379,746)
3	Concrete	$ 786,949	$ 879,474	92,525
4	Masonry & Cast Stone	$ 1,092,160	$ 1,628,830	536,670
5	Structural Steel	$ 1,839,658	$ 1,669,990	(169,668)
6	Rough Carpentry	$ 112,965	$ 13,240	(99,725)
7	Roofing, Insulations, Caulk	$ 980,224	$ 999,570	19,346
8	Doors, Storefront & Windows	$ 690,433	$ 649,541	(40,892)
9	Finishes	$ 1,290,990	$ 1,522,102	231,112
10	Specialties, Canopies, Lockers	$ 310,748	$ 257,528	(53,220)
11	Food Service, Stage Curtains	$ 213,075	$ 376,564	163,489
12	Casework, Bleachers	$ 311,793	$ 306,552	(5,241)
13	Special Construction	$ 12,868	$ -	(12,868)
14	Elevator	$ 47,164	$ 46,900	(264)
15	Fire Protection, Plumbing, HVAC	$ 2,775,571	$ 3,049,000	273,429
16	Electrical, Security	$ 1,673,785	$ 1,986,600	312,815
99	Bonds & Insurances	$ 416,667	$ -	
	SUBTOTAL	**$ 17,828,801**	**$ 14,966,903**	
1 & 99	Design Contingency - 2%	$ -	$ 365,000	$ -
1 & 99	Permits & Fees	$ -	$ 74,000	$ -
1 & 99	GC Allowances		$ 180,000	$ -
	SUBTOTAL - Cost of the Work	**$ 17,828,801**	**$ 15,585,903**	
1 & 99	Const. Mgnt. Fees	$ -	$ 666,582	
1 & 99	Construction Contingency - 2%		$ 365,000	
1 & 99	General Conditions	$ -	$ 1,454,263	$ -
1 & 99	Performance and Payment Bonds	$ -	$ 190,154	
1 & 99	Insurances + Builders Risk	$ -	$ 205,350	
	TOTAL GMP	**$ 17,828,801**	**$ 18,467,252**	**$ 638,451**

**Does not include any renovation costs dedicated to the existing gymnasium, media center, or auditorium.

Alternate: Add 4 Classrooms
7,021 SF =
$1,482,133.00

metcon BUILDINGS INFRASTRUCTURE

Penderlea School

STATEMENT OF PROBABLE CONSTRUCTION COST:

sfl+a ARCHITECTS

SUMMARY:	
Construction cost allocation	$17,544,505
Swing space allocation (move to construction)	923,395
Total Construction Allocation	$18,467,900
Total Construction Estimate	$18,462,252
Overall Budget for Project	$21,500,000

metcon BUILDINGS INFRASTRUCTURE

sfl+a ARCHITECTS

metcon BUILDINGS INFRASTRUCTURE

Penderlea School

Pender County Schools

CLH DESIGN

optima engineering

LHC STRUCTURAL ENGINEERS

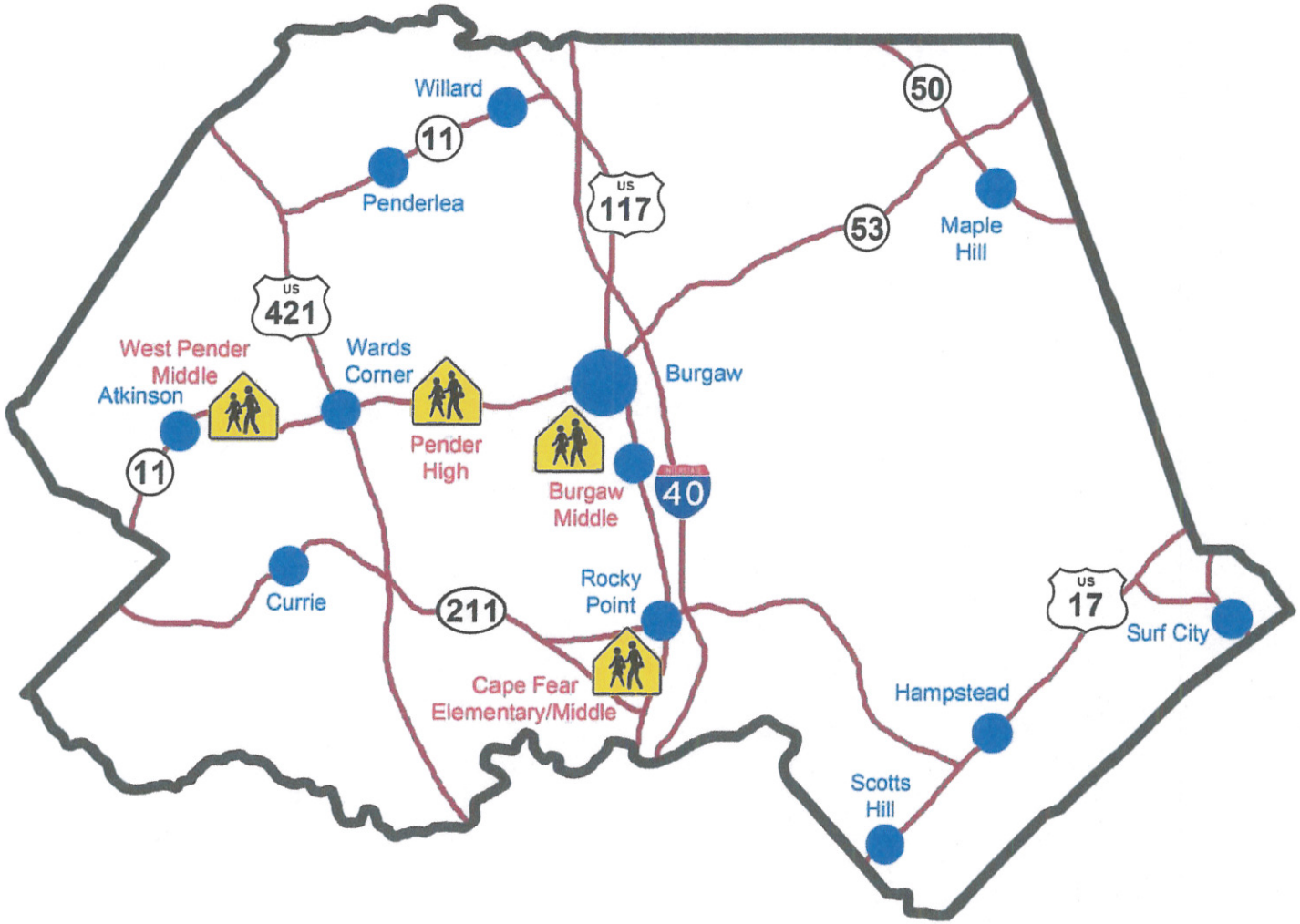
March 17, 2016

PENDER COUNTY
SCHOOLS

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

BARNHILL
CONTRACTING
COMPANY

2014 SCHOOL BOND – ADDITIONS & RENOVATIONS

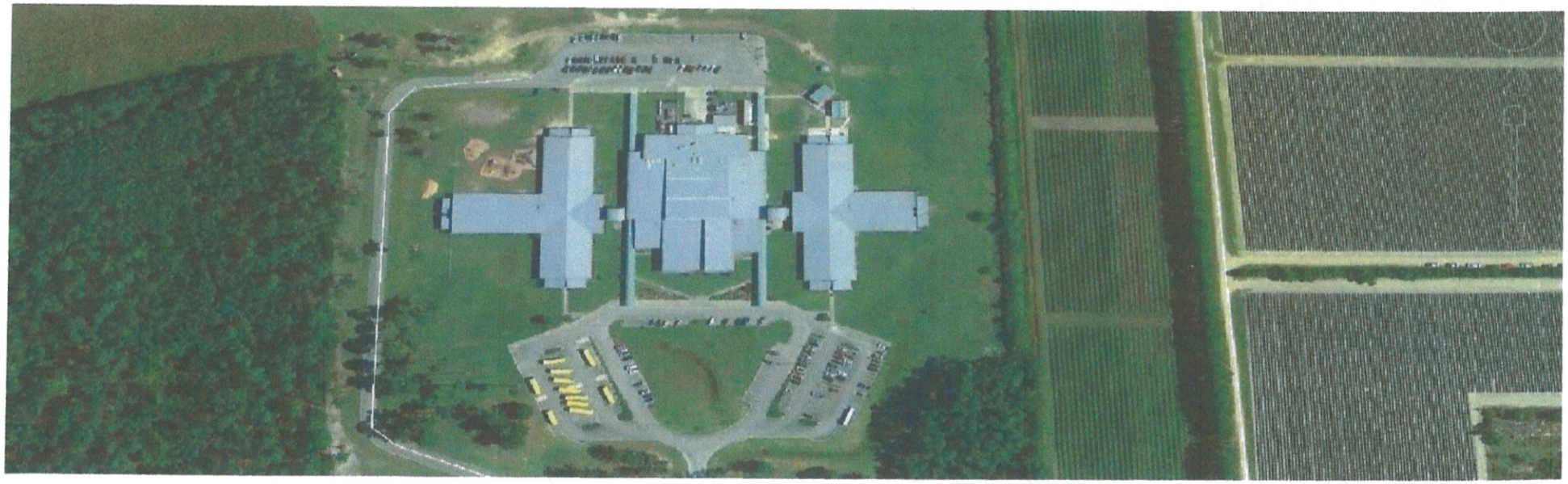


PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

CAPE FEAR ELEM / MIDDLE – ADDITIONS



PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

CAPE FEAR ELEM / MIDDLE – ADDITIONS

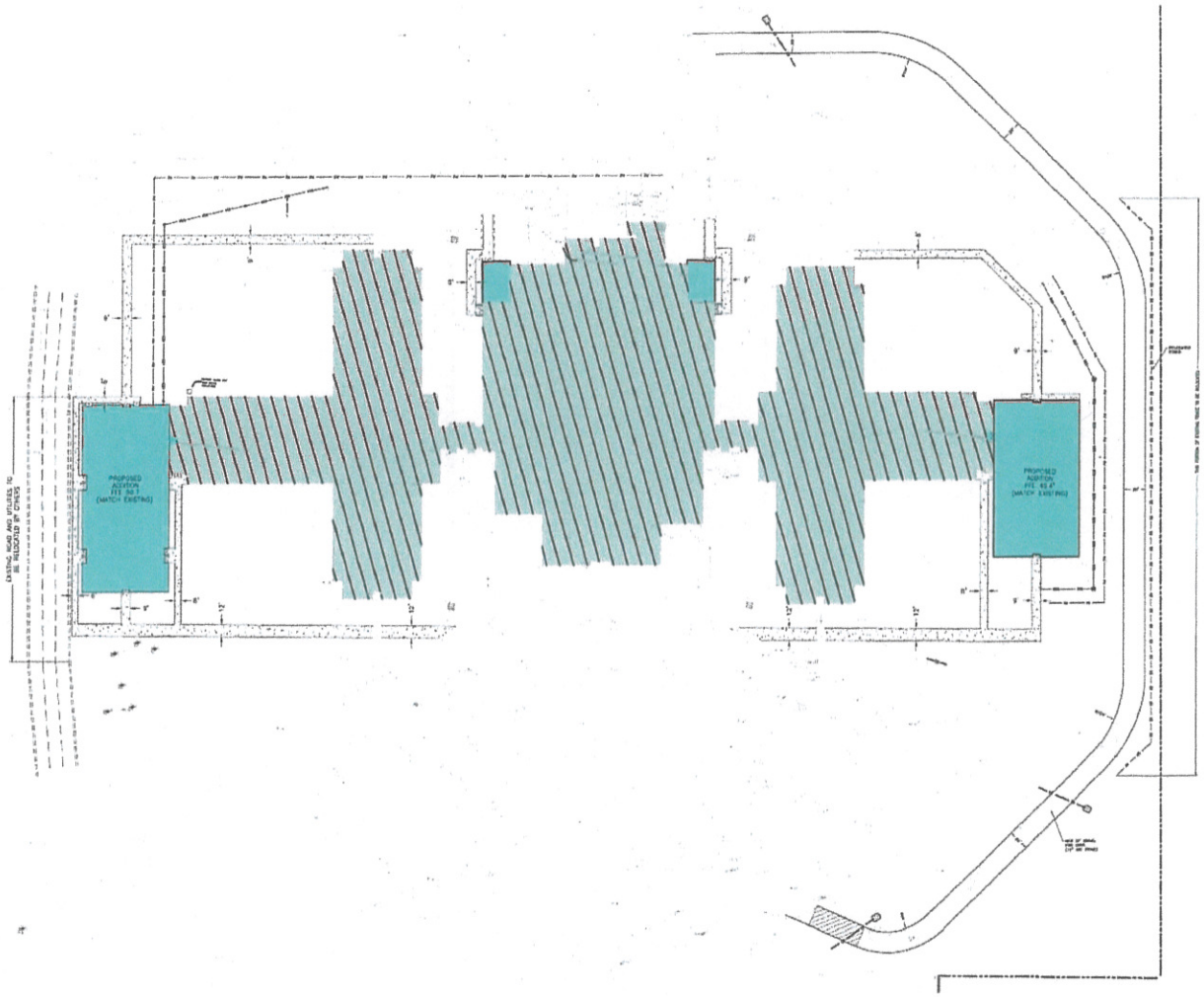
- 8 ADDITIONAL MIDDLE SCHOOL CLASSROOMS
- 8 ADDITIONAL ELEMENTARY SCHOOL CLASSROOMS
- EXPANDED CAFETERIA SEATING FOR BOTH SCHOOLS
- ASSOCIATED SITE WORK

PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

CAPE FEAR ELEM / MIDDLE – ADDITIONS



PENDER COUNTY SCHOOLS

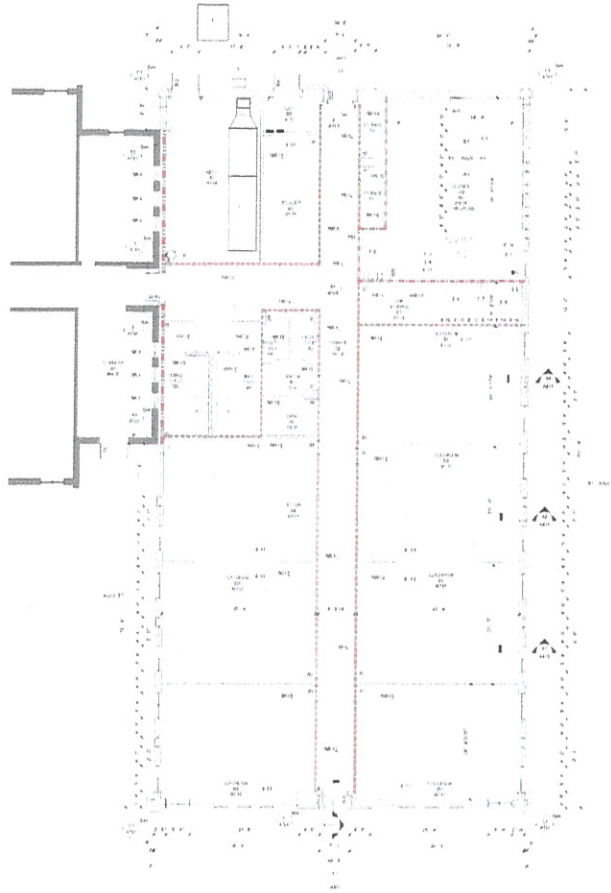
BARNHILL CONTRACTING COMPANY

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

CAPE FEAR ELEM / MIDDLE – ADDITIONS

Elementary School Addition

Middle School Addition



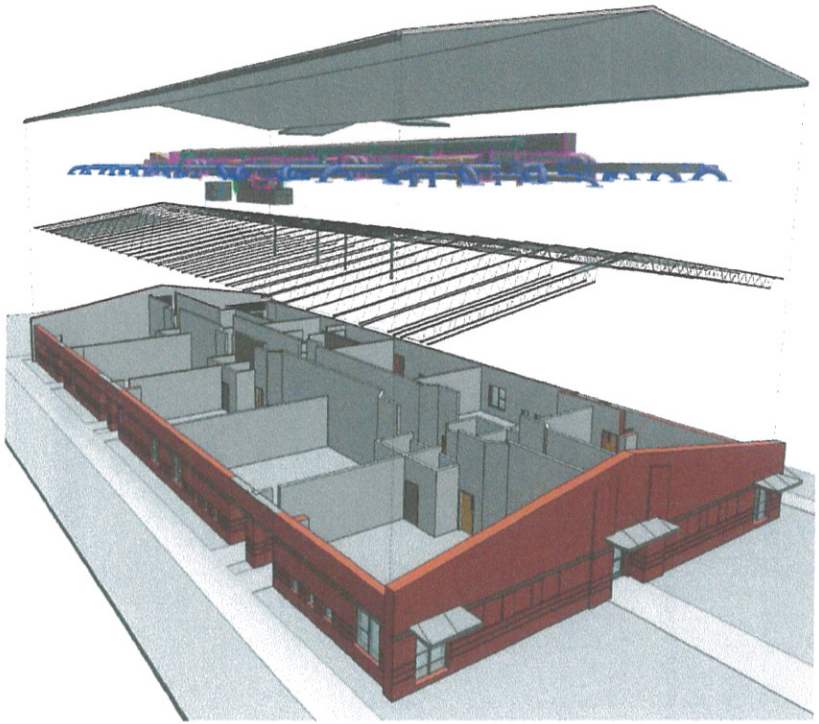
PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

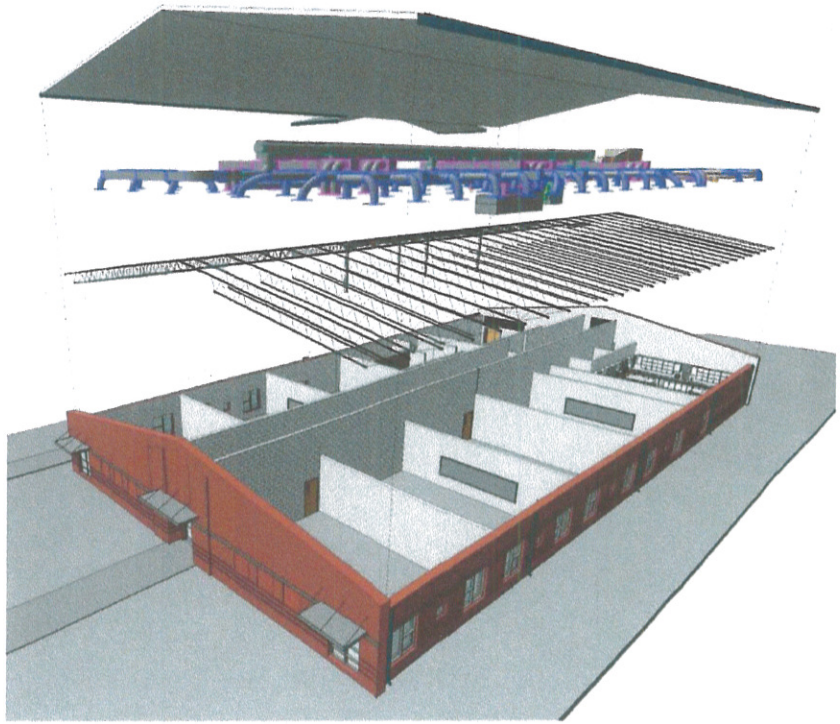
LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

CAPE FEAR ELEM / MIDDLE – ADDITIONS

Elementary School Addition



Middle School Addition

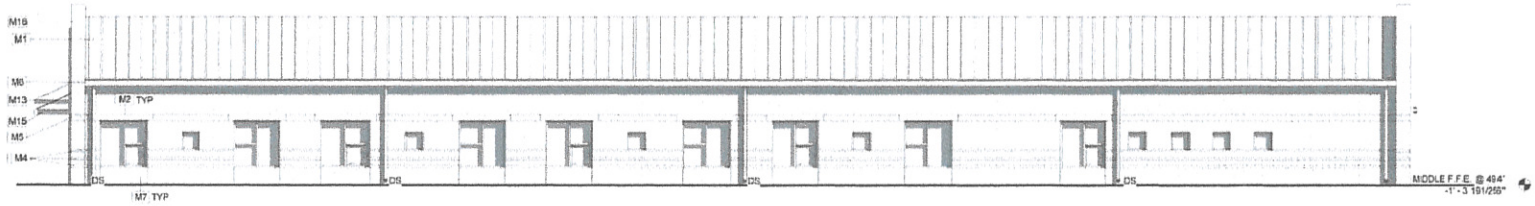


PENDER COUNTY SCHOOLS

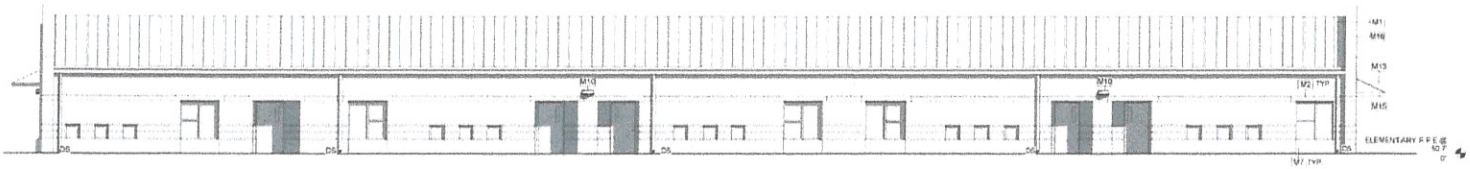
BARNHILL CONTRACTING COMPANY

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

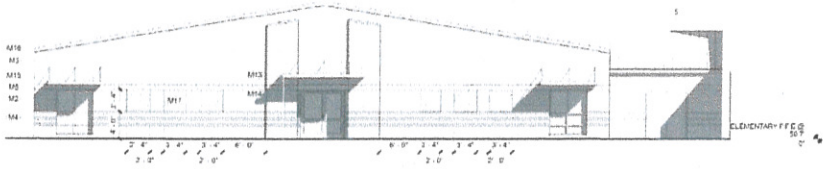
CAPE FEAR ELEM / MIDDLE – ADDITIONS



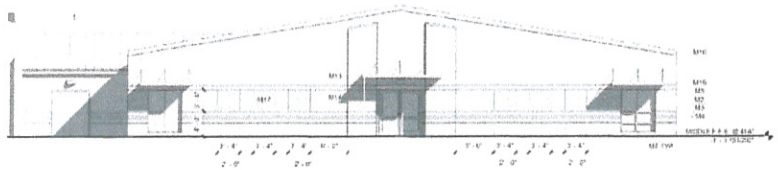
Middle School Addition



Elementary School Addition



Elementary School Addition



Middle School Addition

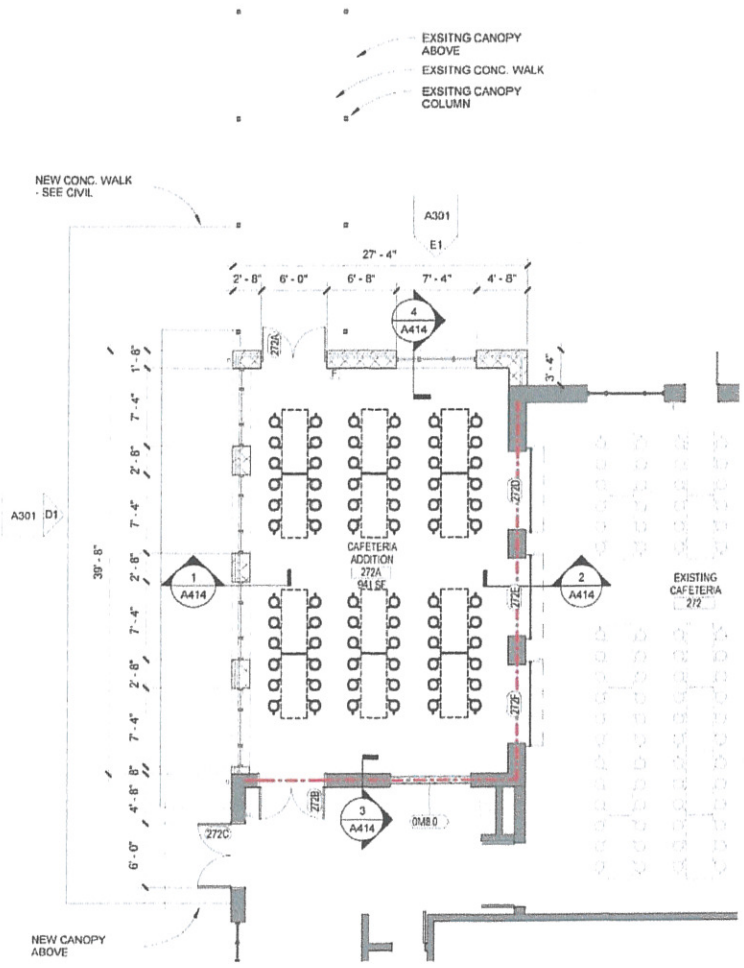
PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

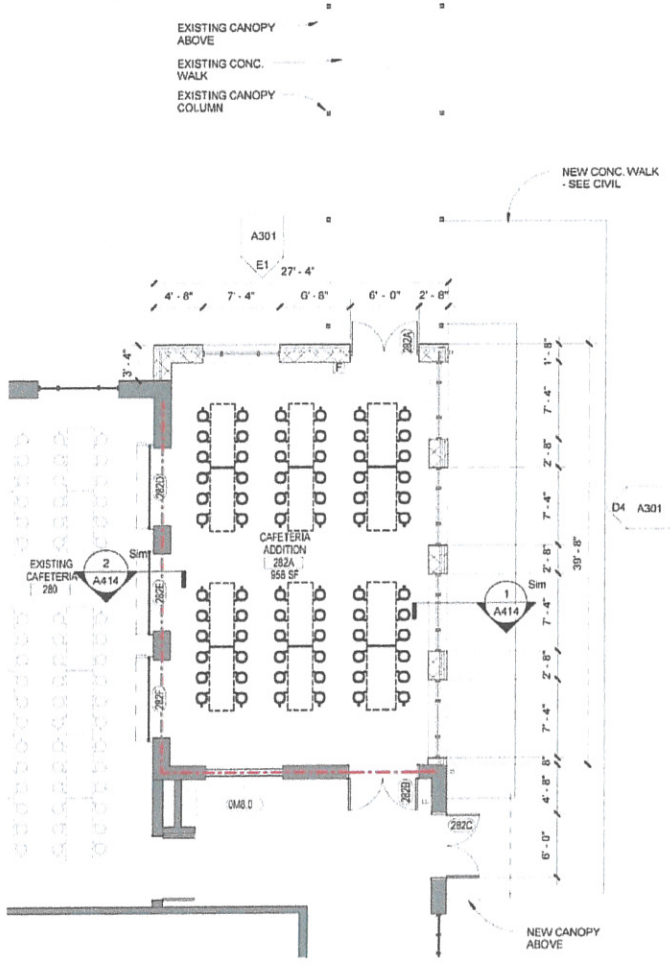
LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

CAPE FEAR ELEM / MIDDLE – ADDITIONS

Elementary School Addition



Middle School Addition



PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

LITTLE
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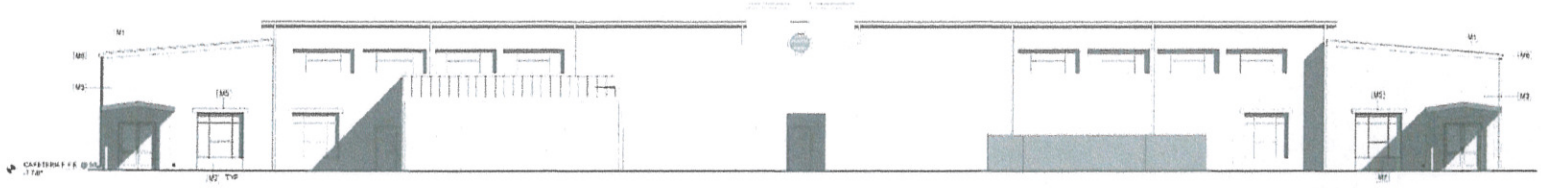
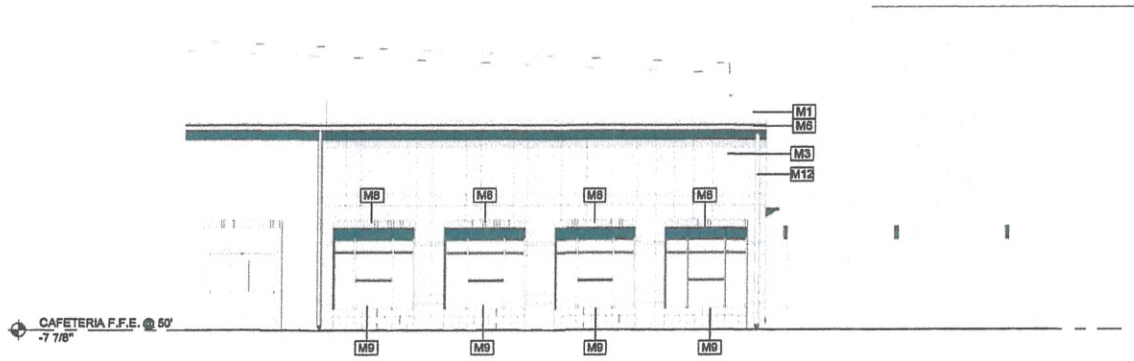
CAPE FEAR ELEM / MIDDLE – ADDITIONS



Middle School Addition

Elementary School Addition



PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

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WEST PENDER MIDDLE SCHOOL - ADDITIONS

PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

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DIVERSIFIED ARCHITECTURAL CONSULTING

WEST PENDER MIDDLE SCHOOL - ADDITIONS

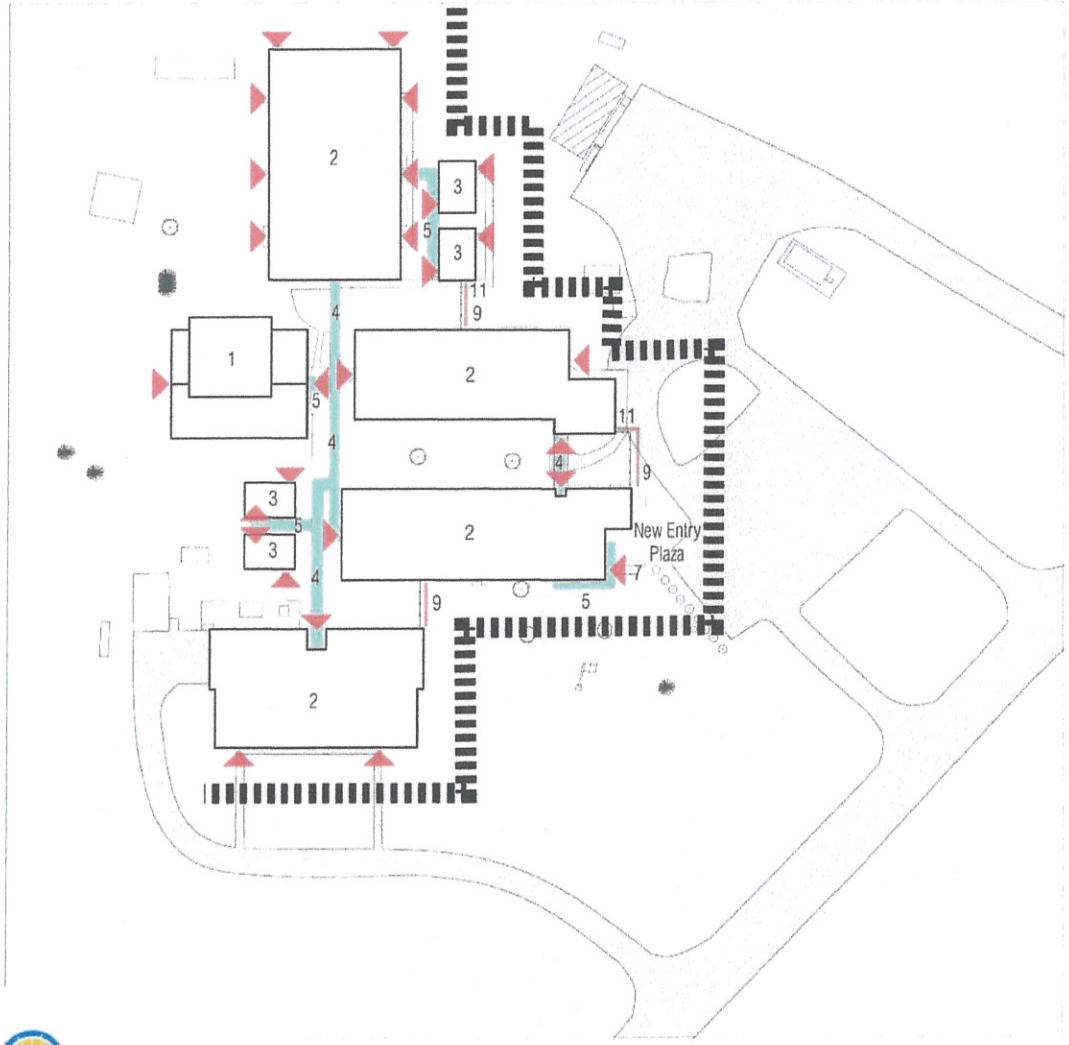
- RE-ORANGIZED FRONT ENTRY FOR VISITORS
- 2 NEW SCIENCE LABORATORY CLASSROOMS
- 1 NEW BAND ROOM
- ASSOCIATED SITE WORK

PENDER COUNTY SCHOOLS

BARNHILL CONTRACTING COMPANY

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

WEST PENDER MIDDLE SCHOOL - ADDITIONS



LEGEND

1	PROPOSED BUILDING
2	EXISTING BUILDINGS
3	EXISTING MOBILE UNIT
4	EXISTING WALKWAY CANOPY
5	PROPOSED WALKWAY CANOPY
6	
7	MAIN ENTRANCE
8	
9	PROPOSED SECURITY FENCE
10	
11	SECURE GATE DOOR
12	FUTURE / ADDITIONAL SECURITY PROVISIONS

BUILDING ACCESS

EXTENT OF SECURE PERIMETER

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BARNHILL CONTRACTING COMPANY

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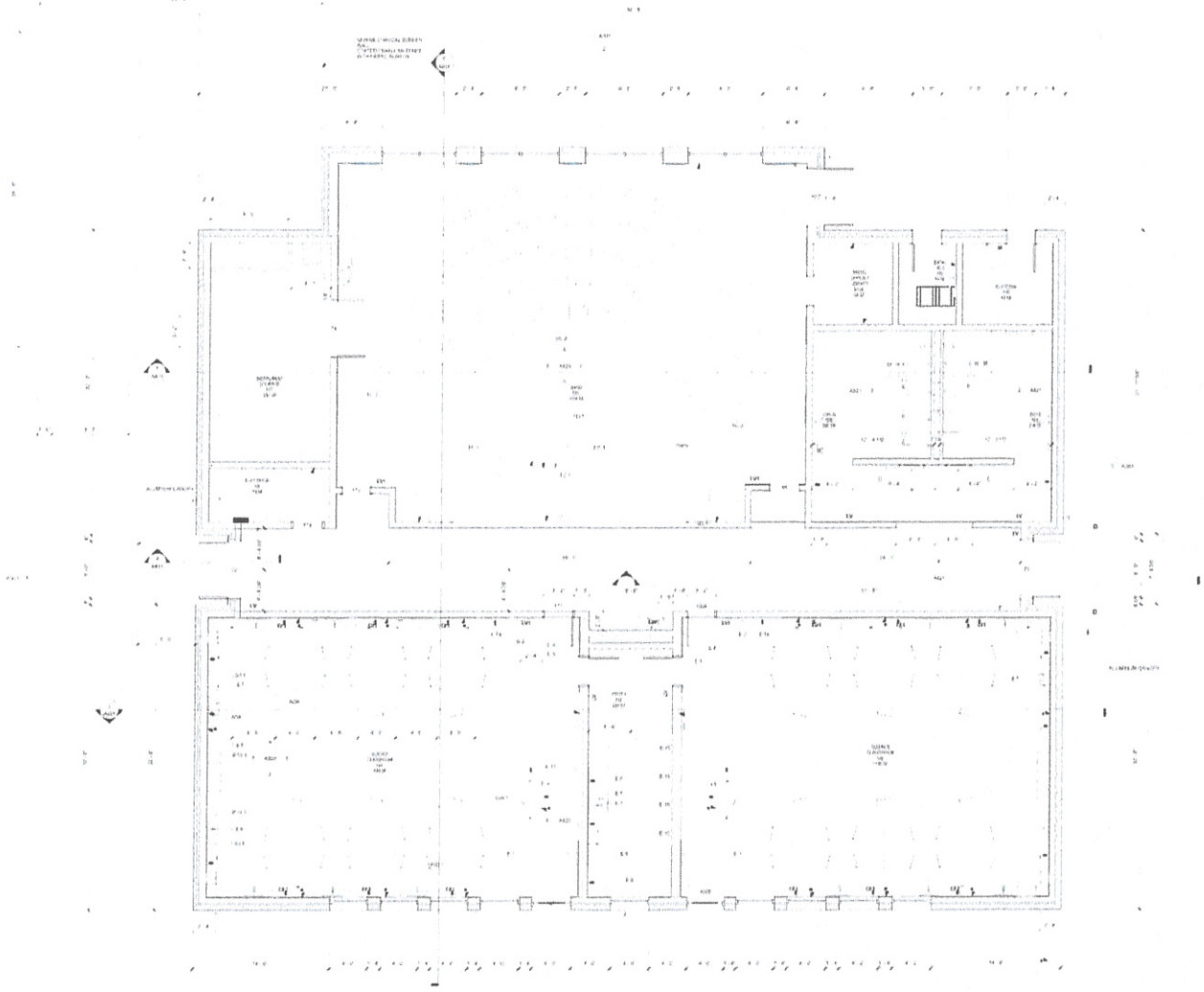
WEST PENDER MIDDLE SCHOOL - ADDITIONS



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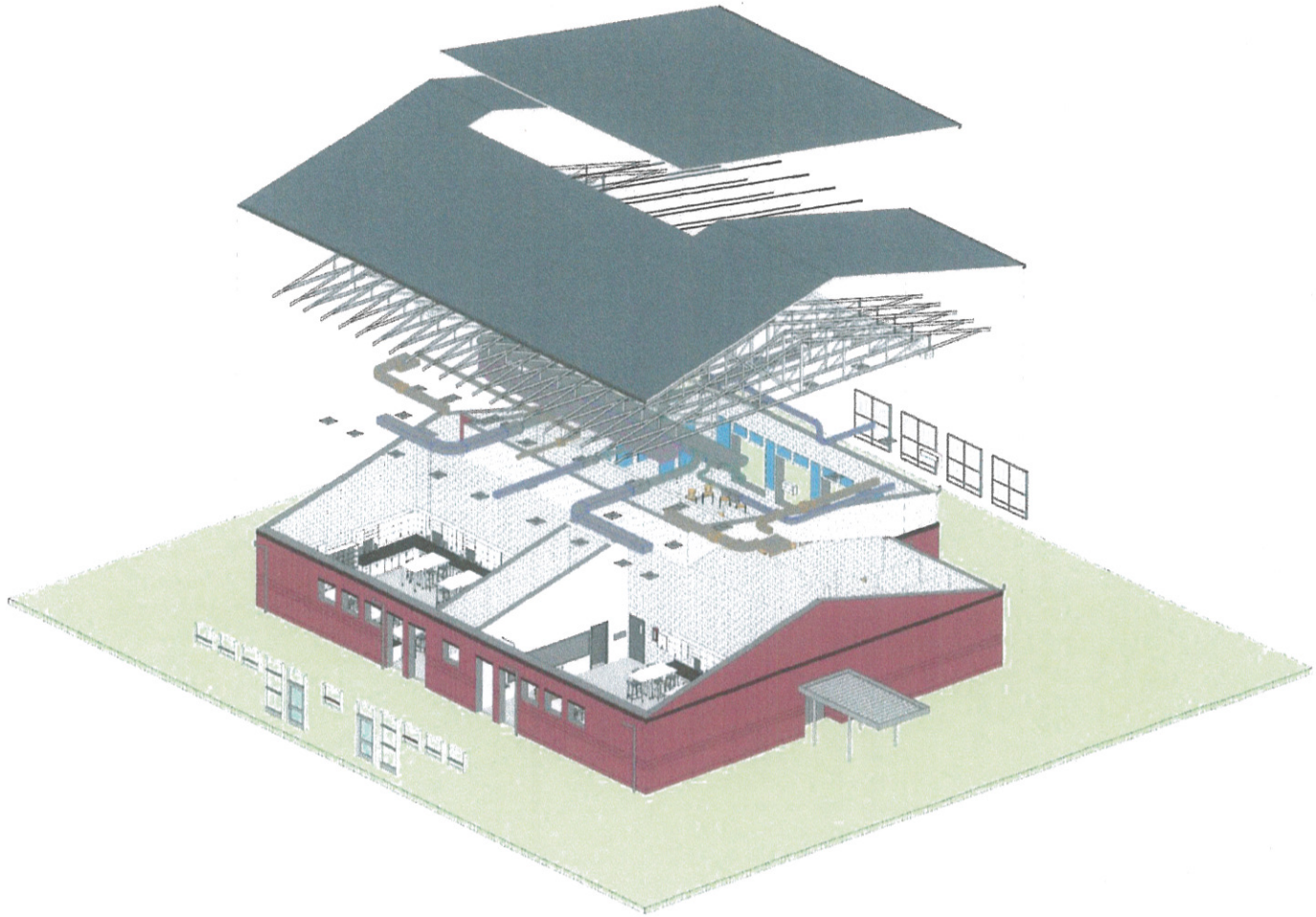
WEST PENDER MIDDLE SCHOOL - ADDITIONS



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WEST PENDER MIDDLE SCHOOL - ADDITIONS

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WEST PENDER MIDDLE SCHOOL - ADDITIONS

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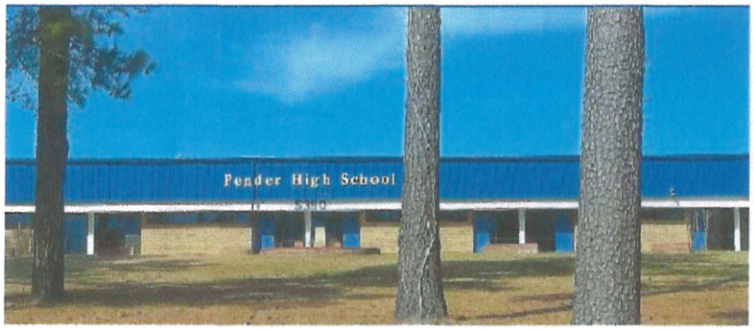
PENDER HIGH SCHOOL - ADDITIONS



PENDER COUNTY SCHOOLS

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PENDER HIGH SCHOOL - ADDITIONS

- NEW ATHLETIC FIELD HOUSE
- RE-ORANGIZED FRONT ENTRY FOR VISITORS
- FRONT ROAD WAY WITH NEW PARKING
- CANOPIES CONNECTING BUILDING ON CAMPUS
- ASSOCIATED SITE WORK

PENDER COUNTY SCHOOLS

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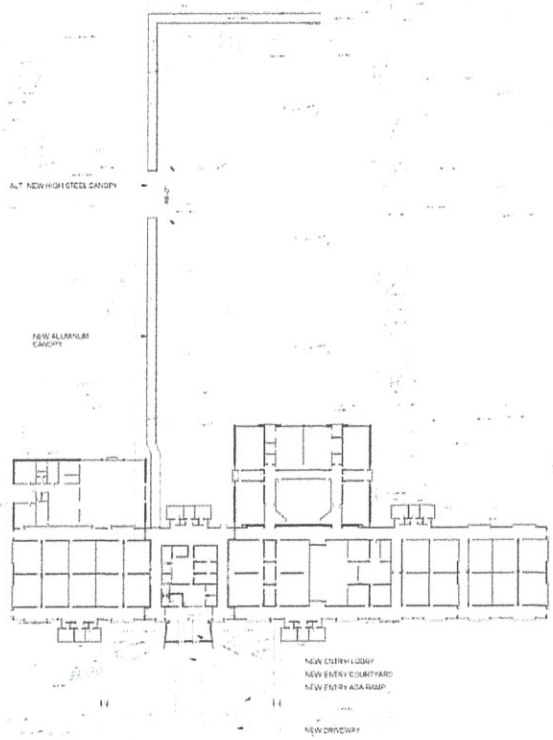
PENDER HIGH SCHOOL - ADDITIONS



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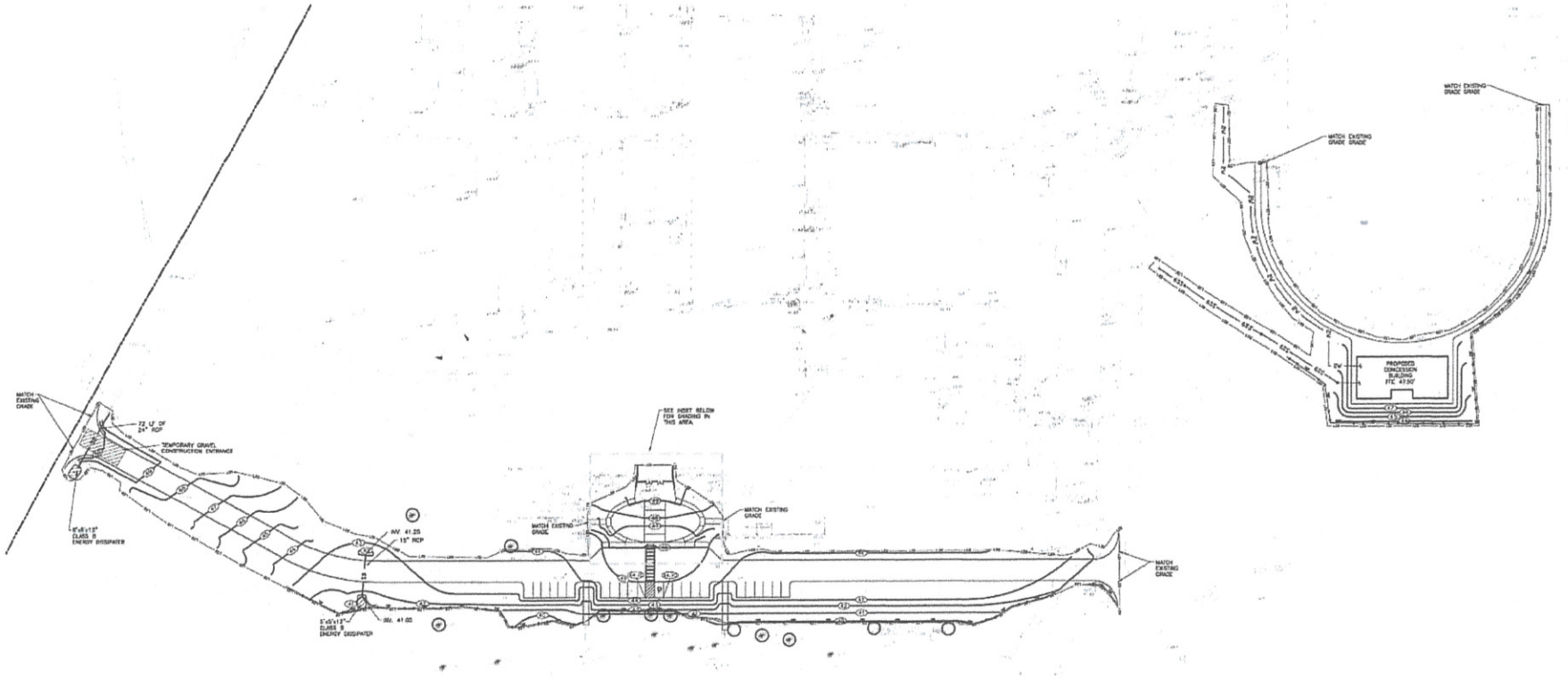
PENDER HIGH SCHOOL - ADDITIONS



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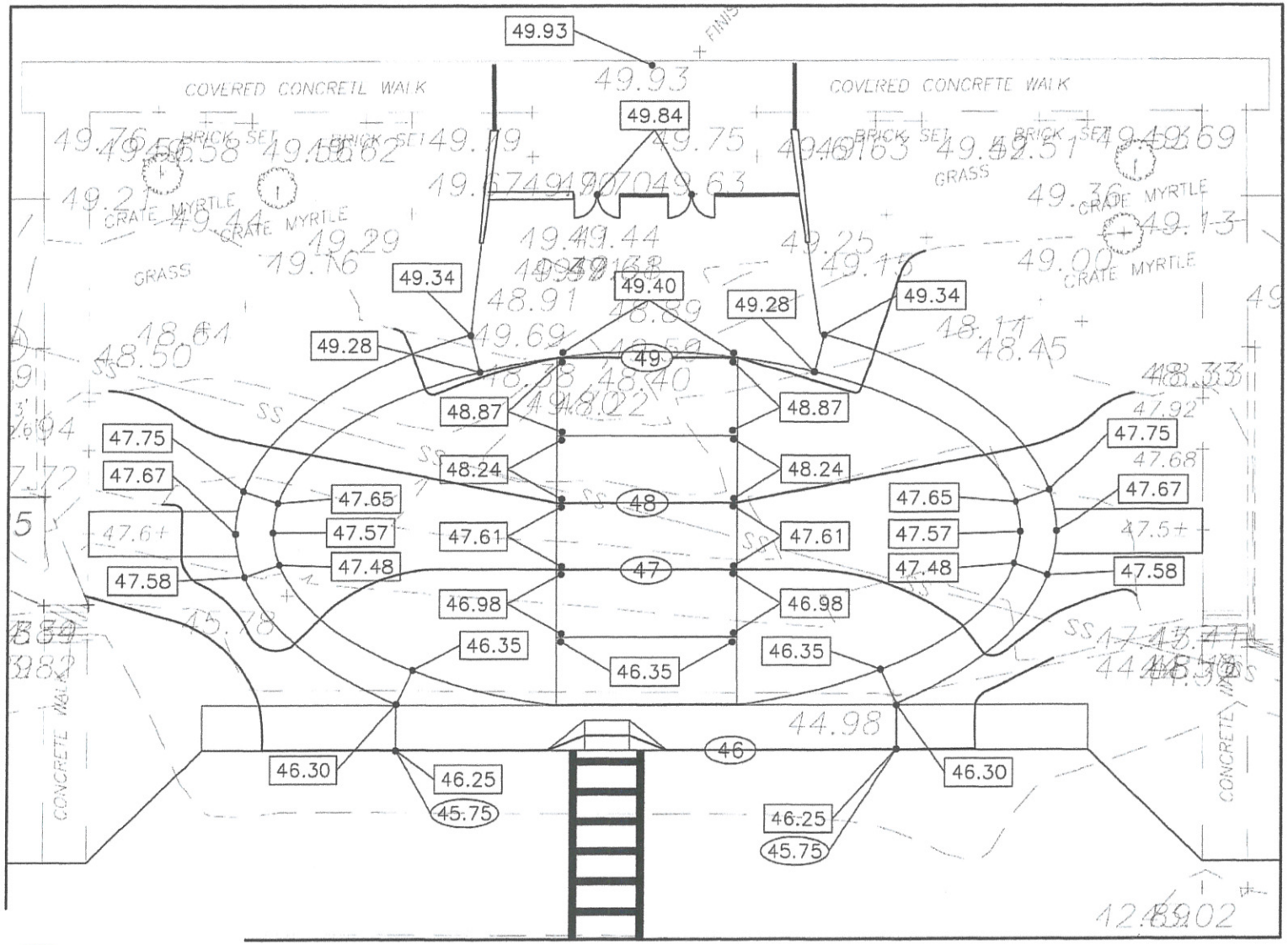
PENDER HIGH SCHOOL - ADDITIONS



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PENDER HIGH SCHOOL - ADDITIONS

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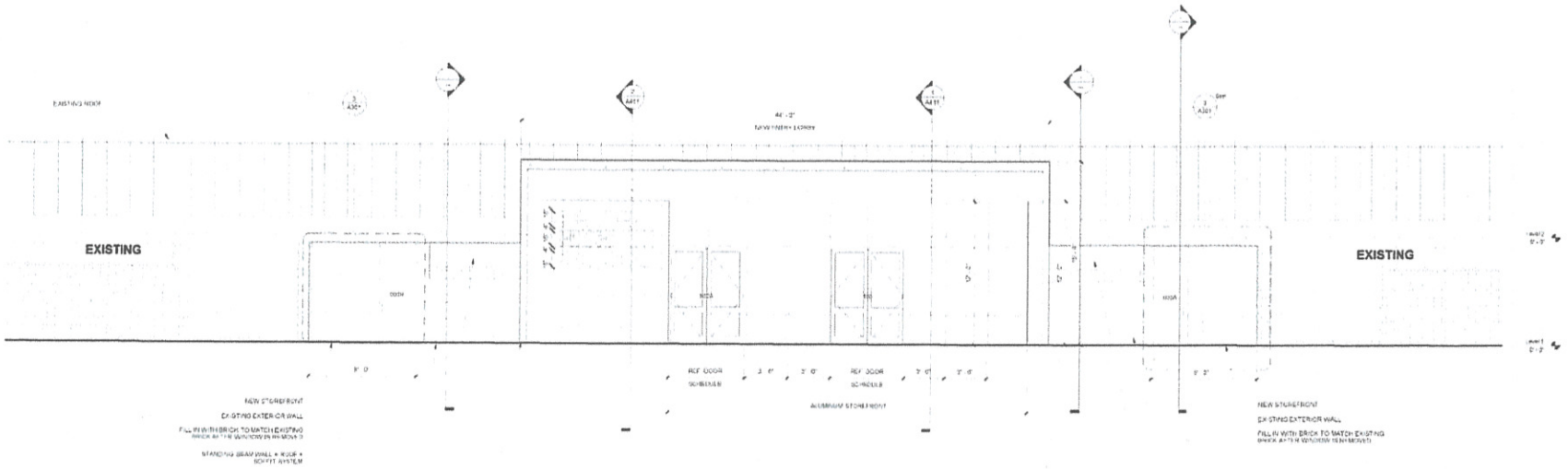

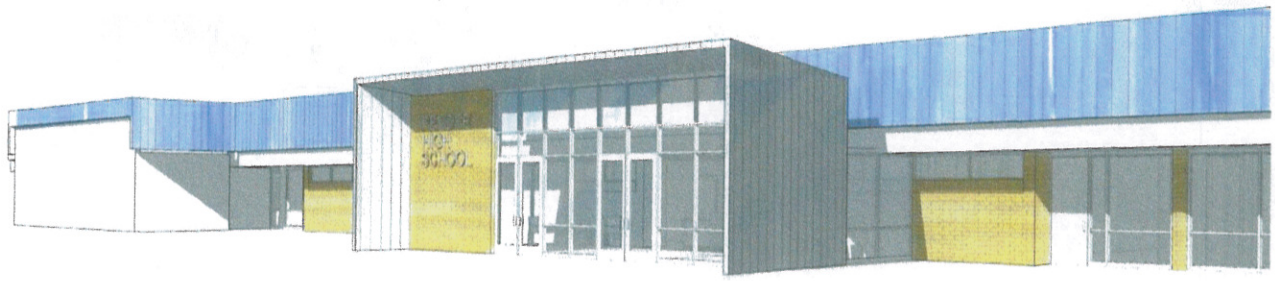

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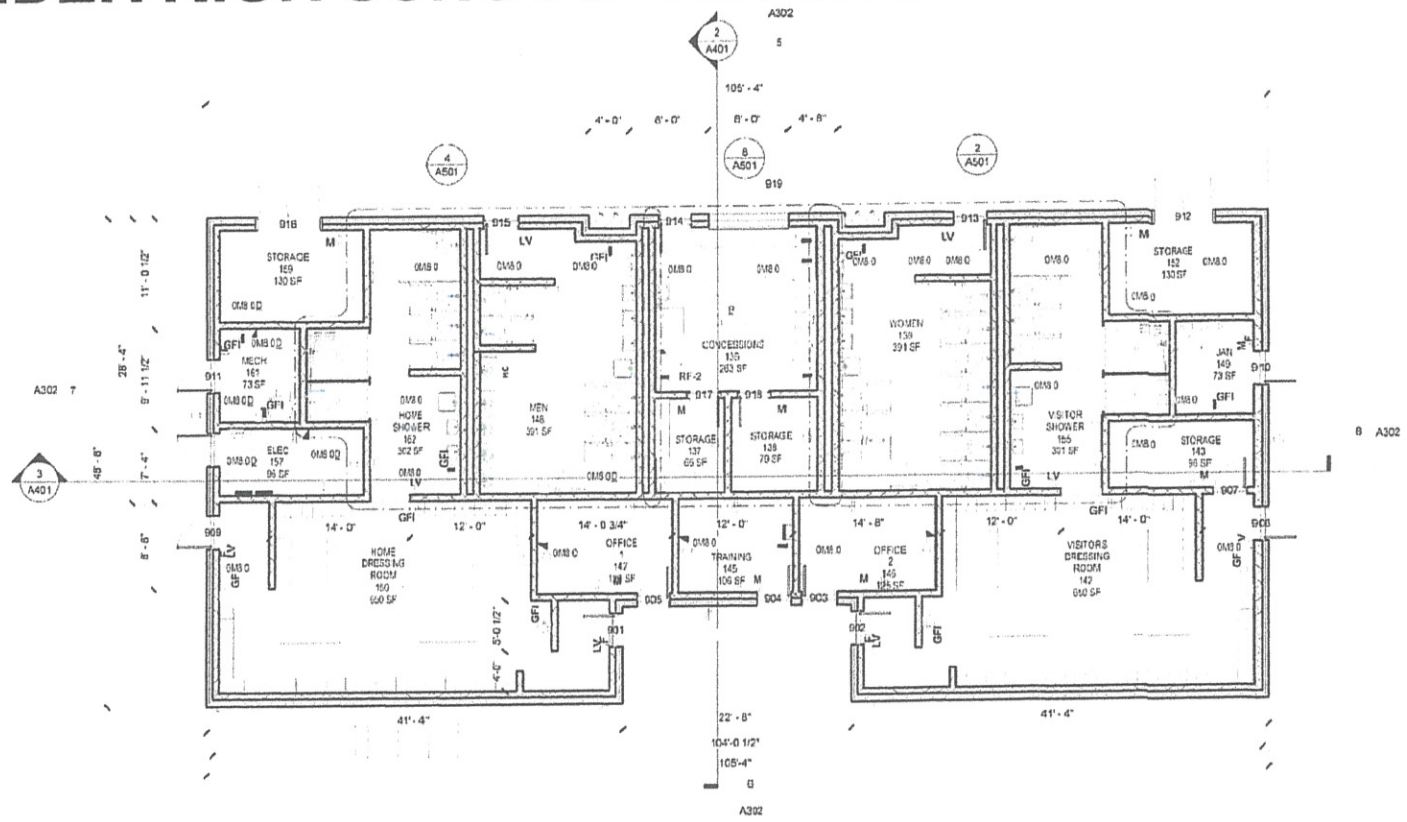

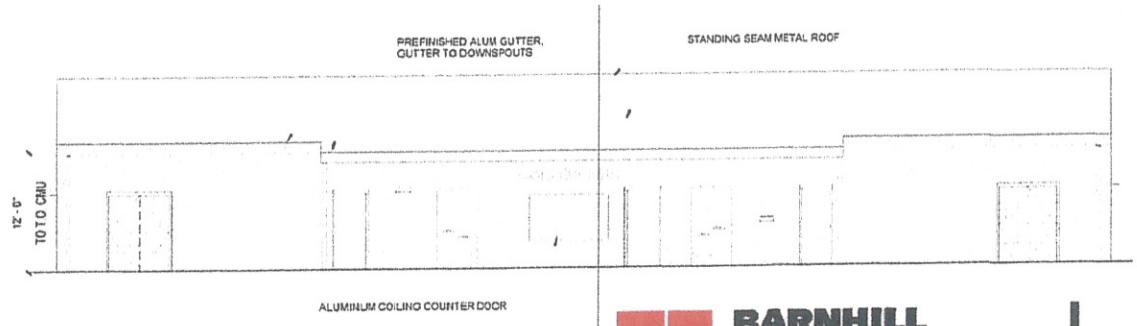

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BURGAW MIDDLE SCHOOL - ADDITIONS

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BURGAW MIDDLE SCHOOL - ADDITIONS

- 2 SCIENCE LABORATORY CLASSROOMS
- 1 BAND ROOM CLASSROOM
- NEW ADMINISTRATION SUITE
- RE-ORGANIZED SCHOOL ENTRY
- ASSOCIATED SITE WORK

PENDER COUNTY SCHOOLS

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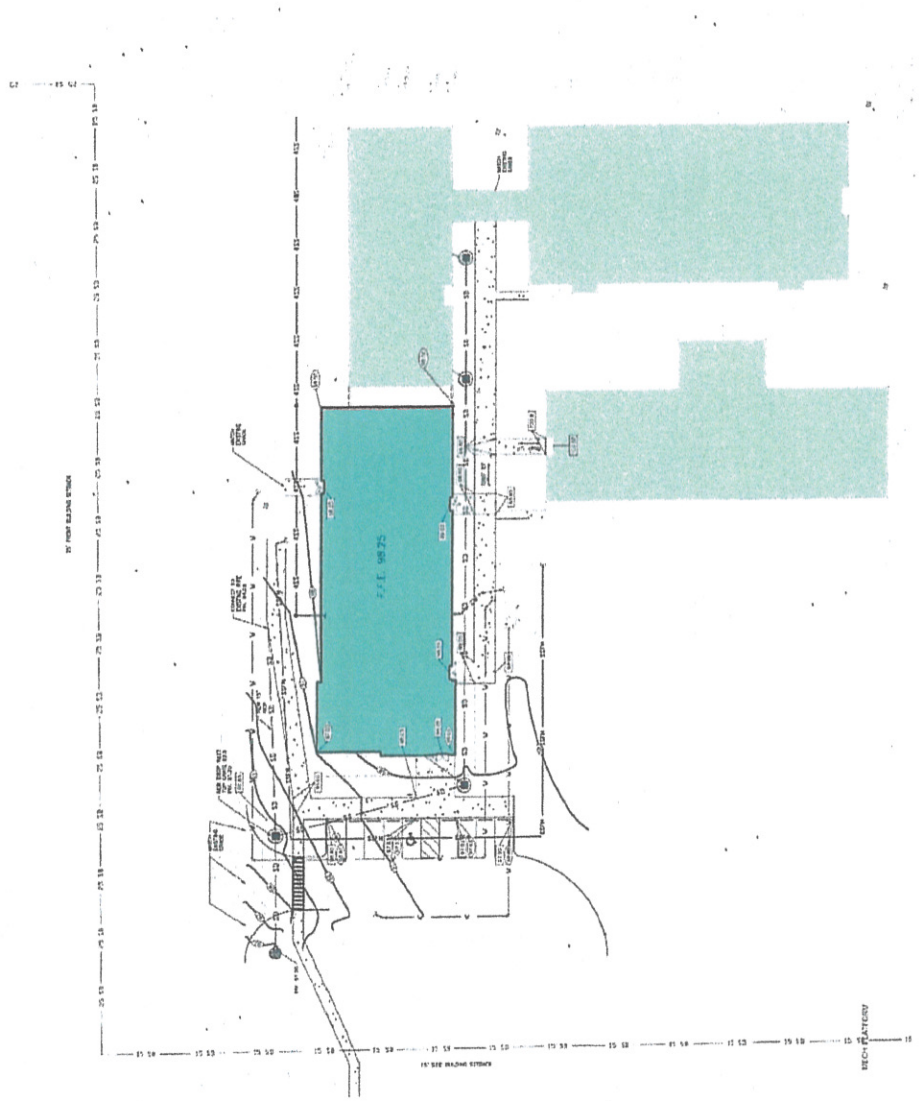
BURGAW MIDDLE SCHOOL - ADDITIONS



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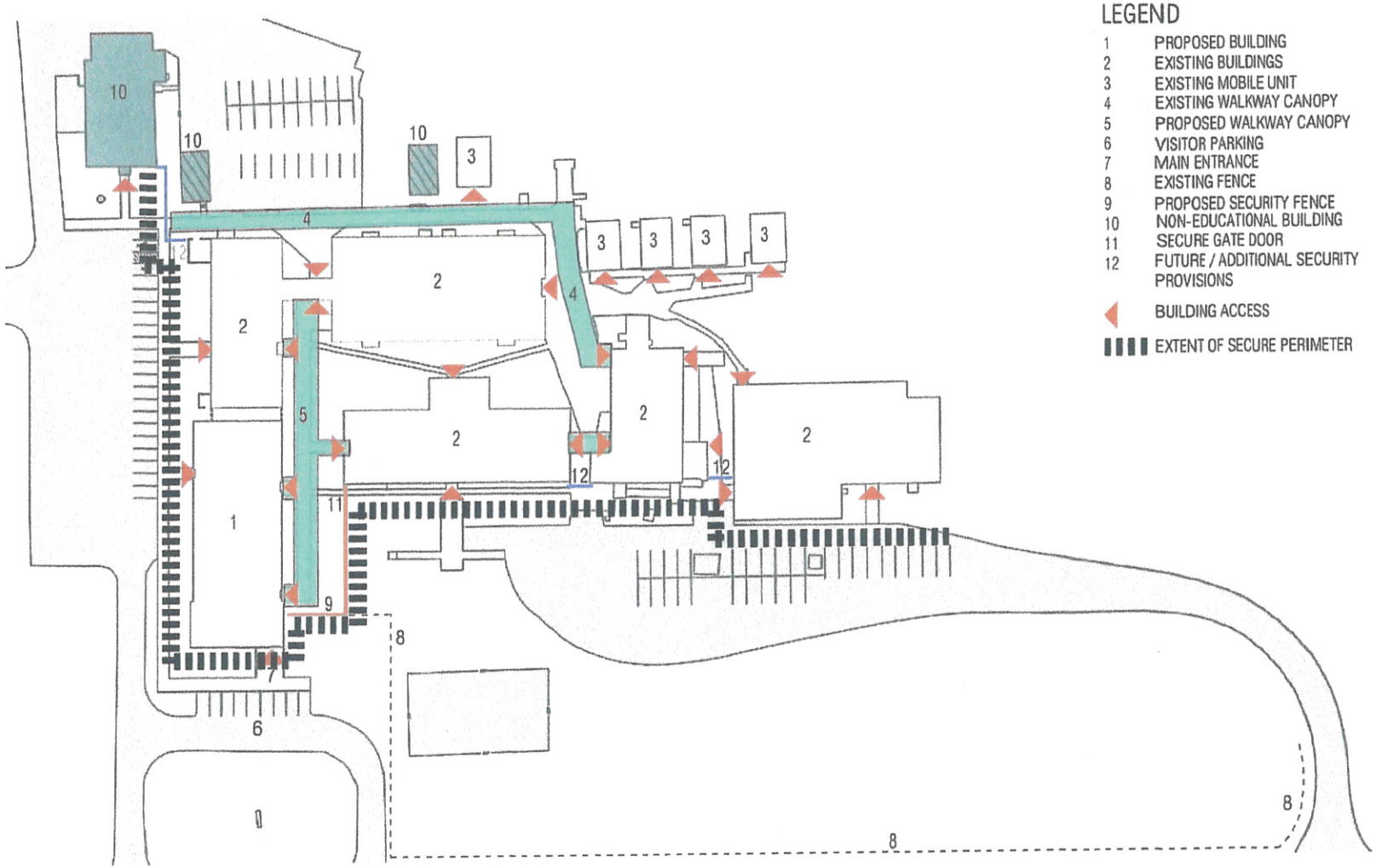

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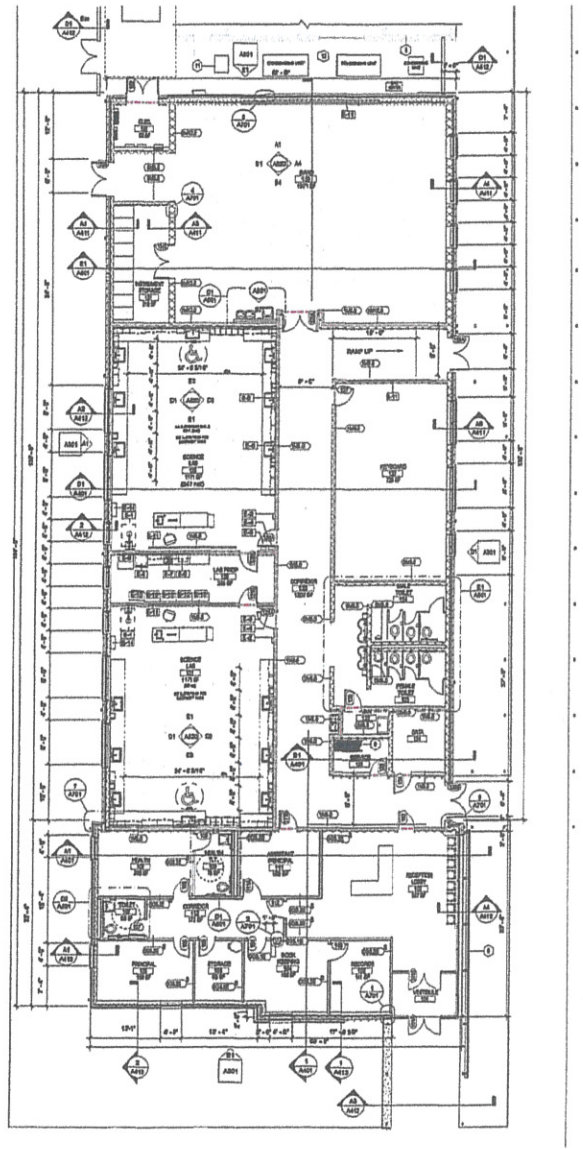

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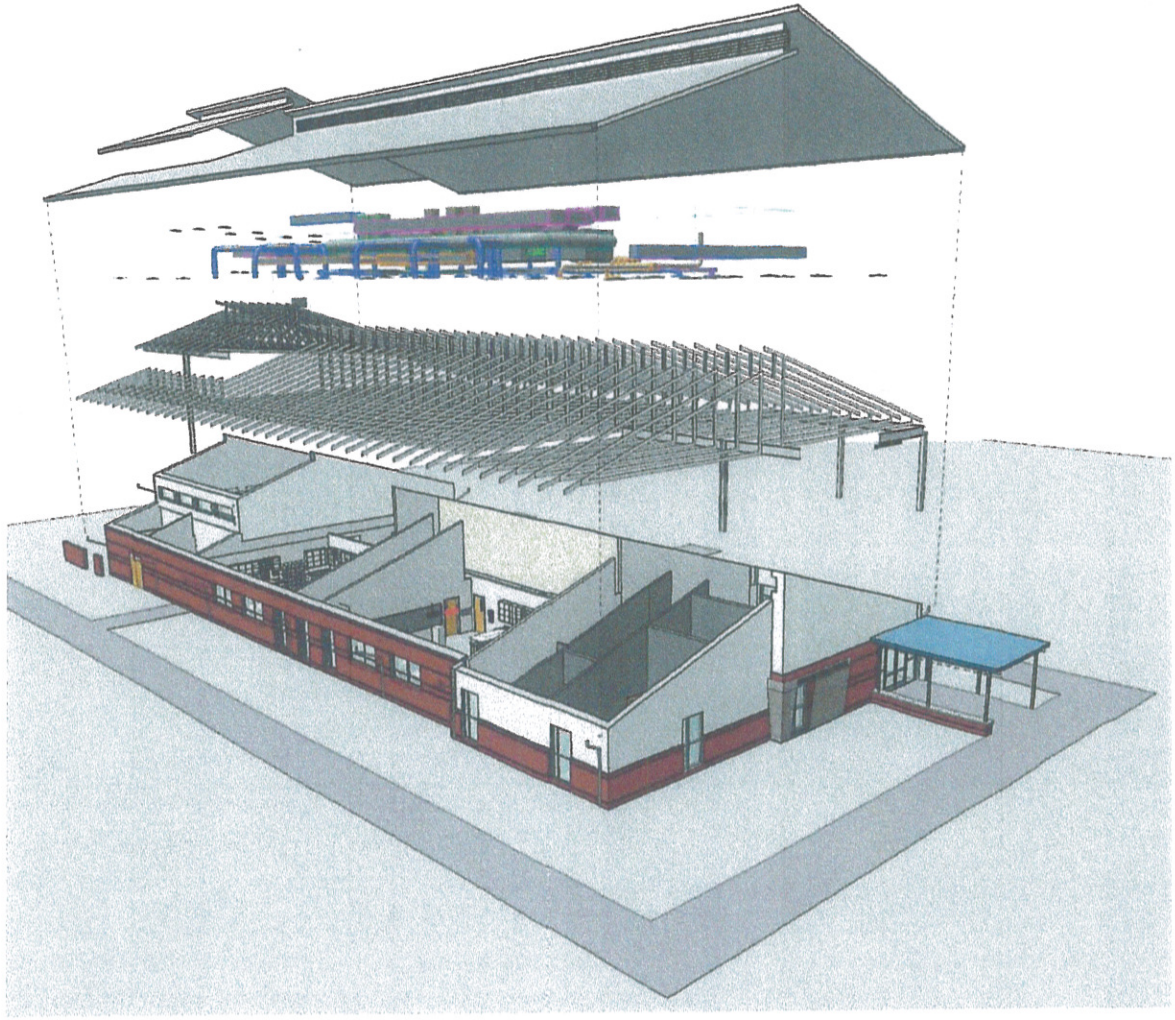

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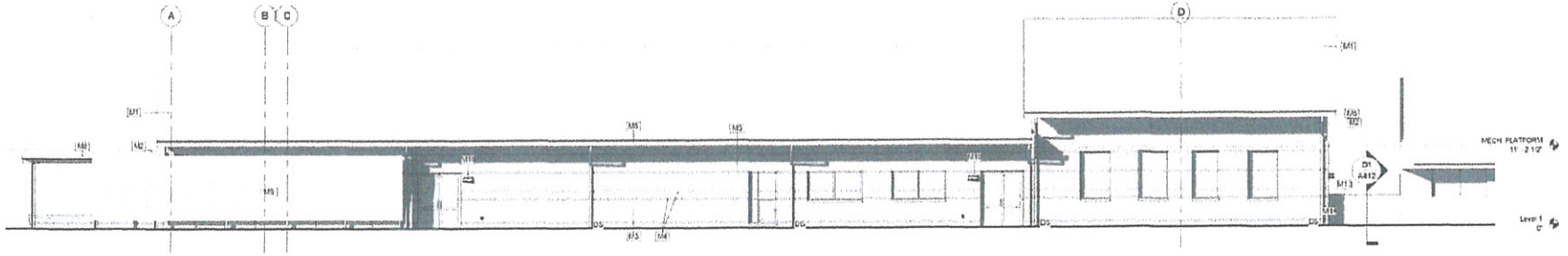
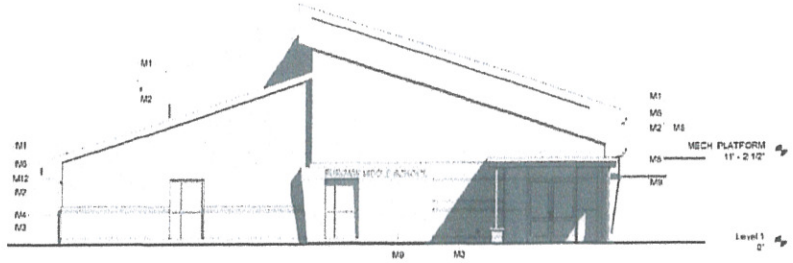
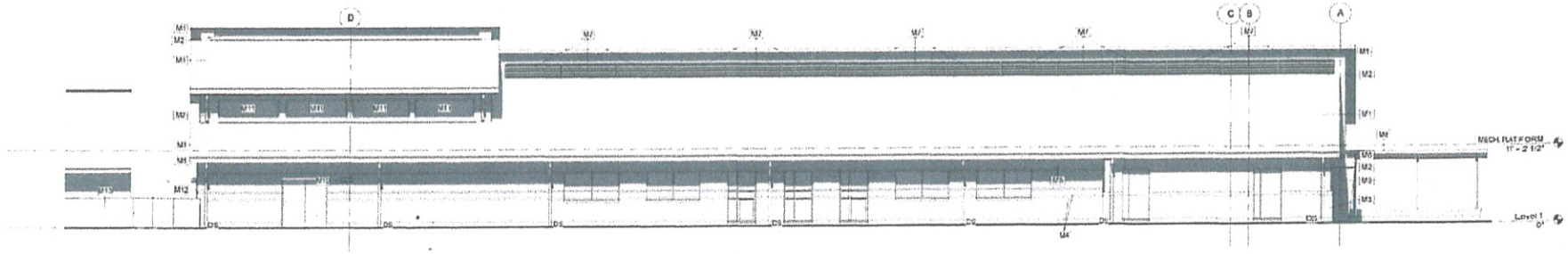
BURGAW MIDDLE SCHOOL - ADDITIONS







PENDER COUNTY SCHOOLS

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OVERALL PROJECT COSTS

BARNHILL CONTRACTING COMPANY

PENDER COUNTY SCHOOLS RENOVATIONS AND ADDITIONS PROJECTS

SCHOOL	PROJECT CONSTRUCTION BUDGET	SCHMEATIC DESIGN ESTIMATE	SD BUDGET STATUS	DESIGN DEVELOPMENT ESTIMATE	DD BUDGET STATUS
Cape Fear Elementary	$ 5,020,160.00	$ 5,745,899.00	$ (725,739.00)	$ 5,522,644.00	$ (502,484.00)
West Pender Middle School	$ 2,277,000.00	$ 2,100,221.00	$ 176,779.00	$ 3,069,424.00	$ (792,424.00)
Pender High School	$ 4,834,000.00	$ 4,141,407.00	$ 692,593.00	$ 3,668,131.00	$ 1,165,869.00
Burgaw Middle School	$ 2,500,000.00	$ 2,596,278.00	$ (96,278.00)	$ 2,756,388.00	$ (256,388.00)
SD ESTIMATE STATUS	$ 14,631,160.00	$ 14,583,805.00	$ 47,355.00	$ 15,016,587.00	$ (128,651.00)
					-0.88%

NOTE:	
Design Contingency	$ -
Construction Contingency 1.5%	$ 192,582.00
Escalation Contingency .05%	$ -
TOTAL CONTINGENCY AMOUNTS	$ 192,582.00

PENDER COUNTY SCHOOLS

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PROJECT SCHEDULES

BARNHILL CONTRACTING COMPANY

PENDER COUNTY SCHOOLS RENOVATIONS AND ADDITIONS PROJECTS

- CD Project Plans & Specs Available April 4th 2016
- Prequalification Due Date March 14th 2016
- Advertising for Bids April 5th thru April 12th
- Bidding Phases April 13th to May 11th
- Receive Bids May 11th, 2016
- NTP To Key Subcontractors June 1st 2016 (shop drawing submission & approval)
- Anticipated Start Date June 8th 2016
- Substantial Completion of Project August 2017
- Final Completion of Project August 2017

PENDER COUNTY SCHOOLS

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