



WASHINGTON COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING AGENDA
TUESDAY, APRIL 18, 2023
COMMISSIONERS' ROOM & LIVESTREAMED ON FACEBOOK
116 ADAMS STREET, PLYMOUTH, NC

- 6:00 PM Call to Order—Chair Walker
- Item 1 6:01 PM Public Comment/Forum
- Item 2 6:15 PM General Updates Pertaining to the New Pre-K – 12 School, Mr. Curtis Potter, CM/CA
a) GMP
b) Debt Service
c) Timeline
- Item 3 6:35 PM Approve Funding Agreement Amendment, Mr. Curtis Potter, CM/CA
- Item 4 6:50 PM Approve Old Change Orders for Pre-K – 12 School Project, Mr. Curtis Potter, CM/CA
- Item 5 7:05 PM Approval of Letter of Intent to Proceed with Limited Shop Drawings and Site Prep, Mr. Curtis Potter, CM/CA
- Item 6 7:20 PM Approve Next Needs Based Public School Capital Fund Grant Distribution Request, Mr. Curtis Potter, CM/CA
- Item 7 7:30 PM Closed Session has been scheduled according to NCGS§143-318.11(a)(3) (attorney-client privilege)

Adjourn



April 11, 2023

Washington County
Mr. Curtis Potter, County Manager
116 Adams Street
Plymouth, NC 27962

RE: Metcon's Preliminary GMP Cost Summary– Washington County Schools
New Washington PK-12

Dear Curtis,

Metcon is pleased to submit the GMP Cost Summary portion of our Guaranteed Maximum Price Proposal for the above referenced project. This GMP totaling Sixty-Eight Million Eight Hundred and Eighty- Eight Thousand Nine Hundred and Thirty-Six Dollars, (\$68,888,936) incorporates the costs of previously executed and pending Change Orders CO#1, CO#2 and CO#3; the accepted Value Engineering items identified in the Washington County Schools VE Log dated 4/11/23 and the Allowance Log dated 4/11/23. Also included for reference is a current Project Budget Comparison dated 4/11/23 that shows the total estimated amount to be financed by the County as \$19,795,142. This Proposal assumes that a Letter of Intent will be issued by Washington County allowing us to commit to key subcontractors to mitigate potential price escalation before 4/18/23. This will also allow Sfl+a to commence revising the contract documents and have a final revised set including specifications issued by 5/30/23.

Metcon will need an additional 10 working days or until 4/25/23 to finalize all the Value Engineering Narratives and Assumptions and Clarification that our guaranteed maximum price proposal is based upon. Please note that this remaining exercise is only a refinement of the GMP Proposal to provide total transparency of what our proposal was based upon and will not increase the guaranteed maximum cost stated above. In addition, we will provide a summary sheet for each bid package identifying the base bid with deductions for accepted value engineering alternatives. We will enumerate all documents, drawings, specifications, and applicable correspondence throughout the bid process. A detailed construction schedule, phasing plan and a detailed list of all general conditions items will also be included within the final GMP Proposal.

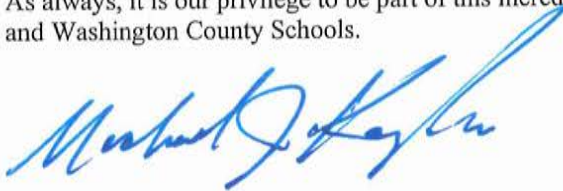
The journey to get the project within budget was a challenging one but through the extraordinary efforts of our design partner and subcontractors, we were not only able to achieve the budget but were able to incorporate back into the project elements previously excluded that will add to the longevity of the building for decades to come. Those items include cladding the entire building in masonry, glass, and durable metal panels; adding terrazzo flooring throughout the Commons Area in lieu of Luxury Vinyl Tile and a roof made from only the highest material and standards including a 30-year warranty. We are also pleased to share that not a single square foot of the building footprint or instructional programming was removed from the project. Unfortunately, we were not able to incorporate any of the Energy Positive design elements within the allotted budget constraints. Should additional funding be secured in the years ahead, these items could easily be incorporated back into the project if desired.

Whereas we were able to overcome the budget challenge, the next challenge will be to revise the design documents to incorporate all the accepted value engineering alternatives while still maintaining the budget. Since Metcon is responsible for maintaining the construction budget, this introduces a significant added risk not accounted for previously. As a result of all the post bid scope revisions caused by the value engineering exercises this past month and a half, the likelihood of Metcon missing some scope or introducing an

unforeseen coordination issue has greatly increased thus potentially straining our limited CM Construction Contingency. The original stated CM Construction Contingency of 2% did not foresee this type of added risk caused by extensive post bid scope revisions. We believe an increase in the CM Construction Contingency from 2% to 2.5% more justly addresses the increased risk. This increase in our contingency has been offset by some reduction in stated Allowances and reduced general conditions. Any subsequent value engineering cost reductions received after this date shall be held within a newly created allowances called "Refined Scope Allowance" and shall be used to offset potential cost increases associated with the anticipated 5/30/23 revised document issuance. We will still honor our voluntary fee reduction from 5% to 4.5% as an expression of our continued commitment to Washington County, Washington County Schools and the future children of Washington County that will call the New PK-12 Facility home.

Should you have any questions or suggested revisions please let me know.

As always, it is our privilege to be part of this incredible project and serve the needs of Washington County and Washington County Schools.



Michael J. Konieczka

Project Executive
Metcon, Inc.

Attachments:

WCS Project Budget Summary dated 4/11/23
WCS GMP Summary dated 4/11/23
WCS Value Management Log dated 4/11/23
WCS Allowance dated 4/11/23



Washington County School - Washington PK-12 School
Plymouth, NC



Tuesday, April 11, 2023

Project Budget Summary

	COST 8/12/2022	Board Approved Construction Budget	Current GMP PHASE I	GMP BUDGET PHASE II
Surveys / Borings			\$ 59,681	
Special Inspections			\$ 275,000	\$ 30,000
Specialty Consultants				
Land				
	\$ 190,000	\$ -	\$ 334,681	\$ 30,000
Construction Cost		\$ 68,111,702	\$ 78,130,865	
New Construction				
Basic building including and basic site				
Additional Elementary school classrooms				
New Gym and Aux Gym in base bid now				
Solar Generation will be an alternate			Excluded	
Ballfields and Fieldhouse will be an alternate				
Scope reductions / Value Engineering			\$ (11,178,278)	
Added space in the kitchen				
Geothermal			Excluded	
Electrochromic Glazing			Excluded	
Renovations- Phase 2				
Early College Renovations				\$ 1,000,000
Ballfields, Grading, Sitework, Bleachers, Fencing,				\$ 8,000,000
Concessions/Fieldhouse				\$ 1,200,000
Selective demolition at Creswell and WCHS				
Furniture and Equipment - Phase 2				
Technology				\$ 2,087,500
Furniture				\$ 4,620,000
Pines Elementary School - Demo/ Fencing/ General Conditions 3 Months		\$ 896,479	\$ 1,252,423	
Change Order #2			\$ 26,199	
Change Order #3			\$ 323,046	
Construction/Renovation/Demo Cost Total Cost Total				
Inflation (12% per year)Included in cost per sf			Included Above	
Inflated Construction Cost Total				
Owner Construction Contingency From Soft Cost				
Total Construction Cost	\$ 58,151,487	\$ 69,008,181	\$ 68,888,936	\$ 16,967,500
Soft Cost @7.5%	\$ 4,652,119		\$ 5,166,670	\$ 1,357,400
Owner's Contingency 3% (2.54%)	\$1,744,545	\$ 1,744,545	\$ 1,744,545	\$ 509,025
TOTAL ESTIMATED PROJECT COST	\$ 64,738,150	\$ 70,752,726	\$ 75,800,151	\$ 18,833,925
**Budget does not include instructional materials				
Plus: Estimated Cost of Issuance	\$ 240,000		\$ 240,000	
Less: Needs Based Grant	\$ (50,000,000)		\$ (50,000,000)	
Less: ESSER Funding	\$ (3,500,000)		\$ (3,500,000)	
Less: Assumed Cash Contribution By County	\$ (1,000,000)		\$ (1,000,000)	
Less: DOT Grant and Energy Conservation Grant	\$ (150,000)		\$ (150,000)	
Total Estimated Amount Financed by County Before Rebate	\$ 10,328,150	\$ 70,752,726	\$ 21,390,151	\$ 18,833,925
Inflation Reduction Act Tax Rebate	\$ -		\$ (1,595,009)	
Sales Tax Reimbursement*				
Total Estimated Amount Financed by County	\$ 10,328,150	\$ 70,752,726	\$ 19,795,142	\$ 18,833,925

* Sales Tax Reimbursement is calculated at 35% of cost of work with 6.75% sales tax



**New Washington PK-12 School
Washington County Schools
Plymouth, NC
GMP Summary - April 11, 2023**

Bid Packages	Bid Package Description	Change Order 01 Demo GMP	Change Order 02	Change Order 03	New Construction GMP	Apparent Low Bidder	\$/sqft	MWSBE \$	MWSBE %
BP015000	General Trades				\$625,650.00	Berry Building Group Inc.	\$ 3.75	\$0.00	0%
BP017000	Final Cleaning				\$299,999.99	Classic Cleaning LLC	\$ 1.80	\$299,999.99	100%
BP024000	Demo	\$428,710.00				Trifecta	\$ 2.57	\$ 428,710.00	100%
BP033000	Cast-In-Place Concrete				\$2,140,000.00	Skyrock Construction LLC	\$ 12.82	\$2,140,000.00	100%
BP034100	Prestressed Hollow Core Planks				\$1,177,300.00	Core Slab - Proposal	\$ 7.05	\$0.00	0%
BP042000	Masonry				\$5,895,000.00	Southeastern Contracting, Inc.	\$ 35.32	\$170,000.00	3%
BP051000	Structural Steel				\$3,325,696.00	North State Steel, Inc.	\$ 19.93	\$0.00	0%
BP061000	Glued Laminated Beams - Material, Design, Delivery				\$1,173,388.75	Structural Wood Systems	\$ 7.03	\$0.00	0%
BP062000	Glued Laminated Beams - Erections Only				\$137,000.00	North State Steel, Inc.	\$ 0.82	\$0.00	0%
BP071000	Firestopping, Waterproofing, Joint Sealants & Expansion Joints				\$712,119.00	Strickland Waterproofing Company	\$ 4.27	\$0.00	0%
BP072400	EIFS				\$1,008,815.00	Advance Exterior Systems	\$ 6.04	\$0.00	0%
BP074000	Wall Panels				\$483,000.00	Advance Exterior Systems	\$ 2.89	\$0.00	0%
BP075000	Turnkey Roofing				\$3,570,000.00	AAR of North Carolina, Inc.	\$ 21.39	\$0.00	0%
BP081000	Doors, Frames, & Hardware				\$686,000.00	East Cost Access, LLC	\$ 4.11	\$0.00	0%
BP083000	Specialty Doors				\$91,400.00	Custom Doors & Gates	\$ 0.55	\$0.00	0%
BP084000	Aluminum Windows - Entrance - Storefront				\$4,014,768.00	A1 Glass	\$ 24.05	\$4,014,768.00	100%
BP092000	Metal Framing and Gypsum Board Assemblies				\$1,919,380.00	NJR Construction LLC	\$ 11.50	\$1,919,380.00	100%
BP093000	Hard Tile				\$206,235.00	Concordia Building	\$ 1.24	\$20,200.00	10%
BP095000	Acoustical Ceilings & Panels				\$1,213,415.00	Precision Walls	\$ 7.27	\$0.00	0%
BP096000	LVT, VCT, Rubber Base, Carpet Tile & Sheet Carpet				\$467,040.00	Brook Contracting	\$ 2.80	\$0.00	0%
BP096400	Wood Strip Flooring & Resilient Athletic Flooring				\$239,400.00	Scott Equipment & Surfacing	\$ 1.43	\$0.00	0%
BP096600	Terrazzo Flooring				\$695,417.00	David Allen	\$ 4.17	\$0.00	0%
BP099000	Painting and Coating				\$452,880.00	United Painting Services	\$ 2.71	\$452,880.00	100%
BP101000	Exterior and Interior Signage				\$24,998.00	AOA	\$ 0.15	\$24,998.00	100%
BP101100	Visual Displays & Tackable Walkcoverings				\$198,750.00	Martin Architectural Products	\$ 1.19	\$0.00	0%
BP102000	Specialties, Toilet Partitions and Accessories				\$215,500.00	DJAC Specialties	\$ 1.29	\$0.00	0%
BP102200	Operable Partitions	Not Applicable			Not Applicable		\$ -	\$0.00	0%
BP105000	Metal Lockers, Shelving & Benches				\$74,000.00	Scott Equipments & Surfacing	\$ 0.44	\$0.00	0%
BP107300	Canopies and Walkway Coverings				\$333,270.00	East Cost TVM, LLC	\$ 2.00	\$0.00	0%
BP114000	Food Service Equipment				\$462,300.00	11400 Inc	\$ 2.77	\$0.00	0%
BP116500	Athletic Equipment				\$141,747.00	M Michael Elks	\$ 0.85	\$0.00	0%
BP122413	Window Treatments	\$0.00			\$0.00	Included with Allowances	\$ -	\$0.00	0%
BP123000	Casework				\$1,268,964.00	Blankenship	\$ 7.60	\$0.00	0%
BP126600	Telescoping Bleachers				\$201,900.00	Scott Equipment	\$ 1.21	\$0.00	0%
BP210000	Fire Suppression				\$781,084.00	Allied Fire Protection, Inc	\$ 4.68	\$0.00	0%
BP220000	Plumbing				\$2,359,875.00	Baker Mechanical Inc.	\$ 14.14	\$0.00	0%
BP230000	HVAC				\$10,097,750.00	Baker Mechanical Inc.	\$ 60.50	\$0.00	0%
BP260000	Electrical				\$12,000,000.00	MW Electrical	\$ 71.90	\$12,000,000.00	100%
BP310000	Sitework, Utilities, Paving, Sidewalks, Fencing				\$6,125,000.00	FSC II LLC dba Fred Smith Company	\$ 36.70	\$615,000.00	10%
BP323000	Construction Fencing	\$99,500.00			\$0.00	Frye Fence Co. Inc.	\$ 0.60	\$0.00	0%
BP329000	Landscaping				\$348,500.00	L.R. Griffin & Associates	\$ 2.09	\$0.00	0%
BP481400	Solar PV Package				\$1,858,254.00	8M Solar	\$ 11.13	\$1,858,254.00	100%
Metcon	Additional Allowance for Erosion Control	\$10,000.00					\$ 0.06		
Metcon	CO#2 - Demo Existing Pine Trees per RF#001		\$10,500.00			Trifecta	\$ 0.06		
Metcon	CO#2 - Demo of Extra Utilities per Revised Drawings		\$13,833.30			Trifecta	\$ 0.08		
Metcon	CO#3 - Purchase of New Classroom Trailer in Lieu of Renting Construction Trailer			\$129,042.00		Modular Technologies, Inc	\$ 0.77		
Metcon	CO#3 - Purchase of Long Lead Electrical Switchboard			\$171,000.00		Direct Purchase	\$ 1.02		
Metcon	CO#3 - Establish Allowance for Purchase of Greenhouse Kit for Delivery 6/1/23			\$50,000.00		Allowances	\$ 0.30		
Metcon	GMP Allowances				\$755,000.00		\$ 4.52		
Metcon	Removed - Purchase of Greenhouse Kit For Delivery 6/1/23			(\$50,000.00)			\$ (0.30)		
	Subtotal of Bid Packages:	\$538,210.00	\$24,333.30	\$300,042.00	\$67,780,795.74		\$ 411.28	\$23,944,189.99	35%
LS	General Conditions	\$331,886.00	\$0.00	\$0.00	\$2,998,000.00		\$ 19.95		
2.500%	Construction Manager's Building Contingency	\$19,148.46	\$0.00	\$0.00	\$1,953,271.62		\$ 11.82		
LS	Owner's Contingency	\$0.00	\$0.00	\$0.00	\$0.00				
	Construction Cost Subtotal:	\$889,244.46	\$24,333.30	\$300,042.00	\$72,732,067.36		\$ 443.05		
4.500%	Metcon Fee:	\$44,462.22	\$1,216.67	\$15,002.10	\$3,272,943.03		\$ 19.88		
	Construction Cost with Fees:	\$933,706.68	\$25,549.97	\$315,044.10	\$76,005,010.39		\$ 463.03		
1.040%	GL / Umbrella / Professional Liability / Pollution / WC Ins	\$9,710.55	\$285.72	\$3,276.46	\$790,452.11		\$ 4.82		
0.250%	Builders Risk	\$2,334.27	\$63.87	\$787.61	\$190,012.53		\$ 1.16		
0.000%	Building Permit - BY OWNER	\$0.00	\$0.00	\$0.00	\$0.00		\$ -		
1.250%	Payment & Performance Bond	\$11,671.33	\$319.37	\$3,938.05	\$950,062.63		\$ 5.79		
0.250%	Technology				\$195,327.16		\$1.17		
	GMP Phase I - Total Cost:	\$957,422.83	\$26,198.93	\$323,046.22	\$78,130,864.82		\$ 475.96		
LS	Precon Fee	\$295,000.00			\$0.00		\$ 1.77		
	Total Construction Cost:	\$1,252,422.83	\$26,198.93	\$323,046.22	\$78,130,864.82		\$ 477.73		
	Total Project Construction Cost:			\$79,732,532.80					
	Surveys/ Inspections			\$334,681.00					
	Cost Saving/ VE			(\$11,178,278.00)					
	Total Project Construction Cost w/ VE			\$68,888,935.80					
	Estimated DD Budget:			\$69,008,181.40					
	Delta:			(\$119,245.60)					



Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
Estimate Adjustments								
EA 1	Remove floor protection from General Trade Package	(\$45,005)	A	\$0	\$0	(\$45,005)	\$0	
EA 2	Reduce General Trade workforce	(\$33,754)	A	\$0	\$0	(\$33,754)	\$0	
EA 3	Drywall - Reduced blocking	(\$11,251)	A	\$0	\$0	(\$11,251)	\$0	
EA 4	Adjusted Price By MW	(\$3,094,060)	A	\$0	\$0	(\$3,094,060)	\$0	
EA 5	Mechanical Cost Estimate	(\$573,783)	A	\$0	\$0	(\$573,783)	\$0	Take only with MEP 7,10, 11, 12 & 14 - Owner Take escalation Risk
Estimate Adjustments Subtotal		(\$3,757,873)		\$0	\$0	(\$3,757,873)	\$0	
Sitework VE Items								
Site 1	Reduction of Import Fill	(\$33,754)	A	\$0	\$0	(\$33,754)	\$0	
Site 2	Reduced permanent seeding	(\$61,882)	R	\$0	(\$61,882)	\$0	\$0	
Site 3	Remove Drip Irrigation	(\$73,133)	R	\$0	(\$73,133)	\$0	\$0	
Site 4	Reduced Maintenance scope for Landscaping	(\$56,256)	R	\$0	(\$56,256)	\$0	\$0	
Site 5	Remove Base bid for Landscaping Package	(\$392,104)	A	\$0	\$0	(\$392,104)	\$0	Added 150K in Allowances
Sitework Subtotal		(\$617,128)		\$0	(\$191,270)	(\$425,858)	\$0	
Structure VE Items								
ST 1	VE to remove painting asphalt on columns below grade	(\$5,822)	T	\$0	\$0	\$0	(\$5,822)	



Value Management Log
 Washington County School
 April 11, 2023
 Plymouth, NC

Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
ST 2	Cooling Tank Pad	(\$12,151)	A	\$0	\$0	(\$12,151)	\$0	
Structure Subtotal		(\$17,974)		\$0	\$0	(\$12,151)	(\$5,822)	
Skin VE Items								
SK 1	Brick Sill ILO of Precast Sill	(\$67,507)	A	\$0	\$0	(\$67,507)	\$0	
SK 2	Glass savings shifting to G2 (SN68) glazing in lieu of GL3, 4 and 5 glazing	(\$39,379)	R	\$0	(\$39,379)	\$0	\$0	
SK 3	CW savings for mullion deletion for CW01, CW03 thru CW12	(\$34,316)	A	\$0	\$0	(\$34,316)	\$0	
SK 4	Remove radius CW fins	(\$18,564)	R	\$0	(\$18,564)	\$0	\$0	
SK 5	30yr warranty - 80 Mil TPO bareback in lieu of 80 Mil TPO FleeceBack	(\$179,175)	A	\$0	\$0	(\$179,175)	\$0	Can pick only one out of SK5, SK6 and SK7
SK 6	20yr warranty - 24ga Edge Metal stripped in lieu of Coated TPO Metal 60 Mil TPO Bareback in Lieu of 80 Mil TPO FleeceBack	(\$433,059)	R	\$0	(\$433,059)	\$0	\$0	Can pick only one out of SK5, SK6 and SK7
SK 7	25yr Warranty Coated Edge Metal is still required for 25yr 60 Mil TPO Bareback in Lieu of 80 Mil TPO FleeceBack	(\$415,957)	R	\$0	(\$415,957)	\$0	\$0	Can pick only one out of SK5, SK6 and SK7
SK 8	To remove from scope of work - 10" Strips 80 Mil TPO at Solar Panel Ballasted Racks	(\$6,976)	A	\$0	\$0	(\$6,976)	\$0	
SK 9	Metal Panels - Scope Definition / Parapet back	(\$79,884)	A	\$0	\$0	(\$79,884)	\$0	
SK 10	Hohman and Barnard Textroflash in lieu of the specified Stainless Steel Flashing	(\$16,877)	T	\$0	\$0	\$0	(\$16,877)	
SK 11	Canopies - two coat ILO three coat Kynar paint	(\$21,760)	R	\$0	(\$21,760)	\$0	\$0	



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Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
Skin Subtotal		(\$1,313,454)		\$0	(\$928,719)	(\$367,858)	(\$16,877)	
Finishes VE Items								
F 1	Rubber Base ILO Terrazzo	(\$56,193)	R	\$0	(\$56,193)	\$0	\$0	Related to Alternate 2 and Alternate 2A
F 2	Terrazzo Specs - Domestic Chips	(\$8,762)	R	\$0	(\$8,762)	\$0	\$0	Related to Alternate 2 and Alternate 2A
F 3	Terrazzo Specs - 400 Grits	(\$20,780)	R	\$0	(\$20,780)	\$0	\$0	Related to Alternate 2 and Alternate 2A
F 4	Terrazzo Colors	(\$10,685)	R	\$0	(\$10,685)	\$0	\$0	Related to Alternate 2 and Alternate 2A
F 5	Masonry interior Sill ILO blue stone/ Solid Surface	(\$152,904)	A	\$0	\$0	(\$152,904)	\$0	
F 6	Replace the Feature wall and Carry An Allowance	(\$168,318)	A	\$0	\$0	(\$168,318)	\$0	Allowance Carried for \$40K
F 7	Moveable Cubbies to FFE Budget	(\$379,841)	A	\$0	\$0	(\$379,841)	\$0	Need to find other alternative options
F 8	To use our private label green epoxy shelving in lieu of plastic specified	(\$2,699)	T	\$0	\$0	\$0	(\$2,699)	
F 9	To use our private label brand pan rack, 12 pan, aluminum construction assembled	(\$963)	T	\$0	\$0	\$0	(\$963)	
F 10	40 To use Jackson Equal Alternate Dishmachine	(\$6,212)	T	\$0	\$0	\$0	(\$6,212)	
F 11	Additional Kitchen equipment VE	(\$2,604)	T	\$0	\$0	\$0	(\$2,604)	
F 12	Standard Color Plus Panels	(\$79,884)	A	\$0	\$0	(\$79,884)	\$0	
Finishes Subtotal		(\$889,844)		\$0	(\$96,421)	(\$780,946)	(\$12,478)	



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Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
MEP VE Items								
MEP 1	Remove EV Chargers & Wires	(\$460,541)	R	\$0	(\$460,541)	\$0	\$0	Conduit will be in metcon contract
MEP 2	Contemporary Architectural Troffers - Change to Flat Panels	(\$31,228)	R	\$0	(\$31,228)	\$0	\$0	
MEP 3	Remove Theatrical Product & Install	(\$116,792)	R	\$0	(\$116,792)	\$0	\$0	
MEP 4	Replace Lighting VE w/ Theatrical	(\$432,288)	R	\$0	(\$432,288)	\$0	\$0	
MEP 5	Change Generator from NG to Diesel	(\$26,683)	R	\$0	(\$26,683)	\$0	\$0	
MEP 6	Div 27& 28 - Alternate Product	(\$408,078)	A	\$0	\$0	(\$408,078)	\$0	
MEP 7	Remove Ice Storage Tank	(\$2,497,767)	A	\$0	\$0	(\$2,497,767)	\$0	Included MEP 7, 10, 11, 12 and 14
MEP 8	Aquatherm or Nyron Piping mains ILO Black Iron Welded (2 1/2" & Larger)	(\$22,502)	R	\$0	(\$22,502)	\$0	\$0	Rejected by the design Team
MEP 9	Maxpress Piping ILO Black Iron Threaded (2" & Smaller)	(\$22,502)	R	\$0	(\$22,502)	\$0	\$0	Rejected by the design Team
MEP 10	Eliminate Seismic Roof Curbs - Cat B does not Require per building code	\$0	A	\$0	\$0	\$0	\$0	Included w/ MEP 10
MEP 11	Open Specs for All major and minor equipments	\$0	A	\$0	\$0	\$0	\$0	Included w/ MEP 10
MEP 12	Open Specs for all Controls	\$0	A	\$0	\$0	\$0	\$0	Included w/ MEP 10
MEP 13	Alternate Acid Waste System - Alternate Piping	(\$84,384)	R	\$0	(\$84,384)	\$0	\$0	Take either this one or MEP 13A
MEP 13A	Alternate Acid Waste System	(\$106,886)	A	\$0	\$0	(\$106,886)	\$0	Take either this one or MEP 13
MEP 14	Owner Take Escalation Risk	\$0	P	\$0	\$0	\$0	\$0	Included w/ MEP 10



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Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
MEP 15	Option for Gear for all gear including MSB	(\$64,269)	R	\$0	(\$64,269)	\$0	\$0	
MEP 16	Updated Chiller Size	\$0	A	\$0	\$0	\$0	\$0	Included with MEP VE 7
MEP 17	Basic Plumbing Fixtures	\$0	R	\$0	\$0	\$0	\$0	Basic System provided
MEP 18	PV System Rough IN	(\$35,531)	R	\$0	(\$35,531)	\$0	\$0	
MEP 19	PVC 90s for HR vs RGC for all Conduits less than 300 Ft	(\$20,978)	R	\$0	(\$20,978)	\$0	\$0	
MEP 20	Electrical Bond Credit - Price Cut	(\$78,758)	R	\$0	(\$78,758)	\$0	\$0	
MEP 21	MC Cable in all Metal Stud Walls and Accessible Ceiling	(\$123,763)	R	\$0	(\$123,763)	\$0	\$0	
MEP 22	BDA system is not needed based on Survey	(\$64,326)	R	\$0	(\$64,326)	\$0	\$0	
MEP 23	ABB Gear	(\$80,868)	R	\$0	(\$80,868)	\$0	\$0	
MEP Subtotal		(\$4,678,144)		\$0	(\$1,665,413)	(\$3,012,731)	\$0	
General VE Items								
G 1	Quick Pay @ 2.00%	(\$787,584)	A	\$0	\$0	(\$787,584)	\$0	
G 2	Remove LD from the project	(\$100,338)	A	\$0	\$0	(\$100,338)	\$0	
G 3	Dark Sheil building sqft by 5000 sqft	(\$1,153,248)	R	\$0	(\$1,153,248)	\$0	\$0	
G 4	Masonry Schedule - Sub Suggested Schedule	(\$84,384)	A	\$0	\$0	(\$84,384)	\$0	
General Subtotal		(\$2,125,554)		\$0	(\$1,153,248)	(\$972,306)	\$0	

Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
Alternates								
ALT 1	Metal Panels in lieu of EIFS	\$605,523	A	\$0	\$0	\$605,523	\$0	
ALT 2	LVT Flooring in Lieu of Terrazzo	(\$314,471)	R	\$0	(\$314,471)	\$0	\$0	
ALT 2A	Ceramic Tile in Lieu of Terrazzo	\$608	R	\$0	\$608	\$0	\$0	
ALT 3	Delete Solar Panels and Battery System	(\$2,360,788)	A	\$0	\$0	(\$2,360,788)	\$0	
ALT 4	Cold Fluid Applied Roofing in lieu of TPO Roofing	\$0	R	\$0	\$0	\$0	\$0	
ALT 5	Electrochromic Glazing in lieu of Standard Tinted Glaze	\$3,195,040	R	\$0	\$3,195,040	\$0	\$0	
ALT 6	Greenhouse and Pad as Shown in Documents	\$99,967	A	\$0	\$0	\$99,967	\$0	Carry an Allowance for Installation
ALT 7	Remove Topping Slabs at Concrete Hollow Core Planks	(\$112,512)	R	\$0	(\$112,512)	\$0	\$0	For Constructibility Reason Rejected
ALT 8	Not Used	\$0	A	\$0	\$0	\$0	\$0	
ALT 9	Remove Parking Lot for 250 Cars	(\$158,079)	A	\$0	\$0	(\$158,079)	\$0	Move into phase II of the project
PB ALT 1	DDC Controls (Trane)	\$0	R	\$0	\$0	\$0	\$0	
PB ALT 2	Air Terminal Units (Trane)	\$0	R	\$0	\$0	\$0	\$0	
PB ALT 3	Water Chillers Air Cooled (Trane)	\$0	R	\$0	\$0	\$0	\$0	
PB ALT 4	Central Station Air Handlers (Trane)	\$0	R	\$0	\$0	\$0	\$0	
PB ALT 5	Packaged, Outdoor, Central Station Air-Handling Units (Trane)	\$0	R	\$0	\$0	\$0	\$0	



Value Management Log
Washington County School
April 11, 2023
Plymouth, NC

Item #	Description	Total	Status	Pending Amount	Rejected Amount	Accepted Amount	Targeted Amount	Remarks
PB ALT 6	Fire Alarm Control Unit (Edwards)	\$33,754	R	\$0	\$33,754	\$0	\$0	
PB ALT 7	Cable Trays for Electrical System (Cooper B-Line)	\$0	R	\$0	\$0	\$0	\$0	
Alternates Subtotal		\$989,040		\$0	\$2,802,418	(\$1,813,378)	\$0	
Total		(\$8,653,059)		\$0	(\$1,232,653)	(\$7,385,226)	(\$35,177)	

VE Categories	Total	Items	Pending	Rejected	Accepted	Targeted
Sitework Subtotal	(\$617,128)	5	\$0	(\$191,270)	(\$425,858)	\$0
Structure Subtotal	(\$17,974)	2	\$0	\$0	(\$12,151)	(\$5,822)
Skin Subtotal	(\$1,313,454)	11	\$0	(\$928,719)	(\$367,858)	(\$16,877)
Finishes Subtotal	(\$889,844)	12	\$0	(\$96,421)	(\$780,946)	(\$12,478)
MEP Subtotal	(\$4,678,144)	24	\$0	(\$1,665,413)	(\$3,012,731)	\$0
General Subtotal	(\$2,125,554)	4	\$0	(\$1,153,248)	(\$972,306)	\$0
VE Total	(\$9,642,099)	58	\$0	(\$4,035,071)	(\$5,571,851)	(\$35,177)
Estimate Adjustments	(\$3,757,873)	5	\$0	\$0	(\$3,757,873)	\$0
Alternates Subtotal	\$989,040	17	\$0	\$2,802,418	-\$1,813,378	\$0



4/11/2023

Washington County School Washington PK-12 School - Allowances

Allowance No.	Bid Package Number	Description	Allowance Amount
1	METCON	Window Treatment at Admin & Office	\$ 60,000
2	BP081000	Doors & Frames	\$ 20,000
3	BP081000	Hardware Including Door Access	\$ 20,000
4	BP101000	Signage Allowances	\$ 50,000
5		Temporary Roads	\$ 40,000
6		Unsuitable Soil	\$ 75,000
7		Asphalt Index - Escalation	\$ 45,000
8		Glass and Glazing - Escalation	\$ 35,000
9		Condition Power	\$ 70,000
10		Additional Greenhouse - Additional Size - Install and Slab	\$ 65,000
11		Metal Panel / Roofing undefined scopes	\$ 70,000
12		Landscape Allowance	\$ 150,000
13		Feature Wall & Vestibule Bench	\$ 40,000
14		Surveying	\$ 15,000
GMP ALLOWANCE TOTAL			\$ 755,000

School Project Funding Discussion Materials

Washington County, North Carolina



April 13, 2023

PreK-12 School Project Schedule and Budget Overview



PreK-12 School Project

- The current estimated total project cost is \$76,540,151 as shown in the table to the right.
 - The County and Schools have been awarded two grants that will pay a portion of the total project cost:
 1. Needs Based Public School Capital Fund (“NBPSCF”) Grant of \$50,000,000
 2. DOT and Energy Conservation Grant of \$150,000.
 - The Board of Education anticipates utilizing \$3,500,000 of Elementary and Secondary School Emergency Relief Funding (“ESSER”) for this project.
 - Additionally, there is \$1,500,000 of School Capital outlay Funds that are anticipated to be available for project funding.

Budget Overview

A	B
Description	Amount
1 Project Costs	
2 Construction	68,888,936
3 Architect	5,166,670
4 <u>Contingency</u>	<u>1,744,545</u>
5 Subtotal	75,800,151
6 Soft Costs	
7 Land	500,000
8 Technology ¹	-
9 FF&E ²	-
10 <u>Cost of Issuance Estimate</u>	<u>240,000</u>
11 Subtotal	740,000
12 Grand Total Project Cost Estimate	76,540,151
13 Less: Federal/State Grants and Appropriations	
14 NBPSCF Grant	(50,000,000)
15 DOT / Energy Conservation Grant	(150,000)
16 <u>ESSER</u>	<u>(3,500,000)</u>
17 Subtotal	(53,650,000)
18 Less: Sales Tax Reimbursement (Estimate)	(1,595,009)
19 Net Funding Requirement	21,295,142
20 Less: School Capital Outlay Fund Balance	
21 FY 2022 Balance	(1,246,258)
22 FY 2023 Surplus ³	(253,742)
23 <u>Reserve For Debt Service</u>	<u>-</u>
24 Subtotal	(1,500,000)
25 Net Borrowing Requirement	19,795,142

¹ Board of Education is providing Technology.

² Board of Education is using existing FF&E.

³ Restricted Sales tax of \$653,742 less annual capital funding of \$400,000.

Estimated Amortization Schedule



Financing Assumptions and Amortization Schedule

Financing Assumptions:	
Closing Date:	5/16/2023
Truist Acceptance Deadline:	March 28th
Truist Closing Deadline:	May 19th
First Interest Payment:	12/1/2023
First Principal Payment:	12/1/2024
Final Maturity:	12/1/2042

1-Year Interest Only Period

Fiscal Year	Interest Rate	Principal	Interest	Total
2024	4.02%	-	431,058	431,058
2025	4.02%	1,042,000	795,799	1,837,799
2026	4.02%	1,042,000	753,911	1,795,911
2027	4.02%	1,042,000	712,022	1,754,022
2028	4.02%	1,042,000	670,134	1,712,134
2029	4.02%	1,042,000	628,246	1,670,246
2030	4.02%	1,042,000	586,357	1,628,357
2031	4.02%	1,042,000	544,469	1,586,469
2032	4.02%	1,042,000	502,580	1,544,580
2033	4.02%	1,042,000	460,692	1,502,692
2034	4.02%	1,042,000	418,804	1,460,804
2035	4.02%	1,042,000	376,915	1,418,915
2036	4.02%	1,042,000	335,027	1,377,027
2037	4.02%	1,042,000	293,138	1,335,138
2038	4.02%	1,042,000	251,250	1,293,250
2039	4.02%	1,042,000	209,362	1,251,362
2040	4.02%	1,042,000	167,473	1,209,473
2041	4.02%	1,042,000	125,585	1,167,585
2042	4.02%	1,041,000	83,696	1,124,696
2043	4.02%	1,041,000	41,848	1,082,848
Total		19,796,000	8,388,367	28,184,367

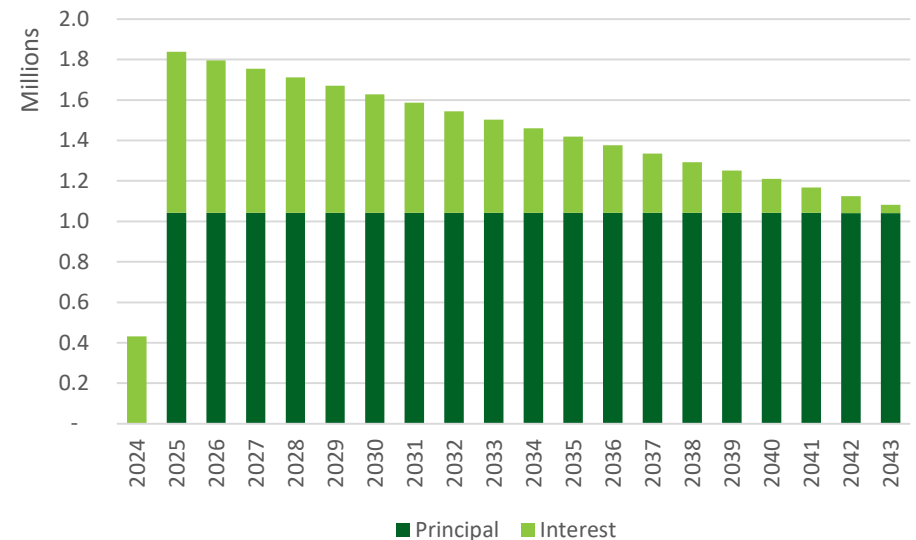
Note: Assumes Truist 10-Year Par Call interest rate of 4.02%.

Note: Cost of Issuance Expenses would be deducted from loan proceeds.

Sources and Uses Summary

Description	Amount
1 Sources:	
2 Par Amount	19,796,000
3 Total Sources	19,796,000
4 Uses:	
5 Capital Project Fund	19,555,142
6 <u>Cost of Issuance</u>	<u>240,000</u>
7 Subtotal Project Funding	19,795,142
8 Rounding	858
9 Total Uses	19,796,000

Annual Debt Service Payments





Debt Affordability Analysis

School Capital Outlay Fund

\$19,796,000 Financing – 1-Year Interest Only Period

No Tax Impact

Debt Service Cash Flow Surplus (Deficit)														
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
FY	Proposed Debt Service	Annual Capital Contribution ¹	Project Equity Contribution ²	Total	Restricted Schools Tax ³	Lease Payments from School Board ⁴	General Fund Contribution	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	School Capital Outlay Fund Reserve Balance ⁵
2023	-	400,000	500,000	900,000	653,742	-	-	653,742	(246,258)	-	(246,258)	-	-	1,246,258
2024	431,058	400,000	1,000,000	1,831,058	640,000	-	191,058	831,058	(1,000,000)	-	(1,000,000)	-	-	1,000,000
2025	1,837,799	100,000	-	1,937,799	640,000	400,000	897,799	1,937,799	-	-	-	-	-	-
2026	1,795,911	100,000	-	1,895,911	640,000	400,000	855,911	1,895,911	-	-	-	-	-	-
2027	1,754,022	100,000	-	1,854,022	640,000	400,000	814,022	1,854,022	-	-	-	-	-	-
2028	1,712,134	100,000	-	1,812,134	640,000	400,000	772,134	1,812,134	-	-	-	-	-	-
2029	1,670,246	100,000	-	1,770,246	640,000	400,000	730,246	1,770,246	-	-	-	-	-	-
2030	1,628,357	100,000	-	1,728,357	640,000	400,000	688,357	1,728,357	-	-	-	-	-	-
2031	1,586,469	100,000	-	1,686,469	640,000	400,000	646,469	1,686,469	-	-	-	-	-	-
2032	1,544,580	100,000	-	1,644,580	640,000	400,000	604,580	1,644,580	-	-	-	-	-	-
2033	1,502,692	100,000	-	1,602,692	640,000	400,000	562,692	1,602,692	-	-	-	-	-	-
2034	1,460,804	100,000	-	1,560,804	640,000	400,000	520,804	1,560,804	-	-	-	-	-	-
2035	1,418,915	100,000	-	1,518,915	640,000	400,000	478,915	1,518,915	-	-	-	-	-	-
2036	1,377,027	100,000	-	1,477,027	640,000	400,000	437,027	1,477,027	-	-	-	-	-	-
2037	1,335,138	100,000	-	1,435,138	640,000	400,000	395,138	1,435,138	-	-	-	-	-	-
2038	1,293,250	100,000	-	1,393,250	640,000	400,000	353,250	1,393,250	-	-	-	-	-	-
2039	1,251,362	100,000	-	1,351,362	640,000	400,000	311,362	1,351,362	-	-	-	-	-	-
2040	1,209,473	100,000	-	1,309,473	640,000	400,000	269,473	1,309,473	-	-	-	-	-	-
2041	1,167,585	100,000	-	1,267,585	640,000	400,000	227,585	1,267,585	-	-	-	-	-	-
2042	1,124,696	100,000	-	1,224,696	640,000	400,000	184,696	1,224,696	-	-	-	-	-	-
2043	1,082,848	100,000	-	1,182,848	640,000	400,000	142,848	1,182,848	-	-	-	-	-	-
													Total Tax Effect	0.00¢
Total	28,184,367	6,400,000	1,500,000	36,084,367				10,084,367	Total		-			

¹ Includes \$400,000 annual funding in FY 2023 and FY 2024 and \$100,000 thereafter per the Washington County School Funding agreement. Note, capital funding shown does not include annual accumulated lottery funding available to fund school capital and debt service that is currently planned to be made available for capital maintenance at other schools.

² FY 2023 includes \$500,000 for a land purchase and FY 2024 includes a \$1,000,000 County Contribution to the Project.

³ FY 2023 Estimated Article 40 and 42 1/2 Cent Restricted Sales Tax was \$653,742. Assumes \$640,000 thereafter.

⁴ County School Board has agreed to make lease payments to the County of \$400,000 per year to pay for for 30 years beginning in FY 2025.

⁵ FYE 2022 estimated School Capital Outlay Fund Balance per County Audit.

■ In addition to the capital outlay funding shown above, the County will provide an annual operating supplement funding of \$1,735,000 from General Fund Revenues.



Debt Affordability Analysis

School Capital Outlay Fund

\$19,796,000 Financing – 1-Year Interest Only Period

Equivalent Tax Impact as Needed

										Debt Service Cash Flow Surplus (Deficit)				
FY	Proposed Debt Service	Annual Capital Contribution ¹	Project Equity Contribution ²	Total	Restricted Schools Tax ³	Lease Payments from School Board ⁴	General Fund Contribution	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	School Capital Outlay Fund Reserve Balance ⁵
2023	-	400,000	500,000	900,000	653,742	-	-	653,742	(246,258)	-	(246,258)	-	-	1,246,258
2024	431,058	400,000	1,000,000	1,831,058	640,000	-	-	640,000	(1,191,058)	-	(1,000,000)	(191,058)	2.03¢	-
2025	1,837,799	100,000	-	1,937,799	640,000	400,000	-	1,040,000	(897,799)	192,968	-	(704,831)	7.42¢	-
2026	1,795,911	100,000	-	1,895,911	640,000	400,000	-	1,040,000	(855,911)	906,777	-	50,866	-	50,866
2027	1,754,022	100,000	-	1,854,022	640,000	400,000	-	1,040,000	(814,022)	915,845	-	101,823	-	152,689
2028	1,712,134	100,000	-	1,812,134	640,000	400,000	-	1,040,000	(772,134)	925,003	-	152,869	-	305,558
2029	1,670,246	100,000	-	1,770,246	640,000	400,000	-	1,040,000	(730,246)	934,253	-	204,008	-	509,566
2030	1,628,357	100,000	-	1,728,357	640,000	400,000	-	1,040,000	(688,357)	943,596	-	255,239	-	764,805
2031	1,586,469	100,000	-	1,686,469	640,000	400,000	-	1,040,000	(646,469)	953,032	-	306,563	-	1,071,368
2032	1,544,580	100,000	-	1,644,580	640,000	400,000	-	1,040,000	(604,580)	962,562	-	357,982	-	1,429,350
2033	1,502,692	100,000	-	1,602,692	640,000	400,000	-	1,040,000	(562,692)	972,188	-	409,496	-	1,838,846
2034	1,460,804	100,000	-	1,560,804	640,000	400,000	-	1,040,000	(520,804)	981,910	-	461,106	-	2,299,952
2035	1,418,915	100,000	-	1,518,915	640,000	400,000	-	1,040,000	(478,915)	991,729	-	512,814	-	2,812,766
2036	1,377,027	100,000	-	1,477,027	640,000	400,000	-	1,040,000	(437,027)	1,001,646	-	564,619	-	3,377,385
2037	1,335,138	100,000	-	1,435,138	640,000	400,000	-	1,040,000	(395,138)	1,011,663	-	616,524	-	3,993,909
2038	1,293,250	100,000	-	1,393,250	640,000	400,000	-	1,040,000	(353,250)	1,021,779	-	668,529	-	4,662,439
2039	1,251,362	100,000	-	1,351,362	640,000	400,000	-	1,040,000	(311,362)	1,031,997	-	720,635	-	5,383,074
2040	1,209,473	100,000	-	1,309,473	640,000	400,000	-	1,040,000	(269,473)	1,042,317	-	772,844	-	6,155,918
2041	1,167,585	100,000	-	1,267,585	640,000	400,000	-	1,040,000	(227,585)	1,052,740	-	825,155	-	6,981,073
2042	1,124,696	100,000	-	1,224,696	640,000	400,000	-	1,040,000	(184,696)	1,063,268	-	878,571	-	7,859,644
2043	1,082,848	100,000	-	1,182,848	640,000	400,000	-	1,040,000	(142,848)	1,073,900	-	931,052	-	8,790,696
												Total Tax Effect	9.46¢	
Total	28,184,367	6,400,000	1,500,000	36,084,367										

¹ Includes \$400,000 annual funding in FY 2023 and FY 2024 and \$100,000 thereafter per the Washington County School Funding agreement. Note, capital funding shown does not include annual accumulated lottery funding available to fund school capital and debt service that is currently planned to be made available for capital maintenance at other schools.

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Debt Affordability Analysis

School Capital Outlay Fund

\$19,796,000 Financing – 1-Year Interest Only Period

Equivalent FY 2024 Upfront Tax Impact

										Debt Service Cash Flow Surplus (Deficit)				
FY	Proposed Debt Service	Annual Capital Contribution ¹	Project Equity Contribution ²	Total	Restricted Schools Tax ³	Lease Payments from School Board ⁴	General Fund Contribution	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	School Capital Outlay Fund Reserve Balance ⁵
2024	431,058	400,000	1,000,000	1,831,058	640,000	-	-	640,000	(1,191,058)	695,600	(495,458)	-	7.40¢	504,542
2025	1,837,799	100,000	-	1,937,799	640,000	400,000	-	1,040,000	(897,799)	702,556	(195,243)	-	-	309,299
2026	1,795,911	100,000	-	1,895,911	640,000	400,000	-	1,040,000	(855,911)	709,582	(146,329)	-	-	162,970
2027	1,754,022	100,000	-	1,854,022	640,000	400,000	-	1,040,000	(814,022)	716,677	(97,345)	-	-	65,625
2028	1,712,134	100,000	-	1,812,134	640,000	400,000	-	1,040,000	(772,134)	723,844	(48,290)	-	-	17,335
2029	1,670,246	100,000	-	1,770,246	640,000	400,000	-	1,040,000	(730,246)	731,083	-	837	-	18,172
2030	1,628,357	100,000	-	1,728,357	640,000	400,000	-	1,040,000	(688,357)	738,393	-	50,036	-	68,208
2031	1,586,469	100,000	-	1,686,469	640,000	400,000	-	1,040,000	(646,469)	745,777	-	99,309	-	167,517
2032	1,544,580	100,000	-	1,644,580	640,000	400,000	-	1,040,000	(604,580)	753,235	-	148,655	-	316,171
2033	1,502,692	100,000	-	1,602,692	640,000	400,000	-	1,040,000	(562,692)	760,767	-	198,075	-	514,247
2034	1,460,804	100,000	-	1,560,804	640,000	400,000	-	1,040,000	(520,804)	768,375	-	247,572	-	761,818
2035	1,418,915	100,000	-	1,518,915	640,000	400,000	-	1,040,000	(478,915)	776,059	-	297,144	-	1,058,962
2036	1,377,027	100,000	-	1,477,027	640,000	400,000	-	1,040,000	(437,027)	783,819	-	346,793	-	1,405,755
2037	1,335,138	100,000	-	1,435,138	640,000	400,000	-	1,040,000	(395,138)	791,658	-	396,519	-	1,802,274
2038	1,293,250	100,000	-	1,393,250	640,000	400,000	-	1,040,000	(353,250)	799,574	-	446,324	-	2,248,598
2039	1,251,362	100,000	-	1,351,362	640,000	400,000	-	1,040,000	(311,362)	807,570	-	496,208	-	2,744,807
2040	1,209,473	100,000	-	1,309,473	640,000	400,000	-	1,040,000	(269,473)	815,646	-	546,173	-	3,290,979
2041	1,167,585	100,000	-	1,267,585	640,000	400,000	-	1,040,000	(227,585)	823,802	-	596,217	-	3,887,197
2042	1,124,696	100,000	-	1,224,696	640,000	400,000	-	1,040,000	(184,696)	832,040	-	647,344	-	4,534,540
2043	1,082,848	100,000	-	1,182,848	640,000	400,000	-	1,040,000	(142,848)	840,361	-	697,512	-	5,232,053
												Total Tax Effect	7.40¢	
Total	28,184,367	6,400,000	1,500,000	36,084,367										

¹ Includes \$400,000 annual funding in FY 2023 and FY 2024 and \$100,000 thereafter per the Washington County School Funding agreement. Note, capital funding shown does not include annual accumulated lottery funding available to fund school capital and debt service that is currently planned to be made available for capital maintenance at other schools.

² FY 2023 includes \$500,000 for a land purchase and FY 2024 includes a \$1,000,000 County Contribution to the Project.

³ FY 2023 Estimated Article 40 and 42 1/2 Cent Restricted Sales Tax was \$653,742. Assumes \$640,000 thereafter.

⁴ County School Board has agreed to make lease payments to the County of \$400,000 per year to pay for for 30 years beginning in FY 2025.

⁵ FYE 2022 estimated School Capital Outlay Fund Balance per County Audit.

■ In addition to the capital outlay funding shown above, the County will provide an annual operating supplement funding of \$1,735,000 from General Fund Revenues.



Debt Affordability Analysis

School Capital Outlay Fund

\$19,796,000 Financing – 1-Year Interest Only Period

Assumes a 4 Cent Tax Impact in FY 2024

Debt Service Cash Flow Surplus (Deficit)														
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
FY	Proposed Debt Service	Annual Capital Contribution ¹	Project Equity Contribution ²	Total	Restricted Schools Tax ³	Lease Payments from School Board ⁴	General Fund Contribution	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	School Capital Outlay Fund Reserve Balance ⁵
2023	-	400,000	500,000	900,000	653,742	-	-	653,742	(246,258)	-	(246,258)	-	-	1,246,258
2024	431,058	400,000	1,000,000	1,831,058	640,000	-	-	640,000	(1,191,058)	376,000	(815,058)	-	4.00¢	1,000,000
2025	1,837,799	100,000	-	1,937,799	640,000	400,000	333,097	1,373,097	(564,702)	379,760	(184,942)	-	-	184,942
2026	1,795,911	100,000	-	1,895,911	640,000	400,000	472,353	1,512,353	(383,558)	383,558	-	-	-	-
2027	1,754,022	100,000	-	1,854,022	640,000	400,000	426,629	1,466,629	(387,393)	387,393	-	-	-	-
2028	1,712,134	100,000	-	1,812,134	640,000	400,000	380,867	1,420,867	(391,267)	391,267	-	-	-	-
2029	1,670,246	100,000	-	1,770,246	640,000	400,000	335,066	1,375,066	(395,180)	395,180	-	-	-	-
2030	1,628,357	100,000	-	1,728,357	640,000	400,000	289,226	1,329,226	(399,132)	399,132	-	-	-	-
2031	1,586,469	100,000	-	1,686,469	640,000	400,000	243,346	1,283,346	(403,123)	403,123	-	-	-	-
2032	1,544,580	100,000	-	1,644,580	640,000	400,000	197,426	1,237,426	(407,154)	407,154	-	-	-	-
2033	1,502,692	100,000	-	1,602,692	640,000	400,000	151,466	1,191,466	(411,226)	411,226	-	-	-	-
2034	1,460,804	100,000	-	1,560,804	640,000	400,000	105,466	1,145,466	(415,338)	415,338	-	-	-	-
2035	1,418,915	100,000	-	1,518,915	640,000	400,000	59,424	1,099,424	(419,491)	419,491	-	-	-	-
2036	1,377,027	100,000	-	1,477,027	640,000	400,000	13,341	1,053,341	(423,686)	423,686	-	-	-	-
2037	1,335,138	100,000	-	1,435,138	640,000	400,000	-	1,040,000	(395,138)	427,923	-	32,785	-	32,785
2038	1,293,250	100,000	-	1,393,250	640,000	400,000	-	1,040,000	(353,250)	432,202	-	78,952	-	111,737
2039	1,251,362	100,000	-	1,351,362	640,000	400,000	-	1,040,000	(311,362)	436,524	-	125,163	-	236,900
2040	1,209,473	100,000	-	1,309,473	640,000	400,000	-	1,040,000	(269,473)	440,890	-	171,416	-	408,316
2041	1,167,585	100,000	-	1,267,585	640,000	400,000	-	1,040,000	(227,585)	445,298	-	217,714	-	626,030
2042	1,124,696	100,000	-	1,224,696	640,000	400,000	-	1,040,000	(184,696)	449,751	-	265,055	-	891,085
2043	1,082,848	100,000	-	1,182,848	640,000	400,000	-	1,040,000	(142,848)	454,249	-	311,401	-	1,202,486
												Total Tax Effect	4.00¢	
Total	28,184,367	6,400,000	1,500,000	36,084,367				3,007,707	Total		-			

¹ Includes \$400,000 annual funding in FY 2023 and FY 2024 and \$100,000 thereafter per the Washington County School Funding agreement. Note, capital funding shown does not include annual accumulated lottery funding available to fund school capital and debt service that is currently planned to be made available for capital maintenance at other schools.

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⁴ County School Board has agreed to make lease payments to the County of \$400,000 per year to pay for for 30 years beginning in FY 2025.

⁵ FYE 2022 estimated School Capital Outlay Fund Balance per County Audit.

■ In addition to the capital outlay funding shown above, the County will provide an annual operating supplement funding of \$1,735,000 from General Fund Revenues.



Debt Affordability Analysis

School Capital Outlay Fund

\$19,796,000 Financing – 1-Year Interest Only Period

Assumes a 5 Cent Tax Impact in FY 2024

										Debt Service Cash Flow Surplus (Deficit)				
FY	Proposed Debt Service	Annual Capital Contribution ¹	Project Equity Contribution ²	Total	Lease Payments			Total Revenues Available	Surplus/ (Deficit)	General Capital		Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	School Capital Outlay Fund Reserve Balance ⁵
					Restricted Schools Tax ³	from School Board ⁴	General Fund Contribution			Revenue From Prior Tax Impact	Reserve Utilized			
														1,246,258
2023	-	400,000	500,000	900,000	653,742	-	-	653,742	(246,258)	-	(246,258)	-	-	1,000,000
2024	431,058	400,000	1,000,000	1,831,058	640,000	-	-	640,000	(1,191,058)	470,000	(721,058)	-	5.00¢	278,942
2025	1,837,799	100,000	-	1,937,799	640,000	400,000	144,157	1,184,157	(753,642)	474,700	(278,942)	-	-	-
2026	1,795,911	100,000	-	1,895,911	640,000	400,000	376,464	1,416,464	(479,447)	479,447	-	-	-	-
2027	1,754,022	100,000	-	1,854,022	640,000	400,000	329,781	1,369,781	(484,241)	484,241	-	-	-	-
2028	1,712,134	100,000	-	1,812,134	640,000	400,000	283,050	1,323,050	(489,084)	489,084	-	-	-	-
2029	1,670,246	100,000	-	1,770,246	640,000	400,000	236,271	1,276,271	(493,975)	493,975	-	-	-	-
2030	1,628,357	100,000	-	1,728,357	640,000	400,000	189,443	1,229,443	(498,914)	498,914	-	-	-	-
2031	1,586,469	100,000	-	1,686,469	640,000	400,000	142,565	1,182,565	(503,904)	503,904	-	-	-	-
2032	1,544,580	100,000	-	1,644,580	640,000	400,000	95,638	1,135,638	(508,943)	508,943	-	-	-	-
2033	1,502,692	100,000	-	1,602,692	640,000	400,000	48,660	1,088,660	(514,032)	514,032	-	-	-	-
2034	1,460,804	100,000	-	1,560,804	640,000	400,000	1,631	1,041,631	(519,172)	519,172	-	-	-	-
2035	1,418,915	100,000	-	1,518,915	640,000	400,000	-	1,040,000	(478,915)	524,364	-	45,449	-	45,449
2036	1,377,027	100,000	-	1,477,027	640,000	400,000	-	1,040,000	(437,027)	529,608	-	92,581	-	138,030
2037	1,335,138	100,000	-	1,435,138	640,000	400,000	-	1,040,000	(395,138)	534,904	-	139,765	-	277,795
2038	1,293,250	100,000	-	1,393,250	640,000	400,000	-	1,040,000	(353,250)	540,253	-	187,003	-	464,798
2039	1,251,362	100,000	-	1,351,362	640,000	400,000	-	1,040,000	(311,362)	545,655	-	234,294	-	699,092
2040	1,209,473	100,000	-	1,309,473	640,000	400,000	-	1,040,000	(269,473)	551,112	-	281,639	-	980,731
2041	1,167,585	100,000	-	1,267,585	640,000	400,000	-	1,040,000	(227,585)	556,623	-	329,038	-	1,309,769
2042	1,124,696	100,000	-	1,224,696	640,000	400,000	-	1,040,000	(184,696)	562,189	-	377,493	-	1,687,262
2043	1,082,848	100,000	-	1,182,848	640,000	400,000	-	1,040,000	(142,848)	567,811	-	424,963	-	2,112,225
												Total Tax Effect	5.00¢	
Total	28,184,367	6,400,000	1,500,000	36,084,367				1,847,660	Total		-			

¹ Includes \$400,000 annual funding in FY 2023 and FY 2024 and \$100,000 thereafter per the Washington County School Funding agreement. Note, capital funding shown does not include annual accumulated lottery funding available to fund school capital and debt service that is currently planned to be made available for capital maintenance at other schools.

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⁵ FYE 2022 estimated School Capital Outlay Fund Balance per County Audit.

■ In addition to the capital outlay funding shown above, the County will provide an annual operating supplement funding of \$1,735,000 from General Fund Revenues.

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The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

Version 1.01.23 CW | MB | TC

PK12 Task List Timeline

Updated 4/17/23

DATE (2023)	TASK	RESP PARTY/OTHER NOTES
4/18	Special Called Meeting	County Commissioners
4/18	Regular School Board Meeting	School Board
4/19	Final Comments Due to Bond Counsel re Draft Financing Instruments	County Staff
4/19	Deliver approved change orders and letter of intent	County Staff
4/24	Project Steering Committee Meeting	All Steering Committee Members
4/25	Deadline for submitting signed NBPSCF Distribution Request	County Staff/School Staff
5/1	Regular Board of Commissioners Meeting including approval of: <ul style="list-style-type: none"> - Final Loan Amount (based on GMP) - Loan Instruments - GMP amendment to construction contract 	County Commissioners & County Staff
5/2	LGC Meeting to consider approval of County's Loan Application	LGC
5/16	Anticipated Loan Closing Date	County Staff & Advisors

First Amendment

(Effective May 1st, 2023)

to an

Agreement for a New School for Washington County

Dated as of August 29, 2022

by and between

Washington County, North Carolina (the “County”), and

The Washington County Board of Education (the “School Board”)

WHEREAS, the parties previously entered into an Agreement for a New School for Washington County (sometimes referred to herein as the “Funding Agreement” or “Agreement”) dated as of August 29th, 2022; and

WHEREAS, the original Agreement was based upon an estimated anticipated borrowing of Twelve Million Dollars (\$12,000,000) by the County, which amount has increased substantially to approximately Twenty Million Dollars (\$20,000,000) due primarily to unprecedented inflationary pressure impacting the construction trade industry; and

WHEREAS, the parties now mutually desire to update and amend the original Agreement such that it more accurately reflects the current cost and debt service projections, and includes any additional amendments to the terms and conditions which the parties may now desire to include:

NOW THEREFORE, in consideration of the promises in this Agreement, the parties agree as follows:

1. The terms and conditions of this First Amendment shall be deemed to amend, supersede, control over, and prevail in the event of any conflict with any differing or contrary terms and conditions of the original Agreement for a New School for Washington County dated August 29, 2022 which are incorporated herein by specific reference thereto.
2. Except to the extent they are inconsistent with or modified by this First Amendment, the terms and conditions of the original Agreement shall remain in full force and effect.

3. Effective May 1st, 2023 the original Agreement is hereby amended as follows:

Provision 3(A) “County leases New School to School Board” of the original Agreement shall be redacted, amended, and restated to read as follows:

A. County leases New School to School Board – The parties will enter into a lease of the New School from the County back to the School Board. This lease will be substantially in the form of Exhibit 3 except as otherwise specifically stated herein or agreed between the parties. As provided in the Exhibit, the lease payment will be \$400,000 per year (which the County will use to pay a portion of the debt service for the New School), and the lease term will end when the County has made its final required payments on the County Loan, unless the lease term is otherwise extended beyond twenty (20) years at the outset of the lease as described hereinbelow. The lease will also provide that the County then will re-convey the School Site to the School Board by Special Warranty Deed, and without monetary compensation. During the term of the County Loan, the School Board’s rights under the lease will be subordinate to the rights of the lender under the County Loan pursuant to any deed of trust or similar agreement securing the County’s loan repayment obligations.

- (i) Notwithstanding any contrary provisions contained within the original Agreement, the parties understand and acknowledge that the substantially increased amount of debt service the County now stands to incur if it proceeds with borrowing approximately Twenty Million Dollars (\$20,000,000) to fully fund the project based on its updated estimated cost is much higher than originally intended.

As a result, if the County proceeds with the necessary loan to facilitate the project, it is very likely going to have to consider some combination of allocating unrestricted general fund balance and/or increasing taxes to produce additional general fund revenues with which to pay the additional debt service (unless some form of additional third party funding can otherwise be obtained and used to offset the additional debt service obligations which will otherwise require support from the County’s general fund.

- (ii) The parties therefore agree that the original term of the Four Hundred Thousand Dollar (\$400,000) per year lease (originally anticipated to have the same twenty (20) year term as the debt service) shall be extended as necessary, by as much as an additional twenty (20) years, only if such an extension is required to enable the County to fully recapture and reimburse

itself for any portion of the debt service it may otherwise have to pay with unrestricted general fund balance allocations or general fund tax revenues over the projected life of the debt service.

- (iii) The actual duration of the extended lease term shall be established in good faith at the time of entering into the lease, based upon the most up to date debt service information available at that time. The parties acknowledge they are independently and cooperatively pursuing additional funding which may be received to help partially or fully reduce the debt service obligations upon the County's unrestricted general fund, in which case, an extension of the lease term may no longer be necessary.
- (iv) The County further acknowledges and agrees it is not entitled to make a net profit from any extension of the lease term under the foregoing provisions, which are intended solely as a mechanism to enable the County to use trailing annual rental income received after the initial twenty (20) year debt service period, to use in recouping and mitigating against unrestricted general fund balance losses sustained in that same initial debt service period, if applicable, from having to use its own unrestricted general fund balance or revenues to supplement the required debt service cash flows and payments toward the full debt service required.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their names by their authorized officers.

**[SEAL]
ATTEST:**

**WASHINGTON COUNTY,
NORTH CAROLINA**

Julie Bennett
Clerk, Board of Commissioners

By: _____
Julius Walker, Jr.
Chair, Board of Commissioners
Time and date: _____

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.

Missy Dixon
Finance Officer
Washington County, North Carolina

STATE OF NORTH CAROLINA; WASHINGTON COUNTY

I, _____, a Notary Public of said State and County, do hereby certify that Tracey A. Johnson and Julie Bennett personally came before me this day and acknowledged that they are the Chair and the Clerk, respectively, of the Board of Commissioners of Washington County, North Carolina, and that by authority duly given and as the act of such County, the foregoing instrument was signed in the County's name by such Chair, sealed with its corporate seal and attested by such Clerk.

Witness my hand and official seal this ____ day of day of _____, 2023.

Notary Public

My commission expires: _____

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their names by their authorized officers.

[SEAL]
ATTEST:

**THE WASHINGTON COUNTY
BOARD OF EDUCATION**

Linda Jewell Carr
Secretary

By: _____
Carlos Riddick
Chair

Time and date: _____

This instrument has been preaudited in the manner required by The School Budget and Fiscal Control Act.

Jolanda Jordan
Finance Officer
Washington County, North Carolina

STATE OF NORTH CAROLINA; WASHINGTON COUNTY

I, _____, a Notary Public of said State and County, do hereby certify that Carlos Riddick and Linda Jewell Carr personally came before me this day and acknowledged that they are the Chair and the Secretary, respectively, of The Washington County Board of Education, and that by authority duly given and as the act of such Board, the foregoing instrument was signed in the Board's name by such Chair, sealed with its corporate seal and attested by such Secretary.

Witness my hand and official seal this ____ day of _____, 2023.

Notary Public

My commission expires: _____

 **AIA® Document G701® – 2017**

Change Order

PROJECT: <i>(Name and address)</i> New Washington PK-12 School 3177 US-64 Plymouth NC 27962	CONTRACT INFORMATION: Contract For: Construction Manager as Constructor Date: October 15, 2022	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: March 22, 2023
OWNER: <i>(Name and address)</i> Washington County Washington County 116 Adams Street Plymouth, NC 27962	ARCHITECT: <i>(Name and address)</i> SfL+a Architects 333 Fayetteville St. Suite 225 Raleigh, NC 27601	CONTRACTOR: <i>(Name and address)</i> Metcon Inc 763 Comtech Dr. Pembroke, NC 28372

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
 This General Contract Change Order is for additional demolition required pursuant to RFI #001 response adding additional trees and site utilities to the demolition scope.

The original Contract Sum was	\$ 295,000.00
The net change by previously authorized Change Orders	\$ 957,422.83
The Contract Sum prior to this Change Order was	\$ 1,252,422.83
The Contract Sum will be increased by this Change Order in the amount of	\$ 26,135.06
The new Contract Sum including this Change Order will be	\$ 1,278,557.89
The Contract Time will be increased by 120 (0) days.	
The new date of Substantial Completion will be April 30, 2023	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>SfL+a Architects</u> ARCHITECT <i>(Firm name)</i>	<u>Metcon Inc</u> CONTRACTOR <i>(Firm name)</i>	<u>Washington County</u> OWNER <i>(Firm name)</i>
SIGNATURE	SIGNATURE	SIGNATURE
<u>James CC Rice, Program Manager</u> PRINTED NAME AND TITLE	<u>Thomas A. Plant, Vice President</u> PRINTED NAME AND TITLE	<u>Curtis S. Potter, County Manager</u> PRINTED NAME AND TITLE
DATE	DATE	DATE

February 16, 2023

James Rice
SfL+a Architect
333 Fayetteville Street, Suite 225
Raleigh, NC 27601

RE: New Washington PK-12 School-[Demo of Extra Utilities per Revised Drawings]

James,

Here with in please find Proposal for Change Request #2. This change order pertains to the revised drawings that directs the Demo Subcontractor [Trifecta] to demo extra utilities per revised drawings issued on 12.19.22. This cost shall be charged to the Owner.

The total cost of \$14,857.59 shall be charged to the Owner.

Please feel free to contact me with any questions or comments.

Respectfully,

Efreeland

Elijah Freeland
Project Manager

CC: Mike Konieczka

CORPORATE

763 Comtech Drive
P.O Box 1149
Pembroke, NC 28372
Phone: 910.521.8013
Fax: 910.521.8014

FAYETTEVILLE

110 Anderson St.
Fayetteville, NC 28301
Phone: 910.849.4197

RALEIGH

3050 Hammond Business Place,
Suite 121
Raleigh, NC 27603
Phone: 919.322.2220
Fax: 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Dr., Ste. 650
Charlotte, NC 28273
Phone: 980.209.9680
Fax: 980.209.9698

NATIONAL HARBOR

6170 Oxon Hill Rd. Suite 210
Oxon Hill, Maryland 20745
Phone: 301.276.0123

Proposal For Change Request Form

Project: New Washington PK-12 School
 Contract: Phase 1
 Contractor: Metcon

Proposal #: 2
 Project #: _____
 Contractor #: N/A

Description of Change:

This change order is for removing extra underground utilities and MH based on revised drawings.

Materials (Attach list with Qty, Item, Unit \$, Unit mh, Total mh, OT mh Total \$)	SUBTOTALS
1. Total Direct Cost of Materials	\$ -
2. Overhead & Profit on Item 1. (15% maximum, includes small tools & consumables)	\$ -
3. Sales Tax (6.75%)	\$ -
4. Shipping & Transportation	\$ -
Labor	
5. Total Manhours: _____ 0 MH @ _____ 0 /hr.	\$ -
6. Overhead & Profit on Item 5 (0% maximum on straight labor cost, not premium portion) (O&P includes supervisor's time)	\$ -
7. Payroll Taxes & Ins. (Labor Burden) <u>0.00%</u>	\$ -
Equipment Rental (include quotes and pick-up/delivery tickets)	
8. Equipment Rental	\$ -
9. Overhead & Profit on Item 8 (0% maximum)	\$ -
Subcontractors (Include quotes with material & equipment backup)	
10. Subcontractors	\$ 13,833.30
11. Overhead & Profit on Item 10. (0% maximum)	\$ -
Subtotal of Proposal	\$ 13,833.30
13. 5% OH&P	5.00% \$ 691.67
12. Bonds (% of subtotal of proposal) Refer. to 7.6 in contract.	1.250% \$ 181.56
13. Insurance	1.040% \$ 151.06
TOTAL OF CHANGE PROPOSAL	\$ 14,857.59

Time Extension Requests: 0 day(s) Schedule Activity # Affected: Demo

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Contractor's Signature: Efreelmad Date: 1.30.23

Approval Recommended by Design Consultant: _____ Date: _____

Owner's Representative Approval: _____ Date: _____



4501 Preslyn Drive
 Raleigh, NC 27615
 919-900-0067
 www.trifectainc.com

CONTRACT CHANGE ORDER

1. FROM: (CONTRACTOR) Trifecta Services Company 6120 Brookshire Blvd Suite T Charlotte, NC 28216	2. CONTRACT INFORMATION: Washington County Schools Pines Elementary School 3177 US-64 Plymouth, NC 27962	3. CHANGE No. <p style="text-align: center;">2</p>
4. TO: (CLIENT) MetCon 763 Comtech Drive PO Box 1149 Pembroke, NC 28372 910-521-8013	5. DESCRIPTION OF WORK AND PROJECT LOCATION Removal of underground storm drain and manholes	


6. DESCRIPTION OF CHANGE:
 Removal of storm drain piping and man holes.

<input type="checkbox"/> MATERIAL	<input checked="" type="checkbox"/> X	PROPOSAL/SCOPE OF WORK - CHANGE IN CONTRACT	CALENDAR DAYS INCREASE: 5	
(ATTACH ADDITIONAL SHEETS AS NECESSARY)				
PREVIOUS CONTRACT AMOUNT:	<input checked="" type="checkbox"/> X	INCREASE	<input type="checkbox"/> DECREASE	REVISED CONTRACT AMOUNT:
		\$13,833.30		\$13,833.30
* None To Date THROUGH CHANGE No.:	<input type="checkbox"/> NTD*			

SCHEDULE OF CHANGED CONTRACT QUANTITIES AND UNIT PRICES

ITEM NO.	DESCRIPTION	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
01	Labor (Equipment Operator - \$57.22/Hr. X 100 Man Hours)	100 MHs	\$ 57.22	\$ 5,722.00
02	Equipment (See Attached)	1	\$ 5,131.96	\$ 5,131.96
03	Fuel (55 gals @ \$4.54/gal)	1	\$ 250.00	\$ 250.00
04	Disposal (\$325.00/haul + 10 tons debris at \$60.00/ton)	1	\$ 925.00	\$ 925.00
05	Mark-Up 15% OH-P	1	\$ 1,804.34	\$ 1,804.34
06				
07				\$ -
08				\$ -
09				\$ -
TOTAL				\$13,833.30

EXCEPT AS HEREIN MODIFIED, ALL TERMS AND CONDITIONS OF SAID CONTRACT AS HERETOFORE MODIFIED REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT. IT IS UNDERSTOOD AND AGREED BY THE PARTIES HERETO THAT THE FOREGOING CHANGE IN CONTRACT AMOUNT CONSTITUTES A MUTUAL ACCORD AND SATISFACTION FOR ALL CHANGES IN THE CONTRACT AS SET FORTH IN THIS CHANGE ORDER

THE FOREGOING MODIFICATION IS HERE BY ACCEPTED: (CLIENT): MetCon BY: _____	THE FOREGOING MODIFICATION IS HERE BY ACCEPTED: (CONTRACTOR): Trifecta Services Company  BY: _____
TITLE: _____ DATE: _____	TITLE: Raleigh Branch Manager DATE: January 30, 2023

NOTE: SIGN AND RETURN ORIGINAL AND COPIES: RETAIN ONE COPY FOR YOUR FILE

BRANCH F21
 404 INTERPATH PKWY
 ELIZABETH CITY NC 27909-2738
 252-338-5656
 252-242-2366 FAX

215151751

Job Site

PINES ELEMENTARY DEMO
 3177 US-64
 PLYMOUTH NC 27962

Office: 704-900-1977 Cell: 919-524-5216

Customer # : 4691446
 Quote Date : 01/18/23
 Estimated Out : 01/23/23 03:00 PM
 Estimated In : 01/30/23 03:00 PM
 UR Job Loc : 3177 US-64, PLYMOUTH
 UR Job # : 73
 Customer Job ID:
 P.O. # : TBD
 Ordered By : LARRY CRICKMORE
 Written By : THOMAS CASKEY
 Salesperson : JOHNATHAN OLIVER

TRIFECTA SERVICES RALEIGH
 3200 GRESHAM LAKE RD STE 101
 RALEIGH NC 27615-4241

**This is not an invoice
 Please do not pay from this document**

RENTAL ITEMS:							
Qty	Equipment	Description	Minimum	Day	Week	4 Week	Estimated Amt.
1	9051045	EXCAVATOR 35000-39999#	860.00	860.00	2,284.00	5,577.00	2,284.00
1	905/5040	EXCAVATOR BUCKET 42"					N/C
1	9030071	SKID STEER LOADER 1700-1899#		400.00	950.00	1,900.00	950.00
1	9035200	SKID STEER GRAPPLE BUCKET	58.00	117.00	327.00	623.00	327.00
1	903/5710	SKID STEER SOLID TIRE SET		100.00	200.00	400.00	200.00
						Rental Subtotal:	3,761.00
SALES/MISCELLANEOUS ITEMS:							
Qty	Item		Price		Unit of Measure		Extended Amt.
1	NC HEAVY EQUIPMENT TAX	[DRSURNC/MCI]	75.220		EACH		75.22
1	ENVIRONMENTAL SERVICE CHARGE	[ENV/MCI]	71.220		EACH		71.22
1	DELIVERY CHARGE		450.000		EACH		450.00
1	PICKUP CHARGE		450.000		EACH		450.00
						Sales/Misc Subtotal:	1,046.44
						Agreement Subtotal:	4,807.44
						Tax:	324.52
						Estimated Total:	5,131.96

COMMENTS/NOTES:

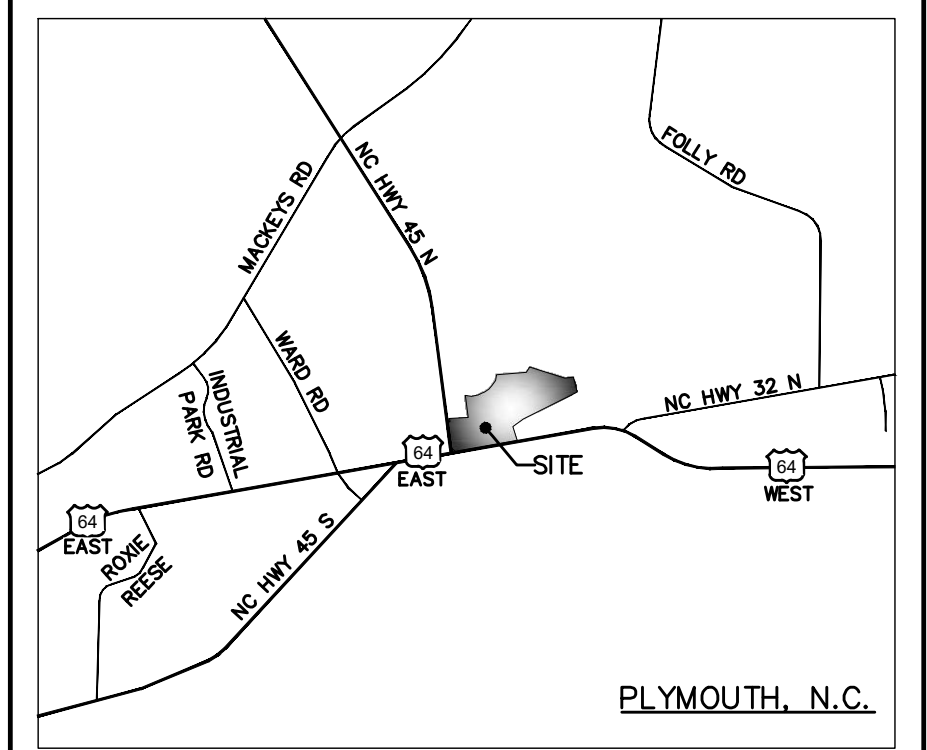
CONTACT: SERGIO VARGAS
 CELL#: 336-225-4187
 DLV/PKU LOC SELECTED BY MAP PIN OPTION

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)
 WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #
 IN ORDER TO CLOSE THIS CONTRACT

This proposal may be withdrawn if not accepted within 30 days. The above referenced Rental Protection Plan, environmental, and tax charges are estimates and are subject to change.

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

Plans dated 08-01-2023 used by Demo Subcontractor (Trifecta) for bidding the Demo Package for WCS Project. Bid date was on 12-13.22



VICINITY MAP (N.T.S.)

- DEMOLITION NOTES**
- 1 DEMOLISH EX. BLDG. & ASSOCIATED COMPONENTS.
 - 2 DEMOLISH EX. CONCRETE & ASSOCIATED COMPONENTS.
 - 3 DEMOLISH EX. ASPHALT & ASSOCIATED COMPONENTS.
 - 4 REMOVE EX. TRANSFORMER, COORDINATE WITH APPROPRIATE UTILITY.
 - 5 REMOVE EX. SS CLEANOUT IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND COUNTY REGULATIONS.
 - 6 REMOVE EX. GREASE TRAP & ASSOCIATED COMPONENTS.
 - 7 REMOVE EX. SIGN & ASSOCIATED COMPONENTS.
 - 8 REMOVE EX. LIGHT/POWER POLES & ASSOCIATED COMPONENTS.
 - 9 REMOVE EX. BASKETBALL GOALS & ASSOCIATED COMPONENTS.
 - 10 REMOVE EX. INLETS.
 - 11 REMOVE EX. SSMH AND SEWER PIPE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND COUNTY REGULATIONS.
 - 12 REMOVE EX. STORM PIPES.
 - 13 REMOVE EX. WATER METER IN ACCORDANCE WITH LOCAL UTILITIES REGTS.

- ADDITIONAL NOTES**
1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON THE INDEX SHEET SHALL APPLY TO THIS PLAN.
 2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SUPERVISOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. BENCHMARK IS A GEODETIC MONUMENT MARK "BOOK" LOCATED IN THE SOUTHWEST CORNER OF THE SITE WITH COORDINATES N=78,027.746 (F) E=8,883.124 (F) AND AN ELEVATION OF 14.17' (F) FIELD MEASUREMENT.
 3. THESE PLANS INDICATE THE MAJOR DEMOLITION COMPONENTS TO BE REMOVED AND/OR RELOCATED. HOWEVER, THE CONTRACTOR SHALL DEMONSTRATE AND/OR RELOCATE ALL MISCELLANEOUS COMPONENTS NOT SPECIFICALLY INDICATED ON THESE PLANS TO PROVIDE A CLEAN SITE FOR THE INSTALLATION OF THE NEW IMPROVEMENTS.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND ALL "AT-RISK" TREES WITHIN THE VICINITY OF THE CONSTRUCTION ACTIVITY WHETHER SPECIAL ACTIVITIES AND SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT UNTIL FINAL SITE INSPECTION. REFER TO CONSTRUCTION AND DETAIL SHEETS FOR TREE PROTECTION DETAILS. CONTRACTOR SHALL USE EXTREME CARE IN THE VICINITY OF EXISTING TREES THAT ARE TO REMAIN WITHIN THE PARKING IMPROVEMENTS. CONTRACTOR SHALL UTILIZE CONSTRUCTION AND PROTECTION PRACTICES THAT WILL REDUCE THE POSSIBILITY OF DAMAGE TO THE ROOT SYSTEM, TRUNK, BRANCHES, AND OTHER SENSITIVE AREAS.

- LEGEND**
- AC--ACRE(S)
 - BB--BASEBALL GOAL
 - BC--BACK OF CURB
 - CB--CATCH BASIN
 - CC--CONCRETE
 - CP--COMPUTED POINT
 - DB--DEED BOOK
 - (DWP)--DUMPSTERS
 - EC--EXISTING CONCRETE MONUMENT
 - EP--EXISTING IRON PIPE
 - EP--EXISTING IRON REBAR
 - EP--EDGE OF PAVEMENT
 - EP--END OF PIPE
 - FI--FIRE HYDRANT
 - LP--LIGHT POLE
 - O/H--OVERHEAD ELECTRIC
 - FB--FLAT BOOK
 - PP--POWER POLE
 - R/C--REINFORCED CONCRETE PIPE
 - R/W--RIGHT OF WAY
 - SDM--STORM DRAIN MANHOLE
 - SSC--SANITARY SEWER CLEANOUT
 - SSMH--SANITARY SEWER MANHOLE
 - SSC--SANITARY SEWER
 - U/S--UNDERGROUND STORM DRAIN
 - U/S--UNDERGROUND SANITARY SEWER
 - WM--WATER METER
 - YI--YARD INLET

STORM STRUCTURE TABLE

STRUCTURE	RIM	INV IN	SIZE	FROM	INV OUT	SIZE	TO
Y11	14.00			10.88	15"RCP		FES1
Y12	14.70			11.53	18"RCP		OFFSITE
CB1	15.55	10.94	18"RCP	CB2	10.83	18"RCP	FES2
CB2	16.55			12.71	18"RCP		CB1
Y13	15.45			13.52	15"RCP		SDMH1
SDMH1	16.47	12.86	15"RCP	Y13	12.78	15"RCP	CB3
CB3	16.56	12.97	15"RCP	FES3	12.47	15"RCP	CB4
				12.61	15"RCP		SDMH1
CB4	17.33	11.37	15"RCP	CB3	11.29	42"RCP	???
				11.45	42"RCP		CB7
CB5	18.00	14.33	15"RCP	FES4	14.09	18"RCP	CB6
CB6	18.06	14.14	15"RCP	FES5	13.90	18"RCP	CB7
				13.91	18"RCP		CB5
CB7	18.12	13.50	30"RCP	CB8	13.25	42"RCP	CB4
				13.50	42"RCP		CB9
CB8	18.28	13.88	42"RCP	CB10	13.82	30"RCP	CB7
CB9	18.36	13.71	30"RCP	CB11	13.68	42"RCP	CB9
CB10	18.78	13.71	30"RCP				CB9
CB11	19.08			13.86	30"RCP		CB10
CB12	19.57	15.37	15"RCP	FES6	15.16	18"RCP	CB13
CB13	19.77	14.10	18"RCP	CB12			CB15
CB14	20.46			16.08	18"RCP		CB15
CB15	20.52	14.92	18"RCP	CB14			
Y14	17.45	15.84	12"RCP	BLDG	15.72	8"RCP	DITCH
Y15	14.50	9.57	24"RCP	Y16	9.55	24"RCP	DITCH
				12.61	12"RCP		OFFSITE
Y16	14.16	9.79	24"RCP	Y17	9.77	24"RCP	Y15
				12.20	8"RCP		SCHOOL
Y17	13.68	10.05	24"RCP	Y18	10.05	24"RCP	Y18
				11.97	12"RCP		SCHOOL
Y18	12.89	9.93	24"RCP	Y19	9.71	24"RCP	Y17
				11.95	8"RCP		SCHOOL
				11.23	8"RCP		SCHOOL
Y19	12.99	11.14	8"RCP	Y110	9.78	24"RCP	Y18
				10.05	24"RCP		Y110
Y110	14.26	11.36	24"RCP	EP3	11.14	24"RCP	Y19
				11.43	24"RCP		EP4
Y111	14.02			12.31	8"RCP		Y19

#-STRUCTURE FULL OF WATER. UNABLE TO DETERMINE PIPE INVERTS. ELEVATION SHOWN IS BOTTOM OF BOX

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°12'49"E	67.27'
L2	N78°46'25"E	60.00'
L3	N19°44'15"E	58.31'
L4	S49°53'10"E	32.02'
L5	N78°46'25"E	60.00'
L6	N27°26'00"E	32.02'
L7	N80°23'43"E	84.60'
L8	S08°30'47"E	80.10'

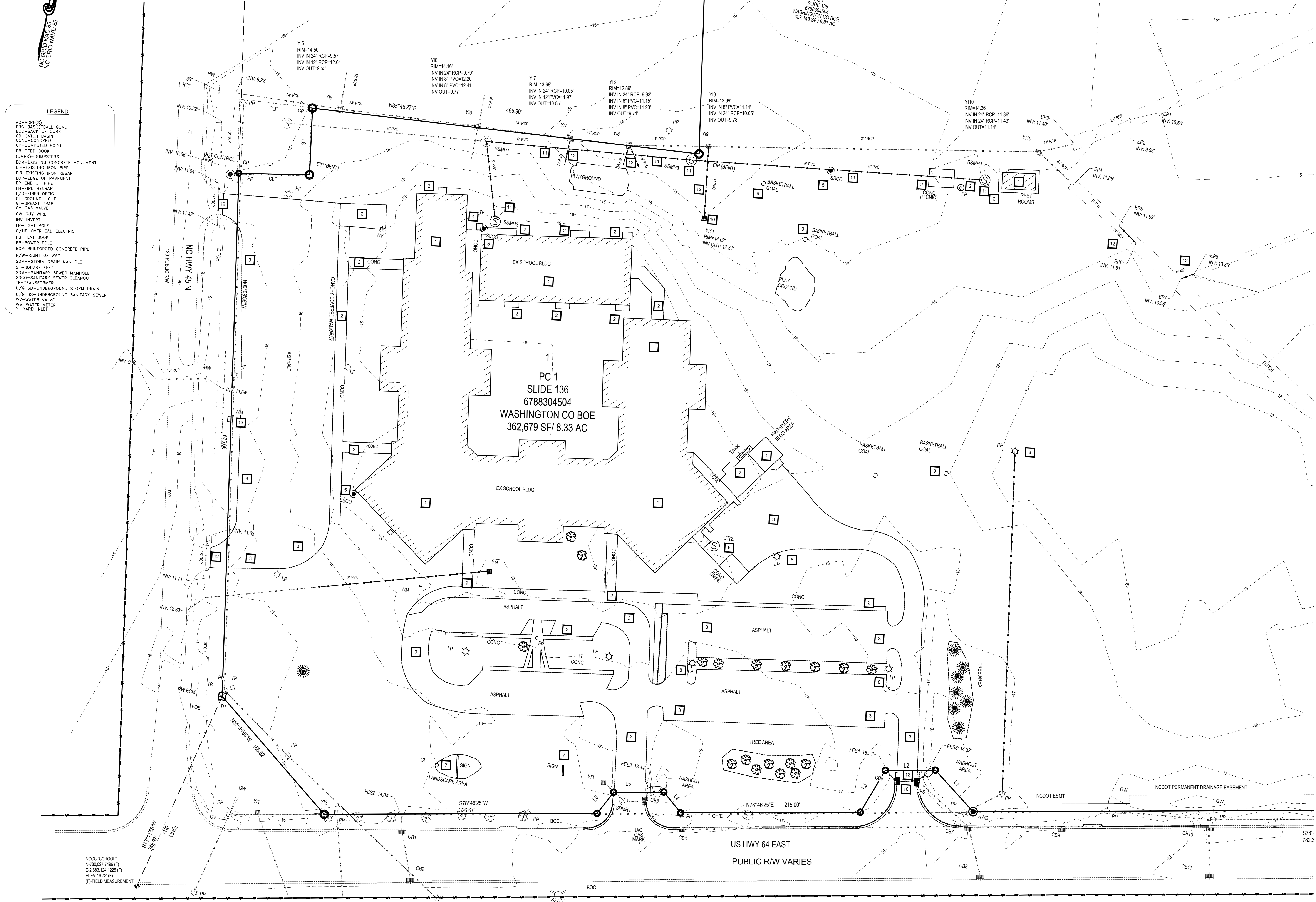
SEWER STRUCTURE TABLE

STRUCTURE	RIM	INV IN	FROM	SIZE	INV OUT	SIZE	TO
SSMH1	15.26		6.39	6"RCP	6.31	6"RCP	OFFSITE
			7.21	SSMH2	6"RCP		
SSMH2	19.19			9.02	6"RCP		SSMH1
SSMH3	13.22	7.39	SSMH4	6"RCP	7.34	6"RCP	SSMH1
			9.29	SCHOOL	6"RCP		
SSMH4	14.94	13.28	RROOMS	6"RCP	13.26	6"RCP	SSMH3

*FULL OF WATER

DEMOLITION PLAN

1" = 50'



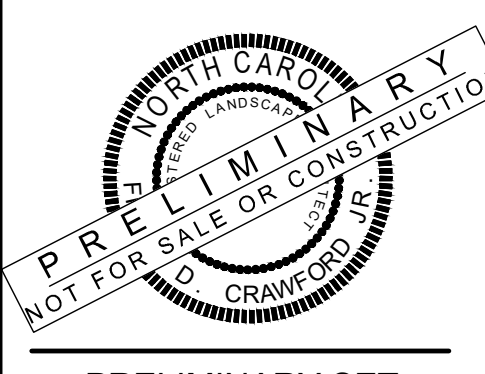
1 DEMOLITION NOTES
C-100 NOT TO SCALE

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Crawford Design Company

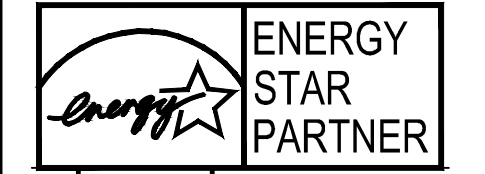
LANDSCAPE ARCHITECTURE
ENGINEERING
PLANNING

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Fayetteville, NC 28301
Phone: 910.454.4989
Fax: 919.533.3555
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PRELIMINARY SET

WASHINGTON COUNTY BOARD OF EDUCATION
WASHINGTON PK-12 SCHOOL
PLYMOUTH, NORTH CAROLINA

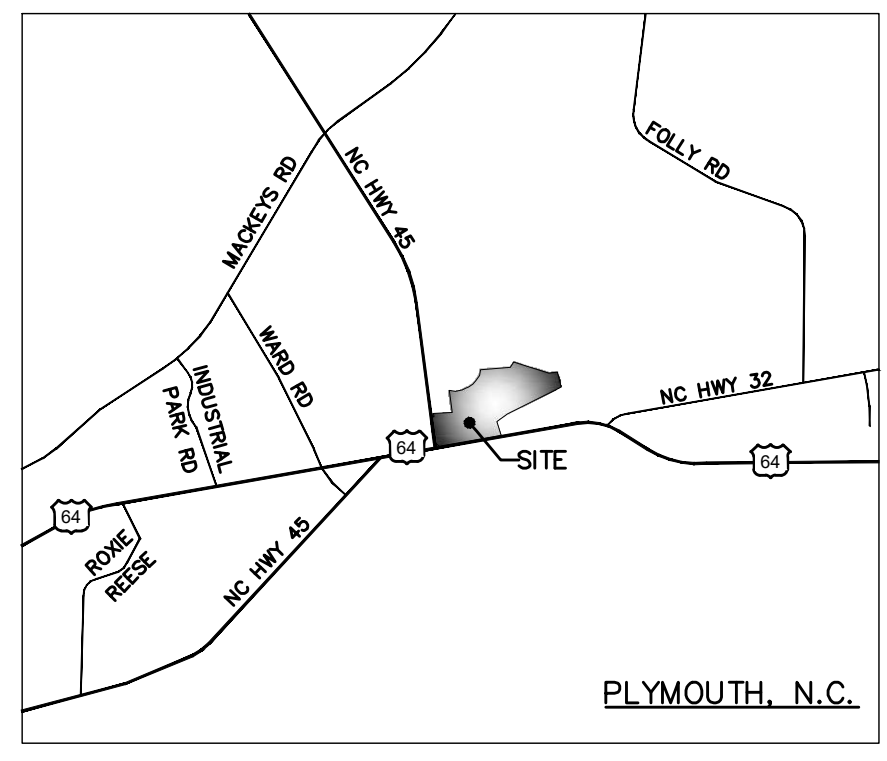


ISSUE DATE: 08/01/2022
PROJECT #: 22008
CAD TECH.: ILB
CHECKED BY: FDC

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DEMOLITION PLAN

C-100



VICINITY MAP (N.T.S.)

EROSION CONTROL NOTES

- 1. INSTALL TEMP. GRAVEL CONSTRUCTION ENTRANCE, SEE SHT. C-500, #5.
- 2. INSTALL TEMP. SILT FENCE W/ STRAW WATTLE OUTLETS, SEE SHT. C-500, #7.
- 3. INSTALL TEMP. SED. TRAP, SEE SHT. C-500, #10 & #11.
- 4. INSTALL TEMP. DIV. BERM, SEE SHT. C-500, #8.
- 5. INSTALL TEMP. INLET PROTECTION, SEE SHT. C-500, #8.
- 6. INSTALL TEMP. ROCK PIPE INLET PROTECTION, SEE SHT. C-500, #9.

DEMOLITION EROSION CONTROL SCHEDULE

1. OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND HOLD PRE-CONSTRUCTION CONFERENCE.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
3. INSTALL SEGMENT FENCE WITH STRAW WATTLE OUTLETS.
4. INSTALL INLET PROTECTION.
5. INSTALL TEMPORARY SEDIMENT TRAPS AND DIVERSION BERMS AS AREAS ARE BEING CLEARED AND GRUBBED.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF CONSTRUCTION.
7. APPLY TEMPORARY SEEDING TO ALL DISTURBED AREAS.
8. REMOVE TEMPORARY MEASURES UPON APPROVAL BY NCDOT.

DEMOLITION NOTES

- 1. DEMOLISH EX. BLDG. & ASSOCIATED COMPONENTS.
- 2. DEMOLISH EX. CONCRETE & ASSOCIATED COMPONENTS.
- 3. DEMOLISH EX. ASPHALT & ASSOCIATED COMPONENTS.
- 4. REMOVE EX. TRANSFORMER, COORDINATE WITH APPROPRIATE UTILITY AND COUNTY REGULATIONS.
- 5. REMOVE EX. GREASE TRAP & ASSOCIATED COMPONENTS.
- 6. REMOVE EX. SIGN & ASSOCIATED COMPONENTS.
- 7. REMOVE EX. LIGHT/POWER POLES & ASSOCIATED COMPONENTS.
- 8. REMOVE EX. BASKETBALL GOALS & ASSOCIATED COMPONENTS.
- 9. REMOVE EX. INLETS.
- 10. REMOVE EX. SSMH AND SEWER PIPE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND COUNTY REGULATIONS.
- 11. REMOVE EX. STORM PIPES.
- 12. REMOVE EX. WATER METER IN ACCORDANCE WITH LOCAL UTILITIES RIGHTS.
- 13. DEMOLISH PLAYGROUND, COORDINATE W/ OWNER FOR ANY SALVAGE ITEMS.
- 14. REMOVE LANDSCAPING & ASSOCIATED COMPONENTS.

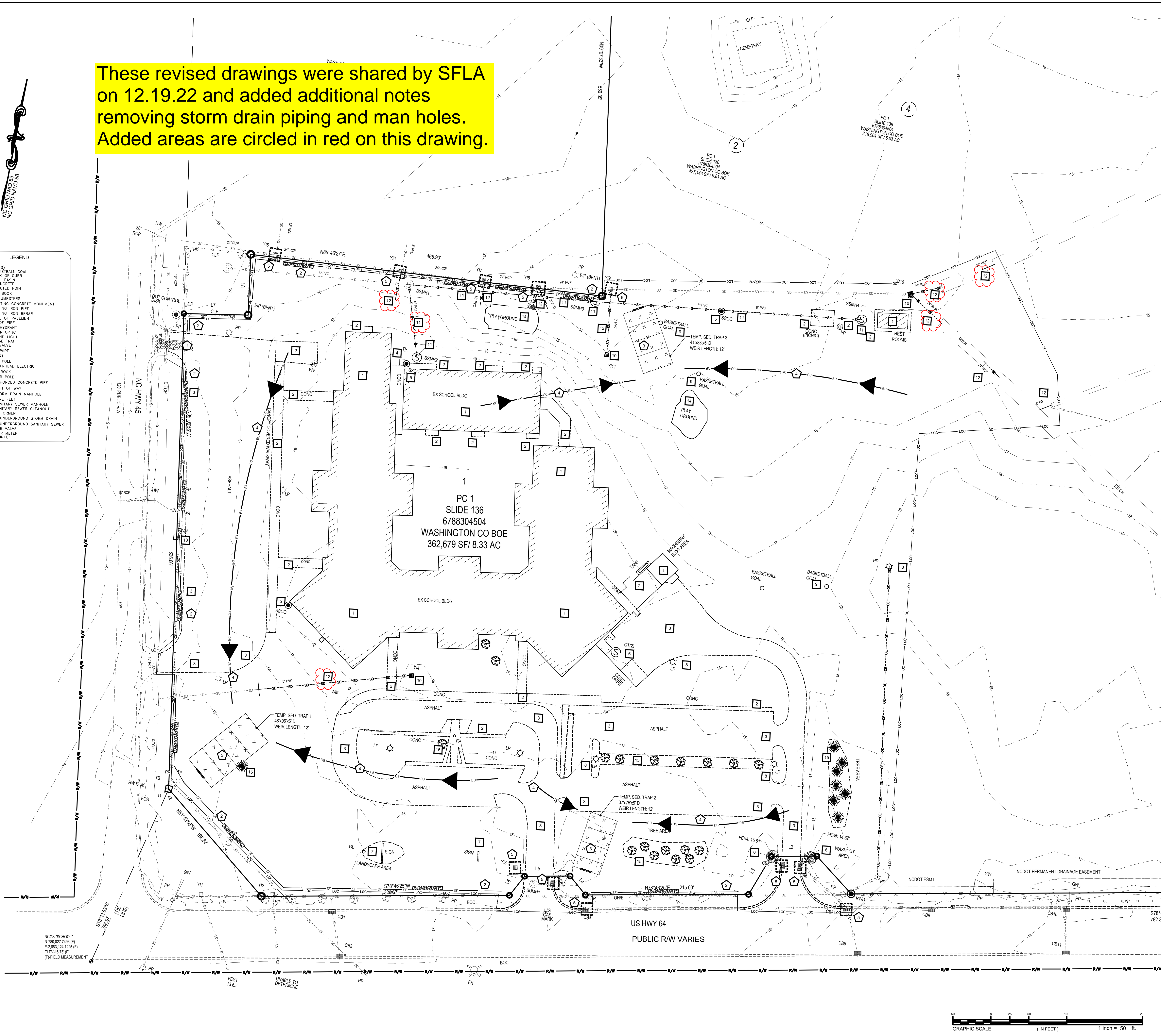
ADDITIONAL NOTES

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3. THESE PLANS INDICATE THE MAJOR DEMOLITION COMPONENTS TO BE REMOVED AND/OR RELOCATED; HOWEVER, THE CONTRACTOR SHALL DEMOLISH AND/OR RELOCATE ALL MISCELLANEOUS COMPONENTS NOT SPECIFICALLY INDICATED ON THESE PLANS TO PROVIDE A CLEAN SITE FOR THE INSTALLATION OF THE NEW IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND ALL "AT-RISK" TREES WITHIN THE VICINITY OF THE CONSTRUCTION ACTIVITY WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO BEGINNING ANY CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITIES, AND SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT UNTIL FINAL SITE INSPECTION. REFER TO CONSTRUCTION PLAN DETAIL SHEETS FOR TREE PROTECTION DETAILS.

These revised drawings were shared by SFLA on 12.19.22 and added additional notes removing storm drain piping and man holes. Added areas are circled in red on this drawing.

LEGEND

- AC-ACRE(S)
- BB-BASKETBALL GOAL
- BC-BACK OF CURB
- CB-CATCH BASIN
- CC-CONCRETE
- CP-COMPUTED POINT
- DB-DEED BOOK
- (DWP)-DUMPSTERS
- EC-EXISTING CONCRETE MONUMENT
- EIP-EXISTING IRON PIPE
- ER-EXISTING IRON REBAR
- EP-EDGE OF PAVEMENT
- EP-END OF PIPE
- FH-FIRE HYDRANT
- F/O-FIBER OPTIC
- GL-GROUND LIGHT
- GT-GRADE TRAP
- GS-GAS VALVE
- GW-GUY WIRE
- HW-INVERT
- LP-LIGHT POLE
- O/E-OVERHEAD ELECTRIC
- PE-PLAT BOOK
- PP-POWER POLE
- RCF-REINFORCED CONCRETE PIPE
- R/W-RIGHT OF WAY
- SSMH-SS UNDERGROUND STORM MANHOLE
- SF-SQUARE FEET
- SSMH-SANITARY SEWER MANHOLE
- SSCO-SANITARY SEWER CLEAFOUT
- TF-TRANSFORMER
- U/C-SS UNDERGROUND STORM DRAIN
- U/S-SS UNDERGROUND SANITARY SEWER
- WV-WATER VALVE
- WM-WATER METER
- YI-YARD INLET



1 DEMOLITION EROSION NOTES
C-100 NOT TO SCALE

2 DEMOLITION EROSION CONTROL PLAN
C-100 1" = 50'



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Fayetteville, NC 28301
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Fax: 919.333.4355
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CD SET

WASHINGTON COUNTY
NEW WASHINGTON PK-12 SCHOOL
3177 US-64
PLYMOUTH, NORTH CAROLINA 27962



ISSUE DATE: 09/09/2022

PROJECT #: 22008
CAD TECH.: ILB
CHECKED BY: FDC

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DEMOLITION
EROSION
CONTROL PLAN

C-100

From: delcrawford@crawforddsn.com <delcrawford@crawforddsn.com>
Sent: Monday, December 19, 2022 6:56 PM
To: 'James Rice' <jrice@firstfloor.biz>
Cc: Michael Konieczka <Mkonieczka@metconus.com>
Subject: RE: Erosion Control

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Attached.

From: James Rice <jrice@firstfloor.biz>
Sent: Monday, December 19, 2022 4:49 PM
To: Del Crawford <delcrawford@crawforddsn.com>
Cc: Michael Konieczka (Mkonieczka@metconus.com) <mkonieczka@metconus.com>
Subject: FW: Erosion Control
Importance: High

Del,
Can you please send me a copy of the EC plan to share with Metcon?
I believe you sent hardcopies to Curtis for the application, but I do not recall getting an email with the finished drawing.
Thank you!
James

From: Michael Konieczka <Mkonieczka@metconus.com>
Sent: Monday, December 19, 2022 4:47 PM
To: James Rice <jrice@firstfloor.biz>
Cc: Manuel Oseguera <Moseguera@metconus.com>; Elijah Freeland <efreeland@metconus.com>; Michael Konieczka <Mkonieczka@metconus.com>; Jay Patel <jpatel@metconus.com>
Subject: Erosion Control
Importance: High

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

Please send us a copy of the Erosion Control Plan so we can share it with the demo contractor tomorrow during our descope meeting.

Thank you

Michael J. Konieczka | Project Executive

Metcon, Inc. | 3050 Hammond Business Place, Suite 121 | Raleigh, NC 27603

office 919.322 2220 | mobile 919.500.0302 | email: mkonieczka@metconus.com

[website](#) | [linkedin](#) | [twitter](#) | [instagram](#)



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January 31, 2023

James Rice
SfL+a Architect
333 Fayetteville Street, Suite 225
Raleigh, NC 27601

RE: New Washington PK-12 School-[RFI-001]

James,

Here with in please find Proposal for Change Request #2. This change order pertains to the response that was given in RFI#1, which is to demo existing pine trees. This cost shall be charged to the Owner.

The total cost of \$11,277.47 shall be charged to the Owner.

Please feel free to contact me with any questions or comments.

Respectfully,

Efreeland

Elijah Freeland
Project Manager

CC: Mike Konieczka

CORPORATE

763 Comtech Drive
P.O Box 1149
Pembroke, NC 28372
Phone: 910.521.8013
Fax: 910.521.8014

FAYETTEVILLE

110 Anderson St.
Fayetteville, NC 28301
Phone: 910.849.4197

RALEIGH

3050 Hammond Business Place,
Suite 121
Raleigh, NC 27603
Phone: 919.322.2220
Fax: 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Dr., Ste. 650
Charlotte, NC 28273
Phone: 980.209.9680
Fax: 980.209.9698

NATIONAL HARBOR

6170 Oxon Hill Rd. Suite 210
Oxon Hill, Maryland 20745
Phone: 301.276.0123

Proposal For Change Request Form

Project: New Washington PK-12 School
 Contract: Phase 1
 Contractor: Metcon

Proposal #: 2
 Project #: _____
 Contractor #: N/A

Description of Change:

This change order is for demoing 20 pine trees per the direction of RFI#1.

Materials (Attach list with Qty, Item, Unit \$, Unit mh, Total mh, OT mh Total \$)	SUBTOTALS
1. Total Direct Cost of Materials	\$ -
2. Overhead & Profit on Item 1. (15% maximum, includes small tools & consumables)	\$ -
3. Sales Tax (6.75%)	\$ -
4. Shipping & Transportation	\$ -
Labor	
5. Total Manhours: _____ 0 MH @ _____ 0 /hr.	\$ -
6. Overhead & Profit on Item 5 (0% maximum on straight labor cost, not premium portion) (O&P includes supervisor's time)	\$ -
7. Payroll Taxes & Ins. (Labor Burden) <u>0.00%</u>	\$ -
Equipment Rental (include quotes and pick-up/delivery tickets)	
8. Equipment Rental	\$ -
9. Overhead & Profit on Item 8 (0% maximum)	\$ -
Subcontractors (Include quotes with material & equipment backup)	
10. Subcontractors	\$ 10,500.00
11. Overhead & Profit on Item 10. (0% maximum)	\$ -
Subtotal of Proposal	\$ 10,500.00
13. 5% OH&P	5.00% \$ 525.00
12. Bonds (% of subtotal of proposal) Refer. to 7.6 in contract.	1.250% \$ 137.81
13. Insurance	1.040% \$ 114.66
TOTAL OF CHANGE PROPOSAL	\$ 11,277.47

Time Extension Requests: 0 day(s) Schedule Activity # Affected: Demo

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Contractor's Signature: Efreelmad Date: 1.30.23

Approval Recommended by Design Consultant: _____ Date: _____

Owner's Representative Approval: _____ Date: _____



CONTRACT CHANGE ORDER

1. FROM: (CONTRACTOR) Trifecta Services Company 6120 Brookshire Blvd Suite T Charlotte, NC 28216	2. CONTRACT INFORMATION: Washington County Schools Pines Elementary School 3177 US-64 Plymouth, NC 27962	3. CHANGE No. <p align="center">1</p>
4. TO: (CLIENT) MetCon 763 Comtech Drive PO Box 1149 Pembroke, NC 28372 910-521-8013	5. DESCRIPTION OF WORK AND PROJECT LOCATION Removal of 20 Large Pine Trees, including stumps, along Hwy 64	

6. DESCRIPTION OF CHANGE:
 Removal of 20 Large pine trees, originally planned to stay, out by hwy 64. Includes stump removal.

<input type="checkbox"/> MATERIAL	<input checked="" type="checkbox"/> X	PROPOSAL/SCOPE OF WORK - CHANGE IN CONTRACT	CALENDAR DAYS INCREASE:
(ATTACH ADDITIONAL SHEETS AS NECESSARY)			
PREVIOUS CONTRACT AMOUNT:	<input checked="" type="checkbox"/> X	INCREASE	DECREASE
		\$10,500.00	
* None To Date THROUGH CHANGE No.:		<input type="checkbox"/> NTD*	REVISED CONTRACT AMOUNT: \$10,500.00

SCHEDULE OF CHANGED CONTRACT QUANTITIES AND UNIT PRICES				
ITEM NO.	DESCRIPTION	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
01	Tree Removal	20	\$ 500.00	\$ 10,000.00
02	Mark-Up 5%	1	\$ 500.00	\$ 500.00
03				
04				
05				
06				
07				\$ -
08				\$ -
09				\$ -
TOTAL				\$10,500.00

EXCEPT AS HEREIN MODIFIED, ALL TERMS AND CONDITIONS OF SAID CONTRACT AS HERETOFORE MODIFIED REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT. IT IS UNDERSTOOD AND AGREED BY THE PARTIES HERETO THAT THE FOREGOING CHANGE IN CONTRACT AMOUNT CONSTITUTES A MUTUAL ACCORD AND SATISFACTION FOR ALL CHANGES IN THE CONTRACT AS SET FORTH IN THIS CHANGE ORDER

THE FOREGOING MODIFICATION IS HERE BY ACCEPTED: (CLIENT): MetCon BY: _____ TITLE: _____ DATE: _____	THE FOREGOING MODIFICATION IS HERE BY ACCEPTED: (CONTRACTOR): Trifecta Services Company BY: _____ TITLE: Raleigh Branch Manager DATE: January 30, 2023
--	---

NOTE: SIGN AND RETURN ORIGINAL AND COPIES: RETAIN ONE COPY FOR YOUR FILE



Estimate

High Water Mark

Tom Hughes

ESTIMATE #1

DATE: JANUARY 30, 2023

148 Old Roper Road Loop Plymouth NC 27962

Phone 252.339.2133

info@highwatermark.us

TO
TRIFECTA
ATTN: LARRY CRICKMORE

Description	Total
<p>Former Pines Elementary Demolition 3177 U.S. 64, Plymouth, 27962, NC</p> <p>Removal of 20 +/- trees on side of property by field</p> <p>Job would include cutting down trees and removal of trees and stumps</p>	<p>20 Trees @ \$500.00 Each</p>
<p>Total</p>	<p>\$10,000.00</p>

Thank you for your business!



metcon - Raleigh Operations
 3050 Hammond Business Place, Suite 121
 Raleigh, North Carolina 27603
 P: (919) 322-2220
 F: (919) 322-2222

Project: 2022061 Washington County School
 3177 US 64
 Plymouth, North Carolina 27962

RFI #1: WCS - Tree Location

Status	Closed on 01/18/23		
To	James Frye (Frye Fence Company, Inc.) Manuel Oseguera (Metcon, Inc.)	From	Manuel Oseguera (Metcon, Inc.) 763 Comtech Drive Pembroke, North Carolina 28372
Date Initiated	Jan 13, 2023	Due Date	Jan 16, 2023
Location		Project Stage	Course of Construction
Cost Impact	N/A	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number	C-100	Reference	C-100
Linked Drawings			
Received From	Larry Crickmore (Trifecta Services Company)		
Copies To	Elijah Freeland (Metcon, Inc.), Manuel Oseguera (Metcon, Inc.)		

Activity

Question

Question from Manuel Oseguera Metcon, Inc. on Friday, Jan 13, 2023 at 02:51 PM EST

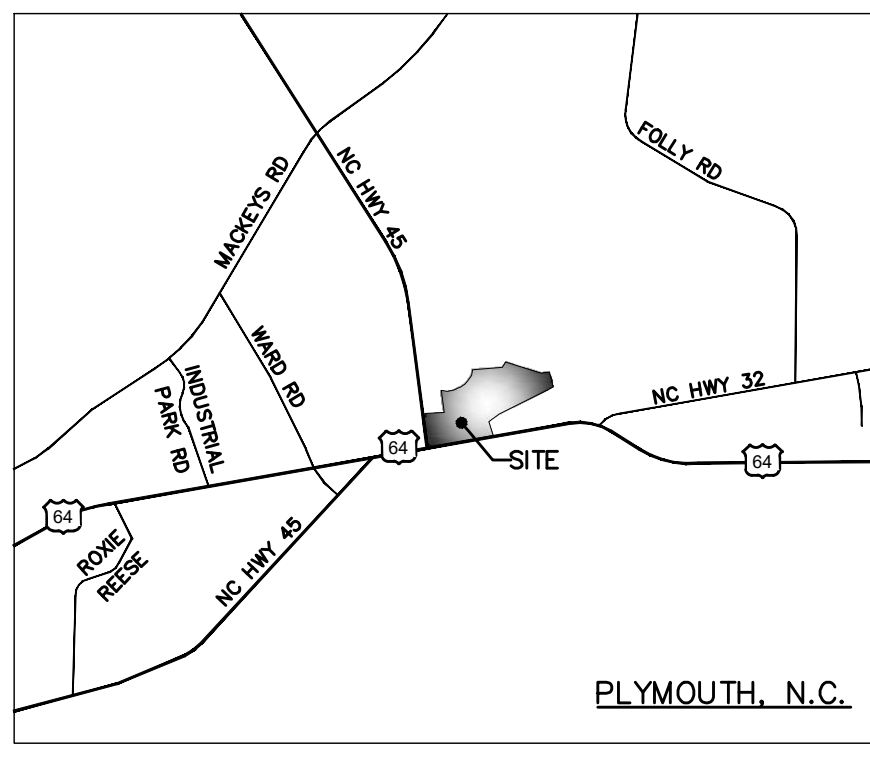
Email sent by first floor on 11-28-23 had areas marked where trees were to stay, but drawing C-100 has detail #15 that specifies to get rid off these trees. Please see attachments and provide direction for Metcon.

Thank you,
Manuel Oseguera

Attachments

[WCS - Erosion Control Drawing C-100.pdf](#), [RE Washington County School - RFI Log.msg](#)

Awaiting an Official Response



VICINITY MAP (N.T.S.)

EROSION CONTROL NOTES

- 1. INSTALL TEMP. GRAVEL CONSTRUCTION ENTRANCE, SEE SHT. C-500, #5.
- 2. INSTALL TEMP. SILT FENCE W/ STRAW WATTLE OUTLETS, SEE SHT. C-500, #7.
- 3. INSTALL TEMP. SED. TRAP, SEE SHT. C-500, #10 & #11.
- 4. INSTALL TEMP. DIV. BERM, SEE SHT. C-500, #8.
- 5. INSTALL TEMP. INLET PROTECTION, SEE SHT. C-500, #8.
- 6. INSTALL TEMP. ROCK PIPE INLET PROTECTION, SEE SHT. C-500, #9.

DEMOLITION EROSION CONTROL SCHEDULE

1. OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND HOLD PRE-CONSTRUCTION CONFERENCE.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
3. INSTALL SEGMENT FENCE WITH STRAW WATTLE OUTLETS.
4. INSTALL INLET PROTECTION.
5. INSTALL TEMPORARY SEDIMENT TRAPS AND DIVERSION BERMS AS AREAS ARE BEING CLEARED AND GRUBBED.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF CONSTRUCTION.
7. APPLY TEMPORARY SEEDING TO ALL DISTURBED AREAS.
8. REMOVE TEMPORARY MEASURES UPON APPROVAL BY NCDOT.

DEMOLITION NOTES

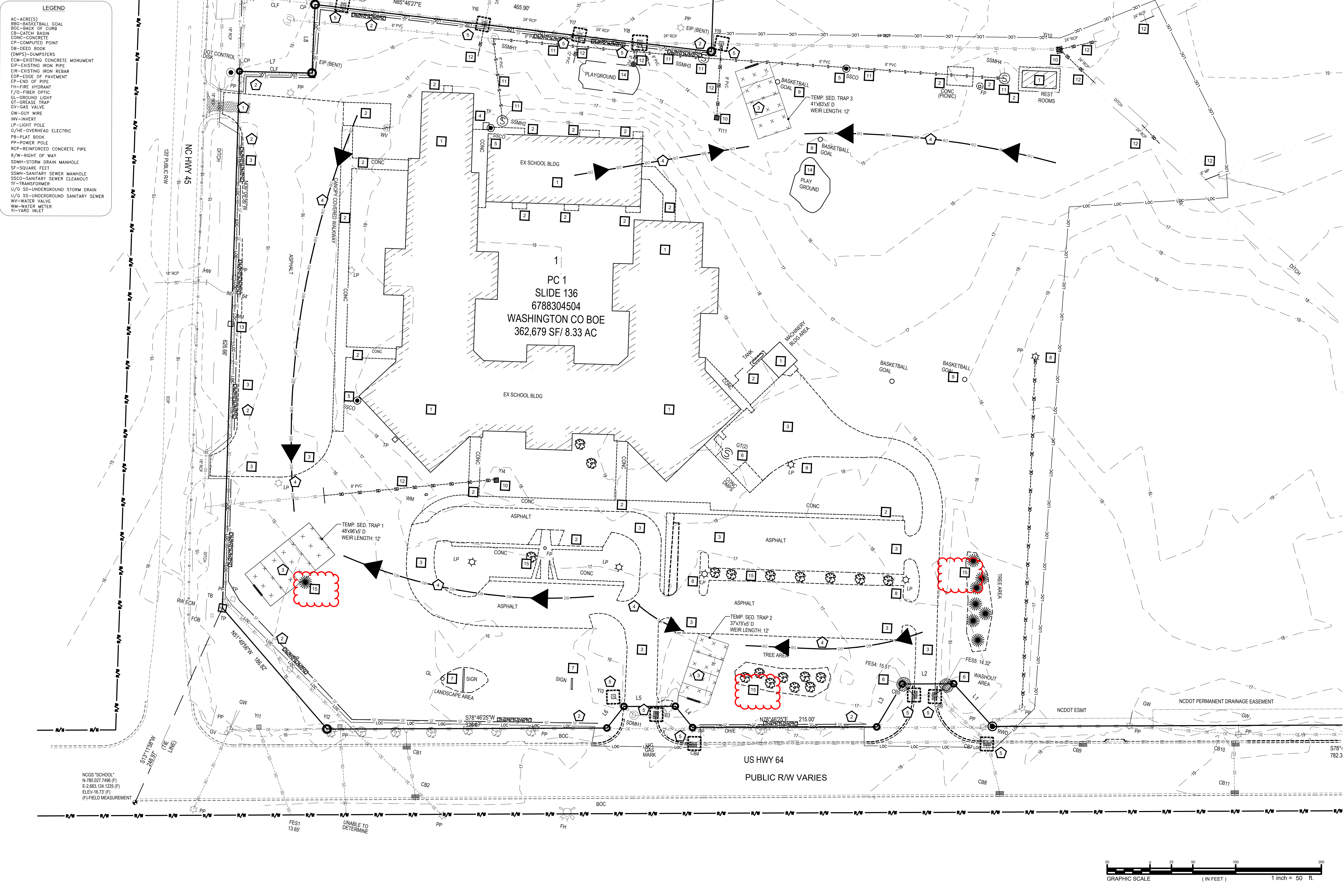
- 1. DEMOLISH EX. BLDG. & ASSOCIATED COMPONENTS.
- 2. DEMOLISH EX. CONCRETE & ASSOCIATED COMPONENTS.
- 3. DEMOLISH EX. ASPHALT & ASSOCIATED COMPONENTS.
- 4. REMOVE EX. TRANSFORMER, COORDINATE WITH APPROPRIATE UTILITY AND COUNTY REGULATIONS.
- 5. REMOVE EX. GREASE TRAP & ASSOCIATED COMPONENTS.
- 6. REMOVE EX. SIGN & ASSOCIATED COMPONENTS.
- 7. REMOVE EX. LIGHT/POWER POLES & ASSOCIATED COMPONENTS.
- 8. REMOVE EX. BASKETBALL GOALS & ASSOCIATED COMPONENTS.
- 9. REMOVE EX. INLETS.
- 10. REMOVE EX. SSMH AND SEWER PIPE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND COUNTY REGULATIONS.
- 11. REMOVE EX. STORM PIPES.
- 12. REMOVE EX. WATER METER IN ACCORDANCE WITH LOCAL UTILITIES RIGHTS.
- 13. REMOVE EX. PLAYGROUND EQUIPMENT & ASSOCIATED ITEMS.
- 14. REMOVE LANDSCAPING & ASSOCIATED COMPONENTS.

ADDITIONAL NOTES

1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON THE INDEX SHEET SHALL APPLY TO THIS PLAN.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SURVEYOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. BENCHMARK IS A GEODETTIC MONUMENT NCGS "SCHOOL" LOCATED IN THE SOUTHWEST CORNER OF THE SITE WITH COORDINATES N=780,027.7496 (F) E=2,883,124.1225 (F) AND AN ELEVATION OF 18.77 (F) (F=FIELD MEASUREMENT).
3. THESE PLANS INDICATE THE MAJOR DEMOLITION COMPONENTS TO BE REMOVED AND/OR RELOCATED; HOWEVER, THE CONTRACTOR SHALL DEMOLISH AND/OR RELOCATE ALL MISCELLANEOUS COMPONENTS NOT SPECIFICALLY INDICATED ON THESE PLANS TO PROVIDE A CLEAN SITE FOR THE INSTALLATION OF THE NEW IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND ALL "AT-RISK" TREES WITHIN THE VICINITY OF THE CONSTRUCTION ACTIVITY WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO BEGINNING ANY CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITIES, AND SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT UNTIL FINAL SITE INSPECTION. REFER TO CONSTRUCTION PLAN DETAIL SHEETS FOR TREE PROTECTION DETAILS.

LEGEND

- AC-ACRE(S)
- BB-BASKETBALL GOAL
- BC-BACK OF CURB
- CB-CATCH BASIN
- CC-CONCRETE
- CP-COMPUTED POINT
- DB-DEED BOOK
- (DWP)-DUMPSTERS
- EC-EXISTING CONCRETE MONUMENT
- EIP-EXISTING IRON PIPE
- ER-EXISTING IRON REBAR
- EP-EDGE OF PAVEMENT
- EP-END OF PIPE
- FI-FIRE HYDRANT
- F/O-FIBER OPTIC
- GL-GROUND LIGHT
- GT-GRADE TRAP
- GV-GAS VALVE
- GW-GUY WIRE
- HW-HWY
- LP-LIGHT POLE
- O/E-OVERHEAD ELECTRIC
- PE-PLAT BOOK
- PP-POWER POLE
- R/C-REINFORCED CONCRETE PIPE
- R/W-RIGHT OF WAY
- SDMH-Storm Drain Manhole
- SSCO-SANITARY SEWER CLEAROUT
- TF-TRANSFORMER
- U/C-U/C UNDERGROUND STORM DRAIN
- U/S-U/S UNDERGROUND SANITARY SEWER
- WM-WATER VALVE
- WM-WATER METER
- YI-YARD INLET



1 DEMOLITION EROSION NOTES
C-100 NOT TO SCALE

2 DEMOLITION EROSION CONTROL PLAN
C-100 1" = 50'

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Specialty in Alternative
Delivery Methods.

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Phone: 910.454.4889
Fax: 919.573.4355
www.sfi+a.biz

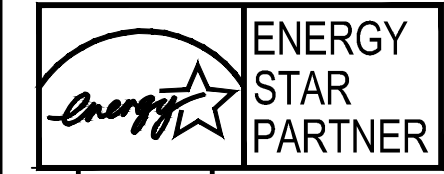
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ARCHITECTS
Crawford
Design Company
LANDSCAPE ARCHITECTURE
ENGINEERING
PLANNING

Professional Architecture • Southern Pines, NC
Professional Engineering • Southern Pines, NC
Professional Surveying • Southern Pines, NC
Professional Planning • Southern Pines, NC
Professional Construction Management • Southern Pines, NC



CD SET

WASHINGTON COUNTY
NEW WASHINGTON PK-12 SCHOOL
3177 US-64
PLYMOUTH, NORTH CAROLINA 27962



ISSUE DATE: 09/09/2022
PROJECT #: 22008
CAD TECH: ILB
CHECKED BY: FDC

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DEMOLITION
EROSION
CONTROL PLAN

C-100



Manuel Oseguera

From: James Rice <jrice@firstfloor.biz>
Sent: Tuesday, January 17, 2023 2:36 PM
To: Manuel Oseguera
Cc: Michael Konieczka; Elijah Freeland
Subject: RE: Washington County School - RFI Log

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Yes,
Please follow the updated drawings.
Thanks,
James



James CC Rice, AIA, LEED AP
Energy Positive Program Manager
981-C Hackler Street, Myrtle Beach, SC 29577
Main: 919.573.6350 · Cell: 843.421.9783
jrice@sfla.biz
www.sfla.biz

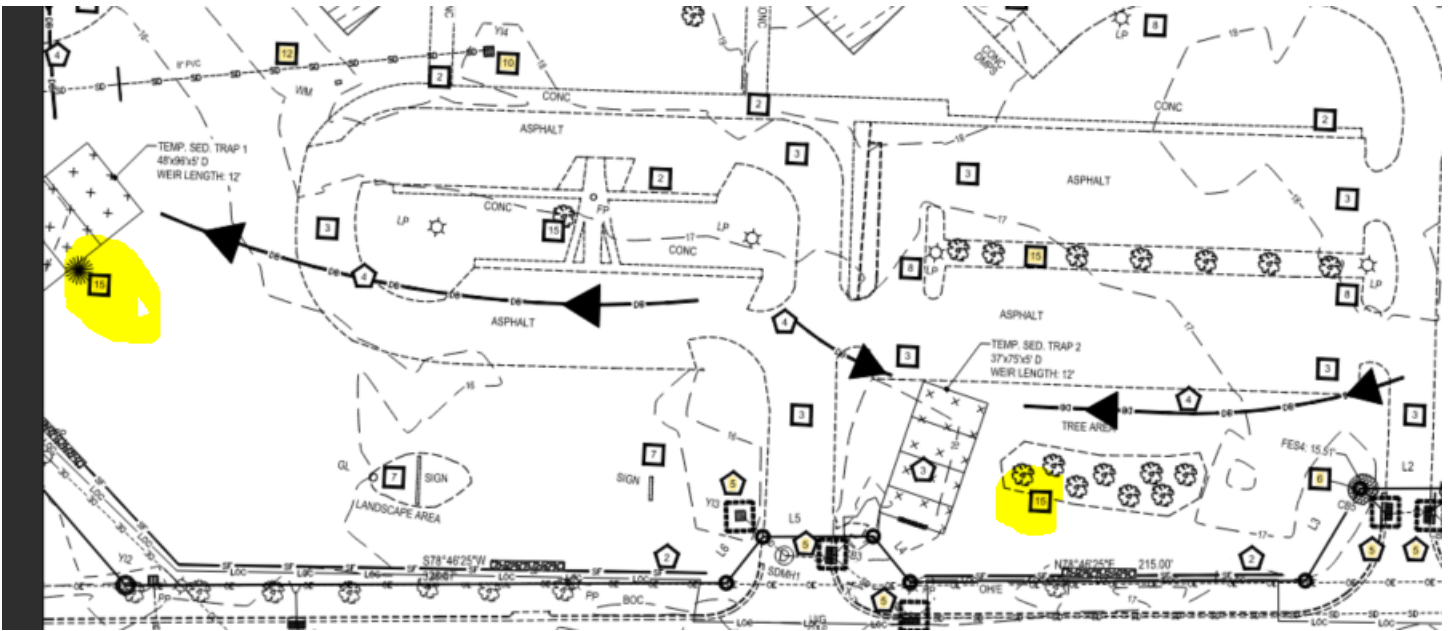
From: Manuel Oseguera <Moseguera@metconus.com>
Sent: Tuesday, January 10, 2023 4:51 PM
To: James Rice <jrice@firstfloor.biz>
Cc: Michael Konieczka <Mkonieczka@metconus.com>; Elijah Freeland <efreeland@metconus.com>
Subject: RE: Washington County School - RFI Log

CAUTION:

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Hello James,

Our Demo subcontractor is asking the question if we need to get rid off the trees per note 15 on updated drawing C-100. Please see all attachments and advise.



Thank you,

Manuel Oseguera | Assistant Project Manager
Metcon, Inc. | 3050 Hammond Business Place, Suite 121 | Raleigh, NC 27603
 mobile 919.561.9051 | email :Moseguera@metconus.com
[website](#) | [linkedin](#) | [twitter](#) | [instagram](#)



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From: James Rice <jrice@firstfloor.biz>
Sent: Monday, November 28, 2022 10:39 AM
To: Jay Patel <jpatel@metconus.com>; Elijah Freeland <efreeland@metconus.com>
Cc: Michael Konieczka <Mkonieczka@metconus.com>; Clay Scott <Cscott@metconus.com>; Manuel Oseguera <Moseguera@metconus.com>
Subject: RE: Washington County School - RFI Log

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Jay,
See attached sketch for answer to Trees to Remain question.
James

From: Jay Patel <jpatel@metconus.com>
Sent: Wednesday, November 23, 2022 10:01 AM
To: James Rice <jrice@firstfloor.biz>; Elijah Freeland <efreeland@metconus.com>
Cc: Michael Konieczka <Mkonieczka@metconus.com>; Clay Scott <Cscott@metconus.com>; Manuel Oseguera <Moseguera@metconus.com>
Subject: Washington County School - RFI Log

CAUTION:

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James/Elijah,

We shared a live RFI log spreadsheet between SFLA and Metcon. Please respond to RFI promptly. An updated RFI log will be released to subs in each addendum we release. We plan to have the same document throughout Phase I and Phase II bidding.

James, Please let me know if you want to add anyone from SFLA.

Thank you,

Jay Patel | Estimator

Metcon, Inc. | 2401 Whitehall Park Drive, Suite 650, Charlotte, NC 28273

office 980.209.9680 | mobile 910.733.4463 | email:jpatel@metconus.com

[website](#) | [linkedin](#) | [twitter](#) | [instagram](#)



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AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> New Washington PK-12 School 3177 US-64 Plymouth NC 27962	CONTRACT INFORMATION: Contract For: Construction Manager as Constructor Date: October 15, 2022	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: March 22, 2023
OWNER: <i>(Name and address)</i> Washington County Washington County 116 Adams Street Plymouth, NC 27962	ARCHITECT: <i>(Name and address)</i> SfL+a Architects 333 Fayetteville St. Suite 225 Raleigh, NC 27601	CONTRACTOR: <i>(Name and address)</i> Metcon Inc 763 Comtech Dr. Pembroke, NC 28372

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This General Contract Change Order provides for the following:

- 1.) Purchase of a modular classroom building to be used as temporary construction field office in lieu of renting an field office trailer for 20 months. **\$129,042.00**
- 2.) Purchase of long lead Electrical Switchboard directly from the specified equipment vendor list that will then be assigned to the successful base bid electrical contractor. **\$171,000.00**
- 3.) Establishes an Allowance of \$50,000 to purchase Greenhouse building kit and expedite delivery before June 1, 2023. 3is for additional demolition required pursuant to RFI #001 response adding additional trees and site utilities to the demolition scope. **\$50,000.00**

The original Contract Sum was	\$ 295,000.00
The net change by previously authorized Change Orders	\$ 983,557.89
The Contract Sum prior to this Change Order was	\$ 1,278,557.89
The Contract Sum will be increased by this Change Order in the amount of	\$ 375,960.86
The new Contract Sum including this Change Order will be	\$ 1,654,518.75

The Contract Time will be increased by 120 (0) days.
 The new date of Substantial Completion will be April 30, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

SfL+a Architects	Metcon Inc	Washington County
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
SIGNATURE	SIGNATURE	SIGNATURE
James CC Rice, Program Manager	Thomas A. Plant, Vice President	Curtis S. Potter, County Manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE

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March 15, 2023

James Rice
SfL+a Architect
333 Fayetteville Street, Suite 225
Raleigh, NC 27601

RE: New Washington PK-12 School-[Classroom Trailer]

James,

Here with in please find Proposal for Change Request #3. This change order is for procuring a classroom trailer to be used as a job office trailer during the course of construction. This cost shall be charged to the Owner.

The total cost of \$138,596.91 shall be charged to the Owner.

Please feel free to contact me with any questions or comments.

Respectfully,

Efreeland

Elijah Freeland
Project Manager

CC: Mike Konieczka

CORPORATE

763 Comtech Drive
P.O Box 1149
Pembroke, NC 28372
Phone: 910.521.8013
Fax: 910.521.8014

FAYETTEVILLE

110 Anderson St.
Fayetteville, NC 28301
Phone: 910.849.4197

RALEIGH

3050 Hammond Business Place,
Suite 121
Raleigh, NC 27603
Phone: 919.322.2220
Fax: 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Dr., Ste. 650
Charlotte, NC 28273
Phone: 980.209.9680
Fax: 980.209.9698

NATIONAL HARBOR

6170 Oxon Hill Rd. Suite 210
Oxon Hill, Maryland 20745
Phone: 301.276.0123

Proposal For Change Request Form

Project: New Washington PK-12 School
 Contract: Phase 1
 Contractor: Metcon

Proposal #: 3
 Project #: _____
 Contractor #: N/A

Description of Change:

This change order is for the classroom trailer that will be used as the onsite construction office during the course of the project.

Materials (Attach list with Qty, Item, Unit \$, Unit mh, Total mh, OT mh Total \$)	SUBTOTALS
1. Total Direct Cost of Materials	\$ -
2. Overhead & Profit on Item 1. (15% maximum, includes small tools & consumables)	\$ -
3. Sales Tax (6.75%)	\$ -
4. Shipping & Transportation	\$ -
Labor	
5. Total Manhours: _____ 0 MH @ _____ 0 /hr.	\$ -
6. Overhead & Profit on Item 5 (0% maximum on straight labor cost, not premium portion) (O&P includes supervisor's time)	\$ -
7. Payroll Taxes & Ins. (Labor Burden) <u>0.00%</u>	\$ -
Equipment Rental (include quotes and pick-up/delivery tickets)	
8. Equipment Rental	\$ -
9. Overhead & Profit on Item 8 (0% maximum)	\$ -
Subcontractors (Include quotes with material & equipment backup)	
10. Subcontractors	\$ 129,042.00
11. Overhead & Profit on Item 10. (0% maximum)	\$ -
Subtotal of Proposal	\$ 129,042.00
13. 5% OH&P	5.00% \$ 6,452.10
12. Bonds (% of subtotal of proposal) Refer. to 7.6 in contract.	1.250% \$ 1,693.68
13. Insurance	1.040% \$ 1,409.14
TOTAL OF CHANGE PROPOSAL	\$ 138,596.91

Time Extension Requests: _____ 0 day(s) Schedule Activity # Affected: _____

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Contractor's Signature: Efreelmad Date: 1.30.23

Approval Recommended by Design Consultant: _____ Date: _____

Owner's Representative Approval: _____ Date: _____

NORTH CAROLINA
LENOIR COUNTY

CONSTRUCTION CONTRACT

THIS AGREEMENT, MADE THE **16th day of March in the year of 2023** by and between: **Metcon Inc.** Located at **3050 Hammond Business Place, Raleigh NC 27603** hereafter called the Purchaser; and **Modular Technologies, Inc.**, a North Carolina business corporation whose office is located at **101-J N. Heritage St., Kinston, North Carolina 28501**, hereinafter called the Builder.

WITNESSETH:

That the Purchaser and the Builder for the consideration herein named agree as follows:

- (1) Scope of Work: The builder shall furnish and deliver all of the materials, and perform all of the work in the manner and form as provided by the following enumerated plans, specifications and documents, which are attached hereto and made a part thereof as if fully contained herein.

Consisting of the following sheets (TOTAL NUMBER OF PAGES): 10

The Purchaser hereby agrees to pay to Builder for the faithful performance of the Agreement, subject to additions and deductions as provided in the specifications or proposal, in lawful money of the United States as follows.

One Hundred Twenty Thousand Six Hundred Dollars & No Cents. Plus, Tax
Unit Price: . \$120,600.00
Sales Tax: 7% \$ 8,449.00
Total: \$129,042.00
Payment Terms: 20% at time of order 70% at delivery Final 10% after setup.
Building Description: New 24'x 60' Modular office.

Payments are due upon receipt of the invoice. The final payment will become due after Modular Technologies; Inc. has fulfilled the obligations of the contract. Final payment shall not be held due to small punch list items, as these items will be addressed under Modular Technologies, Inc.'s warranty. If the Purchaser withholds final payment due to warranty items the Purchaser agrees to pay Modular Technologies, Inc. a 1 ½% finance charge per month accessed on all monies withheld starting from the due date of such payments. Purchaser under no circumstances shall take possession of or occupy facility until all payments have been paid in full. If Purchaser occupies the facility prior to all payments being made in full, Purchaser will be considered as accepting the facility "as is".

IN WITNESS WHEREOF, Modular Technologies, Inc. as Builder has caused this contract to be executed in its corporate name by its president, attested by its secretary and its corporate seal to be hereunto affixed; and the Purchaser, (if a person) has hereunto set his hand and seal, or in the alternative, (if a corporation) has caused this

Initial & Date: _____

contract to be executed in its corporate name by its president, attested by its secretary and its corporate seal to be hereunto affixed, all the day and year first above written.

PURCHASER

(If a person or partnership)
(Or)

(Corporate Seal)

By _____
President/Trusty/Pastor

Date _____

Attest:
by _____
Secretary

BUILDER

MODULAR TECHNOLOGIES, INC

(Corporate Seal)

By _____
Authorized Representative

Date _____

Attest:
by _____
Secretary

Initial & Date: _____

**MODULAR TECHNOLOGIES, INC. (BUILDER) GENERAL TERMS &
CONDITIONS**

- (1) **SET UPS:** Are quoted on grass or dirt (assuming ground is level) and no piers higher than 32" from ground to bottom of I-beam. Piers higher than this may result in an upcharge above contract price.
- a. Site selection is the sole responsibility of Purchaser and Builder shall have neither responsibility for nor liability for determining the adequacy of any site or the installation of the Equipment where the site or environment imposes abnormal conditions.
 - b. Purchaser should verify and make known to Builder if the facility needs to be set at any pre-known elevation. If the evaluation is not specifically specified in the contract, Builder will install the facility at standard elevations based on existing site conditions. Any raising or lowering of the facility after the installation will be charged back to the Purchaser.

Predetermined Elevation: 36" – 40" maximum to finished floor unless otherwise noted.

- c. Purchaser shall provide means of disposal of shipping material on the facility including plastic and shipping walls. Contractor will clean site and stack all debris in one location or put all debris into a dumpster provided by Purchaser.
- (2) **JOB SITE ACCESSIBILITY:** Is the responsibility of the Purchaser; any poles, fences, trees or other obstructions restricting access should be relocated before facility arrives. The Purchaser shall provide a firm proper roadway or access to the site accessible by a standard road tractor. In the event additional equipment is needed to locate the facility on the Purchaser's chosen site; such as wrecker, crane, etc., the additional expense will be paid by the Purchaser, in addition to the contract price. If the roadway or access to the site is not proper and firm, and there are damages to the roadway, tire ruts, soil disturbances, etc., these damages will be paid for by the Purchaser, in addition to the contract price. The job site should be accessible without holdup or delay. Delay in job site access could result in an upcharge, in addition to the contract price.
- (3) **FOUNDATIONS:** Footers are quoted on dirt or grass assuming no large rocks, roots, stumps or other large obstacles exist below grade. All buried lines or utilities should be verified by Purchaser, prior to footer installation. Any utilities or other objects damaged below grade will be the responsibility of Purchaser. Any cost increases due to the items listed above will be billed to the Purchaser, in addition to the contract price. Modular Technologies, Inc.'s foundation system is designed with a minimum soil bearing capacity of 1500psf. If owner is not sure of the soil bearing capacity of their chosen site, the owner should have a soil bearing test done to confirm the site's capacity. Modular Technologies, Inc. will

Initial & Date: _____

not be responsible for settling or damage done to the structure, if the soil bearing capacity is less than 1500psf.

- (4) **INSURANCE:** Builder will have in force insurance coverage on the facility until the time it is delivered to the Purchaser. The Purchaser shall have in force, one day prior to delivery, insurance coverage in the amount of not less than the contract price of the facility. This coverage should protect the Purchaser against fire, theft, vandalism or acts of nature. During the installation of the facility, Builder will be liable for any damages caused to the facility by negligence of one of its employees or subcontractors.

- (5) **BUILDER:** Agrees only to furnish the items listed on the sign off drawings, specifications, and proposal form. If an item is not in the written specifications, not shown on the drawings, or not checked off on the proposal form, the Purchaser should assume it's not included in the contract price. If the Purchaser has any concern or doubts about a specific item, or needs an item described in more detail he shall notify Builder and have such matters resolved prior to signing this contract.

- (6) **BUILDER:** Agrees to notify the Purchaser immediately in the event site conditions may necessitate any increase in the contract price and negotiate such price with the Purchaser.

- (7) **BUILDER:** Is not a lender or a finance company. Therefore the Purchaser must have his financing of the contract price firmly established prior to the execution of this document. Any costs, attorney fees, bank fees, etc., associated with the Purchaser's financing of the contract price is the sole responsibility of the Purchaser. Note MTI will not be responsible for any liquidated damages.

- (8) **BUILDER:** Is not responsible for any electrical or plumbing connections unless noted on proposal form. All electrical and plumbing connections and parts required for connections are the responsibility of Purchaser. Purchaser will be responsible for all electrical, on site connections, crossovers, plumbing manifolds and water crossovers unless specifically noted in the Scope of Work or Proposal.

- (9) **PURCHASER** will pay all costs and expenses (including attorney fees where recovery of same is not prohibited by law) incurred by Builder in enforcing any of the terms, provisions, covenants, and indemnities provided herein.

Initial & Date: _____

- (10) PURCHASER: Understands that delivery dates given are only estimates and are an approximation of when the facility can ship. There will be no deduction in payment due to a facility shipping late, unless it is agreed to by the builder, put into writing and made a part of this contract. Due to the unpredictability of fuel costs, if fuel prices increase from the contract date to the delivery date the Purchaser agrees to pay the additional cost as a fuel surcharge.
- (11) PURCHASER: Agrees that no abatement of any kind will be made to the contract price unless both parties agree to the modification in writing. If the Purchaser performs repairs, warranty work or any other obligation of the BUILDER without putting it in writing and modifying the contract compensation for such services, if any, will be at the sole discretion of the Builder.

PURCHASER: New Buildings 12-month warranty from delivery date.

Setup: Standard Block, Level & tie down on ABS pads on dirt.

Purchaser:

By: _____

Owner

Date _____

Seller: Modular Technologies Inc.

By: _____

Authorized Representative

Date: _____

Initial & Date: _____

Initial & Date: _____

|||||MTI||||| MODULAR TECHNOLOGIES, INC.

NATIONWIDE
1-800-832-4668

CUSTOM MODULAR BUILDINGS/MOBILE OFFICES
P.O. BOX 6026 • KINSTON, NC 28501

PHONE: (252) 522-5770
FAX: (252) 522-9475

March 13, 2023

PROPOSAL New 24'x 60' Modular Building North Carolina

Price: \$120,600.00 No sales tax for public schools

PRICE INCLUDES: X

SETUP: (Block, Level, Tie, Trim):	X	SUREWALL:	X
SKIRTING:	_____	DECK W/STEPS & RAMP:	_____
FREIGHT:	X	DECK W/RAMP:	_____
FOOTERS: ABS at grade	X		_____
DOUBLE DRY BLOCK:	X	ENG.DRAWING	X
	_____		_____

Set ups are quoted on grass or dirt (assuming ground is level) and floor level will not exceed 38" in height. Floor levels higher than this may result in an up charge unless otherwise noted.

Job site accessibility is the responsibility of the customer. Any poles, fences or obstructions restricting access should be relocated before equipment arrives. There shall be provided by the customer a firm proper roadway or access to the site by a standard road tractor. The job site should be accessible without hold up or delay. Delay in job access could result in an up charge.

Note: Foundation footers are quoted at grade assuming no large rocks or other obstacles exist below grade. All buried lines or cables should be verified by the Owner prior to footer installation. A poured footer may be required at additional cost. Minimum soil bearing 2000PSF at grade for ABS or at footer bottom.

Please note if it is not in the specifications, scope of work or proposal it is not included in the above purchase price. Final design may change to meet code compliance. This quote is good for 15 days due to current fluctuation in building materials.

IN GOD WE TRUST

SPECIFICATIONS
24' x 60' Modular Facility

FRAMES:	Detachable Hitches 12" I-Beam Outrigger Frames/Outriggers @ 48" O.C. 95-1/2" I-Beam Spacing
FLOORS:	Woven Nylon Impregnated Bottom Board 2x8 Floor Joists @ 16" O.C. Decking: 5/8" Sturdifloor Plywood Commercial Vinyl Floor Covering (Corlon) with Welded Seams (Bath) VCT 1/8" Block Tile (12" x 12") Balance Tile Bar Included
WALLS & PARTITIONS:	Wall Height: 8'-0" Double Top Plate (Exterior Walls) 2" x 4" x 8' Interior Walls (Studs @16" O.C.) 2" x 6" Exterior Walls (Studs @ 16" O.C.) Standard Trim 1/2" Vinyl Covered Gypsum 4" Vinyl Cove Base (Continuous Roll) Throughout
INTERIOR DOORS:	(1) 36" x 80" Hollow Core Imperial Oak with Steel Rediframe (1) Interior Lever – Privacy (Bath) (1) Floor Mounted Door Stop
ROOF:	Truss Type –Mono- Peak (2.25 on 12 Pitch) 20 # Ground Snow Load 1-1/2" Overhang at Ends 1-1/2" Overhang at Sides Truss Spacing @ 16" O.C. Roof Sheathing: 7/16" OSB Note: Metal Pattern is Manufacturer's Standard D-Rib Pattern Metal 29 Gauge Hi-Rib Steel Roof Over One Layer of 30LB Felt Paper Includes 29 Gauge Steel Ridge Cap Attic Ventilation, as Required 3-Layer -24" x 3/4" Sturct 1 Ridgebeam (Where Required)

- CEILING:** Finished Ceiling Height 8'-0" AFF
C-Spray
- PLUMBING:** (1) Single Restroom, Handicap Accessible
(1) Supply Lines – CPVC
(1) Waste Pipe: PVC (Stub Out Only – Below Fixture)
All Waste Lines – Manifold On-Site by Others
(1) Lavatory, Wall Mounted with Mirror
(1) Mirror – Standard with Wall Hung Sink
(1) Vinyl – Anti-Scald Cover for Trap & Supply
(1) Handicap Toilet – Tank Type with Grab Bars
Includes Vertical Grab Bar
(1) Toilet Tissue Holder – Standard
(1) Instant Flow Water Heater
- ELECTRICAL:** (1) 125 Amp Single Phase Interior Panel Box
(19) LED Surface Mounted Light Fixtures
(3) Occupancy Sensors with Wall Switch
(2) LED Porch Lights (Factory Standard)
(2) Emergency/Exit Lights with Remote Head (LED)
(10) 2" x 4" Blank J-Boxes with ¾" EMT Stub @ 16" AFF
(1) Bathroom Vent/Light Combo
Standard Romex Wiring per Code
(1) Receptacle (Minimum 12'-0" O.C.)
(1) Receptacle – GFI Protected (Bath)
(1) Receptacle – Exterior GFI Protected
(1) Heat Tape Receptacle (GFI)
- HVAC:** 24LF of Plenum Wall
(2) Factory Standard Manual Thermostat (Digital)
(2) 3- Ton Heat Pumps with 10 KW (Wall Mounted)
Standard Fiberglass Supply Duct
Standard Fiberglass Return Duct
- EXTERIOR:** Hi-Rib Steel – 29 Gauge (OSB 4 Sides)
Moisture Resistant House Wrap – Full Perimeter
- WINDOWS:** (4) 24" x 54" Vertical Slide, Bronze Tinted, Insulated,
Low-E Glass (1 Egress Label Required)
(4) Vinyl Mini-Blinds

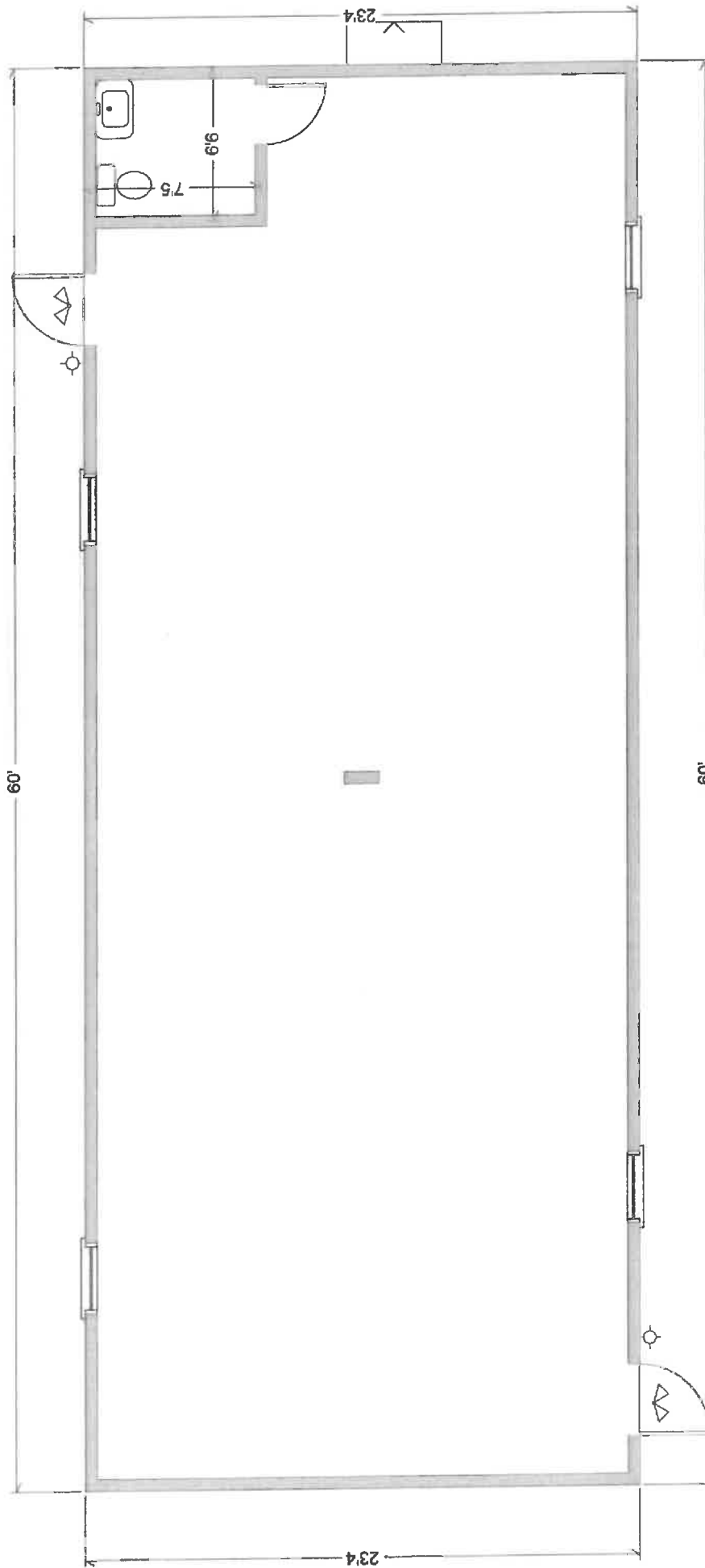
EXTERIOR DOORS: (2) 36" x 80" Steel/Steel Doors with 4" x 24" Viewblocks
(2) Standard Levers
(2) Closer (Factory Standard)

INSULATION: R-30 Floor
R-19 Exterior Walls
R-48 Ceiling (Layer of 30 Plus Layer of 19)
R-11 Interior Walls

CODES: IBC

STATE LABELS: NC

OCCUPANCY: BUSINESS



March 15, 2023

James Rice
SfL+a Architect
333 Fayetteville Street, Suite 225
Raleigh, NC 27601

RE: New Washington PK-12 School-[Electrical Equipment Procurement – Switch Gear]

James,

Here with in please find Proposal for Change Request #3. This change order pertains to the early procurement of the electrical switch gear. This cost shall be charged to the Owner.

The total cost of \$183,661.70 shall be charged to the Owner.

Please feel free to contact me with any questions or comments.

Respectfully,

Efreeland

Elijah Freeland
Project Manager

CC: Mike Konieczka

CORPORATE

763 Comtech Drive
P.O Box 1149
Pembroke, NC 28372
Phone: 910.521.8013
Fax: 910.521.8014

FAYETTEVILLE

110 Anderson St.
Fayetteville, NC 28301
Phone: 910.849.4197

RALEIGH

3050 Hammond Business Place,
Suite 121
Raleigh, NC 27603
Phone: 919.322.2220
Fax: 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Dr., Ste. 650
Charlotte, NC 28273
Phone: 980.209.9680
Fax: 980.209.9698

NATIONAL HARBOR

6170 Oxon Hill Rd. Suite 210
Oxon Hill, Maryland 20745
Phone: 301.276.0123

Proposal For Change Request Form

Project: New Washington PK-12 School
 Contract: Phase 1
 Contractor: Metcon

Proposal #: 3
 Project #: _____
 Contractor #: N/A

Description of Change:

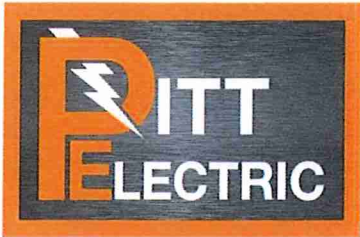
This change order is for procuring the electrical switch gear at an earlier date for lead time purposes.

Materials (Attach list with Qty, Item, Unit \$, Unit mh, Total mh, OT mh Total \$)	SUBTOTALS
1. Total Direct Cost of Materials	\$ -
2. Overhead & Profit on Item 1. (15% maximum, includes small tools & consumables)	\$ -
3. Sales Tax (6.75%)	\$ -
4. Shipping & Transportation	\$ -
Labor	
5. Total Manhours: _____ 0 MH @ _____ 0 /hr.	\$ -
6. Overhead & Profit on Item 5 (0% maximum on straight labor cost, not premium portion) (O&P includes supervisor's time)	\$ -
7. Payroll Taxes & Ins. (Labor Burden) <u>0.00%</u>	\$ -
Equipment Rental (include quotes and pick-up/delivery tickets)	
8. Equipment Rental	\$ -
9. Overhead & Profit on Item 8 (0% maximum)	\$ -
Subcontractors (Include quotes with material & equipment backup)	
10. Subcontractors	\$ 171,000.00
11. Overhead & Profit on Item 10. (0% maximum)	\$ -
Subtotal of Proposal	\$ 171,000.00
13. 5% OH&P	5.00%
12. Bonds (% of subtotal of proposal) Refer. to 7.6 in contract.	1.250%
13. Insurance	1.040%
TOTAL OF CHANGE PROPOSAL	\$ 183,661.70

Time Extension Requests: 0 day(s) Schedule Activity # Affected: Electrical Equipment

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Contractor's Signature: Efreelmad Date: 3.15.23
 Approval Recommended by Design Consultant: _____ Date: _____
 Owner's Representative Approval: _____ Date: _____



Greenville Office

1028 Brompton Lane
Greenville, NC 27834
252-355-2267
NC License: U.12789

Garner Office

400 Bricksteel Lane
Garner, NC 27529
919-735-3737
NC License: U.12789-01

Wilmington Office

501 Covil Avenue
Suite 2
Wilmington, NC 28403
910-530-0561
NC License: U.12789-02
SC License: CLM.114684

Charlotte Office

3325 Carolina Avenue
Suite D
Charlotte, NC 28208
704-423-8890
NC License: U.12789-03

www.pitteletric.com

March 14, 2023

Re: Washington Co PK-12 Swbd

We submit the following quotation for the switchboard and spd on the above referenced project. Our price is based on the Electrical Drawings dated 1-20-2023.

Exclusions

- Permitting Fees/Payment and performance bond.
- Utility Padmount and Primary Feeders/Conduit.
- Cutting and patching of concrete/asphalt.
- Providing Suitable Soils or Hauling off Unsuitable Soils.
- Design errors and omissions.
- NETA Testing/Commissioning/3rd Party Testing.

Notations

- Price is for procurement only. Material handling and installation to be carried by the winning bidder of bid package 26.
- Warranty shall expire 1 year from first use or 18 months from shipment, whichever comes first. Additional warranty available for an adder.
- Restocking fees as follows.
10% - order received and entered on factory, work not start, material not ordered
30% - Drawings for approval submitted.
50% - Revisions to approval drawings submitted
80% - Approved drawings returned. Job released for manufacture and shipment
100% - Production Started.

Base Bid

Option A - Eaton - \$116,470 estimated 85+ week lead time.

Option B - GE/ABB - \$171,000 estimated 70+ week lead time

Option C - Square D \$204,816 - approx 999 working day lead time

Due to the current volatility with the markets, we can only guarantee this quote for 30 days. After 30 days we will have to check with our vendors to see if they will still honor their bid day pricing. Due to the Covid-19 virus we cannot be held liable for Manufacturer Delays in materials. If a delay is given, we will notify you as soon as we know of it and try to find alternative methods if the delay is not acceptable, but not at our cost. If an alternative is not available, we will not be responsible for any back charges or liquidated damages due to the delay. This does not cover issues due to our negligence only issues relating to the coronavirus. We have already seen delays in shipping and manufacturing due to the virus. Job Schedules must consider global delays in material, specifically regarding guaranteed dates for Permanent Power and HVAC startup. Any delay in material delivery must result in a schedule adjustment. This does not hold us unaccountable for any delays on our end due to a late release of materials. Submittals need to be reviewed quickly to avoid material increases. A slow review process could result in an increase that we will pass on to the customer.

If we may be of further assistance, please let me know.

Sincerely,

Clay Griffin
Branch Manager
Greenville Office

March 16, 2023

James Rice
SfL+a Architect
333 Fayetteville Street, Suite 225
Raleigh, NC 27601

RE: New Washington PK-12 School- [Green House]

James,

Here with in please find Proposal for Change Request #3. This change order is for procuring and erecting a Green House for Washington Count School. This cost shall be charged to the Owner.

The total cost of \$53,702.25 shall be charged to the Owner.

Please feel free to contact me with any questions or comments.

Respectfully,

Efreeland

Elijah Freeland
Project Manager

CC: Mike Konieczka

CORPORATE

763 Comtech Drive
P.O Box 1149
Pembroke, NC 28372
Phone: 910.521.8013
Fax: 910.521.8014

FAYETTEVILLE

110 Anderson St.
Fayetteville, NC 28301
Phone: 910.849.4197

RALEIGH

3050 Hammond Business Place,
Suite 121
Raleigh, NC 27603
Phone: 919.322.2220
Fax: 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Dr., Ste. 650
Charlotte, NC 28273
Phone: 980.209.9680
Fax: 980.209.9698

NATIONAL HARBOR

6170 Oxon Hill Rd. Suite 210
Oxon Hill, Maryland 20745
Phone: 301.276.0123

Proposal For Change Request Form

Project: New Washington PK-12 School
 Contract: Phase 1
 Contractor: Metcon

Proposal #: 3
 Project #: _____
 Contractor #: N/A

Description of Change:

This change order is for procuring and erecting a green house for Washington County School.

Materials (Attach list with Qty, Item, Unit \$, Unit mh, Total mh, OT mh Total \$)

1. Total Direct Cost of Materials	\$ -
2. Overhead & Profit on Item 1. (15% maximum, includes small tools & consumables)	\$ -
3. Sales Tax (6.75%)	\$ -
4. Shipping & Transportation	\$ -

SUBTOTALS

	\$ -
	\$ -
	\$ -
	\$ -

Labor

5. Total Manhours: _____ 0 MH @ _____ 0 /hr.	\$ -
6. Overhead & Profit on Item 5 (0% maximum on straight labor cost, not premium portion) (O&P includes supervisor's time)	\$ -
7. Payroll Taxes & Ins. (Labor Burden) <u>0.00%</u>	\$ -

	\$ -
	\$ -
	\$ -

Equipment Rental (include quotes and pick-up/delivery tickets)

8. Equipment Rental	\$ -
9. Overhead & Profit on Item 8 (0% maximum)	\$ -

	\$ -
	\$ -

Subcontractors (Include quotes with material & equipment backup)

10. Subcontractors	\$ 50,000.00
11. Overhead & Profit on Item 10. (0% maximum)	\$ -

	\$ 50,000.00
	\$ 50,000.00

Subtotal of Proposal

13. 5% OH&P	5.00%
12. Bonds (% of subtotal of proposal) Refer. to 7.6 in contract.	1.250%
13. Insurance	1.040%

	\$ 50,000.00
	\$ 2,500.00
	\$ 656.25
	\$ 546.00

TOTAL OF CHANGE PROPOSAL

	\$ 53,702.25
--	--------------

Time Extension Requests: _____ 0 day(s) Schedule Activity # Affected: _____

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Contractor's Signature: Efreelmad

Date: 3.16.23

Approval Recommended by Design Consultant: _____

Date: _____

Owner's Representative Approval: _____

Date: _____



April 14, 2023

Washington County
Mr. Curtis Potter, County Manager
116 Adams Street
Plymouth, NC 27962

RE: Letter of Intent – Washington County Schools
New Washington PK-12

Dear Curtis,

Metcon is pleased to announce that we have been successful in securing subcontractor bids and commitments for the New Washington PK-12 School Project within the Board approved budget of \$69,008,181.00. This number is based upon being able to accept and commit to the successful lowest most responsible bidders within the 90 day bid-to-award period they were asked to hold all bids. A critical actionable item Metcon must perform within this period is to notify bidders it is our intent to contract with them and to enter into a formal agreement within 30 days thereafter. Failure for us to do so places the construction budget at risk by no longer being protected by the subcontractor Bid Bonds that will expire thus exposing the Project to subcontractors withdrawing their bids or amending them with a higher bid. In addition to probably subcontractor cost increases, additional costs will be incurred through extending the current construction schedule.

To avoid this exposure, it is Metcon’s professional opinion that we be authorized to issue Letters of Intent to the most critical cost and time sensitive subcontractors. This would require the same authorization from the Board to issue Metcon a Letter of Intent prior to the execution of Metcon’s Guaranteed Maximum Price which is currently within the approved budget.

This Letter of Intent shall serve as limited approval for Metcon to proceed with the following prior to final LGC approval anticipated on May 2, 2023. Authorization to issue Letters of Intent to critical subcontractors and proceed with shop drawings and submittals for critical path subcontractors only. Limited mobilization and commencement of sitework only to the extent permits are secured. This Letter of Intent also authorizes the continuation of Construction Management Services from April 1, 2023, through May 15, 2023, or until a final GMP is approved. Metcon is authorized to proceed provided costs incurred are credited back within the final Guaranteed Maximum Price and do not exceed One and One-Half Million Dollars (\$1,500,000.00). This Letter of Intent shall expire upon the execution of the final Guaranteed Maximum Price. Should the project not move forward, Metcon shall be reimbursed for the expenses incurred up to the amount specifically authorized above, and otherwise as provided for in Agreement date October 15, 2022, AIA Document A133 – 2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor.

Please acknowledge you are in agreement by executing this document.

Signature

Date

Print

Michael J. Konieczka

Project Executive
Metcon, Inc.