



**Franklin City Council Agenda
October 26, 2020
Council Chambers
207 West Second Avenue
Franklin, Virginia 23851**

**7:00 P.M.
Regular Meeting**

**CALL TO ORDER. MAYOR FRANK M. RABIL
PLEASE TURN OFF CELL PHONES. MAYOR FRANK M. RABIL
PLEDGE OF ALLEGIANCE
CITIZEN'S TIME
AMENDMENTS TO AGENDA**

1. CONSENT AGENDA:

- A. Approval of September 28, 2020 regular meeting minutes
- B. Introduction of New Employees
- C. September 2020 Departmental Reports (Separate Document)

2. FINANCIAL MATTERS

- A. Budget Amendments 2021-8, 2021-9, 2021-10
- B. Western Tidewater Regional Jail Bond Refinancing

3. OLD/ NEW BUSINESS:

- A. Update from Franklin City Public Schools
- B. Spivey Rezoning Application
- C. City of Franklin Noise Ordinance
- D. Courthouse Update
- E. City Manager's Report

4. COUNCIL/STAFF REPORTS ON BOARDS/COMMISSIONS

5. CLOSED SESSION

I move that the City of Franklin, Virginia City Council adjourn into a closed meeting pursuant to Virginia Code Section 2.2-3711-A-1, 1. discussion of appointments to boards and commissions, to discuss the following subject or subjects: Beautification Commission, Industrial Development Authority, and Social Services Advisory Board; and

2.2-3711-A-3, Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body specifically regarding property in Downtown Franklin and along Fairview Drive.

2.2-3711-A-5, Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community specifically along Pretlow Industrial Park, Armory Drive, and Fairview Drive.

2.2-37-11-A-8, Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel specifically regarding a tax matter and a request for tax exempt status.

Motion Upon Returning to Open Session- I move that the City of Franklin, Virginia City Council adopt the attached closed meeting resolution to certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting held on October 26, 2020; (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the City of Franklin, Virginia City Council; and (iii) no action was taken in closed meeting regarding the items discussed.

6. ADJOURNMENT

The Franklin City Council held a Regular City Council Meeting on September 28, 2020 at 7:00 p.m. in the City Council Chambers located at 207 West Second Avenue, Franklin, Virginia 23851.

Council Members in Attendance: Frank Rabil, Mayor; Councilman Linwood Johnson; Councilman Bobby Cutchins; Councilwoman Wynndolyn Copeland, Councilman Gregory McLemore; Councilman Ray Smith and Councilman Mark R. Kitchen

Staff in Attendance: Amanda Jarratt, City Manager

Other Staff in Attendance: Steve Patterson, Franklin Police Chief; Steve Newsome, Information Technology Specialist; Vernie Francis, Chief of Emergency Services; Sarah Rexrode, Director of Social Services; Scot Halverson, Sergeant of Special Operations; Tracy Spence Director of Finance and Russ Pace, Director of Public Works

Call to Order

Mayor Frank Rabil called the September 28, 2020 regular City Council meeting to order at 7:00 p.m.

Citizen's Time

Citizen 1

Stephanie Everett resides in Smithfield; she and her sisters Candy Turner and Kimberly Turner presented a proposal to name Armory Field after their father, Ronald W. Butch Turner. Mr. Turner was employed from the City of Franklin for forty years. Mr. Turner was a devoted public servant who touched the lives of many youth and adults through many athletic programs he oversaw through the Parks and Recreation Department. One of his jobs with the Parks and Recreation Department was to oversee the athletic field know as Armory Field located on Armory Drive. He was well known for the way he maintained all of the athletic fields in the City of Franklin with pride. In 2019 Mr. Turner received the Legends Award for his longtime service to his community. She added my family would be honored if the City of Franklin sees fit to honor her father's legacy of service to the City and rename the Armory Field Complex for him.

Citizen 2

Earl Blythe resides at 104 Woodland Circle, Franklin, Virginia 23851; Mr. Blythe stated he has heard a couple of rumors. One of the rumors was the location of the monument located at Memorial Park being relocated to Poplar Springs Cemetery and where it would be placed at in the cemetery. The only suggestion he had heard from City Council was the monument would replace the gazebo. He has since heard that the monument was not going to replace the gazebo but be moved to another site within the cemetery.

Mayor Frank Rabil replied City Council does not know at this time. He added whatever is the most cost effective. There has been no decision made at this time.

Mr. Blythe stated the second rumor was that only part of the monument was going to be moved and he hoped that was not the case because if Council read the law concerning relocation of these monuments correctly, the City does not have option to relocate part of the monument. The City would have to relocate all of the monument or none of the monument. He then asked City Council what was their plan concerning relocating the monument.

Mayor Rabil replied the monument cannot be altered.

Amendments to Agenda

There were no amendments to the Agenda.

Consent Agenda

Approval of September 14, 2020 Regular Meeting Minutes

Mayor Frank Rabil asked if there were any additions or corrections to the minutes from the regular City Council meeting that was held on September 14, 2020.

There being no additions or corrections Mayor Rabil asked for a motion of approval.

Councilwoman Wynndolyn Copeland made a motion to approve the minutes from the regular City Council meeting that was held on September 14, 2020. The motion was seconded by Councilman Linwood Johnson.

The motion carried the vote by 7-0.

Introduction of New Employees – Finance Department

City Manager Amanda Jarratt called Tracy Spence, Finance Director to come forward and introduce her new employee.

Director Spence introduced Lois Patton who was hired as the Accounts Payable Clerk.

August 2020 Departmental Reports (Separate Document)

Mayor Frank Rabil asked if there were any questions concerning the August 2020 Departmental Reports.

There were no questions concerning the August 2020 Departmental Reports.

Financial Matters

Budget Amendments 2021-5, 2021-6, 2021-7

City Manager asked Tracy Spence, Director of Finance to come forward and review the following Budget Amendments:

Budget Amendment #2021-5

Director Spence explained that the 2020 – 2021 City Budget was to be amended by the following items:

1. Appropriate FY20 Virginia Department (VDOT) unspent funds in the amount of \$20,195.00 for street maintenance expenditures;
2. Appropriate FY20 Community Development unspent budget in the amount of \$49,000.00 for operational changes in FY21;
3. Appropriate FY20 Fire & Rescue unspent budget in the amount of \$90,673.00 for training, ladder truck maintenance, wellness program expenses, uniforms and fire hose and equipment;
4. Appropriate FY20 Police / E911 / Animal Control unspent budget in the amount of \$157,084.00 for \$15k match of FY21 USDA grant, temporary tower costs, PSAP & Byrne grant carryover, anticipated vehicle grant match, training, K9 costs, and building repairs;
5. Appropriate FY20 Parks & Recreations unspent budget in the amount of \$34,728.00 for Opportunity & GGP grant carryover, basketball court renovations, pool house renovations, chemical sprayer and housekeeping and janitorial supplies;
6. Appropriate FY20 Information Technology unspent budget in the amount of \$61,035.00 for final contract payments related to Edmonds software;
7. Appropriate unspent Foundation Grant funds in the amount of \$49,764.00;
8. Appropriate unspent Western Tidewater Home Consortium funds in the amount of \$114,558.00;
9. Appropriate unspent Madison Street Neighborhood Revitalization CDBG Grant funds for MY1 in the amount of \$8,750.00; and
10. Appropriate unspent Madison Street Neighborhood Revitalization CDBG Grant funds for MY2 in the amount \$10,480.00

Councilman Linwood Johnson made a motion to adopt Budget Amendment #2021-05. The motion was seconded by Councilman Mark R. Kitchen.

The motion carried the vote by 7-0.

Budget Amendment #2021-06

Director Spence explained that the 2020 -2021 City Budget was to be amended by the following items:

1. Recognize additional revenues in the amount of \$10,724.00 from the Department of Behavioral Health & Developmental Services and to appropriate such revenue for new use;
2. Recognize revenues in the amount of \$37,000.00 from the CDBG Planning Grant and to appropriate such revenue for use;
3. Recognize revenues in the amount of \$23,000.00 from the USDA Grant and to appropriate such revenue for use;
4. Reallocate appropriations to fund a digger truck for the Electric Fund.

Councilwoman Wynndolyn Copeland made a motion to adopt Budget Amendment #2021-06. The motion was seconded by Councilman Mark R. Kitchen.

The motion carried the vote by 7-0.

Budget Amendment #2021-7

Director Spence explained that the 2020 – 2021 City Budget was to be amended to authorize the reallocation of School’s appropriations of local revenue to agree to Council approved appropriations.

Councilman Ray Smith made a motion to adopt Budget Amendment #2021-06. The motion was second by Councilwoman Wynndolyn Copeland.

The motion carried the vote by 7-0.

Resolution #2020-18

City Manager Amanda Jarratt explained that Resolution #2020-18 was to transfer funds in the amount of \$150,541.00 to create a restricted Fund Balance for Emergency Medical Services to be used for the purpose of funding fire and emergency medical services projects and expenditures for the City of Franklin.

Mayor Frank Rabil asked Councilman Gregory McLemore to read Resolution #2020-18.

Councilwoman Wynndolyn Copeland made a motion to adopt Resolution #2020-18. The motion was seconded by Councilman Linwood Johnson.

The motion carried the vote by 7-0.

Resolution #2020-19

City Manager Amanda Jarratt explained that Resolution #2020-19 was to transfer funds in the amount of \$758,010.00 from the General Fund to the Debt Service Fund which can only be used for debt repayment.

Mayor Frank Rabil asked Vice-Mayor Bobby Cutchins to read Resolution #2020-19.

Councilman Linwood Johnson made a motion to adopt Resolution #2020-19. The motion was seconded by Councilwoman Wynndolyn Copeland.

The motion carried the vote by 6-1.

The vote was as follows:

Mayor Frank Rabil	Aye
Vice-Mayor Bobby Cutchins	Aye
Councilman Linwood Johnson	Aye
Councilwoman Wynndolyn Copeland	Aye
Councilman Gregory McLemore	Abstain
Councilman Mark R. Kitchen	Aye
Councilman Ray Smith	Aye

Old / New Business

Update on Franklin Redevelopment and Housing Authority

City Manager Amanda Jarratt introduced Andrew Page, Chairman of the Franklin Redevelopment and Housing Authority (FRHA) to brief Franklin City Council on the FRHA's actions over the last several months. Mr. Page informed Council that the FRHA was reducing their number of employees from four to two. He added seven vehicles were sold in order to get some positive revenue. The facility was still significantly in the red but is still doing everything they can to get some positive revenue operation.

City of Franklin Noise Ordinance

City Manager Amanda Jarratt informed Council the City has had multiple noise complaints and the City's current noise ordinance is not enforceable. City Manager Jarratt called Steve Patterson, Chief of the Franklin Police Department to review a proposed Noise Ordinance for City Council's approval.

Councilman Mark R. Kitchen asked how would the City of Franklin's Police Department to enforce a Noise Ordinance when the City of Franklin sponsors an outdoor party with loud music without being hypocritical.

Councilman Gregory McLemore stated he thought that it was needed but thought that City Council needed to review the ordinance before taking action.

City Manager Jarratt stated if Council had additional concerns or questions the ordinance can be put on an upcoming agenda for further discussion.

Mayor Frank Rabil stated it was consensus of Council to table the Noise Ordinance for further discussion.

Mayor Rabil asked if City Council voted on the presented Noise Ordinance, did it automatically resend the others or did City Council need to resend them individually.

City Manager Jarratt replied the others would be automatically resended.

Update on Gaming Machines

City Manager Amanda Jarratt informed City Council that as you all are aware, gaming machines were determined to be illegal in the most recent General Assembly session however, those in existence prior to June 30, 2020 were allowed to remain through June 30, 2021 if they meet a number of requirements including obtaining an ABC license. The City of Franklin has a number of these facilities open in the City of Franklin over the last six months. We will provide an update from Sands Anderson on this issue and seek your direction on how to move forward. City Manager Jarratt added that a letter would be drafted and reviewed by legal and delivered to these facilities informing them that they must have an ABC license and direct the Community Development Department that no Zoning Clearances can be issued unless an ABC license is presented.

City Manager's Report

General Updates

- The Southampton County Courthouse project continues to move forward with the development of the more detailed conceptual plans. The City will only be financially responsible for the portion of the courthouse that is used by the City of Franklin. Davenport suggested the City start pursue borrowing the funds for the courthouse next summer.
- The feasibility and environmental analysis for the Franklin Armory facility should be completed no later than September 30th. Once complete will work with Council and key community stakeholders to determine next steps.
- The COVID-19 cases in the City of Franklin continue to increase. Precautions remain in place and we ask that all citizens continue to follow the recommendations of the Virginia Department of Health and Center for Disease Control. We are working with the Virginia Department of Health to provide additional testing opportunities in the City in October. As of this writing our positivity rate within the City of Franklin was down to 9.1%.
- Staff was recently notified that we were awarded the USDA Grant for the purchase of a new police car.

Community Events

- We are working with staff to organize holiday events for Halloween and Christmas that are in compliance with the recommendations from the Virginia Department of Health and the Center for Disease Control.
- The City is planning a Special Halloween delivery that will be done on Thursday, October 29, 2020 for the first 200 households that sign up.
- The City moving forward with a Christmas Parade, but will be presented differently due to the COVID-19 Virus.
- Franklin Cruise In has restarted on Wednesday afternoons with social distancing being strongly encouraged.
- National Night Out has been rescheduled for October 6, 2020 as a result of COVID-19. Due to the ongoing pandemic and increasing case numbers all activities associated with the evening will be virtual and prerecorded. Please take a moment to create a one to three-minute video and submit to Chief Patterson no later than September 30, 2020.

Council / Staff Reports on Boards / Commissions

Mayor Frank Rabil asked if there was anything to report on Council Staff Reports on Boards and Commissions.

City Council did not have anything to report.

Closed Session

Mayor Frank Rabil asked for a motion to go into Closed Session.

Councilwoman Wynndolyn Copeland moved that the City of Franklin, Virginia City Council adjourn into a closed meeting pursuant to Virginia Code Section 2.2-3711-A-1, 1. discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body as well as discussion of appointments to boards and commissions, to discuss the following subject or subjects: Downtown Franklin Association, Beautification Commission, Industrial Development Authority, and Social Services Advisory Board; and

2.2-3711-A-3, Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body specifically regarding property in Downtown Franklin and along Fairview Drive.

2.2-3711-A-5, Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community specifically along Pretlow Industrial Park, Armory Drive, and Fairview Drive.

2.2-37-11-A-8, Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel specifically regarding a tax matter and a request for tax exempt status.

The motion was seconded by Councilman Mark R. Kitchen.

The motion carried the vote by 7-0.

Franklin City Council went into closed session at 8:31 p.m.

Motion Upon Returning to Open Session

Vice-Mayor Bobby Cutchins moved that the City of Franklin, Virginia City Council adopt the attached closed meeting resolution to certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting held on September 28, 2020; (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the City of Franklin, Virginia City Council; and (iii) no action was taken in closed meeting regarding the items discussed.

The motion was seconded by Councilwoman Wynndolyn Copeland.

The motion carried the vote by 7-0.

Other Actions of Council

Councilwoman Wynndolyn Copeland made a motion to appoint Steve Patterson, Chief of Franklin City Police Department to the Virginia Alcohol Safety Alliance Program

The motion was seconded by Councilman Mark R. Kitchen.

The motion carried the vote by 7-0.

Adjournment

Councilwoman Wynndolyn Copeland made a motion to adjourn the September 28, 2020 regular City Council meeting.

The motion was seconded by Councilman Linwood Johnson.

The September 28, 2020 regular City Council meeting adjourned at 10:01 p.m.

Mayor

Clerk to City Council

BUDGET AMENDMENT 2021-8

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA that the 2020-2021 City Budget is hereby amended to:

1. *appropriate Federal CARES Coronavirus Relief Funds received in August 2020; and*
2. *reallocate appropriations of public safety and public health salaries & benefits costs to other departments for Council approved COVID 19 related projects. Reallocated public safety and public health salaries & benefit costs are eligible reimbursable costs under the CARES Act and are now budgeted and expended in Fund 230, Coronavirus Relief Fund.*

		2020-2021	AMENDED	INCREASE
		BUDGET	BUDGET	(DECREASE)
	#1			
230	<u>CORONAVIRUS RELIEF FUND</u>			
	REVENUE			
33010-0400	Coronavirus Relief Fund Revenue-VA	\$0	\$695,090	<u>\$695,090</u>
				\$695,090
	EXPENDITURES			
81200-7210	COVID-19 Expenditures-VA	\$689,901	\$1,384,991	<u>\$695,090</u>
				\$695,090
	#2			
100	<u>GENERAL FUND</u>			
	EXPENDITURES			
31100-XXXX	Police Salary & Benefits	\$2,484,104	\$2,058,627	\$(425,477)
31130-XXXX	E911 Salary & Benefits	355,364	344,764	(10,600)
32100-XXXX	Fire Salary & Benefits	3,837,323	2,888,409	(948,914)
43200-7210	Public Works-COVID-19 Expenditures-VA	\$0	\$3,450	\$3,450
71300-7210	Parks & Recreation-COVID-19 Expenditures-VA	0	16,388	16,388
31100-7210	Police Dept-COVID-19 Expenditures-VA	0	173,980	173,980
32100-7210	Fire Dept-COVID-19 Expenditures-VA	0	454,748	454,748
43700-7210	Social Services-COVID-19 Expenditures-VA	0	17,170	17,170
12430-7210	Finance Dept-COVID-19 Expenditures-VA	0	22,450	22,450
12110-7210	City Manager-COVID-19 Expenditures-VA	0	1,715	1,715
91600-1000	Reserve – General Fund	223,145	918,235	<u>695,090</u>
				\$0

*Certified copy of resolution adopted by
Franklin City Council.*

Clerk to the City Council

BUDGET AMENDMENT 2021-9

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA that the 2020-2021 City Budget is hereby amended to reallocate appropriations to Departmental Salaries and Benefits expenditures affected by the 2% COLA increase approved by City Council on September 28, 2020:

		2020-2021	AMENDED	INCREASE
		BUDGET	BUDGET	(DECREASE)
	<i>#1</i>			
100	<u>GENERAL FUND</u>			
	EXPENDITURES			
91600-1000	Reserve – General Fund	\$918,235	\$810,525	(107,710)
12110-XXXX	City Manager Salaries & Benefits	190,789	193,356	2,567
12220-XXXX	Personnel Salaries & Benefits	138,918	140,792	1,874
12310-XXXX	Commissioner of the Revenue Salaries & Benefits	213,925	216,809	2,884
12320-XXXX	Assessor Salaries & Benefits	37,154	37,655	501
12410-XXXX	City Treasurer Salaries & Benefits	238,437	241,653	3,216
12430-XXXX	Accounting Salaries & Benefits	176,961	179,967	3,006
12470-XXXX	Purchasing Salaries & Benefits	68,754	69,177	423
12535-XXXX	Utility Billing Salaries & Benefits	248,418	251,769	3,351
12560-XXXX	Information Technology Salaries & Benefits	83,013	84,132	1,119
13100-XXXX	Registrar Salaries & Benefits	65,159	66,038	879
31100-XXXX	Police Department Salaries & Benefits	1,630,793	1,657,408	26,615
31130-XXXX	E911 Salaries & Benefits	291,146	294,490	3,344
32100-XXXX	Fire & Rescue Salaries & Benefits	2,494,565	2,526,937	32,372
35100-XXXX	Animal Control Salaries & Benefits	43,767	44,324	557
41200-XXXX	Streets & Maintenance Salaries & Benefits	604,466	613,661	9,195
41500-XXXX	City Garage Salaries & Benefits	159,061	160,542	1,481
43200-XXXX	Bldg Maint General Salaries & Benefits	215,982	217,548	1,566
43600-XXXX	Bldg Maint City Hall Salaries & Benefits	28,249	28,631	382
71300-XXXX	Parks & Recreation Salaries & Benefits	195,341	198,073	2,732
93100-9253	Transfer to Social Services	552,266	561,912	<u>9,646</u>
				\$0

	#2			
201	<u>SOCIAL SERVICES FUND</u>			
	REVENUE			
41050-0100	Transfer from General Fund	\$552,266	\$561,912	\$9,646
	EXPENDITURES			
53110-XXXX	Social Services Salary & Benefits	\$1,208,807	\$1,218,453	<u>\$9,646</u>
				\$9,646
	#3			
504	<u>AIRPORT FUND</u>			
	EXPENDITURES			
22010-XXXX	Salaries & Benefits	\$49,040	\$49,700	\$660
22010-6016	Merchandise for Resale-Fuel	117,440	116,780	<u>(660)</u>
				\$0

*Certified copy of resolution adopted by
Franklin City Council.*

Clerk to the City Council

BUDGET AMENDMENT 2021-10

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA that the 2020-2021 City Budget is hereby amended:

1. to recognize grant revenues from International Paper to support a Learning Center-STEM, Computer and Gaming Room; and
2. to recognize the School's supplemental appropriations of State and Federal revenues and to appropriate for use.

		2020-2021	AMENDED	INCREASE
		BUDGET	BUDGET	(DECREASE)
	<i>#1</i>			
100	<u>GENERAL FUND</u>			
	REVENUE			
18990-3011	Donations-IP Grant	\$0	\$15,000	<u>\$15,000</u>
				\$15,000
	EXPENDITURES			
71300-5857	IP Grant Expenditures	\$0	\$15,000	<u>\$15,000</u>
				\$15,000
	<i>#2</i>			
	REVENUE			
33010-0217	Adult Basic Ed	\$10,000	\$22,389	\$12,389
33010-0234	Race to GED	1,500	3,987	2,487
33010-0233	GAE State Grant	300	1,507	1,207
33010-0402	CARES Act-GEER/ESEA	0	88,560	<u>88,560</u>
				\$104,643
	EXPENDITURES			
60000-0037	Adult Basic Ed	\$10,000	\$22,389	\$12,389
60000-0234	Race to GED	1,500	3,987	2,487
60000-0233	GAE State Grant	300	1,507	1,207
60000-0032	CARES Act-GEER/ESEA	0	88,560	<u>88,560</u>
				\$104,643

Certified copy of resolution adopted by
Franklin City Council.

Clerk to the City Council



Franklin City Public Schools

207 West Second Avenue
Franklin, Virginia 23851-1713
(757) 569-8111 • Fax (757)516-1015

MEMORANDUM

TO: Amanda Jarratt
Franklin City Manager

FROM: Dr. Tamara Sterling
Division Superintendent

DATE: October 15, 2020

RE: Notice of Budget Adjustment

The Franklin City School Division requests that the following budget funds be re-classified to balance with grants for FY 2021 that have been recently approved.

<i>Accounting Use Only</i>	<i>School Account</i>	<i>Amount</i>	<i>City Account</i>
Revenue Increase (Adult Basic Ed)	71-84.0020000	\$12,389.44	250-3-33010-0217
Expense Increase (Adult Basic Ed)	Fund 71 various	\$12,389.44	250-4-60000-0037
Revenue Increase (Race to GED)	72-240298000	\$ 2,487.01	250-3-33010-0234
Expense Increase (Race to GED)	Fund 72 various	\$ 2,487.01	250-4-60000-0234
Revenue Increase (GAE)	70-240206000	\$ 1,207.10	250-3-33010-0233
Expense Increase (GAE)	Fund 73 various	\$ 1,207.10	250-4-60000-0033
Revenue Increase (Cares act set aside GEER/ESEA)	Fund 14	\$ 88,560.33	250-3-33010-New
Expense Increase (Cares act set aside GEER/ESEA)	Fund 14	\$ 88,560.33	250-4-60000-New
Total Increase of Revenue & Expense		\$104,643.88	



*Office of the City Manager
Amanda C. Jarratt*

October 19, 2020

To: Franklin City Council

From: Amanda C. Jarratt, City Manager

Reference: Western Tidewater Regional Jail Authority Bond Refinancing

Background Information

The Western Tidewater Regional Jail Authority of which the City of Franklin is a member currently has two outstanding bonds. One with SunTrust 2014 Revenue Bond with a remaining balance of \$2.3 million with an interest rate of 2.98% and a SunTrust Energy Performance Bond with a remaining balance of \$3.9 million with an interest rate of 3.72%. Due to the historically low interest rates it became apparent that the Authority should seek proposals to refinance the outstanding balances.

An RFP was issued and the proposal from Truist (formerly SunTrust) at an interest rate of 1.65% will result in \$487,074 in savings to the Authority over the life of the debt. Each of the member municipalities are considering action on the refinancing this month. Additional information from Davenport is attached for your review.

Needed Action

Adopt the attached resolution as proposed.

Bank RFP Results – Refinancing Opportunity

Western Tidewater Regional Jail Authority



October 14, 2020

Overview



- Davenport & Company LLC (“Davenport”) serves as Financial Advisor to the Western Tidewater Regional Jail Authority (the “Authority”) and each of the Authority’s three Member Jurisdictions – the City of Franklin, Isle of Wight County, and the City of Suffolk.

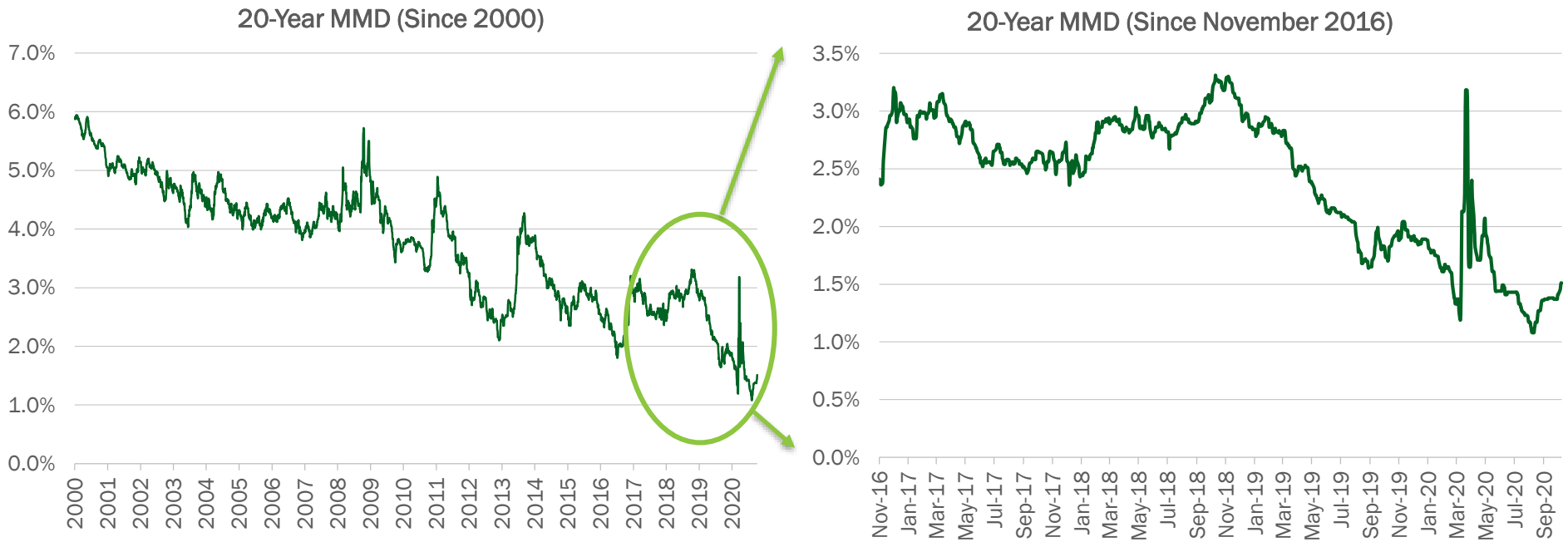
- In May 2014, the Authority issued the \$3,382,000 Revenue and Refunding Bond, Series 2014B (the “2014B Bond”) to refinance the Authority’s 2011B Revenue and Refunding Bond for cash flow savings.
 - Approximately \$2.2 Million of the 2014B Bond is currently outstanding.

- In August 2015, the Authority issued the \$4,782,376 Revenue Bond, Series 2015 (the “2015 Bond”) to finance energy savings equipment and improvements under an energy performance contract.
 - Approximately \$3.8 Million of the 2015 Bond is currently outstanding.

- Truist Bank, formerly SunTrust, was the lender of both the 2014B Bond and 2015 Bond.

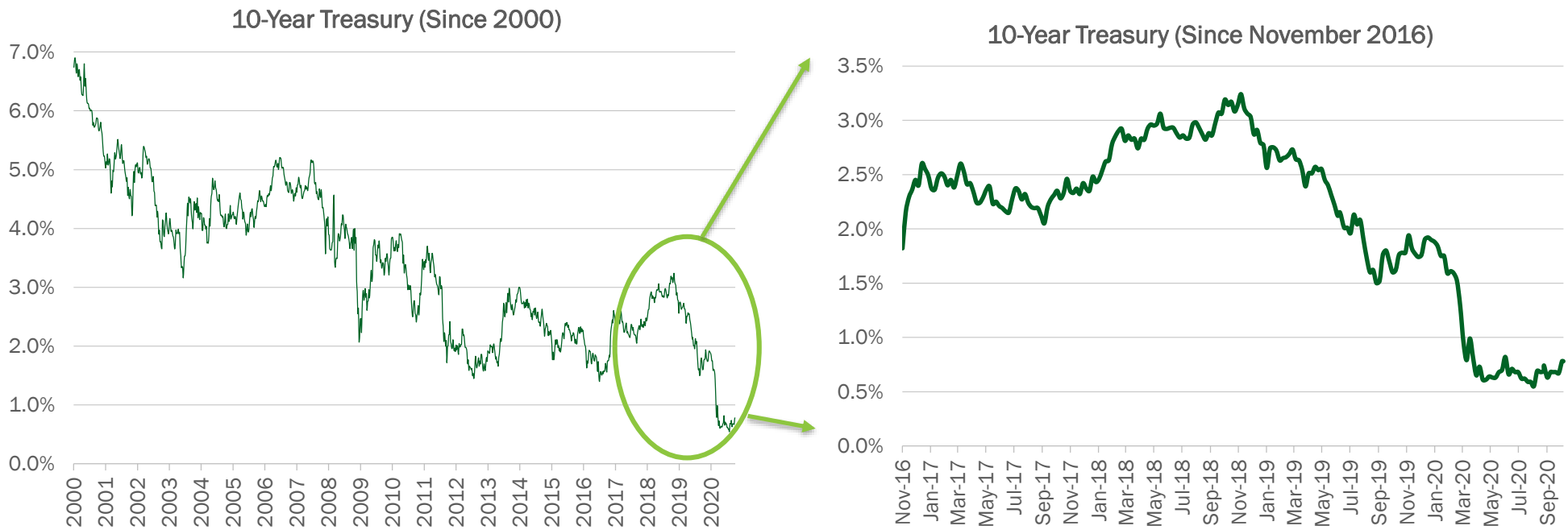
- Given the current historically low interest rate environment, Davenport identified a potential opportunity to refinance the 2014B Bond and 2015 Bond for debt service savings (the “Refinancing Opportunity”).

Interest Rate Environment | Tax-Exempt



As shown in the charts above, long term interest rates have continued to decline and remain at historic lows.

Interest Rate Environment | Taxable



As shown in the charts above, long term interest rates have continued to decline and remain at historic lows.

The Refinancing Opportunity / Refinancing Candidates



- Davenport completed a competitive Request for Proposals (RFP) Process on behalf of the Authority to solicit bank funding proposals for the Refinancing Opportunity from local, regional, and national lenders.

New Refinancing Bond Requested in the RFP	Existing Refinancing Candidate	Estimated Principal Outstanding ⁽¹⁾	Existing Interest Rate	Call Date	Existing Prepayment Penalty	Existing Final Maturity
2020A Bond	2014B Bond	\$2,292,000	2.98% ⁽²⁾	Anytime	No Penalty	8/15/2025
2020B Bond	2015 Bond	3,893,948	3.72% ⁽²⁾	Anytime	2.00% ⁽³⁾	8/1/2030
Total		\$6,185,948	3.55% (avg.)			

1) Estimated based on debt service schedules provided in the Final Numbers for the 2014B and 2015 Bonds.

2) The interest rates of the 2014B and 2015 Bonds reset in 2018 in accordance with changes in the corporate tax rate. The interest rate of the 2014B Bond increased from 2.58% to 2.98% effective August 1, 2018, and the interest rate of the 2015 Bond increased from 3.06% to 3.72%, effective January 1, 2018.

3) The 2015 Bond's prepayment premium decreases to 1% on August 1, 2021.

- As a result of the competitive bidding process, the Authority received proposals that will allow the Authority to:

1. Reduce the interest rate on the Refinancing Candidates;
2. Achieve debt service savings ranging from approximately \$437,000 to \$487,000, with Net Present Value Savings more than 2 times the industry standard minimum savings threshold of 3%;
3. Maintain a fixed interest rate through final maturity of the loans;
4. Secure the loans with a pledge of the Authority's revenues (i.e. no collateral); and
5. Complete the refinancing without extending the final maturity of the loans.



Results of the RFP Process

- The Authority received refinancing proposals from 3 banking institutions: Truist, Farmers Bank, and Capital One.
- The top 2 proposals – from Truist and Farmers Bank – are summarized below.
- Truist, formerly SunTrust, currently holds the outstanding 2014B Bond and 2015 Bond to be refinanced.
- Truist has indicated that if they receive the award for the 2020 Refinancing, they will waive the prepayment penalty on the 2015 Bond. The prepayment penalty is approximately \$78,000 (equal to 2% of the refinanced principal).
Note: There is no prepayment penalty on the 2014B Bond.
- Waiver of the prepayment penalty results in greater savings under the Truist proposal than the Farmers Bank proposal.

Bank	Security Structure	2020A Bond Refunding of the 2014B Bond			2020B Bond Refunding of the 2015 Bond			Total
		Term	Interest Rate	Prepayment Provisions	Term	Interest Rate	Prepayment Provisions	Estimated Savings
Truist	Pledge of the Authority's Net Revenues	6 Fiscal Years	1.00%	Make Whole	11 Fiscal Years	1.645%	2% penalty until August 2021 and 1% penalty thereafter	\$487,074
Farmers Bank	Pledge of the Authority's Net Revenues AND an M.O. Pledge of Member Jurisdiction(s)	6 Fiscal Years	1.10%	Any time without penalty.	11 Fiscal Years	1.50%	Any time without penalty.	\$437,247

Note: Based on Bank Qualified Farmers Bank proposals.

Recommendation



- Davenport recommends that the Authority complete the Refinancing through a Direct Bank Loan from Truist in order to:
 - Reduce the interest rate on the loans from an average interest rate of 3.55% to an all-in interest rate of 1.83%;
 - Achieve debt service savings of approximately \$487,000 over the life of the loan, equivalent to Net Present Value (NPV) Savings of 7.5% - greater savings than any other bidder;

Note: 3% NPV savings is the typical municipal finance minimum savings threshold for a refinancing.
 - Maintain a fixed interest rate through final maturity of the loans;
 - Secure the loans with a pledge of the Authority’s revenues (i.e. no collateral);
 - Maintain the existing final maturity of the loans; and
 - Allow the Authority to prepay the 2020B Bond – the longer of the two loans – with a descending prepayment penalty. The 2020A Bond – the shorter of the loans – would have a “make whole” prepayment provision.

- The Authority’s Bond Counsel – McGuireWoods LLP – prepared a resolution that will authorize the refinancing.

- The refinancing transaction can only move forward if approved by the Authority Board and each of the three Member Jurisdictions. This is required by the Service Contract between the Authority and the Member Jurisdictions.

Next Steps



- Wednesday, October 14
 - Meeting of the Western Tidewater Regional Jail Authority Board.**
 - Davenport presents results of the competitive RFP process and recommendation.
 - The Authority Board considers approving documents to authorize the refinancing.

- Thursday, October 15
 - Meeting of the Isle of Wight County Board of Supervisors.**
 - Davenport presents results of the competitive RFP process and recommendation.
 - The Board of Supervisors considers approving documents to authorize the refinancing.

- Wednesday, October 21
 - Meeting of the Suffolk City Council.**
 - Davenport presents results of the competitive RFP process and recommendation.
 - City Council considers approving documents to authorize the refinancing.

- Monday, October 26
 - Meeting of the Franklin City Council.**
 - Davenport presents results of the competitive RFP process and recommendation.
 - City Council considers approving documents to authorize the refinancing.

- By Mid November
 - Close on the Refinancing.



Appendix



Estimated Savings Results



Truist Proposal			
	<u>2020A</u>	<u>2020B</u>	
	Refunding of 2014B Bond	Refunding of 2015 Bond	Total
Interest Rate	1.00%	1.645%	
Cash-Flow Savings	\$86,514	\$400,560	\$487,074
Net PV Savings	3.9%	9.5%	7.5%
Prepayment	Make-Whole	2% Penalty until Aug. 2021 and 1% Penalty thereafter	-
Bank Counsel	\$7,500	\$5,000	\$12,500

Note: Truist will waive the 2% prepayment penalty on the refunded 2015 Bond in the amount of \$77,879.

Farmers Bank Proposal			
	<u>2020A</u>	<u>2020B</u>	
	Refunding of 2014B Bond	Refunding of 2015 Bond	Total
Interest Rate	1.10%	1.50%	
Cash-Flow Savings	\$86,772	\$350,475	\$437,247
Net PV Savings	3.9%	8.4%	6.7%
Prepayment	Any time without penalty	Any time without penalty	-
Bank Counsel	Total of \$3,000 for both bonds.		




<u>FY</u>	<u>2020A</u> <u>Savings</u>	<u>2020B</u> <u>Savings</u>	<u>Total</u> <u>Savings</u>
2021	\$14,484	\$36,656	\$51,140
2022	14,660	36,823	51,483
2023	14,128	36,152	50,281
2024	14,289	36,001	50,290
2025	14,132	36,362	50,493
2026	14,822	36,258	51,080
2027	-	36,702	36,702
2028	-	36,698	36,698
2029	-	36,284	36,284
2030	-	36,446	36,446
2031	-	36,176	36,176
Total	\$86,514	\$400,560	\$487,074

<u>FY</u>	<u>2020A</u> <u>Savings</u>	<u>2020B</u> <u>Savings</u>	<u>Total</u> <u>Savings</u>
2021	\$14,936	\$31,778	\$46,713
2022	14,505	32,265	46,770
2023	14,412	32,239	46,651
2024	14,020	31,700	45,720
2025	14,314	31,648	45,961
2026	14,586	32,099	46,685
2027	-	32,064	32,064
2028	-	31,563	31,563
2029	-	31,608	31,608
2030	-	32,194	32,194
2031	-	31,318	31,318
Total	\$86,772	\$350,475	\$437,247

Note: Based on Bank Qualified Farmers Bank proposals.

Detailed Bid Summary



							
Purpose	2020A Refinance the Authority's outstanding Revenue and Refunding Bond, Series 2014B	2020B Refinance the Authority's outstanding Revenue Bond, Series 2015.	2020A Refinance the Authority's outstanding Revenue and Refunding Bond, Series 2014B	2020B Refinance the Authority's outstanding Revenue Bond, Series 2015.	2020A Refinance the Authority's outstanding Revenue and Refunding Bond, Series 2014B	2020B Refinance the Authority's outstanding Revenue Bond, Series 2015.	
Maximum Par Amount	\$2,430,000	\$4,150,000	\$2,430,000	\$4,150,000	\$2,430,000	\$4,150,000	
Tax Status	Tax-Exempt. BQ or NBQ.		Tax-Exempt. BQ and NBQ rates as specified below.		Tax-Exempt. BQ or NBQ.		
Security/Collateral	Pledge of the Authority's Net Revenues.		Pledge of the Authority's Net Revenues and the Moral Obligation pledge of one or more of the Authority's Member Jurisdictions.		Pledge of the Authority's Net Revenues.		
Interest Rate	1.00%	1.645%	1.10% - (BQ) 1.15% - (NBQ)	1.50% - (BQ) 1.55% - (NBQ)	1.80%	2.29%	
Interest Mode	Fixed through maturity.		Fixed through maturity.		Fixed through maturity.		
Final Maturity	August 1, 2025	August 1, 2030	August 1, 2025	August 1, 2030	August 1, 2025	August 1, 2030	
Prepayment Provisions	Make Whole.	Prepayable in whole or part at 102% of par until August 2021 and at 101% of par thereafter.	In whole or in part, any time, without penalty.		Non-Callable.		
Bank / Legal Fees	Bank counsel fees NTE \$7,500.	Bank counsel fees NTE \$5,000.	Bank counsel fees NTE \$3,000.		Capital One will pay its own legal fees.		
Bank Counsel	Grig Scifres of Williams Mullen.	Michael Dow of Womble Bond Dickinson.	Mike Kelly of Williams Mullen.		Not specified.		
Proposal Acceptance and Expiration	Interest rates held firm through Friday, November 13 if approved by the Authority and member jurisdictions at their respective October meetings.		Interest rates held firm through Thursday, November 19.		Interest rates held firm through Friday, November 13 if approved by the Authority and member jurisdictions at their respective October meetings.		
Notes / Other Terms & Conditions	<u>Select terms and conditions shown below.</u> <u>See complete proposal for full terms and conditions.</u> Subject to Final Credit Approval - Truist holds the 2015 Bond and will agree to waive the 2015 Bond's 2% prepayment penalty. - Taxable Events, in which the bond(s) is determined to be taxable, trigger an increase in interest rate to maintain after-tax yield. Taxable Events do not include changes in law by Congress that cause interest on the bond(s) to be taxable. - Requires waiver of trial by jury.		<u>Select terms and conditions shown below.</u> <u>See complete proposal for full terms and conditions.</u> Fully Credit Approved		<u>Select terms and conditions shown below.</u> <u>See complete proposal for full terms and conditions.</u> Subject to Final Credit Approval		

Municipal Advisor Disclaimer



The enclosed information relates to an existing or potential municipal advisor engagement.

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

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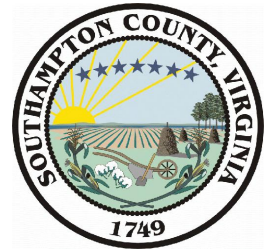
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The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions 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.

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**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING - BUILDING INSPECTIONS – ZONING**

To: Amanda Jarratt, City Manager
From: Beth Lewis, AICP, Community Development Deputy Director
Subject: Zoning Map Amendment (Rezoning)
Parcel 104-41-D
Date: August 2020

REQUEST

The applicant owns the above-referenced property. It is located on the west side of North College Drive, across College Drive from The Summit property and north of the Sheet Metal Products company, which is located in the former Winn Dixie building. The site totals approximately 5.287 acres. The property has a zoning designation of Conditional R-2, Residential. The designation was approved by the City Council in February 1990 to permit solely the development of a congregate care facility and senior-targeted multifamily development. None of the planned development has taken place. No other uses in the R-2 designation were permitted in that approval.

The current owner seeks a zoning map amendment to the previous designation of RO, One Family Residential district. He plans to construct one home for his family on the property. He owns the Sheet Metal Products company just to the south of this property.

The Comprehensive Plan notes this property as Medium Density Residential, in keeping with the current R-2 zoning designation and approved conditions. The property to the north and west are noted as Low Density Residential, while the property to the south, the location of the owner's sheet metal company, is noted as General Commercial. Across College Drive is the planned Summit multi-family residential development, noted on the Plan as Multi-Family Residential. No Plan amendment is required with the proposed RO zoning designation request; single family residences are permitted in the current Medium Density designation.

To the north and west, the properties have a zoning designation of RO, as is requested for the subject property. The Summit property has a zoning designation of R-3, Townhouse district, while the commercial area to the south has a zoning designation of B-3, General Commercial district. The zoning amendment to RO would bring this property into alignment with properties to the north and west as well as the proposed use of the property for one single family residence.

While this property is approximately 5.3 acres in size, the minimum lot size in the RO district is 40,000 square feet. This oversized parcel would permit the construction of the owner's home, while providing sufficient area to buffer the home from both the traffic and noise of College Drive as well as the commercial area to the south. While the approximately 650 feet of road frontage would permit the creation of four (4) RO lots, the applicant plans to construct one residence.

Public Works has been consulted regarding the request and its impact on City utility services. The only comment is the fact that a sanitary sewer main traverses the rear of the property, and water service is available along North College Drive.

PROFFERS

No proffers are included, as this request significantly reduces the potential impact on City utility services from the previous congregate care and senior living facility.

FRANKLIN – SOUTHAMPTON
DEPARTMENT OF COMMUNITY DEVELOPMENT
207 WEST SECOND AVENUE, FRANKLIN VIRGINIA 23851
OFFICE: 757-562-8580 FAX: 757-562-0870

PUBLIC NOTICE

Notice has been properly advertised in accordance with Virginia Code Section 15.2-2204. Adjoining property owners both adjacent to the property and directly across the street have been properly notified.

STAFF COMMENTS

Strengths

- The proposed amendment will permit a local businessperson to build his residence adjacent to his place of business. The Sheet Metal Products company owner rehabilitated the former Winn Dixie grocery store into a thriving business, and the choice to now move his residence to the City is welcomed.
- The proposed single residence will generate a much smaller impact on City services, such as water/sewer/roads, than the previously-planned congregate living facility.

Weaknesses

- While the lower density reduces impacts on City services, it also generates less tax revenue.
- Housing and senior care facilities are often in short supply in communities, and this request removes the opportunity to construct such a facility.

RECOMMENDED ACTION:























1. Send an affirmative recommendation to City Council for the rezoning of the approximately 5.287-acre site from the current Conditional R-2, Residential district, to RO, One Family Residential district.

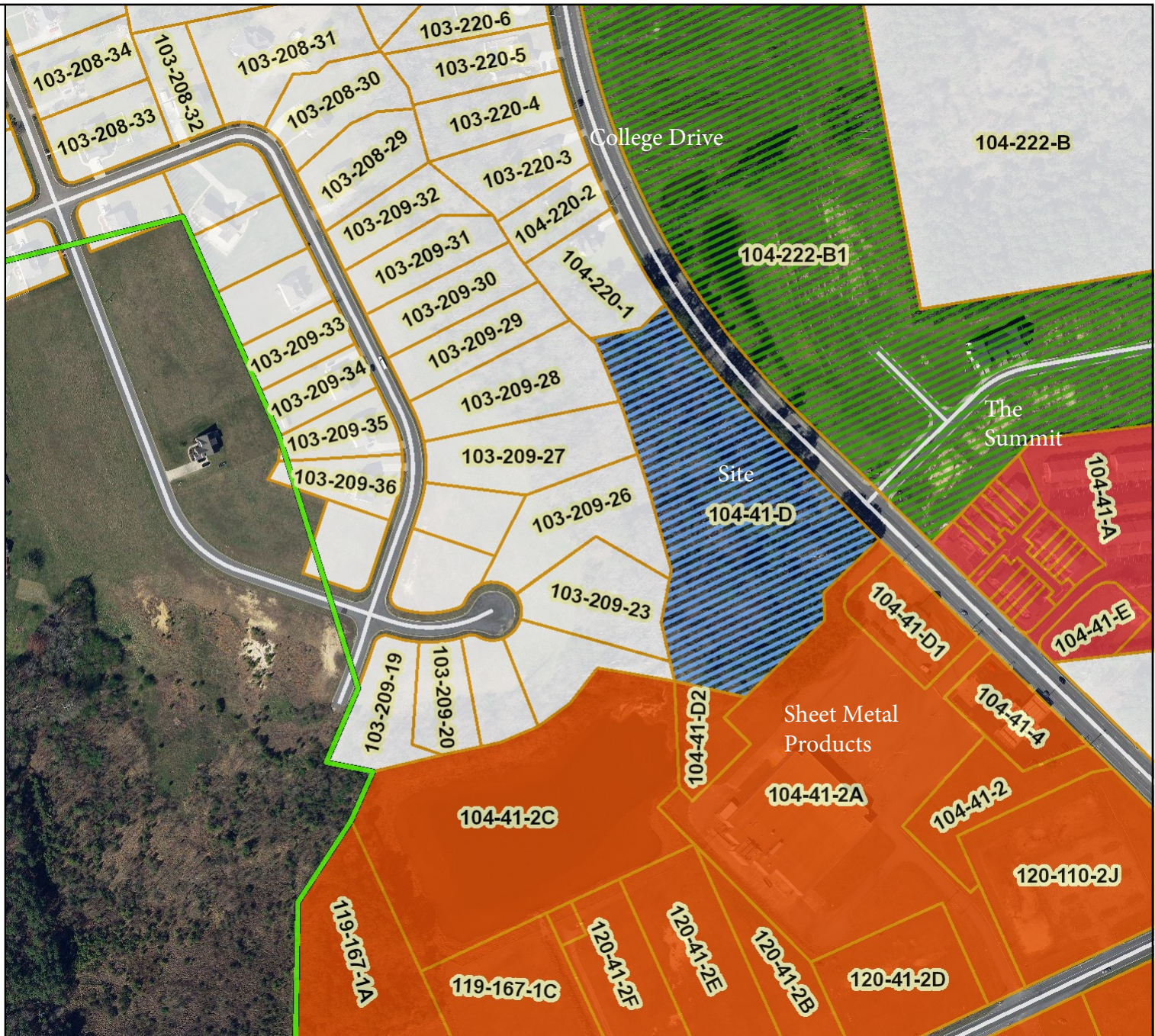
PLANNING COMMISSION ACTION:

At their August 27, 2020, regular meeting, the Planning Commission held a public hearing. No members of the audience spoke, although the owners were present. After a discussion of the positive impact the renovated Sheet Metal Products building has provided and a discussion of the positive and limited negative impacts of the request, the Commission made a recommendation of approval of the request.

City of Franklin, Virginia

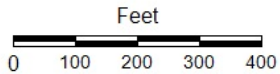
Legend

-  City Boundary
-  Parcels
-  Roads
- Zoning**
-  B-1
-  B-1 Conditional
-  B-2
-  B-3
-  B-3 Conditional
-  M-1
-  M-2
-  R-1
-  R-1A
-  R-1A Conditional
-  R-2
-  R-2 Conditional
-  R-3 Conditional
-  R-O
-  R-OA
-  R-OA Conditional
-  R-UR
-  RC
-  Landmarks



Title: 104-41-D

Date: 6/1/2020



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Franklin is not responsible for its accuracy or how current it may be.



DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING AND ZONING
207 WEST SECOND AVENUE
Franklin, Virginia 23851
(757) 562-8580 Fax 757-562-0870

CASE # RZ _____ - _____ Application for Rezoning DATE: _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY NO LESS THAN 8 COPIES OF THE PROPOSAL.

PROJECT TYPE (s): Residential; [checked] Commercial; _____ Mixed Use; _____ Industrial _____

CURRENT ZONING: R-2 cond. PROPOSED ZONING: R-0 CONDITIONAL: _____ YES; [checked] NO

For Conditional Rezoning please list all proffers under separate cover complete with a narrative of the proposal.

TOTAL ACRES: 5.287; PROPOSED # OF HOUSING UNITS: 1; # OF HOUSING UNITS PER ACRE: _____

% OF OPEN SPACE AREA FOR RECREATIONAL USE OR COMMUNITY FACILITIES SUCH AS WALKING PATHS, BIKE AND EXERCISE TRAILS, PLAYGROUNDS, SWIMMING POOLS, GYMNASIUMS, PLAYING FIELDS, TENNIS OR BASKETBALL COURTS, GARDENS, LANDSCAPED AREAS AROUND DWELLINGS AND OTHER BUILDINGS OR SIMILAR USES. %.

Applicant Shy Jack Holdings LLC Phone Number 757-562-1986

Address 4102 Carpsville Hwy City Franklin State VA Zip 23851

CHECK ONE: _____ Design Professional; [checked] Owner; _____ Agent; _____ Contract Purchaser; _____

Owner Shy Jack Holdings LLC Phone Number 757-562-1986

Address 4102 Carpsville Hwy City Franklin State VA Zip 23851

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT; _____

1 residential dwelling map # 104-041 D

Enclosed: Fiscal Impact Analysis: Traffic Impact Analysis

PROJECT TITLE: _____ Design Professional: _____ Ph# _____

THE REZONING REQUEST MUST BE ACCOMPANIED BY THE APPROPRIATE FEE.

REZONING FEE: \$500 PLUS THE COST OF THE REQUIRED ADVERTIZING
CONDITIONAL REZONING \$600 PLUS THE COST OF THE REQUIRED ADVERTIZING

APPLICANT'S NAME (PRINT): Shy Jack Holdings LLC by: Ed Spivey, Jr.
APPLICANT'S SIGNATURE: [Signature] DATE: 4-3-2020

FOR OFFICE USE ONLY CHECKS ARE TO BE MADE PAYABLE TO: TREASURER CITY OF FRANKLIN

(Comments) _____
Submittal Received by: _____
Community Development Staff

Date Received: _____

Shy Jack Holdings, LLC
4102 Carrsville Hwy.
Franklin, Virginia 23851

April 3, 2020

Re: Rezoning map # 104 041 D

Dear Sir or Madam:

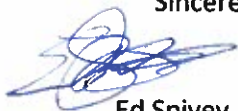
I would like to rezone 5.287 acres on N. College Drive from R-2 Conditional to R-0. I intend to build a single family residence for myself and family on this property.

The property is adjacent to my manufacturing business, Sheet Metal Products. The proximity makes it extremely convenient and allows me to keep a watch on the business property after hours.

History on R-2 Conditional zoning: Developer, H & M Corporation, at the public hearing on February 12, 1990, requested rezoning for "no more than sixty units in the congregate care facility; no more than twenty-four units in the apartment facility; no unit shall be larger than one-bedroom...." The property was rezoned as requested. In the past 30 years since this property was rezoned no further action has been made to build on or improve the parcel.

I would be happy to answer any questions that you may have. You can contact me at 757-562-1986.

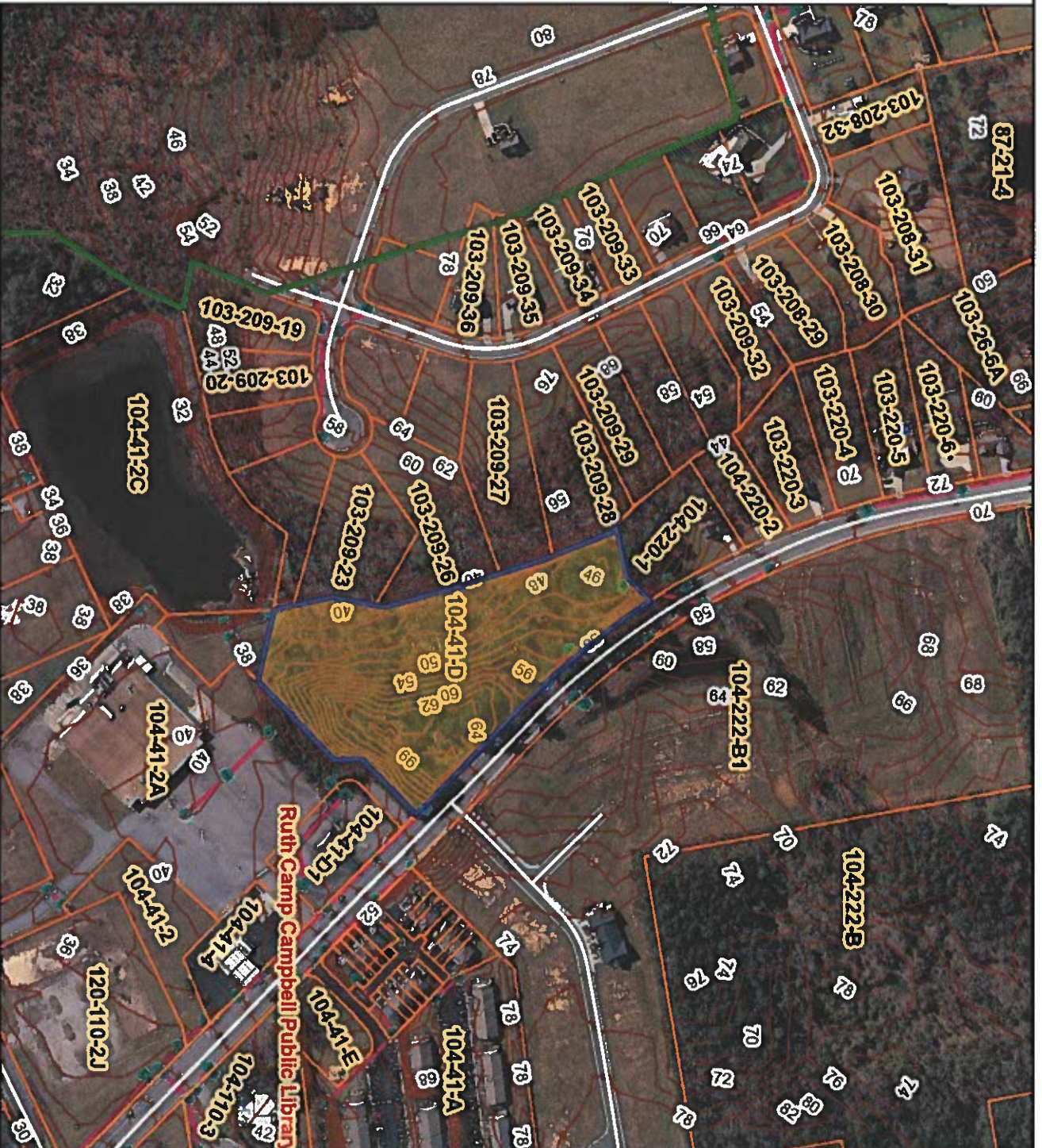
Sincerely,



Ed Spivey, Jr.
Shy Jack Holdings, LLC

City of Franklin, Virginia

- Legend**
- City Boundary
 - Parcels
 - Roads
 - Contours
 - Structures
 - Mains
 - Landmarks



Title: Shy Jack Holdings

Date: 4/9/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Franklin is not responsible for its accuracy or how current it may be.





*Office of the City Manager
Amanda C. Jarratt*

October 22, 2020

To: Franklin City Council

From: Amanda C. Jarratt, City Manager

Reference: Noise Ordinance

Background Information

Attached is a revised proposed City of Franklin Noise Ordinance. As was explained at the previous City Council the current City of Franklin Noise Ordinance is unenforceable and unconstitutional in its current state. Attached is an updated proposed ordinance for Council's consideration. No comments or additional questions were received since the last Council meeting.

Needed Action

Provide direction to staff on how to proceed.

§ 19-12 Prohibited Noises.

[Ord. No. 94-5, 5-23-1994]

(a) Policy. At certain levels, Noise can be detrimental to the health, welfare, safety and quality of life of inhabitants of the City; and in the public interest Noise should be controlled. It is, therefore, the policy of the City to reduce Noise in the community and to prohibit unnecessary, excessive and annoying Noise from all sources that jeopardizes health or welfare or degrades the quality of life in the City of Franklin.

~~(a) (b) Generally. It shall be unlawful for any Person to make, continue, or cause to be made, continued, or permitted any unreasonable, excessive, unnecessary or unusually loud Noise, which is, annoying or injurious to the comfort, repose, health, peace or safety of others at any location within the City. , or to allow the creation of any such noise upon property such person owns, leases, occupies or otherwise controls, within the City limits.~~

(c) Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Commercial Unit” means one (1) or more rooms arranged, designed, or intended to be occupied for commercial use, including, but perhaps not limited to, for offices or retail purposes.

“Dwelling Unit” means one (1) or more rooms arranged, designed, or intended to be occupied as separate living quarters by one (1) or more Persons and including permanent provisions for living, sleeping, eating, cooking, and sanitation.

“Emergency Work” means work made necessary to restore property to a safe condition following a public calamity, or work required to protect Persons or property from immediate exposure to danger, including work performed by public service companies when emergency inspection, repair, or facilities or restoration of services is required for the immediate health, safety, or welfare of the community

“Motor Vehicle” means the following self-propelled vehicles: passenger cars, trucks, truck-trailers, semitrailers, campers, motor boats, racing vehicles, and any motorcycles (including, but not limited to, motor scooters, mini-bikes, all-terrain vehicles, and three-wheelers) as defined in the Code of Virginia, § 46.2-100.

“Noise or Noise Disturbance” means any sound which (a) endangers or injures the safety or health of any Person; (b) causes or tends to cause an adverse psychological or physiological effect on any Person; or (c) negatively impacts the value of Personal or real property.

“Owner” means the Person owning, controlling, or possessing land, premises, or personalty.

“Person” means any individual, corporation, cooperative partnership, firm, association, trust, estate, private institution, group, agency, or any legal successor, representative, agent, or agency thereof.

“Plainly Audible” means any sound that can be detected by a Person using his or her unaided hearing faculties. The detection of rhythmic bass tones shall be considered Plainly Audible Sound.

“Public Property” means any real property owned or controlled by the City or any other governmental entity.

“Public Right-of-Way” means any street, avenue, boulevard, highway, sidewalk or alley.

“Real Property Boundary Line” means the property line along the ground surface, and its vertical extension, that separates the real property owned or leased by one Person from that owned or leased by another Person.

“Sound” means an oscillation in pressure, particle displacement, particle velocity, or other physical parameter, in a medium with internal forces that causes compression and rarefactions of that medium, and which propagates at finite speed. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

“Sound-amplifying Equipment” means any machine, device, or equipment for the amplification of the human voice, music, or other Sound as defined herein.

~~(b)~~(d) Prohibited acts enumerated. The following acts are declared to be Noise disturbances in violation of this section: ~~but such enumeration shall not be deemed exclusive:~~

(1) Construction equipment. Operating or causing to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys or appurtenances thereto, in the outdoors between the hours of 9:00 p.m. and 7:00 a.m. the following day **within 100 yards of a lawfully occupied dwelling other than the dwelling of the party operating or causing the operation of the equipment.** This section shall not apply to construction of public projects, the repair or maintenance work performed on such projects or work performed by private or public utility companies for the repair of facilities or the restoration of services.

(2) Vehicle repair. Repairing, rebuilding or modifying any motor vehicle or other mechanical device in residential zoning districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.

(3) Exhausts. **Discharging or causing to be discharged** into open air of the exhaust of any steam or diesel engine, stationary internal combustion engine, chain saw, power mower, motor boat or motor vehicle, except through a muffler or

other device which ~~that~~ will effectively reduce the noise or sound ~~prevent loud or explosive Noises from such engine.~~

(4) Trash collection. ~~Collecting~~ trash, refuse, or garbage in residential and business zoning districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.

(5) ~~Loading and unloading. Loading and unloading trucks outdoors within 100 yards of a residence between the hours of 9:00 p.m. and 7:00 a.m. the following day.~~

~~Commercial or industrial business. Operating, loading or unloading any vehicle, including, but not limited to, trucks, or the opening of bales, boxes, crates or containers in the outdoors within 100 yards of a residence or business, other than the residence or business of the party operating, loading, or unloading the vehicle, between the hours of 9:00 p.m. and 7:00 a.m.~~

(6) ~~Vehicle horns. Sounding the horn or warning device of a motor vehicle, except when necessary as a warning during the operation of the vehicle.~~

~~Horns, whistles, other auditory Sounding devices Sounding or permitting the Sounding of any horn, whistle or other auditory sounding device on or in any motor vehicle on any Public Right-of-Way or Public Property, except as a warning of danger.~~

(7) ~~Music, television, radio, etc. The playing of any television set, radio, tape player, phonograph, or any musical instrument or any other device for the production of sound in such a manner or with such volume as to annoy or disturb the quiet, comfort or repose of reasonable persons and also more specifically operating or permitting the use or operation of any television set, radio, tape player, musical instrument, phonograph or any other device for the production of sound in such a manner as to be plainly audible across property boundaries or through partitions common to two residences within a building or plainly audible at 50 feet from such device, when operated within a motor vehicle driving or parked on a public right-of-way or in a public place.~~

~~Radios, television sets, musical instruments, similar devices.~~

(a) Making, continuing, or causing to be made, continued, or permitted any Noise Disturbance wherein the Sound is Plainly Audible at a distance of fifty (50) feet or more from the Real Property Boundary Line of the lot containing the source of the Sound, or, where Dwelling Units or Commercial Units adjoin, wherein the Sound is Plainly Audible through partitions common to two (2) Dwelling Units or Commercial Units within a building unless exempted by this Code.

(b) Playing or permitting the playing of any device to play music or amplify Sound within a Motor Vehicle and which is Plainly Audible from outside the Motor Vehicle at a distance of fifty (50) feet or more from the Motor Vehicle.

(8) Animals. Owning, keeping, possessing or harboring any animal which frequently or habitually howls, barks, meows, squawks or makes such other Noise as is Plainly Audible across Real Property Boundary Lines or through partitions walls common to two Dwelling Units or Commercial Units within a building, or that is Plainly Audible at a distance of 50 feet or more from the building in which it is located; or that is Plainly Audible at a distance of 50 feet or more from its source when such Sound is not due to the harassment of, or injury to, the animal or due to the trespass upon the premises where the animal is located.

~~(9) Unusually loud conversation. Any unreasonably loud or raucous conversation, yelling, shouting, whistling or singing that is plainly audible across property boundaries, through partitions common to two residences within a building or in any public place.~~

Yelling, shouting, etc. Yelling, shouting, whistling or singing between the hours of 9:00 p.m. and 7:00 a.m. so as to permit the Sound to be heard across a Real Property Boundary Line or through partition walls common to two Dwelling Units or Commercial Units within a building; or that is Plainly Audible at a distance of 50 feet or more from the building in which it is located; or that is Plainly Audible at a distance of 50 feet or more from its source; or on a Public Right-of-Way or Public Property.

~~(e)~~ (e) Exemptions. This section shall have no application to the following:

~~(1) Fire, rescue, police, ambulance or other emergency vehicles, to any noise or sound created thereby or by any person to sound a warning or call attention to a bona fide emergency or to any sound made in the performance of emergency work.~~

~~(2) Noise or sound which customarily accompanies parades, sporting events, public functions or commemorative events except to the extent that such activities are subject to conditions set forth in any required permits therefor.~~

~~(3) Noise or sound which customarily accompanies activities conducted in any gymnasium, theater, swimming pool, stadium or similar sporting facility.~~

(1) Sound generated for the purpose of alerting persons to the existence of an emergency, the emission of Sound in the performance of Emergency Work, and the emission of Sound necessary for the protection or preservation of property or the health, safety, life, or limb of any person, including, but not limited to, sirens,

loud speakers, emergency communications equipment, radios in public safety vehicles, Motor Vehicle alarms, and other security devices.

(2) Any speech protected by the laws of the United States of America or the Commonwealth of Virginia.

(3) Noncommercial public speaking and public assembly activities conducted on any Public Right-of-Way or Public Property for which a permit has been issued by the City.

(4) Radios, sirens, horns and bells on police, fire or other emergency response vehicles.

(5) Parades, fireworks, school-related activities, and other special events or activities for which a permit has been issued by the City, within such hours as may be imposed as a condition for the issuance of the permit.

(6) Activities on or in municipal and school athletic facilities and on or in Public Property and facilities, provided that such activity has been authorized by the Owner of such property or facilities, or their agent.

(7) Fire alarms and burglar alarms, prior to the giving of notice and a reasonable opportunity for the Owner or tenant in possession of the premises served by any such alarm to turn off the alarm.

(8) Religious services, religious events or religious activities, including, but not limited to, music, bells, chimes and organs that are a part of such service, event or activity.

(9) Locomotives and other related railroad equipment and aircraft.

(10) Sound generated from any bona fide agricultural activity, including, but not limited to, Sounds generated by animals which constitute a part of the agricultural activity.

(11) Sound or Noise which is necessary for Emergency Work on roads, highways, and buildings.

(12) Sound or Noise generated in connection with lawn care, leaf removal, gardening, tree maintenance or removal, or other landscaping, lawn, or timbering activities between the hours of 7:00 a.m. and 9:00 p.m.

(13) Sound or Noise generated as a part of any military activities of the Commonwealth of Virginia or of the United States of America.

(14) Sound generated where the regulation of Noise has been preempted by federal law.

~~(d)(f) Any person violating any provision of this section shall be deemed guilty of a Class 2 misdemeanor. Each day such violation is committed shall constitute a separate~~

~~offense and shall be punishable as such hereunder.~~

A violation of any provision of this article constitutes a misdemeanor on the following schedule:

(1) First violation: Class 4 misdemeanor.

(2) Second violation within twelve (12) months of the first violation ("twelve-month period"): Class 3 misdemeanor.

(3) Third violation within the twelve-month period: Class 2 misdemeanor.

(4) Fourth and subsequent violations within the twelve-month period: Class 1 misdemeanor.

Each separate act on the part of the Person violating this article shall be deemed a separate offense, and each day a violation is permitted to continue unabated constitutes a separate offense. Criminal enforcement against a Person violating this article shall not be a bar against, or a prerequisite for, taking any other action permitted by this Code or the Code of Virginia to abate the violation.

Repeal:

~~§ 19-14~~

~~Loudspeakers; outside use generally.~~

~~[Code 1962, §§ 18-41, 18-42]~~

~~(a) It shall be unlawful and a Class 4 misdemeanor for any person to have any electrical or mechanical amplifier or loudspeaker placed or located on the outside of any premises or on any sidewalk for the purpose of transmitting radio music or record or other sounds; provided, that the City Manager may issue permits to churches for the broadcasting of religious programs and may issue to establishments within the business district a permit to broadcast appropriate Christmas music, without advertising, between Thanksgiving Day and the second day of January of the year following. Such permit shall prescribe the hours and manner of broadcasting and may be modified or revoked by the City Manager.~~

~~(b) Nothing contained in this section shall be construed to prevent transient, itinerant advertising by the use of amplifiers or loudspeakers or to prevent the broadcasting of any special occurrence or news by the use of amplifiers or loudspeakers. No such broadcast shall be given unless there shall first have been secured a permit from the City Manager.~~

Repeal:

~~§ 19-15 Loudspeakers and other sound-producing devices; use on motor vehicles for advertising purposes.~~

~~[Code 1962, § 17-24]~~

~~(a) The use in, upon or attached to any motor vehicle operating on any street of the City, of any radio, phonograph, musical instrument, bell, whistle, loudspeaker, amplifier or device of any kind whatsoever whereby sound therefrom is cast upon any street to promote or advertise the sale of goods, wares or merchandise, or for the purpose of advertising auction sales, sporting events or other business or things advertised thereby, is prohibited. The provisions of this section shall not apply to motor vehicles driven in a duly authorized parade. The use of a loudspeaker on a motor vehicle for making auction sales in streets directly in front of the property then being sold, and entirely outside of the business districts of the City, shall not be construed as a violation of this section, when such use is limited strictly to the selling at auction of such property.~~

~~(b) A violation of this section shall constitute a Class 4 misdemeanor.~~



*Office of the City Manager
Amanda C. Jarratt*

October 21, 2020

To: Franklin City Council

From: Amanda C. Jarratt, City Manager

Reference: Courthouse Update

Background

Southampton County Courthouse

Glave and Holmes has completed the Schematic Design and a stakeholder meeting was conducted on Monday October 19th. The construction estimate came in just below the Glave and Holmes Concept Design estimate at \$15.69 million. The project is on schedule and construction is planned to begin in the summer of 2021. The construction estimate as well as minutes and presentation from the most recent stakeholder meeting are attached for your review. Based on current population levels and the shared space the City's responsibility is for 21.8% of the total project.

City of Franklin Courthouse

None at this time.

Needed Action

None at this time.



MEETING MINUTES

Meeting Date: October 19, 2020, 3:00 pm – 4:00 pm
Project: Repair and Renovation of Courthouse Facilities
Project No.: 19081
Location: GoToMeeting
Subject: Project Update

Participants and Organizations

Name	Organization	Contact
Mike Johnson	Southampton County Administrator	mjohnson@southamptoncounty.org
William Hart Gillette	Southampton County Board of Supervisors, Vice-Chairman	wgillette@southamptoncounty.org
Christopher Cornwell	Southampton County Board of Supervisors	ccornwell@southamptoncounty.org
Lynette Lowe	Southampton County Deputy Administrator	llowe@southamptoncounty.org
Amanda Jarratt	City of Franklin – City Manager	ajarratt@franklinva.com
Wynndolyn Copeland	City of Franklin – City Council, Ward 5	ward-5@franklinva.com
Hon. Carl Edward Eason, Jr.	Chief Judge, Circuit Court	ceason@vacourts.gov
Hon. Alfred W. Bates III	Chief Judge, General District Court	abates@vacourts.gov
Hon. Nicole A. Belote	Judge, General District Court	nbelote@vacourts.gov
Hon. James E. Wisner	Chief Judge, J&DR Court	jwisner@vacourts.gov
Rick Francis	Circuit Court Clerk	rfrancis@vacourts.gov
Belinda Jones	General District and J&DR Court Clerk	bjones@vacourts.gov
David Vaughan	Virginia Courts – IT	dvaughan@vacourts.gov
Eric Cooke	Commonwealth’s Attorney	eric.cooke@shcwa.org
Capt. Josh Wyche	Southampton County Sheriff	jwyche@shso.org
Maj. Camden Cobb	Southampton County Sheriff’s Department	ccobb@shso.org
Lt. E. L. Parsons	Southampton County Sheriff’s Department	
Robert H. Powell III	Franklin-Southampton Bar Association	rhpowell@kaufcan.com
Tom Potts	Silling Architects	tpotts@silling.com
James Thompson	Silling Architects	jthompson@silling.com
Andrew Moore	Glavé & Holmes Architecture	amoore@glaveandholmes.com
Anna Kruger	Glavé & Holmes Architecture	akruger@glaveandholmes.com
Tim Hayes	Glavé & Holmes Architecture	thayes@glaveandholmes.com
Kate Hershey	Glavé & Holmes Architecture	khershey@glaveandholmes.com

MEETING MINUTES

Project Name: Repair and Renovation of Courthouse Facilities

Project No.: 19081

Subject: Concept Review

Page : 3 of 4

	<ul style="list-style-type: none"> • Judge Wisner noted the need for additional waiting area outside the J&DR courtroom. <ul style="list-style-type: none"> • Tom Potts noted that the seating in the waiting area plan north of the courtroom was mistakenly not showing. • The design team will consider the option of extending the waiting area on the plan south side of the courtroom. Tom Potts noted that code requirements for the length of dead-end corridors may prohibit extending the waiting area. • Waiting area for approximately (40) people will be provided. • Belinda Jones asked if the exterior entry for the Judges and Staff could be located closer to their offices. Tom Potts noted that site constraints will not permit the change. • Tom Potts noted that the fourteenth jury seat (not shown on the plan) is intended to be a non-fixed seat that can be removed to accommodate a wheelchair-bound juror. <ul style="list-style-type: none"> • Judge Eason noted a preference for all jurors to be behind the knee wall. Judge Eason also indicated a preference for a configuration similar to that at Suffolk County Courthouse in which a seat and portion of the knee wall can be rolled out from the center of the front row of jury seats to accommodate a wheelchair-bound juror. Judge Eason noted that extending the knee wall plan north could create a conflict with the Clerk’s bench. • David Vaughan requested a copy of the floor plans. A copy of the plans has been sent to Mr. Vaughan. 	<p>The design team will consider options for expanding the J&DR waiting area capacity.</p> <p>Judge Eason will share a photo of the jury box at Suffolk County Courthouse. The design team will consider options for seating the entire jury behind the knee wall.</p>
<p>3.</p>	<p>BUILDING EXTERIOR</p> <p>Minor changes have been made to the exterior since the previous presentation. Notable features of the building exterior include the following:</p> <ul style="list-style-type: none"> • One public entry point (on the Main Street side of the building) has been provided. All other exterior doors will have restricted access. • Alternates for the west (river) elevation are being considered, including the following: <ol style="list-style-type: none"> 1. Replacing the brick at the middle section with siding 2. Removing the blind windows 3. Using less expensive brick at this elevation <p>The cost options will be shared with the Stakeholder Group.</p>	<p>Cost options will be prepared and shared with the Stakeholder Group.</p>
<p>4.</p>	<p>BUILDING SYSTEMS</p> <ul style="list-style-type: none"> • The HVAC system has been selected and will provide temperature and humidity control to various zones within the building. The 	

MEETING MINUTES

Project Name: Repair and Renovation of Courthouse Facilities

Project No.: 19081

Subject: Concept Review

Page : 4 of 4

	<p>courtrooms will be zoned separately to avoid conditioning them when not in use.</p> <ul style="list-style-type: none">• The building will have a new electrical system with all-new wiring and LED fixtures. An emergency generator will protect life safety and provide for orderly shutdown in the event of an outage.• All (4) elevators in the building are gearless traction-type machine room-less elevators.<ul style="list-style-type: none">• The design team will coordinate requirements for the holding elevators, likely after the first of the year.	
5.	<p>CONCLUSIONS</p> <p>The project is on schedule and is on-track for construction to commence in Summer 2021.</p>	

Please review these Minutes as an accurate record of this meeting and notify Glavé & Holmes Architecture of any changes. If comments are not received by November 6, 2020, these Minutes will become a part of the permanent record as submitted.

Submitted by:

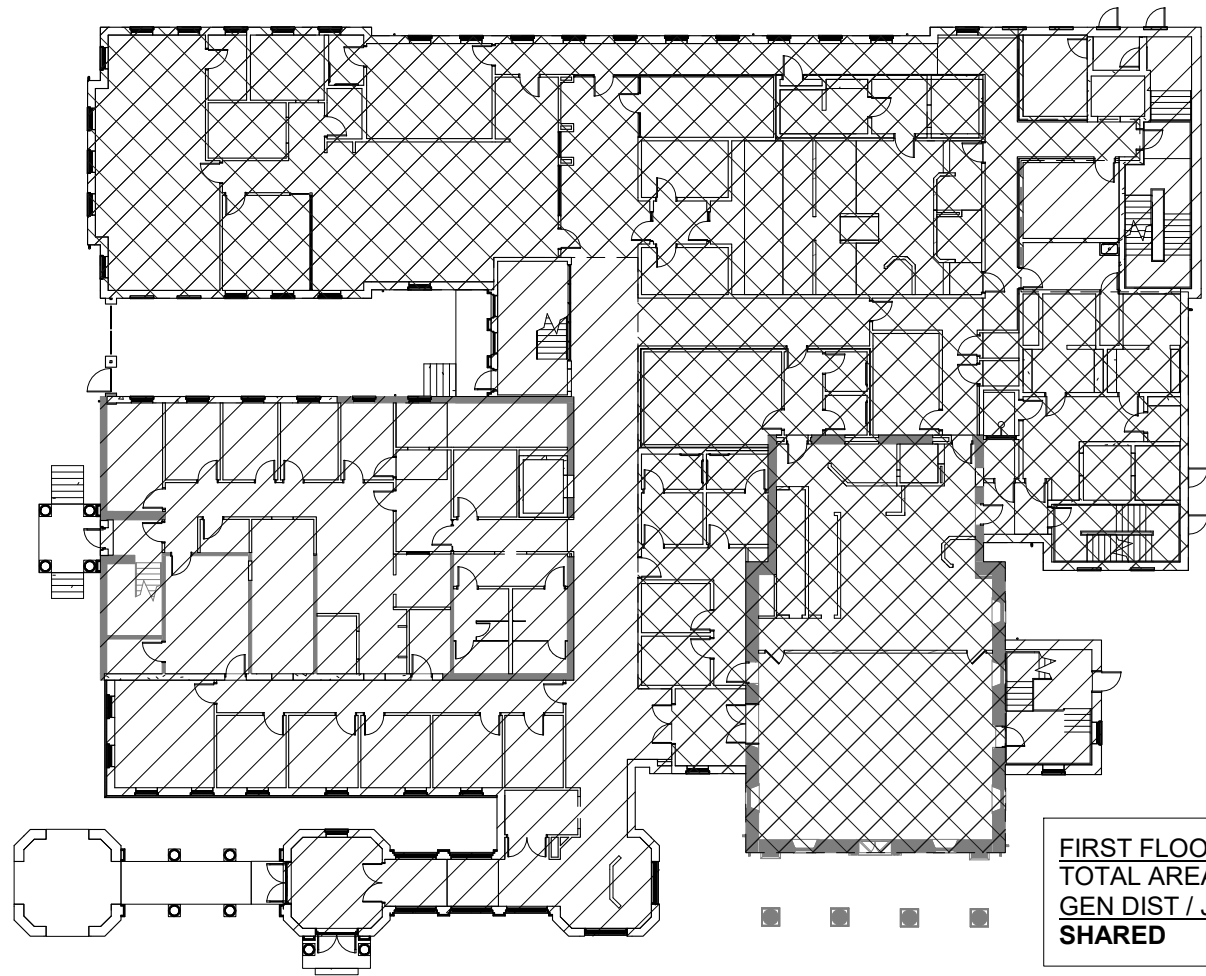


Katherine E. L. Hershey, RA
For Glavé & Holmes Architecture, P.C.

Attachments: 2020 10 19 User Group Presentation.pdf

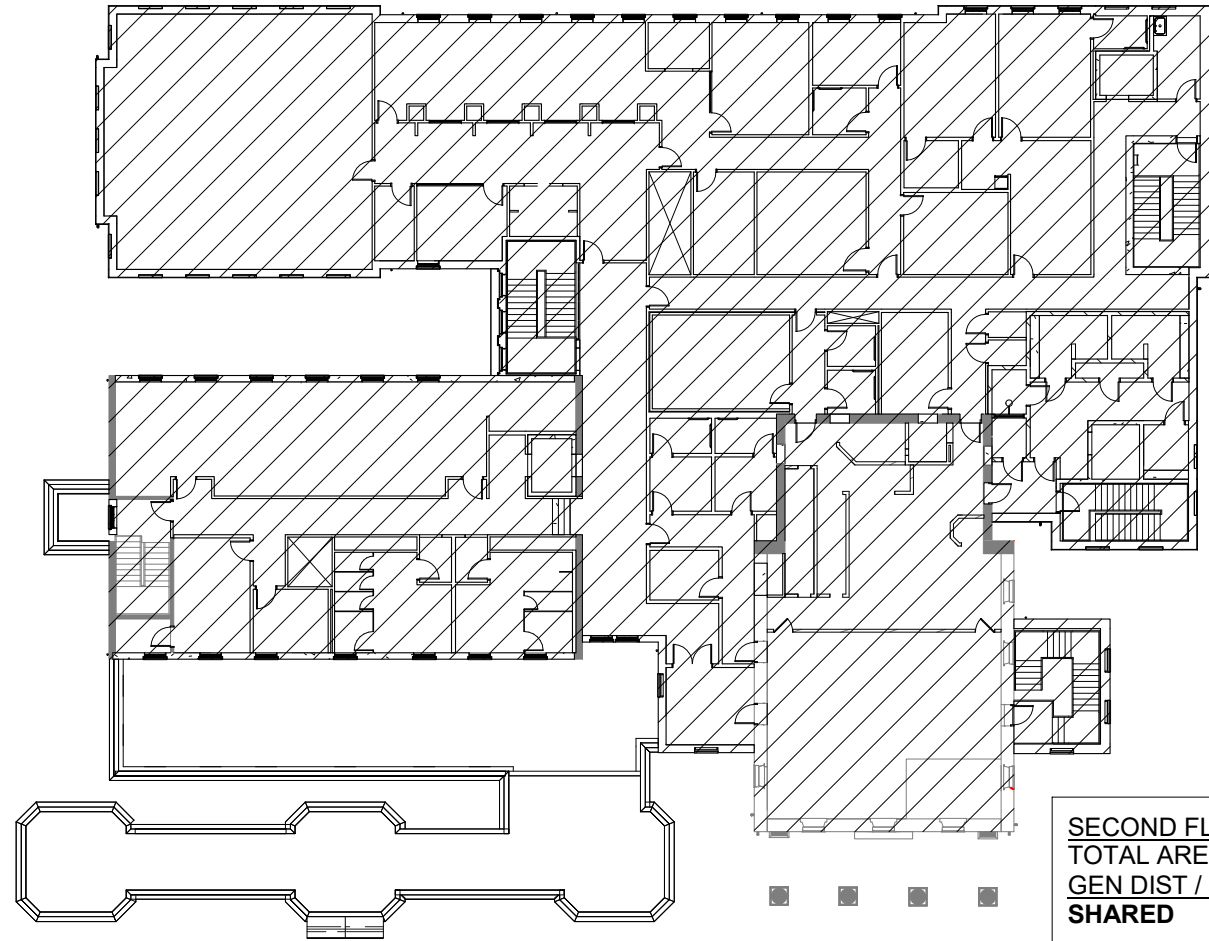
Recipients: Meeting attendees, Hon. Warren Parker Councill, Hon. Stan D. Clark, Bobby Cutchins, Stephen Newsome

END OF DOCUMENT



FIRST FLOOR
 TOTAL AREA = 19,885 SF
 GEN DIST / J&DR = 11,840 SF
 SHARED = 8,045 SF

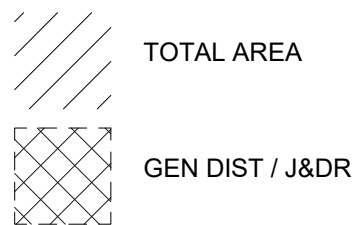
FIRST FLOOR



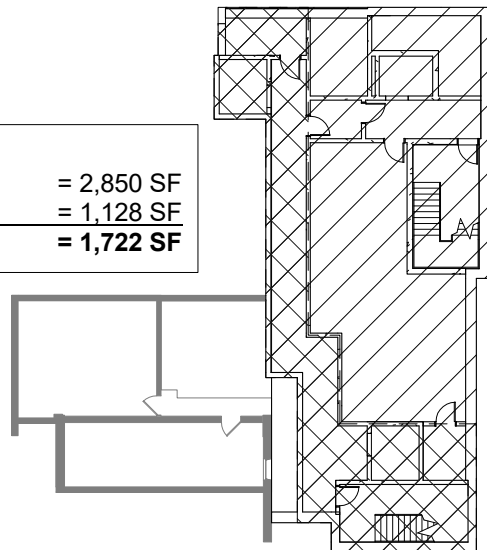
SECOND FLOOR
 TOTAL AREA = 17,423 SF
 GEN DIST / J&DR = 0 SF
 SHARED = 17,423 SF

SECOND FLOOR

LEGEND



BASEMENT
 TOTAL AREA = 2,850 SF
 GEN DIST / J&DR = 1,128 SF
 SHARED = 1,722 SF



BASEMENT

TOTAL BUILDING
 TOTAL AREA = 40,158 SF
 GEN DIST / J&DR = 12,968 SF
 = 32%
 SHARED = 27,190 SF
 = 68%

Courthouse Cost Apportionment Formula

September 29, 2020

$$\frac{\text{City Population}}{\text{City + County Population}} \times \frac{\text{Shared Courthouse Space}}{\text{Total Courthouse Space}} = \text{City's Percentage of Cost}$$

$$\frac{8,261}{(8,261 + 17,855)} \times \frac{27,190}{40,158} = \text{City's Percentage of Cost}$$

$$0.316319498 \times 0.677075552 = 0.214172198$$

21.42%

Schematic Design Cost Estimate Report

Report Date October 14, 2020

Revision Date October 14, 2020

Prepared for:

Glave & Holmes Architecture



Southampton County Courthouse Repair and Renovation of Courthouse Facilities Courtland, VA





COST ESTIMATE CLARIFYING NOTES & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract.
- Without exception, we have included hard construction costs only and all soft construction costs are excluded. Please refer to list of Owner Budget Items.
- The Limits of Construction are those indicated on the documents provided.
- We have included and allowance for HAZMAT abatement costs.
- Design Contingency accounts for the costs of yet unidentified scope requirements and has been included as shown in the summary.
- Construction Contingency accounts for the costs of change orders. A Construction Contingency has not been included. We recommend that the owner carry an additional 3-5% Construction Contingency for unforeseen conditions.
- Escalation accounts for the inflationary effects of elapsed time and has been included.
- Our costs do not include any Owner Furniture storage or moving costs.
- All cost data is based on Open Shop wage and burden rates.



OWNER COSTS NOT INCLUDED IN OUR COSTS ANALYSIS

We have found during the budgeting phase, Owners sometimes do not fully consider all the costs they will incur when implementing capital improvements. For convenience, we provide below a list of common non-construction Owner costs.

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.



COMMON OWNER COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Builder's risk
- Liability
- Title
- Other

LEGAL FEES

- Real estate, land, zoning, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas Company fees
- Power company fees
- Telephone company fees



COMMON OWNER COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact 'D' Daigle, CVS, CPE – Vice President or Joe Adams – Senior Project Manager regarding this project should you have any questions or concerns.

Revision 1													STAT BOX			
Report: Progress Cost Report				Status: Schematic Design				Prep by: dr/ja/ct/mv Date [subm] October 14, 2020								
Project: Southampton County Courthouse				Client: Glave and Holmes				Chckd by: dd/sm					See footer			
Location: Courtland, VA				Owner/Dept: Southampton County				D&S Job no.:2020134					©Downey & Scott 2020			
Addl Ref: Plans Dated September 30, 2020																
													Renovation 11,544.00			
													Slab on Grade 14,115.00			
													Structural Deck 14,496.00			
													TOTAL New Add GSF 28,611.00			
													TOTAL Renov GSF 11,544.00			
													TOTAL Comb. GSF 40,155.00			
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Ref to Intro Notes Platform																
D1	D2	D3	D4	G1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension	
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn	

DIV# CSI DIVISION SUMMARY											SITE WORK	RENOVATION	ADDITION	ADDITION
											SUBTOTAL	SUBTOTAL	SUBTOTAL	COST per SF
GENERAL REQUIREMENTS												126,684.16	506,736.63	17.71
A10 FOUNDATIONS												18,881.64	253,713.06	8.87
A20 BASEMENT CONSTRUCTION												0.00	133,024.84	3.31
B10 SUPERSTRUCTURE												53,743.54	920,029.35	32.16
B20 EXTERIOR ENCLOSURE												141,655.95	1,264,139.06	44.18
B30 ROOFING												46,402.11	289,132.59	10.11
C10 INTERIOR CONSTRUCTION												458,551.26	1,274,958.48	44.56
C20 STAIRS												27,598.16	132,030.80	4.61
C30 INTERIOR FINISHES												273,479.68	625,380.99	21.86
D10 CONVEYING EQUIPMENT												81,850.14	280,337.84	9.80
D20 PLUMBING												183,473.72	418,843.41	14.64
D30 HVAC												426,170.11	1,031,861.35	36.07
D40 FIRE SUPPRESSION												137,948.63	209,987.21	7.34
D50 ELECTRICAL												487,813.36	1,346,747.73	47.07
E10 EQUIPMENT												5,510.91	7,943.13	0.28
E20 FURNISHINGS												50,950.74	113,534.66	3.97
F10 SPECIAL CONSTRUCTION												0.00	0.00	0.00
F20 SELECTIVE BUILDING DEMO												159,835.17	0.00	0.00
G10 SITE PREPERATION											492,555.26			17.22
G20 SITE IMPROVEMENTS											384,583.03			13.44
G30 SITE MECHANICAL UTILITIES											285,240.17			9.97
G40 SITE ELECTRICAL UTILITIES											129,309.83			4.52
SUBTOTALS											1,291,688.30	2,680,549.28	8,808,401.16	
DESIGN CONTINGENCY design											129,168.83	268,054.93	880,840.12	
SUBTOTAL											1,420,857.13	2,948,604.21	9,689,241.27	
GROSS RECEIPTS TAX											0.00%	0.00	0.00	0.00
SUBTOTAL											1,420,857.13	2,948,604.21	9,689,241.27	
INSURANCE Bldr's Risk											7,672.63	15,922.46	52,321.90	
SUBTOTAL											1,428,529.76	2,964,526.67	9,741,563.18	
ESCALATION 3.17% Bids May 2021											45,236.78	93,876.68	308,482.83	
SUBTOTAL											1,473,766.53	3,058,403.35	10,050,046.01	
OVERHEAD & PROFIT 6.25%											92,110.41	191,150.21	628,127.88	
SUBTOTAL											1,565,876.94	3,249,553.56	10,678,173.89	
BONDS 1.28%											20,043.22	41,594.29	136,680.63	
TOTAL Compounded percentage											1,585,920.17	3,291,147.84	10,814,854.51	
TOTAL PROJECT HARD CONSTRUCTION COSTS													\$15,691,923	390.78

Revision 1

Report: Progress Cost Report
 Project: Southampton County Courthouse
 Location: Courtland, VA
 Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
 Client: Glave and Holmes
 Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
 Chckd by: dd/sm See footer
 D&S Job no.:2020134 ©Downey & Scott 2020

Revised: October 14, 2020

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Ref to Intro Notes Platform

STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

ALTERNATES

West Elevation Alternate 1 DEDUCT -\$32,332
 West Elevation Alternate 2 DEDUCT -\$41,064

HVAC OPTIONS (options included GC Mark-ups)

HVAC Option 1 - Multi-Zone Packaged DX VAV with Terminal Reheat \$1,790,154
 HVAC Option 2 - Variable Refrigerant Flow (VRF) System with Dedicated Outdoor Air System (DOAS) \$2,260,286

Revision 1													STAT BOX																																	
Report: Progress Cost Report			Status: Schematic Design			Prep by: dr/ja/ct/mv Date [subm] October 14, 2020																																								
Project: Southampton County Courthouse			Client: Glave and Holmes			Chckd by: dd/sm			See footer																																					
Location: Courtland, VA			Owner/Dept: Southampton County			D&S Job no.:2020134			©Downey & Scott 2020			Renovation 11,544.00																																		
Addl Ref: Plans Dated September 30, 2020									Revised: October 14, 2020			Slab on Grade 14,115.00																																		
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ADDITION

Gen Cond	GENERAL CONDITIONS	GC Self Performed													
Gen Cond															
Gen Cond	Office Project Management (Personal With Direct Project														
Gen Cond	Time. Not Assoc With Normal Inner Office Overhead)														
Gen Cond	Senior Project Manager			6.28	MOS						11,555.90			72,571.08	
Gen Cond															
Gen Cond	Field Supervision														
Gen Cond	Onsite Project Superintendent			16.00	MOS						10,833.66			173,338.56	
Gen Cond	Super's laborer			16.00	MOS						5,537.20			88,595.26	
Gen Cond															
Gen Cond	Project Staging Logistics, and Layout														
Gen Cond	Extended Costs assoc. with Staging and Layout			1.00	LS						30,625.00			30,625.00	
Gen Cond															
Gen Cond	Super's equipment														
Gen Cond	Super's pick-up truck			16.00	MOS						577.70			9,243.20	
Gen Cond	Super's small tool package gang box			16.00	MOS						129.32			2,069.12	
Gen Cond															
Gen Cond	Trailers temporary														
Gen Cond	Trailer field office GC rental			16.00	MOS						583.00			9,328.00	
Gen Cond	40' trailer field stor rental	(2) units		16.00	MOS						398.83			6,381.20	
Gen Cond	Trailer set-up			2.00	EA						278.25			556.50	
Gen Cond	Trailer del/set/rtrn			2.00	TRIP						121.90			243.80	
Gen Cond															
Gen Cond	Toilets temporary														
Gen Cond	Toilet temporary rental	(4) units		16.00	MOS						415.52			6,648.32	
Gen Cond	Toilet del/set/rtrn			1.00	LS						111.30			111.30	
Gen Cond															
Gen Cond	Equipment temporary														
Gen Cond	Roads temporary inst & rem see Div 2														
Gen Cond	Rental eq temporary inst & rem misc			1.00	LS						11,425.00			11,425.00	
Gen Cond	Small tools & misc rentals			1.00	LS						7,793.95			7,793.95	
Gen Cond															
Gen Cond	Site graphics temporary														
Gen Cond	Sign project inst & rem custom			1.00	EA						493.50			493.50	
Gen Cond	Sign GC inst & rem pro-rata			1.00	EA						281.50			281.50	
Gen Cond	Bulletin bd GC inst & rem pro-rata			1.00	EA						281.50			281.50	
Gen Cond	Mock-up wall panel			1.00	EA						25,000.00			25,000.00	

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Gen Cond	Utilities temporary														
Gen Cond	Phone usage office				16.00	MOS					164.30			2,628.80	
Gen Cond	Phone usage mobile Cell				16.00	MOS					174.90			2,798.40	
Gen Cond	Elec serv connection								By electrician						
Gen Cond	Elec serv phase 1 trailer				16.00	MOS					106.00			1,696.00	
Gen Cond	Elec temp lighting				7.20	MOS					482.30			3,472.56	
Gen Cond	Water hook-up								By plumber						
Gen Cond	Services by GC [or designated sub]														
Gen Cond	Inspections All Services				1.00	LS					29,680.00			29,680.00	
Gen Cond	CPM as-planned schedule				1.00	LS					4,028.00			4,028.00	
Gen Cond	CPM schedule updates				15.00	MOS					795.00			11,925.00	
Gen Cond	Surveyor stake out all services inc Existing Utility Survey				1.00	LS					12,720.00			12,720.00	
Gen Cond	Surveyor as-built design dwg				1.00	LS					9,010.00			9,010.00	
Gen Cond	GC photos Digital Camera and Pics				1.00	EA					1,272.00			1,272.00	
Gen Cond	Protection temporary														
Gen Cond	Safety misc allowance				1.00	LS					6,890.00			6,890.00	
Gen Cond	Fencing rental contract				2,100.00	LF					6.63			13,912.50	
Gen Cond	Clean-up & Punchlist														
Gen Cond	Clean streets machine				1.00	LS					1,177.30			1,177.30	
Gen Cond	Final punchlist				1.00	LS					2,350.00			2,350.00	
Gen Cond	Final clean-up cleaning subcontractor				40,155.00	GSF					0.52			20,812.34	
Gen Cond	Dumpster 20 CY general use by the pull 2 units				64.00	PULL					683.70			43,756.80	
Gen Cond	Dumpster 20 CY general use rental				1.00	EA					132.50			132.50	
Gen Cond	Permits														
Gen Cond	Building general permit fee													By Owner	
Gen Cond	Water primary connection fee													By Owner	
Gen Cond	Sewer primary connection fee													By Owner	
Gen Cond	Gas primary connection fee													By Owner	
Gen Cond	Power primary connection fee													By Owner	
Gen Cond	Telephone primary connection fee													By Owner	

Revision 1

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Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
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Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
Chckd by: dd/sm See footer
D&S Job no.:2020134 ©Downey & Scott 2020

Revised: October 14, 2020

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Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

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Gen Cond	Office supplies & repro															
Gen Cond	Office supplies			1.00	LS						1,356.80			1,356.80		
Gen Cond	As-built sepias corrections by super			1.00	LS						5,830.00			5,830.00		
Gen Cond	Dwg. and Doc. Reproduction inc. Doc.s for Subs			1.00	LS						6,625.00			6,625.00		
Gen Cond	GC mobilization / demobilization			1.00	LS						6,360.00			6,360.00		
Gen Cond	Subtotal															
Gen Cond	Sales_taxes	6.00% for material and equipment														
Gen Cond	Payroll_brnd	39.00% labor burden														
Gen Cond	GENERAL CONDITIONS Div. TOTAL														633,420.79	

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Foundations	Addition	A10 - FOUNDATIONS													
Foundations	Addition														
Foundations	Addition	Excavation													
Foundations	Addition	Under pinning hand/mch inc jacks													
				22.00									59.76		146.09
Foundations	Addition	LF of Wall													
Foundations	Addition	Excavate by mch Elev Pit													
				102.00									36.60		1,976.21
Foundations	Addition														
Foundations	Addition	Con't Exterior Footing Calculator													
Foundations	Addition	MARK/Rebar Sz Length Width Depth Concrete													
Foundations	Addition	591.00 2.50 1.00 54.72													
													32.84		1,797.05
Foundations	Addition	217.00 3.50 1.00 28.13													
													32.84		923.76
Foundations	Addition														
Foundations	Addition	Con't Interior Footing Calculator													
Foundations	Addition	MARK/Rebar Sz Length Width Depth Concrete													
Foundations	Addition	214.00 2.00 1.00 15.85													
													32.84		520.57
Foundations	Addition														
Foundations	Addition	Column Footing Calculator													
Foundations	Addition	Count Length Width Depth Concrete													
Foundations	Addition	32.00 7.00 7.00 1.00 58.07													
													32.84		1,907.12
Foundations	Addition														
Foundations	Addition	Column Piers Calculator													
Foundations	Addition	Count Height Width Depth Concrete													
Foundations	Addition	32.00 1.50 1.50 2.00 5.33													
Foundations	Addition														
Foundations	Addition	Excavation ONLY													
Foundations	Addition	Backfill machine col ftgs and con't wall ftgs													
													37.67		1,063.14
Foundations	Addition	Backfill hand col ftgs													
													22.92		143.72
Foundations	Addition	Earth spoils disposal													
													25.46		3,991.86
Foundations	Addition														
Foundations	Addition	Backfill Interior													
Foundations	Addition	Int backfill by conc sub using onsite earth materials													
													27.97		1,841.58
Foundations	Addition														
Foundations	Addition	Foundation Formwork													
Foundations	Addition	Formwork footings Col footings													
													4.16		2,872.13
Foundations	Addition	Formwork footings Cont. wall footings													
													2.52		4,403.08
Foundations	Addition	Formwork Col Piers													
													4.16		1,130.24
Foundations	Addition	Formwork Underpinning single side													
													6.21		546.63

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Foundations	Addition														
Foundations	Addition	Foundation Reinforcement													
Foundations	Addition	Bar #	Unit weight												
Foundations	Addition		Lbs. per foot			Total LF									
Foundations	Addition	3	0.376			576.00									
Foundations	Addition	4	0.668			480.00									
Foundations	Addition	5	1.043			6865.51									
Foundations	Addition	Black stl Reinforcement				3.85 TNS					3,453.97			13,294.23	
Foundations	Addition	Chairs and Accessories				0.08 TNS					3,453.97			265.88	
Foundations	Addition	Foundation Placement													
Foundations	Addition	Place con't exterior wall footings			3,000 PSI	82.85 CY					162.48			13,461.54	
Foundations	Addition	Place column footings			3,000 PSI	58.07 CY					162.48			9,435.72	
Foundations	Addition	Place con't interior wall footings & trench dr base			3,000 PSI	15.85 CY					162.48			2,575.57	
Foundations	Addition	Place Col Piers			3,000 PSI	5.33 CY					162.48			866.55	
Foundations	Addition	Place underpinning				6.52 CY					1,252.52			8,164.57	
Foundations	Addition	Pumping & / or Mechanical Placement													
Foundations	Addition	Pumping premium per CY				168.63 CY					21.22			3,578.50	
Foundations	Addition	Misc. Foundation Items													
Foundations	Addition	Anchor bolts for lev pl set by conc sub				128.00 EA					5.25			671.90	
Foundations	Addition	Stl plates leveling set by conc sub				32.00 EA					70.98			2,271.31	
Foundations	Addition	Dowel and epoxy to existing ftgs/slabs				106.00 EA					28.22			2,991.08	
Foundations	Addition	Accessories misc.			Allowances	1.00 LS					3,624.00			3,624.00	
Foundations	Addition	Additional specified reqs			Allowances	1.00 LS					3,189.36			3,189.36	
Foundations	Addition	CIP Foundation Reinforce Concrete Walls, Cheek Wall													
Foundations	Addition	CIP Foundation Wall Form Work													
Foundations	Addition	Formwork Elev pit walls				1,224.00 SF					3.82			4,680.74	
Foundations	Addition	Formwork Elev sump boxout				3.00 EA					74.63			223.88	
Foundations	Addition	CIP Foundation Wall Reinforcement													
Foundations	Addition	Bar #	Unit weight												
Foundations	Addition		Lbs. per foot			Total LF									
Foundations	Addition	4	0.668			612.00									

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Foundations	Addition														
Foundations	Addition	CIP Foundation Wall Placement													
Foundations	Addition	Place elev pit Walls 12" wide		3,000 PSI		22.67 CY					177.94		4,033.28		
Foundations	Addition	Place Elev Pit / slab		3,000 PSI		9.00 CY					162.48		1,462.30		
Foundations	Addition	Pumping & / or Mechanical Placement													
Foundations	Addition	Pumping premium per CY				31.67 CY					21.22		672.00		
Foundations	Addition	Slab-On-Grade													
Foundations	Addition					14,115.00 SF									
Foundations	Addition	SOG Prep.													
Foundations	Addition	Fine grade to subgrade				14,115.00 SF					0.40		5,625.84		
Foundations	Addition	Perim insul 2" polystyrene				3,232.00 SF					1.21		3,905.62		
Foundations	Addition	Porous fill gravel		note: 4"		251.95 TNS					35.93		9,053.78		
Foundations	Addition	Moist barrier				14,820.75 SF					1.99		29,535.65		
Foundations	Addition	Joints control sawn				705.75 LF					1.06		748.12		
Foundations	Addition	Joints pre-mlded fillers				1,236.00 LF					1.25		1,546.02		
Foundations	Addition	Formwork													
Foundations	Addition	Formwork diamonds 4"				256.00 SF					2.78		712.07		
Foundations	Addition	Slab-On-Grade Reinforcing													
Foundations	Addition	Mesh 6x6-10/10 W2.1/W2.1		SOG		16,938.00 SF					0.69		11,644.36		
Foundations	Addition	Bar #		Unit weight											
Foundations	Addition			Lbs per foot		Total LF									
Foundations	Addition	4		0.668		474.26									
Foundations	Addition	Black stl small quant				0.16 TNS					3,453.97		547.12		
Foundations	Addition	Chairs and Accessories				0.12 TNS					3,453.97		420.47		
Foundations	Addition	Mas rebar black stl													
Foundations	Addition					6.63 TONS									
Foundations	Addition	Placement		See below for pumping											
Foundations	Addition	Place SOG		3,500 PSI		182.97 CY					173.84		31,808.00		
Foundations	Addition	Place stairs struc conc		3,500 PSI		CY					192.50		0.00		
Foundations	Addition	Place SOG- extra strength		4,000 PSI		182.97 CY					181.47		33,204.44		
Foundations	Addition	Isolation boxes at columns			32.00	2.37 CY					192.50		456.29		

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Foundations	Addition														
Foundations	Addition	Pumping & / or Mechanical Placement													
Foundations	Addition	Pumping premium per CY		368.31	CY						21.22		7,816.03		
Foundations	Addition	SOG Finishing													
Foundations	Addition	Trowel slabs fine		14,115.00	SF						0.69		9,695.56		
Foundations	Addition	Trowel trds/risers incl above													
Foundations	Addition	Protect & cure slabs		14,115.00	SF						0.07		1,017.43		
Foundations	Addition	Seal slabs		14,115.00	SF						0.39		5,565.89		
Foundations	Addition	Misc.													
Foundations	Addition	Accessories misc.			Allowance	1.00	LS				1,684.80		1,684.80		
Foundations	Addition	Subtotal													
Foundations	Addition	Sales_taxes													
Foundations	Addition														
Foundations	Addition	Payroll_brdn													
Foundations	Addition														
Foundations	Addition	SC MU													
Foundations	Addition	OH & P													
Foundations	Addition	FOUNDATION Div. TOTAL													253,713.06

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Wall	117.00	0.66	13.00	63.72					37.04		2,360.17			Basement	Addition	Sheeting & shoring				2,743.00 SF					24.96		68,468.85			Basement	Addition	Earth spoils disposal Assumed Unsuitable Backfill				114.92 CY					6.39		733.84			Basement	Addition	Backfill of Walls Allowance of Import Soils/57 Gravel				91.94 CY					29.88		2,747.08			Basement	Addition	CIP Foundation Wall Form Work													Basement	Addition	Formwork walls multi-uses	94.00	13.00		5,486.00 SF					1.80		9,864.61			Basement	Addition	Formwork Elev pit walls				0.00 SF					3.82		0.00			Basement	Addition	CIP Foundation Wall Reinforcement													Basement	Addition	Bar #	Unit weight													Basement	Addition		Lbs. per foot			Total LF										Basement	Addition	4	0.668			5486.00										Basement	Addition	6	1.502			5486.00										Basement	Addition	Black stl small quant				5.95 TNS					3,453.97		20,559.09			Basement	Addition	Chairs and Accessories				0.12 TNS					3,453.97		411.18			Basement	Addition	CIP Foundation Wall Placement													Basement	Addition	Place walls	< 12' H X 1' W	3,000 PSI		114.92 CY					177.94		20,449.01			Basement	Addition	Pumping & / or Mechanical Placement													Basement	Addition	Pumping premium per CY				114.92 CY					21.22		2,438.76		
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Revision 1													STAT BOX		
Report: Progress Cost Report			Status: Schematic Design			Prep by: dr/ja/ct/mv Date [subm] October 14, 2020									
Project: Southampton County Courthouse			Client: Glave and Holmes			Chckd by: dd/sm			See footer						
Location: Courtland, VA			Owner/Dept: Southampton County			D&S Job no.:2020134			©Downey & Scott 2020						
Addl Ref: Plans Dated September 30, 2020									Revised: October 14, 2020						
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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

Basement	Addition															
Basement	Addition	CIP Foundation Wall Finishing														
Basement	Addition	Rub/Fill and Inspect walls		2743.00 SF							0.67		1,826.02			
Basement	Addition															
Basement	Addition	CIP Foundation Walls Misc. Items														
Basement	Addition	Water stops		215.80 LF							5.89		1,270.03			
Basement	Addition															
Basement	Addition															
Basement	Addition	Subtotal														
Basement	Addition	Sales_taxes														
Basement	Addition	Payroll_brdn														
Basement	Addition															
Basement	Addition	SC MU														
Basement	Addition	OH & P														
Basement	Addition	BASEMENT Div. TOTAL														133,024.84

Revision 1

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Project: Southampton County Courthouse
Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
Client: Glave and Holmes
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Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
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STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

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Superstructure	Addition	B10 - Superstructure																	
Superstructure	Addition																		
Superstructure	Addition	Elevated Slabs and Slab-On-Deck FLOORING																	
Superstructure	Addition	14,496.00 GSF																	
Superstructure	Addition	Slab-On-Deck Formwork																	
Superstructure	Addition																		
Superstructure	Addition	Slab-On-Deck Reinforcing																	
Superstructure	Addition	Mesh 6x6-10/10 W1.4/W1.4	SOD	15,336.77 SF												0.60	9,165.11		
Superstructure	Addition	Bar #	Unit weight																
Superstructure	Addition		Lbs. per foot	Total LF															
Superstructure	Addition	4	0.668	405.89															
Superstructure	Addition	Black stl small quant		0.14 TNS												3,453.97	468.24		
Superstructure	Addition	Chairs and Accessories		0.11 TNS												3,453.97	380.17		
Superstructure	Addition	Mas rebar black stl		6.00 TONS															
Superstructure	Addition	Placement	See below for pumping																
Superstructure	Addition	Place SOD	3" total	3,500 PSI	214.76 CY												185.57	39,852.38	
Superstructure	Addition	Place SOD as Light Weight			214.76 CY												46.56	9,997.99	
Superstructure	Addition																		
Superstructure	Addition	Pumping & / or Mechanical Placement																	
Superstructure	Addition	Pumping premium per CY		214.76 CY												21.22	4,557.34		
Superstructure	Addition																		
Superstructure	Addition	Slab-On-Deck Finishing																	
Superstructure	Addition	Trowel slabs fine		14,496.00 SF												0.69	9,957.26		
Superstructure	Addition	Trowel trds/risers incl above																	
Superstructure	Addition	Protect & cure slabs		14,496.00 SF												0.07	1,044.89		
Superstructure	Addition																		
Superstructure	Addition	Misc.																	
Superstructure	Addition	Accessories misc.	Allowance	1.00 LS												2,018.40	2,018.40		
Superstructure	Addition	Additional specified reqs	Allowance	1.00 LS												1,518.72	1,518.72		
Superstructure	Addition																		
Superstructure	Addition																		

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Superstructure	Addition	METALS	Subcontracted												
Superstructure	Addition														
Superstructure	Addition	Superstructure													
Superstructure	Addition														
Superstructure	Addition	Location	Area	WT stl/SF	Lbs.	Extended									
Superstructure	Addition					Quantity									
Superstructure	Addition	Floor frame Allowance													
Superstructure	Addition	Columns				15.22 TNS					3,950.59		60,131.08		
Superstructure	Addition	Horiz flr frm				69.22 TNS					3,950.59		273,453.23		
Superstructure	Addition														
Superstructure	Addition	Connections	misc.												
Superstructure	Addition	Studs	shear type	composite constr	Nom Avg .22 PSF	3,189 EA					2.90		9,233.96		
Superstructure	Addition	Factor [10%]	plates	bridging	misc. connects	8.44 TNS					4,179.62		35,292.40		
Superstructure	Addition														
Superstructure	Addition	Metal Floor Deck													
Superstructure	Addition	2" metal deck	galvanized			14,115 SF					3.96		55,890.70		
Superstructure	Addition	Angle closure	cont around	deck & opns	5-1/4"	594 LF					9.35		5,554.32		
Superstructure	Addition														
Superstructure	Addition	Roof Construction													
Superstructure	Addition														
Superstructure	Addition	Roof frame - Allowance													
Superstructure	Addition	Columns				14.82 TNS					3,950.59		58,550.65		
Superstructure	Addition	Roof frame				45.87 TNS					3,832.58		175,814.85		
Superstructure	Addition														
Superstructure	Addition	Connections	misc.	related to roof											
Superstructure	Addition	Factor [10%]	plates	bridging		6.07 TNS					3,648.44		22,144.00		
Superstructure	Addition														
Superstructure	Addition	Metal Roof Deck													
Superstructure	Addition	1 1/2" metal deck				9,212.00 SF					3.65		33,657.36		
Superstructure	Addition	Horiz roof frame	Cont. angle rf closure			3.60 TNS					3,886.26		13,997.52		
Superstructure	Addition														
Superstructure	Addition	MISCELLANEOUS METALS	Subcontracted												
Superstructure	Addition														
Superstructure	Addition	Misc. shop fabrications													
Superstructure	Addition	Steel lintel assemblies coordinate w/str stl				2.73 TNS					4,179.62		11,428.30		
Superstructure	Addition	Elevator hoist beam				0.27 TNS					4,179.62		1,128.50		
Superstructure	Addition	Elevator sill angle				0.39 TNS					3,292.20		1,288.89		
Superstructure	Addition	Elevator pit ladder				18.00 LF					67.44		1,213.84		
Superstructure	Addition	Shop Drawings				1.00 LS					6,250.00		6,250.00		

Revision 1													STAT BOX					
Report: Progress Cost Report						Status: Schematic Design		Prep by: dr/ja/ct/mv Date [subm] October 14, 2020										
Project: Southampton County Courthouse						Client: Glave and Holmes		Chckd by: dd/sm					See footer					
Location: Courtland, VA						Owner/Dept: Southampton County		D&S Job no.:2020134					©Downey & Scott 2020					
Addl Ref: Plans Dated September 30, 2020																		
													Renovation 11,544.00					
													Slab on Grade 14,115.00					
													Structural Deck 14,496.00					
													TOTAL New Add GSF 28,611.00					
													TOTAL Renov GSF 11,544.00					
													TOTAL Comb. GSF 40,155.00					
Ref to Intro Notes Platform																		
D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension			
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn			

Ext. Enclosure	Addition	B20 Exterior Enclosure													
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	Fabrication arch fob jobsite													
Ext. Enclosure	Addition	PC Sills and bands		525.00	LF						38.81			20,377.85	
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	MASONRY Subcontracted													
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	Brick Veneer (includes scaffolding, motar, flashing, cleaning, equipment, etc.)													
Ext. Enclosure	Addition	Field Brick Veneer	15,560.50	SF		6.67	103,788.56	EA			4.89			507,311.81	
Ext. Enclosure	Addition	Recessed Brick	702.00	SF		6.67	4,682.34	EA			5.50			25,754.60	
Ext. Enclosure	Addition	Brick Arch and Jack Arch					494.00	LF			3.49			1,722.78	
Ext. Enclosure	Addition	Watertable	482.00	LF		5.00	2,410.00	EA			4.06			9,793.60	
Ext. Enclosure	Addition	Brick Corbel	30.00	LF		5.00	150.00	EA			4.06			609.56	
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	CMU backup (includes, rebar, grout, equipment, ect.)													
Ext. Enclosure	Addition	08/08/16 reg	1,417.00	SF		1.13	1,594.13	EA			16.76			26,711.10	
Ext. Enclosure	Addition	08/08/16 rated	3,198.00	SF		1.13	3,597.75	EA			18.26			65,679.26	
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	Substructure (includes, regar, grut, flashing etc.)													
Ext. Enclosure	Addition	Foundation block													
Ext. Enclosure	Addition	06/08/16 reg	1,212.00	SF		1.13	1,363.50	EA			16.47			22,463.46	
Ext. Enclosure	Addition	08/08/16 reg	1,212.00	SF		1.13	1,363.50	EA			16.76			22,846.75	
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	LIGHT GAUGE STRUCTURAL STEEL FRAMING													
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	Framed Walls													
Ext. Enclosure	Addition	Table	LF	Ht	Spacing	Wall area	UM								
Ext. Enclosure	Addition	Insert LF	>	514.00	13.00		1.33	6,682.00							
Ext. Enclosure	Addition	Track 6" -18 Ga					1,079.40	LF			6.29			6,786.08	
Ext. Enclosure	Addition	Stud 6" -18 Ga		13.00			1.33	5,626.95	LF		6.98			39,295.08	
Ext. Enclosure	Addition	Exterior Sheeting Qty.					7,056.19	SF							
Ext. Enclosure	Addition	GWB on inside face of exterior LGSSF					7,149.74	SF							

Refer to below for cost

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Ext. Enclosure	Addition														
Ext. Enclosure	Addition	Framed Walls													
Ext. Enclosure	Addition	Table	LF	Ht	Spacing	Wall area	UM								
Ext. Enclosure	Addition	Insert LF	>	318.00	14.00	1.33	4,452.00								
Ext. Enclosure	Addition	Track 6" -18 Ga					667.80	LF			6.29			4,198.39	
Ext. Enclosure	Addition	Stud 6" -18 Ga		14.00	1.33	3,749.05	LF				6.98			26,181.04	
Ext. Enclosure	Addition	Exterior Sheeting Qty.				4,701.31	SF				Refer to below for cost				
Ext. Enclosure	Addition	GWB on inside face of exterior LGSSF				4,763.64	SF								
Ext. Enclosure	Addition	Z furring- 2"	20 ga			108.00	LF				2.13			230.07	
Ext. Enclosure	Addition	LGSSF	LGSSF fasteners/acc for gross LF			11,123.20	LF				0.15			1,641.25	
Ext. Enclosure	Addition	Man Lifts				1.00	LS				2,799.56			2,799.56	
Ext. Enclosure	Addition	Coordinated construction drawings				1.00	EA				2,563.97			2,563.97	
Ext. Enclosure	Addition	Exterior sheathing fasteners				11,757.50	SF				0.55			6,436.42	
Ext. Enclosure	Addition	WOOD, PLASTICS & COMPOSITES GC Self Performed													
Ext. Enclosure	Addition	Gypsum Exterior Sheathing (DensGlass)													
Ext. Enclosure	Addition	5/8" x 4' x 8'				11,757.50	SF				2.17			25,537.52	
Ext. Enclosure	Addition	Fibercement siding													
Ext. Enclosure	Addition	Fiber Cement siding rainscreen system				110.00	SF				20.04			2,204.46	
Ext. Enclosure	Addition	Blocking	wndw blkcg	& shims		1,646.00	LF				1.93			3,169.57	
Ext. Enclosure	Addition	Columns & Pilasters													
Ext. Enclosure	Addition	Wood columns				10.00	EA				1,885.71			18,857.14	
Ext. Enclosure	Addition	Pilasters				16.00	EA				842.67			13,482.79	
Ext. Enclosure	Addition	Cornice Detail													
Ext. Enclosure	Addition	Cornice				794.00	LF				10.41			8,265.60	
Ext. Enclosure	Addition	Wood Balustrade				288.00	LF				67.78			19,522.00	
Ext. Enclosure	Addition	Wood Balustrade w/ balusters				50.00	LF				77.96			3,898.04	
Ext. Enclosure	Addition	Insulation													
Ext. Enclosure	Addition														

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Ext. Enclosure	Addition	Exterior Wall Insulation													
Ext. Enclosure	Addition	Mineral fiber batt insulation, 3 1/2"		11,757.50	SF						1.77		20,849.31		
Ext. Enclosure	Addition	Mineral fiber board insulation		16,372.50	SF						3.92		64,122.44		
Ext. Enclosure	Addition	Foundation Perimeter Insulation, 2" polystyrene													See SOG Conc. Div.
Ext. Enclosure	Addition	Damproofing													
Ext. Enclosure	Addition	Damproofing bituminous bel gr 2 coat		1,212.00	SF						1.15		1,392.86		
Ext. Enclosure	Addition	Fluid Vapor and Moisture Barrier													
Ext. Enclosure	Addition	Fluid Applied 40-60 mil Vapor & Moisture Barrier		16,372.50	SF						2.72		44,592.95		
Ext. Enclosure	Addition	Waterproofing													
Ext. Enclosure	Addition	Waterproofg elastomeric sheet		2,110.00	SF						2.80		5,915.62		
Ext. Enclosure	Addition	Protection/Drainage Board		2,110.00	SF						1.88		3,961.26		
Ext. Enclosure	Addition	Sealants													
Ext. Enclosure	Addition	Sealants Total Exterior Building System		28,611.00	GSF						0.47		13,502.76		
Ext. Enclosure	Addition	Exterior Doors and Frames - Roof access door													
Ext. Enclosure	Addition	Single type frame, slab, and hardware	SGL	1.00	EA						2,151.89		2,151.89		
Ext. Enclosure	Addition	Windows, Storefront & Curtainwall													
Ext. Enclosure	Addition	Aluminumn Clad window units		1,530.00	SF						60.27		92,213.60		
Ext. Enclosure	Addition	Aluminumn Clad window units with wood panels		550.00	SF						67.90		37,346.28		
Ext. Enclosure	Addition	Door, Exterior Aluminum Clad		10.00	LEAF						3,243.74		32,437.40		
Ext. Enclosure	Addition	Opener / Closer (actuator unit), swing door, per s		2.00	EA						4,355.40		8,710.80		
Ext. Enclosure	Addition	Opener, door auto push button for actuator unit		2.00	EA						1,029.46		2,058.91		
Ext. Enclosure	Addition	Painting													
Ext. Enclosure	Addition	Exterior Painting		40,155.00	GSF						1.16		46,543.22		
Ext. Enclosure	Addition	Subtotal													
Ext. Enclosure	Addition	Sales taxes													6.00% for material and equipment
Ext. Enclosure	Addition	Payroll_brdn													39.00% labor burden
Ext. Enclosure	Addition														
Ext. Enclosure	Addition														
Ext. Enclosure	Addition	SC MU													OH & P on self performed work
Ext. Enclosure	Addition	EXTERIOR ENCLOSURE Div. TOTAL													
															1,264,139.06

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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn																															

Roofing	Addition	B30 - Roofing													
Roofing	Addition														
Roofing	Addition	WOOD, PLASTICS & COMPOSITES	GC Self Performed												
Roofing	Addition														
Roofing	Addition	Roof Blocking													
Roofing	Addition	Pressure treated lumber													
Roofing	Addition	2x6 gr 2	3,781.89	LF							2.89		10,934.81		
Roofing	Addition	2x12 gr 2	720.36	LF							4.80		3,458.63		
Roofing	Addition														
Roofing	Addition	Misc. roofing													
Roofing	Addition	Walkway pads		Allowance	300.00	SF					4.01		1,202.75		
Roofing	Addition														
Roofing	Addition	Membrane Roofing													
Roofing	Addition														
Roofing	Addition	EPDM roofing system (Ethylene Propylene Diene Monomer)													
Roofing	Addition	EPDM fully adhered welded seams	9,212.00	SF							5.14		47,390.76		
Roofing	Addition	Bonding adhesive	9,212.00	SF							0.87		7,997.23		
Roofing	Addition	EPDM Membrane Roofing parapet and edge details	1,242.00	LF							14.76		18,330.97		
Roofing	Addition	EPDM roof extended warranty	9,212.00	SF							0.70		6,461.08		
Roofing	Addition														
Roofing	Addition	Insulation roofing													
Roofing	Addition	Poly-iso Board Insulation	9,212.00	SF							2.38		21,909.17		
Roofing	Addition	Tapered	2,303.00	SF							1.52		3,505.61		
Roofing	Addition														
Roofing	Addition	Naillable Insulation													
Roofing	Addition	Naillable insulation- polyiso w/5/8" plywood backii inc fasteners	7,286.70	SF							5.91		43,044.66		
Roofing	Addition														
Roofing	Addition	Angled cant strips	1,242.00	LF							2.69		3,346.16		
Roofing	Addition	Fiberglass 3/4" quantity moderate	9,212.00	SF							0.88		8,076.43		
Roofing	Addition														
Roofing	Addition	Shingle roofing system													
Roofing	Addition	Felt 30# glass fiber	7,286.70	SF							0.24		1,742.38		
Roofing	Addition	Shingles	7,286.70	SF							3.95		28,807.74		
Roofing	Addition	Ice shield	7,286.70	SF							0.74		5,363.75		

Revision 1

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Status: Schematic Design
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Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
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TOTAL Comb. GSF	40,155.00

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Roofing	Addition	Flashing & sheet metal													
Roofing	Addition	Flashing						2,664.00 SF			4.34		11,564.26		
Roofing	Addition	Mtl copings	preformed	.032 alum	anodized			278.00 SF			11.14		3,096.07		
Roofing	Addition	Mtl copings	preformed	20 oz				3,303.72 SF			13.60		44,914.11		
Roofing	Addition	Gutters & DS													
Roofing	Addition	Scupper drains	Boot					3.00 EA			139.66		418.98		
Roofing	Addition	Roof drains additional work	flashing / tapers etc.					17.00 EA			59.52		1,011.92		
Roofing	Addition	Gutters copper 6"	half round 16oz					534.00 LF			13.72		7,327.32		
Roofing	Addition	Downspouts copper 4"	dia					748.00 LF			12.34		9,227.80		
Roofing	Addition														
Roofing	Addition	Subtotal													
Roofing	Addition	Sales_taxes	6.00% for material and equipment												
Roofing	Addition	Payroll_brdn	39.00% labor burden												
Roofing	Addition														
Roofing	Addition														
Roofing	Addition	SC MU	OH & P	on self performed work											
Roofing	Addition	ROOFING Div.TOTAL												289,132.59	

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Int. Construction	Addition	C10 - Interior Construction													
Int. Construction	Addition														
Int. Construction	Addition	MASONRY	Subcontracted												
Int. Construction	Addition														
Int. Construction	Addition	Partition block	includes mortar, sand, durowall, forklift, dumpster, clean												
Int. Construction	Addition	08/08/16 reg	4,055.00 SF	1.13	4,561.88 EA						14.39		65,637.06		
Int. Construction	Addition	08/08/16 rated	15,909.00 SF	1.13	17,897.63 EA						14.99		268,214.09		
Int. Construction	Addition														
Int. Construction	Addition	Grout fill at Partition													
Int. Construction	Addition	Walls (8")	19,964.00 SF	0.003	59.89 CY						216.47		12,964.71		
Int. Construction	Addition														
Int. Construction	Addition	WOOD, PLASTICS & COMPOSITES	GC Self Performed												
Int. Construction	Addition														
Int. Construction	Addition														
Int. Construction	Addition	Interior Carpentry													
Int. Construction	Addition	Blocking	toilet accessories	#fixtures	85.00 FIXT						75.46		6,414.45		
Int. Construction	Addition	Blocking	Total Building System		28,611.00 GSF						0.08		2,230.41		
Int. Construction	Addition														
Int. Construction	Addition	Millwork													
Int. Construction	Addition	Stool/apron	assem	Solid surface- 1 color	284.00 LF						58.42		16,592.07		
Int. Construction	Addition	9 1/4"	wood base		540.00 LF						8.26		4,460.82		
Int. Construction	Addition	Base cap	moulding		540.00 LF						1.86		1,003.69		
Int. Construction	Addition	Crown	complete moulding assem		402.00 LF						9.69		3,894.22		
Int. Construction	Addition	Chair rail			540.00 LF						5.69		3,072.34		
Int. Construction	Addition	Cased Doorway- paint grade			1,420.00 LF						12.13		17,229.82		
Int. Construction	Addition	Wall Cap and apron- short wall			137.50 LF						18.79		2,583.11		
Int. Construction	Addition	Wood wainscot			1,620.00 SF						41.21		66,760.88		
Int. Construction	Addition	Built-in Reception Desk casework			10.00 LF						378.98		3,789.79		
Int. Construction	Addition														
Int. Construction	Addition	Courtroom Millwork													
Int. Construction	Addition	Judge/Clerk/Witness Benches			14.00 LF						3,111.01		43,554.19		
Int. Construction	Addition	Litigant Tables			12.00 LF						241.50		2,897.99		
Int. Construction	Addition	Court Reporter			4.00 LF						235.78		943.10		
Int. Construction	Addition	Courtroom Witness box			4.00 LF						216.70		866.78		
Int. Construction	Addition														
Int. Construction	Addition	Finish Work													
Int. Construction	Addition	Court room seating benches			80.00 LF						224.96		17,997.06		

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Int. Construction	Addition	Architectural Built-in Wood Casework (also see Div. #12 Furnishings)													
Int. Construction	Addition	Interior Insulation													
Int. Construction	Addition	4" Sound Adsorbing Insulation		16,807.50	SF						0.89			14,912.14	
Int. Construction	Addition	Firestopping													
Int. Construction	Addition	All penetrations piping/ductwork/chase etc.		40,155.00	SF						0.49			19,638.83	
Int. Construction	Addition	Sealants													
Int. Construction	Addition	Sealants Total Interior Building System		40,155.00	GSF						0.21			8,633.17	
Int. Construction	Addition	Fireproofing spray-on mineral fiber/cementitious													
Int. Construction	Addition	Fireproofing Of Stl Members and Decking		40,155.00	GSF						0.86			34,702.54	
Int. Construction	Addition	DOORS AND WINDOWS													
Int. Construction	Addition	Interior Doors and Frames													
Int. Construction	Addition	Single type frame, slab, and hardware	SGL	84.00	EA						2,054.91			172,612.12	
Int. Construction	Addition	Double type frame, slab, and hardware	DBL	2.00	EA						3,372.54			6,745.09	
Int. Construction	Addition	Note: sidelight glass must be added below													
Int. Construction	Addition	Detention Doors And Frames													
Int. Construction	Addition	3/0 x 7/0 x 2" Type "DC" w/polycarb SG-4 w/D1 frm		11.00	EA						3,109.71			34,206.76	
Int. Construction	Addition	Paper pass and speak-thru w/polycarb SG-4		36.00	SF						228.23			8,216.44	
Int. Construction	Addition	Storefront anod alum													
Int. Construction	Addition	Storefront anod alum tempered Interior		1,248.00	SF						42.55			53,096.91	
Int. Construction	Addition	Door, Interior storefront		7.00	LEAF						2,012.67			14,088.69	
Int. Construction	Addition	FINISHES Subcontracted													
Int. Construction	Addition	Wall Furring on CMU													
Int. Construction	Addition	GWB on 7/8 hat channel	5/8" (reg)	330.00	SF						3.98			1,314.03	

Revision 1													STAT BOX			
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													TOTAL Comb. GSF 40,155.00			
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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn	

Int. Construction	Addition															
Int. Construction	Addition	Gypsum Wall Board On Wall Systems														
Int. Construction	Addition	2-1/2" stud w/GWB on 1 side		5/8" (reg)		4,428.00 SF					4.58		20,301.72			
Int. Construction	Addition	3-5/8" stud w/GWB on 1 side		5/8" (reg)		3,955.50 SF					6.05		23,934.99			
Int. Construction	Addition	3-5/8" stud w/GWB on 2 sides		5/8" (reg)		9,099.00 SF					8.64		78,581.00			
Int. Construction	Addition	3-5/8" stud w/2GWB on 1 side		5/8" (reg)		5,008.50 SF					8.64		43,254.53			
Int. Construction	Addition	3-5/8" stud w/GWB on 2 sides		5/8" (X)		2,187.00 SF					9.63		21,057.28			
Int. Construction	Addition	3-5/8" stud w/2 GWB on 1 side, 1GWB on 1 side		5/8" (reg)		769.50 SF					11.83		9,102.49			
Int. Construction	Addition	3-5/8" stud w/2 GWB on 2 sides		5/8" (reg)		8,626.50 SF					11.83		102,043.68			
Int. Construction	Addition	6" stud w/GWB on 1 side		5/8" (reg)		507.00 SF					7.22		3,661.20			
Int. Construction	Addition	6" stud w/GWB on 2 sides		5/8" (reg)		1,647.00 SF					9.81		16,151.25			
Int. Construction	Addition	6" stud w/2 GWB on 2 sides		5/8" (reg)		351.00 SF					12.99		4,558.30			
Int. Construction	Addition															
Int. Construction	Addition	Individual Furring Components														
Int. Construction	Addition	Resilient Channel				5,797.00 LF					1.62		9,370.25			
Int. Construction	Addition															
Int. Construction	Addition	Metal Framed Shaft Walls Complete														
Int. Construction	Addition	Total for metal framed shaft wall as described above				918.00 SF					12.04		11,050.00			
Int. Construction	Addition															
Int. Construction	Addition	SPECIALTIES Subcontracted														
Int. Construction	Addition															
Int. Construction	Addition	Toilet acces														
Int. Construction	Addition	Grab bars 18"				10.00 EA					65.32		653.18			
Int. Construction	Addition	Grab bars 36"				10.00 EA					86.94		869.42			
Int. Construction	Addition	Grab bars 42"				15.00 EA					97.75		1,466.31			
Int. Construction	Addition	Soap dish surface mntd				10.00 EA					75.57		755.70			
Int. Construction	Addition	TP dispen dbl roll				15.00 EA					58.22		873.37			
Int. Construction	Addition	PT dispenser- roll , motion sensor t GP Enmotion				10.00 EA					126.66		1,266.59			
Int. Construction	Addition	PT dispen waste recept semi Recessed				5.00 EA					408.82		2,044.11			
Int. Construction	Addition	Waste recept surface mntd				10.00 EA					107.22		1,072.18			
Int. Construction	Addition															
Int. Construction	Addition	Mirrors														
Int. Construction	Addition	Stainless stl 36"x36" framed				10.00 EA					229.79		2,297.95			
Int. Construction	Addition															
Int. Construction	Addition	Media accessories														
Int. Construction	Addition	Whiteboards	OFOI													
Int. Construction	Addition	Tackboards	OFOI													
Int. Construction	Addition	Tack strips	OFOI													

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Int. Construction	Addition														
Int. Construction	Addition	Fire Extinguishers													
Int. Construction	Addition	Extinguisher 10# ABC w/full length strap style bracket		9.00	EA						82.35			741.13	
Int. Construction	Addition	Fire Extinguishers Cabinets													
Int. Construction	Addition	Cabinet fire ext. stainless stl 10# 9"deep		9.00	EA						232.32			2,090.87	
Int. Construction	Addition	Defibrillator													
Int. Construction	Addition	AED and Cabinet		1.00	EA						2,345.82			2,345.82	
Int. Construction	Addition	Signage graphics													
Int. Construction	Addition	Interior Door/Hall mntd Signage custom w/ braille		93.00	EA						61.06			5,678.98	
Int. Construction	Addition	Miscellaneous													
Int. Construction	Addition	Flagpoles													
Int. Construction	Addition	Knox Box		1.00	EA						462.94			462.94	
Int. Construction	Addition	Metal Shelving and Storage													
Int. Construction	Addition	File Cabinets, Storage, High Density mobile shelving by Owner													
Int. Construction	Addition	Subtotal													
Int. Construction	Addition	Sales_taxes													
Int. Construction	Addition	Payroll_brdn													
Int. Construction	Addition	SC MU OH & P on self performed work													
Int. Construction	Addition	INTERIOR CONSTRUCTION. TOTAL												1,274,958.48	

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Stairs	Addition	C20 - Stairs													
Stairs	Addition														
Stairs	Addition	Stair Construction													
Stairs	Addition	Stairs													
Stairs	Addition	Metal pan Fabricated Stairs	4'-5' wide Treads Per Riser	110.00	EA					383.18			42,149.76		
Stairs	Addition	Metal pan	landings	412.00	SF					67.73			27,903.71		
Stairs	Addition	Nosings		550.00	LF					3.84			2,111.45		
Stairs	Addition														
Stairs	Addition	Railings	Decorative												
Stairs	Addition	Wall mounted	primed stl 1 1/2" dia single rail	156.20	LF					105.48			16,475.61		
Stairs	Addition	Floor mounted	Picket type straight	167.20	LF					259.51			43,390.27		
Stairs	Addition														
Stairs	Addition	Subtotal													
Stairs	Addition	Sales taxes	6.00% for material and equipment												
Stairs	Addition	Payroll_brdn	39.00% labor burden												
Stairs	Addition														
Stairs	Addition	SC MU	OH & P on self performed work												
Stairs	Addition	STAIRS Div. TOTAL											132,030.80		

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Int. Finishes	Addition	C -30 INTERIOR FINISHES													
Int. Finishes	Addition														
Int. Finishes	Addition	GWB	ceilings												
Int. Finishes	Addition	GWB ceiling, incl susp interior		5/8" (moisture)		839.00 SF					6.79		5,695.33		
Int. Finishes	Addition	GWB bulkhead, inc frame mtl- straight		Allowance		1,000.00 SF					5.31		5,310.65		
Int. Finishes	Addition														
Int. Finishes	Addition	Marble thresholds				30.00 LF					21.44		643.31		
Int. Finishes	Addition														
Int. Finishes	Addition	Porcelain Tile													
Int. Finishes	Addition	Porcelain wall		includes stair A wainscot		4,152.00 SF					13.33		55,351.63		
Int. Finishes	Addition	Porcelain floor				724.00 SF					13.22		9,571.98		
Int. Finishes	Addition	Porcelain base				423.00 LF					15.32		6,479.34		
Int. Finishes	Addition														
Int. Finishes	Addition	Tile Floor Preparation													
Int. Finishes	Addition	Moisture resistant Anti-fracture Men 1/16" thick				724.00 SF					5.20		3,765.65		
Int. Finishes	Addition														
Int. Finishes	Addition	Terrazzo													
Int. Finishes	Addition	Portland Cement Terrazzo w/ dividers		gray		4,661.00 SF					30.21		140,810.77		
Int. Finishes	Addition														
Int. Finishes	Addition	Terrazzo Tile Cove Base 6"				1,220.00 LF					31.73		38,714.40		
Int. Finishes	Addition														
Int. Finishes	Addition	Epoxy (resinous)Terrazzo on treads and risers		stair A 22 steps		220.00 LF					42.21		9,285.80		
Int. Finishes	Addition														
Int. Finishes	Addition	Ceiling sys	acoustic												
Int. Finishes	Addition	2x2 grid- 15/16" T bar Grid				23,119.00 SF					2.01		46,503.84		
Int. Finishes	Addition	2x2 lay-in tile panel		Grade 1		11,484.00 SF					6.65		76,379.26		
Int. Finishes	Addition	2x2 lay-in tile panel		Grade 2		11,635.00 SF					4.11		47,784.11		
Int. Finishes	Addition														
Int. Finishes	Addition	Wall panels													
Int. Finishes	Addition	Acoustical Wall Panels				300.00 SF					18.55		5,564.51		

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Int. Finishes	Addition														
Int. Finishes	Addition	Vinyl/rubber													
Int. Finishes	Addition	Vinyl enhanced tile (VET) flooring		5,468.00	SF					4.24			23,200.96		
Int. Finishes	Addition														
Int. Finishes	Addition	Rubber stair treads flooring	total rise 64'	110.00	550.00	LF				13.32			7,328.26		
Int. Finishes	Addition	Rubber stair risers flooring			550.00	LF				7.50			4,126.43		
Int. Finishes	Addition	Rubber landings flooring			412.00	SF				6.23			2,568.67		
Int. Finishes	Addition														
Int. Finishes	Addition	Resilient wall base - Group 2, all other colors except white													
Int. Finishes	Addition	Using small tools.													
Int. Finishes	Addition	Wall base 6" base		4,490.00	LF					2.60			11,696.28		
Int. Finishes	Addition														
Int. Finishes	Addition	Carpet	Total SF												
Int. Finishes	Addition	Carpet tile	Grade 1	8,974.00	997.11	SY				58.64			58,475.21		
Int. Finishes	Addition	Carpet tile	Grade 2	7,970.00	885.56	SY				43.39			38,427.22		
Int. Finishes	Addition	Floor mats													
Int. Finishes	Addition														
Int. Finishes	Addition														
Int. Finishes	Addition	Painting													
Int. Finishes	Addition	Interior assembled unit cost building		11,544.00	GSF					1.27			14,604.89		
Int. Finishes	Addition	Exterior assembled unit cost building		11,544.00	GSF					0.56			6,417.02		
Int. Finishes	Addition	Dr & frm incl caulking		99.00	EA					66.14			6,547.82		
Int. Finishes	Addition	Concrete sealer		350.00	SF					0.36			127.66		
Int. Finishes	Addition														
Int. Finishes	Addition														
Int. Finishes	Addition	Subtotal													
Int. Finishes	Addition	Sales taxes	6.00% for material and equipment												
Int. Finishes	Addition	Payroll_brdn	39.00% labor burden												
Int. Finishes	Addition														
Int. Finishes	Addition														
Int. Finishes	Addition	SC MU	OH & P	on self performed work											
Int. Finishes	Addition	INTERIOR FINISHES Div. TOTAL											625,380.99		

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Plumbing	Addition	D - 20 PLUMBING Section													
Plumbing	Addition														
Plumbing	Addition	Plumbing Equipment													
Plumbing	Addition	Water Closet		13.00	EA						722.93			9,398.06	
Plumbing	Addition	Urinal		0.00	EA						596.44			0.00	
Plumbing	Addition	Lavatory		13.00	EA						622.30			8,089.94	
Plumbing	Addition	Automatic flush sensor and operator add premium		26.00	EA						234.42			6,094.84	
Plumbing	Addition	Penal Combination Fixture		5.00	EA						3,871.24			19,356.22	
Plumbing	Addition	Sink		5.00	EA						682.84			3,414.22	
Plumbing	Addition	Electric Water Cooler, bi-level		0.00	EA						1,375.15			0.00	
Plumbing	Addition	Mop Receptor		2.00	EA						865.56			1,731.12	
Plumbing	Addition	Refrig/Ice Maker/Dishwasher/Coffee Maker connection		8.00	EA						72.49			579.90	
Plumbing	Addition	Elevator Sump Pump		2.00	EA						7,435.36			14,870.72	
Plumbing	Addition	Trap Primer w/Soft Copper Runouts to Drains		4.00	EA						390.58			1,562.30	
Plumbing	Addition	Hydro Shock Absorbers		16.00	EA						155.53			2,488.51	
Plumbing	Addition	Floor Drain		4.00	EA						218.62			874.48	
Plumbing	Addition	Roof Drain/Overflow Drain		8.00	EA						706.36			5,650.89	
Plumbing	Addition	Downspout Nozzle		4.00	EA						534.55			2,138.21	
Plumbing	Addition	Clean-out		12.00	EA						70.90			850.84	
Plumbing	Addition	Hose Bibb		4.00	EA						67.31			269.26	
Plumbing	Addition	Wall Hydrant, non-freeze		6.00	EA						258.78			1,552.66	
Plumbing	Addition	Vacuum Relief Valve		1.00	EA						51.76			51.76	
Plumbing	Addition	Thermal Mixing Valve		1.00	EA						6,317.08			6,317.08	
Plumbing	Addition	Tempering Valve 1/2"		20.00	EA						155.53			3,110.63	
Plumbing	Addition	Backflow Preventer, 2-1/2" Incoming Service		1.00	EA						3,405.82			3,405.82	
Plumbing	Addition														
Plumbing	Addition	Domestic Water Heater													
Plumbing	Addition	Water Heater, electric		1.00	EA						13,738.56			13,738.56	
Plumbing	Addition	Circulation Pump w/ Valves		1.00	EA						1,000.46			1,000.46	
Plumbing	Addition	Total count fixture		157.00											
Plumbing	Addition														
Plumbing	Addition	Gas Piping System				Not Included									
Plumbing	Addition														
Plumbing	Addition	Domestic Water Supply													
Plumbing	Addition	Domestic Water Supply		28,611.00	GSF						3.37			96,470.64	
Plumbing	Addition														
Plumbing	Addition	DWV													
Plumbing	Addition	Plumbing Drain Waste And Vents System		28,611.00	GSF						3.01			86,203.02	

Revision 1													STAT BOX																																	
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Location: Courtland, VA			Owner/Dept: Southampton County			D&S Job no.:2020134			©Downey & Scott 2020				Renovation 11,544.00																																	
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Plumbing	Addition															
Plumbing	Addition	Storm Drain Piping														
Plumbing	Addition	Storm Drain Piping System		28,611.00	GSF						1.46		41,798.37			
Plumbing	Addition															
Plumbing	Addition	PLUMBING INSULATION DIV.														
Plumbing	Addition	Insulation														
Plumbing	Addition	Plumbing Insulation System		28,611.00	GSF						2.02		57,688.63			
Plumbing	Addition															
Plumbing	Addition	Plumbing Division Direct Cost														
Plumbing	Addition	General Conditions / Commissioning / warranties etc.		1.00	LS						16,294.32		16,294.32			
Plumbing	Addition	Cutting/Patching/Fire Stopping		1.00	LS						2,164.15		2,164.15			
Plumbing	Addition	Testing & Marking / System Cleaning and Chlorination		1.00	LS						2,408.29		2,408.29			
Plumbing	Addition	Coordinated Drawings/Submittals etc.		28,611.00	GSF						0.32		9,269.52			
Plumbing	Addition															
Plumbing	Addition	Subtotal														
Plumbing	Addition	Sales_taxes														
Plumbing	Addition	Payroll_brnd														
Plumbing	Addition															
Plumbing	Addition															
Plumbing	Addition	SC MU OH & P on self performed work														
Plumbing	Addition	PLUMBING Div. TOTAL											418,843.41			

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HVAC	Addition	D - 30 HVAC													
HVAC	Addition														
HVAC	Addition	MECHANICAL													
HVAC	Addition	HVAC Equipment													
HVAC	Addition	HVAC Equipment		28,611.00	GSF						14.69		420,373.04		
HVAC	Addition	Based on Option 1 - Multizone Packaged Units w/Terminal Units & Electric Heat													
HVAC	Addition														
HVAC	Addition	Mechanical/Condensate Piping													
HVAC	Addition	Mechanical/Condensate Piping		28,611.00	GSF						0.52		14,807.52		
HVAC	Addition														
HVAC	Addition	SHEET METAL CONTRACTOR DIV.													
HVAC	Addition	HVAC Ductwork and Acc.		28,611.00	GSF						9.86		282,005.95		
HVAC	Addition														
HVAC	Addition	Air Inlets/Outlets													
HVAC	Addition	HVAC R&G		28,611.00	GSF						1.05		29,991.78		
HVAC	Addition														
HVAC	Addition	Ductwork Accessories													
HVAC	Addition	HVAC ductwork Accessories		28,611.00	GSF						0.68		19,348.86		
HVAC	Addition														
HVAC	Addition	MECHANICAL / INSULATION DIV.													
HVAC	Addition	Insulation													
HVAC	Addition	HVAC Insulation system		28,611.00	GSF						1.69		48,415.65		
HVAC	Addition														
HVAC	Addition	Controls and Instrumentation													
HVAC	Addition	Control sys, complete		28,611.00	GSF						5.10		145,888.95		
HVAC	Addition														
HVAC	Addition	Systems Testing and Balancing													
HVAC	Addition	HVAC Test & Balance system		28,611.00	GSF						0.53		15,142.89		

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Revision 1

Report: Progress Cost Report
Project: Southampton County Courthouse
Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
Client: Glave and Holmes
Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
Chckd by: dd/sm See footer
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Revised: October 14, 2020

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STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

Fire Protection	Addition	D40 - Fire Protection														
Fire Protection	Addition															
Fire Protection	Addition	<i>Data: Sprinklered area:</i>		28,611	GSF											
Fire Protection	Addition	# heads [sprinklered area / SF per hd		256												
Fire Protection	Addition															
Fire Protection	Addition	Fire Protection, Building System		28,611	GSF					4.15			118,848.59			
Fire Protection	Addition	Jockey pump inc controller, fittings		1	EA					3,876.68			3,876.68			
Fire Protection	Addition	Fire pump, centrifugal, inc controller, fittings, relief valve electric		1	EA					62,705.07			62,705.07			
Fire Protection	Addition	Fire Protection Division Direct Cost														
Fire Protection	Addition	General Conditions / Commissioning / Mock-up		1	LS					7,953.18			7,953.18			
Fire Protection	Addition	Cutting/Patching/Fire Stopping		1	LS					3,028.45			3,028.45			
Fire Protection	Addition	Testing & Marking / System Cleaning and Chlorination		1	LS					3,041.39			3,041.39			
Fire Protection	Addition	Coordinated Drawings/Submittals etc.		28,611	GSF					0.37			10,533.84			
Fire Protection	Addition															
Fire Protection	Addition	Subtotal														
Fire Protection	Addition	Sales_taxes														
Fire Protection	Addition	Payroll_brdn														
Fire Protection	Addition															
Fire Protection	Addition															
Fire Protection	Addition	SC MU OH & P on self performed work														
Fire Protection	Addition	FIRE PROTECTION Div. TOTAL														209,987.21

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Electrical	Addition	D 50 - ELECTRICAL													
Electrical	Addition														
Electrical	Addition														
Electrical	Addition	Site Electric	Utilities	See Site Work Elect Utilities Section											
Electrical	Addition														
Electrical	Addition	Exterior Lighting	See Site Work Elect Utilities Section												
Electrical	Addition														
Electrical	Addition	Switchboards													
Electrical	Addition	CT section	1,600.00	AMP	1.00	EA					15,587.11		15,587.11		
Electrical	Addition	Main switch	1,600.00	AMP	1.00	EA					8,884.92		8,884.92		
Electrical	Addition	Distribution section	1,600.00	AMP	1.00	EA					8,511.70		8,511.70		
Electrical	Addition	Breakers for distribution section			25.00	EA					1,834.17		45,854.14		
Electrical	Addition	Overcurrent protection study			1.00	LS					12,553.80		12,553.80		
Electrical	Addition														
Electrical	Addition	Panelboards													
Electrical	Addition	Panelboards			28,611.00	GSF					1.15		32,791.68		
Electrical	Addition														
Electrical	Addition	Packaged Engine Gen. System													
Electrical	Addition	Generator, 150 KW diesel with belly tanks & attenuator			1.00	EA					65,911.76		65,911.76		
Electrical	Addition	Automatic transfer switch	200.00	AMP	1.00	EA					5,332.45		5,332.45		
Electrical	Addition	Automatic transfer switch	100.00	AMP	1.00	EA					2,671.40		2,671.40		
Electrical	Addition														
Electrical	Addition	Uninterrupted Power Supply Systems													
Electrical	Addition	Not Included													
Electrical	Addition														
Electrical	Addition	Power wiring devices													
Electrical	Addition	Power & Wiring Devices			28,611.00	GSF					1.02		29,192.35		
Electrical	Addition														
Electrical	Addition	Cabinets & Enclosures (safety switches)													
Electrical	Addition	Cabinets & Enclosures (safety switches)			28,611.00	GSF					0.26		7,310.75		
Electrical	Addition														
Electrical	Addition	Power Feeders and Entrance Secondary/Gen.													
Electrical	Addition	Power Feeders			28,611.00	GSF					2.97		84,947.44		
Electrical	Addition														
Electrical	Addition	Power Home Runs													
Electrical	Addition	Power Home Runs /Feeders			28,611.00	GSF					3.08		88,167.29		

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Electrical	Addition	Power Branch														
Electrical	Addition	Power Branch									1.15		32,991.43			
Electrical	Addition															
Electrical	Addition	Building Grounding/Lightning Protection Systems														
Electrical	Addition	Bldg. Ground/Lightning Protection									0.40		11,444.59			
Electrical	Addition															
Electrical	Addition	Lighting Fixtures														
Electrical	Addition	Interior Luminaries	LED								9.80		280,418.91			
Electrical	Addition															
Electrical	Addition	Lighting wiring devices														
Electrical	Addition	Lighting & Wiring Devices									1.90		54,224.44			
Electrical	Addition															
Electrical	Addition	Lighting Home Runs														
Electrical	Addition	Lighting Home Runs									1.53		43,635.47			
Electrical	Addition															
Electrical	Addition	Lighting Branch														
Electrical	Addition	Lighting Branch									1.28		36,623.13			
Electrical	Addition															
Electrical	Addition	Lighting Home Run and Branch Boxes														
Electrical	Addition	Lighting Home Run/Branch boxes									0.12		3,314.78			
Electrical	Addition															
Electrical	Addition	Electrical Contractor Direct Cost														
Electrical	Addition	General Conditions / Commissioning / warranties etcetera									1.00		50,434.80			50,434.80
Electrical	Addition	Cutting/Patching/Fire Stopping									1.00		6,116.13			6,116.13
Electrical	Addition	Temp Construction Lighting and Power									1.00		9,469.89			9,469.89
Electrical	Addition	Testing & Marking									1.00		4,297.09			4,297.09
Electrical	Addition	Coordinated / BIM Drawings									28,611.00		0.47			13,486.18
Electrical	Addition															

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Electrical	Addition	COMMUNICATIONS SYSTEMS WORK													
Electrical	Addition	Wiring Accessories													
Electrical	Addition	Wire and Cable Management											0.10		2,809.19
Electrical	Addition	Voice & Data Systems													
Electrical	Addition	Telephone system													
Electrical	Addition	Voice & Data Systems				rough-in only							2.66		76,245.90
Electrical	Addition	P.A. & Music System													
Electrical	Addition	P.A. & Music System				rough-in only							0.38		10,918.42
Electrical	Addition	T.V. System													
Electrical	Addition	T.V. System				rough-in only							0.23		6,678.10
Electrical	Addition	Security													
Electrical	Addition	DVR											1.00	EA	2,742.51
Electrical	Addition	Equipment Rack											2.00	EA	9,208.51
Electrical	Addition	Control panel											3.00	EA	4,035.71
Electrical	Addition	Power supply 30 min.											1.00	EA	1,054.54
Electrical	Addition	Card readers											48.00	EA	642.37
Electrical	Addition	Door contacts											30.00	EA	125.09
Electrical	Addition	CATV camera exterior fixed											7.00	EA	6,500.56
Electrical	Addition	CATV camera interior											45.00	EA	1,101.45
Electrical	Addition	Intrusion system motion detector											30.00	EA	254.41
Electrical	Addition	Utility box w/mud ring 4"x 4"											78	EA	36.63
Electrical	Addition	Com wire/cable											10,855.00	LF	1.74
Electrical	Addition	EMT cond 3/4"											936.00	LF	7.25
Electrical	Addition														

Revision 1

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Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
Client: Glave and Holmes
Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
Chckd by: dd/sm See footer
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Revised: October 14, 2020

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Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

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Electrical	Addition	DAS Antenna System		28,611.00	GSF						0.92		26,283.03		
Electrical	Addition														
Electrical	Addition	Fire alarm system		28,611.00	GSF						2.43		69,535.29		
Electrical	Addition														
Electrical	Addition	Subtotal													
Electrical	Addition	Sales taxes	6.00% for material and equipment												
Electrical	Addition	Payroll brdn	42.00% labor burden												
Electrical	Addition														
Electrical	Addition	SC MU OH & P on self performed work													
Electrical	Addition	ELECTRICAL Div. TOTAL											1,346,747.73		

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Furnishings	Addition	E20 - FURNISHINGS													
Furnishings	Addition														
Furnishings	Addition	FURNISHINGS	GC Self Performed												
Furnishings	Addition	Shades													
Furnishings	Addition	Window Shade, roll-up, manual			2,050.00	SF					12.87			26,388.97	
Furnishings	Addition	Floor mats													
Furnishings	Addition	Floor mats- alum hingw/ frames			130.00	SF					65.02			8,453.21	
Furnishings	Addition	Casework method by the LF factory fabricated- field installed													
Furnishings	Addition	Counter tops	Solid Surface w/ 4" backsplash		70.00	LF					141.99			9,939.38	
Furnishings	Addition	Counter tops	Self-supporte Solid Surface		111.00	LF					157.26			17,456.03	
Furnishings	Addition	Base cabinet- Hardwood			70.00	LF					326.07			22,824.96	
Furnishings	Addition	Wall cabinet- Hardwood			99.00	LF					212.33			21,021.10	
Furnishings	Addition	Cabinet	tall	full ht	closed	4.00	EA				1,862.75			7,451.02	
Furnishings	Addition														
Furnishings	Addition	Subtotal													
Furnishings	Addition	Sales taxes	6.00% for material and equipment												
Furnishings	Addition	Payroll_brdn	39.00% labor burden												
Furnishings	Addition														
Furnishings	Addition														
Furnishings	Addition	SC MU	OH & P on self performed work												
Furnishings	Addition	FURNISHINGS WORK Div. TOTAL												113,534.66	

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Spec. Const. Addition **F10 - SPECIAL CONSTRUCTION** *Section not Used*

Spec. Const. Addition

Spec. Const. Addition

Spec. Const. Addition **Subtotal**

Spec. Const. Addition **Sales taxes** 6.00% for material and equipment

Spec. Const. Addition **Payroll_brdn** 39.00% labor burden

Spec. Const. Addition

Spec. Const. Addition

Spec. Const. Addition **SC MU** OH & P on self performed work

Spec. Const. Addition **SPECIAL CONSTRUCTION WORK Div. TOTAL** 0.00

Select Demo Addition **F20 - EXISTING CONDITIONS / DEMO** Refer to Renovations

Select Demo Addition

Select Demo Addition

Select Demo Addition

Select Demo Addition **Subtotal**

Select Demo Addition **Sales taxes** 6.00% for material and equipment

Select Demo Addition **Payroll_brdn** 39.00% labor burden

Select Demo Addition

Select Demo Addition

Select Demo Addition **SC MU** OH & P on self performed work

Select Demo Addition **EXISTING CONDITIONS Div. TOTAL** 0.00

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Site Prep	Sitework	Raze Building													
						Footprint SF									
Site Prep	Sitework	CY of Building Debris				8,760									
Site Prep	Sitework		# of	Rubble	CF of										
Site Prep	Sitework		stories	depth	debris										
Site Prep	Sitework	Slab on deck		0.7		227 CY									
Site Prep	Sitework	Between floors	2	2	35040	1298 CY									
Site Prep	Sitework	Roof		1	8760	324 CY									
Site Prep	Sitework	Total				1849 CY									
Site Prep	Sitework														
Site Prep	Sitework	Mobilization				1 TRIP				1,741.95			1,741.95		
Site Prep	Sitework	Raze commercial building two story				8760 SF				6.81			59,612.85		
Site Prep	Sitework	Footings				250 LF				24.61			6,151.80		
Site Prep	Sitework	Slab on grade				8760 SF				1.20			10,549.09		
Site Prep	Sitework	Restoration of footprint				973 SY				1.85			1,804.37		
Site Prep	Sitework														
Site Prep	Sitework	Haul/Dispose of Building Debris													
Site Prep	Sitework	Dump truck to landfill 2 axle/10 CY			2	370 EHR				159.04			58,824.48		
Site Prep	Sitework	Dump fees assume 1/2 ton per CY				1,849 CY				44.69			82,645.97		
Site Prep	Sitework														
Site Prep	Sitework	Abatement hazardous substance		Allowance		13,076.00 GSF				4.30			56,277.65		
Site Prep	Sitework														
Site Prep	Sitework	EARTHWORK DIVISION													
Site Prep	Sitework														
Site Prep	Sitework	Erosion and Sediment Controls													
Site Prep	Sitework	Dust control				1 LS				2,883.93			2,883.93		
Site Prep	Sitework	Temporary seeding				1 LS				3,286.00			3,286.00		
Site Prep	Sitework	Silt fence				150 LF				3.34			501.30		
Site Prep	Sitework	Super silt fence				100 LF				5.77			577.17		
Site Prep	Sitework	Gravel construction entrance				95 TNS				45.06			4,280.37		
Site Prep	Sitework	Wash rack				1 EA				861.08			861.08		
Site Prep	Sitework	Inlet/outlet protection				6 EA				91.62			549.72		
Site Prep	Sitework	Tree protection				150 LF				4.01			601.91		
Site Prep	Sitework	Maintenance/removal of E&S measures				1 LS				2,509.82			2,509.82		
Site Prep	Sitework														
Site Prep	Sitework	Foundation Drainage													
Site Prep	Sitework	Drainage foundation gravel/filter cloth				450 LF				22.77			10,248.16		
Site Prep	Sitework	Daylight at suitable outfall pipe only				113 LF				7.32			823.29		

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D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension																															
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn																															

Site Prep	Sitework	Dewatering													
Site Prep	Sitework	6" Centrifugal pump, attended 8 hrs			6 DAY						1,079.73			6,478.38	
Site Prep	Sitework														
Site Prep	Sitework	Topsoil/Fine Grade													
Site Prep	Sitework	Topsoil strip/stockpile onsite, small quantity, skid steer			120 CY						5.51			661.30	
Site Prep	Sitework	Topsoil respread/fine grade onsite			120 CY						6.81			817.40	
Site Prep	Sitework	Building pad fine grade	SF	14,330	1,592 SY						4.72			7,509.46	
Site Prep	Sitework														
Site Prep	Sitework	Cut/Fill													
Site Prep	Sitework	Cut directly to fill, using onsite soils, avg 150' haul			250 CY						7.61			1,902.97	
Site Prep	Sitework	Import fill - purchase, import, place, compact			1,000 CY						40.03			40,025.34	
Site Prep	Sitework														
Site Prep	Sitework	Undercut and Replace with Suitable Soils													
Site Prep	Sitework	Undercut and haul - cut, load, haul, dispose			400 CY						24.17			9,666.23	
Site Prep	Sitework	Import fill - purchase, import, place, compact			400 CY						40.03			16,010.14	
Site Prep	Sitework														
Site Prep	Sitework	Rock Excavation			Excluded										
Site Prep	Sitework														
Site Prep	Sitework	Special Foundations													
Site Prep	Sitework	Foundation underpinning			See building divisions										
Site Prep	Sitework														
Site Prep	Sitework	Backfill													
Site Prep	Sitework	Backfill building			75 CY						12.52			939.25	
Site Prep	Sitework	Backfill curb			610 LF						4.59			2,800.08	
Site Prep	Sitework														
Site Prep	Sitework	Soil Treatment Termite Control													
Site Prep	Sitework	Termite control			14,330 SF						0.62			8,835.96	
Site Prep	Sitework														
Site Prep	Sitework	Subtotal													
Site Prep	Sitework	Sales taxes													
Site Prep	Sitework	Payroll_brdn													
Site Prep	Sitework														
Site Prep	Sitework														
Site Prep	Sitework	SC MU	OH & P		on self performed work										
Site Prep	Sitework	EARTHWORK Div. TOTAL													492,555.26

Revision 1													STAT BOX		
Report: Progress Cost Report						Status: Schematic Design		Prep by: dr/ja/ct/mv Date [subm] October 14, 2020							
Project: Southampton County Courthouse						Client: Glave and Holmes		Chckd by: dd/sm					See footer		
Location: Courtland, VA						Owner/Dept: Southampton County		D&S Job no.:2020134					©Downey & Scott 2020		
Addl Ref: Plans Dated September 30, 2020								Revised: October 14, 2020							
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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

G20 - EXTERIOR SITE IMPROVMENTS

Site Improv	Sitework														
Site Improv	Sitework	Roadway Asphalt													
Site Improv	Sitework					1,800 SF					0.90			1,628.47	
Site Improv	Sitework	SF	Inch depth		CF										
Site Improv	Sitework	Gravel base	1,800	12.00		1,800	95 TON				52.85			4,994.48	
Site Improv	Sitework	Asphalt base	1,800	6.00		900	66 TON				108.40			7,122.20	
Site Improv	Sitework	Asphalt topcoat	1,800	2.00		300	22 TON				108.75			2,397.83	
Site Improv	Sitework	Onsite Asphalt													
Site Improv	Sitework					10,030 SF					1.16			11,633.76	
Site Improv	Sitework	SF	Inch depth		CF										
Site Improv	Sitework	Gravel base	10,030	8.00		6,687	351 TON				52.85			18,553.57	
Site Improv	Sitework	Asphalt base	10,030	4.00		3,343	244 TON				108.40			26,457.66	
Site Improv	Sitework	Asphalt topcoat	10,030	2.00		1,672	123 TON				108.75			13,361.24	
Site Improv	Sitework	Paving Specialties													
Site Improv	Sitework				area (SF)										
Site Improv	Sitework	Mill and overlay asphalt				2,500	31 TON				127.06			3,969.12	
Site Improv	Sitework	Traffic control					15 DAY				1,314.40			19,716.00	
Site Improv	Sitework	Paint striping					350 LF				2.61			914.52	
Site Improv	Sitework	Paint symbols					4 EA				87.62			350.46	
Site Improv	Sitework	Wheel stop					8 EA				111.30			890.41	
Site Improv	Sitework	Crosswalk marking 12"					250 LF				3.64			910.72	
Site Improv	Sitework	Curb & Gutter													
Site Improv	Sitework	Curb and gutter, concrete					610 LF				26.56			16,204.36	
Site Improv	Sitework	Curb and gutter, premium for curves					214 LF				4.33			924.68	
Site Improv	Sitework	Site Concrete													
Site Improv	Sitework	Sidewalks, concrete, broom finish		Inch depth			850 SF				3.74			3,177.81	
Site Improv	Sitework	Gravel base for concrete sidewalk					850 SF				1.36			1,160.03	
Site Improv	Sitework	CG12 type ADA sidewalk cut					2 EA				1,248.68			2,497.36	
Site Improv	Sitework	Heavy duty concrete/utility pad					650 SF				12.99			8,443.66	
Site Improv	Sitework	Fencing/Railing													
Site Improv	Sitework	Security fencing					272 LF				98.58			26,813.76	
Site Improv	Sitework	Security gate - motorized, card readers					1 EA				59,148.00			59,148.00	
Site Improv	Sitework	Handrail					110 LF				265.51			29,205.97	

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Site Improv	Sitework	Site and Retaining Walls													
Site Improv	Sitework	Concrete retaining walls			444	SF					29.54		13,114.89		
Site Improv	Sitework	Wall footing - concrete, 5' wide			74	LF					75.35		5,575.80		
Site Improv	Sitework														
Site Improv	Sitework	Screen wall footing			38	LF					32.98		1,253.16		
Site Improv	Sitework	Screen wall, CMU/brick veneer			418	SF					42.68		17,839.23		
Site Improv	Sitework	Precast wall cap			38	SF					35.50		1,349.08		
Site Improv	Sitework														
Site Improv	Sitework	Specialties													
Site Improv	Sitework	Bollards, incl foundation			16	EA					1,270.58		20,329.25		
Site Improv	Sitework														
Site Improv	Sitework	Site Graphics													
Site Improv	Sitework	Signage, H/C, traffic, firelane			4	EA					198.82		795.26		
Site Improv	Sitework														
Site Improv	Sitework	Seed & Sod													
Site Improv	Sitework	Sod				SF	2,000		222	SY	6.56		1,458.41		
Site Improv	Sitework	Hydroseed				SF	10,000		1,111	SY	2.94		3,267.12		
Site Improv	Sitework														
Site Improv	Sitework	Landscaping													
Site Improv	Sitework	Mulch			250	SY					8.46		2,114.82		
Site Improv	Sitework	Perennials/groundcovers/grasses					1 gallon		200	EA	19.06		3,812.01		
Site Improv	Sitework	Shrubs - 24"-36"							50	EA	70.71		3,535.55		
Site Improv	Sitework	Deciduous - 3.5" cal							10	EA	610.82		6,108.24		
Site Improv	Sitework	Evergreen - 3.5" cal							10	EA	479.38		4,793.84		
Site Improv	Sitework	Tree guying w/stakes,cable,turnbuckles and base wrap							20	EA	39.67		793.35		
Site Improv	Sitework														

Revision 1

Report: Progress Cost Report
Project: Southampton County Courthouse
Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
Client: Glave and Holmes
Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
Chckd by: dd/sm See footer
D&S Job no.:2020134 ©Downey & Scott 2020

Revised: October 14, 2020

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STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension
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Site Improv	Sitework	Gravel Access Road													
Site Improv	Sitework	Fine grade						880 SF			1.16		1,020.71		
Site Improv	Sitework	SF	Inch depth	CF											
Site Improv	Sitework	Gravel base	880.00	6.00	440.00			23 TNS			52.85		1,220.87		
Site Improv	Sitework	Pavers													
Site Improv	Sitework	Brick pavers, 4" x 8"						1,890 SF			11.02		20,820.07		
Site Improv	Sitework	Concrete paver base						1,890 SF			7.89		14,905.30		
Site Improv	Sitework	Subtotal													
Site Improv	Sitework	Sales_taxes	6.00% for material and equipment												
Site Improv	Sitework	Payroll_brdn	40.00% labor burden												
Site Improv	Sitework														
Site Improv	Sitework														
Site Improv	Sitework	SC MU	OH & P	on self performed work											
Site Improv	Sitework	SITE IMPROVEMENTS Div. TOTAL												384,583.03	

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													TOTAL Comb. GSF 40,155.00					
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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn			

Mech Utilities Sitework **G30 -SITE MECHANICAL UTILITIES**

Mech Utilities Sitework **Water Supply Systems**

Mech Utilities	Sitework	Wet tap		1	EA						4,117.30				4,117.30
Mech Utilities	Sitework	Concrete meter vault		1	EA						5,774.90				5,774.90
Mech Utilities	Sitework	Meter and valve assembly		1	EA						6,903.82				6,903.82
Mech Utilities	Sitework	2.5" Copper pipe		20	LF						45.81				916.25
Mech Utilities	Sitework	6" DIP, push-on joint		60	LF						39.02				2,340.95
Mech Utilities	Sitework	8" DIP, push-on joint		342	LF						56.25				19,237.71
Mech Utilities	Sitework	6" Gate valve		1	EA						3,416.27				3,416.27
Mech Utilities	Sitework	8" Gate valve		2	EA						4,533.51				9,067.03
Mech Utilities	Sitework	Tee		2	EA						1,425.47				2,850.94
Mech Utilities	Sitework	Elbow		4	EA						838.93				3,355.70
Mech Utilities	Sitework	Fire hydrant		1	EA						3,940.78				3,940.78
Mech Utilities	Sitework	Joint restraint, 8"		19	EA						301.61				5,730.63
Mech Utilities	Sitework	Thrust blocks		7	EA						174.52				1,221.67
Mech Utilities	Sitework														
Mech Utilities	Sitework	Excavation and backfill		281	CY						23.91				6,728.07
Mech Utilities	Sitework	Pipe bedding		28	CY						30.03				844.71
Mech Utilities	Sitework	Spoils removal		56	CY						21.53				1,211.50
Mech Utilities	Sitework														
Mech Utilities	Sitework	Sanitary Sewer Systems													
Mech Utilities	Sitework	Tie into existing manhole		1	LOC						794.78				794.78
Mech Utilities	Sitework	Manholes, precast		2	EA						4,485.62				8,971.24
Mech Utilities	Sitework	Cleanout		2	EA						290.19				580.38
Mech Utilities	Sitework	Force main		338	LF						10.74				3,629.04
Mech Utilities	Sitework	6" PVC		64	LF						10.74				687.16
Mech Utilities	Sitework														
Mech Utilities	Sitework	Excavation & backfill		238	CY						23.91				5,697.07
Mech Utilities	Sitework	Pipe bedding		24	CY						30.03				715.27
Mech Utilities	Sitework	Spoils removal		48	CY						21.53				1,025.85

Revision 1

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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

Mech Utilities	Sitework	Storm Sewer Systems														
Mech Utilities	Sitework	Treatment/detention/Nutrient Credits		1	LS						98,580.00		98,580.00			
Mech Utilities	Sitework	Tie into existing structure		2	LOC						1,057.66		2,115.32			
Mech Utilities	Sitework	Cleanout for rain leader		12	EA						290.19		3,482.29			
Mech Utilities	Sitework	Curb inlet, includes top and manhole		1	EA						6,041.73		6,041.73			
Mech Utilities	Sitework	Manholes, precast, 48"		3	EA						4,485.62		13,456.86			
Mech Utilities	Sitework	6" PVC		450	LF						10.74		4,831.57			
Mech Utilities	Sitework	15" RCP		200	LF						49.28		9,855.12			
Mech Utilities	Sitework	18" RCP		182	LF						55.04		10,016.96			
Mech Utilities	Sitework	24" RCP		100	LF						72.18		7,217.84			
Mech Utilities	Sitework															
Mech Utilities	Sitework	Excavation & backfill		957	CY						23.91		22,888.38			
Mech Utilities	Sitework	Pipe bedding		96	CY						30.03		2,873.65			
Mech Utilities	Sitework	Spoils removal		191	CY						21.53		4,121.42			
Mech Utilities	Sitework															
Mech Utilities	Sitework															
Mech Utilities	Sitework															
Mech Utilities	Sitework	Subtotal														
Mech Utilities	Sitework	Sales_taxes	6.00% for material and equipment													
Mech Utilities	Sitework	Payroll_brdn	40.00% labor burden													
Mech Utilities	Sitework															
Mech Utilities	Sitework															
Mech Utilities	Sitework	SC MU	OH & P on self performed work													
Mech Utilities	Sitework	UTILITIES WORK Div. TOTAL											285,240.17			

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Elec Utilities	Sitework	G40 -SITE ELECTRICAL UTILITIES													
Elec Utilities	Sitework	Primary Utilities													
Elec Utilities	Sitework	Primary electrical wiring and transformers	Assumed furnished to meter by public utility unless otherwise noted												
Elec Utilities	Sitework	Primary telephone	Assumed furnished to meter by public utility unless otherwise noted												
Elec Utilities	Sitework	Water and sewer tap fees	Excluded												
Elec Utilities	Sitework	Inspections - TV camera	Refer to General Conditions												
Elec Utilities	Sitework	Traffic signalization	Excluded												
Elec Utilities	Sitework	Test pit		6	EA						315.46		1,892.74		
Elec Utilities	Sitework	Site Lighting Systems													
Elec Utilities	Sitework	Pole and light, 16' pole, LED, single lamp		3	EA						4,013.85		12,041.54		
Elec Utilities	Sitework	Pole base excavation and concrete fill		3	EA						610.76		1,832.29		
Elec Utilities	Sitework	Site lighting control		1	EA						923.88		923.88		
Elec Utilities	Sitework	PVC conduit, 1"		300	LF						2.67		800.92		
Elec Utilities	Sitework	Wiring		300	LF						5.01		1,503.03		
Elec Utilities	Sitework	Chain trenching 24" deep		300	LF						1.64		492.33		
Elec Utilities	Sitework	Site Electrical Utilities													
Elec Utilities	Sitework	Telecomm wiring, primary wiring and transformers by utility company													
Elec Utilities	Sitework	Direct bury primary elec (2) 6" pvc conduit		534	LF						40.64		21,700.37		
Elec Utilities	Sitework	Duct bank EB pvc conduit (15) 4" secondary		120	LF						142.70		17,124.13		
Elec Utilities	Sitework	Duct bank EB pvc conduit (10) 4" generator		60	LF						95.13		5,708.04		
Elec Utilities	Sitework	Duct bank EB pvc conduit (2) 4" telecomm		450	LF						19.03		8,562.06		
Elec Utilities	Sitework	Excavation & backfill		373	CY						37.31		13,930.82		
Elec Utilities	Sitework	Concrete fill		75	CY						190.89		14,253.49		
Elec Utilities	Sitework	Spoils removal		75	CY						21.53		1,607.67		
Elec Utilities	Sitework	Electric wiring for 4" conduits		2,400	LF						11.22		26,936.52		
Elec Utilities	Sitework	Exterior Security Surveillance													
Elec Utilities	Sitework	Excluded													
Elec Utilities	Sitework	Subtotal													
Elec Utilities	Sitework	Sales_taxes	6.00% for material and equipment												
Elec Utilities	Sitework	Payroll_brdn	40.00% labor burden												
Elec Utilities	Sitework														
Elec Utilities	Sitework														
Elec Utilities	Sitework	SC MU	OH & P on self performed work												
Elec Utilities	Sitework	ELECTRICAL UTILITIES WORK Div. TOTAL												129,309.83	

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MARK-UPS

Project Mark-Ups															
Project Mark-Ups	SUBTOTALS												10,226,773.62		
Project Mark-Ups	DESIGN CONTINGENCY			10.00%									1,022,677.36		
Project Mark-Ups	SUBTOTAL												11,249,450.98		
Project Mark-Ups	GROSS RECEIPTS TAX ON VIRGINIA STATE PROJECTS ONLY			0.00%									0.00		
Project Mark-Ups	SUBTOTAL												11,249,450.98		
Project Mark-Ups	INSURANCE			0.54%									60,747.04		
Project Mark-Ups	SUBTOTAL												11,310,198.01		
Project Mark-Ups	ESCALATION TO MID POINT			3.17%									358,156.27		
Project Mark-Ups	SUBTOTAL												11,668,354.28		
Project Mark-Ups	OVERHEAD & PROFIT			6.25%									729,272.14		
Project Mark-Ups	SUBTOTAL												12,397,626.43		
Project Mark-Ups	BONDS			1.28%									158,689.62		
Project Mark-Ups	TOTAL			22.78%									12,556,316.04		

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Foundations	Reno	A10 - FOUNDATIONS															
Foundations	Reno																
Foundations	Reno	Excavation															
Foundations	Reno		LF of Wall	Total SF												EXCAVATION ONLY	
Foundations	Reno	Excavate by mch Elev Pit	34.00	81.00	18.00	CY						36.60				658.74	
Foundations	Reno																
Foundations	Reno	Con't Interior Footing Calculator															
Foundations	Reno	MARK/Rebar Sz	Length	Width	Depth	Concrete										EXCAVATION ONLY	
Foundations	Reno		34.00	2.00	1.00	Cubic Yds						32.84				82.71	
Foundations	Reno																
Foundations	Reno	EXCAVATION ONLY															
Foundations	Reno	Backfill machine col ftgs and con't wall ftgs				0.45	CY						37.67				17.08
Foundations	Reno	Backfill hand col ftgs				0.10	CY						22.92				2.31
Foundations	Reno	Earth spoils disposal				2.52	CY						25.46				64.13
Foundations	Reno																
Foundations	Reno	Backfill Interior															
Foundations	Reno	Int backfill by conc sub using onsite earth materials				1.06	CY						27.97				29.58
Foundations	Reno																
Foundations	Reno	Foundation Formwork															
Foundations	Reno	Formwork footings Cont. wall footings				68.00	SF						2.52				171.55
Foundations	Reno																
Foundations	Reno	Foundation Reinforcement															
Foundations	Reno	Bar #	Unit weight												Total LF		
Foundations	Reno		Lbs. per foot														
Foundations	Reno	5	1.043												69.36		
Foundations	Reno	Black stl Reinforcement				0.04	TNS						3,453.97				124.93
Foundations	Reno	Chairs and Accessories				0.00	TNS						3,453.97				2.50
Foundations	Reno																
Foundations	Reno	Foundation Placement															
Foundations	Reno	Place con't interior wall footings & trench dr base 3,000 PSI				2.52	CY						162.48				409.20
Foundations	Reno																
Foundations	Reno	Pumping & / or Mechanical Placement															
Foundations	Reno	Pumping premium per CY				2.52	CY						21.22				53.45
Foundations	Reno																
Foundations	Reno	Misc. Foundation Items															
Foundations	Reno	Accessories misc.	Allowances	1.00	LS						671.40				671.40		
Foundations	Reno	Additional specified reqs	Allowances	1.00	LS						638.16				638.16		

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Foundations	Reno	CIP Foundation Reinforce Concrete Walls, Cheek Wall													
Foundations	Reno	CIP Foundation Wall Form Work													
Foundations	Reno														
Foundations	Reno	Formwork Elev pit walls		408.00	SF						3.82			1,560.25	
Foundations	Reno	Formwork Elev sump boxout		1.00	EA						74.63			74.63	
Foundations	Reno	CIP Foundation Wall Reinforcement													
Foundations	Reno	Bar #	Unit weight												
Foundations	Reno		Lbs. per foot			Total LF									
Foundations	Reno	4	0.668			204.00									
Foundations	Reno	CIP Foundation Wall Placement													
Foundations	Reno	Place elev pit Walls 12" wide			3,000 PSI	7.56	CY				177.94			1,344.43	
Foundations	Reno	Place Elev Pit / slab			3,000 PSI	3.00	CY				162.48			487.43	
Foundations	Reno	Pumping & / or Mechanical Placement													
Foundations	Reno	Pumping premium per CY				10.56	CY				21.22			224.00	
Foundations	Reno	Misc.													
Foundations	Reno	Enlarge Existing Footings at Courthouse	Allowance			5.93					780.26			4,623.75	
Foundations	Reno	Accessories misc.	Allowance			1.00	LS				1,470.00			1,470.00	
Foundations	Reno	General floor patching and repairs renovations	Allowance			5,772.00	GSF				1.07			6,171.42	
Foundations	Reno	Subtotal													
Foundations	Reno	Sales_taxes													
Foundations	Reno	Payroll_brdn													
Foundations	Reno														
Foundations	Reno														
Foundations	Reno	SC MU	OH & P	on self performed work											
Foundations	Reno	FOUNDATION Div. TOTAL												18,881.64	

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Basement Reno **A20 - BASEMENT CONSTRUCTION**

Basement Reno

Basement Reno

Basement Reno **Subtotal**

Basement Reno **Sales taxes** **6.00% for material and equipment**

Basement Reno **Payroll_brdn** **39.00% labor burden**

Basement Reno

Basement Reno

Basement Reno **SC MU** **OH & P** **on self performed work**

Basement Reno **BASEMENT Div. TOTAL**

0.00

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Superstructure	Reno	B10 - Superstructure																	
Superstructure	Reno																		
Superstructure	Reno	Elevated Slabs and Slab-On-Deck FLOORING												11,544.00	GSF				
Superstructure	Reno																		
Superstructure	Reno	Slab-On-Deck Finishing																	
Superstructure	Reno	Miscs, Patch and repair												5,772.00	SF	1.00	5,800.27		
Superstructure	Reno	METALS Subcontracted																	
Superstructure	Reno	Superstructure																	
Superstructure	Reno	Location Area WT stl/SF Lbs. Extended																	
Superstructure	Reno	Quantity																	
Superstructure	Reno	Floor frame - Modifications - Allowance																	
Superstructure	Reno	Horiz flr frm												9.41	TNS	3,950.59	37,155.26		
Superstructure	Reno																		
Superstructure	Reno	Connections misc. related to roof																	
Superstructure	Reno	Reinforce joists - Allowance												0.67	TNS	5,370.62	3,609.05		
Superstructure	Reno	Factor [6.5%] plates bridging												0.66	TNS	3,648.44	2,389.74		
Superstructure	Reno																		
Superstructure	Reno	MISCELLANEOUS METALS												Subcontracted					
Superstructure	Reno	Misc. shop fabrications																	
Superstructure	Reno	Steel lintel assemblies coordinate w/str stl												0.33	TNS	4,179.62	1,388.05		
Superstructure	Reno	Elevator hoist beam												0.09	TNS	4,179.62	376.17		
Superstructure	Reno	Elevator sill angle												0.13	TNS	3,292.20	429.63		
Superstructure	Reno	Elevator pit ladder												6.00	LF	67.44	404.61		
Superstructure	Reno	Shop Drawings												1.00	LS	1,544.72	1,544.72		

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Report: Progress Cost Report
Project: Southampton County Courthouse
Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
Client: Glave and Holmes
Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
Chckd by: dd/sm See footer
D&S Job no.:2020134 ©Downey & Scott 2020

Revised: October 14, 2020

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STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

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Ext. Enclosure	Reno	B20 Exterior Enclosure													
Ext. Enclosure	Reno														
Ext. Enclosure	Reno	Fabrication arch fob jobsite													
Ext. Enclosure	Reno	PC Sills and bands		525.00	LF						38.81		20,377.85		
Ext. Enclosure	Reno	MASONRY Subcontracted													
Ext. Enclosure	Reno	Brick Veneer (includes scaffolding, motar, flashing, cleaning, equipment, etc.)													
Ext. Enclosure	Reno	Field Brick Veneer	1,322.00	SF	6.67	8,817.74	EA				4.89		43,100.55		
Ext. Enclosure	Reno	Recessed Brick	0.00	SF	6.67	0.00	EA				5.50		0.00		
Ext. Enclosure	Reno	Brick Arch and Jack Arch				54.00	LF				3.49		188.32		
Ext. Enclosure	Reno	Replace damaged masonry with salvaged brick				40.00	SF				23.21		928.45		
Ext. Enclosure	Reno	Point up existing brick				800.00	SF				6.89		5,511.22		
Ext. Enclosure	Reno	LIGHT GAUGE STRUCTURAL STEEL FRAMING													
Ext. Enclosure	Reno	Framed Walls													
Ext. Enclosure	Reno	Table		LF	Ht	Spacing	Wall area	UM							
Ext. Enclosure	Reno	Insert LF >	36.00		13.00	1.33	468.00								
Ext. Enclosure	Reno	Track 6" -18 Ga					75.60	LF			6.29		475.29		
Ext. Enclosure	Reno	Stud 6" -18 Ga			13.00	1.33	394.11	LF			6.98		2,752.18		
Ext. Enclosure	Reno	Exterior Sheeting Qty.					494.21	SF			Refer to below for cost				
Ext. Enclosure	Reno	GWB on inside face of exterior LGSSF					500.76	SF							
Ext. Enclosure	Reno	Framed Walls													
Ext. Enclosure	Reno	Table		LF	Ht	Spacing	Wall area	UM							
Ext. Enclosure	Reno	Insert LF >	61.00		14.00	1.33	854.00								
Ext. Enclosure	Reno	Track 6" -18 Ga					128.10	LF			6.29		805.35		
Ext. Enclosure	Reno	Stud 6" -18 Ga			14.00	1.33	719.16	LF			6.98		5,022.15		
Ext. Enclosure	Reno	Exterior Sheeting Qty.					901.82	SF			Refer to below for cost				
Ext. Enclosure	Reno	GWB on inside face of exterior LGSSF					913.78	SF							

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Ext. Enclosure	Reno	WOOD, PLASTICS & COMPOSITES														
		<i>GC Self Performed</i>														
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Gypsum Exterior Sheathing (DensGlass)														
Ext. Enclosure	Reno	5/8" x 4' x 8'		1,396.03	SF						2.17		3,032.21			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Blocking wndw bckg & shims		223.00	LF						1.93		429.41			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Columns & Pilasters														
Ext. Enclosure	Reno	Repair Wood columns		4.00	EA						756.63		3,026.53			
Ext. Enclosure	Reno	Repair Pilasters		2.00	EA						170.04		340.08			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Cornice Detail														
Ext. Enclosure	Reno	Cornice		62.00	LF						8.82		546.84			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Insulation														
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Exterior Wall Insulation														
Ext. Enclosure	Reno	Mineral fiber batt insulation, 3 1/2"		1,396.03	SF						1.77		2,475.55			
Ext. Enclosure	Reno	Mineral fiber board insulation		1,396.03	SF						3.92		5,467.52			
Ext. Enclosure	Reno	Foundation Perimeter Insulation, 2" polystyrene											See SOG Conc. Div.			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Fluid Vapor and Moisture Barrier														
Ext. Enclosure	Reno	Fluid Applied 40-60 mil Vapor & Moisture Barrier		1,396.03	SF						2.72		3,802.30			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Sealants														
Ext. Enclosure	Reno	Sealants Total Exterior Building System		11,544.00	GSF						0.47		5,448.11			
Ext. Enclosure	Reno															
Ext. Enclosure	Reno	Windows, Storefront & Curtainwall														
Ext. Enclosure	Reno	Aluminum Clad window units		244.00	SF						60.27		14,705.96			
Ext. Enclosure	Reno	Door, Exterior Aluminum Clad		1.00	LEAF						3,243.74		3,243.74			

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Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

Roofing	Reno	B30 - Roofing														
Roofing	Reno															
Roofing	Reno	WOOD, PLASTICS & COMPOSITES														
Roofing	Reno	Roof Blocking														
Roofing	Reno	Pressure treated lumber														
Roofing	Reno	2x4 gr 2		376.00	LF						2.47		927.56			
Roofing	Reno	2x6 gr 2		188.00	LF						2.89		543.58			
Roofing	Reno															
Roofing	Reno	Roofs, CD Exterior														
Roofing	Reno	Replace damaged roof sheathing - Allowance		1,406.00	SF						2.13		2,989.62			
Roofing	Reno															
Roofing	Reno	Shingle roofing system														
Roofing	Reno	Felt 30# glass fiber		7,029.90	SF						0.24		1,680.98			
Roofing	Reno	Shingles	20-30 year roof	7,029.90	SF						3.95		27,792.49			
Roofing	Reno	Ice shield		7,029.90	SF						0.74		5,174.72			
Roofing	Reno															
Roofing	Reno	Flashing & sheet metal														
Roofing	Reno	Flashing		338.40	SF						4.34		1,468.97			
Roofing	Reno															
Roofing	Reno	Gutters & DS														
Roofing	Reno	Gutters copper 6" half round 16oz		188.00	LF						13.72		2,579.66			
Roofing	Reno	Downspouts copper 4" dia		263.00	LF						12.34		3,244.53			
Roofing	Reno															
Roofing	Reno															
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Roofing	Reno	ROOFING Div.TOTAL											46,402.11			

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Int. Construction	Reno	C10 - Interior Construction													
Int. Construction	Reno	MASONRY													
Int. Construction	Reno	Partition block includes mortar, sand, durowall, forklift, dumpster, clean													
Int. Construction	Reno	08/08/16 rated	945.00 SF	1.13	1,063.13 EA						14.99		15,932.01		
Int. Construction	Reno	Grout fill at Partition													
Int. Construction	Reno	Walls (8")	945.00 SF	0.003	2.84 CY						216.47		613.69		
Int. Construction	Reno	WOOD, PLASTICS & COMPOSITES GC Self Performed													
Int. Construction	Reno	Interior Carpentry													
Int. Construction	Reno	Blocking	toilet accessories	#fixtures	24.00 FIXT						75.46		1,811.14		
Int. Construction	Reno	Blocking	Total Building System		11,544.00 GSF						0.08		899.93		
Int. Construction	Reno	Millwork													
Int. Construction	Reno	Stool/apron	assem	Solid surface- 1 color	78.00 LF						58.42		4,556.98		
Int. Construction	Reno	9 1/4"	wood base		195.00 LF						8.26		1,610.85		
Int. Construction	Reno	Base cap	moulding		195.00 LF						1.86		362.44		
Int. Construction	Reno	Crown	complete moulding assem		429.00 LF						9.69		4,155.77		
Int. Construction	Reno	Chair rail			195.00 LF						5.69		1,109.45		
Int. Construction	Reno	Cased Doorway-	paint grade		200.00 LF						17.41		3,482.50		
Int. Construction	Reno	Wall Cap and apron-	short wall		148.00 LF						18.79		2,780.36		
Int. Construction	Reno	Wood wainscot			2,502.00 SF						41.21		103,108.47		
Int. Construction	Reno	Courtroom Millwork													
Int. Construction	Reno	Judge/Clerk/Witness Benches			34.00 LF						3,111.01		105,774.46		
Int. Construction	Reno	Litigant Tables			24.00 LF						241.50		5,795.98		
Int. Construction	Reno	Court Reporter			8.00 LF						235.78		1,886.20		
Int. Construction	Reno	Courtroom Witness box			8.00 LF						216.70		1,733.56		

Revision 1

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Project: Southampton County Courthouse
Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
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Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
Chckd by: dd/sm See footer
D&S Job no.:2020134 ©Downey & Scott 2020

Revised: October 14, 2020

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STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

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Int. Construction	Reno	DOORS AND WINDOWS													
Int. Construction	Reno	<i>Interior Doors and Frames</i>													
Int. Construction	Reno	Single type frame, slab, and hardware	SGL	36.00	EA						2,054.91		73,976.62		
Int. Construction	Reno	Double type frame, slab, and hardware	DBL	2.00	EA						3,372.54		6,745.09		
Int. Construction	Reno	<i>Storefront anod alum</i>													
Int. Construction	Reno	Storefront anod alum tempered Interior		80.00	SF						42.55		3,403.65		
Int. Construction	Reno	Door, Interior storefront		2.00	LEAF						2,012.67		4,025.34		
Int. Construction	Reno	<i>FINISHES Subcontracted</i>													
Int. Construction	Reno	<i>GWB partitions</i>													
Int. Construction	Reno	<i>Gypsum Wall Board On Wall Systems</i>													
Int. Construction	Reno	3-5/8" stud w/GWB on 1 side	5/8" (reg)	1,795.50	SF						6.05		10,864.69		
Int. Construction	Reno	3-5/8" stud w/GWB on 1 side	5/8" (X)	1,147.50	SF						6.05		6,943.60		
Int. Construction	Reno	3-5/8" stud w/GWB on 2 sides	5/8" (reg)	4,846.50	SF						8.64		41,855.46		
Int. Construction	Reno	3-5/8" stud w/2GWB on 1 side	5/8" (reg)	0.00	SF						8.64		0.00		
Int. Construction	Reno	3-5/8" stud w/GWB on 2 sides	5/8" (X)	648.00	SF						9.63		6,239.19		
Int. Construction	Reno	3-5/8" stud w/2 GWB on 1 side, 1GWB on 1 side	5/8" (reg)	0.00	SF						11.83		0.00		
Int. Construction	Reno	3-5/8" stud w/2 GWB on 2 sides	5/8" (reg)	1,012.50	SF						11.83		11,976.96		
Int. Construction	Reno	6" stud w/GWB on 1 side	5/8" (reg)	0.00	SF						7.22		0.00		
Int. Construction	Reno	6" stud w/GWB on 2 sides	5/8" (reg)	621.00	SF						9.81		6,089.81		
Int. Construction	Reno	<i>Individual Furring Components</i>													
Int. Construction	Reno	Resilient Channel		507.00	LF						1.62		819.51		
Int. Construction	Reno	<i>Metal Framed Shaft Walls Complete</i>													
Int. Construction	Reno	Total for metal framed shaft wall as described above		418.50	SF						12.04		5,037.50		

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Int. Construction	Reno	Partitions	toilet												
Int. Construction	Reno	Partitions floor mntd plastic standard		5.00	EA						1,388.50			6,942.50	
Int. Construction	Reno	Partitions floor mntd plastic ADA		4.00	EA						1,861.68			7,446.74	
Int. Construction	Reno	Urinal scrns plastic		2.00	EA						396.62			793.24	
Int. Construction	Reno	Partitions head rail bracing		9.00	EA						52.93			476.35	
Int. Construction	Reno														
Int. Construction	Reno														
Int. Construction	Reno	Subtotal													
Int. Construction	Reno	Sales taxes	6.00% for material and equipment												
Int. Construction	Reno	Payroll_brdn	39.00% labor burden												
Int. Construction	Reno														
Int. Construction	Reno	SC MU	OH & P on self performed work												
Int. Construction	Reno	INTERIOR CONSTRUCTION. TOTAL												458,551.26	

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Stairs	Reno	C20 - Stairs													
Stairs	Reno														
Stairs	Reno	Stair Construction													
Stairs	Reno														
Stairs	Reno	Stairs													
Stairs	Reno	Metal pan Fabricated Stairs	4'-5' wide Treads Per Riser	22.00	EA						383.18		8,429.95		
Stairs	Reno	Metal pan	landings	100.00	SF						67.73		6,772.75		
Stairs	Reno	Nosings		110.00	LF						3.84		422.29		
Stairs	Reno														
Stairs	Reno	Railings	Decorative												
Stairs	Reno	Wall mounted	primed stl 1 1/2" dia single rail	31.24	LF						105.48		3,295.12		
Stairs	Reno	Floor mounted	Picket type straight	33.44	LF						259.51		8,678.05		
Stairs	Reno														
Stairs	Reno														
Stairs	Reno	Subtotal													
Stairs	Reno	Sales_taxes	6.00% for material and equipment												
Stairs	Reno	Payroll_brdn	39.00% labor burden												
Stairs	Reno														
Stairs	Reno														
Stairs	Reno	SC MU	OH & P on self performed work												
Stairs	Reno	STAIRS Div. TOTAL											27,598.16		

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Int. Finishes	Reno	C -30 INTERIOR FINISHES														
						<i>GC Self Performed</i>										
Int. Finishes	Reno															
Int. Finishes	Reno	GWB	<i>ceilings</i>													
Int. Finishes	Reno	GWB ceiling, incl susp interior		5/8" (moisture)	1,156.00	SF					6.79			7,847.20		
Int. Finishes	Reno	GWB bulkhead, inc frame mtl- straight		Allowance	300.00	SF					5.31			1,593.20		
Int. Finishes	Reno															
Int. Finishes	Reno	Marble thresholds			15.00	LF					21.44			321.65		
Int. Finishes	Reno															
Int. Finishes	Reno	Porcelain Tile														
Int. Finishes	Reno	Porcelain wall		includes stair A wainscot	982.00	SF					13.33			13,091.35		
Int. Finishes	Reno	Porcelain floor			2,632.00	SF					13.22			34,797.59		
Int. Finishes	Reno	Porcelain base			329.00	LF					15.32			5,039.49		
Int. Finishes	Reno															
Int. Finishes	Reno	Tile Floor Preparation														
Int. Finishes	Reno	Moisture resistant Anti-fracture Men 1/16" thick			2,632.00	SF					5.20			13,689.49		
Int. Finishes	Reno															
Int. Finishes	Reno	Terrazzo														
Int. Finishes	Reno	Portland Cement Terrazzo w/ dividers		gray	326.00	SF					30.21			9,848.60		
Int. Finishes	Reno	Terrazzo Tile Cove Base 6"			97.00	LF					31.73			3,078.11		
Int. Finishes	Reno															
Int. Finishes	Reno	Ceiling sys	<i>acoustic</i>													
Int. Finishes	Reno	2x2 grid- 15/16" T bar Grid			10,167.00	SF					2.01			20,450.91		
Int. Finishes	Reno	2x2 lay-in tile panel		Grade 1	8,459.00	SF					6.65			56,260.20		
Int. Finishes	Reno	2x2 lay-in tile panel		Grade 2	1,708.00	SF					4.11			7,014.63		
Int. Finishes	Reno															
Int. Finishes	Reno	Wall panels														
Int. Finishes	Reno	Acoustical Wall Panels			800.00	SF					18.55			14,838.69		
Int. Finishes	Reno															
Int. Finishes	Reno	Vinyl/rubber														
Int. Finishes	Reno	Vinyl enhanced tile (VET) flooring			382.00	SF					4.24			1,620.84		
Int. Finishes	Reno	Rubber stair treads flooring			110.00	LF					13.32			1,465.65		
Int. Finishes	Reno	Rubber stair risers flooring			110.00	LF					7.50			825.29		
Int. Finishes	Reno	Rubber landings flooring			100.00	SF					6.23			623.46		
Int. Finishes	Reno	Wall base 6" base			1,302.00	LF					2.60			3,391.66		

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Int. Finishes	Reno	Carpet		Total SF											
Int. Finishes	Reno	Carpet tile	Grade 1	7,228.00		803.11 SY					58.64				47,098.15
Int. Finishes	Reno	Floor mats				Ref to Div. 12									
Int. Finishes	Reno														
Int. Finishes	Reno	Painting													
Int. Finishes	Reno	Interior assembled unit cost building				11,544.00 GSF					1.27				14,604.89
Int. Finishes	Reno	Exterior assembled unit cost building				11,544.00 GSF					1.17				13,465.32
Int. Finishes	Reno	Dr & frm incl caulking				38.00 EA					66.14				2,513.30
Int. Finishes	Reno														
Int. Finishes	Reno														
Int. Finishes	Reno	Subtotal													
Int. Finishes	Reno	Sales_taxes	6.00% for material and equipment												
Int. Finishes	Reno	Payroll_brdn	39.00% labor burden												
Int. Finishes	Reno														
Int. Finishes	Reno														
Int. Finishes	Reno	SC MU	OH & P	on self performed work											
Int. Finishes	Reno	INTERIOR FINISHES Div. TOTAL													273,479.68

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Plumbing	Reno	D - 20 PLUMBING Section													
Plumbing	Reno														
Plumbing	Reno	Demolition													
Plumbing	Reno	Demolition Crew		11,544.00	GSF						1.04			12,025.19	
Plumbing	Reno														
Plumbing	Reno	Plumbing Equipment													
Plumbing	Reno	Water Closet		10.00	EA						722.93			7,229.28	
Plumbing	Reno	Urinal		3.00	EA						596.44			1,789.32	
Plumbing	Reno	Lavatory		13.00	EA						622.30			8,089.94	
Plumbing	Reno	Automatic flush sensor and operator add premium		26.00	EA						234.42			6,094.84	
Plumbing	Reno	Penal Combination Fixture		0.00	EA						3,871.24			0.00	
Plumbing	Reno	Sink		1.00	EA						682.84			682.84	
Plumbing	Reno	Electric Water Cooler, bi-level		2.00	EA						1,375.15			2,750.30	
Plumbing	Reno	Mop Receptor		0.00	EA						865.56			0.00	
Plumbing	Reno	Refrig/Ice Maker/Dishwasher/Coffee Maker connection		2.00	EA						72.49			144.98	
Plumbing	Reno	Elevator Sump Pump		1.00	EA						7,435.36			7,435.36	
Plumbing	Reno	Trap Primer w/Soft Copper Runouts to Drains		6.00	EA						390.58			2,343.45	
Plumbing	Reno	Hydro Shock Absorbers		12.00	EA						155.53			1,866.38	
Plumbing	Reno	Floor Drain		6.00	EA						218.62			1,311.72	
Plumbing	Reno	Roof Drain/Overflow Drain		0.00	EA						706.36			0.00	
Plumbing	Reno	Downspout Nozzle		0.00	EA						534.55			0.00	
Plumbing	Reno	Clean-out		9.00	EA						70.90			638.13	
Plumbing	Reno	Hose Bibb		4.00	EA						67.31			269.26	
Plumbing	Reno	Wall Hydrant, non-freeze		2.00	EA						258.78			517.55	
Plumbing	Reno	Vacuum Relief Valve		0.00	EA						51.76			0.00	
Plumbing	Reno	Thermal Mixing Valve		0.00	EA						6,317.08			0.00	
Plumbing	Reno	Tempering Valve 1/2"		14.00	EA						155.53			2,177.44	
Plumbing	Reno	Backflow Preventer, 2-1/2" Incoming Service		0.00	EA						3,405.82			0.00	
Plumbing	Reno														
Plumbing	Reno	Domestic Water Heater													
Plumbing	Reno	Water Heater, electric		0.00	EA						13,738.56			0.00	
Plumbing	Reno	Circulation Pump w/ Valves		0.00	EA						1,000.46			0.00	
Plumbing	Reno	Total count fixture		111.00											
Plumbing	Reno														
Plumbing	Reno	Gas Piping System													
Plumbing	Reno														

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Plumbing	Reno	Domestic Water Supply													
Plumbing	Reno	Domestic Water Supply		11,544.00	GSF						3.37		38,924.09		
Plumbing	Reno														
Plumbing	Reno	DWV													
Plumbing	Reno	Plumbing Drain Waste And Vents System		11,544.00	GSF						3.01		34,781.29		
Plumbing	Reno														
Plumbing	Reno	Storm Drain Piping													
Plumbing	Reno	Storm Drain Piping System		11,544.00	GSF						1.46		16,864.86		
Plumbing	Reno														
Plumbing	Reno	PLUMBING INSULATION DIV.													
Plumbing	Reno	Insulation													
Plumbing	Reno	Plumbing Insulation System		11,544.00	GSF						2.02		23,276.28		
Plumbing	Reno														
Plumbing	Reno	Plumbing Division Direct Cost													
Plumbing	Reno	General Conditions / Commissioning / warranties etc.		1.00	LS						6,595.32		6,595.32		
Plumbing	Reno	Cutting/Patching/Fire Stopping		1.00	LS						1,517.55		1,517.55		
Plumbing	Reno	Testing & Marking / System Cleaning and Chlorination		1.00	LS						2,408.29		2,408.29		
Plumbing	Reno	Coordinated Drawings/Submittals etc.		11,544.00	GSF						0.32		3,740.08		
Plumbing	Reno														
Plumbing	Reno	Subtotal													
Plumbing	Reno	Sales_taxes	6.00% for material and equipment												
Plumbing	Reno	Payroll_brnd	42.00% labor burden												
Plumbing	Reno														
Plumbing	Reno														
Plumbing	Reno	SC MU OH & P on self performed work													
Plumbing	Reno	PLUMBING Div. TOTAL											183,473.72		

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HVAC	Reno	D - 30 HVAC													
HVAC	Reno														
HVAC	Reno	MECHANICAL													
HVAC	Reno	Demolition													
HVAC	Reno	Demolition Crew		11,544.00	GSF						0.73		8,418.45		
HVAC	Reno														
HVAC	Reno	HVAC Equipment													
HVAC	Reno	HVAC Equipment		11,544.00	GSF						14.69		169,612.61		
HVAC	Reno	Based on Option 1 - Multizone Packaged Units w/Terminal Units & Electric Heat													
HVAC	Reno														
HVAC	Reno	Mechanical/Condensate Piping													
HVAC	Reno	Mechanical/Condensate Piping		11,544.00	GSF						0.52		5,974.55		
HVAC	Reno														
HVAC	Reno	SHEET METAL CONTRACTOR DIV.													
HVAC	Reno	HVAC Ductwork and Acc.		11,544.00	GSF						9.86		113,784.09		
HVAC	Reno														
HVAC	Reno	Air Inlets/Outlets													
HVAC	Reno	HVAC R&G		11,544.00	GSF						1.05		12,101.12		
HVAC	Reno														
HVAC	Reno	Ductwork Accessories													
HVAC	Reno	HVAC ductwork Accessories		11,544.00	GSF						0.68		7,806.90		
HVAC	Reno														
HVAC	Reno	MECHANICAL / INSULATION DIV.													
HVAC	Reno	Insulation													
HVAC	Reno	HVAC Insulation system		11,544.00	GSF						1.69		19,534.80		
HVAC	Reno														
HVAC	Reno	Controls and Instrumentation													
HVAC	Reno	Control sys, complete		11,544.00	GSF						5.10		58,863.44		
HVAC	Reno														
HVAC	Reno	Systems Testing and Balancing													
HVAC	Reno	HVAC Test & Balance system		11,544.00	GSF						0.53		6,109.87		

Revision 1

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Location: Courtland, VA
Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
Client: Glave and Holmes
Owner/Dept: Southampton County

Prep by: dr/ja/ct/mv Date [subj] October 14, 2020
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STAT BOX	
Renovation	11,544.00
Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
TOTAL Comb. GSF	40,155.00

D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension
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HVAC	Reno	Mechanical Division Direct Cost													
HVAC	Reno	General Conditions / Commissioning / warranties etc.						1.00	LS				15,518.40		15,518.40
HVAC	Reno	Cutting/Patching/Fire Stopping						1.00	LS				1,181.01		1,181.01
HVAC	Reno	Testing & Marking						1.00	LS				2,239.54		2,239.54
HVAC	Reno	Coordinated / BIM Drawings						11,544.00	GSF				0.44		5,025.32
HVAC	Reno														
HVAC	Reno														
HVAC	Reno	Subtotal													
HVAC	Reno	Sales_taxes													
HVAC	Reno														
HVAC	Reno	Payroll_brnd													
HVAC	Reno														
HVAC	Reno														
HVAC	Reno	SC MU OH & P on self performed work													
HVAC	Reno	HVAC WORK Div. TOTAL													426,170.11

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Fire Protection	Reno	D40 - Fire Protection														
Fire Protection	Reno															
Fire Protection	Reno	Fire Protection, Building System		11,544.00	GSF						4.15				47,953.17	
Fire Protection	Reno	Jockey pump inc controller, fittings			1 EA						3,876.68				3,876.68	
Fire Protection	Reno	Fire pump, centrifugal, inc controller, fittings, relief valve electric			1 EA						62,705.07				62,705.07	
Fire Protection	Reno															
Fire Protection	Reno	Fire Protection Division Direct Cost														
Fire Protection	Reno	General Conditions / Commissioning / Mock-up			1 LS						13,093.65				13,093.65	
Fire Protection	Reno	Cutting/Patching/Fire Stopping			1 LS						3,028.45				3,028.45	
Fire Protection	Reno	Testing & Marking / System Cleaning and Chlorination			1 LS						3,041.39				3,041.39	
Fire Protection	Reno	Coordinated Drawings/Submittals etc.		11,544.00	GSF						0.37				4,250.21	
Fire Protection	Reno															
Fire Protection	Reno	Subtotal														
Fire Protection	Reno	Sales_taxes														
Fire Protection	Reno	Payroll_brdn														
Fire Protection	Reno															
Fire Protection	Reno															
Fire Protection	Reno	SC MU OH & P on self performed work														
Fire Protection	Reno	FIRE PROTECTION Div. TOTAL														137,948.63

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Electrical	Reno	D 50 - ELECTRICAL													
Electrical	Reno														
Electrical	Reno	Demolition													
Electrical	Reno	Crew		11,544.00	GSF						1.08		12,478.79		
Electrical	Reno	Site Electric	Utilities	See Site Work Elect Utilities Section											
Electrical	Reno														
Electrical	Reno	Exterior Lighting													
Electrical	Reno	See Site Work Elect Utilities Section													
Electrical	Reno														
Electrical	Reno	Switchboards													
Electrical	Reno	See Addition													
Electrical	Reno														
Electrical	Reno	Panelboards													
Electrical	Reno	Panelboards		11,544.00	GSF						1.15		13,230.83		
Electrical	Reno														
Electrical	Reno	Packaged Engine Gen. System													
Electrical	Reno	See Addition													
Electrical	Reno														
Electrical	Reno	Uninterrupted Power Supply Systems													
Electrical	Reno	Not Included													
Electrical	Reno														
Electrical	Reno	Power wiring devices													
Electrical	Reno	Power & Wiring Devices		11,544.00	GSF						1.02		11,778.57		
Electrical	Reno														
Electrical	Reno	Cabinets & Enclosures (safety switches)													
Electrical	Reno	Cabinets & Enclosures (safety switches)		11,544.00	GSF						0.26		2,949.75		
Electrical	Reno														
Electrical	Reno	Power Feeders and Entrance Secondary/Gen.													
Electrical	Reno	Power Feeders		11,544.00	GSF						2.97		34,274.70		
Electrical	Reno														
Electrical	Reno	Power Home Runs													
Electrical	Reno	Power Home Runs /Feeders		11,544.00	GSF						3.08		35,573.84		
Electrical	Reno														
Electrical	Reno	Power Branch													
Electrical	Reno	Power Branch		11,544.00	GSF						1.15		13,311.42		

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Electrical	Reno	Building Grounding/Lightning Protection Systems													
Electrical	Reno	Bldg. Ground/Lightning Protection		11,544.00	GSF						0.40		4,617.68		
Electrical	Reno	Lighting Fixtures													
Electrical	Reno	Interior Luminaries		11,544.00	GSF						9.80		113,143.75		
Electrical	Reno		LED												
Electrical	Reno	Lighting wiring devices													
Electrical	Reno	Lighting & Wiring Devices		11,544.00	GSF						1.90		21,878.54		
Electrical	Reno	Lighting Home Runs													
Electrical	Reno	Lighting Home Runs		11,544.00	GSF						1.53		17,606.09		
Electrical	Reno	Lighting Branch													
Electrical	Reno	Lighting Branch		11,544.00	GSF						1.28		14,776.75		
Electrical	Reno	Lighting Home Run and Branch Boxes													
Electrical	Reno	Lighting Home Run/Branch boxes		11,544.00	GSF						0.12		1,337.45		
Electrical	Reno	Electrical Contractor Direct Cost													
Electrical	Reno	General Conditions / Commissioning / warranties etcetera		1.00	LS						19,398.00		19,398.00		
Electrical	Reno	Cutting/Patching/Fire Stopping		1.00	LS						3,090.40		3,090.40		
Electrical	Reno	Temp Construction Lighting and Power		1.00	LS						3,765.05		3,765.05		
Electrical	Reno	Testing & Marking		1.00	LS						2,471.85		2,471.85		
Electrical	Reno	Coordinated / BIM Drawings		11,544.00	GSF						0.47		5,441.42		
Electrical	Reno	COMMUNICATIONS SYSTEMS WORK													
Electrical	Reno	Wiring Accessories													
Electrical	Reno	Wire and Cable Management		11,544.00	GSF						0.10		1,133.45		
Electrical	Reno	Voice & Data Systems													
Electrical	Reno	Telephone system													
Electrical	Reno	Voice & Data Systems		11,544.00	GSF						2.66		30,763.78		
Electrical	Reno	P.A. & Music System													
Electrical	Reno	P.A. & Music System		11,544.00	GSF						0.38		4,405.38		
Electrical	Reno	T.V. System													
Electrical	Reno	T.V. System		11,544.00	GSF						0.23		2,694.49		

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Electrical	Reno	Security													
Electrical	Reno	DVR		0.00	EA						2,742.51			0.00	
Electrical	Reno	Equipment Rack		1.00	EA						9,208.51		9,208.51		
Electrical	Reno	Control panel		1.00	EA						4,035.71		4,035.71		
Electrical	Reno	Power supply 30 min.		0.00	EA						1,054.54			0.00	
Electrical	Reno	Card readers		25.00	EA						642.37			16,059.16	
Electrical	Reno	Door contacts		10.00	EA						125.09			1,250.86	
Electrical	Reno	CATV camera exterior fixed		2.00	EA						6,500.56			13,001.12	
Electrical	Reno	CATV camera interior		19.00	EA						1,101.45			20,927.59	
Electrical	Reno	Intrusion system motion detector		10.00	EA						254.41			2,544.06	
Electrical	Reno	Utility box w/mud ring 4"x 4"		35	EA						36.63			1,282.13	
Electrical	Reno	Com wire/cable		4,420.00	LF						1.74			7,675.35	
Electrical	Reno	EMT cond 3/4"		420.00	LF						7.25			3,046.00	
Electrical	Reno														
Electrical	Reno	DAS Antenna System		11,544.00	GSF						0.92			10,604.71	
Electrical	Reno														
Electrical	Reno	Fire alarm system													
Electrical	Reno	Fire alarm system		11,544.00	GSF						2.43			28,056.18	
Electrical	Reno														
Electrical	Reno	Subtotal													
Electrical	Reno	Sales_taxes	6.00% for material and equipment												
Electrical	Reno	Payroll_brdn	42.00% labor burden												
Electrical	Reno														
Electrical	Reno														
Electrical	Reno	SC MU OH & P on self performed work													
Electrical	Reno	ELECTRICAL Div. TOTAL												487,813.36	

Revision 1													STAT BOX																																	
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Location: Courtland, VA			Owner/Dept: Southampton County			D&S Job no.:2020134			©Downey & Scott 2020			Renovation 11,544.00																																		
Addl Ref: Plans Dated September 30, 2020						Revised: October 14, 2020						Slab on Grade 14,115.00																																		
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D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension																															
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn																															

Equipment	Reno	E10 -EQUIPMENT	Subcontracted													
Equipment	Reno															
Equipment	Reno	EQUIPMENT	Subcontracted													
Equipment	Reno															
Equipment	Reno	Appliances	residential													
Equipment	Reno	Microwave	cnrtop model	1.00	EA						335.32				335.32	
Equipment	Reno	Refrigerator		1.00	EA						1,627.34				1,627.34	
Equipment	Reno															
Equipment	Reno	AV Equipment														
Equipment	Reno	AV Screens Allowance		11,544.00	GSF						0.31				3,548.25	
Equipment	Reno															
Equipment	Reno															
Equipment	Reno	Subtotal														
Equipment	Reno	Sales_taxes	6.00% for material and equipment													
Equipment	Reno	Payroll_brnd	39.00% labor burden													
Equipment	Reno															
Equipment	Reno															
Equipment	Reno	SC MU OH & P on self performed work														
Equipment	Reno	EQUIPMENT Div. TOTAL														5,510.91

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Addl Ref: Plans Dated September 30, 2020									Revised: October 14, 2020				Slab on Grade	14,115.00	
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Ref to Intro Notes Platform															
													TOTAL New Add GSF	28,611.00	
													TOTAL Renov GSF	11,544.00	
													TOTAL Comb. GSF	40,155.00	
D1	D2	D3	D4	Q1	U1	Assem UC	Raw Unit Cost	Raw Extension	Raw Unit Cost	Raw Extension	Total Unit	Raw Unit Cost	Total Unit Cost	Raw Extension	Loaded Extension
Description				Quantity US	UM	to GC [US]	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	+Taxes & Brdn

Furnishings	Reno	E20 - FURNISHINGS													
Furnishings	Reno														
Furnishings	Reno	FURNISHINGS	GC Self Performed												
Furnishings	Reno														
Furnishings	Reno	Shades													
Furnishings	Reno	Window Shade, roll-up, manual		424.00 SF							12.87		5,458.01		
Furnishings	Reno														
Furnishings	Reno	Floor mats													
Furnishings	Reno	Floor mats- alum hing w/ frames		36.00 SF							65.02		2,340.89		
Furnishings	Reno														
Furnishings	Reno	Casework	method by the LF factory fabricated- field installed												
Furnishings	Reno	Counter tops	Solid Surface w/ 4" backsplash	18.00 LF							141.99		2,555.84		
Furnishings	Reno	Counter tops	Self-supporte Solid Surface	111.00 LF							157.26		17,456.03		
Furnishings	Reno	Base cabinet- Hardwood		18.00 LF							326.07		5,869.28		
Furnishings	Reno	Wall cabinet- Hardwood		18.00 LF							212.33		3,822.02		
Furnishings	Reno	Vanities- solid surface top		40.00 LF							157.90		6,315.90		
Furnishings	Reno	Receptipn Desk		19.00 LF							375.41		7,132.78		
Furnishings	Reno														
Furnishings	Reno														
Furnishings	Reno	Subtotal													
Furnishings	Reno	Sales_taxes	6.00% for material and equipment												
Furnishings	Reno	Payroll_brnd	39.00% labor burden												
Furnishings	Reno														
Furnishings	Reno														
Furnishings	Reno	SC MU	OH & P on self performed work												
Furnishings	Reno	FURNISHINGS WORK Div. TOTAL											50,950.74		
Spec. Const.	Reno	F10 - SPECIAL CONSTRUCTION													
Spec. Const.	Reno														
Spec. Const.	Reno														
Spec. Const.	Reno	Subtotal													
Spec. Const.	Reno	Sales_taxes	6.00% for material and equipment												
Spec. Const.	Reno	Payroll_brnd	39.00% labor burden												
Spec. Const.	Reno														
Spec. Const.	Reno														
Spec. Const.	Reno	SC MU	OH & P on self performed work												
Spec. Const.	Reno	SPECIAL CONSTRUCTION WORK Div. TOTAL											0.00		

Revision 1

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Addl Ref: Plans Dated September 30, 2020

Status: Schematic Design
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Prep by: dr/ja/ct/mv Date [subm] October 14, 2020
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Slab on Grade	14,115.00
Structural Deck	14,496.00
TOTAL New Add GSF	28,611.00
TOTAL Renov GSF	11,544.00
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Select Demo	Reno	F20 - EXISTING CONDITIONS / DEMO														
Select Demo	Reno															
Select Demo	Reno	Temporary protections & Shoring		1.00	LS						8,413.80				8,413.80	
Select Demo	Reno															
Select Demo	Reno	Selective Demolition														
Select Demo	Reno	Interior demo of walls and finishes		11,544.00	GSF						4.49				51,809.47	
Select Demo	Reno	Demo Exterior Walls		3,754.00	SF						7.82				29,371.30	
Select Demo	Reno	Demo Roof		7,029.90	SF						1.95				13,726.86	
Select Demo	Reno															
Select Demo	Reno															
Select Demo	Reno	Hauling disposal including dump fees														
Select Demo	Reno	Dumpsters		12.00	PULLS						730.80				8,769.60	
Select Demo	Reno															
Select Demo	Reno	Abatement hazardous substance Allowance		11,544.00	GSF						4.14				47,744.13	
Select Demo	Reno															
Select Demo	Reno															
Select Demo	Reno	Subtotal														
Select Demo	Reno	Sales_taxes 6.00% for material and equipment														
Select Demo	Reno	Payroll_brdn 39.00% labor burden														
Select Demo	Reno															
Select Demo	Reno															
Select Demo	Reno	SC MU OH & P on self performed work														
Select Demo	Reno	EXISTING CONDITIONS Div. TOTAL														159,835.17

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Mech Utilities	Sitework	G30 -SITE MECHANICAL UTILITIES													
Mech Utilities	Sitework														
Mech Utilities	Sitework														
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Mech Utilities	Sitework	Subtotal													
Mech Utilities	Sitework	Sales_taxes	6.00% for material and equipment												
Mech Utilities	Sitework	Payroll_brdn	40.00% labor burden												
Mech Utilities	Sitework														
Mech Utilities	Sitework														
Mech Utilities	Sitework	SC MU	OH & P	on self performed work											
Mech Utilities	Sitework	UTILITIES WORK Div. TOTAL												0.00	

Elec Utilities	Sitework	G40 -SITE ELECTRICAL UTILITIES													
Elec Utilities	Sitework														
Elec Utilities	Sitework														
Elec Utilities	Sitework														
Elec Utilities	Sitework														
Elec Utilities	Sitework	Subtotal													
Elec Utilities	Sitework	Sales_taxes	6.00% for material and equipment												
Elec Utilities	Sitework	Payroll_brdn	40.00% labor burden												
Elec Utilities	Sitework														
Elec Utilities	Sitework														
Elec Utilities	Sitework	SC MU	OH & P	on self performed work											
Elec Utilities	Sitework	ELECTRICAL UTILITIES WORK Div. TOTAL												0.00	

Revision 1													STAT BOX																																																																																													
Report: Progress Cost Report			Status: Schematic Design			Prep by: dr/ja/ct/mv Date [subm] October 14, 2020																																																																																																				
Project: Southampton County Courthouse			Client: Glave and Holmes			Chckd by: dd/sm			See footer																																																																																																	
Location: Courtland, VA			Owner/Dept: Southampton County			D&S Job no.:2020134			©Downey & Scott 2020																																																																																																	
Addl Ref: Plans Dated September 30, 2020									Revised: October 14, 2020																																																																																																	
2020 © Downey & Scott LLC. Expressly Reserves Its Common Law And Other Property Rights In This Estimate. This Estimate Is Not To Be Reproduced, Changed Or Copied In Any Form Or Matter Whatsoever, Without First Obtaining The Express Written Permission And Consent Of Downey & Scott LLC.																																																																																																										
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MARK-UPS

Project Mark-Ups															
Project Mark-Ups	SUBTOTALS														2,553,865.12
Project Mark-Ups	DESIGN CONTINGENCY			10.00%											255,386.51
Project Mark-Ups	SUBTOTAL														2,809,251.63
Project Mark-Ups	GROSS RECEIPTS TAX ON VIRGINIA STATE PROJECTS ONLY			0.00%											0.00
Project Mark-Ups	SUBTOTAL														2,809,251.63
Project Mark-Ups	INSURANCE			0.54%											15,169.96
Project Mark-Ups	SUBTOTAL														2,824,421.59
Project Mark-Ups	ESCALATION TO MID POINT			3.17%											89,440.02
Project Mark-Ups	SUBTOTAL														2,913,861.61
Project Mark-Ups	OVERHEAD & PROFIT			6.25%											182,116.35
Project Mark-Ups	SUBTOTAL														3,095,977.96
Project Mark-Ups	BONDS			1.28%											39,628.52
Project Mark-Ups	TOTAL			22.78%											3,135,606.48



*Office of the City Manager
Amanda C. Jarratt*

October 21, 2020

To: Franklin City Council

From: Amanda C. Jarratt, City Manager

Reference: City Manager's Report

General Updates

- The feasibility and environmental analysis for the Franklin Armory facility were completed. A meeting with Camp Community College and the Obici Foundation is scheduled for next week to discuss how to proceed.
- Due to the permanent facility not being available the voters of Ward 6 will vote at the Franklin Business Center on November 3, 2020.
- The Assistant to the City Manager and Tourism Director positions authorized by Franklin City Council have been advertised and applications are being accepted.
- Letters have been sent to each of the facilities that operated gaming machines updating them on the current code requirements. The majority of the facilities have complied and ceased operations.
- The COVID-19 cases in the City of Franklin continue to increase. Precautions remain in place and we ask that all citizens continue to follow the recommendations of the Virginia Department of Health and Center for Disease Control.
- Staff would propose two evening retreats from 5:30 p.m. – 8:30 p.m. on Monday November 16th and 17th to discuss pressing topics in advance of the FY-22 budget preparation. Please confirm that these dates and times work for you all.
- City offices will be closed on November 3rd in observance of Election Day and November 11th in observance of Veterans Day.

Community Events

- We are working with staff to organize holiday events for Halloween and Christmas that are in compliance with the recommendations from the Virginia Department of Health and the Center for Disease Control.
- Franklin Cruise In has restarted on Wednesday afternoons with social distancing being strongly encouraged.