Pender County Schools

BOARD PACK

for

Special Board Meeting

Wednesday, October 28, 2026

9:00 AM (EDT)

Held at:

Dr. Katherine Herring Resource Center

798 Us Highway 117 S, Burgaw, NC 28425

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Agenda

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*** File not integrated in this board pack. Click on file name to download from BoardPro.*

AGENDA

SPECIAL BOARD MEETING

Name:	Pender County Schools
Date:	Wednesday, October 28, 2026
Time:	9:00 AM to 11:00 AM (EDT)
Location:	Dr. Katherine Herring Resource Center, 798 Us Highway 117 S, Burgaw, NC 28425
Board Members:	Tom Reeves, Don Hall (Chair), Jennifer Hansen, Beth Burns, Jason Spivey
Attendees:	Craig Lawson, Dr. Brad Breedlove, Dr. Kevin Taylor, Loren Macon, Brandon McPherson, Dr. Joel Grim, Dr. Brandy Sawyer, Lisa Nowlin

1. Determine Quorum / Call To Order

2. Adoption of Agenda

3. School Performance Update

3.1 TMS Conversion Pricing

Dr. Joel Grim

For Discussion

Supporting Documents:

3.1.a	Executive Summary TMS Renovation Pricing .docx	4
3.1.b	Topsail Middle School Conversion - Schematic Design Package - 10.26.26 (1).pdf	5
3.1.c	2026.10.28 - Topsail MS Board Presentation (Rev. 4.1).pptx	

4. Adjournment

4.1

Next meeting: Regular Board Meeting November - Nov 9, 2026, 5:00 PM

10/28/2026

Pender County Board of Education

Executive Summary

Information Agenda

SUBJECT:	Initial Pricing Presentation for the TMS Renovation
STAFF LIAISON:	Dr. Joel Grim
COMMITTEE REVIEW:	
SUMMARY POINTS:	1. Bordeaux and Moseley will present pricing for the Topsail Renovation Project. 2. This presentation will include options on the renovation project. 3. The BOE may want to consider a process for selecting various options and cost savings.
FISCAL IMPLICATIONS:	TBD
RECOMMENDATION:	TBD

SCHEMATIC DESIGN PACKAGE

OCTOBER 26, 2026



TOPSAIL
MIDDLE SCHOOL CONVERSION

17445 US Highway 17
Hampstead, NC 28443

PENDER COUNTY SCHOOLS

BORDEAUX
Construction Company, Inc.

Moseley

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Estimate Summary

PROJECT DATA

October 9, 2026	CURRENT ESTIMATE		
Project	Topsail Middle School Conversion		
Bordeaux Project No.	2604		
Client	Pender County Schools		
Location	Topsail, NC		
Design Build Team:	Bordeaux | Moseley Designs		
Estimate Type	Schematic Design Documents		
Estimate Date	10/26/26		
Total Project Scope of Work Area (sf)	112,474	sf	
Total Project Renovated Area (sf)	112,474	sf	
Site Disturbed Area (acres)	38.60	acres	
Total Project Building Area (sf)	112,474	sf	
Duration (mos)	15	mos	

COST OF WORK

Trade Pkg #	Trade Package Description	Current Estimated Cost	$/sf	% Total	Area 1: Building 1 Cost	$/sf	Area 2: Building 2 Cost	$/sf	Area 3: Building 3 Cost	$/acre	Area 4: Building 4 Cost	$/sf	Area 5: Building 5 Cost	$/sf	Area 6: Sitework Cost	$/acre	TOTAL ALL AREAS: TOTAL Cost	$/sf
					36,782 sf		20,465 sf		19,157 sf		8,466 sf		27,604 sf		- sf		112,474 sf	
					36,782 sf		20,465 sf		19,157 sf		8,466 sf		27,604 sf		- sf		112,474 sf	
															38.60 acres		38.60 acres	
					36,782 sf		20,465 sf		19,157 sf		8,466 sf		27,604 sf		- sf		112,474 sf	
00A	Project Allowances	$467,655	$4.16	1.0%	$152,936	$4.16	$85,091	$4.16	$79,653	$4.16	$35,201	$4.16	$114,775	$4.16	$0	$0.00	$467,655	$4.16
01A	General Trades	$393,000	$3.49	0.9%	$128,521	$3.49	$71,508	$3.49	$66,937	$3.49	$29,581	$3.49	$96,452	$3.49	$0	$0.00	$393,000	$3.49
01B	Final Cleaning	$73,108	$0.65	0.2%	$23,908	$0.65	$13,302	$0.65	$12,452	$0.65	$5,503	$0.65	$17,943	$0.65	$0	$0.00	$73,108	$0.65
02B	Building Demolition & Abatement	$1,152,269	$19.60	2.5%	$526,184	$8.95	$71,628	$3.50	$172,413	$9.00	$50,796	$6.00	$331,248	$12.00	$0	$0.00	$1,152,269	$19.60
03A	Building Concrete	$751,280	$6.68	1.6%	$353,121	$9.60	$26,539	$1.30	$173,670	$9.07	$32,371	$3.82	$165,579	$6.00	$0	$0.00	$751,280	$6.68
04A	Masonry	$2,396,964	$21.31	5.2%	$1,000,608	$27.20	$175,563	$8.58	$652,713	$34.07	$140,935	$16.65	$427,146	$15.47	$0	$0.00	$2,396,964	$21.31
05A	Structural Steel	$446,078	$3.97	1.0%	$294,256	$8.00	$0	$0.00	$0	$0.00	$0	$0.00	$151,822	$5.50	$0	$0.00	$446,078	$3.97
07A	Metal Wall Panels	$925,050	$8.22	2.0%	$144,400	$3.93	$0	$0.00	$158,600	$8.28	$247,000	$29.18	$375,050	$13.59	$0	$0.00	$925,050	$8.22
07B	Spray Foam Insulation	$210,689	$1.87	0.5%	$70,242	$1.91	$8,728	$0.43	$29,266	$1.53	$38,950	$4.60	$63,503	$2.30	$0	$0.00	$210,689	$1.87
07C	Roofing	$2,655,605	$23.61	5.8%	$1,149,475	$31.25	$266,825	$13.04	$459,740	$24.00	$161,820	$19.11	$617,745	$22.38	$0	$0.00	$2,655,605	$23.61
07D	Caulk & Sealants	$353,720	$3.14	0.8%	$147,128	$4.00	$40,930	$2.00	$38,314	$2.00	$16,932	$2.00	$110,416	$4.00	$0	$0.00	$353,720	$3.14
07F	Firestopping	$0	$0.00	0.0%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
08A	Aluminum Storefronts & Glazing	$774,700	$6.89	1.7%	$532,725	$14.48	$27,825	$1.36	$42,750	$2.23	$0	$0.00	$171,400	$6.21	$0	$0.00	$774,700	$6.89
08B	Overhead Coiling Doors & Shutters	$173,610	$1.54	0.4%	$9,450	$0.26	$0	$0.00	$43,200	$2.26	$0	$0.00	$120,960	$4.38	$0	$0.00	$173,610	$1.54
08C	Doors & Hardware	$640,200	$5.69	1.4%	$218,600	$5.94	$34,200	$1.67	$175,600	$9.17	$57,800	$6.83	$154,000	$5.58	$0	$0.00	$640,200	$5.69
09A	Metal Studs and Drywall	$867,525	$7.71	1.9%	$669,191	$18.19	$10,500	$0.51	$41,550	$2.17	$12,450	$1.47	$133,834	$4.85	$0	$0.00	$867,525	$7.71
09B	Hard Tile	$13,520	$0.12	0.0%	$6,960	$0.19	$1,840	$0.09	$2,800	$0.15	$0	$0.00	$1,920	$0.07	$0	$0.00	$13,520	$0.12
09C	Acoustical Ceilings	$689,920	$6.13	1.5%	$270,140	$7.34	$85,720	$4.19	$118,260	$6.17	$59,940	$7.08	$155,860	$5.65	$0	$0.00	$689,920	$6.13
09D	Resilient Flooring & Carpet	$447,955	$3.98	1.0%	$80,000	$2.17	$62,500	$3.05	$74,615	$3.89	$86,790	$10.25	$144,050	$5.22	$0	$0.00	$447,955	$3.98
09E	Resinous Flooring	$313,145	$2.78	0.7%	$76,360	$2.08	$111,320	$5.44	$95,335	$4.98	$18,975	$2.24	$11,155	$0.40	$0	$0.00	$313,145	$2.78
09F	Polished Concrete	$53,242	$0.47	0.1%	$4,590	$0.12	$3,660	$0.18	$38,227	$2.00	$2,220	$0.26	$4,545	$0.16	$0	$0.00	$53,242	$0.47
09G	Painting	$362,166	$3.22	0.8%	$118,438	$3.22	$65,897	$3.22	$61,686	$3.22	$27,261	$3.22	$88,885	$3.22	$0	$0.00	$362,166	$3.22
09I	Resin Matrix Terrazzo Flooring	$735,786	$6.54	1.6%	$513,625	$13.96	$121,100	$5.92	$0	$0.00	$46,375	$5.48	$54,686	$1.98	$0	$0.00	$735,786	$6.54
10A	Specialties	$805,851	$7.16	1.8%	$262,404	$7.13	$118,463	$5.79	$250,953	$13.10	$85,181	$10.06	$88,850	$3.22	$0	$0.00	$805,851	$7.16
10C	Signage	$106,850	$0.95	0.2%	$34,943	$0.95	$19,442	$0.95	$18,199	$0.95	$8,043	$0.95	$26,224	$0.95	$0	$0.00	$106,850	$0.95
10E	Operable Partitions	$35,840	$0.32	0.1%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$35,840	$1.30	$0	$0.00	$35,840	$0.32
11B	Food Service Equipment	$100,000	$0.89	0.2%	$100,000	$2.72	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$100,000	$0.89
11D	Athletic Equipment	$0	$0.00	0.0%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
12A	Window Treatments	$79,850	$0.71	0.2%	$42,800	$1.16	$16,050	$0.78	$0	$0.00	$0	$0.00	$21,000	$0.76	$0	$0.00	$79,850	$0.71
12B	Architectural Casework	$160,000	$1.42	0.3%	$30,000	$0.82	$55,000	$2.69	$20,000	$1.04	$10,000	$1.18	$45,000	$1.63	$0	$0.00	$160,000	$1.42
21A	Fire Protection	$0	$0.00	0.0%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
22A	Plumbing	$852,514	$7.58	1.9%	$245,071	$6.66	$165,716	$8.10	$205,640	$10.73	$94,048	$11.11	$142,039	$5.15	$0	$0.00	$852,514	$7.58
23A	HVAC/Mechanical	$5,632,464	$50.08	12.3%	$2,674,401	$72.71	$925,886	$45.24	$768,853	$40.13	$381,553	$45.07	$881,771	$31.94	$0	$0.00	$5,632,464	$50.08
26A	Electrical	$7,677,006	$68.26	16.7%	$2,682,153	$72.92	$1,324,660	$64.73	$1,322,907	$69.06	$582,607	$68.82	$1,734,680	$62.84	$30,000	$0.00	$7,677,006	$68.26
SUBTOTAL - BUILDING		**$30,347,561**	**$269.82**	**66.0%**	**$12,562,630**	**$341.54**	**$3,909,892**	**$191.05**	**$5,124,332**	**$267.49**	**$2,232,331**	**$263.68**	**$6,488,376**	**$235.05**	**$30,000**	**$0.00**	**$30,347,561**	**$269.82**
31A	Turnkey Sitework	$5,195,531	$134,599.25	11.3%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$5,195,531	$0.00	$5,195,531	$134,599.25
32B	Fencing	$459,440	$11,902.59	1.0%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$459,440	$0.00	$459,440	$11,902.59
32C	Landscaping	$329,490	$8,536.01	0.7%	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$329,490	$0.00	$329,490	$8,536.01
SUBTOTAL - SITEWORK		**$5,984,461**	**$155,037.85**	**13.0%**	**$0**	**$0.00**	**$0**	**$0.00**	**$0**	**$0.00**	**$0**	**$0.00**	**$0**	**$0.00**	**$5,984,461**	**$0.00**	**$5,984,461**	**$155,037.85**

Estimate Summary

PROJECT DATA

October 9, 2026	CURRENT ESTIMATE			Area 1:		Area 2:		Area 3:		Area 4:		Area 5:		Area 6:		TOTAL ALL AREAS:	
				Building 1		Building 2		Building 3		Building 4		Building 5		Sitework		TOTAL	
Project	Topsail Middle School Conversion																
Bordeaux Project No.	2604																
Client	Pender County Schools																
Location	Topsail, NC																
Design Build Team:	Bordeaux | Moseley Designs																
Estimate Type	Schematic Design Documents																
Estimate Date	10/26/26																
Total Project Scope of Work Area (sf)	112,474	sf		36,782	sf	20,465	sf	19,157	sf	8,466	sf	27,604	sf	-	sf	112,474	sf
Total Project Renovated Area (sf)	112,474	sf		36,782	sf	20,465	sf	19,157	sf	8,466	sf	27,604	sf	-	sf	112,474	sf
Site Disturbed Area (acres)	38.60	acres												38.60	acres	38.60	acres
Total Project Building Area (sf)	112,474	sf		36,782	sf	20,465	sf	19,157	sf	8,466	sf	27,604	sf	-	sf	112,474	sf
Duration (mos)	15	mos															

APPLIED COSTS

Trade Pkg #	Trade Package Description	Current Estimated Cost	$/sf	% Total	Cost	$/sf	Cost	$/sf	Cost	$/acre	Cost	$/sf	Cost	$/sf	Cost	$/acre	Cost	$/sf
SUBTOTAL - COST OF WORK (Building + Sitework)		**$36,332,022**	**$323.03**	**79.0%**	**$12,562,630**	**$341.54**	**$3,909,892**	**$191.05**	**$5,124,332**	**$267.49**	**$2,232,331**	**$263.68**	**$6,488,376**	**$235.05**	**$6,014,461**	**$0.00**	**$36,332,022**	**$323.03**
	Escalation Contingency (2.50% on Cost of Work)	$908,301	$8.08	2.0%	$314,066	$8.54	$97,747	$4.78	$128,108	$6.69	$55,808	$6.59	$162,209	$5.88	$150,362	$0.00	$908,301	$8.08
	Program Contingency (3.50% on Cost of Work)	$1,271,621	$11.31	2.8%	$439,692	$11.95	$136,846	$6.69	$179,352	$9.36	$78,132	$9.23	$227,093	$8.23	$210,506	$0.00	$1,271,621	$11.31
	SUBTOTAL - COST OF WORK (incl. Escalation + Design Contingency)	**$38,511,944**	**$342.41**	**83.8%**	**$13,316,388**	**$362.04**	**$4,144,485**	**$202.52**	**$5,431,792**	**$283.54**	**$2,366,271**	**$279.50**	**$6,877,679**	**$249.16**	**$6,375,329**	**$0.00**	**$38,511,944**	**$342.41**
	Design Build Fee (4.25% on Cost of Work)	$1,636,758	$14.55	3.6%	$565,946	$15.39	$176,141	$8.61	$230,851	$12.05	$100,567	$11.88	$292,301	$10.59	$270,951	$0.00	$1,636,758	$14.55
	SDI/Sub Bonds (1.30% on Cost of Work)	$500,655	$4.45	1.1%	$173,113	$4.71	$53,878	$2.63	$70,613	$3.69	$30,762	$3.63	$89,410	$3.24	$82,879	$0.00	$500,655	$4.45
	Design Build Technology Fee (0.40% on Cost of Work)	$154,048	$1.37	0.3%	$53,266	$1.45	$16,578	$0.81	$21,727	$1.13	$9,465	$1.12	$27,511	$1.00	$25,501	$0.00	$154,048	$1.37
	Bonds & Insurances (2.2%)	$1,007,885	$8.96	2.2%	$348,746	$9.48	$107,487	$5.25	$141,769	$7.40	$61,745	$7.29	$179,115	$6.49	$169,023	$0.00	$1,007,885	$8.96
	General Conditions (Lump Sum), 15 months	$1,845,000	$16.40	4.0%	$638,402	$17.36	$196,762	$9.61	$259,518	$13.55	$113,029	$13.35	$327,882	$11.88	$309,407	$0.00	$1,845,000	$16.40
	SUBTOTAL - ESTIMATED CCAP (without CM Contingency)	**$43,656,290**	**$388.15**	**95.0%**	**$15,095,861**	**$410.41**	**$4,695,332**	**$229.43**	**$6,156,270**	**$321.36**	**$2,681,838**	**$316.78**	**$7,793,898**	**$282.35**	**$7,233,090**	**$0.00**	**$43,656,290**	**$388.15**
	Design Build Contingency (3% on Cost of Work)	$1,155,358	$10.27	2.5%	$399,492	$10.86	$124,335	$6.08	$162,954	$8.51	$70,988	$8.39	$206,330	$7.47	$191,260	$0.00	$1,155,358	$10.27
	SUBTOTAL - ESTIMATED CCAP (with CM Contingency)	**$44,811,648**	**$398.42**	**97.5%**	**$15,495,352**	**$421.28**	**$4,819,666**	**$235.51**	**$6,319,224**	**$329.87**	**$2,752,827**	**$325.16**	**$8,000,229**	**$289.82**	**$7,424,350**	**$0.00**	**$44,811,648**	**$398.42**
	Owner Contingency (3% on Cost of Work)	$1,155,358	$10.27	2.5%	$399,492	$10.86	$124,335	$6.08	$162,954	$8.51	$70,988	$8.39	$206,330	$7.47	$191,260	$0.00	$1,155,358	$10.27
TOTAL - CONSTRUCTION COST		**$45,967,006**	**$408.69**	**100.0%**	**$15,894,844**	**$432.14**	**$4,944,001**	**$241.58**	**$6,482,178**	**$338.37**	**$2,823,815**	**$333.55**	**$8,206,559**	**$297.30**	**$7,615,610**	**$0.00**	**$45,967,006**	**$408.69**

Estimate Details

		Project	Topsail Middle School Conversion					
		Client	Pender County Schools					
		Location	Topsail, NC					
		Design Build Team:	Bordeaux | Moseley Designs					
		Estimate Type	Schematic Design Documents					
		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
00A		**Project Allowances**						
00A		Construction Manager Allowances	1	ls	360,000.00	360,000		
00A	Building 1	% of CM Allowance per project area, Building 1	36,782	sf				
00A	Building 2	% of CM Allowance per project area, Building 2	20,465	sf				
00A	Building 3	% of CM Allowance per project area, Building 3	19,157	sf				
00A	Building 4	% of CM Allowance per project area, Building 4	8,466	sf				
00A	Building 5	% of CM Allowance per project area, Building 5	27,604	sf				
00A	Sitework	% of CM Allowance per project area, Sitework	1,681,416	sf				
00A		Subcontractor Allowances	1	ls	107,655.00	107,655		
00A	Building 1	% of Sub Allowance per project area, Building 1	36,782	sf				
00A	Building 2	% of Sub Allowance per project area, Building 2	20,465	sf				
00A	Building 3	% of Sub Allowance per project area, Building 3	19,157	sf				
00A	Building 4	% of Sub Allowance per project area, Building 4	8,466	sf				
00A	Building 5	% of Sub Allowance per project area, Building 5	27,604	sf				
		Subtotal			**4.16**	**$/sf**	**467,655**	
01A		**General Trades**						
01A	Entire Project	General Trades for New Construction, within Building 1-5	112,474	sf		393,000		
01A	Building 1	General Trades for New Construction, within Building 1	36,782	sf				
01A	Building 2	General Trades for New Construction, within Building 2	20,465	sf				
01A	Building 3	General Trades for New Construction, within Building 3	19,157	sf				
01A	Building 4	General Trades for New Construction, within Building 4	8,466	sf				
01A	Building 5	General Trades for New Construction, within Building 5	27,604	sf				
		Subtotal			**3.49**	**$/sf**	**393,000**	
01B		**Final Cleaning**						
01B	Building 1	Final Cleaning for New Construction, within Building 1	36,782	sf	0.65	23,908		
01B	Building 2	Final Cleaning for New Construction, within Building 2	20,465	sf	0.65	13,302		
01B	Building 3	Final Cleaning for New Construction, within Building 3	19,157	sf	0.65	12,452		
01B	Building 4	Final Cleaning for New Construction, within Building 4	8,466	sf	0.65	5,503		
01B	Building 5	Final Cleaning for New Construction, within Building 5	27,604	sf	0.65	17,943		
		Subtotal			**0.65**	**$/sf**	**73,108**	
		Materials Testing & Inspections						
	Entire Project	Materials Testing / Special Inspections, by Owner for all areas	*Included within the Total Project Development Summary Sheet*					
	Entire Project	Asbestos and hazardous material testing; assume none required for the project (all areas)	*Included within the Total Project Development Summary Sheet*					
02B		**Building Demolition & Abatement**						
02B	Building 1	Existing Building Abatement and Demolition, Building 1	36,782	sf	12.00	441,384		
02B	Building 1	Demolition of Existing Canopies				*Included*		

Estimate Details

		Project	Topsail Middle School Conversion						
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		Estimate Type	Schematic Design Documents						
		Estimate Date	10/26/26						
		Total Project Scope of Work Area (sf)	112,474	sf					
		Site Disturbed Area (acres)	38.60	acres					
		Duration (mos)	15	mos					
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**	
02B	Building 1	Demolition of Existing Modular Units	1	ls	84,800.00	84,800			
02B	Building 2	Existing Building Abatement and Demolition, Building 2	20,465	sf	3.50	71,628			
02B	Building 3	Existing Building Abatement and Demolition, Building 3	19,157	sf	9.00	172,413			
02B	Building 4	Existing Building Abatement and Demolition, Building 4	8,466	sf	6.00	50,796			
02B	Building 5	Existing Building Abatement and Demolition, Building 5	27,604	sf	12.00	331,248			
02B	*Sitework*	*Any Existing Site Demolition, Included within Bid Package 31A*				*Included in 31A*			
		Subtotal			**10.24**	**$/sf**	**1,152,269**		
03A		**Building Concrete**							
03A	Building 1	Building Concrete scope of work for Building 1, as follows:							
03A	Building 1	Foundations, Continuous (WF2.5, WF3.0, WF4.0, etc.)	188	cy	650.00	121,929		*If there are ways to cut back on Masonry walls, this would relieve this line item.*	
03A	Building 1	Foundations, Column (F2, F3, F4, etc.)	59	cy	650.00	38,473			
03A	Building 1	Column Blockouts	50	ea	425.00	21,250			
03A	Building 1	New SOG, 4" Slab	15,830	sf	9.00	142,470		*If there are ways to cut back on Masonry walls, this would relieve this line item.*	
03A	Building 1	Interior MEP Pads	4	cy	1,000.00	4,000			
03A	Building 1	Exterior MEP Pads	20	cy	1,250.00	25,000			
03A	Building 2	Building Concrete scope of work for Building 2, as follows:							
03A	Building 2	Foundations, Continuous (WF2.5, WF3.0, WF4.0, etc.)	8	cy	650.00	5,119		*For the Building 1 to 2 Connector*	
03A	Building 2	New SOG, 4" Slab	2,380	sf	9.00	21,420		*For the Building 1 to 2 Connector and for Plumbing Modifications of Building 2*	
03A	Building 3	Building Concrete scope of work for Building 3, as follows:							
03A	Building 3	Foundations, Continuous (WF2.5, WF3.0, WF4.0, etc.)	28	cy	650.00	17,943		*If there are ways to cut back on Masonry walls, this would relieve this line item.*	
03A	Building 3	New SOG, 4" Slab	17,303	sf	9.00	155,727		*If there are ways to cut back on Masonry walls, this would relieve this line item.*	
03A	Building 4	Building Concrete scope of work for Building 4, as follows:							
03A	Building 4	Foundations, Continuous (WF2.5, WF3.0, WF4.0, etc.)	21	cy	650.00	13,930			
03A	Building 4	New SOG, 4" Slab	2,049	sf	9.00	18,441			
03A	Building 5	Building Concrete scope of work for Building 5, as follows:							
03A	Building 5	Foundations, Continuous (WF2.5, WF3.0, WF4.0, etc.)	109	cy	650.00	70,980		*For the Building 1 to 5 Connector*	
03A	Building 5	New SOG, 4" Slab	10,511	sf	9.00	94,599		*We scaled back from entire SOG, but are upgrades to bathrooms and new masonry.*	
		Subtotal			**6.68**	**$/sf**	**751,280**		
04A		**Masonry**							
04A	Building 1	Masonry Construction for Building 1, as follows:							
04A	Building 1	CMU, Various Interior Walls	22,720	sf	35.50	806,560		*If there are ways to cut back on Masonry walls, this would relieve this line item.*	
04A	Building 1	New Brick Veneer	6,064	sf	32.00	194,048			
04A	Building 1	Mortar				*Included*			
04A	Building 1	Masonry Accessories				*Included*			
04A	Building 1	Damproofing and Below Grade Insulation				*Included*			
04A	Building 1	Building Monument Sign				*Included*			
04A	Building 2	Masonry Construction for Building 2, as follows:							
04A	Building 2	CMU, Various Interior Walls	3,962	sf	35.50	140,651			
04A	Building 2	New Brick Veneer, for Building 1 to 5 Connector	1,091	sf	32.00	34,912			
04A	Building 2	Mortar				*Included*			

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		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
04A	Building 2	Masonry Accessories				*Included*		
04A	Building 2	Damproofing and Below Grade Insulation				*Included*		
04A	Building 3	Masonry Construction for Building 3, as follows:						
04A	Building 3	CMU, 8" Interior Walls	13,313	sf	35.50	472,594		
04A	Building 3	CMU, 12" Interior Walls	4,134	sf	36.00	148,824		*Called for as a Fire Wall on the Life Safety Plan. Can we not change to Metal Studs?*
04A	Building 3	CMU, 8" Exterior CMU Enclosure	402	sf	35.50	14,271		
04A	Building 3	New Brick Veneer	532	sf	32.00	17,024		
04A	Building 3	Mortar				*Included*		
04A	Building 3	Masonry Accessories				*Included*		
04A	Building 3	Damproofing and Below Grade Insulation				*Included*		
04A	Building 4	Masonry Construction for Building 4, as follows:						
04A	Building 4	CMU, Various Interior Walls	3,970	sf	35.50	140,935		
04A	Building 4	New Brick Veneer				Excluded		
04A	Building 5	Masonry Construction for Building 5, as follows:						
04A	Building 5	CMU, Various Interior Walls	11,541	sf	35.50	409,706		
04A	Building 5	New Brick Veneer, Building 4 to 5 Corridor Connector	545	sf	32.00	17,440		
04A	Building 5	Mortar				*Included*		
04A	Building 5	Masonry Accessories				*Included*		
04A	Building 5	Damproofing and Below Grade Insulation				*Included*		
		Subtotal			**21.31**	**$/sf**	**2,396,964**	
05A		**Structural Steel**						
05A	Building 1	**Building Structural Frame:** Furnish and install structural steel framing for the renovation areas. Includes columns, beams, joists, joist girders, and metal roof deck. Include miscellaneous metals required to support openings, roof systems, and equipment.	36,782	sf	8.00	294,256		
05A	Building 2	**Building Structural Frame:** No Modifications Required				Excluded		
05A	Building 3	**Building Structural Frame:** No Modifications Required				Excluded		
05A	Building 4	**Building Structural Frame:** No Modifications Required				Excluded		
05A	Building 5	**Building Structural Frame:** Furnish and install structural steel framing for the renovation areas. Includes columns, beams, joists, joist girders, and metal roof deck. Include miscellaneous metals required to support openings, roof systems, and equipment.	27,604	sf	5.50	151,822		
		Subtotal			**3.97**	**$/sf**	**446,078**	
07A		**Metal Wall Panels**						
07A	Building 1	MCM Panels, Building 1	600	sf	65.00	39,000		
07A	Building 1	Colored MCM Panels, Building 1	1,020	sf	70.00	71,400		
07A	Building 1	MCM Panels Canopy Cladding, Building 1	500	sf	68.00	34,000		
07A	Building 3	New MCM Panels, Building 3	2,440	sf	65.00	158,600		
07A	Building 4	New MCM Panels, Building 4	3,800	sf	65.00	247,000		
07A	Building 5	New MCM Panels, Building 5	5,770	sf	65.00	375,050		
		Subtotal			**8.22**	**$/sf**	**925,050**	

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		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
07B		**Spray Foam Insulation**						
07B	Building 1	Spray Foam, 2" Polyurethane Air Barrier, behind Exterior Veneer	8,184	sf	8.00	65,472		
07B	Building 1	Intumescent Coating, applied to 2" Polyurethane Air Barrier	2,120	sf	2.25	4,770		
07B	Building 2	Spray Foam, 2" Polyurethane Air Barrier, behind Exterior Veneer	1,091	sf	8.00	8,728		
07B	Building 2	Intumescent Coating, applied to 2" Polyurethane Air Barrier, not required				Excluded		
07B	Building 3	Spray Foam, 2" Polyurethane Air Barrier, behind Exterior Veneer	2,972	sf	8.00	23,776		
07B	Building 3	Intumescent Coating, applied to 2" Polyurethane Air Barrier	2,440	sf	2.25	5,490		
07B	Building 4	Spray Foam, 2" Polyurethane Air Barrier, behind Exterior Veneer	3,800	sf	8.00	30,400		
07B	Building 4	Intumescent Coating, applied to 2" Polyurethane Air Barrier	3,800	sf	2.25	8,550		
07B	Building 5	Spray Foam, 2" Polyurethane Air Barrier, behind Exterior Veneer	6,315	sf	8.00	50,520		
07B	Building 5	Intumescent Coating, applied to 2" Polyurethane Air Barrier	5,770	sf	2.25	12,983		
		Subtotal			**1.87**	**$/sf**	**210,689**	
07C		**Roofing**						
07C	Building 1	Removal of existing SS Metal Roofing, Replace with Single-Ply PVC Membrane Roof System	36,175	sf	25.00	904,375		
07C	Building 2	Repair and Replace as Necessary, Metal Roof Accessories	20,525	sf	13.00	266,825		
07C	Building 3	Removal of existing SS Metal Roofing, Replace with New Pre-Fab Aluminum Roof System	7,430	sf	18.00	133,740		
07C	Building 3	Removal of existing Low-Slope Membrane, Replace with Single-Ply PVC Membrane Roof System	13,040	sf	25.00	326,000		
07C	Building 4	Removal of existing SS Metal Roofing, Replace with New Pre-Fab Aluminum Roof System	8,990	sf	18.00	161,820		
07C	Building 5	Removal of existing SS Metal Roofing, Replace with New Pre-Fab Aluminum Roof System	13,590	sf	18.00	244,620		
07C	Building 5	Removal of existing Low-Slope Membrane, Replace with Single-Ply PVC Membrane Roof System	14,925	sf	25.00	373,125		
07C	Building 1	New Connector Roofing, Low-Slope Single-Ply PVC Membrane System	8,170	sf	30.00	245,100		*These are new canopies and connectors. Drawn on A1.3.2 as roofing, not canopies.*
		Subtotal			**23.61**	**$/sf**	**2,655,605**	
07D		**Caulk & Sealants**						
07D	Building 1	Caulk & Sealants, Interior and Exterior as required	36,782	sf	4.00	147,128		
07D	Building 2	Caulk & Sealants, Interior and Exterior as required	20,465	sf	2.00	40,930		
07D	Building 3	Caulk & Sealants, Interior and Exterior as required	19,157	sf	2.00	38,314		
07D	Building 4	Caulk & Sealants, Interior and Exterior as required	8,466	sf	2.00	16,932		
07D	Building 5	Caulk & Sealants, Interior and Exterior as required	27,604	sf	4.00	110,416		
		Subtotal			**3.14**	**$/sf**	**353,720**	
07E		**Fireproofing**						
07E	Entire Project	Fireproofing, assumed not required				Excluded		
		Subtotal			**-**	**$/sf**	**0**	
07F		**Firestopping**						
07F	Entire Project	*Firestopping, within their respective bid packages*			*see other responsible bid packages*			
		Subtotal			**-**	**$/sf**	**0**	
08A		**Aluminum Storefronts & Glazing**						

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		Estimate Date	10/26/26						
		Total Project Scope of Work Area (sf)	112,474	sf					
		Site Disturbed Area (acres)	38.60	acres					
		Duration (mos)	15	mos					
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**	
08A	Building 1	Aluminum Storefront Window Systems	4,455	sf	95.00	423,225			
08A	Building 2	Aluminum Storefront Window Systems	135	sf	95.00	12,825			
08A	Building 3	Aluminum Storefront Window Systems	450	sf	95.00	42,750			
08A	Building 4	Aluminum Storefront Window Systems, not required				Excluded		*There is no Storefront Windows that need to be replaced.*	
08A	Building 5	Aluminum Storefront Window Systems	1,520	sf	95.00	144,400			
08A	Building 1	Aluminum Doors & Hardware, Single Doors	3	ea	4,000.00	12,000			
08A	Building 1	Aluminum Doors & Hardware, Double Doors	13	ea	7,500.00	97,500			
08A	Building 2	Aluminum Doors & Hardware, Double Doors	2	ea	7,500.00	15,000			
08A	Building 3	Aluminum Doors & Hardware, No Aluminum Doors Required				Excluded			
08A	Building 4	Aluminum Doors & Hardware, No Aluminum Doors Required				Excluded		*Building Connector Aluminum Doors are part of the 13 doors for Building 1.*	
08A	Building 5	Aluminum Doors & Hardware, Single Doors	3	ea	4,000.00	12,000			
08A	Building 5	Aluminum Doors & Hardware, Double Doors	2	ea	7,500.00	15,000			
		Subtotal			**6.89**	**$/sf**	**774,700**		
08B		**Overhead Coiling Doors & Shutters**							
08B	Building 1	New Coiling Counter Door, 3'x5', (1) Door	15	sf	630.00	9,450		*This is the replacement door for the Recycling and Dishwasher Space.*	
08B	Building 3	Overhead Insulated Steel Sectional Doors, 10'x12', (2) Doors	240	sf	180.00	43,200		*I have added 2 doors, but the narrative and drawings call for 1.*	
08B	Building 5	Overhead Insulated Steel Sectional Doors, 12'x14', (4) Doors	672	sf	180.00	120,960			
		Subtotal			**1.54**	**$/sf**	**173,610**		
08C		**Doors & Hardware**							
08C	Building 1	Doors & Hardware, HM Frame with Single HM Door	52	ea	3,800.00	197,600			
08C	Building 1	Doors & Hardware, HM Frame with Double HM Door	5	ea	4,200.00	21,000			
08C	Building 2	Doors & Hardware, HM Frame with Single Door	9	ea	3,800.00	34,200			
08C	Building 3	Doors & Hardware, HM Frame with Single Door	44	ea	3,800.00	167,200			
08C	Building 3	Doors & Hardware, HM Frame with Double HM Door	2	ea	4,200.00	8,400			
08C	Building 4	Doors & Hardware, HM Frame with Single Door	13	ea	3,800.00	49,400		*These are both interior and exterior doors of Building 4.*	
08C	Building 4	Doors & Hardware, HM Frame with Double HM Door	2	ea	4,200.00	8,400			
08C	Building 5	Doors & Hardware, HM Frame with Single Door	35	ea	3,800.00	133,000			
08C	Building 5	Doors & Hardware, HM Frame with Double HM Door	5	ea	4,200.00	21,000			
		Subtotal			**5.69**	**$/sf**	**640,200**		
09A		**Metal Studs and Drywall (performed by Sears Contract)**							
09A	Building 1	Interior GWB Assemblies- Drywall of M1A	2,950	sf	18.00	53,100			
09A	Building 1	Interior GWB Assemblies- P1	6,650	sf	22.00	146,300			
09A	Building 1	Interior GWB Assemblies- P2	6,510	sf	20.00	130,200			
09A	Building 1	Interior GWB Assemblies- P3	652	sf	18.00	11,736			
09A	Building 1	Interior GWB Assemblies- Exterior Assemblies	9,100	sf	24.00	218,400			
09A	Building 1	Interior GWB Assemblies- Corridor Assemblies	3,450	sf	22.00	75,900			
09A	Building 5	Interior GWB Assemblies- P2	2,150	sf	20.00	43,000			
09A	Building 5	Interior GWB Assemblies- P3	4,538	sf	18.00	81,684			
09A	Building 1	GWB Hard Ceiling Assemblies	2,237	sf	15.00	33,555			

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		Total Project Scope of Work Area (sf)	112,474	sf					
		Site Disturbed Area (acres)	38.60	acres					
		Duration (mos)	15	mos					
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**	
09A	Building 2	GWB Hard Ceiling Assemblies	700	sf	15.00	10,500			
09A	Building 3	GWB Hard Ceiling Assemblies	2,770	sf	15.00	41,550			
09A	Building 4	GWB Hard Ceiling Assemblies	830	sf	15.00	12,450			
09A	Building 5	GWB Hard Ceiling Assemblies	610	sf	15.00	9,150			
		Subtotal			**7.71**	**$/sf**	**867,525**		
09B		**Hard Tile**							
09B	Building 1	Porcelain Tile, Staff Toilets	435	sf	16.00	6,960			
09B	Building 2	Porcelain Tile, Staff Toilets	115	sf	16.00	1,840			
09B	Building 3	Porcelain Tile, Staff Toilets	175	sf	16.00	2,800			
09B	Building 4	Porcelain Tile, Not Required				Excluded			
09B	Building 5	Porcelain Tile, Staff Toilets	120	sf	16.00	1,920			
		Subtotal			**0.12**	**$/sf**	**13,520**		
09C		**Acoustical Ceilings (performed by Sears Contract)**							
09C	Building 1	Acoustical Ceilings, Regular Grade	10,980	sf	8.00	87,840			
09C	Building 1	Acoustical Ceilings, High NRC Grade	18,230	sf	10.00	182,300			
09C	Building 2	Acoustical Ceilings, High NRC Grade	3,460	sf	10.00	34,600			
09C	Building 2	Acoustical Ceilings, Chemical Resistant Grade, Science Classrooms & Prep	4,260	sf	12.00	51,120			
09C	Building 3	Acoustical Ceilings, Regular Grade	2,970	sf	8.00	23,760			
09C	Building 3	Acoustical Ceilings, High NRC Grade	9,450	sf	10.00	94,500			
09C	Building 4	Acoustical Ceilings, Regular Grade	780	sf	8.00	6,240			
09C	Building 4	Acoustical Ceilings, Retro-Fit Gym Ceiling	5,370	sf	10.00	53,700			
09C	Building 5	Acoustical Ceilings, Regular Grade	14,870	sf	8.00	118,960			
09C	Building 5	Acoustical Ceilings, High NRC Grade	3,690	sf	10.00	36,900			
		Subtotal			**6.13**	**$/sf**	**689,920**		
		Resilient Flooring & Carpet							
09D	Building 1	Carpet Tile	560	sy	45.00	25,200			
09D	Building 1	Quartz Composite Tile Flooring	6,850	sf	8.00	54,800			
09D	Building 2	Carpet Tile	20	sy	45.00	900			
09D	Building 2	Quartz Composite Tile Flooring	7,700	sf	8.00	61,600			
09D	Building 3	Carpet Tile	65	sy	45.00	2,925			
09D	Building 3	Rubber Flooring	4,635	sf	14.00	64,890			
09D	Building 3	Quartz Composite Tile Flooring	850	sf	8.00	6,800			
09D	Building 4	Resilient Althetic Flooring	5,370	sf	15.00	80,550		*The county asked for this to be Athletic Wood Flooring. We have priced per narrative.*	
09D	Building 4	Quartz Composite Tile Flooring	780	sf	8.00	6,240			
09D	Building 5	Carpet Tile	50	sy	45.00	2,250			
09D	Building 5	Sheet Vinyl Flooring	485	sy	80.00	38,800			
09D	Building 5	Quartz Composite Tile Flooring	12,875	sf	8.00	103,000			
					3.98	**$/sf**	**447,955**		

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09E		**Resinous Flooring**							
09E	Building 1	Resinous Epoxy Floor System	3,320	sf	23.00	76,360			
09E	Building 2	Resinous Epoxy Floor System	4,840	sf	23.00	111,320			
09E	Building 3	Resinous Epoxy Floor System	4,145	sf	23.00	95,335			
09E	Building 4	Resinous Epoxy Floor System	825	sf	23.00	18,975			
09E	Building 5	Resinous Epoxy Floor System	485	sf	23.00	11,155			
		Subtotal			**2.78**	**$/sf**	**313,145**		
09F		**Polished Concrete**							
09F	Building 1	Sealed Concrete	1,530	sf	3.00	4,590			
09F	Building 2	Sealed Concrete	1,220	sf	3.00	3,660			
09F	Building 3	Polished Concrete	4,810	sf	6.65	31,987			
09F	Building 3	Sealed Concrete	2,080	sf	3.00	6,240			
09F	Building 4	Sealed Concrete	740	sf	3.00	2,220			
09F	Building 5	Sealed Concrete	1,515	sf	3.00	4,545			
		Subtotal			**0.47**	**$/sf**	**53,242**		
09G		**Painting**							
09G	Building 1	Exterior and Interior Painting, Building 1	36,782	sf	3.22	118,438			
09G	Building 2	Exterior and Interior Painting, Building 2	20,465	sf	3.22	65,897			
09G	Building 3	Exterior and Interior Painting, Building 3	19,157	sf	3.22	61,686			
09G	Building 4	Exterior and Interior Painting, Building 4	8,466	sf	3.22	27,261			
09G	Building 5	Exterior and Interior Painting, Building 5	27,604	sf	3.22	88,885			
		Subtotal			**3.22**	**$/sf**	**362,166**		
09I		**Resin Matrix Terrazzo Flooring**							
09I	Building 1	Resin Matrix Terrazzo Flooring - Including Building 1-2 Connecting Corridor	14,675	sf	35.00	513,625			
09I	Building 2	Resin Matrix Terrazzo Flooring	3,460	sf	35.00	121,100			
09I	Building 3	Resin Matrix Terrazzo Flooring, Not Required				Excluded			
09I	Building 4	Resin Matrix Terrazzo Flooring	1,325	sf	35.00	46,375			
09I	Building 5	Resin Matrix Terrazzo Flooring	835	sf	35.00	29,225			
09I	Building 5	Refinished Terrazzo Flooring	3,690	sf	6.90	25,461			
		Subtotal			**6.54**	**$/sf**	**735,786**		
10A		**Specialties**							
10A	Building 1	Specialties	1	ls	155,229.80	155,230			
10A	Building 1	Toilet Accessories	202	ea		*Included*			
10A	Building 1	Toilet Partitions	13	ea		*Included*			
10A	Building 1	Fire Extinguishers, with Cabinets	15	ea		*Included*			
10A	Building 1	Metal Storage Shelving	60	lf		*Included*			
10A	Building 1	Monitor Brackets	11	ea		*Included*			
10A	Building 1	Visual Display Units	15	ea		*Included*			

Estimate Details

		Project	Topsail Middle School Conversion						
		Client	Pender County Schools						
		Location	Topsail, NC						
		Design Build Team:	Bordeaux | Moseley Designs						
		Estimate Type	Schematic Design Documents						
		Estimate Date	10/26/26						
		Total Project Scope of Work Area (sf)	112,474	sf					
		Site Disturbed Area (acres)	38.60	acres					
		Duration (mos)	15	mos					
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**	
10A	Building 1	Wall and Door Protection	1	ls		*Included*			
10A	Building 2	Specialties	1	ls	116,565.76	116,566			
10A	Building 2	Toilet Accessories	152	ea		*Included*			
10A	Building 2	Toilet Partitions	11	ea		*Included*			
10A	Building 2	Fire Extinguishers	18	ea		*Included*			
10A	Building 2	Metal Storage Shelving	15	lf		*Included*			
10A	Building 2	Monitor Brackets	3	ea		*Included*			
10A	Building 2	Visual Display Units	24	ea		*Included*			
10A	Building 2	Wall and Door Protection	1	ls		*Included*			
10A	Building 3	Specialties	1	ls	78,953.20	78,953			
10A	Building 3	Toilet Accessories	160	ea		*Included*			
10A	Building 3	Toilet Partitions	7	ea		*Included*			
10A	Building 3	Fire Extinguishers, with Cabinets	10	ea		*Included*			
10A	Building 3	Visual Display Units	5	ea		*Included*			
10A	Building 3	Wall and Door Protection	1	ls		*Included*			
10A	Building 4	Specialties	1	ls	85,181.28	85,181			
10A	Building 4	Toilet Accessories	100	ea		*Included*			
10A	Building 4	Toilet Partitions	7	ea		*Included*			
10A	Building 4	Fire Extinguishers, with Cabinets	4	ea		*Included*			
10A	Building 4	CJROTC Storage	1	ls		*Included*			
10A	Building 4	Monitor Brackets	1	ea		*Included*			
10A	Building 4	Visual Display Units	2	ea		*Included*			
10A	Building 4	Wall and Door Protection	1	ls		*Included*			
10A	Building 5	Specialties	1	ls	86,953.20	86,953			
10A	Building 5	Toilet Accessories	140	ea		*Included*			
10A	Building 5	Fire Extinguishers, with Cabinets	10	ea		*Included*			
10A	Building 5	Metal Storage Shelving	60	lf		*Included*			
10A	Building 5	Monitor Brackets	12	ea		*Included*			
10A	Building 5	Visual Display Units	30	ea		*Included*			
10A	Building 5	Wall and Door Protection	1	ls		*Included*			
10A	Building 1	Residential Appliances, as follows:	1	ls	107,174.00	107,174			
10A	Building 1	Refrigerator	12	ea		*Included*			
10A	Building 1	Dishwasher	10	ea		*Included*			
10A	Building 1	Microwave	10	ea		*Included*			
10A	Building 1	Stove with Range Hood	9	ea		*Included*			
10A	Building 1	Dryer	1	ea		*Included*			
10A	Building 1	Washer	1	ea		*Included*			
10A	Building 2	Residential Appliances, as follows:	1	ls	1,897.00	1,897			
10A	Building 2	Refrigerator	1	ea		*Included*			
10A	Building 2	Microwave	1	ea		*Included*			
10A	Building 5	Residential Appliances, as follows:	1	ls	1,897.00	1,897			
10A	Building 5	Refrigerator	1	ea		*Included*			

Estimate Details

		Project	Topsail Middle School Conversion						
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		Estimate Type	Schematic Design Documents						
		Estimate Date	10/26/26						
		Total Project Scope of Work Area (sf)	112,474	sf					
		Site Disturbed Area (acres)	38.60	acres					
		Duration (mos)	15	mos					
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**	
10A	Building 5	Microwave	1	ea		*Included*			
10A	Building 3	Commerical Laundry Equipment	1	ls	96,000.00	96,000			
10A	Building 3	(2) Washers and (2) Dryers	4	ea		*Included*			
10A	Building 3	Lockers	1	ls	76,000.00	76,000			
10A	Building 3	Staff Lockers, Admin Locker Room	80	ea		*Included*			
		Subtotal			**7.16**	**$/sf**	**805,851**		
10C		**Signage**							
10C	Building 1	Signage	36,782	sf	0.95	34,943			
10C	Building 2	Signage	20,465	sf	0.95	19,442			
10C	Building 3	Signage	19,157	sf	0.95	18,199			
10C	Building 4	Signage	8,466	sf	0.95	8,043			
10C	Building 5	Signage	27,604	sf	0.95	26,224			
		Subtotal			**0.95**	**$/sf**	**106,850**		
10E		**Operable Partitions**							
10E	Building 5	Operable Partition, within the Robotics/Technology Classrooms	280	sf	128.00	35,840			
		Subtotal			**0.32**	**$/sf**	**35,840**		
11B		**Food Service Equipment**							
11B	Building 1	Food Service Equipment, New Serving Line	1	ls	100,000.00	100,000			
11B	Building 1	Food Service Equipment, New Freezer not required				Excluded		*The narrative states a new freezer, but we assume the existing is still operational.*	
		Subtotal			**0.89**	**$/sf**	**100,000**		
11D		**Athletic Equipment**							
11D	Entire Project	Athletic Equipment, Assumed None Required				Excluded			
		Subtotal			**-**	**$/sf**	**0**		
12A		**Window Treatments**							
12A	Building 1	Manual Roller Shades, Classroom and Admin Exterior Windows	1,470	sf	15.00	22,050			
12A	Building 1	Motorized Roller Shades, Dining and Larger Exterior Windows	830	sf	25.00	20,750			
12A	Building 2	Manual Roller Shades, Existing Classrooms Exterior Windows	1,070	sf	15.00	16,050			
12A	Building 3	Window Treatments, Assumed None Required				Excluded			
12A	Building 4	Window Treatments, Assumed None Required				Excluded			
12A	Building 5	Manual Roller Shades, Classroom Exterior Windows	1,400	sf	15.00	21,000			
		Subtotal			**0.71**	**$/sf**	**79,850**		
12B		**Architectural Casework**							
12B	Building 1	Architectural Casework, for the following rooms (Reception, Teacher Workroom, Treatment, Professional Development, Collaboration Area Walls, and Group Toilet Vanities):	1	ls	30,000.00	30,000			
12B	Building 1	Base Cabinets				*Included*			

Estimate Details

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		Estimate Type	Schematic Design Documents					
		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				

Bid Pkg #	Area	Trade Package Description	Qty	UOM	Unit Cost	Subtotal	Total	Assumptions and Additional Notes
12B	Building 1	Wall Cabinets				*Included*		
12B	Building 1	Solid Surface Countertops				*Included*		
12B	Building 1	Solid Surface Window Sills				*Included*		
12B	Building 2	Architectural Casework, for the following rooms (New Science Lab, Science Prep, Teacher Workroom, and Group Toilet Vanities):	1	ls	55,000.00	55,000		
12B	Building 2	Base Cabinets				*Included*		
12B	Building 2	Wall Cabinets				*Included*		
12B	Building 2	Epoxy Countertops				*Included*		
12B	Building 2	Solid Surface Window Sills				*Included*		
12B	Building 2	Fume Hood				*Included*		
12B	Building 3	Architectural Casework, for the following rooms (Training Room and Group Toilet Vanities):	1	ls	20,000.00	20,000		
12B	Building 3	Solid Surface Countertops				*Included*		
12B	Building 4	Architectural Casework, for the following rooms (Group Toilet Vanities):	1	ls	10,000.00	10,000		
12B	Building 4	Solid Surface Countertops				*Included*		
12B	Building 5	Architectural Casework, for the following rooms (Collaboration Areas, Public Safety Lab, Agriscience Lab, Teachers Workroom, and Group Toilet Vanities):	1	ls	45,000.00	45,000		
12B	Building 5	Base Cabinets				*Included*		
12B	Building 5	Wall Cabinets				*Included*		
12B	Building 5	Solid Surface Countertops				*Included*		
12B	Building 5	Solid Surface Window Sills				*Included*		
		Subtotal			**1.42**	**$/sf**	**160,000**	
21A		**Fire Protection**						
21A	Entire Project	Fire Suppression Systems, assumed Not Required				Excluded		
		Subtotal			**-**	**$/sf**	**0**	
22A		**Plumbing (Performed by Milam Plumbing)**						
22A	Entire Project	Plumbing Systems, as follows:						
22A	Building 1	Plumbing System, per the Scope Narrative	36,782	sf	6.66	245,071		
22A	Building 1	Demolition				*Included*		
22A	Building 1	Piping System				*Included*		
22A	Building 1	Fixtures				*Included*		
22A	Building 2	Plumbing System, per the Scope Narrative	20,465	sf	8.10	165,716		
22A	Building 2	Demolition				*Included*		
22A	Building 2	Piping System				*Included*		
22A	Building 2	Fixtures				*Included*		
22A	Building 3	Plumbing System, per the Scope Narrative	19,157	sf	10.73	205,640		
22A	Building 3	Demolition				*Included*		
22A	Building 3	Piping System				*Included*		
22A	Building 3	Fixtures				*Included*		
22A	Building 4	Plumbing System, per the Scope Narrative	8,466	sf	11.11	94,048		

Estimate Details

		Project	Topsail Middle School Conversion					
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		Estimate Type	Schematic Design Documents					
		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
22A	Building 4	Demolition				*Included*		
22A	Building 4	Piping System				*Included*		
22A	Building 4	Fixtures				*Included*		
22A	Building 5	Plumbing System, per the Scope Narrative	27,604	sf	5.15	142,039		
22A	Building 5	Demolition				*Included*		
22A	Building 5	Piping System				*Included*		
22A	Building 5	Fixtures				*Included*		
		Subtotal			**7.58**	**$/sf**	**852,514**	
23A		**HVAC/Mechanical (Performed by Harrelson Mechanical Contractors)**						
23A	Entire Project	HVAC/Mechanical Systems, as follows:						
23A	Building 1	HVAC System, per the Scope Narrative	36,782	sf	38.67	1,422,401		
23A	Building 1	Piping System				*Included*		
23A	Building 1	Equipment				*Included*		
23A	Building 1	Controls, Test and Balancing				*Included*		
23A	Building 1	Commissioning				*Included*		
23A	Building 2	HVAC System, per the Scope Narrative	20,465	sf	45.24	925,886		
23A	Building 2	Piping System				*Included*		
23A	Building 2	Equipment				*Included*		
23A	Building 2	Controls, Test and Balancing				*Included*		
23A	Building 2	Commissioning				*Included*		
23A	Building 3	HVAC System, per the Scope Narrative	19,157	sf	40.13	768,853		
23A	Building 3	Piping System				*Included*		
23A	Building 3	Equipment				*Included*		
23A	Building 3	Controls, Test and Balancing				*Included*		
23A	Building 3	Commissioning				*Included*		
23A	Building 4	HVAC System, per the Scope Narrative	8,466	sf	45.07	381,553		
23A	Building 4	Piping System				*Included*		
23A	Building 4	Equipment				*Included*		
23A	Building 4	Controls, Test and Balancing				*Included*		
23A	Building 4	Commissioning				*Included*		
23A	Building 5	HVAC System, per the Scope Narrative	27,604	sf	31.94	881,771		
23A	Building 5	Piping System				*Included*		
23A	Building 5	Equipment				*Included*		
23A	Building 5	Controls, Test and Balancing				*Included*		
23A	Building 5	Commissioning				*Included*		
23A	Building 1	Central Energy Plant (Boilers, Chillers, Pumps, Piping, and Controls)	112,474	sf	11.13	1,252,000		
		Subtotal			**50.08**	**$/sf**	**5,632,464**	
26A		**Electrical (Performed by Pitt Electric)**						
26A	Entire Project	Electrical Systems, complete (incl. Div 27 Communications, Fire Alarm & BDA), as follows:						
26A	Building 1	Electrical Systems, per the Scope Narrative	36,782	sf	49.54	1,822,153		

Estimate Details

		Project	Topsail Middle School Conversion					
		Client	Pender County Schools					
		Location	Topsail, NC					
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		Estimate Type	Schematic Design Documents					
		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
26A	Building 1	Fire Alarm System				*Included*		
26A	Building 1	Voice/Data System				*Included*		
26A	Building 1	Video Surveillance System				*Included*		
26A	Building 1	Card Access System				*Included*		
26A	Building 1	Intrusion Detection System				*Included*		
26A	Building 1	I/P Video-Intercom Entry System				*Included*		
26A	Building 1	Lighting System				*Included*		
26A	Building 1	Flat Panel Monitors				*Included*		
26A	Building 1	Emergency and Standby Power Systems				*Included*		
26A	Building 2	Electrical Systems, per the Scope Narrative	20,465	sf	64.73	1,324,660		
26A	Building 2	Fire Alarm System				*Included*		
26A	Building 2	Voice/Data System				*Included*		
26A	Building 2	Video Surveillance System				*Included*		
26A	Building 2	Card Access System				*Included*		
26A	Building 2	Intrusion Detection System				*Included*		
26A	Building 2	I/P Video-Intercom Entry System				*Included*		
26A	Building 2	Lighting System				*Included*		
26A	Building 2	Flat Panel Monitors				*Included*		
26A	Building 2	Emergency and Standby Power Systems				*Included*		
26A	Building 3	Electrical Systems, per the Scope Narrative	19,157	sf	69.06	1,322,907		
26A	Building 3	Fire Alarm System				*Included*		
26A	Building 3	Voice/Data System				*Included*		
26A	Building 3	Video Surveillance System				*Included*		
26A	Building 3	Card Access System				*Included*		
26A	Building 3	Intrusion Detection System				*Included*		
26A	Building 3	I/P Video-Intercom Entry System				*Included*		
26A	Building 3	Lighting System				*Included*		
26A	Building 3	Flat Panel Monitors				*Included*		
26A	Building 3	Emergency and Standby Power Systems				*Included*		
26A	Building 4	Electrical Systems, per the Scope Narrative	8,466	sf	68.82	582,607		
26A	Building 4	Fire Alarm System				*Included*		
26A	Building 4	Voice/Data System				*Included*		
26A	Building 4	Video Surveillance System				*Included*		
26A	Building 4	Card Access System				*Included*		
26A	Building 4	Intrusion Detection System				*Included*		
26A	Building 4	I/P Video-Intercom Entry System				*Included*		
26A	Building 4	Lighting System				*Included*		
26A	Building 4	Flat Panel Monitors				*Included*		
26A	Building 4	Emergency and Standby Power Systems				*Included*		
26A	Building 5	Electrical Systems, per the Scope Narrative	27,604	sf	62.84	1,734,680		
26A	Building 5	Fire Alarm System				*Included*		
26A	Building 5	Voice/Data System				*Included*		

Estimate Details

		Project	Topsail Middle School Conversion						
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		Location	Topsail, NC						
		Design Build Team:	Bordeaux | Moseley Designs						
		Estimate Type	Schematic Design Documents						
		Estimate Date	10/26/26						
		Total Project Scope of Work Area (sf)	112,474	sf					
		Site Disturbed Area (acres)	38.60	acres					
		Duration (mos)	15	mos					
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**		**Total**	**Assumptions and Additional Notes**
26A	Building 5	Video Surveillance System				*Included*			
26A	Building 5	Card Access System				*Included*			
26A	Building 5	Intrusion Detection System				*Included*			
26A	Building 5	I/P Video-Intercom Entry System				*Included*			
26A	Building 5	Lighting System				*Included*			
26A	Building 5	Flat Panel Monitors				*Included*			
26A	Building 5	Emergency and Standby Power Systems				*Included*			
26A	Building 1	Electrical Systems, Generator and Site Feeders	1	ls	860,000.00	860,000			*850kVA servicing for a 2500 Amp load.*
26A	Sitework	Exterior Lighting, for Tennis Courts	1	ls	30,000.00	30,000			
		Subtotal			**68.26**	**$/sf**		**7,677,006**	
SUBTOTAL - BUILDING					**269.82**	**$/sf**		**30,347,561**	

Estimate Details

		Project	Topsail Middle School Conversion					
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		Estimate Type	Schematic Design Documents					
		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
31A		**Turnkey Sitework**						
31A	Sitework	General Sitework Requirements	1	ls	570,500.00	570,500		
31A	Sitework	General Conditions				*included*		
31A	Sitework	Mobilization				*included*		
31A	Sitework	Layout				*included*		
31A	Sitework	Temporary Facility Connections				*included*		
31A	Sitework	Locating & Potholing				*included*		
31A	Sitework	Traffic Control				*included*		
31A	Sitework	Temporary Conditions	1	ls	81,625.00	81,625		
31A	Sitework	Construction Access Roads & Maintenance				*included*		
31A	Sitework	Laydown, Office, and Parking Areas				*included*		
31A	Sitework	Crane Pads (30'x30')				*included*		
31A	Sitework	Concrete Washout Pits				*included*		
31A	Sitework	Sitework Demolition	1	ls	497,378.00	497,378		
31A	Sitework	Existing Slab on Grade and Foundations Demolition				*included*		
31A	Sitework	Hardscape Demolition				*included*		
31A	Sitework	Landscape Demolition				*included*		
31A	Sitework	Utilities Demolition				*included*		
31A	Sitework	Miscellanous Removals				*included*		
31A	Sitework	Erosion Control	1	ls	316,285.00	316,285		
31A	Sitework	Construction Entrances				*included*		
31A	Sitework	Silt and Tree Protection Fence				*included*		
31A	Sitework	Temporary Seeding, Protection, and Continuous Maintenance				*included*		
31A	Sitework	Rough and Fine Grading	1	ls	519,911.00	519,911		
31A	Sitework	Clearing and Grubbing, as required				*included*		
31A	Sitework	Strip Topsoil for Stockpiling				*included*		
31A	Sitework	Import of Screened Topsoil				*included*		
31A	Sitework	Required Cut/Fill Earthwork				*included*		
31A	Sitework	Imported Fill				*included*		
31A	Sitework	Screen & Respread of Topsoil				*included*		
31A	Sitework	Fine Grading, for Building Pad, Lawn, Curb & Gutter, and Pavement Areas				*included*		
31A	Sitework	Asphalt Pavements	1	ls	1,113,250.00	1,113,250		
31A	Sitework	Heavy Duty Asphalt, including Subbase and Gravel				*included*		
31A	Sitework	Light Duty Asphalt, including Subbase and Gravel				*included*		
31A	Sitework	Pavement Markings & Signage	1	ls	31,000.00	31,000		
31A	Sitework	Signage				*included*		
31A	Sitework	Striping				*included*		
31A	Sitework	Wheel Stops				*included*		
31A	Sitework	Site Concrete and Flatwork	1	ls	1,239,280.00	1,239,280		
31A	Sitework	Heavy Duty Concrete Pavement, including the Storage Yard Concrete				*included*		

Estimate Details

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		Estimate Date	10/26/26					
		Total Project Scope of Work Area (sf)	112,474	sf				
		Site Disturbed Area (acres)	38.60	acres				
		Duration (mos)	15	mos				
Bid Pkg #	**Area**	**Trade Package Description**	**Qty**	**UOM**	**Unit Cost**	**Subtotal**	**Total**	**Assumptions and Additional Notes**
31A	Sitework	Concrete Sidewalks				*included*		
31A	Sitework	ADA Ramps				*included*		
31A	Sitework	Curb and Gutter				*included*		
31A	Sitework	Concrete Bollards				*included*		
31A	Sitework	Site Furnishings	1	ls	10,000.00	10,000		
31A	Sitework	Flagpoles				*included*		
31A	Sitework	Storm Drainage	1	ls	656,302.00	656,302		
31A	Sitework	Roof Drainage	1	ls	35,000.00	35,000		
31A	Sitework	Sanitary Sewer	1	ls	75,000.00	75,000		
31A	Sitework	Water Line	1	ls	50,000.00	50,000		
		Subtotal	**134,599**	**$/acre**	**46.19**	**$/sf**	**5,195,531**	
32B		**Fencing**						
32B	Sitework	Temporary Construction Fence, with Privacy Screening	4,710	lf	9.00	42,390		
32B	Sitework	4' Tall Galvanized Chain Link Fencing, for SCM Ponds and Athletic Fields	4,090	lf	70.00	286,300		*Will this be required? We have assumed the cost until confirmed necessary.*
32B	Sitework	10' Tall Galvanized Chain Link Fencing, for Tennis Courts	1,050	lf	115.00	120,750		
32B	Sitework	Fire Lane Double Swing Gates	1	ea	10,000.00	10,000		
		Subtotal	**11,903**	**$/acre**	**4.08**	**$/sf**	**459,440**	
32C		**Landscaping**						
32C	Sitework	Planting, with the following assumptions:	1	ls	39,000.00	39,000		
32C	Sitework	Installation of Shade Trees	60	ea		*Included*		
32C	Sitework	Seeding, with the following assumptions:	1	ls	58,890.00	58,890		
32C	Sitework	Fine grading of all outer property line areas, fertilize and lime, and mechanically install Blow and crimp the straw and clean up debris upon completion	9.06	ac		*Included*		
32C	Sitework	Sodding, with the following assumptions:	1	ls	231,600.00	231,600		
32C	Sitework	Grassed areas, for Athletic Fields	19,300	sy		*Included*		
		Subtotal	**8,536**	**$/acre**	**2.93**	**$/sf**	**329,490**	
SUBTOTAL - SITEWORK					**$ 155,038**	**$/acre**	**5,984,461**	
SUBTOTAL - COST OF WORK					**323.03**	**$/sf**	**36,332,022**	

Topsail Middle School Conversion

Design Build Allowances Log

October 26, 2026

BORDEAUX
Construction Company, Inc.

DESCRIPTION OF ALLOWANCE	TOTAL	CO ISSUED	AMOUNT ISSUED	AMOUNT REMAINING
Temporary HVAC for Finishes				
GMP stated Allowance	$ 65,000	GMP		65,000
	$ -		$ -	$ 65,000
	$ 65,000			
Temporary & Final Electrical				
GMP stated Allowance	$ 45,000	GMP		45,000
	$ -		$ -	$ 45,000
	$ 45,000			
Temporary Water				
GMP stated Allowance	$ 15,000	GMP		15,000
	$ -		$ -	$ 15,000
	$ 15,000			
Dumpsters & Waste Disposal				
GMP stated Allowance	$ 30,000	GMP		30,000
	$ -		$ -	$ 30,000
	$ 30,000			
Terrazzo Flooring Polish after Owner Move-in				
GMP stated Allowance	$ 5,000	GMP		5,000
	$ -		$ -	$ 5,000
	$ 5,000			
Incorporation of DEQ Post-Bid Comments				
GMP stated Allowance	$ 50,000	GMP		50,000
	$ -		$ -	$ 50,000
	$ 50,000			
New Greenhouse Building for Agriculture Science				
GMP stated Allowance	$ 150,000	GMP		150,000
	$ -		$ -	$ 150,000
	$ 150,000			
		Usage:	$ -	
	$ 360,000	**Balance**	**$ 360,000**	

Topsail Middle School Conversion

Subcontractor Allowances Log

October 26, 2026

BORDEAUX Construction Company, Inc.

DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	TOTAL	CO ISSUED	AMOUNT ISSUED	AMOUNT REMAINING
BID PACKAGE 04A - Turnkey Masonry							
Remove and Restore CMU	150	EA	$ 85.00	$ 12,750.00	GMP		$ 12,750.00
TOTAL FOR BID PACKAGE 04A				**$ 12,750.00**		**$ -**	**$ 12,750.00**
BID PACKAGE 09D - Resilient Flooring							
Moisture Vapor Treatment	5000	SF	$ 1.00	$ 5,000.00	GMP		$ 5,000.00
TOTAL FOR BID PACKAGE 09D				**$ 5,000.00**		**$ -**	**$ 5,000.00**
BID PACKAGE 09I - Resin Matrix Terrazzo							
Floor Moisture Mitigation	5000	SF	$ 1.85	$ 9,250.00	GMP		$ 9,250.00
TOTAL FOR BID PACKAGE 09I				**$9,250.00**		**$ -**	**$ 9,250.00**
BID PACKAGE 10C - Signage							
Additional Interior and Exterior Signage, not within Current Project Documents	1	LS	$ 15,000.00	$ 15,000.00	GMP		$ 15,000.00
TOTAL FOR BID PACKAGE 10C				**$15,000.00**		**$ -**	**$ 15,000.00**
BID PACKAGE 26A - Electrical							
Furnish & install Horn Strobe	1	EA	$ 1,750.00	$ 1,750.00	GMP		$ 1,750.00
Furnish & install FA Pull Station	1	EA	$ 1,650.00	$ 1,650.00	GMP		$ 1,650.00
Furnish & install Exit Light	1	EA	$ 1,300.00	$ 1,300.00	GMP		$ 1,300.00
Furnish & install Smoke Detector	1	EA	$ 1,750.00	$ 1,750.00	GMP		$ 1,750.00
Furnish & install Duplex receptacle	1	EA	$ 1,400.00	$ 1,400.00	GMP		$ 1,400.00
Furnish & install Data Outlet	1	EA	$ 1,400.00	$ 1,400.00	GMP		$ 1,400.00
Furnish & install Duct Detector	1	EA	$ 3,800.00	$ 3,800.00	GMP		$ 3,800.00
Furnish & install Exterior Light	1	EA	$ 1,300.00	$ 1,300.00	GMP		$ 1,300.00
Furnish & install Wireless Access Point	1	EA	$ 1,040.00	$ 1,040.00	GMP		$ 1,040.00
2-inch PVC SCH40 conduit sleeve, underground, 100 feet conduit	100	LF	$ 38.00	$ 3,800.00	GMP		$ 3,800.00
Food Service Equipment Changes	1	LS	$ 5,000.00	$ 5,000.00	GMP		$ 5,000.00
Vape Detection System Infrastructure	1	LS	$ 30,000.00	$ 30,000.00	GMP		$ 30,000.00
TOTAL FOR BID PACKAGE 26A				**$ 24,190.00**		**$ -**	**$ 24,190.00**
BID PACKAGE 31A - Site Turnkey							
Unsuitable soils (mass) removal and disposal on-site	500	CY	$ 3.68	$ 1,840.00	GMP		$ 1,840.00
Unsuitable soils (mass) removal and disposal off-site	500	CY	$ 12.12	$ 6,060.00	GMP		$ 6,060.00
Unsuitable soils (trench) remove and disposal on-site	500	CY	$ 14.10	$ 7,050.00	GMP		$ 7,050.00
Unsuitable soils (trench) remove and disposal off-site	500	CY	$ 9.21	$ 4,605.00	GMP		$ 4,605.00
Replacement of unsuitable soils (mass) with import select fill	500	CY	$ 30.00	$ 15,000.00	GMP		$ 15,000.00
Replacement of unsuitable soils (trench) with import select fill	500	CY	$ 25.00	$ 12,500.00	GMP		$ 12,500.00
Replacement of unsuitable soils (trench) with #57 stone	500	CY	$ 2.00	$ 1,000.00	GMP		$ 1,000.00
Geotextile (Mirafi 500X or equal) in-place	500	SY	$ 9.00	$ 4,500.00	GMP		$ 4,500.00
TOTAL FOR BID PACKAGE 31A				**$ 50,715.00**		**$ -**	**$ 50,715.00**
					Usage:	**$0.00**	
TOTAL, Subcontractor Allowances:				**$107,655.00**	**Balance:**	**$107,655.00**	

Project Development Cost Summary

Topsail Middle School Conversion

PHASE ESTIMATE COST SUMMARY

Description			Amount	
Estimated Construction Cost		$	45,967,006	**$36,332,022**
Value Engineering Adjustments		$	0	**Project Construction Cost of Work**
Subtotal, Estimated Construction Cost		$	**$ 45,967,006**	
Preconstruction Services				
Pre-Construction Services	**LS**	$	228,215	
Design Fees & Reimbursables (Moseley, WithersRavenel, Bolton & Menk)	**LS**	$	1,827,200	
Additional Design/Precon, due to Program Increase	**10.25%**	$	649,032	**$6,332,022**
		$	**2,704,447**	**Additional Program Increase beyond $30M**
Administration Costs				
Construction Administration		$	570,000	
Transition Development Services	not included	$	0	
		$	**570,000**	
Technology & Specialty Equipment by the Owner				
Technology Equipment	not included	$	0	
Voice / Data / IP (Equipment, Cabling & Wireless)	not included	$	0	
Security (Equipment, Cameras & Access)	not included	$	0	
PV System Optimization (3 years)	not included	$	0	
Designer's Energy Analysis (PV)	not included	$	0	
		$	**0**	
Furniture, Fixtures, and Equipment by the Owner				
Fixtures, Furniture & Equipment (FF&E)	**2%**	$	726,640	
Specialty FF&E	**LS**	$	0	
		$	**726,640**	
Additional Incurred Owner Expenses				
Topographic / Boundary Survey	**LS**	$	0	
Special Inspections / Construction Materials Testing	**LS**	$	50,000	
Geotechnical Report	**LS**	$	35,100	
Hazardous Materials Testing & Abatement	**LS**	$	28,200	
Commissioning	**0.25%**	$	90,830	
NC Road Improvements	not included	$	0	
Utility Services (Water, Sewer, Gas, Electrical) to Site	**2.00%**	$	726,640	
Updated Hydrant Flow Test	**LS**	$	0	
Permits	No Cost Required for Pender County Schools			
		$	**930,771**	
				DELTA
				$ 20,898,864
TOTAL ESTIMATED PROJECT DEVELOPMENT COST			**$ 50,898,864**	**$ 30,000,000**
				TOTAL PROJECT BUDGET

Value Management Log

Project No.: 2604

Project Name: Topsail Middle School Conversion

Estimate Stage: Schematic Design Documents

10/26/2026

NO.	VALUE MANAGEMENT DEDUCTIVE OPTIONS	QTY	UNIT	UNIT COST	SUBTOTAL	APPLIED COST	LINE ITEM TOTAL	ESTIMATED VALUE	STATUS	APPROVED	DECLINED	PENDING	NOTES
VM-01	**Terrazzo Reduction Flooring Changes**							**$ (140,206)**	**Approved**	**$ (140,206)**			
Bldg. 1	Flooring Change from Terrazzo to LVT	15,997	sf	$ 5.52	$ (88,303)	$ (17,440)	$ (105,743)						
Bldg. 2	Flooring Change from Terrazzo to LVT	3,452	sf	$ 6.52	$ (22,507)	$ (4,445)	$ (26,952)						
Bldg. 5	Flooring Change from Terrazzo to LVT	834	sf	$ 7.52	$ (6,272)	$ (1,239)	$ (7,510)						
VM-02	**Roofing Scope Alteratives, per SD Narrative**							**$ (1,785,203)**	**Declined**		**$ (1,785,203)**		
Bldg.1 Opt-2	Partial Repair & New 20 year system	36,175	sf	$ 13.00	$ (470,275)	$ (92,879)	$ (563,154)						
Bldg. 2	No Work to Building 2	20,525	sf	$ 13.00	$ (266,825)	$ (52,698)	$ (319,523)						
Bldg. 3 Opt-2	Partial Repair & New 20 year system	20,470	sf	$ 13.00	$ (266,110)	$ (52,557)	$ (318,667)						
Bldg.4 Opt-2	Partial Repair & New 20 year system	8,990	sf	$ 13.00	$ (116,870)	$ (23,082)	$ (139,952)						
Bldg. 5 Opt-2	Partial Repair & New 20 year system	28,515	sf	$ 13.00	$ (370,695)	$ (73,212)	$ (443,907)						
VM-03	**Wall Assembly Changes**							**$ (1,829,917)**	**Approved**	**$ (1,829,917)**			
B1: Exterior	Change from CMU to Metal Stud Assembly	1	LS	$ 934,809.00	$ (934,809)	$ (184,625)	$ (1,119,434)						
B1: P1	Change from CMU to Metal Stud Assembly	1	LS	$ 47,865.00	$ (47,865)	$ (9,453)	$ (57,318)						
B1:P2	Change from CMU to Metal Stud Assembly	1	LS	$ 351,375.00	$ (351,375)	$ (69,397)	$ (420,772)						
B1: Corridor	Change from CMU to Metal Stud Assembly	1	LS	$ 83,786.00	$ (83,786)	$ (16,548)	$ (100,334)						
B3:P1	Change from CMU to Metal Stud Assembly	1	LS	$ 31,104.00	$ (31,104)	$ (6,143)	$ (37,247)						
B4: P2	Change from CMU to Metal Stud Assembly	1	LS	$ 51,020.00	$ (51,020)	$ (10,076)	$ (61,096)						
B5: P2	Change from CMU to Metal Stud Assembly	1	LS	$ 28,155.00	$ (28,155)	$ (5,561)	$ (33,716)						
VM-04	**New Brick Veneer Façade in place of MCM Panels**							**$ (469,075)**	**Approved**	**$ (469,075)**			
	Change of Exterior MCM Panels to New Brick Veneer												
Bldg. 1	New Brick instead of MCM Panels	228	sf	$ 32.00	$ (7,296)	$ (1,441)	$ (8,737)						
Bldg. 3	New Brick instead of MCM Panels	2,441	sf	$ 32.00	$ (78,112)	$ (15,427)	$ (93,539)						
Bldg. 4	New Brick instead of MCM Panels	3,801	sf	$ 32.00	$ (121,632)	$ (24,022)	$ (145,654)						
Bldg. 5	New Brick instead of MCM Panels	5,771	sf	$ 32.00	$ (184,672)	$ (36,473)	$ (221,145)						
VM-05	**Sitework Value Management Savings**							**$ (744,504)**	**Approved**	**$ (744,504)**			
	Site Work Improvements; removal of tennis courts and extra parking lot; Removal of SCM Pond												
	Removal of Tennis Court Fencing	1,050	lf	$ 115.00	$ (120,750)	$ (23,848)	$ (144,598)						
	Removal of Sidewalks around New Tennis Courts	20,890	sf	$ 9.00	$ (188,010)	$ (37,132)	$ (225,142)						
	Removal of Parking Lot, Curb & Gutter	1	LS	$ 146,955	$ (146,955)	$ (29,024)	$ (175,979)						
	Removal of SCM Pond	1	LS	$ 61,000	$ (61,000)	$ (12,048)	$ (73,048)						
	Removal of Electrical Runs for Tennis Courts	1	LS	$ 30,000	$ (30,000)	$ (5,925)	$ (35,925)						
	Removal of Tennis Court Lighting	1	LS	$ 75,000	$ (75,000)	$ (14,813)	$ (89,813)						
VM-06	**Building 1 Roof, Option 3 Scope Alternative**							**$ (194,938)**	**Declined**		**$ (194,938)**		
Bldg. 1 Opt-3	10 year Coating on all Roof Systems	36,175	sf	$ 4.50	$ (162,788)	$ (32,151)	$ (194,938)						
VM-07	**Reduce the 4-Pipe Mechanical System to a DX System**							**$ (1,796,250)**	**Declined**		**$ (1,796,250)**		
Bldg. 1,2,4, 5	Reduce the 4 Pipe Mechanical System to DX System (Package Units, Split System, Bards, etc.)	1	LS	$ 1,500,000	$ (1,500,000)	$ (296,250)	$ (1,796,250)						
VM-08	**Removal of Generator Scope**							**$ (1,029,850)**	**Approved**	**$ (1,029,850)**			
	Removal of Generator Scope needed for Entire Campus	1	LS	$ 860,000	$ (860,000)	$ (169,850)	$ (1,029,850)						
VM-09	**Removal of Fencing around SCM Ponds**							**$ (272,431)**	**Approved**	**$ (272,431)**			
	Removal of Chainlink Fencing, if deem not required around SCM Ponds	3,250	lf	$ 70.00	$ (227,500)	$ (44,931)	$ (272,431)						
VM-10	**Removal of New Greenhouse Building**							**$ (179,625)**	**Approved**	**$ (179,625)**			
	Removal of New Greenhouse, near Ag Science Class Spaces	1	ls	$ 150,000.00	$ (150,000)	$ (29,625)	$ (179,625)						
								VALUE MANAGEMENT TOTALS BY CURRENT DECISION STATUS:		**$ (4,665,607)**	**$ (3,776,391)**	**$ -**	
								CURRENT SD ESTIMATE TOTAL:		**$ 45,967,006**	**$ 45,967,006**	**$ 45,967,006**	
								PROSPECTIVE REVISED PROJECT COST BASED ON STATUS:		**$ 41,301,399**	**$ 42,190,615**	**$ 45,967,006**	

Suggested CCAP Amount: $ 46,233,257