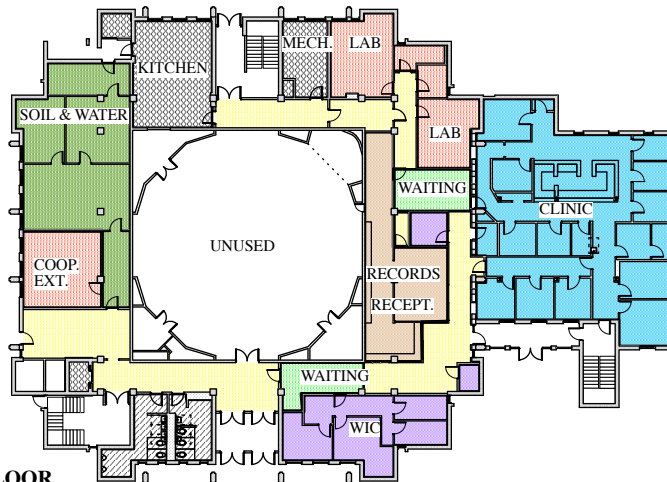
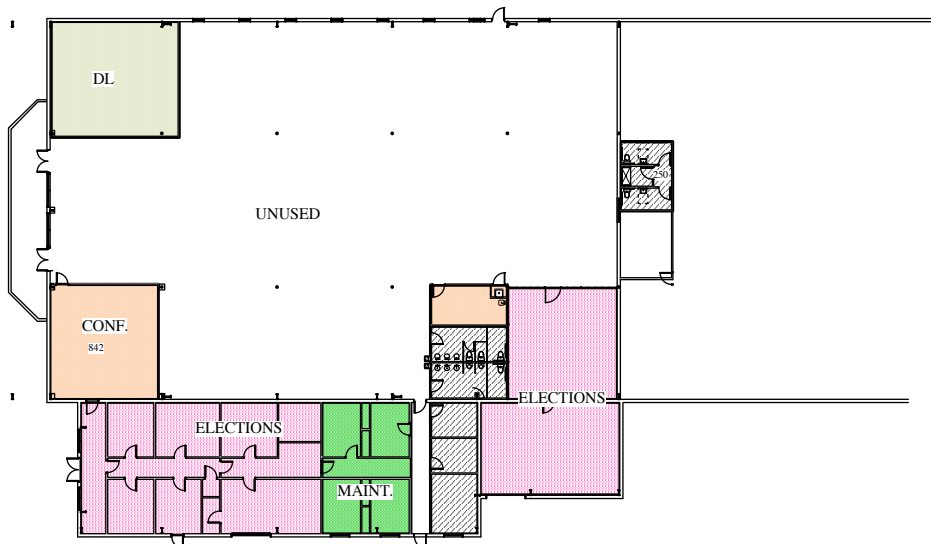


COMMUNITY SERVICES- UPPER FLOOR



COMMUNITY SERVICES- MAIN FLOOR



SKYLAND SERVICES CENTER



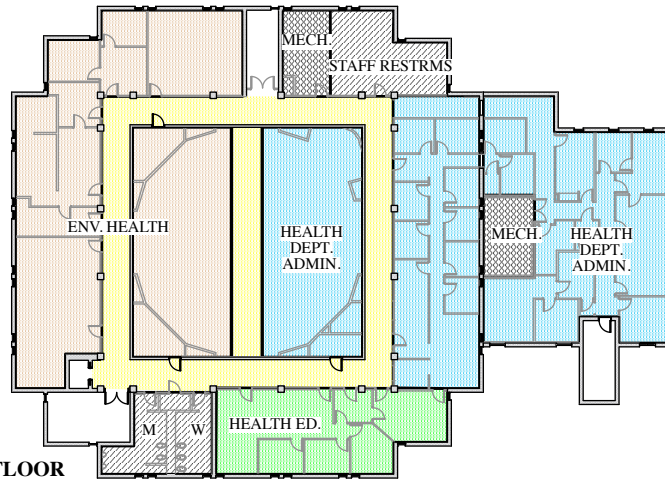
**Mahaley Odell Thompson , AIA, Architect**

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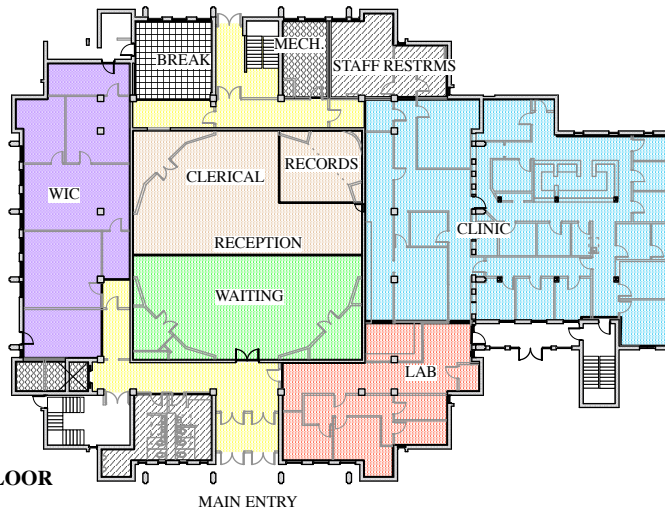
(828) 586-8686 (O) (828) 399-0462 (M)

**Existing**

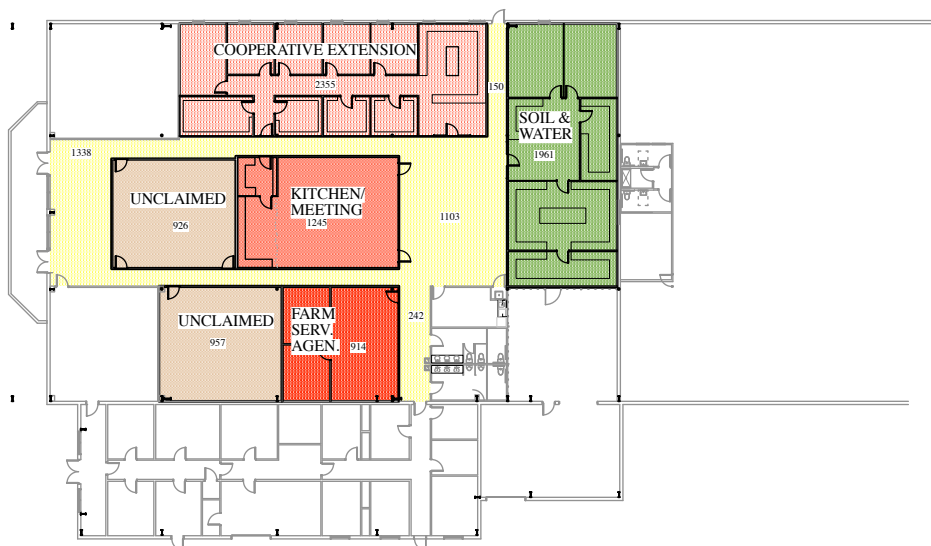
Date: 11/14/2014



COMMUNITY SERVICES- UPPER FLOOR



COMMUNITY SERVICES- MAIN FLOOR



SKYLAND SERVICES CENTER



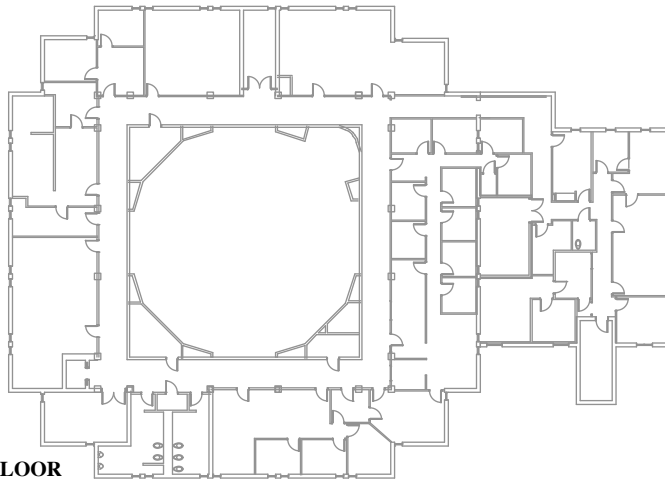
**Mahaley Odell Thompson , AIA, Architect**

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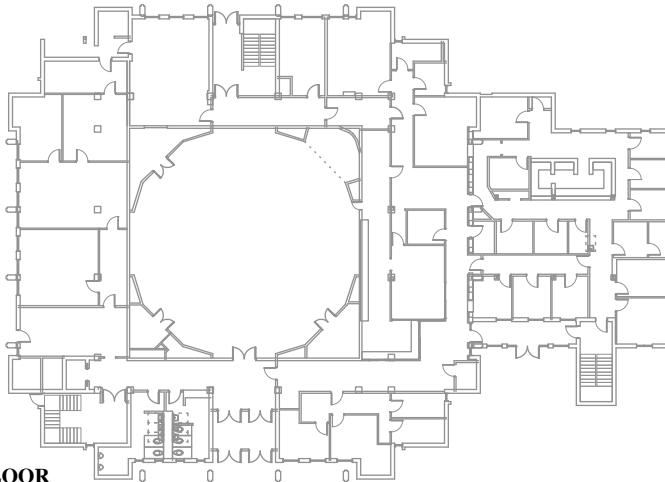
(828) 586-8686 (O) (828) 399-0462 (M)

**Proposed**

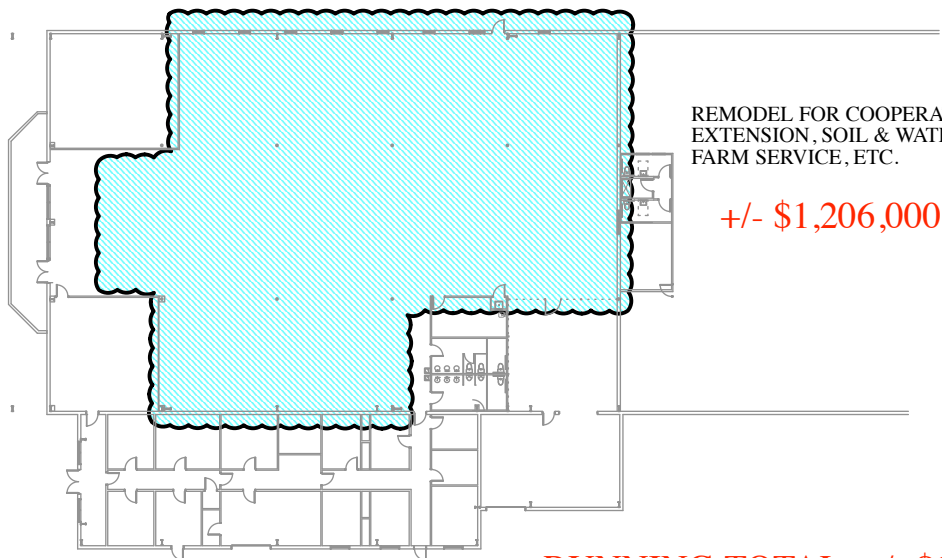
Date: 11/14/2014



COMMUNITY SERVICES- UPPER FLOOR



COMMUNITY SERVICES- MAIN FLOOR



REMODEL FOR COOPERATIVE  
EXTENSION, SOIL & WATER,  
FARM SERVICE, ETC.

**+/- \$1,206,000**

SKYLAND SERVICES CENTER

**RUNNING TOTAL: +/- \$1,206,000**



**Mahaley Odell Thompson , AIA, Architect**

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(828) 399-0462 (M)

**Phase 1**

Date: 11/14/2014

COMMUNITY SERVICES- UPPER FLOOR

COMMUNITY SERVICES- MAIN FLOOR

MOVE DEPARTMENTS INTO SSC

SKYLAND SERVICES CENTER

**RUNNING TOTAL: +/- \$1,206,000**



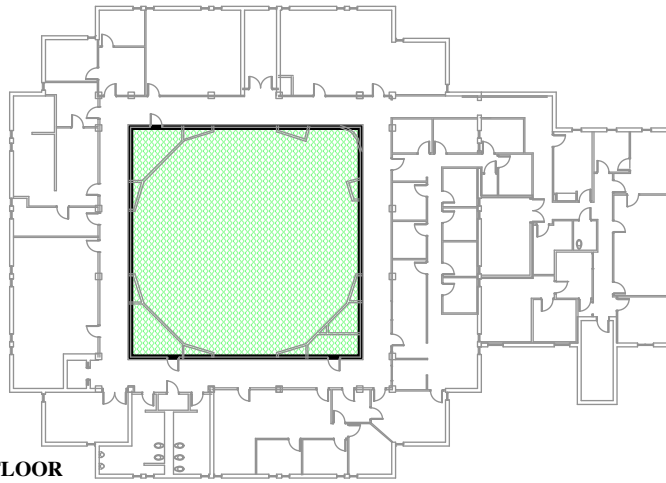
**Mahaley Odell Thompson , AIA, Architect**

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**Phase 2**

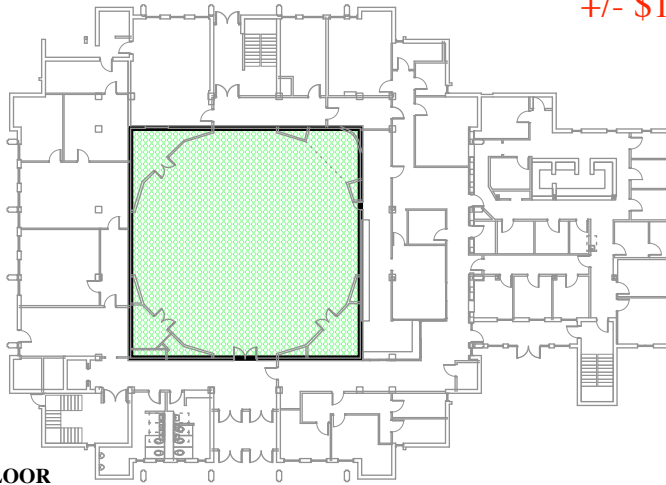
Date: 11/14/2014



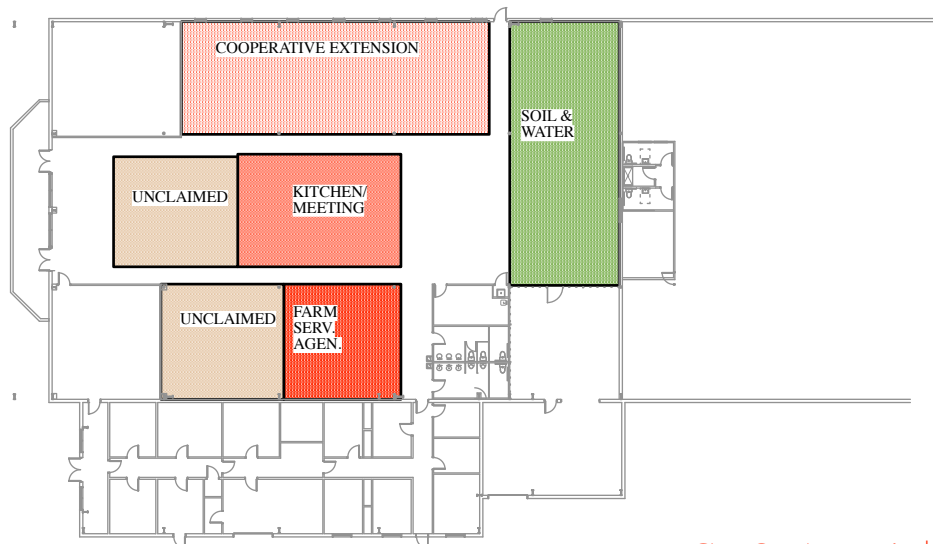
COMMUNITY SERVICES- UPPER FLOOR

BUILD INTERIOR FLOOR SYSTEM

+/- \$180,000



COMMUNITY SERVICES- MAIN FLOOR



SKYLAND SERVICES CENTER

RUNNING TOTAL: +/- \$1,386,000



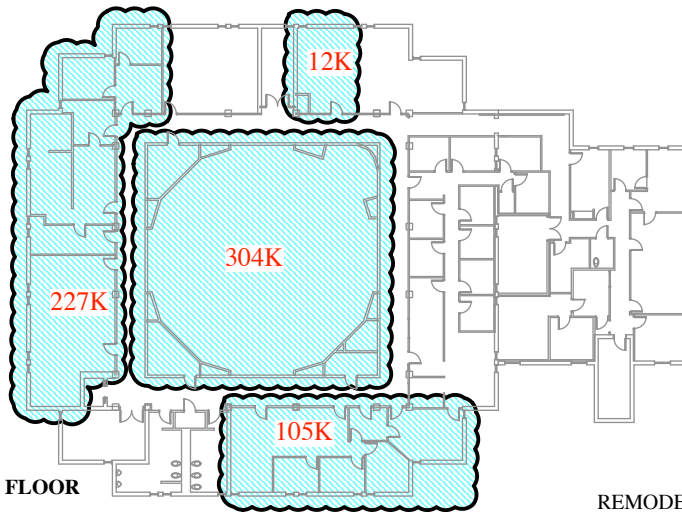
**Mahaley Odell Thompson , AIA, Architect**

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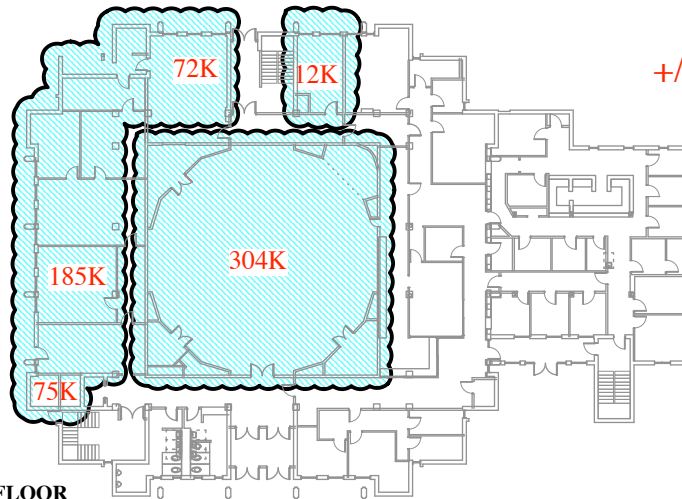
**Phase 3**

Date: 11/14/2014



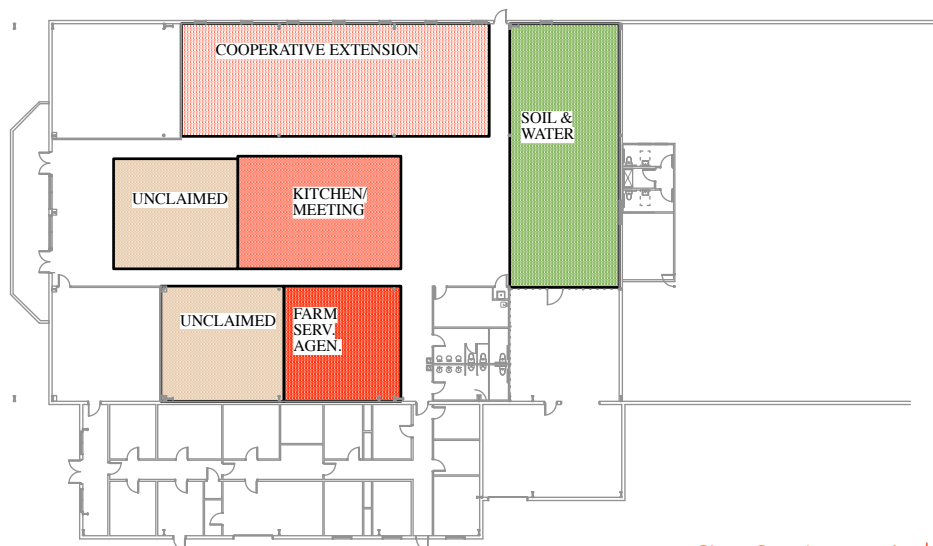
COMMUNITY SERVICES- UPPER FLOOR

REMODEL VACATED SPACES FOR  
WIC, ENVIRONMENTAL HEALTH,  
HEALTH EDUCATION. UPFIT NEW  
SPACE FOR TEMPORARY CLINIC



COMMUNITY SERVICES- MAIN FLOOR

+/- \$1,296,000



SKYLAND SERVICES CENTER

RUNNING TOTAL: +/- \$2,682,000



**Mahaley Odell Thompson , AIA, Architect**

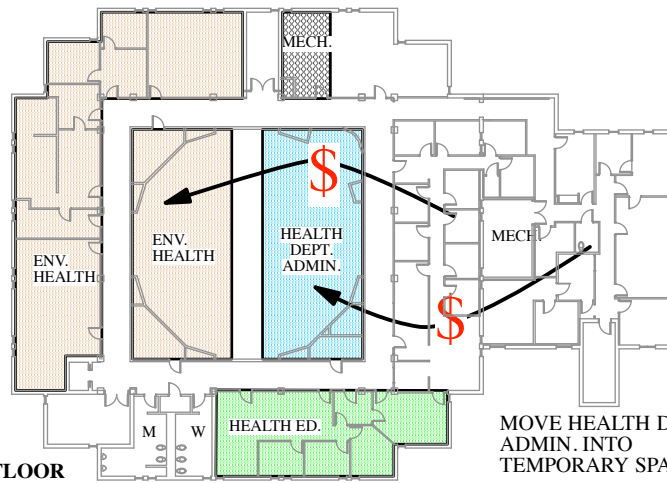
P.O. Box 1983 Sylva, NC 28779

(828) 586-8686 (O) (828) 399-0462 (M)

**Phase 4**

Date: 11/14/2014

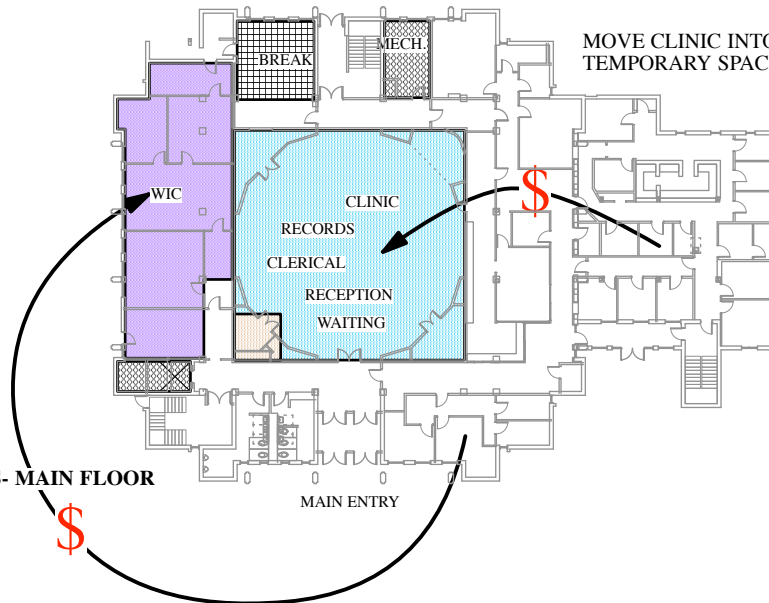
MOVE ENVIRONMENTAL  
HEALTH INTO NEW  
PERMANENT SPACE



COMMUNITY SERVICES- UPPER FLOOR

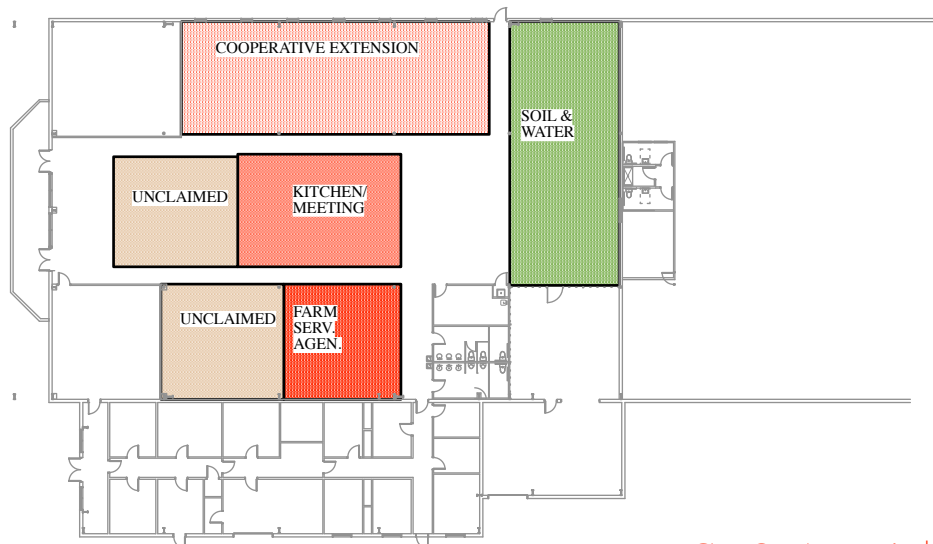
MOVE HEALTH DEPT.  
ADMIN. INTO  
TEMPORARY SPACE

MOVE CLINIC INTO  
TEMPORARY SPACE



COMMUNITY SERVICES- MAIN FLOOR

MOVE WIC INTO NEW PERMANENT SPACE



SKYLAND SERVICES CENTER

**RUNNING TOTAL: +/- \$2,682,000**



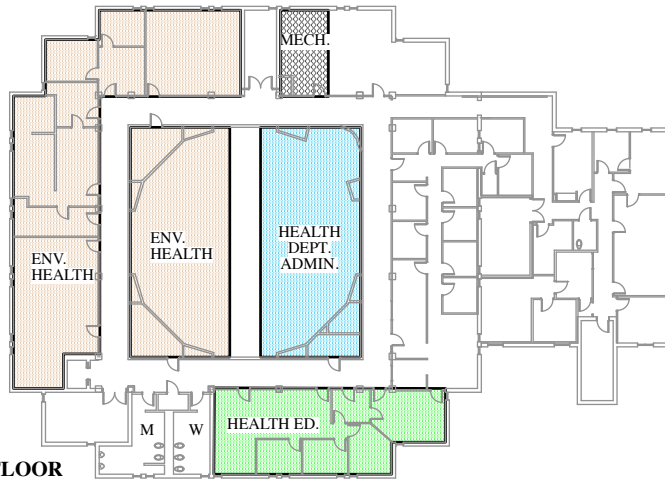
**Mahaley Odell Thompson , AIA, Architect**

P.O. Box 1983 Sylva, NC 28779

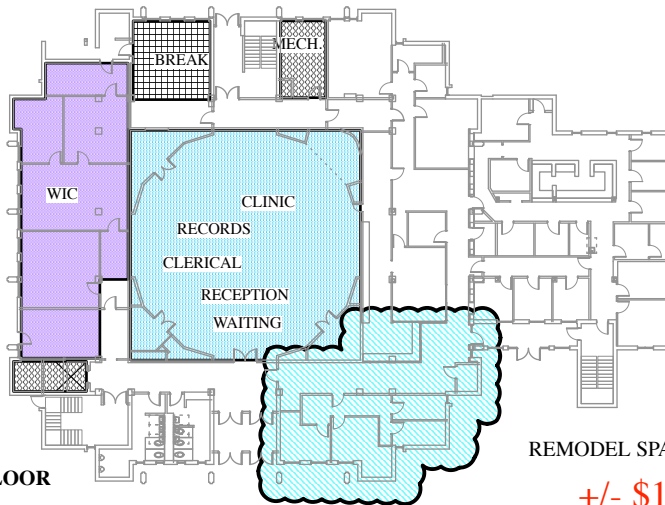
(828) 586-8686 (O) (828) 399-0462 (M)

**Phase 5**

Date: 11/14/2014



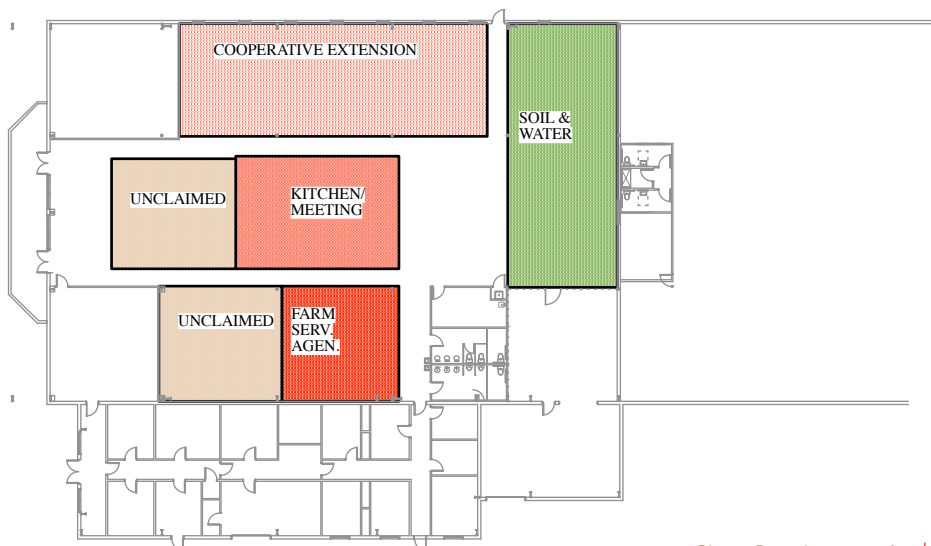
COMMUNITY SERVICES- UPPER FLOOR



COMMUNITY SERVICES- MAIN FLOOR

REMODEL SPACE FOR NEW LAB

+/- \$180,000



SKYLAND SERVICES CENTER

RUNNING TOTAL: +/- \$2,862,000



**Mahaley Odell Thompson , AIA, Architect**

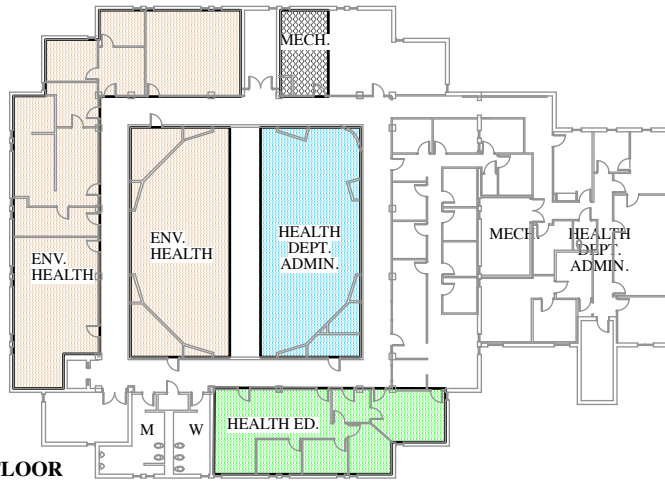
P.O. Box 1983 Sylva, NC 28779

(828) 586-8686 (O) (828) 399-0462 (M)

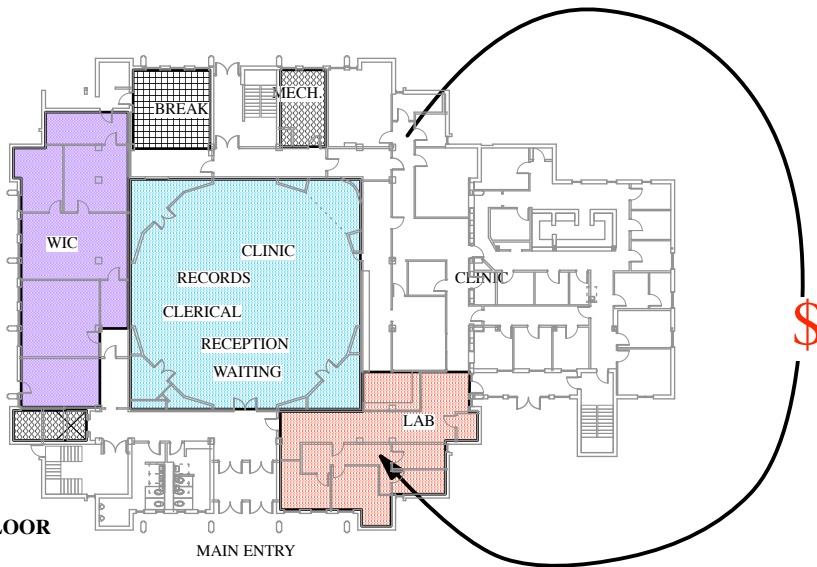
**Phase 6**

Date: 11/14/2014



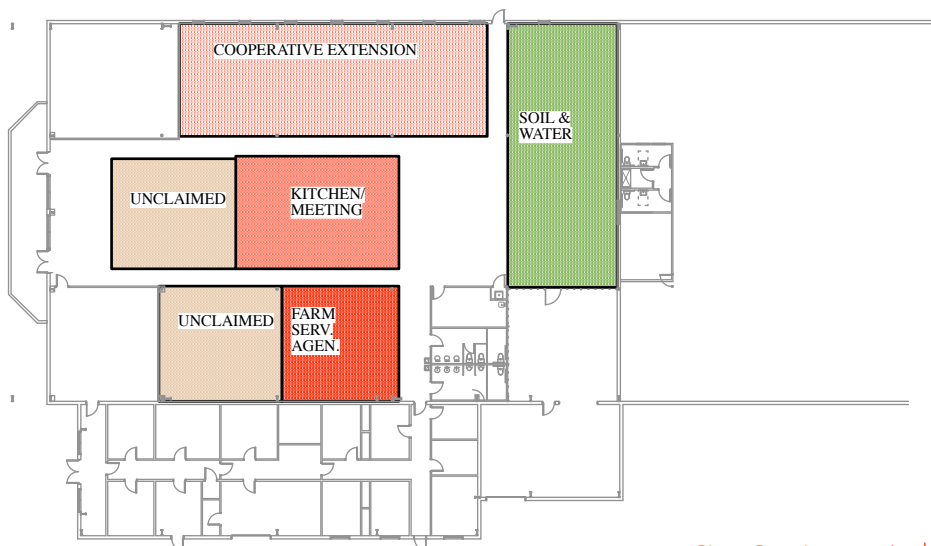


COMMUNITY SERVICES- UPPER FLOOR



COMMUNITY SERVICES- MAIN FLOOR

MOVE LAB INTO NEW PERMANENT SPACE



SKYLAND SERVICES CENTER

**RUNNING TOTAL: +/- \$2,862,000**



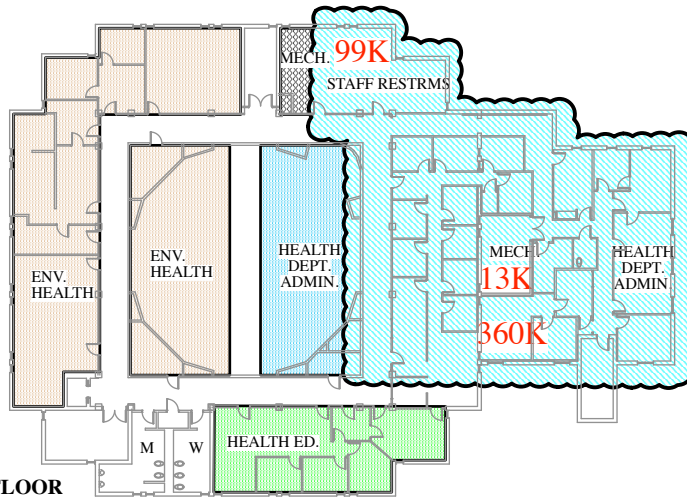
**Mahaley Odell Thompson , AIA, Architect**

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**Phase 7**

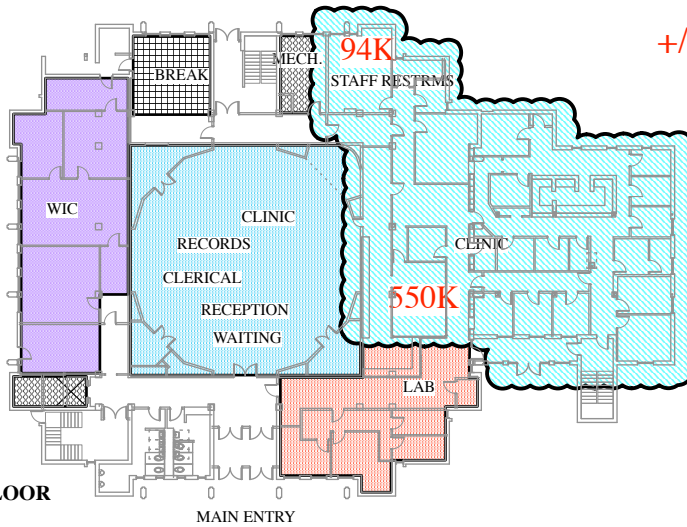
Date: 11/14/2014



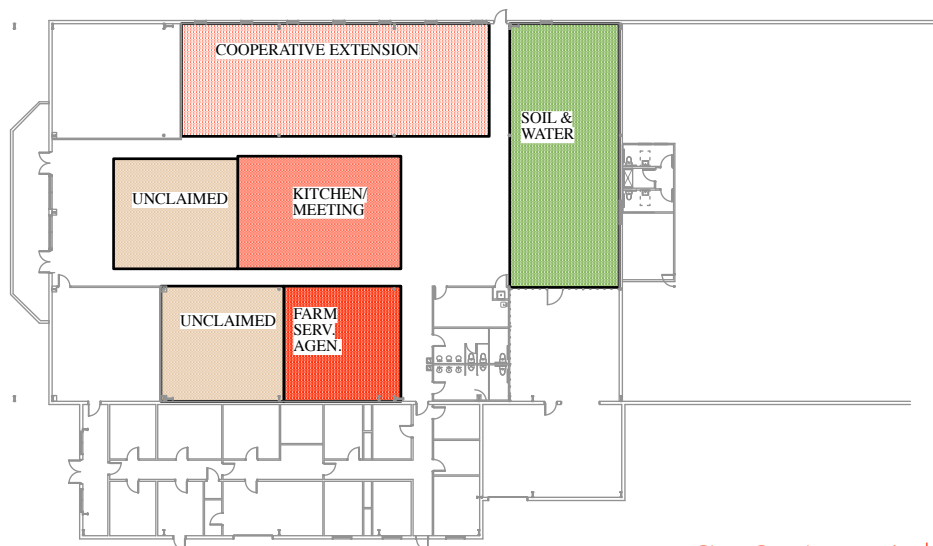
COMMUNITY SERVICES- UPPER FLOOR

REMODEL CLINIC , STAFF  
RESTROOMS AND ADMIN  
INTO NEW PERMANENT SPACE

+/- \$1,116,000



COMMUNITY SERVICES- MAIN FLOOR



SKYLAND SERVICES CENTER

RUNNING TOTAL: +/- \$3,978,000



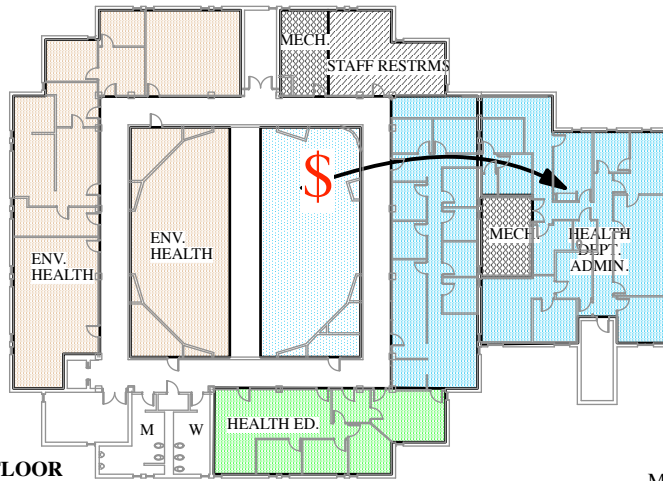
**Mahaley Odell Thompson , AIA, Architect**

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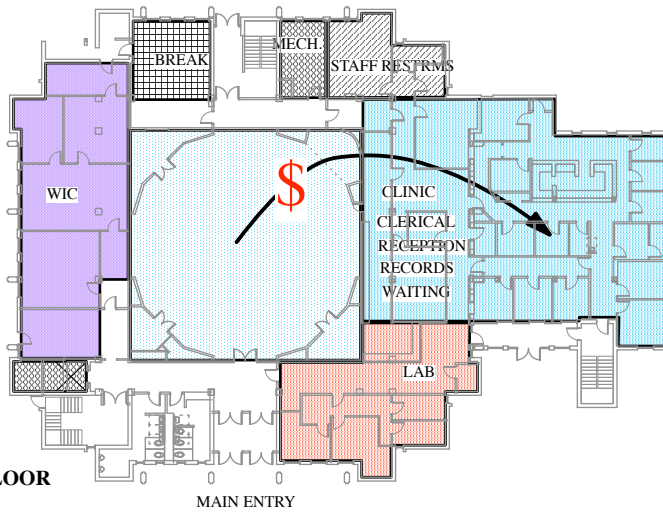
**Phase 8**

Date: 11/14/2014

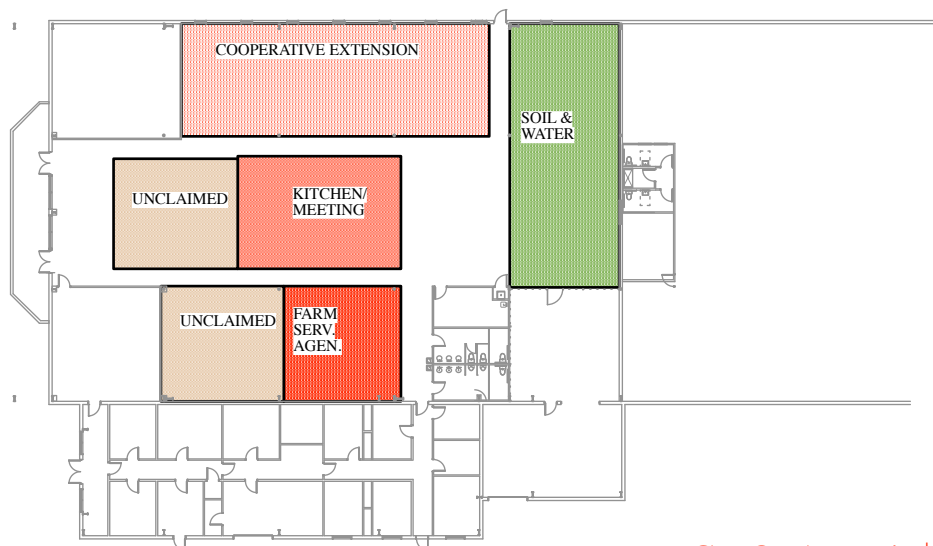


COMMUNITY SERVICES- UPPER FLOOR

MOVE CLINIC AND ADMIN  
INTO NEW PERMANENT SPACE.  
TEMPORARILY HOUSE  
RECEPTION , CLERICAL AND  
RECORDS IN NEW SPACE



COMMUNITY SERVICES- MAIN FLOOR



SKYLAND SERVICES CENTER

**RUNNING TOTAL: +/- \$3,978,000**



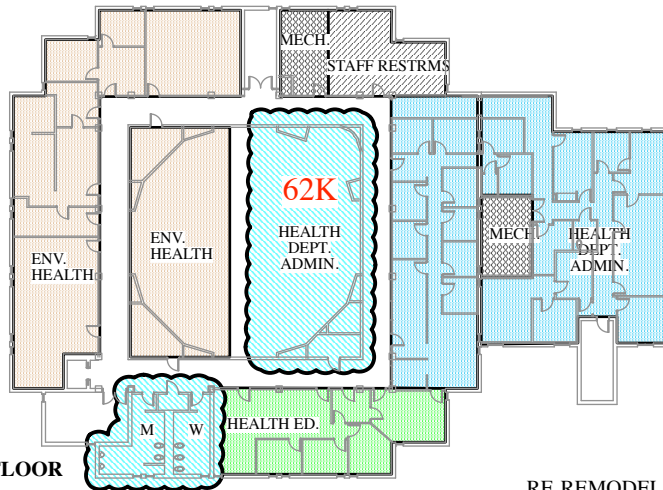
**Mahaley Odell Thompson , AIA, Architect**

P.O. Box 1983 Sylva, NC 28779

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**Phase 9**

Date: 11/14/2014

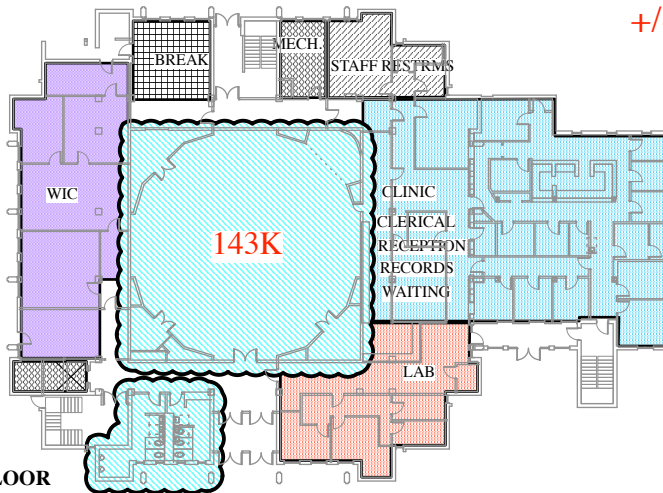


COMMUNITY SERVICES- UPPER FLOOR

85K

RE-REMODEL TEMPORARY CLINIC SPACE INTO NEW, PERMANENT RECEPTION, CLERICAL, RECORDS, ETC.

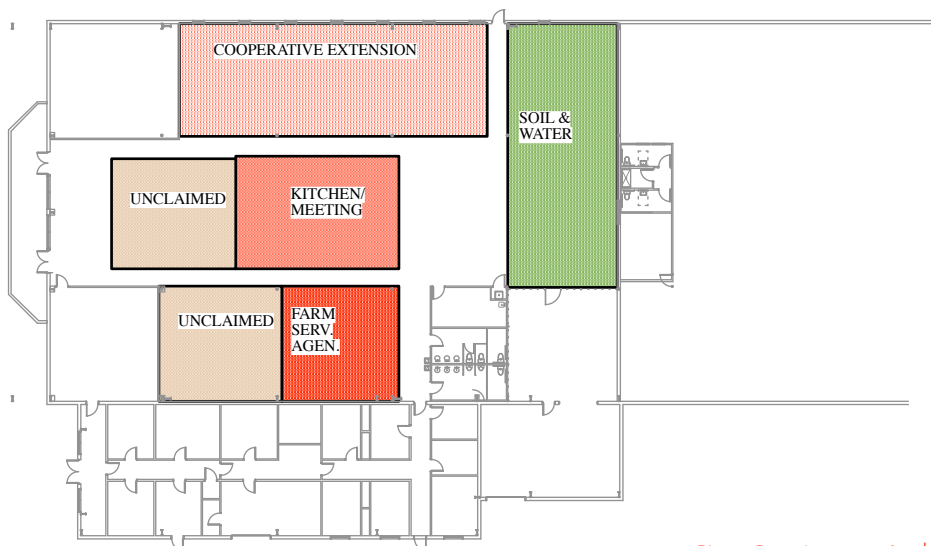
+/- \$ 375,000



COMMUNITY SERVICES- MAIN FLOOR

85K

REMODEL EXISTING RESTROOMS NOW THAT NEW RESTROOMS ARE FUNCTIONAL



SKYLAND SERVICES CENTER

RUNNING TOTAL: +/- \$4,353,000



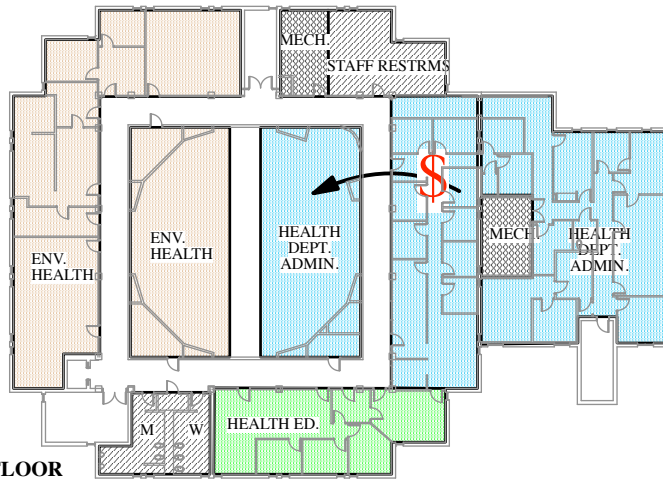
**Mahaley Odell Thompson , AIA, Architect**

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(828) 586-8686 (O) (828) 399-0462 (M)

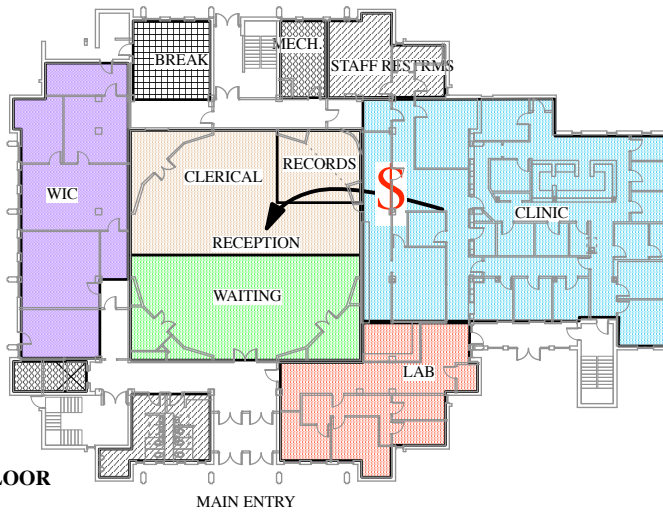
**Phase 10**

Date: 11/14/2014

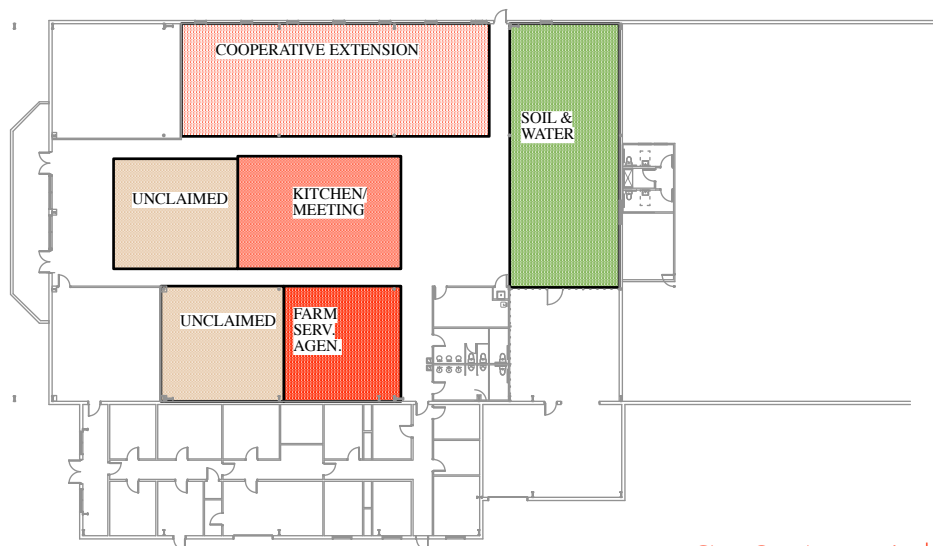


COMMUNITY SERVICES- UPPER FLOOR

FINAL MOVE-IN TO  
COMPLETED SPACES



COMMUNITY SERVICES- MAIN FLOOR



SKYLAND SERVICES CENTER

**RUNNING TOTAL: +/- \$4,353,000**



**Mahaley Odell Thompson , AIA, Architect**

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(828) 586-8686 (O) (828) 399-0462 (M)

**Phase 11**

Date: 11/14/2014

## SUMMARY OF (ROUNDED) COSTS

PHASE 1	\$1,206,000
PHASE 2	\$ MOVING
PHASE 3	\$180,000
PHASE 4	\$1,296,000
PHASE 5	\$ MOVING
PHASE 6	\$180,000
PHASE 7	\$ MOVING
PHASE 8	\$1,116,000
PHASE 9	\$ MOVING
PHASE 10	\$375,000
PHASE 11	\$ MOVING
 SUBTOTAL	 \$4,353,000

15% CONT.	\$653,000
7% A/E FEES	\$350,000
TOTAL	\$5,356,000

FFE \$996,000

**GR. TOTAL \$6,352,000**



**Mahaley Odell Thompson , AIA, Architect**

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**Costs**

Date: 11/14/2014

# ESTIMATE OF POTENTIAL CONSRUCTION COSTS @ COMMUNITY SERVICES BUILDING

Jackson County Health Department

11/14/14

		QTY	UNITS	\$/UNIT	COST
Main Floor	Remodel existing office spaces into new office spaces	1943	SF	\$85	\$165,155
	Remodel existing into new clinic spaces with some sinks	4453	SF	\$100	\$445,300
	Remodel existing into new lab with more sinks	1425	SF	\$125	\$178,125
	Remodel existing into new restrooms/ shower/ locker rooms	1357	SF	\$175	\$237,475
	Upfit open space into new offices	3580	SF	\$85	\$304,300
	remodel circulation corridors	1565	SF	\$45	\$70,425
	remodel mechanical spaces	383	SF	\$45	\$17,235
	Re-remodel central space after temporary occupancy	3580	SF	\$40	\$143,200
					<b>\$1,561,215</b>
Upper Floor	Remodel existing office spaces into new office spaces	8136	SF	\$85	\$691,560
	Remodel existing into new restrooms/ shower/ locker rooms	1064	SF	\$175	\$186,200
	Upfit open space into new offices	3051	SF	\$85	\$259,335
	remodel circulation corridors	2698	SF	\$45	\$121,410
	remodel mechanical spaces	567	SF	\$45	\$25,515
	Re-remodel central space after temporary occupancy	1550	SF	\$40	\$62,000
					<b>\$1,346,020</b>
Both Floors	New floor structure in 2 story central room	3580	SF	\$50	\$179,000
	New ADA compliant elevator in reconfigured shaft	1	LS	\$75,000	\$75,000
					<b>\$254,000</b>
<b>Subtotal</b>					<b>\$3,161,235</b>
Contingency 15%					\$474,185.3
<b>TOTAL CONSTRUCTION COSTS</b>					<b>\$3,635,420</b>

DESIGN FEES	A/E FEES (A, M, E, P, S)	7.0%	OF	CONST. \$	\$254,479
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**TOTAL \$3,889,900**

Standard Clinic Furniture, Fixtures, and Equipment	30602	SF	\$25	\$765,050
Allowance for equipment in each exam room	12	EA	\$8,500	\$102,000

**GRAND TOTAL \$4,756,950**

# ESTIMATE OF POTENTIAL CONSRUCTION COSTS @ SKYLAND SERVICES CENTER

Jackson County DEPARTMENTS

11/14/14

		QTY	UNITS	\$/UNIT	COST
Skyland Services Center	Cooperative Extension upfit	2355	SF	\$80	\$188,400
	Kitchen/ Meeting construction	1245	SF	\$90	\$112,050
	Soil & Water upfit	1961	SF	\$80	\$156,880
	Farm Service Agency upfit	914	SF	\$80	\$73,120
	Unfinished Undesignated spaces	1883	SF	\$45	\$84,735
	Circulation space: solar tubes, new finishes	2833	SF	\$45	\$127,485
	Re-work sprinkler system	11191	SF	\$5	\$55,955
	skylight feature over the common lobby	1	LS	\$150,000	\$150,000
	Exterior facelift allowance	1	LS	\$50,000	\$50,000
	Sitework/ landscape allowance	1	LS	\$50,000	\$50,000
	subtotal				\$1,048,625
	Contingency	15%			\$157,293.75
	<b>TOTAL CONSTRUCTION COSTS</b>				<b>\$1,205,919</b>

DESIGN FEES	A/E FEES (A, M, E, P, S)	7.0%	OF	CONST. \$	\$84,414
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**TOTAL \$1,290,333**

Furniture, Fixtures, and Equipment	5230	SF	\$15	\$78,450
Allowance for commercial kitchen equipment	1	LS	\$50,000	\$50,000

**GRAND TOTAL \$1,418,783**