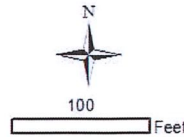


# Property Report for 7641-82-0310

8/3/2021



— Centerlines  
 □ Parcels



**"WARNING: THIS IS NOT A SURVEY!"** This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

### Parcel Information

Parcel ID: 7641-82-0310  
 Parcel Address: 15 LASER DR  
 Neighborhood Name: SYLVA COMM HWY 107  
 Property Description: SR 1350  
 Sale Date: 2012-02-22  
 Sale Price: \$790,000  
 Plat Reference: 10/235  
 Transferring Reference: 1927/303  
 Township: SYLVA-CITY  
 Assessed Acres: 2.27

### Ownership Information

Owner Name #1: MOUNTAIN PROJECTS, INC  
 Owner Name #2: None  
 Mailing Address 1: 2177 ASHEVILLE RD  
 Mailing Address 2: None  
 City/State/Zip: WAYNESVILLE NC 28786  
 Owner Account: 101866

### Tax/Value Information

Fire District: SYLVA 5 MI  
 Building Value: \$936,440  
 Land Value: \$381,360  
 Assessed Total Value: \$1,317,800

### Zoning Information

Zoning District: Sylva Institutional  
 Zoning Area: None  
 Jurisdiction: Town of Sylva



## JACKSON COUNTY - SHELTER FOR DOMESTIC PEACE OPTION C

JACKSON COUNTY  
SHELTER FOR  
DOMESTIC PEACE  
SYLVA LOCATION  
AUGUST - 2021

**NOTE:**  
THIS IS A CONCEPT LAYOUT ONLY AND IS NOT TO BE  
USED FOR CONSTRUCTION OR THE CONVEYANCE OF  
LAND. IT IS RECOMMENDED THAT THE PROPERTY OWNER  
RETAIN THE SERVICES OF AN APPROPRIATE DESIGN  
PROFESSIONAL TO COORDINATE ANY CHANGES TO THE  
SITE, EXISTING BUILDINGS OR BUILDING ADDITIONS.

Domestic Peace Shelter-OPTION 2						
						SF
Division 1-General Requirements	7,000	@	\$	3.00 psf	\$	21,000.00
Division 2 - Demolition	-	@	\$	6.00 psf	\$	-
Division 3- Concrete	7,000	@	\$	6.00 psf	\$	42,000.00
Dvision 4-Masonry	7,000	@	\$	6.00 psf	\$	42,000.00
Dvision 5-Metals	7,000	@	\$	20.00 psf	\$	140,000.00
Division 6-Wood and Plastics	7,000	@	\$	4.00 psf	\$	28,000.00
Division 7-Thermal and moisture protection	7,000	@	\$	9.00 psf	\$	63,000.00
Division 8-Doors and Windows	7,000	@	\$	20.00 psf	\$	140,000.00
Division 9-Finishes	7,000	@	\$	47.00 psf	\$	329,000.00
Division 10- Specialties	7,000	@	\$	2.50 psf	\$	17,500.00
Division 11-Equipment	7,000	@	\$	2.00 psf	\$	14,000.00
Division 12-Furnishings	7,000	@	\$	1.00 psf	\$	7,000.00
Division 13-Specialty Construction	7,000	@	\$	- psf	\$	-
Division 14-Conveying	7,000	@	\$	25.00 psf	\$	175,000.00
Division 21-Fire Suppression	7,000	@	\$	6.00 psf	\$	42,000.00
Division 22-Plumbing	7,000	@	\$	12.00 psf	\$	84,000.00
Division 23-HVAC	7,000	@	\$	30.00 psf	\$	210,000.00
Division 26 -Electrical	7,000	@	\$	30.00 psf	\$	210,000.00
Division 27-Communications	7,000	@	\$	2.00 psf	\$	14,000.00
Division 28-Electronic Safety and Security	7,000	@	\$	6.00 psf	\$	42,000.00
Division 31 -Earthwork	1 Acre	@	\$	750,000.00 acre	\$	750,000.00
Division 32 -Exterior Improvements	7,000	@	\$	5.00 psf	\$	35,000.00
Division 33-Utilities	7,000	@	\$	3.00 psf	\$	21,000.00
Total cost in 2021 dollars					\$	2,426,500.00
Escalation assumes 10 month design/permitting and 12 month construction period		16.0	month	@	.7% per month	11.200%
						\$ 271,768.00
*Escalation is to the mid point of construction						
Sub total					\$	2,698,268.00
General Conditions					7.0%	\$ 188,878.76
Project insurances					1.5%	\$ 43,307.20
Payment and performance bond					1.1%	\$ 32,234.99
Builders Risk					0.2%	\$ 5,925.38
Sub Default insurance					1.5%	\$ 44,529.21
Contractor Fee					6.0%	\$ 175,162.91
Contractor Contingency					2.0%	\$ 59,253.78
<b>Grand Total Construction costs</b>						<b>\$ 3,247,560.23</b>
Owner Contingency					10.0%	\$ 324,756.02
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					12.0%	\$ 428,677.95
Furniture, fixture, equipment	7,000 sf	@	\$	10.00	\$	70,000.00
Technology/ Equipment	7,000 sf	@	\$	4.00	\$	28,000.00
<b>Total Project costs</b>						<b>\$ 4,098,994.21</b>