



June 30, 2017

Mr. Don Adams, County Manager
Jackson County
401 Grindstaff Cove Road
Sylva, North Carolina 28779

Via email

Re: **Preliminary Engineer's Project Estimate for
Proposed Amphitheater at John Parris Cabin
Sylva, North Carolina**

Dear Mr. Adams:

As requested, we have completed a preliminary site evaluation and prepared a preliminary engineer's estimate for the construction of an amphitheater on the John Parris cabin property (Jackson County PIN 7641-07-0630).

We have completed our work on the basis that the amphitheater will be limited to day use and the John Parris Cabin will remain in the current location and elevation. Because the amphitheater is a public use facility, ADA accessibility will be required. Wheelchair access will be required from accessible parking to multiple locations in the amphitheater seating area and the stage location. Assuming the John Parris Cabin will be updated at a future date for public use, site grading should allow for future ADA access to the cabin. Additionally, we have assumed that existing library restrooms can be shared with the amphitheater without the need to construct new restrooms. It is likely that additional ADA parking spaces will be required to jointly serve both the library and the amphitheater since both of these facilities could be in use simultaneously.

Attached is a preliminary concept for the amphitheater which provides for a total seating capacity of approximately 180 persons, provides a 24 ft x 16 ft stage area, provides for ADA access and includes the repair of the failed wall down slope of the cabin.

In evaluating options for constructing an amphitheater, we looked at developing new parking at a level between the existing parking and the cabin to lessen the vertical elevation change between the ADA parking and the amphitheater, but found that this approach greatly limited the amount of amphitheater seating that could be developed. We found that using the existing ADA parking for the amphitheater optimizes seating and makes ADA access to the cabin a possibility. However, the elevation difference between the existing parking and the cabin level is approximately 20 vertical feet which, by code, requires a minimum of 8 ramp sections with associated landings.

Provisions for the hearing impaired would be required but could be provided using portable devices and we have therefore not included these in the preliminary construction cost estimate, although access to suitable devices will need to be planned for in the final project planning.

Page Two
June 30, 2017
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Another issue that will need to be addressed is the re-zoning of the cabin land tract for public use. The Town of Sylva current zoning of this tract is residential. This may require addressing setback and other zoning issues to accommodate amphitheater construction.

We have also attached our preliminary engineer's estimate for the proposed amphitheater, which includes construction costs, engineering, other project costs and a ten percent contingency. If this project continues to develop, we recommend updating this cost estimate during design development as more detailed information is available.

We hope this information is helpful in deciding a course of action. Feel free to call us if you have questions or wish to discuss the project in detail.

Sincerely,
Lofquist & Associates, Inc.

A handwritten signature in cursive script that reads "Victor Lofquist".

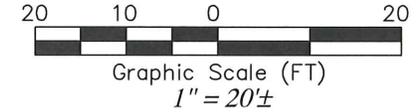
Victor Lofquist, P.E.

- attachments

JACKSON COUNTY
LIBRARY (OLD
COURTHOUSE)

NOTE:
THIS PLAN HAS BEEN DEVELOPED USING JACKSON COUNTY TAX MAPPING AND LIMITED FIELD MEASUREMENTS. APPROXIMATE ELEVATIONS ARE BASED ON AN ASSUMED DATUM. ALL INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND IS INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. THIS PLAN IS NOT INTENDED TO IN ANY WAY REPRESENT A FINAL DESIGN. THIS IS NOT A SURVEY. THIS PLAN SHOULD NOT BE USED FOR THE SALE OR CONVEYANCE OF LAND OR RIGHT OF WAYS OR FOR CONSTRUCTION PURPOSES.

Lofquist & Associates, Inc. - Firm License No.: C-2288 - Date: 6/27/17
PRELIMINARY - DO NOT USE FOR CONSTRUCTION



NOTE: ADDITIONAL ADA PARKING MAY BE REQUIRED ELSEWHERE FOR LIBRARY TO ACCOMMODATE AMPHITHEATER

APPROXIMATE PROPERTY BOUNDARY DEED PLOT OF PARRIS CABIN TRACT (WILL REQUIRE RE-ZONING BY TOWN OF SYLVA)

CONCRETE MONUMENT

PROPOSED ADA COMPLIANT RAMPS WITH LANDINGS, HANDRAILS AND ASSOCIATED WALLS (20 FT ± VERTICAL ELEVATION CHANGE FROM PARKING TO STAGE)

PROPOSED CONCRETE STAIRS

PROPOSED STORM DRAINAGE (TYPICAL) CONNECTING TO EXISTING STORM DRAIN NEAR DOWNSLOPE FOUNTAIN

TEMPORARY EASEMENT NEEDED FROM ADJOINING PROPERTY OWNER AND REGRADE SLOPE BELOW PROPOSED RETAINING WALL TO MAX. 2 HORIZONTAL TO 1 VERTICAL AS INDICATED.

PROPOSED SEGMENTAL (MSE) RETAINING WALL WITH 6 FT HIGH WOOD FENCING. WALL HEIGHT 8 VERTICAL FT ±

PROPOSED 24 FT X 16 FT ADA ACCESSIBLE WOOD STAGE WITH WOOD BACKDROP

PROPOSED AMPHITHEATER WITH SEATING FOR APPROXIMATELY 180 PERSONS INCLUDING 5 WHEELCHAIR ACCESSIBLE SPACES WITH ASSOCIATED COMPANION SEATING

JOHN PARRIS
LOG CABIN

PRELIMINARY CONCEPT FOR PROPOSED JOHN PARRIS AMPHITHEATER

Jackson County - Owner
Sylva, North Carolina

**Preliminary Engineer's Cost Opinion for
Proposed John Parris Amphitheater (180 Seats)
and Retaining Wall Repair**

<u>Estimated Construction Costs</u>					
<u>Item #</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit Quantity</u>	<u>Estimated Unit Cost</u>	<u>Estimated Cost</u>
1	Clearing, Grubbing and Demolition	Lump Sum	n/a	n/a	\$7,800
2	Grading and Earthwork	Lump Sum	n/a	n/a	\$26,250
3	Concrete Sidewalk	150	Sq Yards	\$65.00	\$9,750
4	Concrete Ramps & Landings with Associated Concrete Walls and Fabricated Steel Painted Handrails	Lump Sum	n/a	n/a	\$234,500
5	Concrete Stairs & Landings with Associated Concrete Walls and Fabricated Steel Painted Handrails	Lump Sum	n/a	n/a	\$21,500
6	Amphitheater Concrete or Aluminum Seating, with Graveled Aisle Areas and Integral Concrete Seat Support Wall to Retain Above Seating Level	300	Linear Ft	\$320.00	\$96,000
7	24' x 16' Wood Amphitheater Stage & Wood Backdrop	Lump Sum	n/a	n/a	\$18,500
8	Allowance for Minimal Security Lighting & Power to Stage Area	Lump Sum	n/a	n/a	\$6,500
9	Assumed Allowance for Converting 2 Parking Spaces to ADA Compliant within Library Complex Area (need to be confirmed with Inspections Department during Design Development)	Lump Sum	n/a	n/a	\$12,000
10	Landscaping Allowance	Lump Sum	n/a	n/a	\$20,000
11	Storm Drain Piping (12" diameter and less with fittings)	450	Linear Ft	\$40.00	\$18,000
12	Storm Drain Inlet Structures	9	Each	\$3,200.00	\$28,800
13	Connection to Existing Storm Drainage Structure	1	Each	\$2,300.00	\$2,300
14	Segmental, Geogrid Reinforced (MSE) Retaining Wall (to Replace Failed Wall)	750	SF of Face Area	\$38.00	\$28,500
15	Fabricated Steel Fencing Framework along Top of Segmental Wall with Attached Stained Board Fence Both Sides	80	Linear Ft	\$105.00	\$8,400
16	Erosion Control	Lump Sum	n/a	n/a	\$16,500
				Estimated Construction Subtotal	\$555,300

**Preliminary Engineer's Cost Opinion for
Proposed John Parris Amphitheater (180 Seats)
and Retaining Wall Repair**

<u>Other Estimated Project Costs</u>				
<u>Item #</u>	<u>Description</u>			<u>Estimated Costs</u>
17	Allowance for Temporary Construction Easement (legal & survey, if needed)			\$4,000
18	Allowance for Geotechnical (Soils) and Construction Materials Testing Consultant - Evaluation for Design and Periodic Testing During Construction			\$9,000
19	Design Survey & Property Survey Allowance			\$3,000
20	Engineering (Civil, Structural, Electrical)			\$34,000
21	Engineering: Contract Documents, Bidding & Contract Administration Services			\$8,000
22	Engineering: Periodic Construction Observation			\$12,000
23	Project Contingency (10% ± of Estimated Construction Cost)			\$55,530
		Estimated Other Project Costs Subtotal		\$125,530
			Total Estimated Project Cost	\$680,830
<u>Notes:</u>				
a. This estimate does <u>not</u> include any allowance for rock excavation.				
b. This estimate is based on providing a grassed surfaces on all areas unless indicated otherwise on the concept.				
c. This estimate does not include renovations to the existing Parris Cabin or allowances for constructing new restrooms.				
c. This estimate is based on the engineer's opinion of typical current market pricing and does not contain provisions for inflation.				