

**SPECIAL MEETING  
LENOIR CITY COUNCIL  
MEETING MINUTES  
MONDAY, NOVEMBER 10, 2025  
5:30 P.M.**

**PRESENT:** Mayor Joe Gibbons presiding. Mayor Pro-Tem David Stevens, Councilmembers present were Jonathan Beal, Ike Perkins, Ralph Prestwood, Kimmie Rogers, City Manager Scott Hildebran, City Clerk Lauren Hartley and Attorney Timothy Rohr.

**CITY STAFF:** In attendance was Finance Director Donna Bean, Public Services Public Works Director Jon Hogan, Communication & Public Information Director Joshua Harris, Economic Development Main Street Director Brenda Floyd, Interim Director of Special Projects and Grants David Coffey.

**ABSENT:** Councilmember Crissy Thomas.

**I. CALL TO ORDER**

Mayor Gibbons welcomed everyone to the meeting and recognized Councilmember Elect Rebecca Dellinger, who was in attendance.

City Attorney Timothy Rohr said an acceptance from the board is needed for the resignation of Todd Perdue's seat from City Council from the November 4 meeting.

Upon a motion by Mayor Pro-Tem Stevens, City Council voted 5 to 0 to accept the resignation of Todd Perdue from the City of Lenoir City Council.

Mayor Gibbons said a recognition/celebration for Todd Perdue will be held at the January 6 City Council meeting.

**II. THE CAMPUS PROJECT:**

City Manager Scott Hildebran gave an overview of The Campus project and introduced David Maurer, Architect-Maurer Architecture and Chad Webb, VP-NC Division J.M. Cope Construction.

David Maurer presented to Council the proposed site work for the Lenoir High School auditorium, gymnasium, pavilion and visitor center.

Auditorium-Main Floor Level

- ADA compliant restroom and dressing room
- New ramp and rolling door for production use
- ADA lift to stage
- New carpet and seating
- Window treatments

Auditorium-Balcony Level

- Updated restroom in green rooms
- Window treatments

- New carpet and seating

Gymnasium-Main Floor Level

- New ADA entry ramp
- Concessions
- Toilet rooms, facilities closet, dressing room
- Elevator and egress stair addition

Gymnasium-Basement Level

- Multi-purpose community area
- Elevator and egress stair addition
- Support and storage

Theater/Auditorium and Gymnasium

- Vending and public toilet rooms
- Outdoor gathering area
- Warming kitchen
- Future occupant space with (1) ADA toilet room
- Community based multipurpose area

David Maurer also discussed the proposed OVT Pavilion and the old LEO's building which will be converted to a Visitors Center.

Chad Webb said he has been working with city staff David Coffey on this project. The bids were received on September 11, which will expire in 60 days. Chad Webb said they have done several outreaches with three bidders per package. The drawings are complete and ready for permits. If a decision is not made, the city would need to rebid and the price may change. The Guaranteed Maximum Price (Gymnasium and Auditorium with Sitework) is \$5,186,646.00. The Guaranteed Maximum Price: Alternate 1 (Pavilion and Support Building with Sitework) is \$4,118,702.00, with a total of \$9,305,348.00.

Interim Director of Special Projects and Grants David Coffey said the stormwater for the former LEO's building, OVT Pavilion are in discussion. The design for the stormwater retention was originally to be underground, which was expensive. The city is now looking into the design to be above ground, which is more affordable. That portion needs to be looked into and what would be required for stormwater permitting. David Coffey suggested they have a discussion with McGill and bring it back to Council at a later time.

City Manager Scott Hildebran said the city has received donations from different sources. He reviewed a budget summary and provided the following recommendations:

- Award Base Bid GMP with any value engineering selections
- Re-bid site/civil with stormwater changes at the OVT Pavilion and re-bid alternate #1
- Consider removal Visitor Center from project until later date
- During interim, seek additional donation/LTDA commitments
- Commit \$3.5 million in City funding to The Campus Project

Councilmember Beal said this would be a great generational investment and what Lenoir has needed. He suggested the City moves forward with the proposal while we have a price that is manageable.

Mayor Gibbons said people are ready to see this project move forward and the price is around what was expected.

Councilmember Perkins said the city is where we are now because previous Councils have

made investments and the Council needs to do the same for future Council and Lenoir. This project would be a good investment.

Upon a motion by Councilmember Beal, City Council voted 5 to 0 to accept the Guaranteed Maximum Price: Base Bid (Gymnasium and Auditorium with Sitework) of \$5,186,646.00, as presented.

### **III. ADJOURNMENT**

There being no further business, Mayor Gibbons adjourned the meeting at 6:33 p.m.

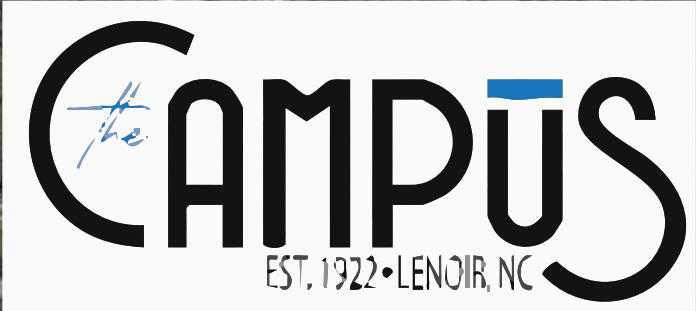
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Lauren Hartley, City Clerk

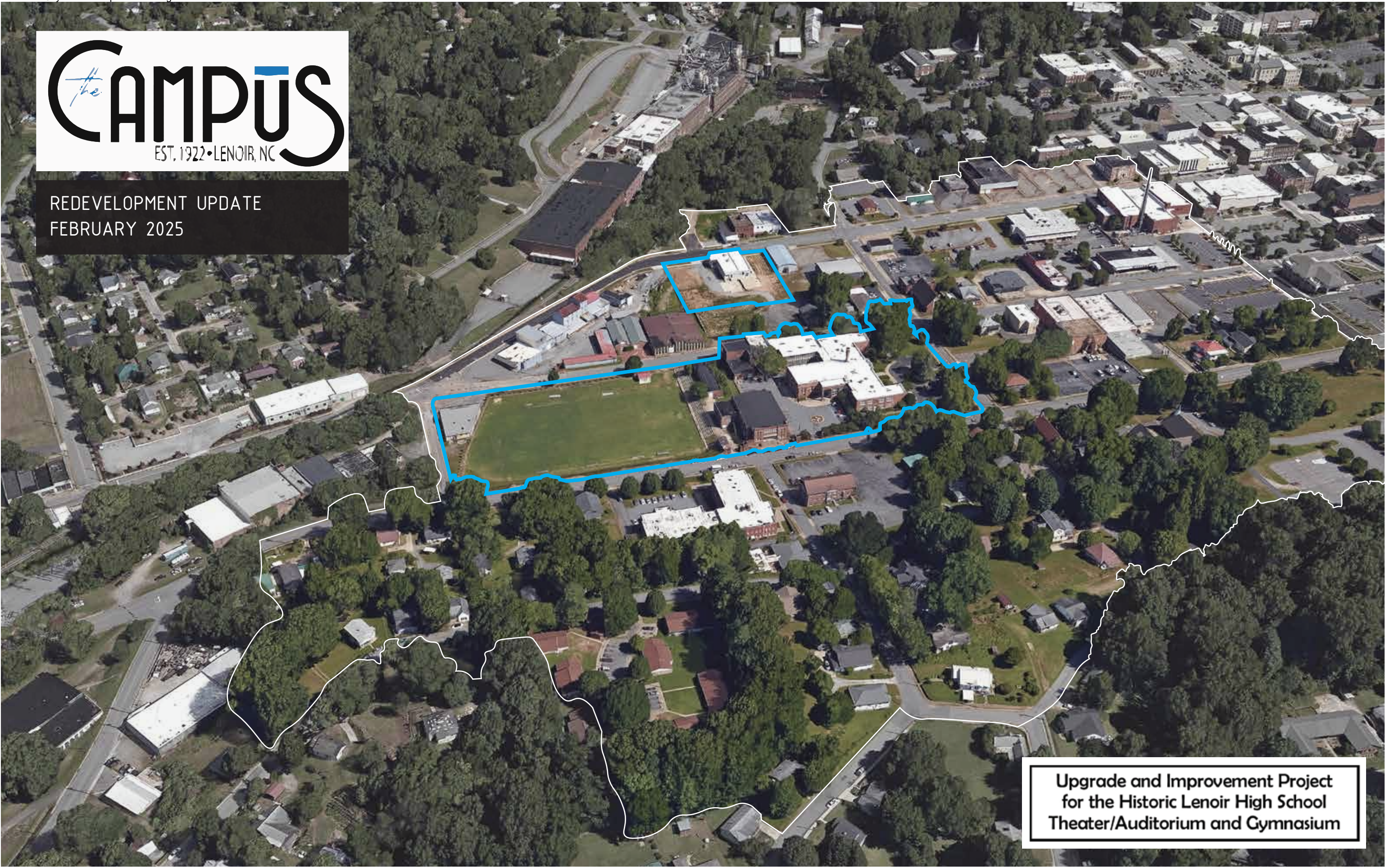
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Joseph L. Gibbons, Mayor





REDEVELOPMENT UPDATE  
FEBRUARY 2025



Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium





PARKING LEGEND



EXISTING LHS  
PARKING



EXISTING PUBLIC  
PARKING LOTS



PROPOSED OVT  
PAVILION PARKING



ON-STREET PARKING



WALKABLE RANGE  
FOR PARKING

Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium



Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium

BUILDING KEY

- 1 LHS AUDITORIUM
- 2 LHS GYMNASIUM
- 3 FORMER "LEOS" BUILDING





**Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium**

**LENOIR HIGH SCHOOL  
AUDITORIUM**

**MAIN FLOOR LEVEL**

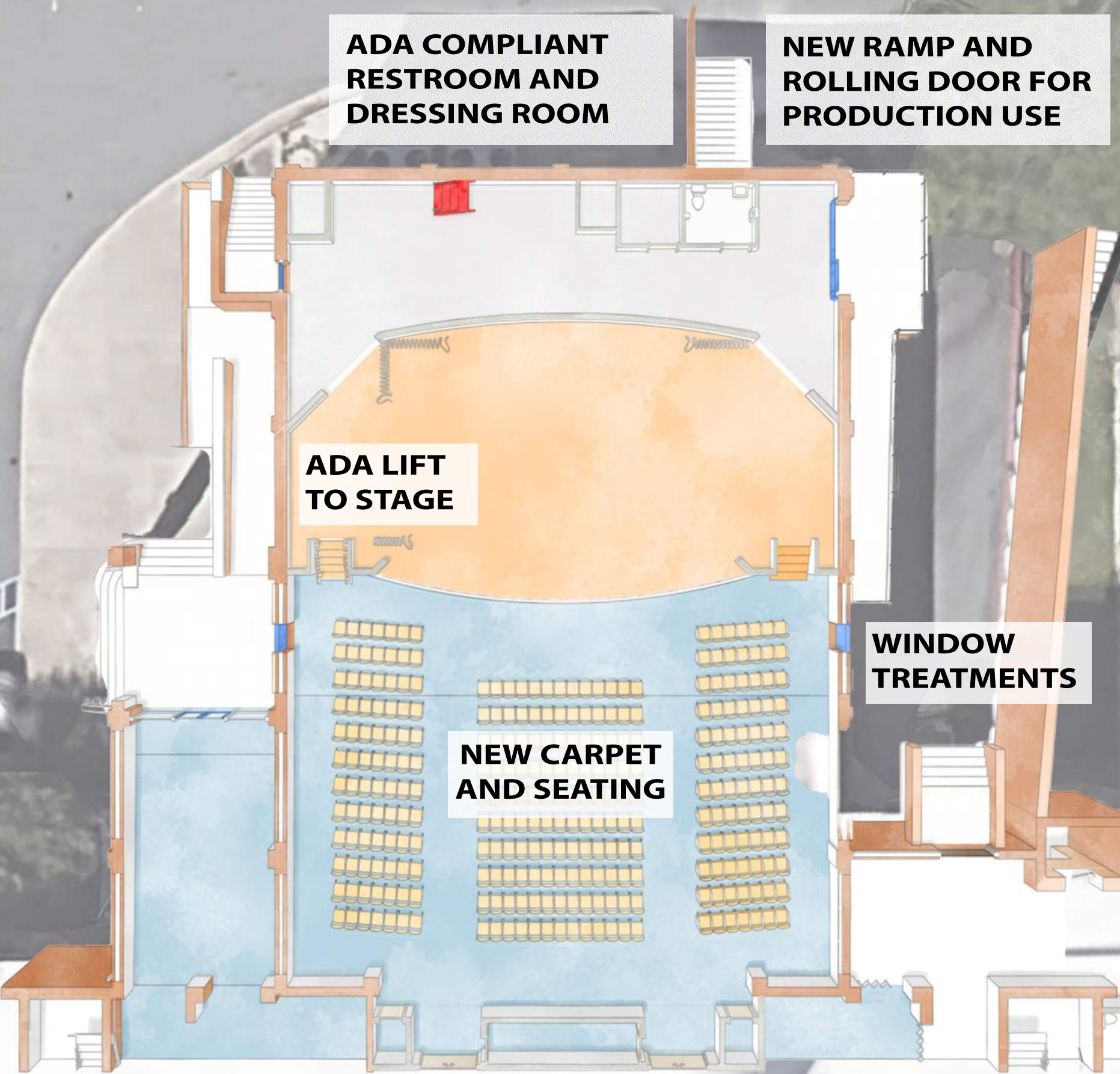
**ADA COMPLIANT  
RESTROOM AND  
DRESSING ROOM**

**NEW RAMP AND  
ROLLING DOOR FOR  
PRODUCTION USE**

**ADA LIFT  
TO STAGE**

**WINDOW  
TREATMENTS**

**NEW CARPET  
AND SEATING**





**Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium**

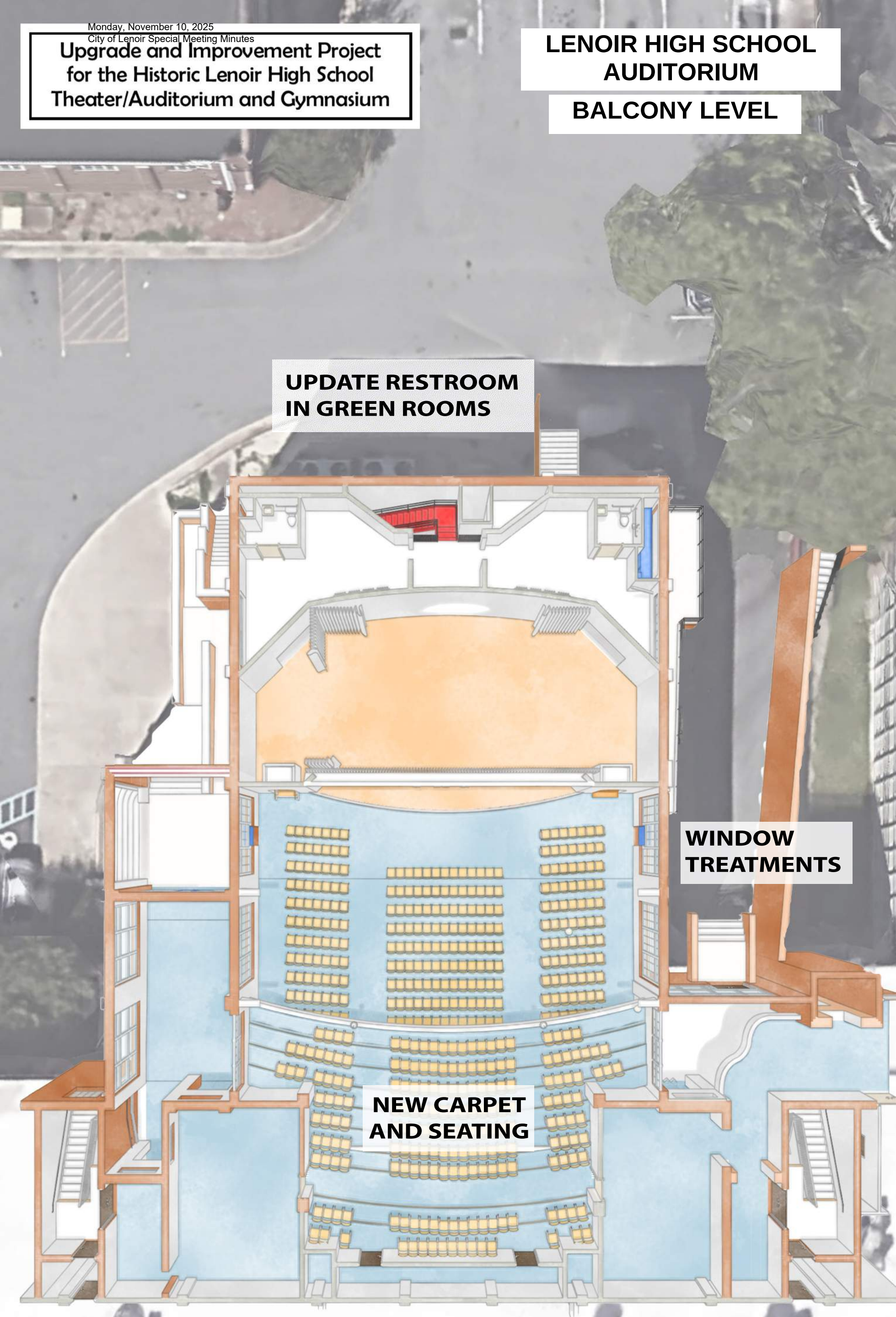
**LENOIR HIGH SCHOOL  
AUDITORIUM**

**BALCONY LEVEL**

**UPDATE RESTROOM  
IN GREEN ROOMS**

**WINDOW  
TREATMENTS**

**NEW CARPET  
AND SEATING**









**Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium**

**LENOIR HIGH SCHOOL  
GYMNASIUM**

**MAIN FLOOR LEVEL**

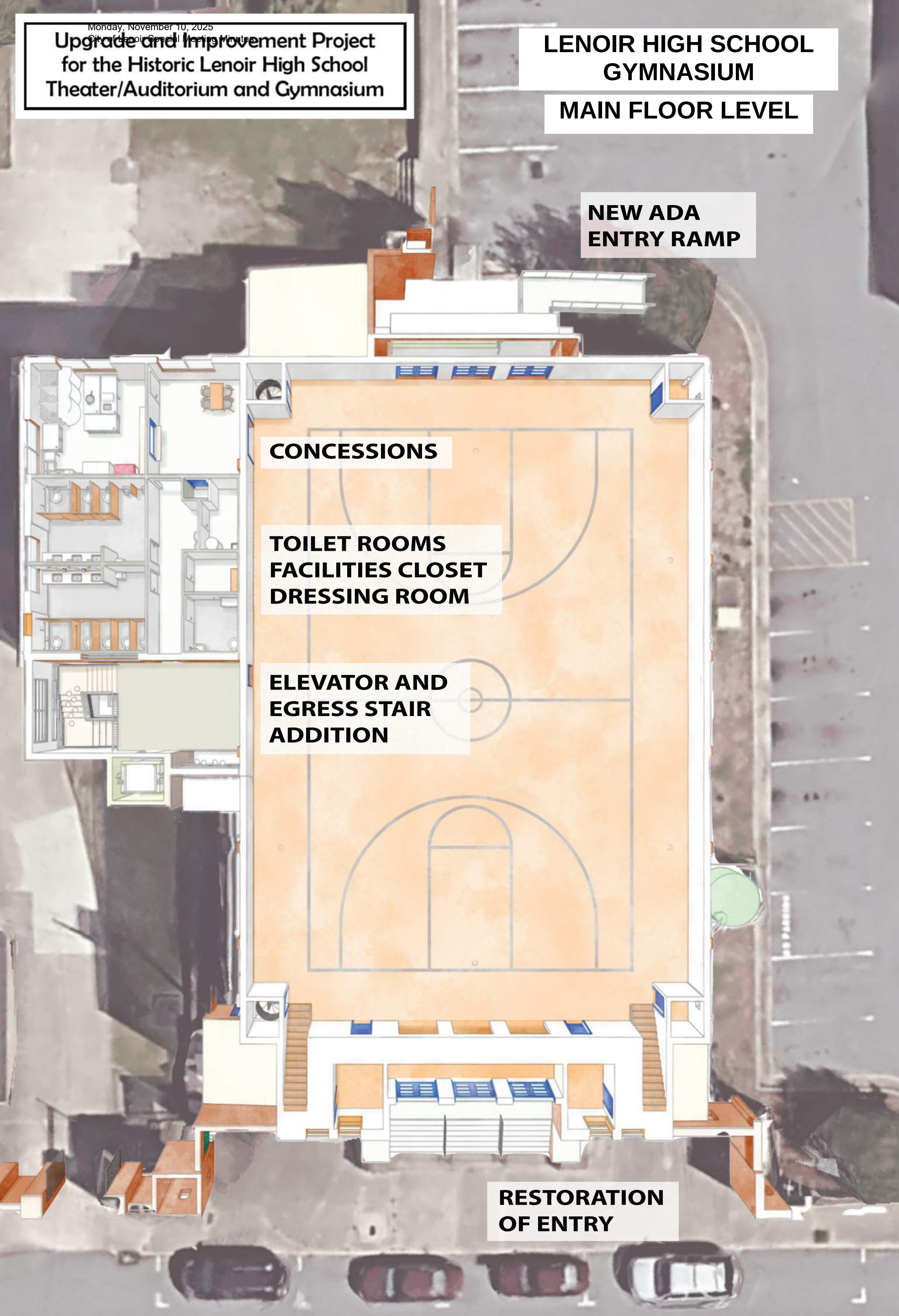
**NEW ADA  
ENTRY RAMP**

**CONCESSIONS**

**TOILET ROOMS  
FACILITIES CLOSET  
DRESSING ROOM**

**ELEVATOR AND  
EGRESS STAIR  
ADDITION**

**RESTORATION  
OF ENTRY**





**Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium**

**LENOIR HIGH SCHOOL  
GYMNASIUM**

**BASEMENT LEVEL**

**MULTIPURPOSE  
COMMUNITY AREA**

**ELEVATOR AND  
EGRESS STAIR  
ADDITION**

**SUPPORT AND  
STORAGE**









**Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium**

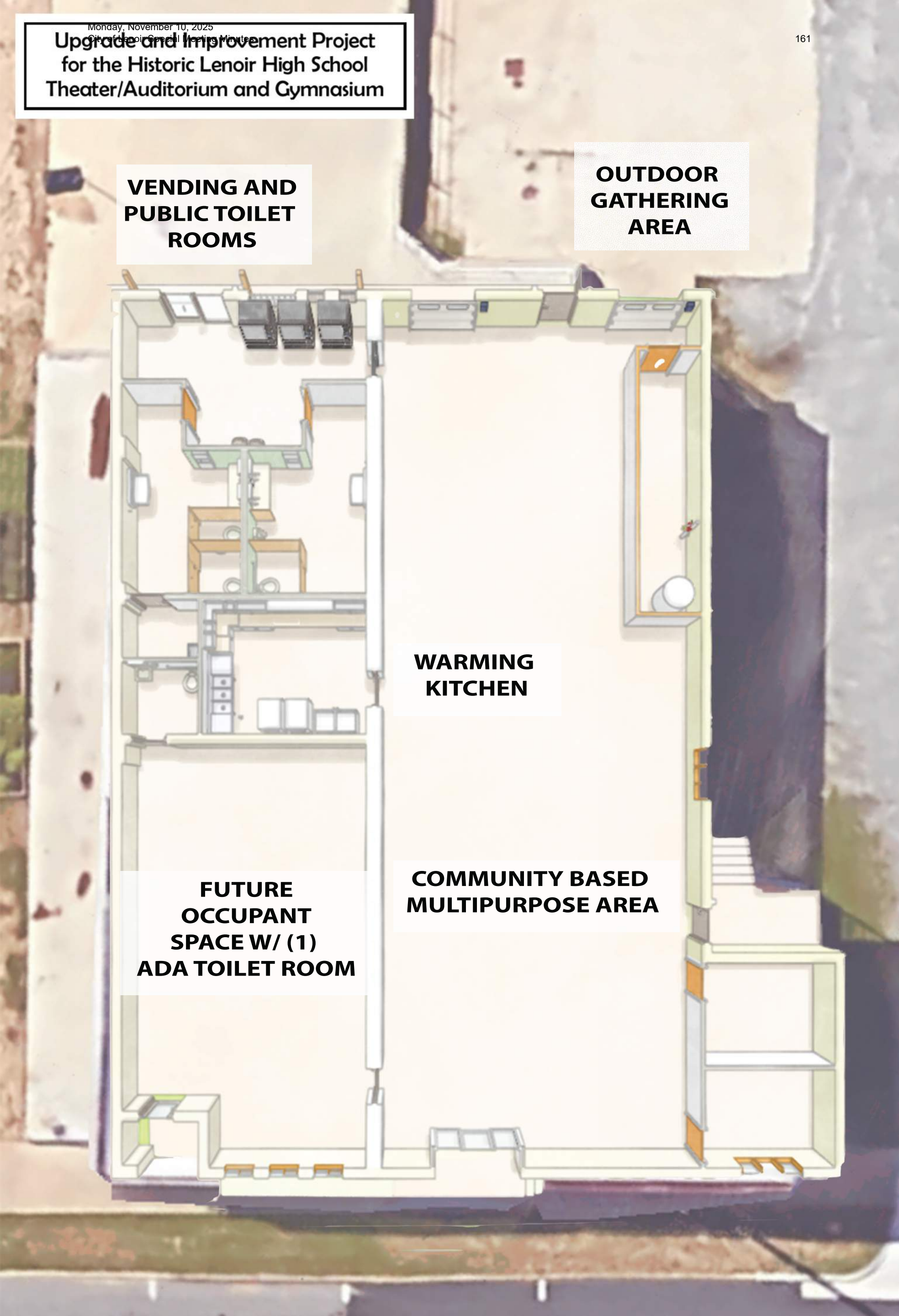
**VENDING AND  
PUBLIC TOILET  
ROOMS**

**OUTDOOR  
GATHERING  
AREA**

**WARMING  
KITCHEN**

**FUTURE  
OCCUPANT  
SPACE W/ (1)  
ADA TOILET ROOM**

**COMMUNITY BASED  
MULTIPURPOSE AREA**





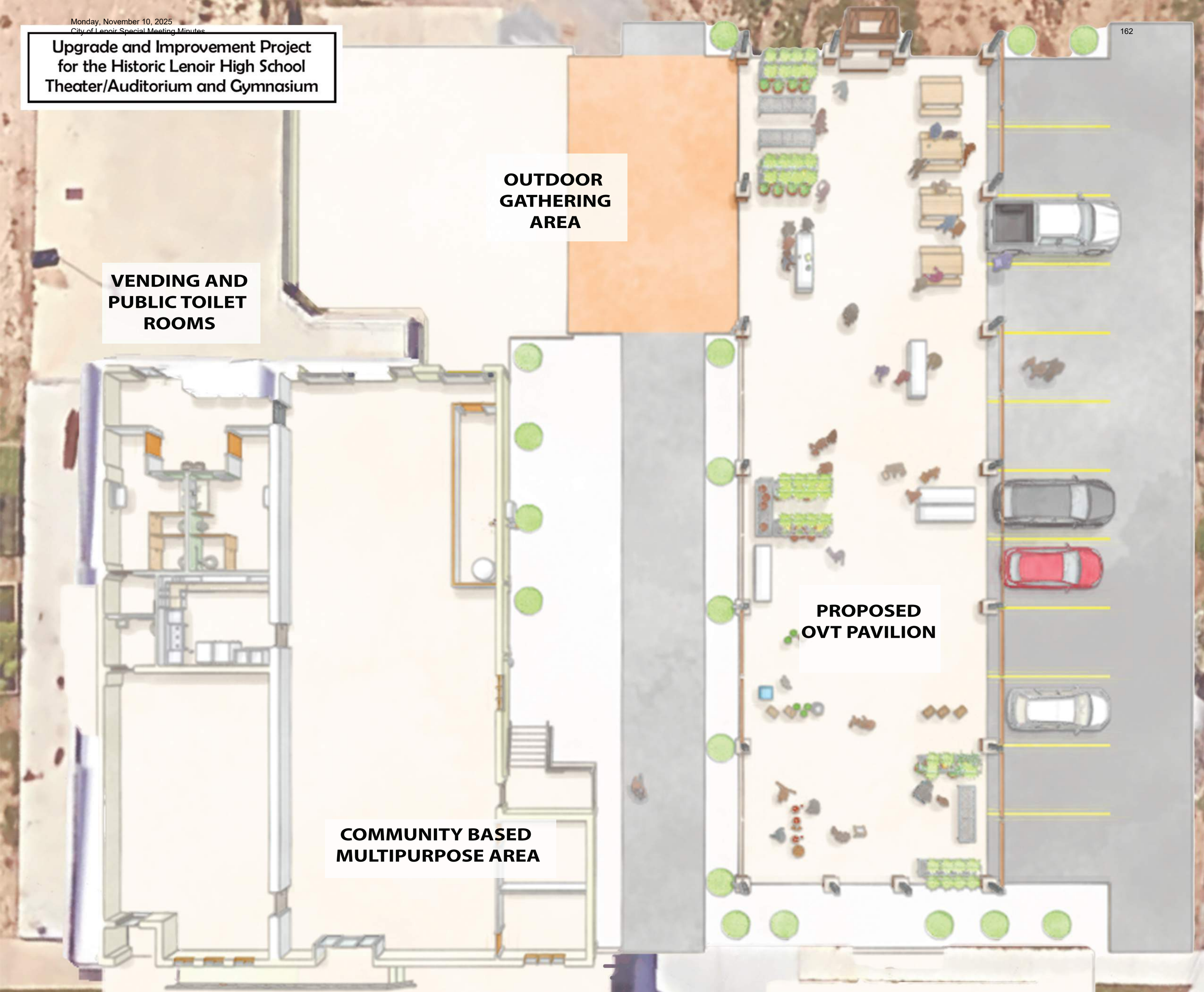
**Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium**

**OUTDOOR  
GATHERING  
AREA**

**VENDING AND  
PUBLIC TOILET  
ROOMS**

**PROPOSED  
OVT PAVILION**

**COMMUNITY BASED  
MULTIPURPOSE AREA**















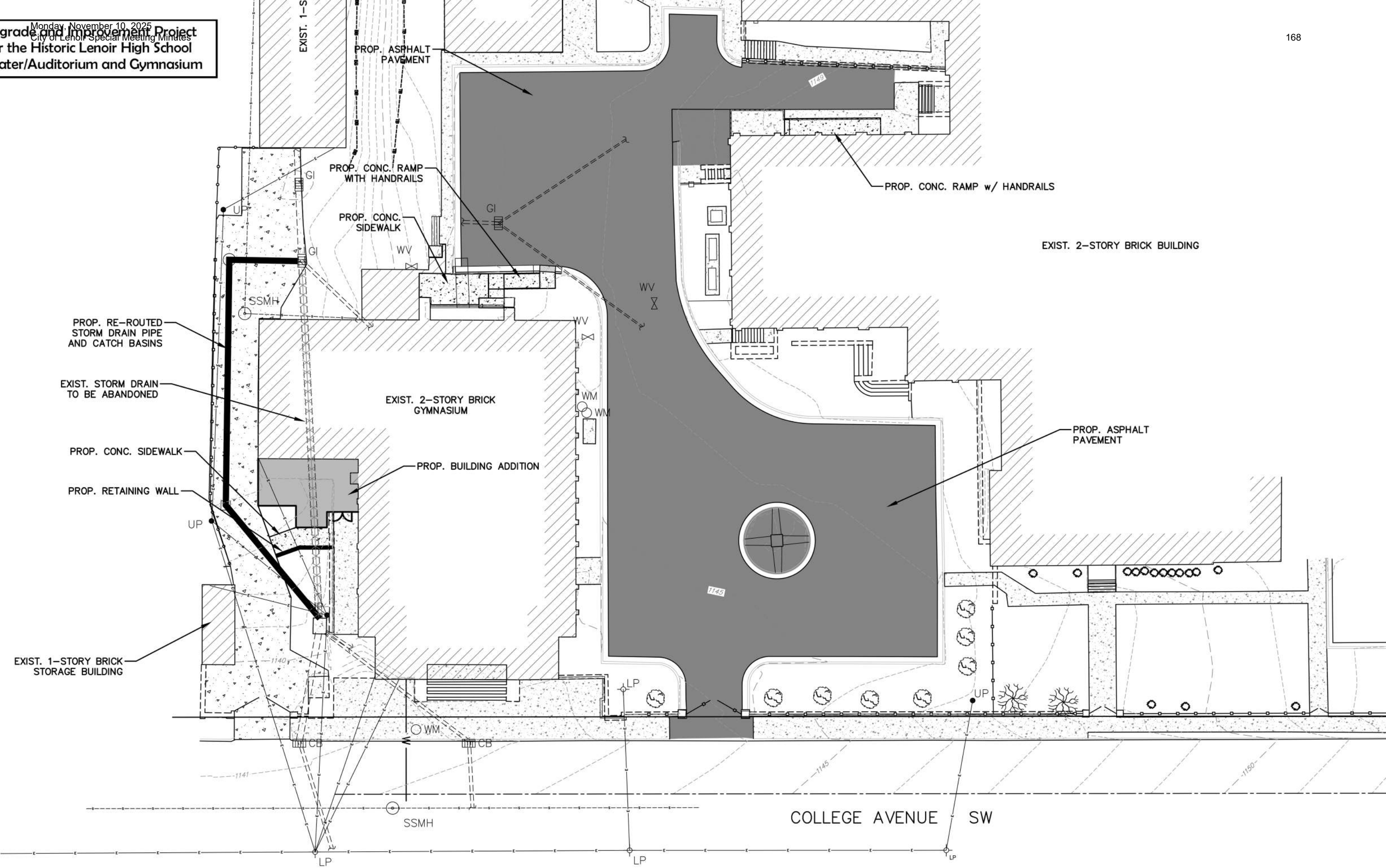






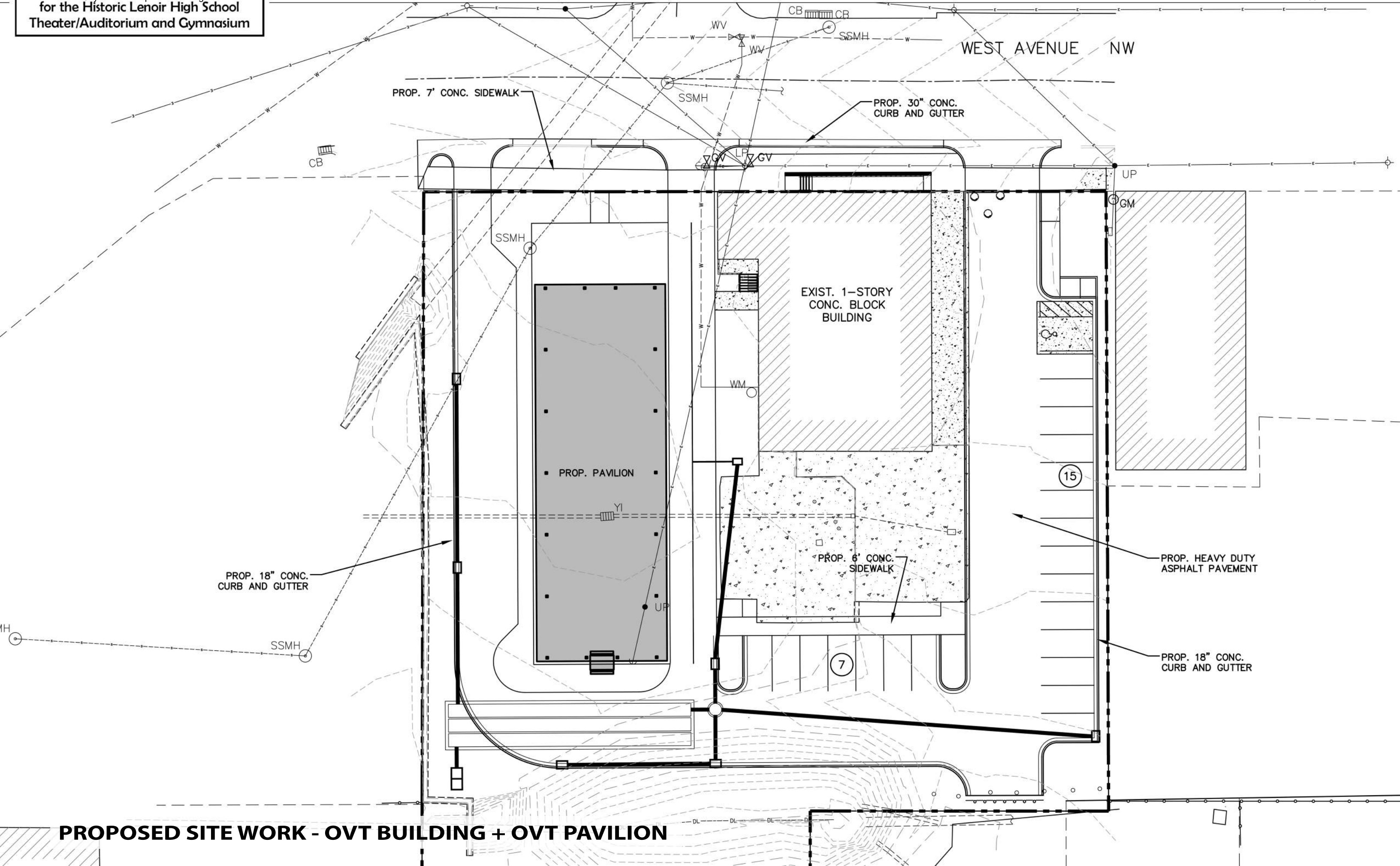






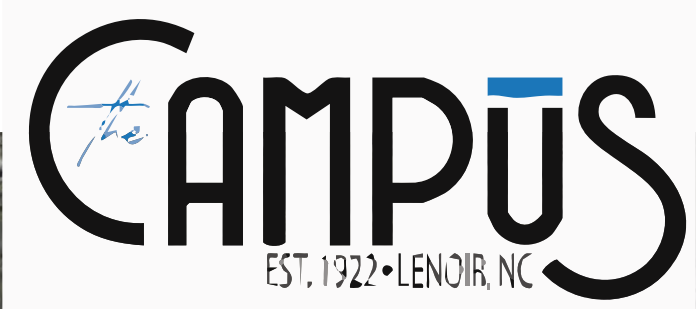
**PROPOSED SITE WORK - GYMNASIUM AND AUDITORIUM**



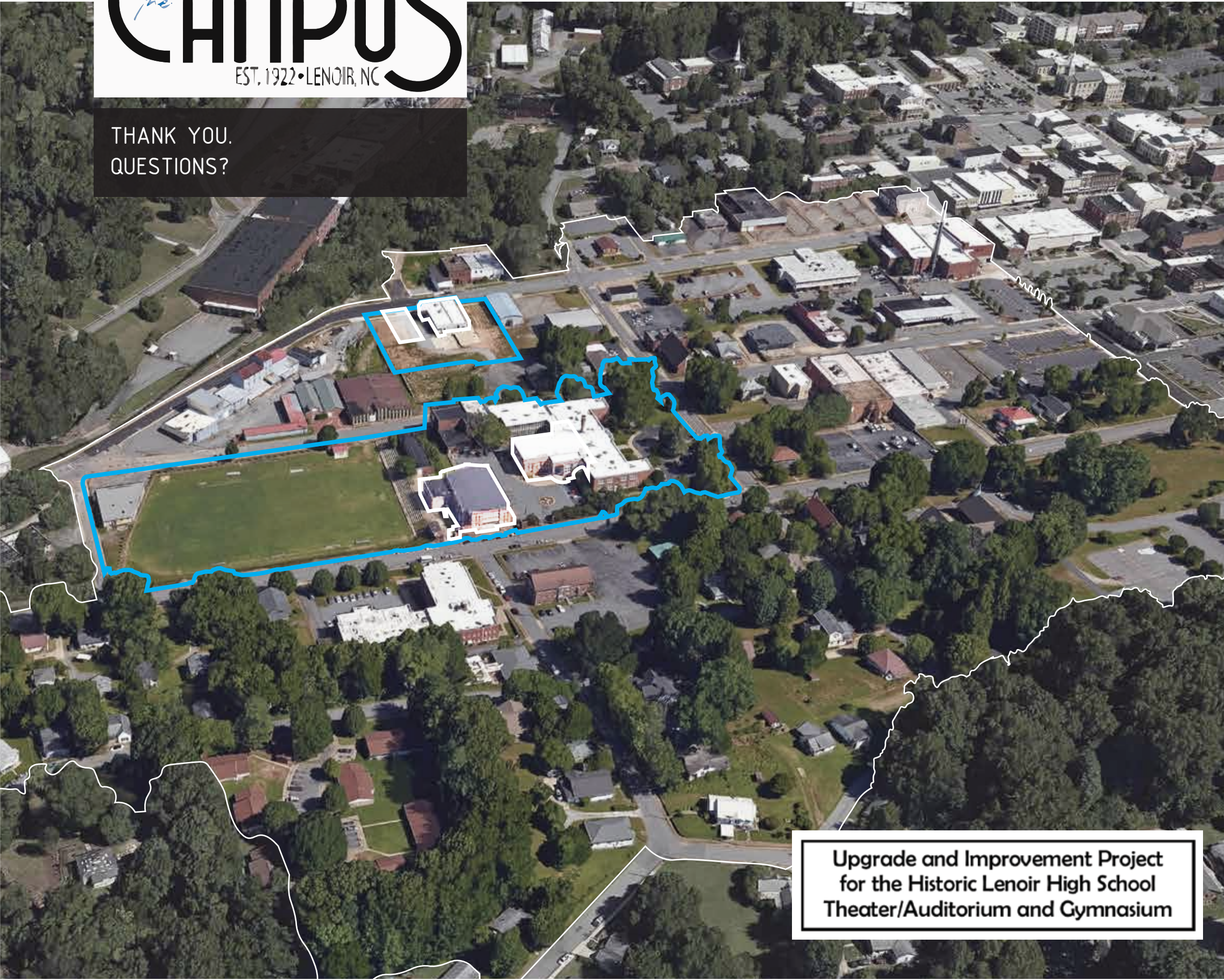


**PROPOSED SITE WORK - OVT BUILDING + OVT PAVILION**





THANK YOU.  
QUESTIONS?



Upgrade and Improvement Project  
for the Historic Lenoir High School  
Theater/Auditorium and Gymnasium







CITY OF LENOIR  
**LENOIR DOWNTOWN CAMPUS PROJECT**

November 10, 2025

**BUILD**ING PEOPLE  
WHO **BUILD** COMMUNITIES





**Construction**

346 9th St SE  
Hickory, NC 28602  
803-329-3250  
[www.jmcope.com](http://www.jmcope.com)

November 10, 2025

Mr. David Coffey  
Risk Manager & Purchasing Agent  
Lenoir, NC

Re: Guaranteed Maximum Price: Lenoir Downtown Campus Improvements 2025

Dear Mr. Coffey,

JM Cope submits the following Guaranteed Maximum Price Proposal to seek approval for the Lenoir Downtown Campus Improvements Project located in Lenoir, NC. This GMP is based upon the drawings, specifications, & addenda provided by Maurer Architecture and their design consultants dated July 25, 2025, August 25, 2025 and August 26, 2025, respectively. The total GMP proposal, including Trade Contractor Bid Costs, General Conditions, CM Fee, Allowances, Insurances, Bonds, and Contingencies, is \$9,305,348.

|                                                                |                 |
|----------------------------------------------------------------|-----------------|
| GMP: Base Bid (Gymnasium and Auditorium with Sitework)         | \$ 5,186,646.00 |
| GMP: Alternate 1 (Pavilion and Support Building with Sitework) | \$ 4,118,702.00 |
| GMP Total                                                      | \$ 9,305,348.00 |

This GMP is based upon a NTP on or around November 17, 2025, and a substantial completion date of October 2026 for the Base Bid and December 2026 for Alternate 1.

JM Cope is grateful for the opportunity, and we look forward to working with the City of Lenoir on this project. Please call should you have any comments or questions regarding this Guaranteed Maximum Price.

Best Regards,  
**JM Cope Construction**

A handwritten signature in black ink, appearing to read 'Hunter Galliher'.

Hunter Galliher  
Project Manager

Cc: Mr. David Coffey, Risk Manager & Purchasing Agent, City of Lenoir  
Mr. Chad Webb, Vice President, JM Cope  
Mr. Houston Miller, Vice President Preconstruction, JM Cope  
Mr. Eric Pond, Senior Preconstruction Manager, JM Cope  
Mr. David Maurer, President, Maurer Architecture



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As one of the largest local general contractors in the Carolinas,  
J.M. Cope brings unmatched experience building communities.

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## SECTION FOUR

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**SECTION ONE**  
**EXHIBIT A**  
**GMP SUMMARY**





**EXHIBIT A: BASE BID GMP SUMMARY**  
City of Lenoir Downtown Campus Improvements  
Lenoir, NC  
November 10, 2025

| Bid Packages                                           |                                 | Contractor                    | Contract Amount     |                  |
|--------------------------------------------------------|---------------------------------|-------------------------------|---------------------|------------------|
| BP0100 - General Trades                                |                                 | NO BID                        | \$ 212,030          | \$ 11.66         |
| BP0200 - Demolition                                    |                                 | DH Griffin                    | \$ 99,610           | \$ 5.48          |
| BP0300 - Turnkey Building Concrete                     |                                 | Piedmont Concrete             | \$ 69,556           | \$ 3.83          |
| BP0400 - Turnkey Masonry                               |                                 | J&K Privette Masonry, Inc     | \$ 154,700          | \$ 8.51          |
| BP0500 - Turnkey Structural & Misc. Steel              |                                 | Steel Specialty               | \$ 175,000          | \$ 9.63          |
| BP0740 - Roofing & MWP                                 |                                 | MBA Roofing                   | \$ 28,600           | \$ 1.57          |
| BP0790 - Waterproofing & Sealants                      |                                 | Swanger Specialties           | \$ 18,000           | \$ 0.99          |
| BP0800 - Turnkey Doors, Frames, & Hardware             |                                 | Hardware Distributors         | \$ 137,028          | \$ 7.54          |
| BP0836 - Overhead Doors                                |                                 | Garage Door Services          | \$ 27,250           | \$ 1.50          |
| BP0840 - Storefront                                    |                                 | Kapasi                        | \$ 54,400           | \$ 2.99          |
| BP0920 - Framing & Drywall                             |                                 | Gibson Custom Construction    | \$ 96,325           | \$ 5.30          |
| BP0965 - Flooring                                      |                                 | Rite Rug                      | \$ 106,520          | \$ 5.86          |
| BP0980 - Acoustical Ceilings & Tectum Panels           |                                 | Gibson Custom Construction    | \$ 172,700          | \$ 9.50          |
| BP0990 - Painting & Wall Coverings                     |                                 | Turman                        | \$ 192,375          | \$ 10.58         |
| BP1000 - Toilet Acc., Toilet Partitions, & Specialties |                                 | Noble Specialties             | \$ 22,015           | \$ 1.21          |
| BP1073 - Aluminum Canopies & Awnings                   |                                 | East Coast TVM, LLC           | \$ 28,120           | \$ 1.55          |
| BP1140 - Food Service Equipment                        |                                 | Singer                        | \$ 52,421           | \$ 2.88          |
| BP1166 - Athletic Equipment                            |                                 | Learning Environments         | \$ 57,000           | \$ 3.14          |
| BP1220 - Window Treatments                             |                                 | Integrity Blinds and Shutters | \$ 37,995           | \$ 2.09          |
| BP1230 - Finished Carpentry & Casework                 |                                 | MasterKraft                   | \$ 35,482           | \$ 1.95          |
| BP1420 - Elevator                                      |                                 | TKE                           | \$ 116,500          | \$ 6.41          |
| BP1430 - Wheelchair Lift                               |                                 | ALLOWANCE                     | \$ 40,000           | \$ 2.20          |
| BP2100 - Fire Protection System                        |                                 | Impact Fire Services          | \$ 57,200           | \$ 3.15          |
| BP2200 - Plumbing System                               |                                 | Hickory Mechanical            | \$ 173,100          | \$ 9.52          |
| BP2300 - HVAC Systems                                  |                                 | Digitrol, Inc                 | \$ 365,132          | \$ 20.09         |
| BP2600 - Electrical Systems                            |                                 | Lake Electric                 | \$ 454,900          | \$ 25.02         |
| BP2700 - Audio Visual System (By Owner)                |                                 | By Owner                      | \$ -                | \$ -             |
| BP3100 - Turnkey Sitework                              |                                 | Mountain Crest, LLC           | \$ 514,400          | \$ 28.30         |
| BP3213 - Site Concrete                                 |                                 | Piedmont Concrete             | \$ 129,929          | \$ 7.15          |
|                                                        |                                 |                               |                     |                  |
| <b>Bid Day Total</b>                                   |                                 |                               | <b>\$ 3,628,288</b> | <b>\$ 199.60</b> |
|                                                        | Value Management                |                               | \$ -                | \$ -             |
| <b>Bid Day Total with Accepted VM</b>                  |                                 |                               | <b>\$ 3,628,288</b> | <b>\$ 199.60</b> |
| 1.25%                                                  | Subcontractor Bonds             |                               | \$ 45,354           | \$ 2.49          |
| 3.00%                                                  | Construction Contingency        |                               | \$ 110,209          | \$ 6.06          |
| 0.00%                                                  | Design & Escalation Contingency |                               | \$ -                | \$ -             |
| <b>Cost of Work Subtotal</b>                           |                                 |                               | <b>\$ 3,783,851</b> | <b>\$ 208.16</b> |
| LSUM                                                   | General Conditions              |                               | \$ 433,512          | \$ 23.85         |
| LSUM                                                   | Allowances (6 through 14)       |                               | \$ 562,700          | \$ 30.96         |
| LSUM                                                   | Building Permit                 |                               | \$ 15,000           | \$ 0.83          |
| LSUM                                                   | Preconstruction Fee             |                               | \$ 43,000           | \$ 2.37          |
| 5.00%                                                  | CM Fee                          |                               | \$ 241,903          | \$ 13.31         |
| 2.10%                                                  | Insurances and Bonds            |                               | \$ 106,679          | \$ 5.87          |
| <b>Project Grand Total</b>                             |                                 |                               | <b>\$ 5,186,646</b> | <b>\$ 285.33</b> |





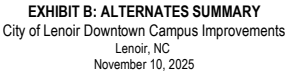
**EXHIBIT A: ALTERNATE 1 - GMP SUMMARY**  
City of Lenoir Downtown Campus Improvements  
Lenoir, NC  
November 10, 2025

| Bid Packages                                           |                                 | Contractor                    | Contract Amount     |                  |
|--------------------------------------------------------|---------------------------------|-------------------------------|---------------------|------------------|
| BP0100 - General Trades                                |                                 | NO BID                        | \$ 59,247           | \$ 3.26          |
| BP0200 - Demolition                                    |                                 | DH Griffin                    | \$ 24,855           | \$ 1.37          |
| BP0300 - Turnkey Building Concrete                     |                                 | Piedmont Concrete             | \$ 120,809          | \$ 6.65          |
| BP0400 - Turnkey Masonry                               |                                 | J&K Privette Masonry, Inc     | \$ 87,000           | \$ 4.79          |
| BP0500 - Turnkey Structural & Misc. Steel              |                                 | Steel Specialty               | \$ 770,000          | \$ 42.36         |
| BP0740 - Roofing & MWP                                 |                                 | MBA Roofing                   | \$ 63,200           | \$ 3.48          |
| BP0790 - Waterproofing & Sealants                      |                                 | Swanger Specialties           | \$ -                | \$ -             |
| BP0800 - Turnkey Doors, Frames, & Hardware             |                                 | Hardware Distributors         | \$ 16,715           | \$ 0.92          |
| BP0836 - Overhead Doors                                |                                 | Garage Door Services          | \$ 9,100            | \$ 0.50          |
| BP0840 - Storefront                                    |                                 | Kapasi                        | \$ 29,625           | \$ 1.63          |
| BP0920 - Framing & Drywall                             |                                 | Gibson Custom Construction    | \$ 38,870           | \$ 2.14          |
| BP0965 - Flooring                                      |                                 | Rite Rug                      | \$ 32,425           | \$ 1.78          |
| BP0980 - Acoustical Ceilings & Tectum Panels           |                                 | Gibson Custom Construction    | \$ 7,650            | \$ 0.42          |
| BP0990 - Painting & Wall Coverings                     |                                 | Turman                        | \$ 49,571           | \$ 2.73          |
| BP1000 - Toilet Acc., Toilet Partitions, & Specialties |                                 | Noble Specialties             | \$ 14,898           | \$ 0.82          |
| BP1073 - Aluminum Canopies & Awnings                   |                                 | East Coast TVM, LLC           | \$ 34,500           | \$ 1.90          |
| BP1140 - Food Service Equipment                        |                                 | Singer                        | \$ 36,371           | \$ 2.00          |
| BP1166 - Athletic Equipment                            |                                 | Learning Environments         | \$ -                | \$ -             |
| BP1220 - Window Treatments                             |                                 | Integrity Blinds and Shutters | \$ 44,751           | \$ 2.46          |
| BP1230 - Finished Carpentry & Casework                 |                                 | MasterKraft                   | \$ 18,118           | \$ 1.00          |
| BP1420 - Elevator                                      |                                 | TKE                           | \$ -                | \$ -             |
| BP1430 - Wheelchair Lift                               |                                 | Not Applicable                | \$ -                | \$ -             |
| BP2100 - Fire Protection System                        |                                 | Impact Fire Services          | \$ 20,600           | \$ 1.13          |
| BP2200 - Plumbing System                               |                                 | Hickory Mechanical            | \$ 161,300          | \$ 8.87          |
| BP2300 - HVAC Systems                                  |                                 | Digitrol, Inc                 | \$ 118,861          | \$ 6.54          |
| BP2600 - Electrical Systems                            |                                 | Lake Electric                 | \$ 176,900          | \$ 9.73          |
| BP2700 - Audio Visual System (By Owner)                |                                 | By Owner                      | \$ -                | \$ -             |
| BP3100 - Turnkey Sitework                              |                                 | Mountain Crest, LLC           | \$ 1,085,400        | \$ 59.71         |
| BP3213 - Site Concrete                                 |                                 | Piedmont Concrete             | \$ 188,921          | \$ 10.39         |
|                                                        |                                 |                               |                     |                  |
| <b>Bid Day Total</b>                                   |                                 |                               | <b>\$ 3,209,687</b> | <b>\$ 176.57</b> |
| Value Management                                       |                                 |                               | \$ (63,375)         | \$ (3.49)        |
| <b>Bid Day Total with Accepted VM</b>                  |                                 |                               | <b>\$ 3,146,312</b> | <b>\$ 173.08</b> |
| 1.25%                                                  | Subcontractor Bonds             |                               | \$ 40,121           | \$ 2.21          |
| 3.00%                                                  | Construction Contingency        |                               | \$ 97,494           | \$ 5.36          |
| 0.00%                                                  | Design & Escalation Contingency |                               | \$ -                | \$ -             |
| <b>Cost of Work Subtotal</b>                           |                                 |                               | <b>\$ 3,283,927</b> | <b>\$ 180.65</b> |
| LSUM                                                   | General Conditions              |                               | \$ 321,639          | \$ 17.69         |
| LSUM                                                   | Allowances (1 through 5)        |                               | \$ 232,827          | \$ 12.81         |
| LSUM                                                   | Building Permit                 |                               | \$ 3,500            | \$ 0.19          |
| LSUM                                                   | Preconstruction Fee             |                               | \$ -                | \$ -             |
| 5.00%                                                  | CM Fee                          |                               | \$ 192,095          | \$ 10.57         |
| 2.10%                                                  | Insurances and Bonds            |                               | \$ 84,714           | \$ 4.66          |
| <b>Project Grand Total</b>                             |                                 |                               | <b>\$ 4,118,702</b> | <b>\$ 226.58</b> |



**SECTION TWO**  
**EXHIBIT B**  
**ALTERNATES SUMMARY**



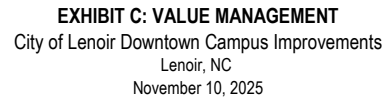


| Alternate No.                | Alternate Description                                                                                                                                                                                                                                                                                                         | Packages Affected | BP0200       | BP0300        | BP0400       | BP0500        | BP0740       | BP0800       | BP0836      | BP0840       | BP0920       | BP0965       | BP0980      | BP0990       | BP1000       | BP1073       | BP1140       | BP1166       | BP1220       | BP1230       | BP1420      | BP1430 | BP2100       | BP2200        | BP2300        | BP2600        | BP3100          | BP3213        | Alternate Cost  | Status (A/R) |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|---------------|--------------|---------------|--------------|--------------|-------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|--------|--------------|---------------|---------------|---------------|-----------------|---------------|-----------------|--------------|
| JMC-1                        | P&P Bonds (Packages<\$200,000)                                                                                                                                                                                                                                                                                                | All               | \$ 1,950.00  | \$ 2,782.24   | \$ -         | \$ 8,100.00   | \$ -         | \$ -         | \$ -        | \$ -         | \$ 2,100.00  | \$ 650.00    | \$ 3,800.00 | \$ 2,885.00  | \$ -         | \$ 430.00    | \$ 524.00    | \$ 1,000.00  | \$ 949.88    | \$ -         | \$ 1,340.00 | \$ -   | \$ 1,716.00  | \$ 1,700.00   | \$ 4,365.00   | \$ 4,200.00   | \$ 12,400.00    | \$ 5,197.00   | \$ 56,089.12    | P            |
| ALT #01                      | Phase 2 – Lenoir Downtown Campus Improvements – OVT Pavilion and OVT Pavilion Support Building per contract documents dated 7.25.25. Note work for Alternate 1 will not start until after May 2026.                                                                                                                           | All               | \$ 24,855.00 | \$ 120,809.00 | \$ 87,000.00 | \$ 770,000.00 | \$ 63,200.00 | \$ 16,715.00 | \$ 9,100.00 | \$ 29,625.00 | \$ 38,870.00 | \$ 32,425.00 | \$ 7,650.00 | \$ 49,571.00 | \$ 14,897.61 | \$ 34,500.00 | \$ 36,371.00 | \$ -         | \$ 44,751.35 | \$ 18,118.00 | \$ -        | \$ -   | \$ 20,600.00 | \$ 161,300.00 | \$ 118,861.00 | \$ 176,900.00 | \$ 1,085,400.00 | \$ 188,921.00 | \$ 3,150,439.96 | P            |
| ALT #02                      | Furnish and Install New Storefront Windows at the South Elevation of the Gymnasium (8 Type WE's and one Type W7), includes removal of all existing windows and glazing.                                                                                                                                                       | BP0840            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ 39,625.00 | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 39,625.00    | R            |
| ALT #03                      | Furnish and Install Dual-Reflective Film DR05 SR CDF on the upper story windows in Gymnasium as noted on the building elevations.                                                                                                                                                                                             | BP0840            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ 7,625.00  | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 7,625.00     | A            |
| ALT #01                      | In addition to the carpet removal and replacement in the Auditorium, remove carpet in areas of note and replace with Mannington Commercial carpet, collection Poetica-Fitzgerald, color: Bach 33117.                                                                                                                          | BP0965            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ 9,913.00  | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 9,913.00     | A            |
| ALT #02                      | In addition to the carpet removal and replacement in the Auditorium Mezzanine, remove carpet in areas of note and replace with Mannington Commercial carpet, collection Poetica Fitzgerald, color: Bach 33117                                                                                                                 | BP0965            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ 9,324.00  | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 9,324.00     | A            |
| ALT #04                      | Provide "Buff and Coat" application for the existing stage flooring.                                                                                                                                                                                                                                                          | BP0965            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ 2,183.00  | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 2,183.00     | A            |
| ALT #05                      | Moisture Mitigation for the Gymnasium & Auditorium as required for the new installation of flooring to adhere properly per manufacturer requirements                                                                                                                                                                          | BP0965            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ 15,128.00 | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 15,128.00    | A            |
| ALT #06                      | Moisture Mitigation for the OVT Pavilion Support Building as required for the new installation of flooring to adhere properly per manufacturer requirements.                                                                                                                                                                  | BP0965            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ -            | A            |
| ALT #02                      | Furnish and install motorized roller blackout fabric shades at the upper windows within the Gymnasium                                                                                                                                                                                                                         | BP1220            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ 29,139.00 | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 29,139.00    | R            |
| ALT #02                      | Design, furnish and install a complete BDA/Emergency Responder Systems for each building. Alternate will be the total number for all 3 buildings. Breakdown of each building is to be provided after the bid.                                                                                                                 | BP2600            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ 118,800.00 | \$ -            | \$ -          | \$ 118,800.00   | P            |
| ALT #03                      | Furnish and install power, wiring, conduit, junction boxes, and CAT 5 wiring at the inside upper corner of each high existing window in the Gymnasium to connect to the motorized window treatments in lieu of having window film on these windows                                                                            | BP2600            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ 12,600.00  | \$ -            | \$ -          | \$ 12,600.00    | R            |
| ALT #04                      | Furnish and install power, wiring, conduit, junction boxes, and CAT 5 wiring at the inside upper corner of each opening at the perimeter of the exterior Pavilion to the motorized shades in lieu of having manual shades at these openings.                                                                                  | BP2600            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ -            | R            |
| ALT #02                      | Change the standard duty asphalt pavement to match the heavy-duty pavement profile surface requirements in all areas for both sites and the 2" finish surface course will be performed in a separate mobilization near the completion of the project.                                                                         | BP3100            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ 57,300.00    | \$ -          | \$ 57,300.00    | P            |
| ALT #03                      | Provide a temporary 20' wide construction entrance from College Avenue to the new building addition at the Gymnasium. Entrance drive will made up of fabric and Rip-Rap. Included in this alternate is removal of this temporary entrance drive as required for placement of new sitework near the completion of the project. | BP3100            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ 6,000.00     | \$ -          | \$ 6,000.00     | A            |
| ALT #01                      | Provide an upgraded elevator cab finish to stainless steel in lieu of the standard Piam panels or baked enamel finish panels at the Gym addition.                                                                                                                                                                             | BP1420            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 2,250.00 | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 2,250.00     | R            |
| ALT #02                      | Increase the elevator speed at the Gym addition from 100 fpm to 125 fpm.                                                                                                                                                                                                                                                      | BP1420            | \$ -         | \$ -          | \$ -         | \$ -          | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 1,500.00 | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 1,500.00     | R            |
| ALT #02                      | Provide roof patching and roof flashing at the existing roof system for the new RTU at the Gym Concession area                                                                                                                                                                                                                | BP0740            | \$ -         | \$ -          | \$ -         | \$ -          | \$ 2,500.00  | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        | \$ -   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -            | \$ -          | \$ 2,500.00     | A            |
| Alternates Bid Day Subtotal  |                                                                                                                                                                                                                                                                                                                               |                   |              |               |              |               |              |              |             |              |              |              |             |              |              |              |              |              |              |              |             |        |              |               |               |               | \$ 3,520,416.08 |               |                 |              |
| ACCEPTED Alternates Subtotal |                                                                                                                                                                                                                                                                                                                               |                   |              |               |              |               |              |              |             |              |              |              |             |              |              |              |              |              |              |              |             |        |              |               |               |               | \$ 52,673.00    |               |                 |              |



**SECTION THREE**  
**EXHIBIT C**  
**VALUE MANAGEMENT**





| VM No.                              | VM Description                                                                                                                                                                                                                                                                                      | Subcontractor                   | BP0400         | BP0500          | BP0740       | BP0840         | BP1073 | BP1140 | BP1166 | BP1220 | BP3100          | VE Cost           | Status (A/R) |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|-----------------|--------------|----------------|--------|--------|--------|--------|-----------------|-------------------|--------------|
| VM #01                              | Delete the entire new building addition for the elevator on the Gymnasium building and the entire sitework scope associated with the building addition scope of work, Estimated range for this savings is \$630k to \$690k, time lost would be 15-17 weeks                                          | Multiple Trades                 |                |                 |              |                |        |        |        |        |                 | \$ (650,000.00)   | R            |
| VM #02                              | Pavilion - Change the Envista Deck on the Pavilion Building to a standard painted metal roof deck for Alternate 1, underside of metal deck will be painted.                                                                                                                                         | Steel Speciality                |                | \$ (210,780.00) |              |                |        |        |        |        |                 | \$ (210,780.00)   |              |
| VM #03                              | Pavilion - Change skylights on the Pavilion building to a standard seam roof system to match the rest of the roof system for Alternate 1                                                                                                                                                            | MBA Roofing                     |                |                 | \$ 21,625.00 | \$ (85,000.00) |        |        |        |        |                 | \$ (63,375.00)    | A            |
| VM #04                              | Pavilion - Accept the Alternate 1 for only the sitework scope within the 60 day deadline from the bid date to accept the new low bidder for this scope                                                                                                                                              | Mountain Crest & Lackey Grading |                |                 |              |                |        |        |        |        | \$ (238,300.00) | \$ (238,300.00)   |              |
| VM #05                              | Pavilion - Change the structure of the Pavilion Building to an open Pre-engineered building structure with metal roof decking a standing seam roof with openings around the perimeter to match original program, time lost would be 15-17 weeks, <b>Note this item can't be accepted with VM #2</b> | Multiple Trades                 |                |                 |              |                |        |        |        |        |                 | \$ (442,000.00)   |              |
| VM #06                              | Pavilion - Delete the entire masonry fireplace structure at the end of the Pavilion                                                                                                                                                                                                                 | J&K Privette Masonry            | \$ (44,000.00) |                 |              |                |        |        |        |        |                 | \$ (44,000.00)    |              |
| VM #07                              | Pavilion - Budget deduction to delete the Underground Stormwater Containment Basin and storm drain that supports the system from the Pavilion Site. This estimate is from the low apparent bidder for the base bid and will have to be updated once new civil design is provided for this change    | Mountain Crest & Lackey Grading |                |                 |              |                |        |        |        |        | \$ (95,000.00)  | \$ (95,000.00)    |              |
| VM #08                              | Auditorium - Provide 1 motorized shade instead of 2 (black out and translucent) at all windows                                                                                                                                                                                                      | Integrity Blinds and Shutters   |                |                 |              |                |        |        |        | TBD    |                 | \$ -              |              |
| VM #09                              | Auditorium - Eliminate or reduce the back stage upper level scope of work                                                                                                                                                                                                                           | Multiple Trades                 |                |                 |              |                |        |        |        |        |                 | \$ -              |              |
| VM #10                              | Gymnasium - Eliminate the Kitchen/Concession Equipment from scope and Owner can supply in the future                                                                                                                                                                                                | Singer                          |                |                 |              |                |        | TBD    |        |        |                 | \$ -              |              |
| VM #11                              | Gymnasium - Delete 4 of the basekeball goals and leave the 2 end basketball goals                                                                                                                                                                                                                   | Learning Environments           |                |                 |              |                |        |        | TBD    |        |                 | \$ -              |              |
| VM #12                              | Pavilion - Eliminate the Kitchen Equipment from scope and Owner can supply in the future                                                                                                                                                                                                            | Singer                          |                |                 |              |                |        | TBD    |        |        |                 | \$ -              |              |
| VM #13                              | Pavilion - Eliminate or reduce the interior scope within the support building to just have the public restrooms                                                                                                                                                                                     | Multiple Trades                 |                |                 |              |                |        |        |        |        |                 | \$ -              |              |
| VM #14                              | Pavilion - Eliminate the exterior canopies                                                                                                                                                                                                                                                          | East Coast EVM, LLC             |                |                 |              |                | TBD    |        |        |        |                 | \$ -              |              |
| VM #15                              | Pavilion - Refine the overall civil scope and coordinate with new civil design as outlined in VM #7 above. (Example is to change all of the pavement at parking areas to stone)                                                                                                                     | Multiple Trades                 |                |                 |              |                |        |        |        |        |                 | \$ -              |              |
| VM #16                              | Estimated cost increases for delaying the approval of GMP beyond 90-day pricing deadline of 12/11/25, overall pricing increases for project could be 4%-7% with going into the new year. Range for Alternate 1 can be \$165k to \$300k. Range for Base Bid can be \$210k to \$365k.                 | Multiple Trades                 |                |                 |              |                |        |        |        |        | \$ 520,000.00   | \$ 520,000.00     |              |
| Value Engineering Subtotal          |                                                                                                                                                                                                                                                                                                     |                                 |                |                 |              |                |        |        |        |        |                 | \$ (1,223,455.00) |              |
| ACCEPTED Value Engineering Subtotal |                                                                                                                                                                                                                                                                                                     |                                 |                |                 |              |                |        |        |        |        |                 | \$ (63,375.00)    |              |



**SECTION FOUR**  
**EXHIBIT D**  
**ALLOWANCE LOG**





| ALLOW #                                                                    | BID PACKAGE | DESCRIPTION                                                                                                                                                                                                                                                                        | QUANTITY | UNIT OF MEASURE | UNIT PRICE    | ALLOWANCE AMOUNT    |
|----------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|---------------|---------------------|
| <b><u>Base Bid - Gymnasium and Auditorium Building and Sitework</u></b>    |             |                                                                                                                                                                                                                                                                                    |          |                 |               |                     |
| 1                                                                          | BP3100      | Unsuitable Soils REMOVAL and DISPOSAL OFF-site                                                                                                                                                                                                                                     | 500      | CUYD            | \$ 25.00      | \$ 12,500           |
| 2                                                                          | BP3100      | Unsuitable soil REMOVAL and DISPOSAL ON-site.                                                                                                                                                                                                                                      | 500      | CUYD            | \$ 0.00       | \$ 0                |
| 3                                                                          | BP3100      | REPLACEMENT of removed rock or unsuitable soils with OFF-site Suitable Soil.                                                                                                                                                                                                       | 500      | CUYD            | \$ 25.00      | \$ 12,500           |
| 4                                                                          | BP3100      | REPLACEMENT of removed ROCK or unsuitable soils with ON-site suitable soil.                                                                                                                                                                                                        | 500      | CUYD            | \$ 0.00       | \$ 0                |
| 5                                                                          | BP2700      | Sound System, A/V Equipment, Projector for Auditorium & Gym                                                                                                                                                                                                                        | 1        | ALLOW           | \$ 150,000.00 | \$ 150,000          |
| 6                                                                          | BP0840      | Address water intrusion Issue on the North wall of the Auditorium, replace 2 windows on North Wall and replace curtain wall on South Wall entrance, repair masonry at windows, apply water repellant to existing surface on North Wall. Work needs to be further reviewed at demo. | 1        | ALLOW           | \$ 185,000.00 | \$ 185,000          |
| 7                                                                          | BP0200      | Abatement of Asbestos sealant and lead painting at existing windows to remain at the Gymnasium                                                                                                                                                                                     | 1        | ALLOW           | \$ 20,000.00  | \$ 20,000           |
| 8                                                                          | BP0840      | Existing glazing replacement where glazing is damage beyond repair and can't be repaired on the Gymnasium                                                                                                                                                                          | 1        | ALLOW           | \$ 10,000.00  | \$ 10,000           |
| 9                                                                          | BP1000      | Installation of all Div. 10 items in the base bid Auditorium and Gym                                                                                                                                                                                                               | 1        | ALLOW           | \$ 6,200.00   | \$ 6,200            |
| 10                                                                         | BP1230      | Bench at Elevator Lobby at Gym Addition and walk off mat at Lobby (More Details Req.)                                                                                                                                                                                              | 1        | ALLOW           | \$ 6,500.00   | \$ 6,500            |
| 11                                                                         | BP0500      | Complete structural modifications at existing roof at Concession area at the Gymnasium for new roof top unit (Waiting on Final Dwgs.)                                                                                                                                              | 1        | ALLOW           | \$ 85,000.00  | \$ 85,000           |
| 12                                                                         | BP0500      | Structural modifications to the existing Gymnasium flooring for new use (Waiting on design requirements from structural engineer)                                                                                                                                                  | 1        | ALLOW           | \$ 200,000.00 | \$ 200,000          |
| 13                                                                         | BP0890      | Misc. framing repairs or mold mitigation at Gymnasium existing ceiling framing for new ceiling to be installed (Substrate is not visible until demolition work is performed)                                                                                                       | 1        | ALLOW           | \$ 30,000.00  | \$ 30,000           |
| 14                                                                         | BP0100      | Special Inspections to be performed by the Owner for the Gymnasium and Auditorium phase                                                                                                                                                                                            | 1        | ALLOW           | \$ 20,000.00  | \$ 20,000           |
| 15                                                                         | BP1430      | Provide a new platform wheelchair lift at the Auditorium stage that meets NC State Code requirements.                                                                                                                                                                              | 1        | ALLOW           | \$ 40,000.00  | \$ 40,000           |
| <b><u>Alternate No. 1 - Pavilion and OVT Pavilion Support Building</u></b> |             |                                                                                                                                                                                                                                                                                    |          |                 |               |                     |
| 1                                                                          | BP1000      | Installation of all Div. 10 items in the Alternate 1 - Pavilion                                                                                                                                                                                                                    | 1        | ALLOW           | \$ 2,600.00   | \$ 2,600            |
| 2                                                                          | BP0840      | Provide Skylight glazing system at the peak of the new pavilion structure in Alternate no. 1                                                                                                                                                                                       | 1        | ALLOW           | \$ 85,000.00  | \$ 85,000           |
| 3                                                                          | BP3100      | Provide subsurface foundation improvements for new Pavilion within Alternate no. 1 per the Geotech recommendation (Waiting on updated design of site)                                                                                                                              | 1        | ALLOW           | \$ 100,000.00 | \$ 100,000          |
| 4                                                                          | BP0100      | Special Inspections to be performed by the Owner for work with Alternate no. 1 Pavilion Site                                                                                                                                                                                       | 1        | ALLOW           | \$ 25,000.00  | \$ 25,000           |
| 5                                                                          | BP3100      | Alternate no. 1 fencing scope requirements per plans for the Pavilion site (Final layout will be determined by new site design)                                                                                                                                                    | 1        | ALLOW           | \$ 20,227.00  | \$ 20,227           |
| <b>TOTAL ALLOWANCES:</b>                                                   |             |                                                                                                                                                                                                                                                                                    |          |                 |               | <b>\$ 1,010,527</b> |



**SECTION FIVE**  
**EXHIBIT E**  
**CONTRACT DOCUMENTS LOG**





**PROJECT CONTRACT DOCUMENTS**

**EXHIBIT E: PROJECT CONTRACT DOCUMENTS**

| <b>Dwg. Number</b>   | <b>Auditorium Building - Dwg. Name</b>                    | <b>Date</b> |
|----------------------|-----------------------------------------------------------|-------------|
| T-0.0                | COVER                                                     | 7/25/2025   |
| T-0.1                | BUILDING CODE SUMMARY                                     | 7/25/2025   |
| T-0.2                | LIFE SAFETY PLAN                                          | 7/25/2025   |
| T-0.3                | ACCESSIBILITY DIAGRAMS                                    | 7/25/2025   |
| T-0.4                | PROJECT NOTES AND SYMBOLS                                 | 7/25/2025   |
| <b>CIVIL</b>         |                                                           |             |
| C-0.1                | GENERAL CIVIL NOTES AND STANDARD SYMBOLS                  | 7/25/2025   |
| C-1.1                | EXISTING SITE CONDITIONS AND DEMOLITION PLAN              | 7/25/2025   |
| C-2.1                | PROPOSED SITE UTILITY PLAN                                | 7/25/2025   |
| C-3.1                | PROPOSED SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN | 7/25/2025   |
| C-3.2                | PROPOSED STORM DRAINAGE PROFILE                           | 7/25/2025   |
| C-4.1                | PROPOSED UTILITY PLAN                                     | 7/25/2025   |
| C-5.1                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.2                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.3                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.4                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.5                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| <b>ARCHITECTURAL</b> |                                                           |             |
| AD1.0                | DEMOLITION PLAN                                           | 7/25/2025   |
| AD1.1                | DEMOLITION PLAN                                           | 7/25/2025   |
| AD1.2                | DEMOLITION REFLECTED CEILING PLAN                         | 7/25/2025   |
| AD2.0                | DEMOLITION ELEVATIONS                                     | 7/25/2025   |
| AD3.0                | DEMOLITION DETAILS                                        | 7/25/2025   |
| A1.0                 | FLOOR PLAN                                                | 7/25/2025   |
| A1.1                 | FLOOR PLAN                                                | 7/25/2025   |
| A1.2                 | REFLECTED CEILING PLAN                                    | 7/25/2025   |
| A1.21                | REFLECTED CEILING PLAN                                    | 7/25/2025   |
| A1.30                | FINISH PLAN                                               | 7/25/2025   |
| A2.0                 | BUILDING ELEVATIONS                                       | 7/25/2025   |
| A2.10                | INTERIOR ELEVATIONS                                       | 7/25/2025   |
| A3.0                 | BUILDING / WALL SECTIONS / DUMPSTER ENCLOSURE             | 7/25/2025   |
| A3.2                 | FLEX STEP DETAILS                                         | 7/25/2025   |
| A3.3                 | NEW RAMP AND STAIR DETAILS                                | 7/25/2025   |
| A4.0                 | TOILET ROOM PLANS & ELEVATIONS                            | 7/25/2025   |
| A5.0                 | DOORS & WINDOWS                                           | 7/25/2025   |
| <b>STRUCTURAL</b>    |                                                           |             |





**PROJECT CONTRACT DOCUMENTS**

|                   |                                                  |           |
|-------------------|--------------------------------------------------|-----------|
| S-0.0             | STRUCTURAL GENERAL NOTES                         | 7/25/2025 |
| S1.0              | FIRST FLOOR STRUCTURAL PLAN                      | 7/25/2025 |
| S5.0              | LENOIR HIGH SCHOOL AUDITORIUM STRUCTURAL DETAILS | 7/25/2025 |
| <b>PLUMBING</b>   |                                                  |           |
| P0.1              | PLUMBING NOTES, LEGEND, SCHEDULE                 | 7/25/2025 |
| PD1.0             | BASEMENT LEVEL - PLUMBING DEMOLITION PLAN        | 7/25/2025 |
| PD1.1             | MAIN LEVEL - PLUMBING DEMOLITION PLAN            | 7/25/2025 |
| PD1.2             | UPPER LEVEL - PLUMBING DEMOLITION PLAN           | 7/25/2025 |
| P1.0              | BASEMENT LEVEL - PLUMBING RENOVATION PLAN        | 7/25/2025 |
| P1.1              | MAIN LEVEL - PLUMBING RENOVATION PLAN            | 7/25/2025 |
| P1.2              | UPPER LEVEL - PLUMBING RENOVATION PLAN           | 7/25/2025 |
| <b>MECHANICAL</b> |                                                  |           |
| M0.1              | MECHANICAL NOTES, LEGEND, SCHEDULES              | 7/25/2025 |
| MD1.0             | BASEMENT LEVEL - MECHANICAL DEMOLITION PLAN      | 7/25/2025 |
| MD1.1             | MAIN LEVEL - MECHANICAL DEMOLITION PLAN          | 7/25/2025 |
| MD1.2             | UPPER LEVEL - MECHANICAL DEMOLITION PLAN         | 7/25/2025 |
| M1.0              | BASEMENT LEVEL - MECHANICAL RENOVATION PLAN      | 7/25/2025 |
| M1.1              | MAIN LEVEL - MECHANICAL RENOVATION PLAN          | 7/25/2025 |
| M1.2              | UPPER LEVEL - MECHANICAL RENOVATION PLAN         | 7/25/2025 |
| <b>ELECTRICAL</b> |                                                  |           |
| E0.1              | ELECTRICAL LEGEND, NOTES, DETAILS                | 7/25/2025 |
| E0.2              | ELECTRICAL SYMBOL SCHEDULE                       | 7/25/2025 |
| ED1.0             | BASEMENT LEVEL - ELECTRICAL DEMOLITION PLAN      | 7/25/2025 |
| ED1.1             | MAIN LEVEL - ELECTRICAL DEMOLITION PLAN          | 7/25/2025 |
| ED1.2             | UPPER LEVEL - ELECTRICAL DEMOLITION PLAN         | 7/25/2025 |
| E1.0              | BASEMENT LEVEL - ELECTRICAL RENOVATION PLAN      | 7/25/2025 |
| E1.1              | MAIN LEVEL - ELECTRICAL RENOVATION PLAN          | 7/25/2025 |
| E1.2              | UPPER LEVEL - ELECTRICAL RENOVATION PLAN         | 7/25/2025 |
| E2.1              | PANEL SCHEDULE AND POWER RISER                   | 7/25/2025 |
| <b>FIRE ALARM</b> |                                                  |           |
| FA0.1             | FIRE ALARM LEGEND, NOTES, DETAILS                | 7/25/2025 |
| FAD1.0            | BASEMENT LEVEL - FIRE ALARM DEMOLITION PLAN      | 7/25/2025 |
| FAD1.1            | MAIN LEVEL - FIRE ALARM DEMOLITION PLAN          | 7/25/2025 |
| FAD1.2            | UPPER LEVEL - FIRE ALARM DEMOLITION PLAN         | 7/25/2025 |
| FA1.0             | BASEMENT LEVEL - FIRE ALARM RENOVATION PLAN      | 7/25/2025 |
| FA1.1             | MAIN LEVEL - FIRE ALARM RENOVATION PLAN          | 7/25/2025 |
| FA1.2             | UPPER LEVEL - FIRE ALARM RENOVATION PLAN         | 7/25/2025 |





**PROJECT CONTRACT DOCUMENTS**

| <b>Dwg. Number</b>   | <b>Gymnasium Building - Dwg. Name</b>                     | <b>Date</b> |
|----------------------|-----------------------------------------------------------|-------------|
| T-0.0                | COVER                                                     | 7/25/2025   |
| T-0.1                | BUILDING CODE SUMMARY                                     | 7/25/2025   |
| T-0.2                | EXISTING LIFE SAFETY PLAN                                 | 7/25/2025   |
| T-0.3                | LIFE SAFETY PLAN                                          | 7/25/2025   |
| T-0.4                | ACCESSIBILITY DIAGRAMS                                    | 7/25/2025   |
| <b>CIVIL</b>         |                                                           |             |
| C-0.1                | GENERAL CIVIL NOTES AND STANDARD SYMBOLS                  | 7/25/2025   |
| C-1.1                | EXISTING SITE CONDITIONS AND DEMOLITION PLAN              | 7/25/2025   |
| C-2.1                | PROPOSED SITE UTILITY PLAN                                | 7/25/2025   |
| C-3.1                | PROPOSED SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN | 7/25/2025   |
| C-3.2                | PROPOSED STORM DRAINAGE PROFILE                           | 7/25/2025   |
| C-4.1                | PROPOSED UTILITY PLAN                                     | 7/25/2025   |
| C-5.1                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.2                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.3                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| C-5.4                | STANDARD SITE DETAILS                                     | 7/25/2025   |
| <b>ARCHITECTURAL</b> |                                                           |             |
| AD1.0                | DEMOLITION PLAN                                           | 7/25/2025   |
| AD2.0                | DEMOLITION REFLECTED CEILING PLAN                         | 7/25/2025   |
| AD3.0                | DEMOLITION ELEVATIONS                                     | 7/25/2025   |
| AD3.1                | DEMOLITION ELEVATIONS                                     | 7/25/2025   |
| A1.0                 | FLOOR PLAN                                                | 8/26/2025   |
| A1.1                 | FLOOR PLAN - BASEMENT / MEZZANINE                         | 8/26/2025   |
| A1.2                 | ENLARGED FLOOR PLAN - LOBBY ADDITION                      | 8/26/2025   |
| A1.3                 | TOILET ROOM PLANS                                         | 7/25/2025   |
| A1.4                 | TOILET ROOM ELEVATIONS                                    | 7/25/2025   |
| A1.5                 | EQUIPMENT PLAN                                            | 7/25/2025   |
| A2.0                 | REFLECTED CEILING PLAN                                    | 7/25/2025   |
| A2.1                 | ENLARGED REFLECTED CEILING PLAN - LOBBY ADDITION          | 7/25/2025   |
| A2.2                 | LIGHT FIXTURE SCHEDULE                                    | 7/25/2025   |
| A2.3                 | RCP - SPRINKLER LOCATIONS                                 | 7/25/2025   |
| A3.0                 | ROOF PLAN                                                 | 7/25/2025   |
| A4.0                 | BUILDING ELEVATIONS                                       | 7/25/2025   |
| A4.1                 | BUILDING ELEVATIONS                                       | 7/25/2025   |
| A4.2                 | BUILDING ELEVATIONS - ENLARGED                            | 7/25/2025   |
| A4.3                 | BUILDING SECTIONS                                         | 7/25/2025   |
| A4.4                 | WALL SECTIONS                                             | 8/26/2025   |





**PROJECT CONTRACT DOCUMENTS**

|                   |                                      |           |
|-------------------|--------------------------------------|-----------|
| A4.5              | WALL SECTIONS / DETAILS              | 7/25/2025 |
| A4.7              | ELEVATOR SHAFT SECTIONS              | 8/26/2025 |
| A4.8              | ENLARGED VIEWS                       | 7/25/2025 |
| A4.9              | STAIR DETAILS                        | 7/25/2025 |
| A4.10             | STAIR DETAILS                        | 7/25/2025 |
| A4.11             | NEW RAMP PLAN AND DETAILS            | 7/25/2025 |
| A5.0              | FINISH PLAN                          | 7/25/2025 |
| A5.1              | FINISH PLAN                          | 7/25/2025 |
| A6.0              | INTERIOR ELEVATIONS                  | 7/25/2025 |
| A7.0              | DOORS & WINDOWS                      | 8/26/2025 |
| <b>STRUCTURAL</b> |                                      |           |
| S0.0              | STRUCTURAL GENERAL NOTES             | 7/25/2025 |
| S0.1              | STRUCTURAL GENERAL NOTES             | 7/25/2025 |
| S1.0              | STRUCTURAL FOUNDATION PLAN           | 7/25/2025 |
| S1.1              | MAIN FLOOR FRAMING PLAN              | 7/25/2025 |
| S1.2              | ROOF FRAMING PLAN                    | 7/25/2025 |
| S2.1              | STRUCTURAL ELEVATION VIEWS           | 7/25/2025 |
| S3.1              | STRUCTURAL SECTION VIEWS             | 7/25/2025 |
| S3.2              | STRUCTURAL SECTION VIEWS             | 7/25/2025 |
| S5.0              | STRUCTURAL FOUNDATION DETAILS        | 7/25/2025 |
| S5.1              | STRUCTURAL FOUNDATION DETAILS        | 7/25/2025 |
| S5.2              | STRUCTURAL STEEL DETAILS             | 7/25/2025 |
| S5.3              | STRUCTURAL STEEL DETAILS             | 7/25/2025 |
| S5.4              | STRUCTURAL STEEL DETAILS             | 7/25/2025 |
| S5.5              | STRUCTURAL STEEL DETAILS             | 7/25/2025 |
| S5.6              | STRUCTURAL STEEL DETAILS             | 7/25/2025 |
| S5.7              | STRUCTURAL STEEL DETAILS             | 7/25/2025 |
| S5.8              | STRUCTURAL COLD-FORM DETAILS         | 7/25/2025 |
| S5.10             | STRUCTURAL MASONRY DETAILS           | 7/25/2025 |
| <b>PLUMBING</b>   |                                      |           |
| P0.1              | PLUMBING NOTES, LEGEND, SCHEDULE     | 7/25/2025 |
| P0.2              | PLUMBING FIXTURE SCHEDULE            | 7/25/2025 |
| P1.0              | PLUMBING PLAN                        | 7/25/2025 |
| P1.1              | ENLARGED PLUMBING PLAN & WASTE RISER | 7/25/2025 |
| P2.1              | PLUMBING DETAILS                     | 7/25/2025 |
| <b>MECHANICAL</b> |                                      |           |
| M0.0              | MECHANICAL NOTES, LEGEND, SCHEDULES  | 7/25/2025 |
| MD1.0             | MECHANICAL DEMOLITION PLAN           | 7/25/2025 |
| M1.0              | MECHANICAL PLAN                      | 7/25/2025 |





**PROJECT CONTRACT DOCUMENTS**

|                   |                                        |           |
|-------------------|----------------------------------------|-----------|
| M1.1              | MECHANICAL ROOF PLAN                   | 7/25/2025 |
| M1.2              | MECHANICAL SECTIONS & GAS PIPING RISER | 7/25/2025 |
| M2.1              | MECHANICAL DETAILS                     | 7/25/2025 |
| M2.2              | MECHANICAL DETAILS                     | 7/25/2025 |
| <b>ELECTRICAL</b> |                                        |           |
| E0.1              | ELECTRICAL LEGEND, NOTES, DETAILS      | 7/25/2025 |
| E0.2              | LIGHT FIXTURE SCHEDULE                 | 7/25/2025 |
| E0.3              | ELECTRICAL DETAILS                     | 7/25/2025 |
| E1.0              | ELECTRICAL DEMOLITION PLAN             | 7/25/2025 |
| E1.1              | ELECTRICAL RENOVATION PLAN             | 7/25/2025 |
| E1.2              | LIGHTING RENOVATION PLAN               | 7/25/2025 |
| E1.3              | ELECTRICAL ROOF PLAN                   | 7/25/2025 |
| E3.1              | POWER RISERS                           | 7/25/2025 |
| E3.2              | PANEL SCHEDULES                        | 7/25/2025 |
| <b>FIRE ALARM</b> |                                        |           |
| FA0.1             | FIRE ALARM LEGEND, NOTES, DETAILS      | 7/25/2025 |
| FA1.0             | FIRE ALARM DEMOLITION PLANS            | 7/25/2025 |
| FA1.1             | FIRE ALARM RENOVATION PLANS            | 7/25/2025 |

| Dwg. Number  | Pavilion and Pavilion Support Building - Dwg. Name | Date      |
|--------------|----------------------------------------------------|-----------|
| T-0.0        | COVER                                              | 7/25/2025 |
| T-0.1        | BUILDING CODE SUMMARY - LEOS BUILDING              | 7/25/2025 |
| T-0.2        | BUILDING CODE SUMMARY - PAVILION                   | 7/25/2025 |
| T-0.3        | LIFE SAFETY PLAN                                   | 7/25/2025 |
| <b>CIVIL</b> |                                                    |           |
| C-0.1        | GENERAL CIVIL NOTES AND STANDARD SYMBOLS           | 7/25/2025 |
| C-0.2        | NCG01 NOTES                                        | 7/25/2025 |
| C-1.1        | EXISTING SITE CONDITIONS AND DEMOLITION PLAN       | 8/25/2025 |
| C-2.1        | PROPOSED SITE LAYOUT PLAN                          | 8/25/2025 |
| C-3.1        | PROPOSED SITE GRADING PLAN                         | 8/25/2025 |
| C-3.2        | PROPOSED SITE DRAINAGE PLAN                        | 8/25/2025 |
| C-4.1        | EROSION CONTROL PLAN - PHASE I                     | 8/25/2025 |
| C-4.2        | EROSION CONTROL PLAN - PHASE II                    | 8/25/2025 |
| C-4.3        | EROSION CONTROL PLAN - PHASE III                   | 8/25/2025 |
| C-5.1        | PROPOSED CODE LANDSCAPE PLAN                       | 8/25/2025 |
| C-6.1        | STANDARD SITE DETAILS                              | 8/25/2025 |
| C-6.2        | STANDARD SITE DETAILS                              | 7/25/2025 |





**PROJECT CONTRACT DOCUMENTS**

|                      |                                                 |           |
|----------------------|-------------------------------------------------|-----------|
| C-6.3                | STANDARD SITE DETAILS                           | 7/25/2025 |
| C-6.4                | STANDARD SITE DETAILS                           | 7/25/2025 |
| C-6.5                | STANDARD SITE DETAILS                           | 7/25/2025 |
| C-7.4                | STANDARD SITE DETAILS                           | 8/25/2025 |
| C-7.8                | STANDARD SITE DETAILS                           | 8/25/2025 |
| <b>ARCHITECTURAL</b> |                                                 |           |
| AD1.0                | DEMOLITION PLAN                                 | 7/25/2025 |
| AD2.0                | DEMOLITION ELEVATIONS                           | 7/25/2025 |
| A1.0                 | LEOS RENOVATION FLOOR PLAN                      | 7/25/2025 |
| A1.1                 | REFLECTED CEILING PLAN & ROOF PLAN              | 7/25/2025 |
| A1.2                 | LIGHT FIXTURE SCHEDULE                          | 7/25/2025 |
| A1.3                 | FINISH PLAN                                     | 7/25/2025 |
| A1.4                 | BUILDING ELEVATIONS                             | 7/25/2025 |
| A1.5                 | TOILET ROOM PLANS & ELEVATIONS                  | 7/25/2025 |
| A1.6                 | WARMING KITCHEN & TOILET ROOM PLAN & ELEVATIONS | 7/25/2025 |
| A1.7                 | BUILDING SECTIONS                               | 7/25/2025 |
| A1.8                 | DOORS & WINDOWS                                 | 7/25/2025 |
| A1.10                | STAIR AND PLATFORM DETAILS                      | 7/25/2025 |
| A1.11                | STAIR DETAILS, TYP.                             | 7/25/2025 |
| A1.13                | RAILING DETAILS, TYP.                           | 7/25/2025 |
| A2.0                 | PAVILION FLOOR PLAN + RCP + ROOF PLAN           | 7/25/2025 |
| A2.1                 | PAVILION RCP REFERENCE                          | 7/25/2025 |
| A2.2                 | PAVILION ELEVATIONS                             | 7/25/2025 |
| A2.3                 | PAVILION SECTION                                | 7/25/2025 |
| A2.4                 | PAVILION CHIMNEY                                | 7/25/2025 |
| A2.5                 | DETAILS                                         | 7/25/2025 |
| A2.6                 | SKYLIGHT DETAILS                                | 7/25/2025 |
| <b>STRUCTURAL</b>    |                                                 |           |
| S0.0                 | STRUCTURAL GENERAL NOTES                        | 7/25/2025 |
| S1.0                 | STRUCTURAL FOUNDATION PLAN                      | 7/25/2025 |
| S1.1                 | FIRST FLOOR STRUCTURAL PLAN                     | 7/25/2025 |
| S1.2                 | PAVILION ROOF FRAMING PLAN                      | 7/25/2025 |
| S5.0                 | PAVILION STEEL DETAILS                          | 7/25/2025 |
| S5.1                 | PAVILION STRUCTURAL DETAILS                     | 7/25/2025 |
| <b>PLUMBING</b>      |                                                 |           |
| P0.1                 | PLUMBING NOTES, LEGEND, LOAD, FIXTURE SCHEDULE  | 7/25/2025 |
| P0.2                 | PLUMBING FIXTURE SCHEDULE AND DETAILS           | 7/25/2025 |
| P1.0                 | LEOS PLUMBING PLAN                              | 7/25/2025 |
| P2.0                 | PAVILION PLUMBING PLAN                          | 7/25/2025 |





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**PROJECT CONTRACT DOCUMENTS**

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|       |                                             |           |
|-------|---------------------------------------------|-----------|
| P3.1  | WASTE PIPING RISER                          | 7/25/2025 |
|       | <b>MECHANICAL</b>                           |           |
| M0.1  | MECHANICAL NOTES, LEGEND, SCHEDULES         | 7/25/2025 |
| M1.0  | LEOS MECHANICAL PLAN                        | 7/25/2025 |
| M1.1  | LEOS MECHANICAL ROOF PLAN                   | 7/25/2025 |
| M2.1  | GAS PIPING RISER                            | 7/25/2025 |
| M3.1  | MECHANICAL DETAILS                          | 7/25/2025 |
|       | <b>ELECTRICAL</b>                           |           |
| ED1.0 | ELECTRICAL DEMOLITION PLAN                  | 7/25/2025 |
| ED1.1 | LIGHTING DEMOLITION PLAN                    | 7/25/2025 |
| E0.1  | ELECTRICAL LEGEND, NOTES, DETAILS           | 7/25/2025 |
| E0.2  | ELECTRICAL DETAILS & LIGHT FIXTURE SCHEDULE | 7/25/2025 |
| E1.0  | ELECTRICAL RENOVATION PLAN                  | 7/25/2025 |
| E1.1  | LIGHTING RENOVATION PLAN                    | 7/25/2025 |
| E1.2  | PAVILION ELECTRICAL PLAN                    | 7/25/2025 |
| E1.3  | ROOF ELECTRICAL PLAN                        | 7/25/2025 |
| E3.2  | POWER RISER AND PANEL SCHEDULES             | 7/25/2025 |
|       | <b>FIRE ALARM</b>                           |           |
| FA0.1 | FIRE ALARM LEGEND, NOTES, DETAILS           | 7/25/2025 |
| FA0.2 | FIRE ALARM DEMOLITION PLAN                  | 7/25/2025 |
| FA1.0 | FIRE ALARM RENOVATION PLAN                  | 7/25/2025 |

**END OF SECTION**



**SECTION SIX**  
**EXHIBIT F**  
**QUALIFICATIONS &  
CLARIFICATIONS**





**Construction**

346 9th St SE  
Hickory, NC 28602  
803-329-3250  
[www.jmcope.com](http://www.jmcope.com)

November 10, 2005

Mr. David Coffey  
Risk Manager & Purchasing Agent  
Lenoir, NC

Re: Exhibit F: Lenoir Downtown Campus Improvements Qualifications and Assumptions

Dear Mr. Coffey,

JM Cope submits the following Assumptions & Clarifications:

- Building permit allowances are included in this GMP as referenced in Exhibit A.
- Any off-site improvements, right of way, or NC DOT improvements are specifically excluded from this GMP.
- All meter fees, tap fees, and impact fees are excluded.
- GMP is based on pricing being valid through 12/11/25 with all trades. Notice of Approval for this project must be issued 1-2 weeks prior to the 12/11/25 date, so Letters of Commitments can be issued to the low responsive bidders before that date.
- This GMP excludes any owner FFE.
- The City of Lenoir will purchase, furnish and install all the new seating within the Auditorium on the 1<sup>st</sup> flr. and Mezzanine level. JM Cope will demo and remove all the existing seating within the Auditorium as noted on the contract documents. Installation of the new seating will be coordinated with JM Cope as required to meet the project schedule requirements.
- Please refer to Exhibit B & Exhibit C for any alternatives added to the project or scope that was value engineered for cost savings measures.
- Please refer to Exhibit D for any allowances added to the project or scope that is going to be completed with this project, but final amounts for each allowance will be reconciled upon completion of design documents.
- We have not included any design costs in this GMP.
- We have not included any labor or materials for the low voltage, security, or sounds systems scopes of work.
- We have not included in the GMP any scope related to the transformers, power poles, and/or primary service to include any conduit, wiring, or duct bank at any of the sites. Demolition and or relocation by the owner and will be coordinated with JM Cope to meet the project schedule.
- All existing equipment within this project that is to remain will be tested for functionality, documented, and reported per the contract documents. Any repair work required to existing equipment will be reviewed and priced accordingly for the City of Lenoir to review to provide authorization as a change order to the contract.
- Note there is existing areas within the Gymnasium, Auditorium and Pavilion Support Building that show evidence of past water intrusion damage. JM Cope has included allowances to investigate these unforeseen conditions further during the project and will provide remediation work for approval. The allowances will be reconciled upon the completion of the work. JM Cope will only guarantee water infiltration will not occur with the systems or remediation work





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we put in place.

- This GMP is based on a classified sitework scope and any unsuitable soils, mass rock, trench rock, undercutting, below grade trash, etc. will have to be handled with Unit Prices accordingly with the approval and direction of the Owner 3<sup>rd</sup> Party Special Inspections Testing Agency.
- This GMP includes taxes on imported materials at typical interval increases for the duration of construction project. Any mandated tax or tariff increases out of the normal, unforeseen, or because of current administration have not been included and JM Cope reserves the right to adjust costs based on said increases with supporting back up information.

Should you have any questions about these clarifications and assumptions, feel free to contact me.

Best Regards,  
**JM Cope Construction**

A handwritten signature in black ink, appearing to read 'Hunter Galliher'.

Hunter Galliher  
Project Manager



## Total Project Costs Costs and Funding

| Description                 | Total Cost      | Secured Funding | Funds Needed to Complete |
|-----------------------------|-----------------|-----------------|--------------------------|
| Auditorium                  | \$ 1,962,112.00 | \$ 1,155,207.80 | \$ 806,904.20            |
| Gym                         | \$ 3,872,204.00 | \$ 2,242,462.20 | \$ 1,629,741.80          |
| OVT Farmers Market Pavilion | \$ 3,374,813.50 | \$ 700,000.00   | \$ 2,674,813.50          |
| OVT Visitors Center         | \$ 877,388.50   |                 | \$ 877,388.50            |
| Total                       | 10,086,518.00   | 4,097,670.00    | 5,988,848.00             |