

**Charlotte County Public Schools |  
Charlotte County  
Elementary School**

**Volume II *Proprietary Information***

**March 13, 2018**

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**A PPEA submitted by Jamerson-Lewis Construction, Inc. and Dewberry**





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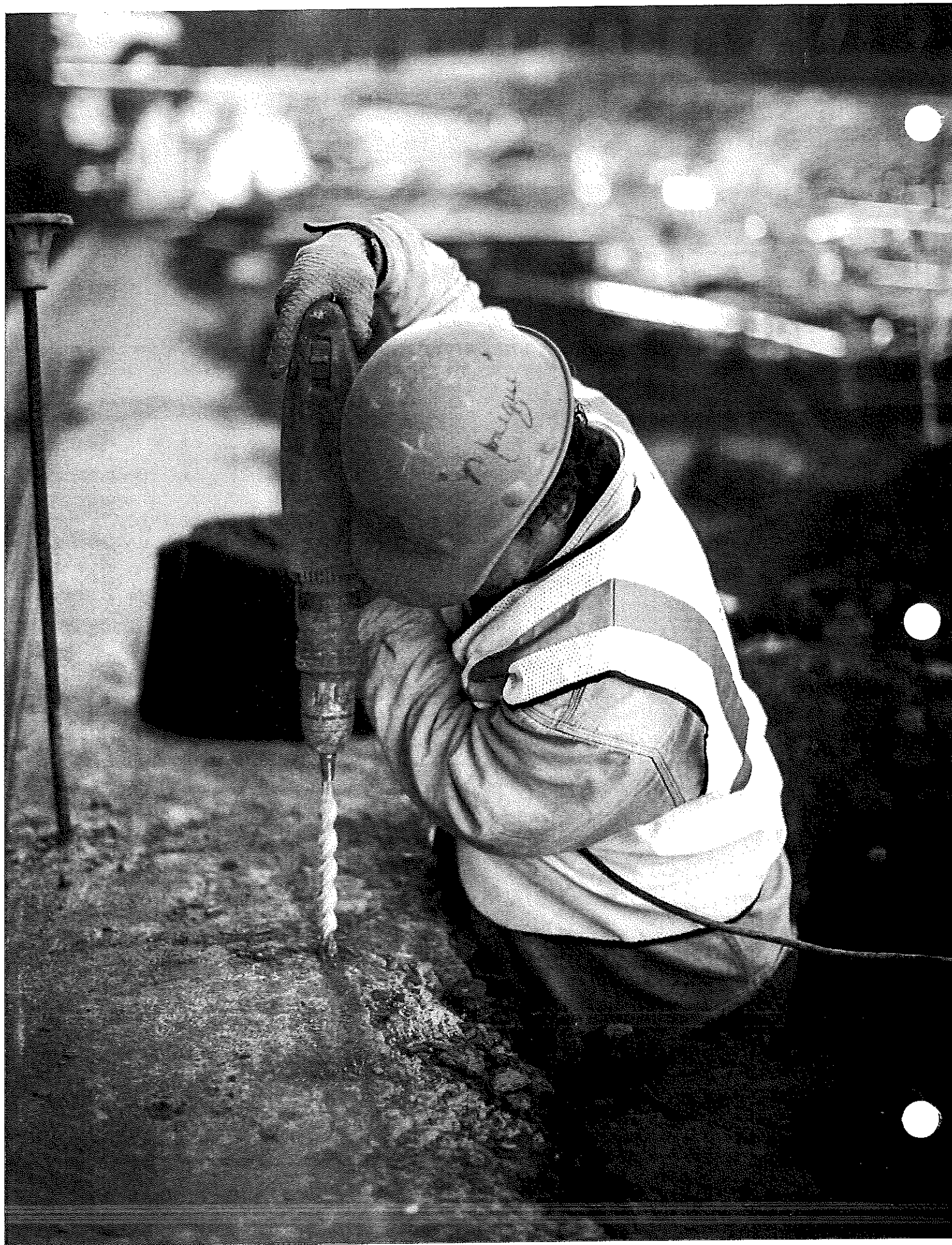
## **VOLUME II** **(Proprietary and Confidential)\***

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*March 22 6PM  
next mtg.*

*\* Volume II includes data that is not subject to the "Freedom of Information Act" and the information contained herein shall not be disclosed outside the Charlotte County Courthouse Public School Board and Board of Supervisors, it shall not be disclosed in whole or part for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of, or in connection with, the submission of this data, the boards shall have the right to use the data (with the exception of the enclosed Financial Statement) to the extent provided in the resulting contract.*





Kern Brian w/ Phillip  
Gansone

30 x 30 ft rooms

slab on grade

~~10th~~ closed

## SECTION 5: PROJECT FINANCING

**"Your ability to actually estimate the construction project costs, to orchestrate the construction timelines and your willingness to work with us to minimize the number of change orders enabled us to complete a successful project that was under budget and on time... Again, thank you for your professionalism, attention to construction detail and to the project's bottom line."**

W. J. Thomas  
Executive Director  
Valley Community Services Board



## Project Financing

A. Provide a preliminary estimate and estimating m segment, or both.

The estimate of cost was derived from a joint effort of the es Team, and is consistent with comparable school facilities in

## CONSTRUCTION COST ESTIMATE

### CONSTRUCTION COST ESTIMATE

#### REIMBURSABLE COSTS

##### CONSTRUCTION

Phenix MP	571,000.00
CR	1,037,000.00
Bacon MP	571,000.00
Includes 36,000 Floor Allowance/BOD	2,179,000
General Conditions	230,000.00
Bond	20,000.00
Professional Liability	0
Printing	3,000.00
Professional Fee	1,000.00
FEE	
Furnishings (By Owner)	0
Smart Boards (By Owner)	0
Security/IT (By Owner)	0

##### CONTINGENCY

Pre-construction	200,000.00
Construction	50,000.00
Owner	50,000.00
<b>TOTAL Reimbursable</b>	<b>2,733,000.00</b>

#### FIXED FEE

Contractor	150,000.00
Design	150,000.00
<b>CCL</b>	<b>\$3,033,000.00</b>

150,000  
2,479,000

6%

e,

ris

# Project Financing

## GENERAL CONDITIONS

Supervision	\$100,000.00
General labor	52,000.00
Trash/Hauling	8,000.00
Temporary Utilities	4,000.00
(Usage by Owner)	
Builders Risk	4,000.00
Temporary Office/IT	4,000.00
Equipment/Tools/Trucks	25,000.00

**TOTAL** **\$230,000.00**

## MULTI-PURPOSE BUILDINGS

Sitework	40,000.00
Concrete	46,000.00
Masonry	47,000.00
Misc. Metals/Wood	4,000.00
Thermal	14,000.00
Openings	15,000.00
*Finishes	50,000.00
Specialties	30,000.00
Pre-Engineered Building	150,000.00
MEP	180,000.00

**TOTAL** **\$571,000.00/Each**

**\*Includes \$36,000 Floor Allowance**

## PHENIX CLASSROOM

Sitework	85,000.00
Concrete	81,000.00
Masonry	150,000.00
Metals	120,000.00
Woodwork	61,000.00
Thermal Moisture	96,000.00
Openings	81,000.00
Specialties	11,000.00
MEP	300,000.00

**TOTAL** **\$1,037,000.00**

## Project Financing

**B. Submit a plan for the development, financing and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of an proposed sources and uses for such funds, including any anticipated debt service cost. The operational plan should include appropriate staffing levels and associated costs based upon the Board's adopted operational standards. Include supporting due diligence studies, analyses, or reports.**

Jamerson-Lewis Construction proposes to enter into a contract with the Charlotte County Courthouse School Board to provide construction services related to new construction of the Charlotte County Courthouse Elementary School. The Construction Cost Limit (CCL) is \$3,033,000

Jamerson-Lewis can provide financing services through a qualified lending institution. The extent of the financial services can be determined in the detailed phase.

Jamerson-Lewis can also provide financing through a "triple net" lease agreement. This option would involve Jamerson-Lewis Construction purchasing the school and property from Charlotte County Courthouse School Board and leasing it back to the Charlotte County Courthouse School Board for a pre-determined period. At the end of this period, the property would be transferred back to Charlotte County Courthouse School Board. The details of this option can also be determined in the detailed phase and the details would include security satisfactory to the lending institution.

## Preliminary Outline for Financing

### Summary

The total amount of funding required to complete the project with be \$3,033,000

Interim financing will be required for the construction period, which is expected to last one year. On completion of construction, long-term financing for between 20 and 30 years may be provided.

### Construction Period Requirements

As part of the Jamerson-Lewis agreement with the County, the County will provide assurance of financial obligation through a support agreement, moral obligation pledge, or combination of these satisfactory to the lending institution. Bond counsel or borrower counsel will provide legal opinions satisfactory to the lending institution.

The progress of the construction and the approval of periodic construction billings will be administered by the lending institution. An independent consulting Architect/Engineer will be hired by the bank to review requests for payment. All the administrative expenses during the construction period will be paid by Jamerson-Lewis Construction.





## Project Financing

Funding will vary, depending on who the borrower is and the tax status of the financing. See details in the sections following:

### Interim Financing-- Provided to Jamerson-Lewis Construction

Interim or construction period financing for Jamerson-Lewis would be handled on a traditional basis, with advances made as periodic billings were issued and approved. Based on the County's creditworthiness, satisfactory contractual obligation, and the creditworthiness of the developer, the interest rate during construction would be adjusted monthly to the then thirty day LIBOR Plus 3% with a floor of 4.25%.

### Collateral

The contract and/or support agreement between the County and Jamerson-Lewis will be assigned as collateral. In addition, subject to completion of underwriting and review of the structure selected by Jamerson-Lewis and the County, the real estate, improvements, leases and/or group leases may also be held as collateral.

### Permanent Financing-- VPSA

The optimal structure for the long term financing will be for the County to issue its bonds through the Virginia Public School Authority. VPSA sells bond twice each year, in the Spring and Fall, and school divisions in the Commonwealth can readily participate in the pool. The standard maturity is 20 years, but longer maturities may be available on an exception base.

### Permanent Financing-- Lease Revenue Bonds

The project can also be permanently financed through the issuance of bonds, either taxable or tax-exempt, in the public market. The structure would require the use of a conduit issuing authority, typically an Industrial Development Authority or Economic Development Authority, to get tax-exempt status.

Current rates for 10 to 20 year maturities are in the 4.25% to 4.85% range. Annual debt services would range as follows:

Term	Rate	Amount	Annual Debt Service
10	7%	<u>\$3,033,000</u>	\$500,000

Insurance cost would include:

Counsel fees: estimated at \$60,000

Underwriting costs: estimated between \$50,000 to \$60,000



## Project Financing

C. include a list and discussion of assumptions underlying all major elements of the plan.

**Assumptions:**

1. Current utilities are available and adequate
2. Charlotte county schools owns the property
3. 3-phase electric service is available
4. Existing modular units are environmentally clean
5. No additional parking or paving is included
6. Existing soli is suitable for typical spread footings'
7. Because the two sites are less than 1 acre no SWM plans or fees are included

D. Identify the proposed risk factors and methods for dealing with these factors. Describe methods and

The risk factor will be covered by Jamerson-Lewis Construction's performance and payment bond. Therefore there is no risk for the client associated with this project. Please refer to Jamerson-Lewis' bonding reference letter at the end of this section.

E. Identify any local, state or federal resources that the proposer contemplates requesting for the project along with any anticipated schedule of resource requirements. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment, both one-time and on-going.

None anticipated at this time.

F. Identify the amounts and the terms and conditions for any revenue source.

Refer to Item B (Submit a plan for the development, financing and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds, including any anticipated debt service cost. The operational plan should include appropriate staffing levels and associated costs based upon the Board's adopted operational standards. Include supporting due diligence studies, analyses, or reports.)



## Project Financing

**G. Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.**

We anticipate no aspects jeopardizing tax-exempt status.

**H. Identify the need, if any, for the Board to provide either its general obligation or moral obligation backing. The underlying assumptions should address this need and/or state that the credit would be via a "service agreement", for example. Any debt issuance should be expected to receive an investment grade rating from a nationally recognized statistical rating agency. If the natural rating is not investment grade, the Board may require the use of credit enhancements.**

*Refer to Item B (Submit a plan for the development, financing and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds, including any anticipated debt service cost. The operational plan should include appropriate staffing levels and associated costs based upon the Board's adopted operational standards. Include supporting due diligence studies, analyses, or reports.)*

**I. Outline what impact, if any, a drop in interest rates would have on the ultimate annual project cost. Indicate if there is a method to refinance for cost savings or does the firm only receive benefits of this potential?**

*Refer to Item B (Submit a plan for the development, financing and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds, including any anticipated debt service cost. The operational plan should include appropriate staffing levels and associated costs based upon the Board's adopted operational standards. Include supporting due diligence studies, analyses, or reports.)*



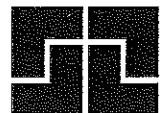
## Project Financing

**J. Outline the financial penalties, if any, that would result should the Board wish to terminate a project early or restructure the cash flows for some reason of its own choosing. The firm should be specific on this point.**

There will be no penalty if Charlotte County Courthouse Public Schools decides to restructure or terminate the contract, provided that Jamerson-Lewis Construction, Inc. has been reimbursed for all services rendered and appropriate fees.

**K. Provide a breakout of the fees to any underwriting firm(s) and the type of obligation the firm(s) are using with a financing component. Be specific as to tax-exempt taxable, floating rate, fixed rate, etc.**

Refer to Item A. *(Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.)*



# Project Financing

## Jamerson-Lewis Surety Letter

**RUTHERFOORD**  
A Marsh & McLennan Agency LLC Company

Rutherford  
One South Jefferson Street  
Roanoke, VA 24011  
Main +1 540 982 3511  
Fax +1 540 342 9747  
www.rutherford.com

January 9, 2018

Re: Jamerson-Lewis Construction, Inc., Lynchburg, Virginia

To whom it may concern:

Rutherford, A Marsh & McLennan Agency LLC Company, is honored to be able to handle the bonding needs for Jamerson-Lewis Construction, Inc. We bond them with the Western Surety Company, an A rated carrier licensed to transact business in all 50 states and listed on the United States Treasury Department's Listing of Approved Sureties. We can support this firm in their pursuit of projects in the \$50,000,000 single range and \$100,000,000 aggregate program.

We would favorably consider a request from Jamerson-Lewis to provide bid, performance and/or payment bonds provided the corporation accepts an award of the contract and makes application to us on or about the time the work is to commence, and we are satisfied with the prevailing underwriting conditions, including but not limited to acceptable contract terms, and job specifications, acceptable bond forms and confirmation of full financing.

Please be advised that this letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested from us by our client.

Jamerson-Lewis Construction Inc. is well known for their professionalism in the construction industry and you would be well served to use them.

Sincerely yours,



Cynthia Ellinwood  
Senior Surety Account Manager

/cae





## **SECTION 6: AUDITED FINANCIAL STATEMENT**

**“Luck is the random result of circumstances and situations void of directed influences. Luck had nothing to do with our accomplishment. It is the result of highly skilled and dedicated professionals working together safely to an expected and defined goal. Without these men and women and their amazing contributions to this endeavor, none of this would be possible.”**

John W. Compber, PE, CPE  
Manager, Industrial Engineering  
Babcock & Wilcox Nuclear Operations Group



# Audited Financial Statement

## JAMERSON-LEWIS CONSTRUCTION INC OPERATING STATEMENT YEAR TO DATE

	2017 YTD-December
<b>CONTRACT SALES</b>	<b>87,551,716</b>
<u>Direct Cost</u>	
Material	10,389,144
Labor	3,236,388
Tax & Ins On Labor	670,768
Subcontracts	65,948,707
Equipment	570,111
Other	1,210,484
<b>Total Direct Cost</b>	<b>82,025,602</b>
<b>Gross Profit</b>	<b>5,526,114</b>
<u>General &amp; Administrative Expenses</u>	
Advertising & Marketing	58,754
Vehicle Expenses	37,564
Bonuses	212,500
Office Salaries	1,409,469
Depreciation Expense	301,200
Payroll Taxes	123,188
Contributions & Donations	35,133
Health Insurance	48,479
Dues/Pubs/Subscriptions	11,623
Postage	5,778
Estimating Expenses	8,314
Taxes & Licenses	54,865
Legal Fees	13,602
Accounting/Auditing Fees	29,000
Consultant Fees	46,569
401K Expense	27,265
Maintenance Expenses	32,346
Bank Interest	1,334
Employee/HR Expenses	56,810
Miscellaneous. Expenses	64,892
Office Supplies	19,161
Info. Technology Expenses	148,993
Education Expenses	32,970
Life Insurance	24,080
Utilities	33,706
<b>Total General &amp; Admin Expenses</b>	<b>2,837,595</b>
<b>Operating Profit</b>	<b>2,688,519</b>
<b>Other Income (Expense)</b>	<b>68,964</b>
<b>Earnings Before Tax</b>	<b>2,757,483</b>



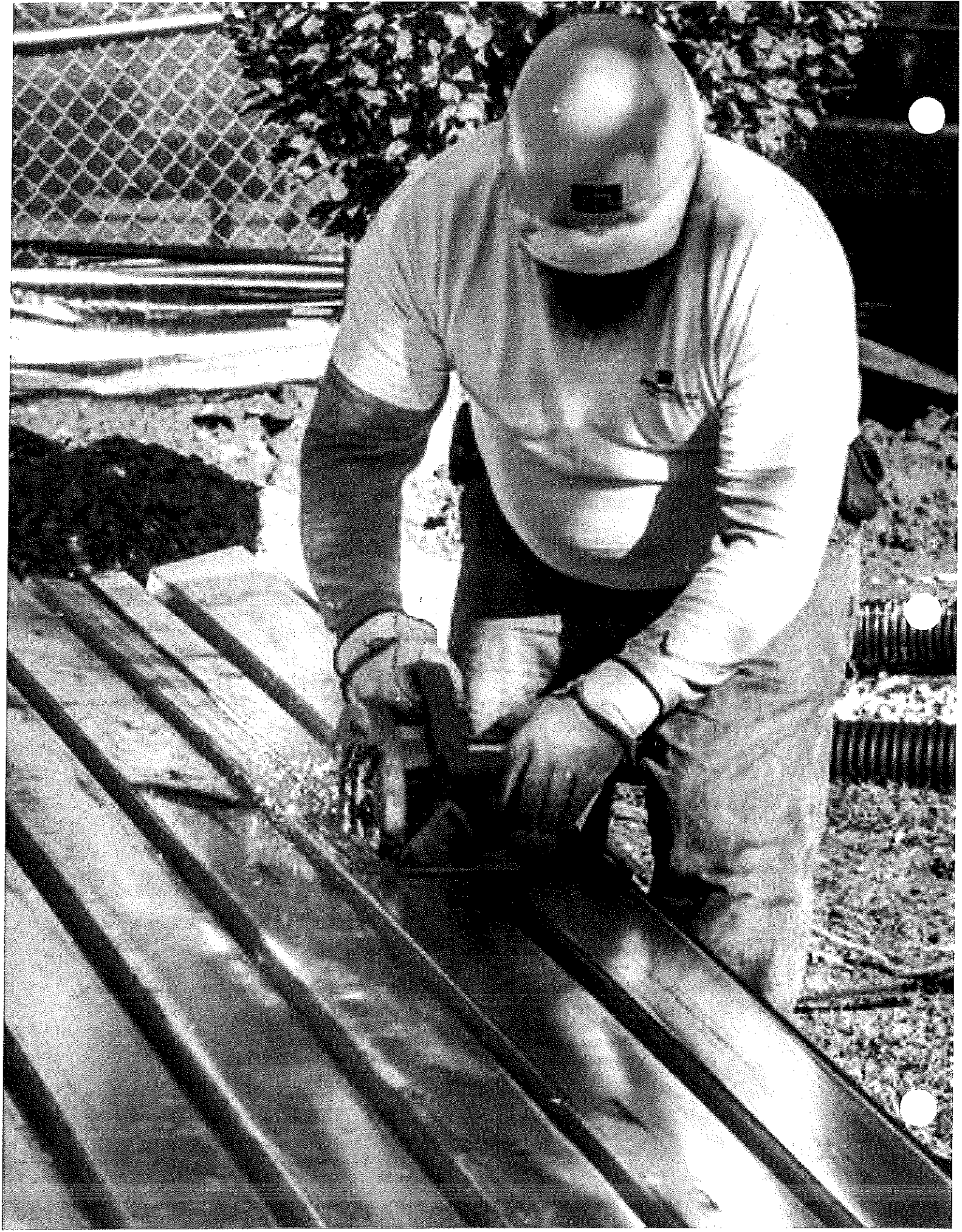


# Audited Financial Statement

## JAMERSON-LEWIS CONSTRUCTION INC BALANCE SHEET

	AS OF 12-31-17
<b>ASSETS</b>	
<u>Current Assets</u>	
Cash & Marketable Securities	5,559,075
Contract Receivables	13,884,282
Other Receivables	118,502
Cost in excess of Billings	568,079
Prepaid Expenses	15,192
Total Current Assets	20,145,130
<u>Fixed Assets</u>	
Land	149,200
Equipment & Buildings	2,656,625
Accumulated Depreciation	(1,007,966)
Total Fixed Assets	1,797,859
<b>TOTAL ASSETS</b>	<b>21,942,989</b>
<b>LIABILITIES</b>	
<u>Current Liabilities</u>	
Accounts Payable	10,245,853
Accrued Expenses	293,284
Notes Payable	26,824
Billings In excess of Earnings	4,197,070
Total Current Liabilities	14,763,031
Deferred Income Taxes	211,168
Total Liabilities	14,974,199
<b>NET WORTH</b>	
Common Stock	3,253,564
Retained Earnings	1,300,065
Acc Comprehensive Income	19,386
Current Year Earnings	2,395,775
Total Net Worth	6,968,790
<b>Total Liabilities &amp; Net Worth</b>	<b>21,942,989</b>





## **SECTION 7: PROPOSED IMPROVEMENTS**

**"I have to say that the process of working with you throughout the history of Phelps Road has been nothing less than spectacular, and for me, a true gift. ...This project is really very well done and your whole firm is the reason why. Top to bottom. You guys really are pros. I very much appreciate what you are doing for me. Double underline 'appreciate'."**

**Ron L. Mittelman  
Shareholder/Managing Member, Phelps Road Partners, LP  
Locust Hill Consulting Services, LLC**



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# Proposed Improvements

## A. Phenix Elementary School

### 1. Architectural/Structural

#### Classroom Addition

- Foundation: Concrete spread footings.
- Floor Slab: Slab on grade.
- Exterior Walls: 8" concrete block, air barrier, 2" rigid insulation, brick veneer.
- Interior Walls: 8" concrete block.
- Roof: Steel joists, metal deck, 4" polyisocyanurate rigid insulation, 60 mil reinforced EPDM roof.

#### Multipurpose Building

- Pre-engineered metal 18' eave height, 1 in 12 roof slope.
- Foundation: Concrete pier footings.
- Floor Slab: Concrete slab on grade.
- Exterior Walls: Metal girts, R-13 (4") vinyl backed insulation and metal wall panels. 8" CMU on interior to 8'-0" AFF.
- Roof: Metal standing seam roof panels, metal purlins, R-19 (6") vinyl backed insulation.
- Interior Walls: 8" concrete block.

#### Finishes

- Vinyl composition tile throughout.
- Painted block walls.
- 2 x 2 acoustical ceiling tiles in all spaces but multipurpose room.
- Interior stained wood doors with hollow metal frames painted.
- Hollow metal exterior doors with hollow metal frames, painted.
- Operable aluminum frame windows with one inch insulated glass.

#### Specialties

- 16' marker board and 4' tack board in each classroom.
- Plastic laminate countertop, base cabinets, and student cubicles.
- Portable back board and goals in multipurpose room.

### 2. Heating, Ventilating and Air Conditioning

#### Classroom Addition

- Equipment: Each classroom will have an exterior hung 2.5-3.0 ton Bard type through the wall unit that will provide heating, cooling and ventilation to each classroom.
- Controls: Stand- alone unitary controls.
- Associated restroom: Individual ceiling mounted exhaust fan, exhaust through a side wall cap. These exhaust fans will be controlled by the light switch.

#### Multipurpose Building

- Equipment: Two outdoor 7.5 ton packaged units, with LP gas heat and DX cooling will provide heating, cooling and ventilation to the space. A ductless mini split system will serve the office area, the storage and restroom will have wall mounted electric heaters. Each gang toilet will have a roof mounted exhaust fan.
- Controls: Stand- alone unitary controls
- Exterior Ductwork: Insulated water tight galvanized sheet metal.

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.

# Proposed Improvements

## 3. Plumbing

### Classroom Toilets

#### Fixtures:

- Floor mounted vitreous china water closet with manual flush valves.
- Wall hung vitreous china lavatory with manual faucet.
- Stainless steel counter mounted classroom sink with manual faucet.
- Terrazzo mop sink with accessories in janitor closet.
- Water cooler (high/low).

#### Waste Piping: (routed to 5' outside structure)

- Above ground: Solid Wall PVC, socked fittings, cemented joints
- Below ground: Service class, cast –iron soil piping, calked joints

#### Vent Piping:

- Above ground: Solid Wall PVC, socked fittings, cemented joints
- Domestic Hot and Cold Water Piping:
- Above ground: Type L hard copper tubing, wrought-copper fittings and soldered joints.
- Heating Hot water system: Approximately a 40 gallon Electric Water Heater associated expansion tank and accessories.

### Multipurpose Gang Toilets

#### Fixtures:

- Floor mounted vitreous china water closet with manual flush valves.
- Wall hung vitreous china lavatory with manual faucet.
- Terrazzo mop sink with accessories in janitor closet.
- Water cooler (high/low).

#### Waste Piping:

- Above ground: Solid Wall PVC, socked fittings, cemented joints
- Below ground: Service class, cast –iron soil piping, calked joints

#### Vent Piping:

- Above ground: Solid Wall PVC, socked fittings, cemented joints

#### Domestic Hot and Cold Water Piping:

- Above ground: Type L hard copper tubing, wrought-copper fittings and soldered joints.

Heating Hot water system: Approximately a 40 gallon Electric Water Heater associated expansion tank and accessories.

## 4. Electrical

### Classroom Addition

- Lighting, LED.
- Egress lighting, LED.
- Emergency Lighting, LED.
- Receptacles, wall plate.
- Coordination of teaching wall with existing school infrastructure (i.e. smartboards, projectors, screens to match existing).
- Coordinate data needs where back boxes and stub ups are required including spline tray from classrooms to local IDF.
- Fire Protection, smoke detectors, manual pull stations, standalone FACP with two analog lines provided from the main school for DACT.
- Security System, conduit stub ups, 4x4 boxes, system by others.
- Surveillance System, conduit stub ups, 4x4 boxes, system by others.
- Main electrical service 208Y/120V, 3ph, 4w.
- 3-3"C from new building to core building for data (6 stranded multimode fiber), communications, and future.
- Day light harvesting control to Virginia Energy Code
- Life safety systems shall be battery backup.

### Multipurpose Building

- Multi-purpose room will follow the majority of design elements noted for the Classroom addition noted above.
- Lighting, caged fixtures appropriate for abuse in the multi-purpose environment, LED.
- Egress lighting, specified with Integral polycarbonate shield, LED.
- Emergency Lighting, specified with integral polycarbonate shield, LED.

# Proposed Improvements

## B. Bacon Elementary School

### 1. Architectural/Structural

#### Multipurpose Building

- Pre-engineered metal 18' eave height, 1 in 12 roof slope.
- Foundation: Concrete pier footings.
- Floor Slab: Concrete slab on grade.
- Exterior Walls: Metal girts, R-13 (4") vinyl backed insulation and metal wall panels. 8" CMU on interior to 8'-0" AFF.
- Roof: Metal standing seam roof panels, metal purlins, R-19 (6") vinyl backed insulation.
- Interior Walls: 8" concrete block.

#### Finishes

- Vinyl composition tile throughout.
- Painted block walls.
- Interior stained wood doors with hollow metal frames painted.
- Hollow metal exterior doors with hollow metal frames, painted.

#### Specialties

- Portable back board and goals in multipurpose room.

### 2. Heating, Ventilating and Air Conditioning

#### Multipurpose Building

- Equipment: Two outdoor 7.5 ton packaged units, with LP gas heat and DX cooling will provide heating, cooling and ventilation to the space. A ductless mini split system will serve the office area, the storage and restroom will have wall mounted electric heaters. Each gang toilet will have a roof mounted exhaust fan.
- Controls: Stand- alone unitary controls
- Exterior Ductwork: Insulated water tight galvanized sheet metal.
- Interior Ductwork: Fabric duct with integral supply air distribution.
- Return Louvers: Heavy duty wall mounted louvered face.

### 3. Plumbing

#### Multipurpose Gang Toilets

##### Fixtures:

- Floor mounted vitreous china water closet with manual flush valves.
- Wall hung vitreous china lavatory with manual faucet.
- Terrazzo mop sink with accessories in janitor closet.
- Water cooler (high/low).

##### Waste Piping:

- Above ground: Solid Wall PVC, socked fittings, cemented joints
- Below ground: Service class, cast -iron soil piping, calked joints

##### Vent Piping:

- Above ground: Solid Wall PVC, socked fittings, cemented joints

##### Domestic Hot and Cold Water Piping:

- Above ground: Type L hard copper tubing, wrought-copper fittings and soldered joints.

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal

## Proposed Improvements

### 4. Electrical

#### Multipurpose Building

- Lighting, caged fixtures appropriate for abuse in the multi-purpose environment, LED.
- Egress lighting, specified with integral polycarbonate shield, LED.
- Emergency Lighting, specified with integral polycarbonate shield, LED.
- Receptacles, wall plates.
- Fire Protection, smoke detectors, manual pull stations, standalone FACP with two analog lines provided from the main school for DACT.
- Security System, conduit stub ups, 4x4 boxes, system by others.
- Surveillance System, conduit stub ups, 4x4 boxes, system by others.
- Main electrical service 208Y/120V, 3ph, 4w.
- 3-3" C from new building to core building for data (6 stranded multimode fiber), communications, and future.
- Day light harvesting control to Virginia Energy Code
- Life safety systems shall be battery backup.

COMPANY CONFIDENTIAL AND PROPRIETARY Use or disclosure of data contained in this sheet is subject to restriction on the title page of this proposal.



## Proposed Improvements



## **SECTION 8: SCHEDULE**

**"I want to thank you on behalf of Centra for your professionalism, attention to detail, and your steadfastness to meet the completion date on time. You helped make difficult decisions an easy process to manage and you worked with me to accomplish changes that Centra requested quickly and efficiently. This made the project turn out even better than expected."**

Richard T. Mosby  
Project Manager  
Centra Health, Inc.

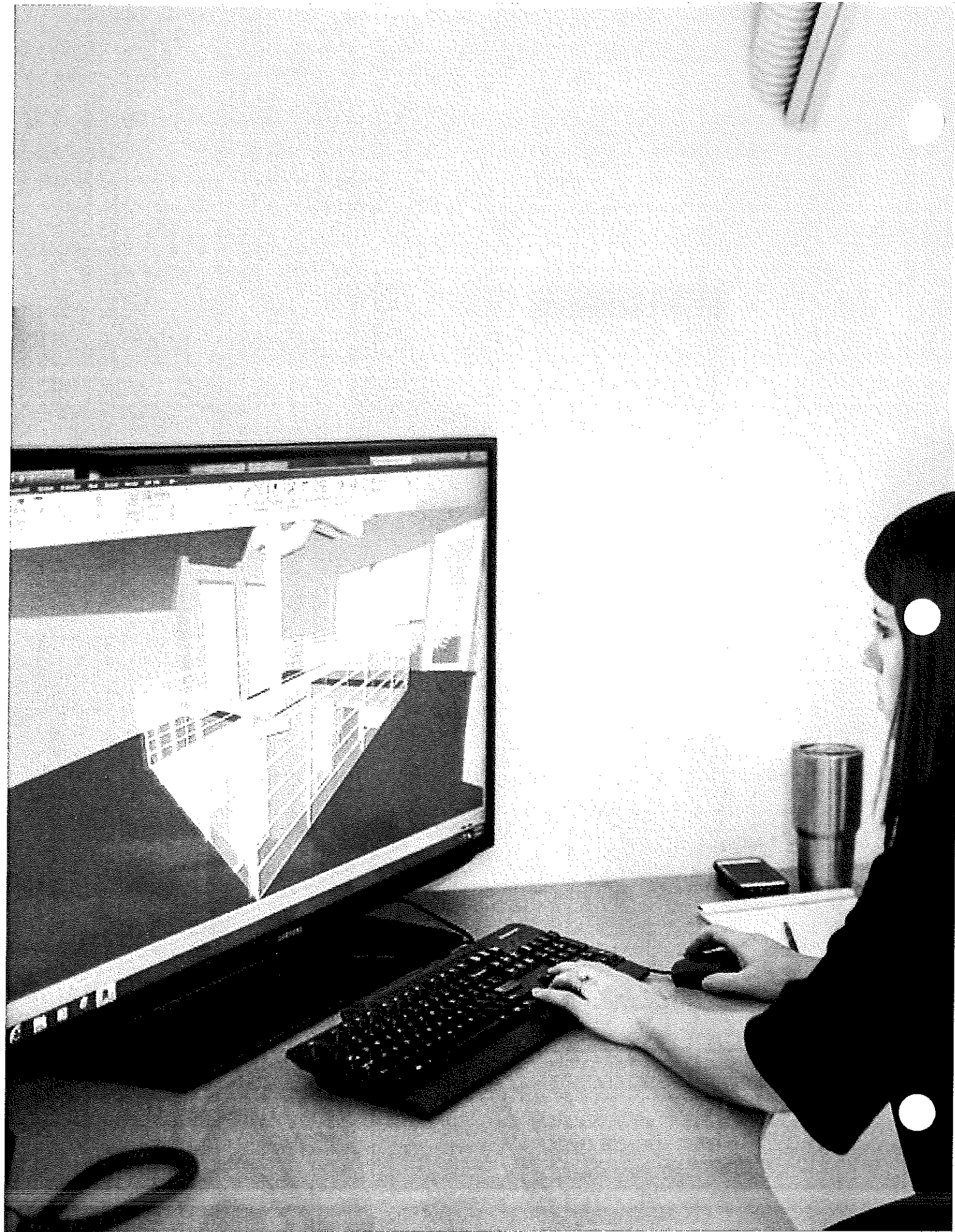


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Insert schedule



## **SECTION 9: DRAWINGS**

**“As construction has progressed, each obstacle we have encountered has been met with a spirit of ‘can-do’ and a willingness to talk through the options with us. You have also been very accommodating as we have made changes along the way. It’s exciting to look out my window each day and see the progress. Thank you again for Jamerson-Lewis’ support to date.”**

Scott C. Shank  
Vice President for Finance and Administration  
Sweet Briar College

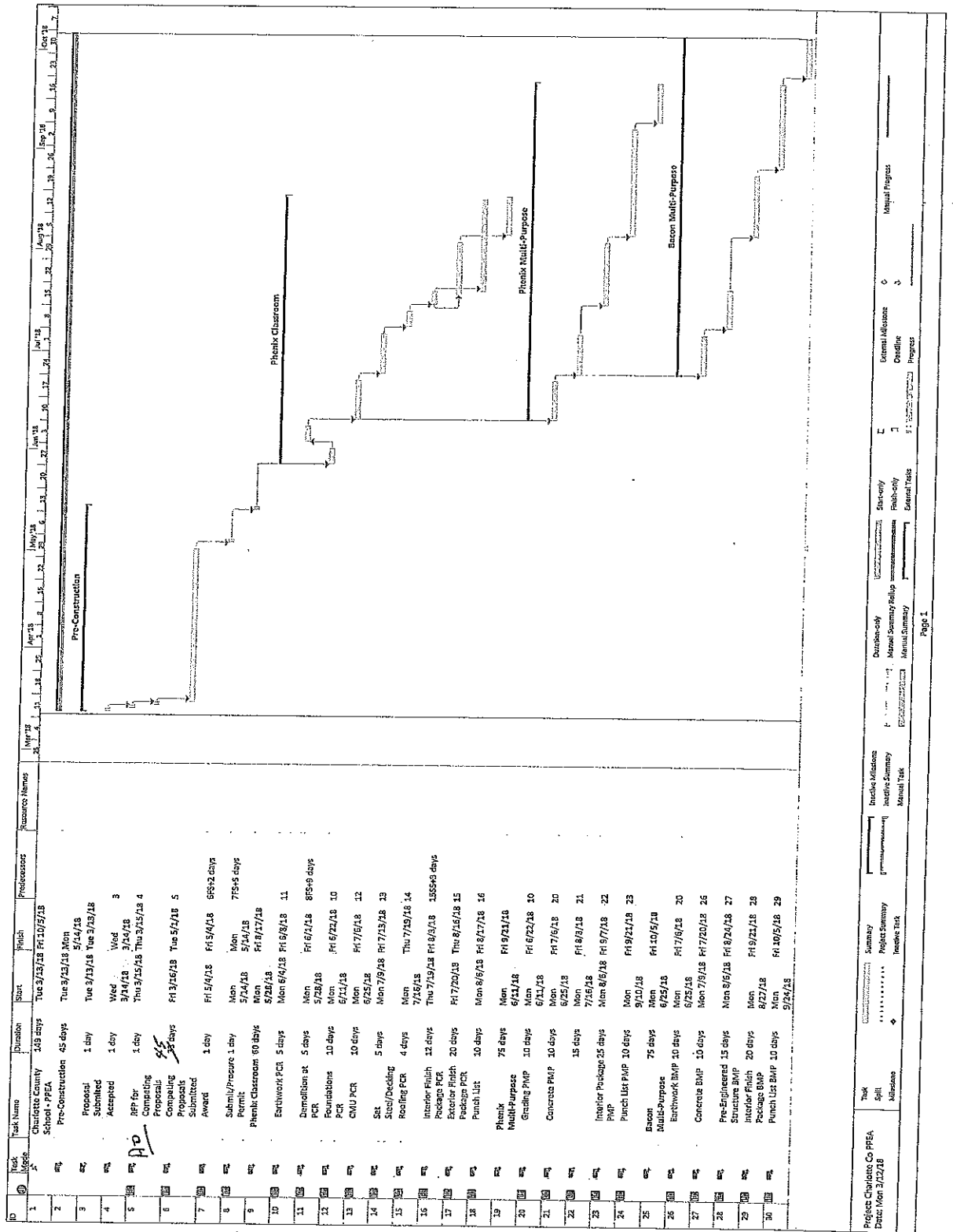


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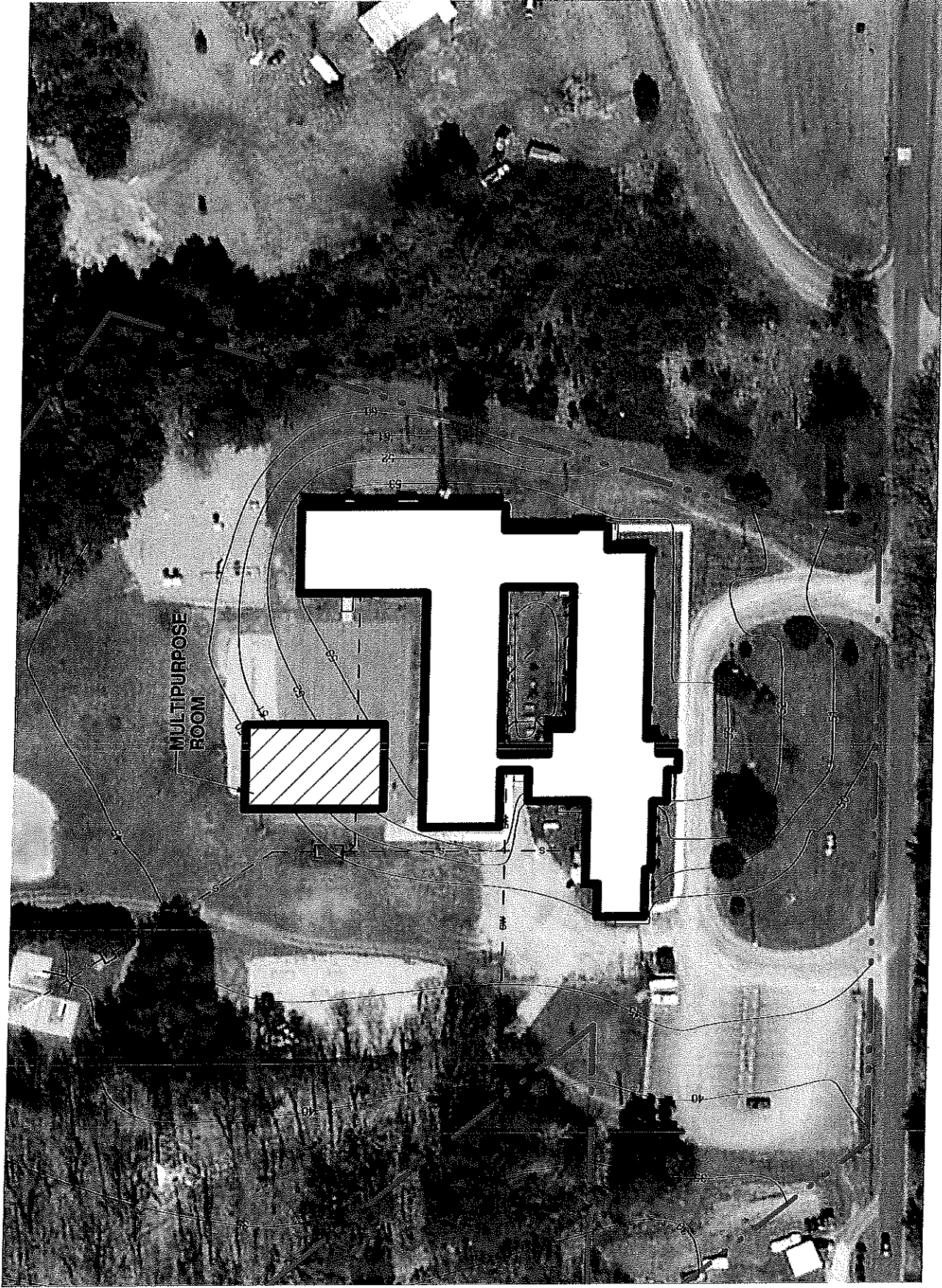
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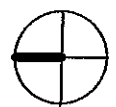
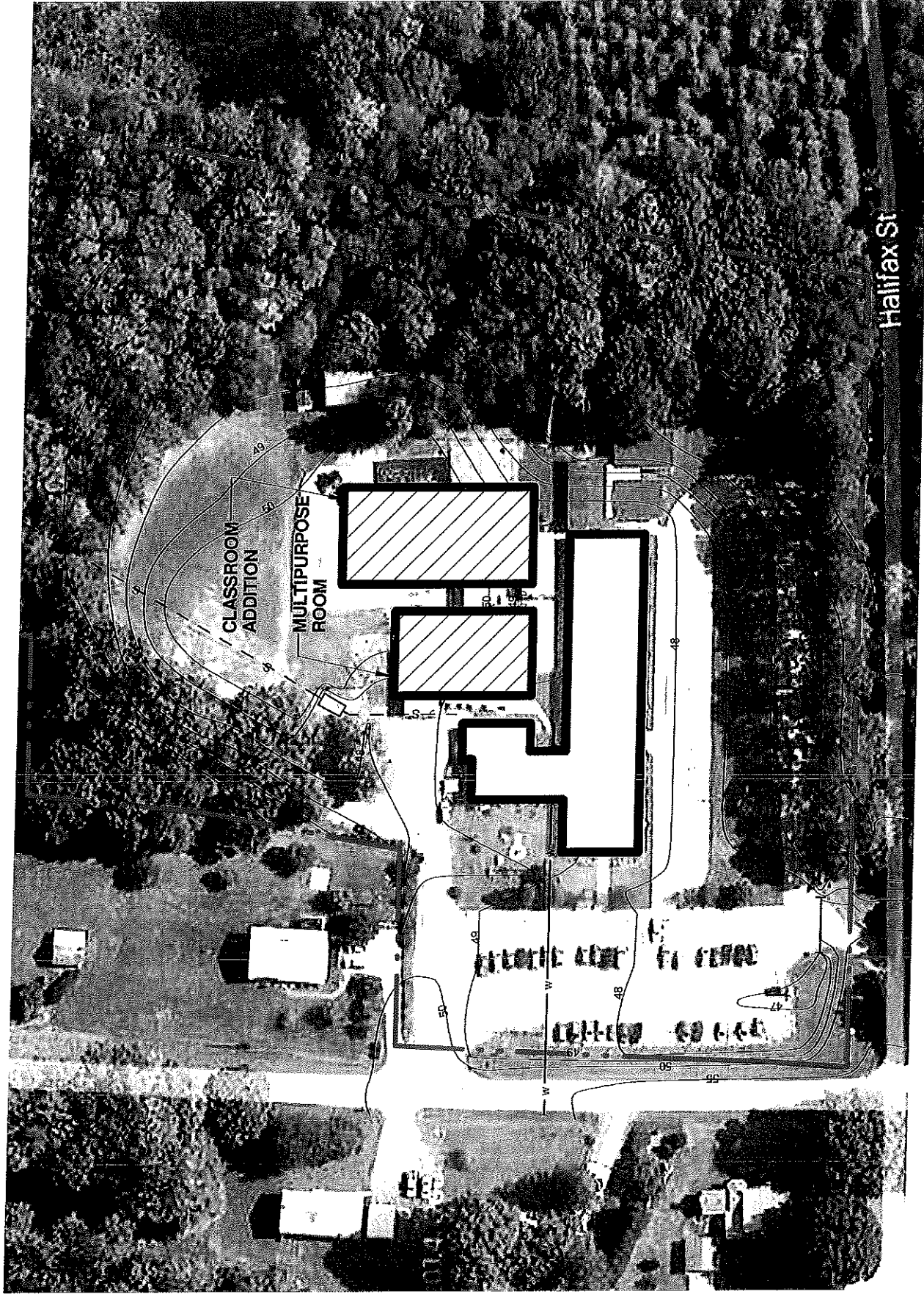






BACON SITE PLAN - EXISTING  
SCALE: 1" = 100'-0"  
14.7 ACRES





PHENIX SITE PLAN - EXISTING  
SCALE: 1" = 100'-0"  
12 ACRES

