

Construction Document Presentation  
for the  
**Department of Social Services**  
**Nelson County, Virginia**



P M A  
ARCHITECTURE





Exterior Rendering At Front Entrance  
Nelson County, VA





Exterior Rendering From Highway 29  
Nelson County, VA





Exterior Render At Tanbark Plaza  
Nelson County, VA







- |                    |                             |
|--------------------|-----------------------------|
| 1. PUBLIC          | 5. SUPERVISORS              |
| 2. STAFF SUPPORT   | 6. CONFERENCE/MEETING SPACE |
| 3. FAMILY SERVICES | 7. BUILDING SUPPORT/STORAGE |
| 4. BENEFITS        | 8. CIRCULATION              |











0 2' 4' 6' 8' 10'



# Floor Plan Diagram

Nelson County, VA



- |  |   |
|--|---|
|  1. PUBLIC            |  5. SUPERVISORS                |
|  2. STAFF SUPPORT   |  6. CONFERENCE/MEETING SPACE |
|  3. FAMILY SERVICES |  7. BUILDING SUPPORT/STORAGE |
|  4. BENEFITS        |  8. CIRCULATION              |



# Furniture Plan Diagram

Nelson County, VA



Horizontal siding  
Board and Batten Siding



Metal Roof  
Stained Timbers  
Red Brick

Front Highway 29 Elevation

Board and Batten Siding  
Metal Panel



Metal Roof  
Painted Brick  
Red Brick

Back Tanbark Plaza Elevation





Interior Render at Reception Desk  
Nelson County, VA





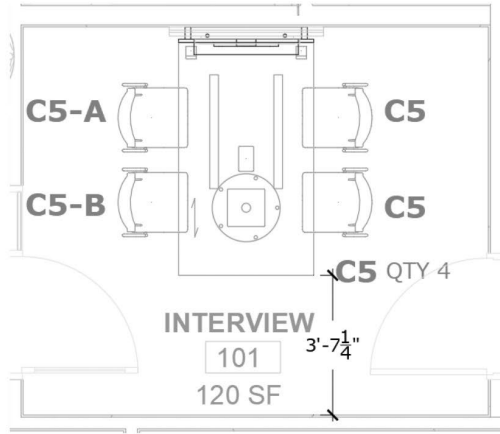
**Interior Render at Lobby**  
Nelson County, VA



Interior Render at Foster Care Supervision Room  
Nelson County, VA



## Interview



Guest Chairs (C5-A & C5-B) to be on lobby entry side  
 Staff Chairs (C5) to be on corridor entry side



**T4** Teknion Media Peninsula  
 42\"D 72\"W



Coastal Elm Laminate  
 Storm White Paint

-Media wall comes with TV mounting hardware  
 -Media wall can be anchored walls with load bearing capacity



**C5** SOI Rio

**C5-B**



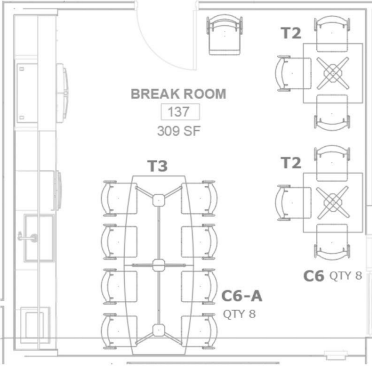
**C5-A**




Facet Succulent Seat Pad  
 Arctic Shell  
 Silver Frame




# Break Room






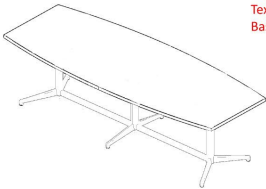
**C6** SOI Rio  
Sterling Shell  
Silver Frame




**C6-A** SOI Rio  
Arctic Shell  
Silver Frame




**T2** HON Between  
29"H 36"W  
Designer White Top  
Textured Silver  
Base




**T3** HON Preside  
29"H 42"W 108"L



**C4** QTY 8

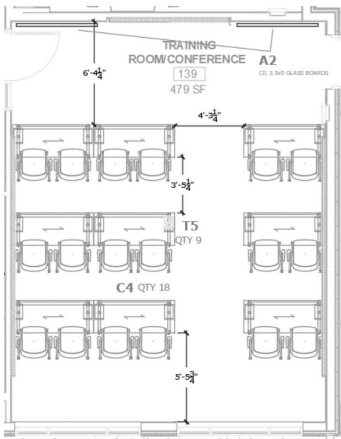


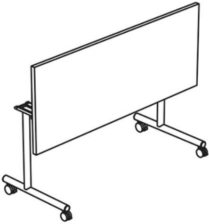
Fawn Cypress Top



Sage Base

# Training Room/Conference






**A2** Clarus Glass board  
3.5x5  
Pure White Back Paint



**C4** HON Motivate  
Surf Shell  
Breeze Mesh  
Whisper Vinyl Breeze Seat Uph  
Textured Silver Legs

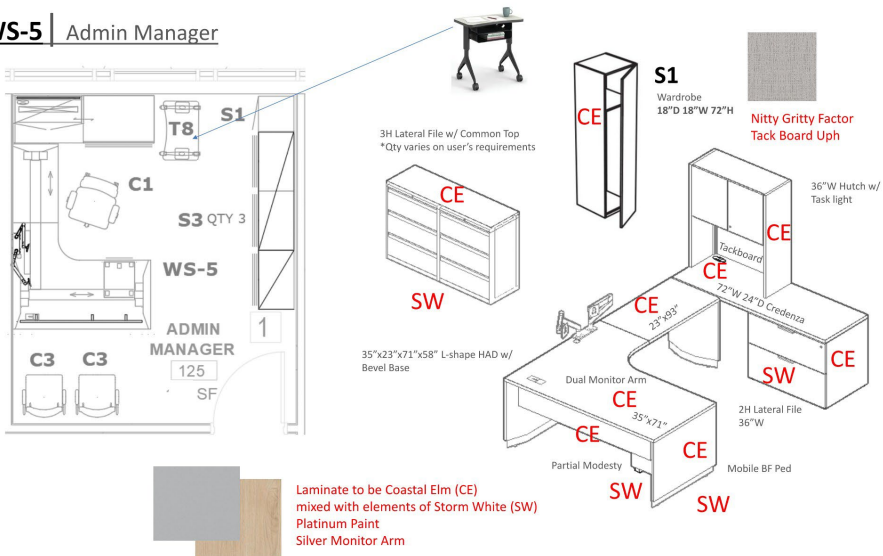


**T5** Teknion Exp. Learning  
29"H 24"D 60"W  
Storm White Top  
Platinum Base





# WS-5 | Admin Manager



# Supervisor & Manager Offices Seating



Black Mesh



Black Frame



Contourett Navy Vinyl Seat



C1 HON Ignition



Plastic Shell to be Black  
Frame to be Silver  
Seat Cushion to be HON's Contourett Navy



C2 SOI Rio

With Seat Pad







- 05/13/25: Authorization to Proceed with Bidding
- 05/16/25: Advertisement for Bid
- 05/28/25: Pre-Bid Conference
- 06/26/25: Receival of Bids
- 06/27/25: Opening of Bids
  - 6 weeks for Bidding
  - 18 months for Construction



# Nelson County Social Services Building Project

April 4, 2025 - Prepared by PMA Architecture

Updated Opinion of Project Costs - Excludes Previous Study Costs

Table 1

Project Components	10/8/2024	4/4/2025	
	Tanbark Plz		
	Planning Budget	Current	
<b>Architect and Engineering Fees</b>	<b>\$1,122,780</b>	<b>\$1,124,151</b>	
Building & Site Design Cost Estimate (10.6%)	\$882,260	\$1,101,480	
Bidding costs	\$12,000	\$12,000	Note 7
Road Design Cost Estimate	n/a	na	
Security System Design	\$11,500	included above	
Design Team Construction Administration Allowance	\$217,020	included above	
Road Construction Administration Allowance	n/a	na	
Fire Sprinkler Design	\$0	\$5,000	
Hazardous Materials Survey		\$5,671	note 3
<b>Construction and Inspections</b>	<b>\$5,451,480</b>	<b>\$5,921,880</b>	
Social Services Building Construction	\$4,226,480	\$4,550,985	note 5
Site Costs	\$760,000	\$794,496	note 5
Road Cost	n/a	n/a	
Retaining Wall	n/a	n/a	
Quality assurance testing	\$35,000	\$35,000	
Furniture	\$315,000	\$330,000	note 4
Acoustic Treatments	\$40,000	\$40,000	
Security System	\$75,000	\$60,376	note 5
Equipment & Furnishings - Window treatments		\$31,023	note 3-new item
Special Inspections - Structural - Allowance		\$20,000	note 3-new item
Geotechnical Onsite Observation - Allowance		\$60,000	note 3-new item
<b>Other</b>	<b>\$1,375,000</b>	<b>\$625,386</b>	
Property Purchase (assigned to project)	\$1,000,000	\$355,297	note 6
Moving costs	\$20,000	\$20,000	
Electrical Service <i>*estimated</i>	\$65,000	n/a	note 4 -includes wireless
Demolition Cost to remove building - Tanbark Plz - New Const	\$250,000	\$170,089	note 5
Telephone, IT & Network Communication	\$40,000	\$80,000	note 4 -includes wireless
<b>Contingency</b>	<b>\$514,574</b>	<b>\$598,795</b>	
Soils Contingency	\$75,000	\$75,000	
Stormwater Contingency	\$75,000	n/a	
Construction Contingency	\$364,574	\$248,795	note 4
Escalation Contingency		\$200,000	note 3
Hazardous Materials Removal Contingency		\$75,000	note 3-new item
			note 3- new item
<b>Total Project Estimate</b>	<b>\$8,463,834</b>	<b>\$8,270,212</b>	

## Notes

- 1- Allowance for structural special inspections
- 2 -Based on Contract referenced in Amendment #6 dated 6/10/24
- 3 - Added 2/11/25 by PMA
- 4 -Confirmed with Electric Company
- 5- Per Downey Scott Estimate
- 6- Provided by County
- 7- Moved to account for Bidding Services



**Budgeting**  
Nelson County, VA

**P M A**  
ARCHITECTURE





P M A  
ARCHITECTURE