

THE CONCOURSE NWCC - PHASE 3

OPINION OF PROBABLE COST

PANOLA COUNTY, BATESVILLE MISSISSIPPI


4/12/2022

DIVISIONS		COST
ELECTRICAL VEHICLE AND AUTOMOTIVE PROGRAM		
1	GENERAL CONDITIONS	\$10,800.00
2	DEMOLITION	\$21,760.00
3	CONCRETE	\$18,500.00
4	MASONRY	\$4,500.00
5	STEEL	\$2,240.00
6	ROUGH CARPENTRY	\$5,000.00
7	INSULATION	\$22,300.00
8	DOORS AND HARDWARE	\$84,900.00
9	FINISHES	\$256,800.00
10	SPECIALITY ITEMS	\$45,340.00
15	MECHANICAL/ PLUMBING /FP	\$220,345.00
16	ELECTRICAL/ DATA	\$345,090.00
SUB TOTAL FOR ELECTRICAL VEHICLE AND AUTOMOTIVE PROGRAM		\$1,037,575.00

ADVANCED MANUFACTURING PROGRAM

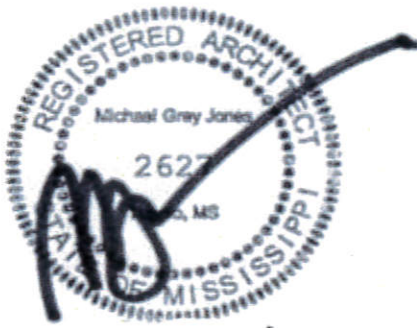
DIVISIONS		COST
1	GENERAL CONDITIONS	\$1,064.00
2	DEMOLITION	\$40,200.00
3	CONCRETE	\$8,200.00
4	MASONRY	\$10,450.00
5	STEEL	\$8,400.00
6	ROUGH CARPENTRY	\$5,860.00
7	INSULATION	\$36,900.00
8	DOORS AND HARDWARE	\$75,900.00
9	FINISHES	\$235,090.00
10	SPECIALITY ITEMS	\$10,400.00
15	MECHANICAL/ PLUMBING /FP	\$212,450.00
16	ELECTRICAL/ DATA	\$304,900.00
SUB TOTAL FOR ADVANCED MANUFACTURING PROGRAM		\$949,814.00

TOTAL FOR ALL FOUR PARTS OF PHASE TWO		\$1,987,389.00
ARCHITECTURAL AND ENGINEERING FEES	7%	\$139,117.23
TOTAL PROJECT COST FOR PHASE 3		\$2,126,506.23

SIGN 

DATE 4/12/2022

MICHAEL GREY JONES, AIA, LEED AP BD+C
SOZO ARCHITECTURE, PLLC
OXFORD, MISSISSIPPI





Bringing Progress to North Mississippi

Hal Ferrell, Mayor • Susan S. Berryhill, CMC, City Clerk •
Colmon Mitchell, City Attorney

Honorable Trent Kelly
United States House of Representatives
2243 Rayburn House Office Building
Washington, DC 20515

Dear Congressman Kelly,

I write today in support of an application from Panola County for Community Project Funding for the final phase of the Concourse Workforce Training Center in Batesville, Mississippi. Panola County, the City of Batesville, and Northwest Mississippi Community College are working together to develop the "Concourse," an industry-driven training center that will serve the needs of workers throughout the Delta and north Mississippi.

The City and County have been working since 2019 to secure funds for this ambitious project. To date, we have secured approximately \$18 million in local, state, and federal funds to renovate a factory outlet mall in the center of town that was headed toward blighted status. The majority of the facility has been transformed into a state of the art training center to meet the needs of regional industry like Winchester, GE Aviation, and Toyoda Gosei.

Funding provided through FY23 Community Project Funding would allow the remaining portion of the facility to be modified and equipped to support programs like robotic welding, welding, construction building trades, and other manufacturing skills training.

This training facility will be critical to providing the qualified workforce necessary for our manufacturing industry and the good quality jobs that are desperately needed in North Mississippi. We respectfully request your support of Panola County's application for Community Project Funding so that we can complete this important project.

Sincerely,

Hal Ferrell, Mayor
City of Batesville, Mississippi

BOARD OF SUPERVISORS

PANOLA COUNTY, MISSISSIPPI

SUPERVISORS

District 1- James Birge, Vice- President

District 2- Earl Burdette

District 3- John Thomas

District 4- Chad Weaver

District 5- Cole Flint, President

C. Gaines Baker, Attorney

Kate Victor, County Administrator

BOARD MEETS

1st Monday at Sardis

2nd Monday at Batesville

April 11, 2022

Honorable Trent Kelly
United States House of Representatives
2243 Rayburn House Office Building
Washington, DC 20515

Dear Congressman Kelly,

We write today in support of an application from Panola County for Community Project Funding for the final phase of the Concourse Workforce Training Center in Batesville. We believe that this project is vital to the region's economic success and we ask for your support.

Panola County, the City of Batesville, and Northwest Mississippi Community College are working together to develop the Concourse, an industry-driven training center that will serve the needs of workers throughout north Mississippi who have lost their jobs or are underemployed as a result of the COVID-19 public health emergency.

As you know, businesses around the country are struggling to find skilled workers for their critical positions. This region of Mississippi has a heavy manufacturing presence, and they desperately need a qualified workforce in order to compete globally. The Concourse is part of a broader strategy that the community is working on to make sure that Mississippi can respond to those industry needs. The majority of the facility has been completed or is underway with the help of local, state, and federal funds that have already been committed. Funding provided through FY23 Community Project Funding would allow the remaining portion of the facility to be modified and equipped to support programs like robotic welding, welding, construction building trades, and other manufacturing skills training.

This training facility will be critical to providing the qualified workforce necessary for our manufacturing industry and the good quality jobs that are desperately needed in North Mississippi. We respectfully request your support of Panola County's application for Community Project Funding so that we can complete this important project.

Sincerely,



Cole Flint
President
Panola County Board of Supervisors
P.O. Box 807
Batesville, MS 38606
(662) 563-6200 Telephone
(662) 563-6237 Facsimile

**Concourse Workforce Training Center
FY23 Community Project Funding Request
Batesville, MS**

Project Overview

Panola County, in conjunction with the City of Batesville, the Panola Partnership (local economic developer), local industry, and Northwest Mississippi Community College (NWCC), requests funds to finalize the development of the Concourse workforce training center. Community Project Funding will match other local, state and federal funds already in place to complete the final phase of renovating a nearly vacant 138,000 square foot factory outlet mall on the corner of Interstate 55 and Highway 6 to transform it into a workforce training center for the region.

Panola County is the applicant and owns the facility. Panola County has entered into a Memorandum of Agreement with NWCC outlining the roles and responsibilities of each party in renovating and then operating the Concourse. NWCC is currently operating training programs in the facility as a result of previously funded rounds, and will fund the staffing, operations, and maintenance of the Concourse over time.

The Concourse is designed to meet the needs that have been identified by regional industry by providing the following training programs, including but not limited to: Diesel Mechanics; Industrial, Electrical, and Automation; Advanced Manufacturing (Robotics/Automation); Robotic Welding; Construction Trades; and Business/Information Technology.

This is the third and final phase of NWCC operated space at the Concourse. To date, the County and City have contributed \$5 million, the State has contributed \$5 million, and several federal fundings have provided \$8,450,000 for previous phases of the project.

Statement of Need

Panola County and the surrounding region are facing a shortage of qualified workers to meet the needs of industry throughout the region. This manifests through positions that go unfilled, excessive and costly screening and evaluation time required by companies to find qualified applicants to hire, high turnover rates, and low workforce participation rates.

This region includes such global manufacturers as GE Aviation, ammunition producer Winchester, automotive supplier Toyoda Gosei, food processor Ajinomoto Windsor, and the Dunlap & Kyle Tire Company. Several of these companies deal with high turnover rates – one even experienced the highest turnover rate in their entire global system – that seriously impede productivity. These companies report that possible expansions are not considered because of the concerns about the local workforce. For these reasons, the county's economic development organization, the Panola Partnership, has been instrumental in developing this workforce training center.

After the pandemic, there are still large portions of the population who are unemployed or underemployed. This project is also critical to providing those individuals with the skills necessary to secure good, high-paying jobs. The project will result in new training programs offered for individuals who are overwhelmingly minority, low-income, and/or English language learners. NWCC will also provide Adult Basic Education classes and high school equivalency testing at the Concourse.

FY23 Community Project Funding will allow the County to complete the final phase of the project and provide opportunities for disadvantaged individuals and support for industry around the region.

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