



District Five of Lexington & Richland Counties Monthly Update January 24, 2011

CUMMING | SMG

building value through expertise





Systematic and Sequential Facilities Capital Maintenance

Vision & Plan for Facilities of District Five of Lexington & Richland Counties

- 3 years
- 1.5 years

District Five TEAM



Human Resources &
Instruction



Heart & Soul

90%

Accounts Payable &
Maintenance



Body

10%

Facility Maintenance



- Kitchen Equipment/Renovations
- HVAC
- Roofing

Chapin Elementary School

Project Manager:	Chris Whitley
Completion:	August 2010
Architectural Firm:	CJMW
Contractor:	Core Construction
Total Project Budget:	\$10,199,051.00
Construction Budget:	\$7,426,430.00
Committed Const. Cost:	\$4,908,920.00
Deferred Maintenance Incorporated in Project:	\$1,444,000.00

Project Description:

Construct new kindergarten addition, interior renovations and improved student drop-off.

Status

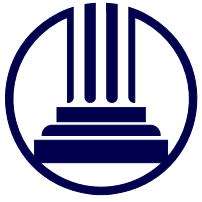
- The project is substantially complete and project closeout is underway.
- Several design meetings have been held for the administration area renovation and the kitchen renovation.
- The contractor is currently completing the punch list items.

Achievements/Key Issues

- The project was completed on time despite the 45 days that were lost due to unsuitable soils.
- The project was completed well under budget.
- Board action is required in order to move forward with the additional project that includes the administration and kitchen renovations.

Schedule/Budget Issues

- None



Chapin Elementary





Chapin Elementary





Chapin Elementary





Leaphart Elementary School

Project Manager:	Ed Strack
Completion:	April 2011
Architectural Firm:	LPA Group
Contractor:	Rodgers Builders, Inc.
Total Project Budget:	\$13,172,063.00
Construction Budget:	\$9,059,583.00
Committed Const. Cost:	\$8,774,620.00
Deferred Maintenance Incorporated in Project:	\$3,034,000.00

Project Description:

Construct new kindergarten addition, interior renovations, improved student drop-off and improved parking.

Status

- The administration area, gymnasium and media center are now complete and being occupied.
- The auditorium is complete. OSF required an additional fire rated wall at the stage area. This has been completed and the auditorium can now be occupied.
- Work is now in progress in the last phase 2B and 2C.

Achievements/Key Issues

- Asbestos problems encountered in the early phases are not as extensive in the final phases allowing the contractor to continue with the remaining construction without further obstructions.

Schedule/Budget Issues

- The contractor has requested and been granted a 14 week time extension due to delays caused by unforeseen conditions during the asbestos abatement. The contractor has filed an extended overhead claim due to the asbestos delays. Cumming|SMG has rejected the initial claim.



Leaphart Elementary





SOUTHERN MANAGEMENT GROUP
LEAPHART ELEM. SCHOOL
1 SEPT. 2010



Leaphart Elementary







Leaphart Elementary





Leaphart Elementary



Seven Oaks Elementary School

Project Manager:	Chris Whitley
Completion:	August 2011
Architectural Firm:	LPA Group
Contractor:	Martin Engineering
Total Project Budget:	\$11,928,288.00
Construction Budget:	\$8,219,422.00
Committed Const. Cost:	\$8,014,485.00
Deferred Maintenance Incorporated in Project:	\$2,922,000.00

Project Description:

Construct new kindergarten and administrative additions, interior renovations and improved student drop-off/parking.

Status:

- Masonry is progressing well at the kindergarten addition and getting started at the administration addition.
- Structural steel is being installed at both the kindergarten addition and the administration addition.
- Phase 4 has been completed and has been turned over to the District.
- The renovation of Phase 5 is underway.

Achievements/Key Issues:

- Approximately \$2.9 million in Capital Improvements are being done as part of this project.
- Despite numerous material delays, the summer renovation phase was completed prior to the start of school.

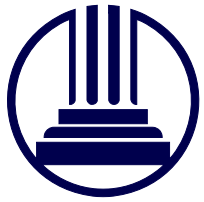
Schedule/Budget Issues:

- None at this time.



Seven Oaks Elementary





Seven Oaks Elementary





Seven Oaks Elementary



Irmo Elementary School

Project Manager:	Joe Huggins
Completion:	June 2012
Architectural Firm:	LPA Group
Contractor:	Mathews Construction
Total Project Budget:	\$17,743,289.00
Construction Budget:	\$12,390,196.00
Committed Const. Cost:	\$14,569,830.00
Deferred Maintenance Incorporated in Project:	\$3,104,000.00

Project Description:

Construct new classroom addition, new cafeteria and new media center. Interior renovations of the original historic building. Improve student drop-off and parking.

Status

- The contractor is continuing to make good progress with the site work, foundations and parking lot for building "A".
- Slabs on grade are being poured and masonry wall installation has started.
- The retention pond has been excavated and is now complete.
- Retaining wall construction for building "A" is in progress and on schedule.
- The temporary classroom contract has been bid and awarded.

Achievements/Key Issues

- The main access road to the project is deteriorating due to poor existing conditions. The School District is consulting with SCDOT in an effort to resolve the problem. The contractor has stabilized Fork Road until remedial measures can be determined by the School District and SCDOT.

Schedule/Budget Issues

- None at this time.



Irmo Elementary





Irmo Elementary



Chapin High School

Project Manager:	Paul Moscatti
Completion:	2013
Architectural Firm:	Stevens & Wilkinson
Contractor:	TBD
Total Project Budget:	\$44,964,614.00
Deferred Maintenance Incorporated in Project:	\$5,264,000.00

Project Description:

Construct a new classroom addition and bring the student capacity to 1,700 students. Construct new gymnasium with stage. Expand the cafeteria and media center. Site upgrades to include new practice fields and an end zone athletic facility. Improve parking and traffic flow.

Status:

- The Office of School Facilities will not allow us to advertise or bid the project until all permits are in hand and the lawsuit is resolved.
- The DHEC Sewer permit has been received.
- Due to the time that has passed since the initial CD submittal and changes to the documents, the CD documents have to be resubmitted to OSF prior to bid. OSF grants a 60 day window to advertise after CD approval. If this window expires, a resubmittal is required.
- The current base bid estimate is \$32,241,618 and current estimate with all alternates is \$34,738,618. The construction budget for the project is \$32,738,618. The Add Alternates are the Administration Area Renovation (1), Connector Hallway (2) and the Strings Area (3).
- Cumming/SMG will be revising the phasing schedule to reflect the new bid date once the new bid date can be established.

Achievements/Key Issues:

- All permits must be resolved before we can advertise the project. The DHEC Storm water permit has to be issued so that the permit number can be included on the SCDOT permit.

Schedule/Budget Issues:

- The current estimate does not include the additional cost for enlarging the track and tennis courts, the theatrical and acoustical additions for the "Gymnatorium" or the site irrigation that has not been clearly defined on the documents.
- Due to continuous delays, the final completion date of the project, currently December 31, 2013, will be impacted.

Dutch Fork High School

Project Manager:	Chris Whitley
Completion:	2013
Architectural Firm:	Stevens & Wilkinson
Contractor:	TBD
Total Project Budget:	\$1,531,649.00

Project Description:

Renovate to incorporate new Career Clusters.

Status:

- Initial design meetings were held last year to discuss the project. It was determined at that time that the project cannot be completed until the New High School is constructed.
- A conceptual design that includes a new health science building has been completed. This was not included in the original budget for this project.

Achievements/Key Issues:

- None

Schedule/Budget Issues:

- Given the increased scope of work that is being discussed, the budget is a major concern. The Board must determine how the increased scope of work will be funded.
- The completion date will be determined based on the completion of the New High School and the final scope of work.

Irmo High School

Project Manager:	Chris Whitley
Completion:	2013
Architectural Firm:	Stevens & Wilkinson
Contractor:	TBD
Total Project Budget:	\$3,654,680.00

Project Description:

Renovate to incorporate new Career Clusters. Make room for additional CATE Programs and additional Special Needs classroom.

Status:

- Initial design meetings were held last year to discuss the project. It was determined at that time that this project cannot be completed until the New High School is constructed.
- S&W has provided a conceptual design for the new entrance and revised drive configuration. This work was not in the original budget for the school.

Achievements/Key Issues:

- None

Schedule/Budget Issues:

- Given the increased scope of work that is being discussed, the budget is a major concern. The Board must determine how the increased scope of work will be funded.
- The completion date will be determined based on the completion of the New High School and the final scope of work.

New Elementary School

Project Manager:	Joe Huggins
Completion:	2012
Architectural Firm:	CJMW
Contractor:	TBD
Total Project Budget:	\$25,845,601.00

Project Description:

Construct new 105,000 square foot elementary school with a 750 student opening day capacity and a 900 student core capacity. This project is a site adaptation of Oak Pointe Elementary School.

Status:

- CJMW has been busy bringing the drawings up to current code and incorporating/correcting change orders that came up during the course of construction at Oak Pointe.
- The civil drawings are approximately 50% complete.
- The project can bid as soon as we are able to obtain Richland County DRT approval and all final permits. DRT would like all property matters associated with the site resolved prior to issuing their approval.

Achievements/Key Issues:

- Due to Richland County DRT delay and the strong possibility that water will not be available, the August 2012 opening will not be possible.

Schedule/Budget Issues:

- The possibility of encountering rock was identified on the soils report and we plan on protecting the budget by including a substantial rock allowance.
- It appears as if the offsite water will not be available to facilitate an August 2012 opening. Cumming|SMG is currently trying to setup a meeting with the City of Columbia to see if anything can be done to expedite the water availability.

New Middle School

Project Manager:	Chris Whitley
Completion:	TBD
Architectural Firm:	TBD
Contractor:	TBD
Total Project Budget:	\$35,238,558.00

Project Description:

Construct new 145,000 square foot middle school with an opening day capacity of 1,000 students and a core capacity of 1,200 students.

Status:

- No contractual agreement has been reached with an Architect.

Achievements/Key Issues:

- Programming was to begin in December 2009. Since no architectural agreement is in place for this project, the project is behind schedule.

Schedule/Budget Issues:

- A decision needs to be made as to whether or not this project will be built.

New High School

Project Manager:	Paul Moscati
Completion:	TBD
Architectural Firm:	McMillan Smith & Partners
Contractor:	TBD
Total Project Budget:	\$78,918,963.00 including CATE

Project Description:

Construct a new 330,000 square foot high school and CATE Center with a 1,200 student opening day capacity and a core capacity of 1,700.

Status:

- Awaiting DHEC Water (can be bid without this) and SCDOT permitting to advertise and bid the Early Site Package. The Army Corp of Engineers Wetlands Permit has been received.
- Given the permitting delays associated with this project, we have lost our opportunity to have the New High School open in August 2012.

Achievements/Key Issues:

- MS&P has submitted final CD documents for the early site package and the high school to OSF for approval to advertise.

Schedule/Budget Issues:

- The final completion dates for both the New High School and CATE Center have been impacted by permitting and other delays.
- It appears as if the offsite water will not be available to facilitate an August 2012 opening. Cumming|SMG is currently trying to setup a meeting with the City of Columbia to see if anything can be done to expedite the water availability.

CATE Center

Project Manager:	Paul Moscati
Completion:	TBD
Architectural Firm:	McMillan Smith & Partners
Contractor:	TBD
Total Project Budget:	\$78,918,963.00 including High School

Project Description:

Construct a new 330,000 square foot high school and CATE Center with a 1,200 student opening day capacity and a core capacity of 1,700.

Status:

- Awaiting DHEC Water (can bid without this) and SCDOT permitting to advertise and bid the Early Site Package. The Army Corp of Engineers Wetlands Permit has been received.
- If we can obtain the remaining permits by February 1, 2011, we believe the 72,000 sf base bid portion of the CATE Center could be completed in time for an August 2012 opening should we have water available.

Achievements/Key Issues:

- MS&P has submitted final CD documents for the early site package and the high school to OSF for approval to advertise. Final CD documents for the CATE Center are scheduled to be submitted in the next week to OSF for approval.

Schedule/Budget Issues:

- The final completion dates for both the New High School and CATE Center have been impacted by permitting and other delays.
- It appears as if the offsite water will not be available to facilitate an August 2012 opening. Cumming|SMG is currently trying to setup a meeting with the City of Columbia to see if anything can be done to expedite the water availability. We are also investigating the possibility of utilizing a well and storage tank to allow for an August 2012 opening of the CATE Center.