

# District Five of Lexington & Richland Counties Construction Update July 23, 2012

# Irmo Elementary School

<b>Project Manager:</b>	<b>Joe Huggins</b>
<b>Completion:</b>	<b>June 2012</b>
<b>Architectural Firm:</b>	<b>LPA Group</b>
<b>Contractor:</b>	<b>Mathews Construction</b>
<b>Total Project Budget:</b>	<b>\$17,743,289.00</b>
<b>Construction Budget:</b>	<b>\$12,390,196.00</b>
<b>Committed Const. Cost:</b>	<b>\$14,733,895.07</b>
<b>Capital Renewal Incorporated in Project:</b>	<b>\$3,361,000.00 (est)</b>

## **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:**

- Buildings "B" and "C" – finishes are being completed.
- Buildings "B" and "C" – portable furniture is being moved into the new buildings.
- Building "D" is being occupied by the Staff.
- OSF Final Inspection is scheduled for July 19, 2012.
- The portables are being removed from the site as they are emptied.

## **Achievements/Key Issues:**

- The contractor has stabilized Fork Road and it will be repaired upon project completion using "C Funds".
- The capital renewal accomplished as part of this project includes: clock system, fire alarm, hardware systems, HVAC, PA/intercom, site lighting, paving, roofing and interior finishes.

## **Schedule/Budget Issues:**

- Given the fact that the project includes substantially more new square footage than was originally budgeted for, budget is a concern. The additional new square footage was as a result of the Boards foresight to not undergo the costly renovation of the existing two story building.

# Irmo Elementary



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# Chapin High School

<b>Project Manager:</b>	<b>Forrest L. King</b>
<b>Completion:</b>	<b>December 2014</b>
<b>Architectural Firm:</b>	<b>Stevens &amp; Wilkinson</b>
<b>Contractor:</b>	<b>China Construction America of S.C., Inc.</b>
<b>Construction Budget:</b>	<b>\$32,778,594.00</b>
<b>Committed Construction Cost:</b>	<b>\$45,930,500.00</b>
<b>Capital Renewal Incorporated in Project:</b>	<b>\$5,264,000.00</b>

## **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 Staff has been relocated and the original office space has been demolished. New footings, masonry and MEP rough-in has started.
- The Media Center demolition has been completed and the renovation of the area is in progress.
- The existing entry drives have been demolished and new curbing, grading and stone are in progress.
- The on site Retaining Walls are being installed.
- The tennis court and track areas have been demolished and the existing sewer pump station has been removed.
- The asphalt milling has taken place and the material placed on the auxiliary student parking lot .
- Footings, subgrade masonry, slabs and masonry walls are in progress in the two story classroom addition.
- Concrete retaining walls at the end of the classroom section and by the weight room are being installed and backfilled.

## **Achievements/Key Issues:**

- The deferred maintenance accomplished as part of this project includes: clock system, fire alarm, hardware systems, HVAC, PA/intercom, roofing and interior finishes.

## **Schedule/Budget Issues:**

- Due to continuous delays, the final completion date of the project will be December 2014.
- Elert is managing the Technology issues.

# Chapin High School



# Chapin High School



# Chapin High School



# CATE Center and Site Package

**Project Manager:**

**Forrest L. King**

**Completion:**

**August 2012**

**Architectural Firm:**

**McMillan Smith & Partners**

**Site Contractor:**

**Richardson Construction Co. of Columbia, SC, Inc.**

**CATE Center Contractor:**

**Edcon, Inc.**

## **Project Description:**

Construct a new stand alone Career Center. This was originally to be a wing of the New High School #4.

## **Status:**

- Roof panels, roll up doors and exterior canopies are being installed.
- Window installation and interior floor polishing is in progress.
- Interior painting and ceiling grid is in progress.
- The Culinary arts kitchen hoods are being installed.
- The cooling tower and boilers are set. The piping systems are being flushed.
- Interior duct work has been installed and units are being installed on the mezzanines.
- Wiring and plumbing is in progress.
- Water has been supplied to the site by the City. The on site portion of the line is undergoing final testing for approval.
- The road widening project has started now that underground utility relocation has been completed.
- Paving and curbing on site is in progress.

## **Achievements/Key Issues:**

- The City of Columbia has allowed the Site Contractor to install the on site water lines. The City has redefined the first phase of the City Capital Improvement Project to run the 24" water line from the Waterfall Subdivision to the CATE Center first.
- Underground utility relocation and installations are critical to the project completion and building occupancy.

## **Schedule/Budget Issues:**

- The final completion date for the CATE Center have been impacted by permitting and other delays.
- AT&T has delayed the offsite road improvements. Richardson Construction will have to be compensated for the acceleration caused by this delay.
- Technology issues are being managed by Elert

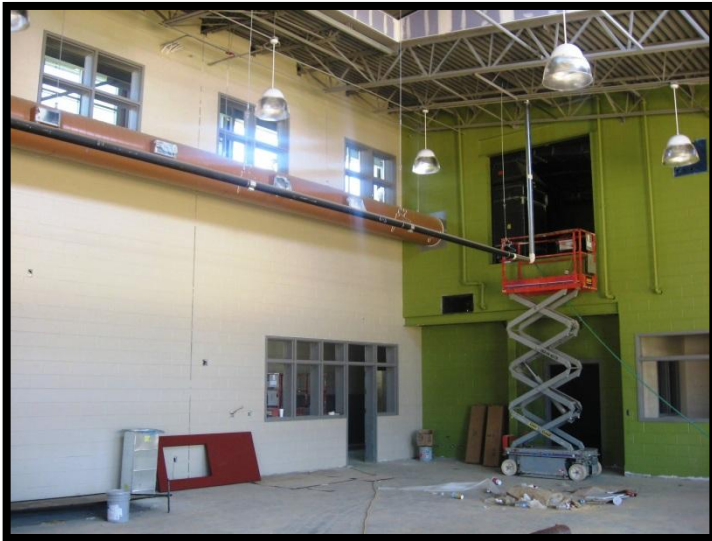
# CATE Center



# CATE Center



# CATE Center



# Spring Hill High School

<b>Project Manager:</b>	<b>Forrest L. King</b>
<b>Completion:</b>	<b>August 2013</b>
<b>Architectural Firm:</b>	<b>McMillan Smith &amp; Partners</b>
<b>High School #4 Contractor:</b>	<b>Edcon, Inc.</b>
<b>Total Construction Budget (Incl. Contingency):</b>	<b>\$61,111,169.00</b>
<b>Committed Const. Cost (Incl. CATE &amp; Site):</b>	<b>\$60,563,906.00</b>

## **Project Description:**

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

## **Status:**

- Footings are 95% installed in all areas of the building.
- Masonry subgrade is 95% installed in all areas of the building.
- Below slab MEP is 95% complete.
- Floor slabs have been poured in the cafeteria, gym and classroom wings.
- Above slab masonry and MEP wall rough-in is in progress in the cafeteria, gym and classroom wings.
- Steel columns and steel lintels have been set at the gym areas and bar joists are being set on the classroom wing

## **Achievements/Key Issues:**

- The City of Columbia redefined the first phase of the City Capital Improvement Project to run the 24" water line from the Waterfall Subdivision to the CATE Center.

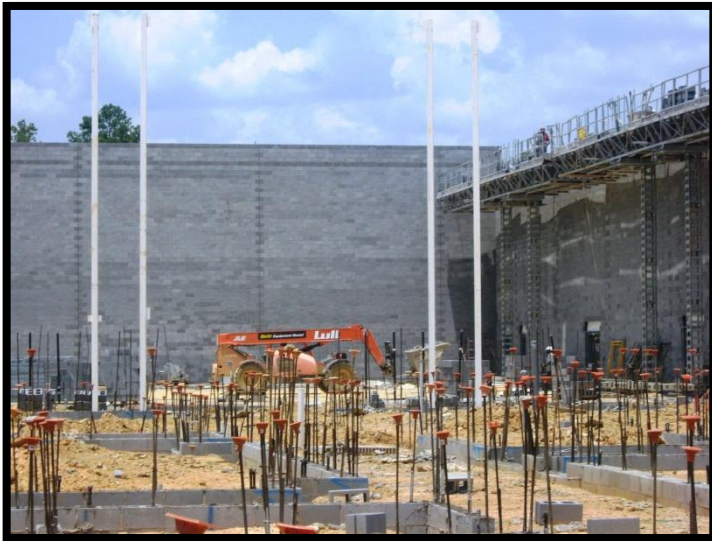
## **Schedule/Budget Issues:**

- The final completion date for the New High School has been impacted by permitting and other delays.
- MPS has delayed the project due to slow turn around of RFI's and Submittals.
- Technology issues are being managed through Elert.

# Spring Hill High School



# Spring Hill High School



# Irmo High School – Phase 1

<b>Project Manager:</b>	<b>Chris Whitley</b>
<b>Completion:</b>	<b>August 2012</b>
<b>Architectural Firm:</b>	<b>Stevens &amp; Wilkinson</b>
<b>High School #4 Contractor:</b>	<b>Rea Contracting</b>
<b>Total Construction Budget:</b>	<b>\$1,450,000.00</b>
<b>Committed Const. Cost:</b>	<b>\$1,092,288.15</b>

## **Project Description:**

Construct new front entrance drives and parking in preparation for Phase 2.

## **Status:**

- Grading operations are underway.
- New storm drain lines are being installed.

## **Achievements/Key Issues:**

- None

## **Schedule/Budget Issues:**

- Unforeseen conduits have been encountered that have slowed the installation of the new storm drain lines.

# Irmo High – Phase 1

