

Chapin Middle School Addition

CM@Risk

Guaranteed

Maximum

Price

(GMP)



Advantages District 5 Gained Using CM@Risk

- Qualification and Price Based
- Motivated Partnership
- Financial Control—Open Books
- Schedule Control
- Cost Savings—No CM firm
- Control of Design Professional
- Plan Grid Application
- All Parties Have Common Goal





SUMMARY OF COSTS

CHAPIN MIDDLE SCHOOL



District FIVE of Lexington & Richland Counties

DIVISION	DESCRIPTION	GMP Estimate	Major Subcontractors
1000	General Conditions	\$539,654	
2000	Site Work	\$319,408	Coogler Construction
3000	Concrete	\$378,633	Palmetto Concrete Finishing
4000	Masonry	\$1,316,874	Mac's Masonry
5000	Steel	\$471,003	D&T Steel
6000	Woods & Plastics	\$36,346	
7000	Thermal & Moisture Protection	\$688,593	Watts and Associates
			Achelpohl Roofing
8000	Doors & Windows	\$443,680	Palmetto State Glass
			United Skys
9000	Finishes	\$637,178	Collins and Wright
10000	Specialties	\$119,588	
11000	Equipment	\$12,828	
12000	Furnishings	\$107,983	Cabinets by Design
15000	Mechanical (Fire Protection / Plumbing / HVAC)	\$828,498	Gold Mechanical
			Precision Plumbing
			Armstrong and Johnston
16000	Electrical	\$582,714	HR Allen
Construction Hard Cost		\$6,482,980	
	Business License	\$8,000	
	P & P Bond	\$42,240	
	Design Contingency - (0%)	\$0	
	Contract Construction Inc., - (Fee 4.5%)	\$324,004	
	Construction Contingency - (Fee 5%)	\$342,861	
	Texas Granite Material	included	
	Acoustical Wall Panels	included	
		\$7,200,085	
	Alternate #1 Landscaping	\$32,747	
	Alternate #2 Convert 4ea classrooms	\$46,001	
	Alternate #3 Enclose Team Rooms	\$40,317	
	Alternate #4 Vertical Sunshades	\$60,631	
	Alternate #5 Fire Access	\$132,000	
Estimate Construction Total		\$7,511,781	
Allowance included for Moisture Remediation, if needed		\$ 45,000	
District Allowances			
	Furnishings Allowance	\$320,000	
	AV Allowance	\$225,000	
	Testing Allowance	\$65,000	
		\$8,121,781	



	GMP Estimate	DD Estimate
Construction Hard Cost	\$6,806,984	\$6,667,851
Business License	\$8,000	\$15,383
P & P Bond	\$42,240	\$43,822
Design Contingency - (0%)	\$0	\$0
Construction Contingency - (Fee 5%)	\$342,861	\$318,317
Texas Granite Material	included	\$170,000
Acoustical Wall Panels	included	\$28,000
Alternate #1 Landscaping	\$32,747	included
Alternate #1 Convert (4ea) Classrooms	\$46,001	\$60,000
Alternate #3 Enclose Team Rooms	\$40,317	\$130,000
Alternate #4 Vertical Sunshades	\$60,631	\$108,080
Alternate #5 Fire Access	\$132,000	\$132,000
GMP for Construction Total	\$7,511,781	\$7,673,453
District Allowance		
<i>Furnishings Allowance</i>	\$320,000	\$320,000
<i>AV Allowance</i>	\$225,000	\$225,000
<i>Testing Allowance</i>	\$57,234	\$57,234
	\$8,114,015	\$8,275,687