



NEW ELEMENTARY SCHOOL #13

Project Update – Board of Trustees

DECEMBER 4, 2019



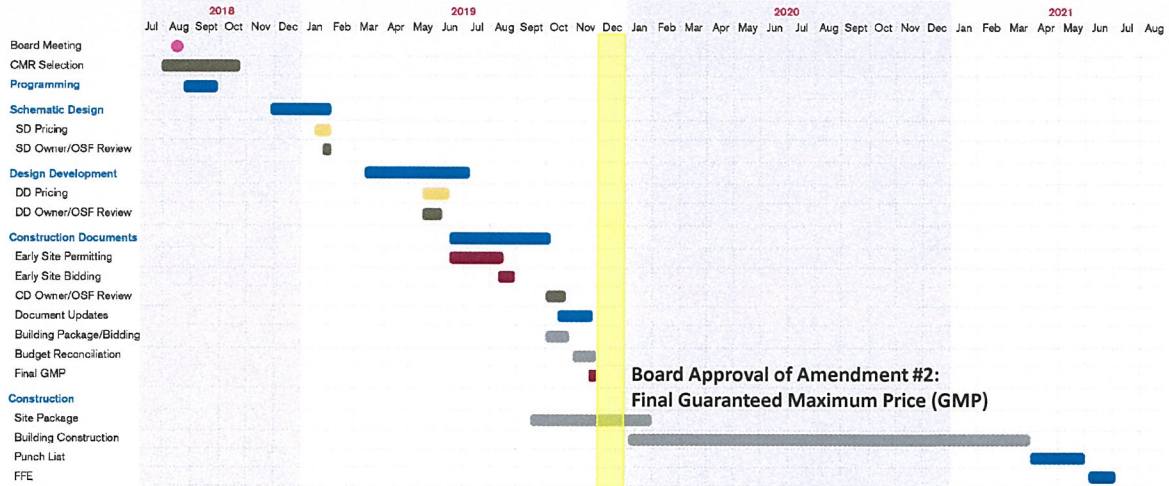
WHY CMR ?

- Qualification Based Contractor Selection
- Constant price checking during design
- Competitive bidding of subcontractors and suppliers
- Guaranteed Maximum Price
- Owner receives 100% benefit of savings



ELEMENTARY SCHOOL 13

PROJECT SCHEDULE



QUACKENBUSH ARCHITECTS + PLANNERS



QUACKENBUSH ARCHITECTS + PLANNERS

CONSTRUCTION ESTIMATE PROJECT SUMMARY

AMICKS FERRY ROAD ES#13
School District Five of Lexington / Richland

DESIGN DEVELOPMENT Project Breakdown

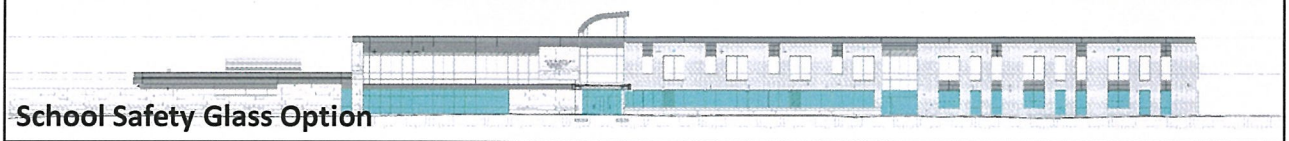
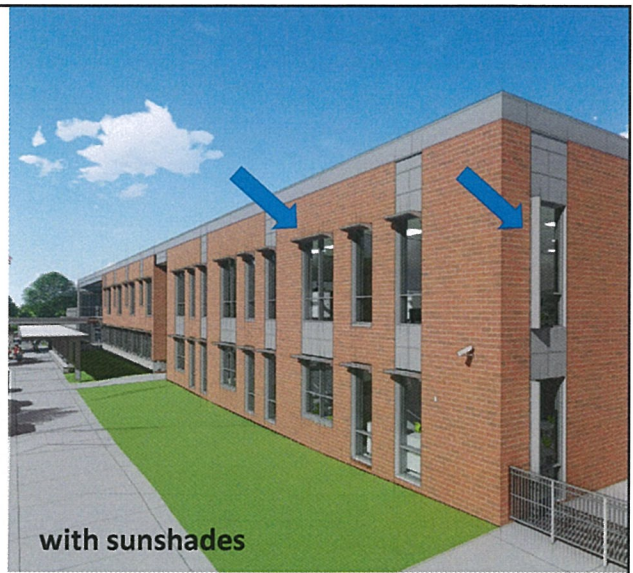
	Schematic Design (15% complete documents)	Design Development (60% complete documents)	Design Dev, with Early Site GMP	105,575 ^f Current Cost / SF	Guaranteed Maximum Price	105,575 ^f Current Cost / SF
► Building Estimate	\$22,388,204	\$22,324,179	\$22,324,179	\$211.45 ^f	\$22,095,585	\$209.29 ^f
► Site Work Improvements	\$3,214,044	\$2,776,848	\$2,709,262	\$25.66 ^f	\$2,709,262	\$25.66 ^f
Building & Sitework Sub-Total	\$25,600,248	\$25,101,027	\$25,033,441	\$237.12 ^f	\$24,804,847	\$234.95 ^f
► Off-Site Improvements	\$671,495	\$698,493	\$725,486	\$6.87 ^f	\$725,486	\$6.87 ^f
► Lexington County Landscape Ordinance	Not in SD estimate	\$334,914	\$334,914	\$3.17 ^f	\$224,070	\$2.12 ^f
Local Government & Municipality Requirements Sub-Total	\$671,495	\$1,033,407	\$1,060,400	\$10.04 ^f	\$949,556	\$8.99 ^f
Building / Sitework / Local Requirements Sub-Total	\$26,271,743	\$26,134,434	\$26,093,841	\$247.16 ^f	\$25,754,403	\$243.94 ^f
► ES#13 Building Enhancement Features						
• Add Re/K drive and parking lot (already included in GMP #1)	\$274,870	\$274,870	\$222,110	\$2.10 ^f	\$222,110	\$2.10 ^f
• Add Schoolguard Exterior Glazing @ First Level	\$450,000	\$352,318	\$352,318	\$3.34 ^f	\$343,217	\$3.25 ^f
• Add Horizontal / Vertical Exterior Sun Shades (blinds incl'd at all ext. windows)		\$45,016	\$45,016	\$0.43 ^f	\$105,425	\$1.00 ^f
• Add Re/K Pop-up Clerestory Feature		\$52,366	\$52,366	\$0.50 ^f	\$100,098	\$0.95 ^f
• Add to Extend Car-rider Canopy (150 LF)	na	\$127,652	\$127,652	\$1.21 ^f	\$94,200	\$0.89 ^f
Project Construction Cost w/Enhancements	\$26,996,613	\$26,986,656	\$26,893,303	\$254.73 ^f	\$26,619,453	\$252.14 ^f
► ES#13 Owner Items						
• Furnishings, Fixtures & Equipment	\$900,000	\$900,000	\$900,000		\$900,000	
• IT / Interactive Boards	\$950,000	\$950,000	\$950,000		\$950,000	
• 3rd Party testing / inspections	\$450,000	\$450,000	\$450,000		\$450,000	
• Owner's contingency	\$650,000	\$650,000	\$650,000		\$650,000	
TOTAL PROJECT BUDGET	\$29,946,613	\$29,936,656	\$29,843,303		\$29,569,453	


















Resource Process Summary



ES#13 Stewwork & Building Cost/SF

\$234.95/sf

ESTIMATE ANALYSIS PROCESS	2016 Bid \$ / SF	2017 Inflation Multiplier 1.0633	2018 Inflation Multiplier 1.0221	2019 Inflation Multiplier 1.1722	2019 SC Bid \$ / SF 1.0000
N.Carolina ES to S.Carolina ES (city to city comparison)	\$195.30	\$207.65	\$212.24	\$248.78	\$248.78 sf
Southeastern ES Median - KY,TN,N.C,SC (historical / city indecies)	\$212.50	\$225.95	\$230.93	\$270.69	\$270.69 sf
National ES Median (historical / city indecies)	\$197.60	\$210.10	\$214.74	\$251.71	\$251.71 sf
RS Means School Median (project SF cost / city index)	\$196.72	\$209.17	\$213.78	\$250.59	\$250.59 sf
2019 Average of Resources Surveyed					\$255.44 sf

* This Project Summary includes Construction cost ONLY and does not include FF&E, IT / Interactive Boards, 3rd Party testing / inspections and Owner's contingency



SC Elementary School Project Cost



ES#13 Stework & Building Cost/SF **\$234.95/sf**

ESTIMATE ANALYSIS PROCESS	Bid \$ / SF	2017 Inflation Multipler 1.0633	2018 Inflation Multipler 1.0221	2019 Inflation Multipler 1.1722	2019 SC Bid \$/SF 1.0000
Foxbank ES (Bid 2016)	\$229.06	\$243.55	\$248.93	\$291.79	\$291.79 sf
Lugoff ES (Bid 2017)	\$207.85	na	\$212.44	\$249.01	\$249.01 sf
Wateree ES (Bid 2017)	\$222.07	na	\$226.97	\$266.05	\$266.05 sf
Matilda Dunston ES (Bid 2018)	\$236.12	na	na	\$276.77	\$276.77 sf
New Lexington ES (CMR Bid 2019)	\$256.03	na	na	na	\$256.03 sf
2019 Estimate Process Average					\$267.93 sf

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QUESTIONS

