

A RESOLUTION

TO AMEND THE AWARD TO J DAVIS CONSTRUCTION TO PROVIDE CONSTRUCTION MANAGEMENT AT RISK (CMAR) SERVICES FOR CONSTRUCTION OF THE EASLEY FIRE STATION #1/HEADQUARTERS AND OPERATIONS AND MAINTENANCE FACILITY TO SET THE GUARANTEED MAXIMUM PRICE FOR THE PROJECT

WHEREAS, the City of Easley has contracted J Davis Construction to provide Construction Manager at Risk (CMaR) services for the renovation and construction of Fire Station 1 and the construction of a new Operations and Maintenance Facility; and

WHEREAS, the City Council has reviewed the estimated cost for construction at their May 2019 and August 2019 meetings; and

WHEREAS, the CMaR has finalized their Guaranteed Maximum Price (GMP) and is ready to set their GMP for the construction to be approved by Council; and

WHEREAS, the calculations for the GMP are attached to this Resolution for reference and outline the costs for construction are not to exceed \$8,304,506.

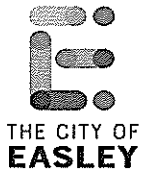
NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA: that the City of Easley agrees to amend the awarded contract to J. Davis Construction to complete Construction Manager at Risk (CMaR) services for the City of Easley to establish the GMP at \$8,304,506, and authorizes the City Administrator, in consultation with the City Attorney, to finalize and execute any agreement and documentation related to the amendment and project.

First Reading: _____

Mayor

Attest:

City Clerk



**Easley Fire Headquarters / Operations and Maintenance Facility
Easley, South Carolina**

**ESTIMATED ORDER OF MAGNITUDE
PROJECT BUDGET**

September 5, 2019

	CONSTRUCTION AND DEVELOPMENT COSTS (TOTAL PROJECT)
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				Unit	Cost	Subtotal	FIRE ONLY												OPERATIONS ONLY	
A.	Building Cost	Gross SF																		
1.	Fire Headquarters			\$/SF	\$ 173.98	\$ 2,897,949	\$ 2,897,949													
	Existing Building Demolition	1,304 SF																		
	Existing Building Renovation	5,692 SF																		
	New Construction	10,965 SF																		
2.	Operations & Maintenance			\$/SF	\$ 158.40	\$ 3,031,531														\$ 3,031,531
	New Administration Building	5,707 SF																		
	New Operations Building	13,431 SF																		
B.	Site Development Cost																			
	Fire Station	1.30 Acres		\$/acre	\$ 240,308	\$ 312,401	\$ 312,401													
	Operations & Maintenance	8.00 Acres		\$/acre	\$ 178,291	\$ 1,426,331														\$ 1,426,331
C.	Construction Cost per May 2019 Scope																			
	Fire Station					\$ 3,210,350	\$ 3,210,350													
	Operations & Maintenance					\$ 4,457,862														\$ 4,457,862
	Subtotal per May 2019 Scope					\$ 7,668,212														
D.	Owner Added Items																			
	Additional Project Scope			Lump Sum		\$ 150,108	\$ 63,045													\$ 87,063
	O&M Facility Equipment (Moved from Owner Costs)			Lump Sum		\$ 139,268														\$ 139,268
	O&M Fuel Island (Move from Owner Costs)			Lump Sum		\$ 283,696														\$ 283,696
	Contractor Bond (Increased for Additional Costs)			Lump Sum		\$ 63,222	\$ 26,553													\$ 36,669
E.	Construction Cost Subtotal/Recommended GMP (Incl. 3% Contingency)					\$ 8,304,506	\$ 3,299,948													
				Cost/SF		\$ 232.00	\$ 198.11													\$ 261.50
F.	Professional Fees																			
	Programming			Lump Sum		\$ 20,000	\$ 7,947													\$ 12,053
	Architectural/Engineering Fees - SD			Lump Sum		\$ 60,000	\$ 23,842													\$ 36,158
	Architectural/Engineering Fees - DD, CD, Permit, & CA			Lump Sum		\$ 514,756	\$ 216,198													\$ 298,558
	Site Lighting Engineering			Lump Sum		\$ 3,960	\$ 1,663													\$ 2,297
	Additional Civil Engineering			Lump Sum		\$ 17,500	\$ 7,350													\$ 10,100
	Additional Structural Engineering			Lump Sum		\$ 3,000														
G.	Geotechnical Survey			Lump Sum		\$ 6,800	\$ 2,702													\$ 4,098
H.	Site Survey			Estimated		\$ 15,000	\$ 5,961													\$ 9,039
I.	Asbestos and Lead Paint Survey			Estimated		\$ -	\$ -													\$ -
J.	Construction Materials (IBC Chapter 17) Testing			% of E	0.5%	\$ 41,523	\$ 16,500													\$ 25,023
K.	Fees Subtotal					\$ 682,539	\$ 282,162													\$ 397,326



**Easley Fire Headquarters / Operations and Maintenance Facility
Easley, South Carolina**

**ESTIMATED ORDER OF MAGNITUDE
PROJECT BUDGET**

September 5, 2019

	CONSTRUCTION AND DEVELOPMENT COSTS (TOTAL PROJECT)
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			Unit	Cost	Subtotal	FIRE ONLY	OPERATIONS ONLY
L.	Owner's Project Reserve/Contingency (Owner Reduced as Contractor added 3% on construction)		% of E	2.5%	\$ 207,613	\$ 82,499	\$ 125,114
M.	Movable Equipment <i>Owner provided furnishings</i>		\$/SF of A	\$7.50	\$ 268,463	\$ 124,928	\$ 143,535
N.	Fixed Equipment Cost <i>Appliances and Lockers</i>		Lump Sum		\$ 50,000	\$ 20,000	\$ 30,000
O.	Telecommunications/Data/Security <i>Access Control & CCTV</i>		\$/SF of A	\$3.00	\$ 107,385	\$ 49,971	\$ 57,414
	<i>Data/Telephone Network</i>		\$/SF of A	\$2.50	\$ 89,488	\$ 41,643	\$ 47,845
	<i>Radios and Speakers</i>		\$/SF of A	\$3.00	\$ 107,385	\$ 49,971	\$ 57,414
P.	Hazardous Materials Abatement		Lump Sum		Included in GMP	Included in GMP	\$ -
Q.	Additional Owner Items Subtotal		(L thru P)		\$ 830,333	\$ 369,011	\$ 461,322
	TOTAL PROJECT BUDGET		(E+K+Q)		\$ 9,817,377	\$ 3,951,121	\$ 5,863,206
				Cost/SF	\$ 274.27	\$ 237.20	\$ 306.36

ORIGINAL BUDGET (APRIL 10, 2018)	\$ 14,439,472	\$ 4,777,452	\$ 9,662,020
TOTAL COST REDUCTION	\$ (4,622,095)	\$ (826,331)	\$ (3,798,814)

NOTES:

1. Budget costs above do not include land acquisition costs, moving costs, or tap fees.
2. Site costs have not accounted for unsuitable soils including rock, contaminated or wet soils.
3. Budget above assumes that construction is completed within the next 12 months. For each year beyond 12 months add 3.5% Construction Cost Escalation for Item L above.
4. This "Preliminary Order of Magnitude Project Budget" should not be considered a guaranteed maximum cost, but instead is a professional opinion of probable construction costs at the time of preparation.
5. DP3 Architects and it's consultants have no control over the cost of labor, equipment, materials, or a contractor's method of pricing. It should be anticipated that bids and actual costs will vary from this budget.
6. The "Design Contingency" is a percentage of calculated costs which is added to the subtotal. This contingency helps compensate for unknown elements or conditions, variations in quantities used, and other unforeseen circumstances at the time of the Study.
7. The "Construction Contingency" will allow for changes to the design, other program alterations, and unforeseen site conditions encountered after construction initiation.