

DISTRICT 5 SCHOOLS OF SPARTANBURG COUNTY



NEW REIDVILLE ELEMENTARY SCHOOL



EXISTING SITE

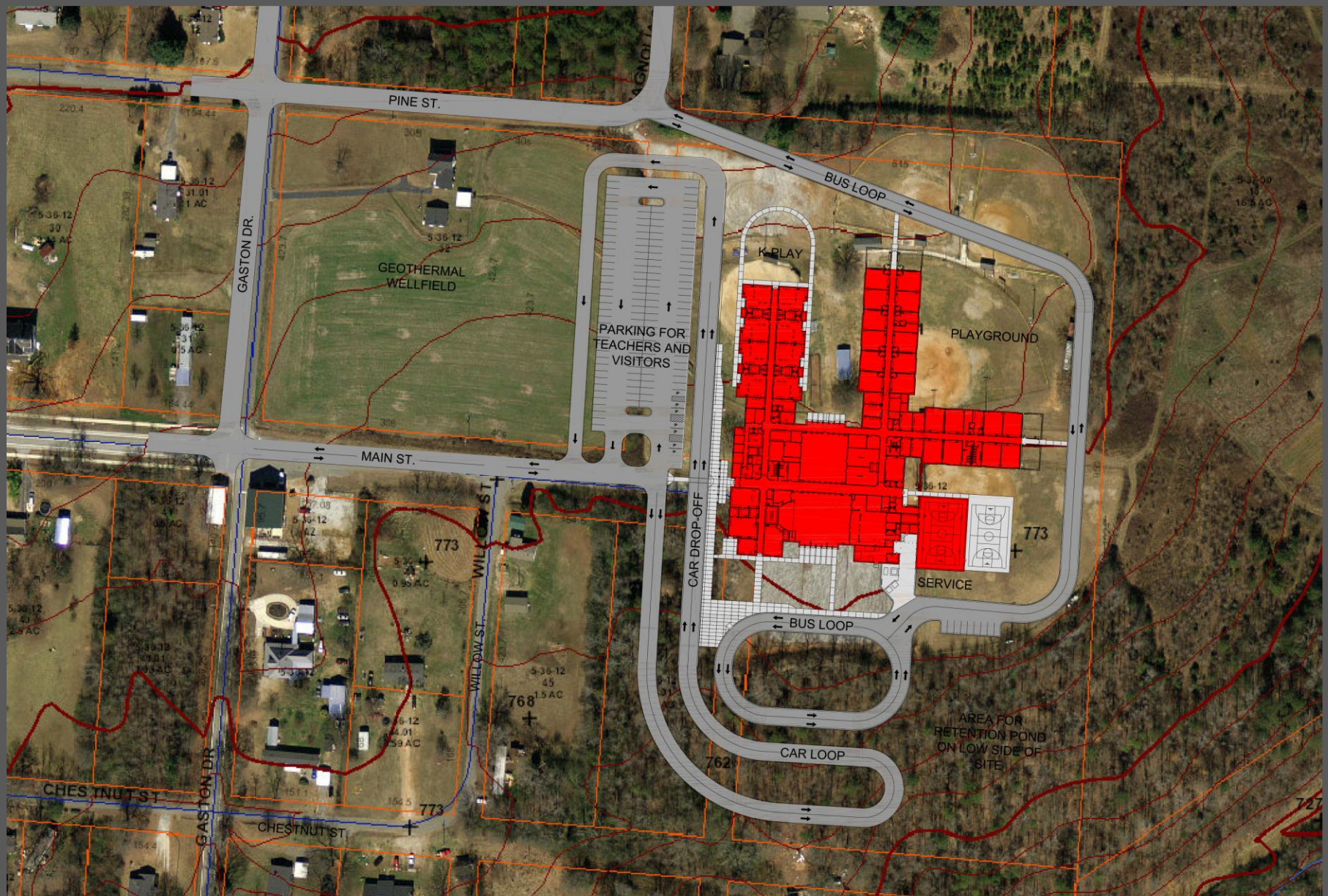
NEW SITE



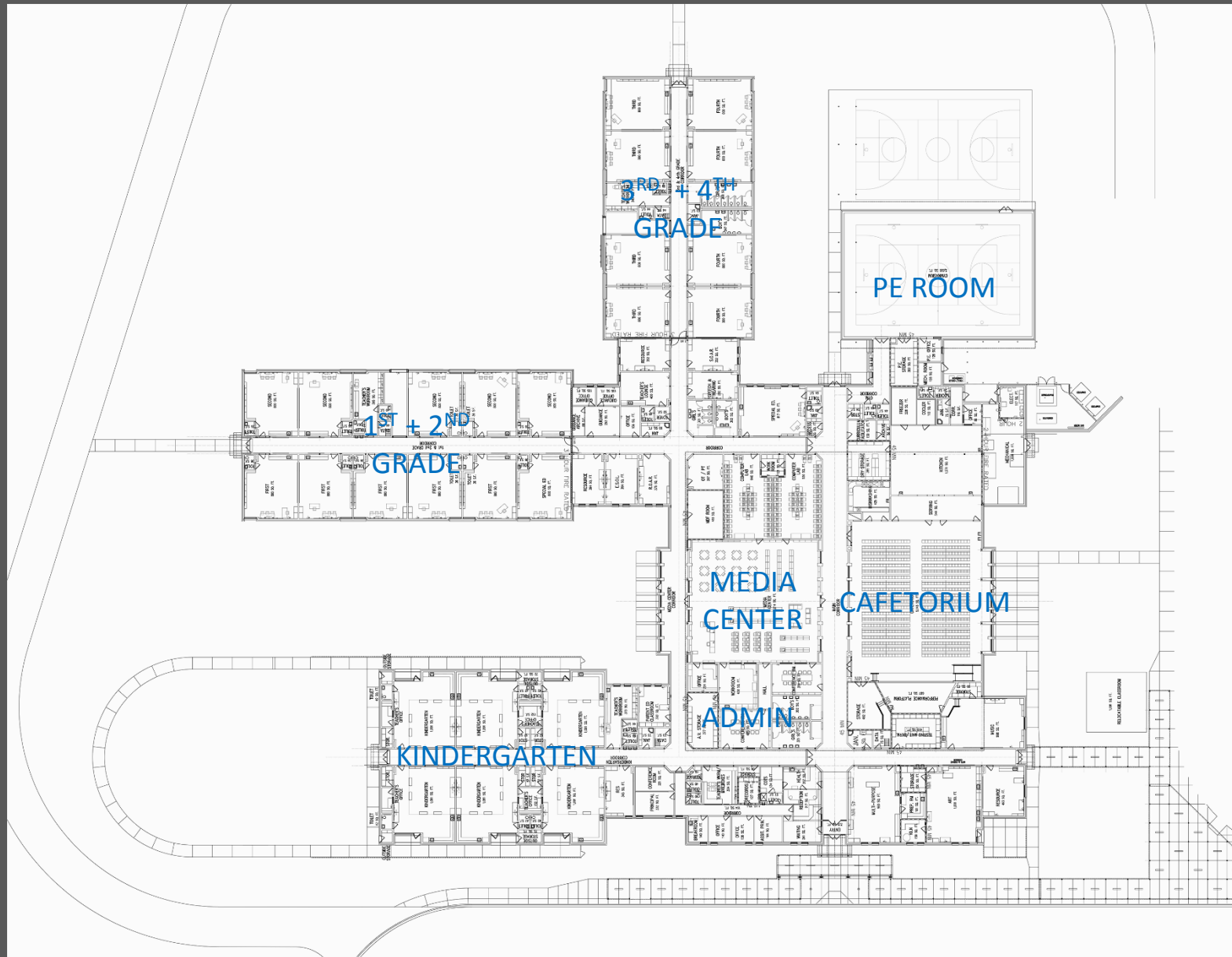
OPTIONS 1 + 2

OPTION 2





PLAN BASED ON LYMAN + ABNER CREEK ELEMENTARY SCHOOLS



OPTIONS FOR WALL CONSTRUCTION

CONCRETE BLOCK WALL

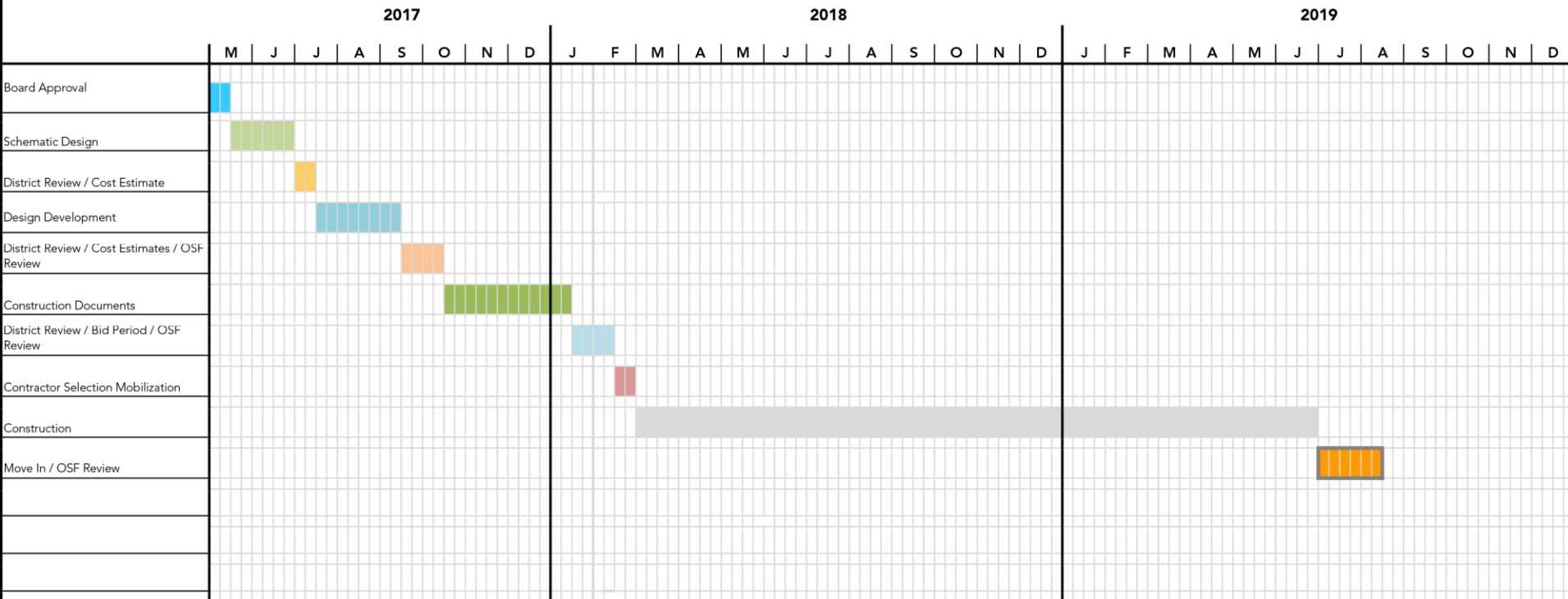


DRYWALL



PROPOSED SCHEDULE FOR 2019 OPENING

SPARTANBURG COUNTY SCHOOL DISTRICT 5 Reidville Elementary School April 20, 2017



POTENTIAL PROJECT COSTS



District 5 Schools of Spartanburg County
New Elementary School
Opinion of Probable Cost

April 19, 2017

(Revised based upon using metal stud & gypsum wallboard and C.M.U. walls)

SITE IMPROVEMENTS

Demolition	\$ 50,000
Sitework (Grading, Erosion Control, etc.) ¹	1,550,000
Road Improvements ²	850,000
Utility Relocation (Power, Water, etc.) ³	150,000
Off Site Utilities (Water, Gas, etc.) ⁴	650,000
	<u>\$ 3,250,000</u>

Notes:

1. Can vary based upon Geotech Analysis
2. Can vary based upon SCDOT recommendations
3. Can vary based upon utilities to be relocated
4. Can vary based upon proximity to site

BUILDING CONSTRUCTION

New elementary school (based upon Lyman Elementary)	\$17,750,000
Playgrounds & Multi-purpose Field	250,000
	<u>\$18,000,000</u>

SOFT COSTS

Site investigation (Soil Borings, Survey, Environmental)	\$ 75,000
Permits & Fees	50,000
Inspection Fees (Chapter 1 & 17, Material Testing)	300,000
Architectural / Engineering Fees ¹	1,175,000
Furniture, Fixtures & Equipment	950,000
Information Technology, AV & Security Systems	400,000
Moving Costs	50,000
	<u>\$ 3,000,000</u>

Notes:

1. Reduced fee based upon re-use of plans

Site Improvements	\$ 3,250,000
Building Construction	18,000,000
Soft Costs	3,000,000
PROJECT COST SUBTOTAL	<u>\$24,250,000</u>

OWNER / DESIGNER / CONSTRUCTION CONTINGENCY	<u>\$1,700,000</u>
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TOTAL PROJECT COST	<u>\$25,950,000</u>
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COST ESCALATION 2018	<u>\$27,450,000</u>
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QUESTIONS?

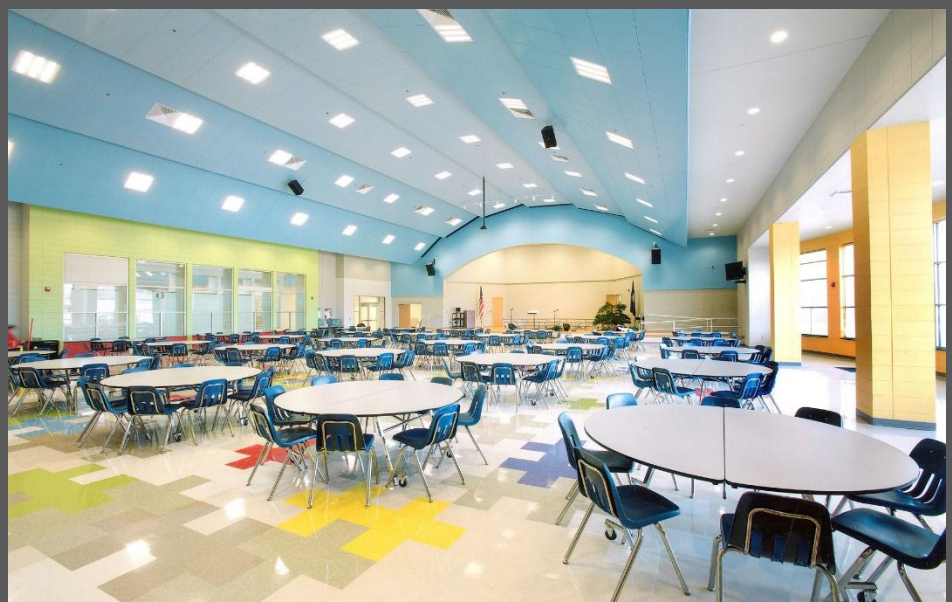


mcmillan | pazdan | smith
ARCHITECTURE

ideas taking shape



ABNER CREEK ELEMENTARY



LYMAN ELEMENTARY

