12/6/2022

CM@R Contractual Matter Related to Elementary School #19

Matt Warren, Interim Chief Operations Officer
Jennifer Miller, Chief Financial Officer

Capital Project Report

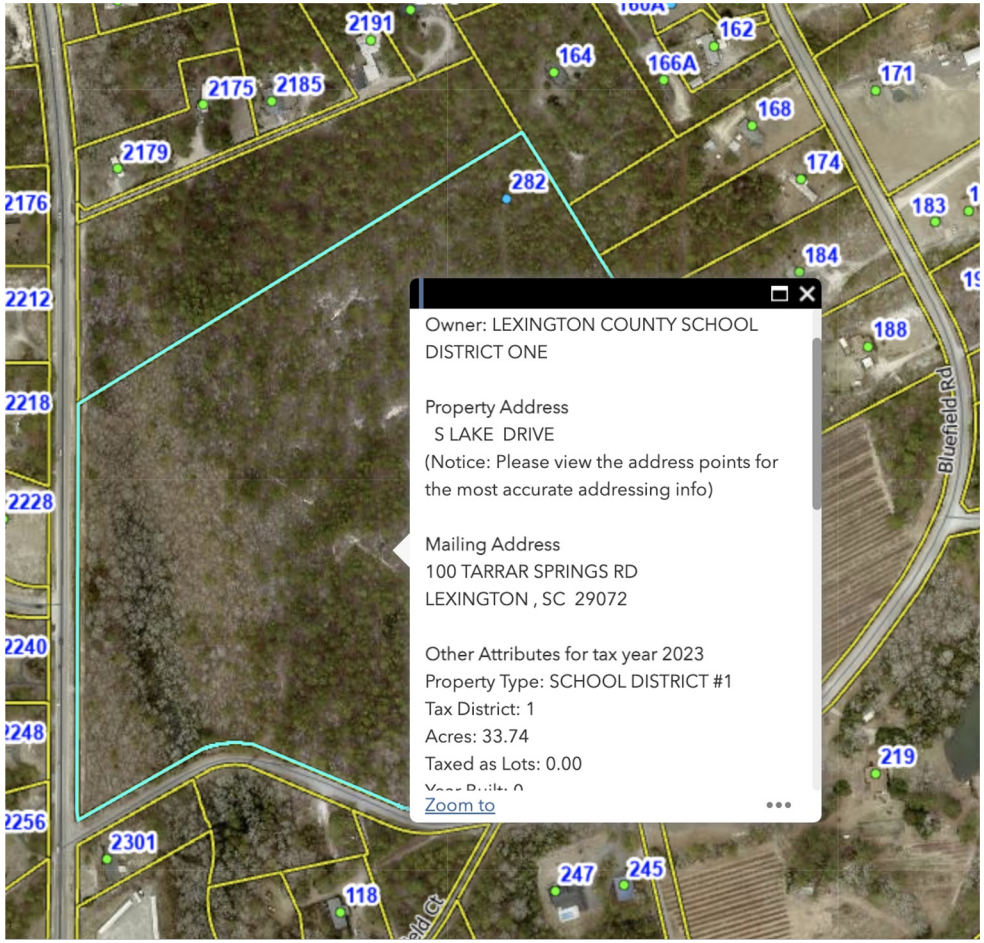
October 31, 2022 Capital Project Report

Budget Development

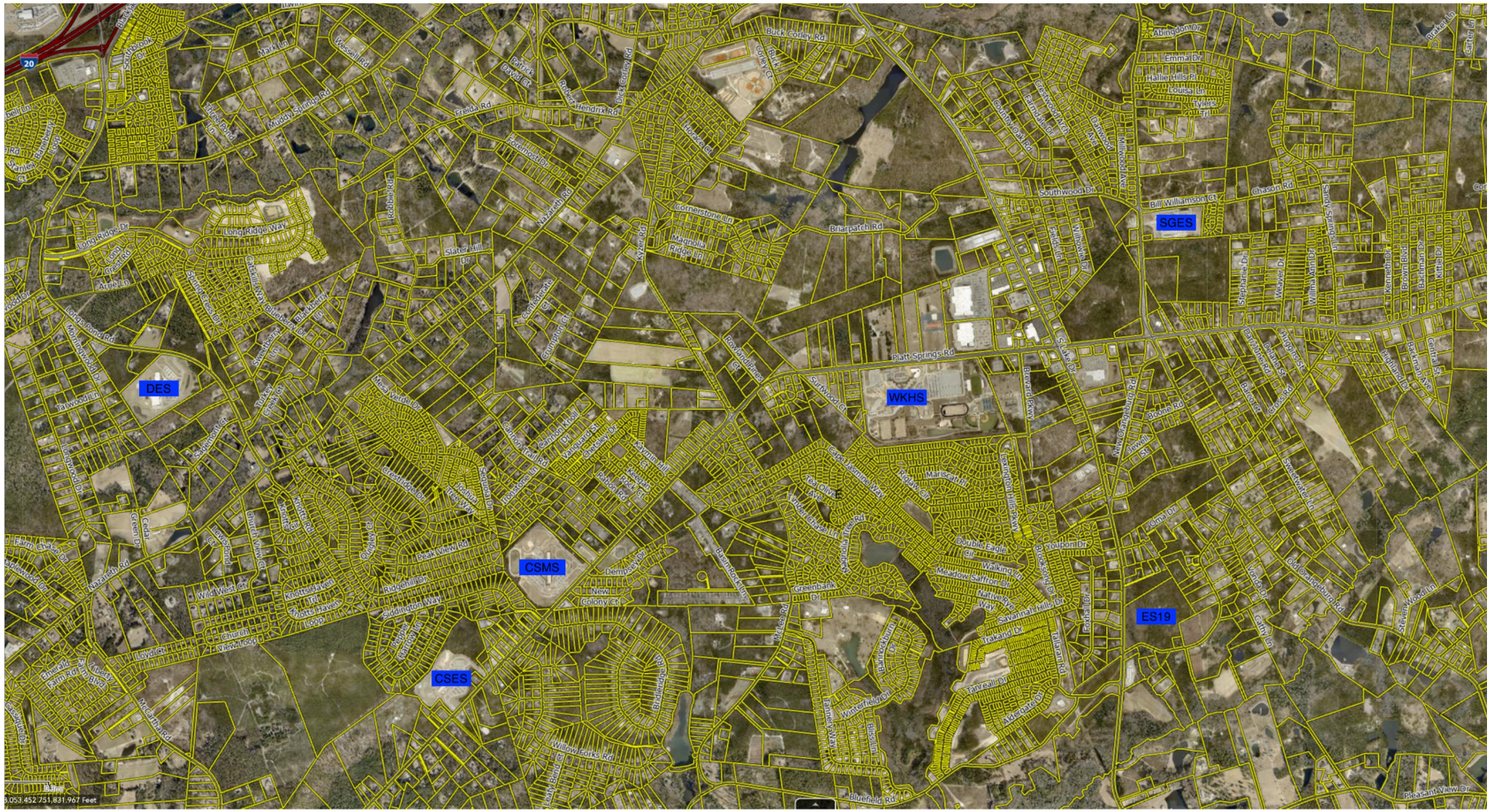
- Budget was developed through facilities study conducted by MB Kahn in 2017
- Construction management at risk project
- Budget allotted for ES19 is $37,000,000
- Facilities plan estimated opening year as 2022–23
  - Pause in construction
  - COVID
  - District enrollment

School Site

2163
2155B
2157
166
160
158
157
118
126
132
2169
2197
160A
2191
162
164
166A
2175
2185
171
175
168
2179
174
187
282
183
185
2176
184
191
2212
188
193
2218
274
205
232
Bluefield Rd
2228
240 C
240
240 D
219
2240
2248
2256
2301
247
245
118
Bluefield Ct
122
111
113
2321
239


2191
164
166A
162
2175
2185
171
168
2179
174
282
183
2176
184
2212
188
Bluefield Rd
2218
2228
2240
2248
219
2256
2301
247
245
118
Owner: LEXINGTON COUNTY SCHOOL DISTRICT ONE
Property Address
S LAKE DRIVE
(Notice: Please view the address points for the most accurate addressing info)
Mailing Address
100 TARRAR SPRINGS RD
LEXINGTON , SC 29072
Other Attributes for tax year 2023
Property Type: SCHOOL DISTRICT #1
Tax District: 1
Acres: 33.74
Taxed as Lots: 0.00
Zoom to

School Site



School Impact

- ES19 could provide relief for several schools in the Lexington/White Knoll Attendance Area
  - Carolina Springs, Deerfield, Pleasant Hill, and possibly Saxe Gotha
  - Attendance line review process will occur December 2023 through February 2024

School Design / Timeline

- Prototype elementary school
  - RCES, MGES, DES, CES
  - 128,219 square foot facility
  - 1,000 student capacity
  - Jumper Carter Sease Architects
  - Thompson Turner Construction
- Break ground January 2023
- Opening August 2024

School Design

School Design

Historical Construction Costs

School	Bid	Building Cost	Site Work Cost	Sq. Foot	Cost Per Sq Ft
Beechwood MS	2017	$34,726,920	$6,375,900	204,000	$170.23
Centerville ES	2019	$26,472,246	$3,478,060	127,771	$207.18
Pelion MS	2019	$40,647,600	$5,274,617	210,000	$193.56
Lakeside MS	2021	$41,060,180	$16,318,289	214,000	$191.87
ES19 (2019)	*2019*	*$26,564,412*	*N/A*	*128,219*	*$207.18*
ES19 (2022)**	**2022**	**$40,461,682**	**$8,588,826**	**128,219**	**$316.57**

****3.5% escalation since April 2022**

Total Cost ES19

Building Cost	$40,461,682
Site Work Cost	$8,588,826
Design/Inspection Fees	$3,200,000
Furniture/Fixtures and Equipment	$3,300,000
Estimated Total	$55,550,508
Total Cost for ES19	**$56,000,000**

Funding

Elementary School #19 Funding Options

General Fund Balance Analysis