



Monthly Executive Summary Report
Reflects Previous Month's Activity
Special Day School
District Wide

Project Team

Interim Executive Director – Office of Exceptional Children: Dr. Kathleen Magliacane
Principal: Stephanie White
Project Manager: Dale Collier - Brownstone Construction Group
Site Manager: Nick Bonvillain - Brownstone Construction Group
Architectural Firm: Constantine and Constantine Architects, Inc.
Design Architect: Elliott Constantine – Constantine & Constantine, Architects
General Contractor: Hill Construction Company

Original Project Scope: Construction of a new 32,000 SF Academic Facility to accommodate staff and students of the Special Day School on the campus of the Carolina Youth Development Center.

Budget:

Original Budget: \$ 5.2 Million

Date: May 10, 2006

Revised Budget: \$ 8.4 Million

Date: August 2007

Schedule:

Design: August 2007 Solicitation: GC Negotiations Completed Construction: August 2008

Schedule Issues: Relocation of the current SDS population to the new facility to accommodate construction of the Center for Academic Arts by August 2008.

Major Issues: Original scope included the relocation of mobile units to avoid conflict with onsite construction of the Center of Arts and Academics. However, Old Charlestown Academy Facility will not be available for renovations until move-in of the new Center of Arts and Academics after its completion. Project must be “fast-tracked” in order to permanently house the Special Day School during the 2008-2009 school year. Discussions held with Charleston Youth Development Corporation to explore a possible joint-venture use on the current CYDC campus located adjacent to the existing Special Day School. CCSD School Board briefed on potential cost increase due to project scope change. Revised budget approved by the CCSD School Board in August 2007.

Achievements: Programming of space requirements for new facility to permanently house the Special Day population completed with input of the Principal. Approval received from OSF to allow operation of current SDS campus to continue through the current school year. Approval received from CCSD School Board to pursue proposed CYDC campus location option in collaboration with Hill Construction. Appraisal completed by realtor. Academic building plan approved by CYDC Executive Director and CYDC Board. Acquisition Strategy, Pre-Negotiation Position and Post-Negotiation Papers prepared and filed with CCSD Procurement office.

Contractor Negotiations: Negotiations with Hill Construction complete. Hill Construction final contract agreement approved by the School Board as Contractor pricing of 100% documents is within range of CM estimates. CYDC requested improvements are also included the pricing agreement.



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Scheduling Issues: Hill Construction has now mobilized on site and completed initial clearing work in the area. After the first month of active construction the contractor has completed below slab earthquake drains along with the building pad and has subsequently started underground utility work.

