

**DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION**

June 7, 2018

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Courtenay Drive Garage Upgrades

**REQUESTED ACTION:** Establish Construction Budget (Phase II)

**REQUESTED ACTION AMOUNT:** \$2,711,500

*Internal Projected Cost: \$2,749,000 (increase from original \$2,500,000)*

**BOARD APPROVAL RECEIVED:** August 2017

**PREVIOUS CHE ACTIONS:** Phase I, March 2018

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$37,500	\$162,500	\$200,000
Renovations – Building Interior	\$0	\$2,350,000	\$2,350,000
Labor Costs	\$0	\$49,000	\$49,000
Contingency	\$0	\$150,000	\$150,000
<b><i>Total</i></b>	<b><i>\$37,500</i></b>	<b><i>\$2,711,500</i></b>	<b><i>\$2,749,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Parking Revenue	\$37,500	\$4,400,000	\$4,500,000
<b><i>Total</i></b>	<b><i>\$37,500</i></b>	<b><i>\$2,711,500</i></b>	<b><i>\$2,749,000</i></b>

**DESCRIPTION:**

MUSC requests to proceed to design completion and construction for its project to upgrade its 25-year-old parking garage on Courtenay Drive. This garage is the primary parking garage for the patients and staff of the Ashley River Tower Hospital. There are approximately 1,500 spaces, 545 are utilized by faculty/staff, 136 by patients, and 813 are currently leased out. Upon completion of the new hospital (SJCH), the spaces leased out will be reduced to less than 150 spaces to accommodate additional staff and patient visitors of the facility. There is no student parking associated with this facility.

**Garage utilization:**

Controlled access 70% of available hours

Controlled use = 1,698

Patient Activity = 340 average per day

Faculty and Staff = 545 average per day

Lease-out = 813 spaces per day

The scope of the upgrades includes installing new lighting, cleaning and painting interior concrete, new signage and wayfinding, improvements to the layout and circulation, and improvements to ADA accessibility. No additional space will be added. The timing of this project aligns with the University's preparation for the opening of the children's and women's hospital. The Phase II estimated cost to complete the project is \$249,000 higher than the CPIP and Phase I estimate due to cost increases from the cleaning portion of the project. The University anticipates execution of the construction contract in November 2018 and completion of construction in October 2019.

This project was identified as a priority during the most recent CPIP submission, and is included as priority number two for 2017-18. The funds for this project are fully collected and are parking revenue generated through the parking system. Current parking rates for employees range from \$70-\$130 per month based on salary tiers, and patient parking maximums are \$3 per day for outpatient, and \$6 per day for inpatient visitors. The uncommitted balance in the parking system fund is \$4,843,000.

Financial Information provided:

	<b>Actual</b>	<b>Projected</b>
<b>MUSC Parking (System-Wide)</b>	<b>FY17</b>	<b>FY18</b>
<b>Financial Schedule</b>	<b>\$</b>	<b>\$</b>
Revenue	12,953,085	12,719,628
Expense & Debt	11,528,720	12,195,989
<b>Rev. less Exp. &amp; Debt</b>	<b><u>1,424,365</u></b>	<b><u>523,639</u></b>
Ending Cash (Reserves)	7,863,748	8,387,387

**E&G MAINTENANCE NEEDS:**

N/A – Not an E&G structure

However, the approximate annual maintenance cost of the garage is \$117,184 per year which equates to approximately \$78 per space.

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS:**

This project is not expected to impact the operating budget. Utilities, maintenance and repairs expenses are not expected to increase nor decrease.

FOR DEPARTMENT USE ONLY	
CHE	_____
JBRC	_____
SFAA	_____
JBRC Staff	_____
ADMIN Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

**PERMANENT IMPROVEMENT PROJECT REQUEST**

1. AGENCY Code H51 Name Medical University of South Carolina  
 Contact Person Philip S Mauney Phone 843-792-2490

2. PROJECT Project # 9843 Name Courtenay Drive Garage Upgrades  
 Facility # 130 Facility Name Courtenay Drive Garage

County Code	10 - Charleston
New/Revised Budget	\$2,749,000.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	2 - Program/Academic

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR  
 CPIP priority number 2 of 4 for FY 2018

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project	<input type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input checked="" type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

5. PROJECT DESCRIPTION AND JUSTIFICATION  
 (Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

This project will make upgrades in MUSC's Courtenay Drive Parking Garage. Upgrades will include new lighting, cleaning & painting of interior concrete, new signage and wayfinding, layout and circulation improvements, ADA accessibility improvements. These improvements will upgrade the garage to support the New Children's and Women's Hospital currently under construction. This request is to proceed with Phase 2 full design and construction.

6. OPERATING COSTS IMPLICATIONS  
 Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES  
 Estimated Start Date: March 2018 Estimated Completion Date: June 2020  
 Estimated Expenditures: Thru Current FY: \$49,000.00 After Current FY: \$2,700,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	9843
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- 1. \_\_\_\_\_ Land Purchase ---->
  - 2. \_\_\_\_\_ Building Purchase ---->
  - 3. 200,000.00 Professional Services Fees
  - 4. \_\_\_\_\_ Equipment and/or Materials ---->
  - 5. \_\_\_\_\_ Site Development
  - 6. \_\_\_\_\_ New Construction ---->
  - 7. 2,350,000.00 Renovations - Building Interior ---->
  - 8. \_\_\_\_\_ Renovations - Utilities
  - 9. \_\_\_\_\_ Roofing - \_\_\_\_\_ Roof Age
  - 10. \_\_\_\_\_ Renovations - Building Exterior
  - 11. \_\_\_\_\_ Other Permanent Improvements
  - 12. \_\_\_\_\_ Landscaping
  - 13. \_\_\_\_\_ Builders Risk Insurance
  - 14. \_\_\_\_\_ Other Capital Outlay
  - 15. 49,000.00 Labor Costs
  - 16. \_\_\_\_\_ Bond Issue Costs
  - 17. \_\_\_\_\_ Other: \_\_\_\_\_
  - 18. 150,000.00 Contingency
- \$2,749,000.00 TOTAL PROJECT BUDGET

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Information Technology \_\_\_\_\_  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Floor Space: \_\_\_\_\_ Gross Square Feet

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.) present in the project and the financial impact they will have on the project.	
Type:	_____
<b>Cost Breakdown</b>	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____ 0.00

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Parking Revenue	37,500.00	2,711,500.00	2,749,000.00 0.00 0.00		4141	98800100	3035	3907
<b>TOTAL BUDGET</b>	<b>\$37,500.00</b>	<b>\$2,711,500.00</b>	<b>\$2,749,000.00</b>					

10. SUBMITTED BY:

\_\_\_\_\_  
 Signature of Authorized Official and Title

4/27/18  
 Date

11. APPROVED BY:

(For Department Use Only) \_\_\_\_\_  
 Authorized Signature and Title

\_\_\_\_\_  
 Date

**ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS  
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY Code H51 Name Medical University of South Carolina

2. PROJECT Project # 9843 Name Courtenay Drive Garage Upgrades

3. ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS. (Check whether reporting costs or savings.)

COSTS                       SAVINGS                       NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1)	\$	\$	\$	\$ 0.00
2)	\$	\$	\$	\$ 0.00
3)	\$	\$	\$	\$ 0.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget?  YES                       NO  
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

	<u>COST FACTORS</u>	<u>AMOUNT</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
	TOTAL	\$0.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. \_\_\_\_\_

9. Submitted By: *Jus Edung*                      4/27/18  
Signature of Authorized Official and Title                      Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR PHASE II CONSTRUCTION BUDGET**

1. What is the total projected cost of the project and what is it based on? Please attach a summary of the costs prepared during the A&E pre-design phase to support the total cost.
  
2. What is/are the source(s) of funds for the construction? If any private or federal funds are included, please attach a letter guaranteeing the availability of the funds.
  
3. What is your agency/institution's definition of each fund source to be used for construction? (If any type of fee makes up a portion of the source, what is the fee called, what is the fee amount, and when it was put in place. If there is a statutory authority authorizing the use of the funds for capital projects, please cite the code section.)
  
4. What is the current uncommitted balance of funds for each source listed in 3 above?
  
5. If institution or revenue bonds are included as a source, when were the bonds issued? If not issued yet, when is the bond resolution expected to be brought for State Fiscal Accountability Authority approval?
  
6. If a student fee is used to fund debt service, what is the current amount of the fee annually or by semester? Please specify which.
  
7. Will the use of any funds for construction require an increase in any student fee or tuition? If so, please explain in detail.
  
8. Will the project be LEED certified for energy savings and conservation and if so, at what level will it be certified? For projects requiring or using LEED certification, please attach the required cost-benefit analysis and a checklist of items to be used to achieve LEED points or a description of the energy measures to achieve LEED.
  
9. What energy savings/conservation measures will be implemented within the project if the project will not be LEED certified? For projects that do not require/use LEED, please provide a paragraph on energy savings measures to be implemented as part of the project. If there are no energy savings measures included, please state that and explain why.
  
10. What is the projected date (month and year) for execution of the construction contract?

11. What is the projected date (month and year) for completion of construction?
12. What program(s) are to be included in the constructed or renovated space?
13. What is the total square footage of the building to be renovated or constructed?
14. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation?
15. What is the current age of the building or building systems to be renovated?
16. If any new space is being added to the facility, please provide demand/usage data to support the need.
17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or the entire building? (Answer for as many as are applicable.)
18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase?
19. If the contingency is more than 10%, please explain why.
20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred?
21. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5?
22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.
23. How will your agency/institution address and fund maintenance of this facility construction/renovation?

24. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?
  
25. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?





# 5.0 MASTER SUMMARY | COST ESTIMATE

Project: MUSC Courtenay Garage Renovation

Schematic Design  
Date: April 25, 2018



### Cost Summary

Bid/Phase	Description	Subtotal
Overall Project		
	Parking Layout	\$412,247
	Lighting	\$1,103,924
	Cleaning & Select Painting	\$1,102,187
	<b>Total Estimated Building Improvement costs</b>	<b>\$2,618,358</b>
	5% Contingency	\$130,918
	<b>Total Probable Construciton Cost</b>	<b>\$2,749,276</b>

The following proposal is offered as an option to adjust the proposed scope of work in order to reduce costs and align with the conceptual budget.

Overall Project		
	Parking Layout (all levels)	\$412,247
	Lighting (all levels)	\$1,103,924
	Cleaning & Select Painting (Levels 1-6)	\$826,640.25
	<b>Total Estimated Building Improvement costs</b>	<b>\$2,342,811</b>
	5% Contingency	\$117,141
	<b>Total Probable Construciton Cost</b>	<b>\$2,459,952</b>

# Aiken Cost Consultants



# LETTER OF TRANSMITTAL

24-Apr-18

4:26 PM

## RECIPIENT

Name: Michael S. Edwards AIA, LEED AP  
 Company: Liollo Architecture  
 Address: 147 Wapoo Creek Dr., Suite 400  
 Charleston, SC 29412  
 Ph/FAX: 843 762-2222  
 e-mail: [michael@liollo.com](mailto:michael@liollo.com)

## SENDER

Name: Jason Brashier  
 Company: Aiken Cost Consultants  
 Address: 19 West Stone Avenue  
 Greenville, SC 29609  
 Phone: (864)-232-9342  
 Fax: (864)-233-2573  
 e-mail: [Jason@AikenCost.com](mailto:Jason@AikenCost.com)

## PROJECT INFORMATION

Project Title: Upgrade Feasibility Study Courteney Garage  
 Location: Charleston, South Carolina  
 ACC Project #: LIO68  
 Estimate Format: ACC Progressive 10 Schematic Design Estimate

## PURPOSE OF TRANSMITTAL

As Requested     For Your Use     For Your File     For Your Review/Comment     For Your Information

## METHOD OF DELIVERY

Direct Express     US Mail     Fax     Hand     e-mail

## ITEMS TRANSMITTED

	<i>Number</i>	<i># Pages</i>
Master Summary	1	2
Building Estimate Summary	1	1
Site Estimate Summary		
GC Field Overhead		
Rationale	1	2
Vendor Quotes		
Other-		
Total Items Transmitted (including this page)	4	6

## COMMENTS

We have tried to organize the estimate to simplify your review and analysis. Please click on the tabs at the bottom of your screen to navigate through the estimate. We encourage your careful review and appreciate your questions and comments.



# MASTER SUMMARY Schematic Design Estimate

For  
**Upgrade Feasibility Study  
Courteney Garage  
Charleston, South Carolina**

<b>Architect:</b> Liollo Architecture 147 Wapoo Creek Dr., Suite 400 Charleston, SC 29412	<b>Owner:</b> Medical University of South Carolina	<b>Cost Estimator:</b> Aiken Cost Consultants 19 West Stone Avenue Greenville, SC 29609
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Courteney Garage	Building		Sitework		Total	
	Cost	%	Cost	%	Cost	%
Upgrade Feasibility Study	2,618,358				2,618,358	
<b>Total Probable Base Bid</b>	<b>\$2,618,358</b>	<b>100.0%</b>			<b>\$2,618,358</b>	<b>100.0%</b>

Building Cost per Adjusted Gross 547,000 SF	\$4.79	SF			\$4.79	SF
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Construction Phase Contingency	130,918	5.0%		5.0%	130,918	5.0%
<b>Total Construction Cost (TCC)</b>	<b>\$2,749,276</b>				<b>\$2,749,276</b>	

**ALTERNATES**

(5% Construction Phase Contingency Not Included)

Alternate No 1: Exterior Lighting - Replace existing - Fixtures only	\$157,362
Pricing Option #1: Sandblasting	\$273,855
Pricing Option #2: Shotblasting	\$191,406
Pricing Option #3: Waterblasting	\$261,326

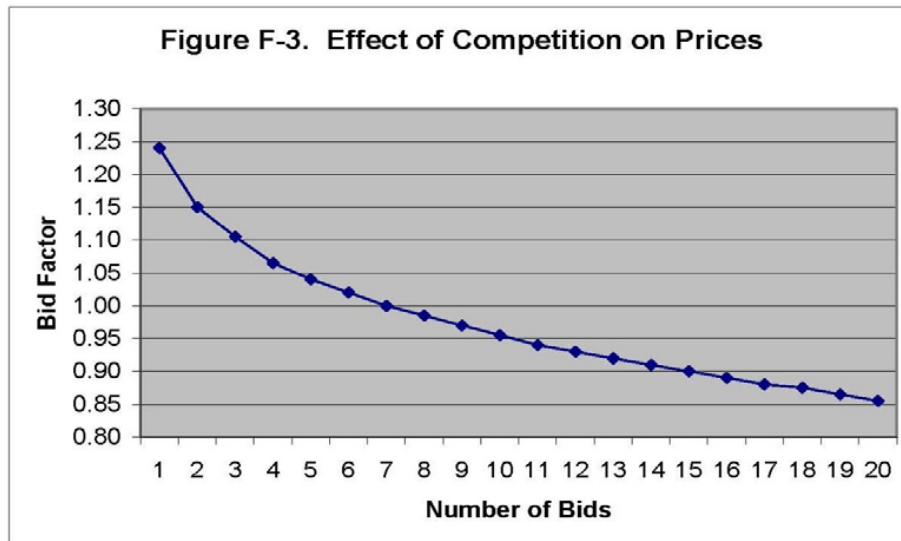
## Project Notes / General Comments

This estimate is based upon Schematic Design Drawings and Narrative dated 13 April 2018.

This estimate has been prepared in accordance with generally accepted estimating practices and principles. Aiken Cost Consultants' staff is available to discuss our methods, pricing, assumptions, or estimating philosophy with any interested party. Please contact us by phone at (864) 232-9342, by fax at (864) 233-2573, or by e-mail at Brad@AikenCost.com.

Aiken Cost Consultants estimates are intended to be used as a professional opinion of the probable cost of construction, based on our understanding of the design at the time the estimate was prepared. We have no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

When preparing each cost estimate submittal Aiken Cost Consultants reviews current market conditions. It is our opinion that current construction market may be less than competitive at both the General Contractor and Sub Contractor levels. One of several resources the Owner should consider when bidding a project is the "Effect of Competition on Prices" table from the South Carolina State Engineer's Manual (see below). Additional project specific factors to consider (when applicable) are; anticipated mid-point of construction, difficult conditions, phasing, Liquidated Damages, limited or set-aside contracting requirements, etc. These multiple factors should also be considered whenever the project is delayed and/or market conditions change significantly.





BUILDING SUMMARY  
**Schematic Design Estimate**  
 FOR  
**Upgrade Feasibility Study**  
**Courteney Garage**  
 Charleston, South Carolina

Architect: <b>Liollo Architecture</b> 147 Wapoo Creek Dr., Suite 400 Charleston, SC 29412	Owner: <b>Medical University of</b> South Carolina	Cost Estimator: Aiken Cost Consultants 19 West Stone Avenue Greenville, SC 29609
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Project Data	Area Calculation
Project Code: LIO68	Garage  Total Bldg Area =
Type of Work: Renovation	
Mid Point of Construction: Oct 2018	
Est Const Duration:(Months) 4	
Owners Budget: Unknown	
ACC Last Estimate: \$6,898,198	
	Adjusted Gross 547000 SF
	547000 SF

Project Upgrade Feasibility Study	GFA -->	547,000	SF
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LEVEL 2 GROUP ELEMENTS Level 3 Elements	Element				Cost per unit GFA	%
	Quantity	Unit	Rate (\$)	Cost		
<b>PARKING LAYOUT ASSESSMENT</b>				\$412,247	\$0.75	15.7%
Garage Accessibility	1	LS	12,320	12,320	0.02	
Wayfinding, Pavement Markings & Signage	1	LS	135,537	135,537	0.25	
 Access and Circulation Improvements	 1	 LS	 264,390	 264,390	 0.48	
<b>LIGHTING</b>				\$1,103,924	\$2.02	42.2%
Lighting	1	LS	1,103,924	1,103,924	2.02	
<b>CLEANING AND SELECT PAINTING</b>				\$1,102,187	\$2.01	42.1%
Interior Cleaning & Select Painting	1	LS	1,102,187	1,102,187	2.01	

<b>Building Cost including GC Field Overhead</b>	547,000	SF	<b>\$2,618,358</b>	4.79	100.0%
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<b>The above unit prices INCLUDE the following:</b>		
Fees & Permits	General Contractor Home Office Expense	General Contractor's Profit
Bond	Escalation to Mid Point of Construction	Sub-Contractor OH&P
State Sales Tax	Poor/ Unfavorable Bidding Climate	
Design Contingency		

<b>The following items are EXCLUDED from this estimate:</b>		
Design Fees	Furniture or Furnishings (Except as Noted)	
Inhouse Costs	Window Blinds or Other Window Treatments	
Finance Costs		

LIO68	<b>Upgrade Feasibility Study</b>
Schematic Design Estimate	
<b>DESCRIPTION</b>	
<b>PARKING LAYOUT ASSESSMENT</b>	
<b>Garage Accessibility</b>	
<p style="margin-left: 40px;">Handicap Symbols</p> <p style="margin-left: 40px;">Handicap Sign</p>	
<b>Wayfinding, Pavement Markings &amp; Signage</b>	
<p style="margin-left: 40px;">Pavement Striping</p> <p style="margin-left: 40px;">Signage</p> <p style="margin-left: 40px;">Painted Directional Arrows</p> <p style="margin-left: 40px;">Misc. Improvements</p>	
<b>Access and Circulation Improvements</b>	
<p style="margin-left: 40px;">Shotblasting Floor</p> <p style="margin-left: 40px;">Bollards</p> <p style="margin-left: 40px;">Floor Differential Coloring</p> <p style="margin-left: 40px;">Misc. Improvements</p>	
<b>LIGHTING</b>	
<b>Lighting</b>	
<p style="margin-left: 40px;">Remove light fixture</p> <p style="margin-left: 40px;">LED Lighting Power Inverter - Dual-lite 12kVA</p> <p style="margin-left: 40px;">Low bay, Philips SVPG-168L-800-NW-SM-5-UNV-MGY</p> <p style="margin-left: 40px;">Low bay, Philips SVPG-168L-1800-NW-SM-5-UNV-MGY</p> <p style="margin-left: 40px;">LED Vapor tight, 1x4, Columbia LXEM4</p> <p style="margin-left: 40px;">Wall pack, LED, KIM Lighting Wall Director Pico Emitter</p> <p style="margin-left: 40px;">Exit light, re-install existing fixture</p> <p style="margin-left: 40px;">Exit light, LED, AL housing, w/batt, Surelites TPX series</p> <p style="margin-left: 40px;">3/4" IMC conduit</p> <p style="margin-left: 40px;">3/4" IMC support</p> <p style="margin-left: 40px;">3/4"x12" RGS Nipple</p> <p style="margin-left: 40px;">Industrial light fixture swivel - 4 11/16" Sqr</p> <p style="margin-left: 40px;">4 11/16" Square box w/cover (ring), support</p> <p style="margin-left: 40px;">#12 XHHW wire, copper</p> <p style="margin-left: 40px;">#10 XHHW wire, copper</p> <p style="margin-left: 40px;">#8 XHHW wire, copper</p>	

L1068 <b>Upgrade Feasibility Study</b>	
Schematic Design Estimate	
<b>DESCRIPTION</b>	
<b>CLEANING AND SELECT PAINTING</b>	
<b>Interior Cleaning &amp; Select Painting</b>	
Clean Concrete Wall, Ceiling & Column Finishes Scaffolding	
<b>PROJECT SUBTOTAL =====&gt;</b>	

**ALTERNATE BID ITEMS:**

Alternate No 1: Exterior Lighting - Replace existing - Fixtures only	
Wall pack - DEMO Wall pack, LED, KIM Lighting Wall Director Pico Emitter Pole head, LED, KIM Lighting "Achetype"	
<b>Subtotal =====&gt;</b>	
Pricing Option #1: Sandblasting	
Sandblasting Floor	
<b>Subtotal =====&gt;</b>	
Pricing Option #2: Shotblasting	
Shotblasting Floor	
<b>Subtotal =====&gt;</b>	
Pricing Option #3: Waterblasting	
Waterblasting Floor	
<b>Subtotal =====&gt;</b>	

MUSC Courtenay Garage Renovations Proposed Schedule

Info	Task Name	Duration	Start	End	2019																							
					Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct				
	<b>MUSC Courtenay Garage Renovations Proposed Schedule</b>	<b>412d</b>	<b>Mar 21, 2018 8:00 AM</b>	<b>Oct 17, 2019 5:00 PM</b>																								
	<b>MUSC Courtenay Garage Renovation</b>	<b>412d</b>	<b>Mar 21, 2018 8:00 AM</b>	<b>Oct 17, 2019 5:00 PM</b>																								
	<b>Phase 1 - Schematic Design</b>	<b>26d</b>	<b>Mar 21, 2018 8:00 AM</b>	<b>Apr 25, 2018 5:00 PM</b>																								
	Contract Received	1d	Mar 21, 2018 10:00 AM	Mar 22, 2018 10:00 AM																								
	Review Meeting with Client	1d	Apr 10, 2018 3:00 PM	Apr 11, 2018 3:00 PM																								
	Production: Drawings & Outline Specifications	26d	Mar 21, 2018 8:00 AM	Apr 25, 2018 5:00 PM																								
	Consultant Deadline for Cost Estimation	0d	Apr 13, 2018 8:00 AM	Apr 13, 2018 8:00 AM																								
	Cost Estimation	7d	Apr 13, 2018 8:00 AM	Apr 23, 2018 5:00 PM																								
	Consultant Deadline	0d	Apr 23, 2018 8:00 AM	Apr 23, 2018 8:00 AM																								
	Liollo QA/QC	2d	Apr 24, 2018 8:00 AM	Apr 25, 2018 5:00 PM																								
	Submit to Owner	1d	Apr 25, 2018 8:00 AM	Apr 25, 2018 5:00 PM																								
	<b>Phase 2 - Design Development</b>	<b>30d</b>	<b>Jul 2, 2018 8:00 AM</b>	<b>Aug 10, 2018 5:00 PM</b>																								
	Negotiate Fees for Phase 2 Services	1d	Jul 2, 2018 8:00 AM	Jul 2, 2018 5:00 PM																								
	Review Meeting with Client	1d	Jul 2, 2018 8:00 AM	Jul 2, 2018 5:00 PM																								
	Production: Drawings & Preliminary Specifications	30d	Jul 2, 2018 8:00 AM	Aug 10, 2018 5:00 PM																								
	Consultant Deadline for Cost Estimation	1d	Jul 25, 2018 8:00 AM	Jul 25, 2018 5:00 PM																								
	Cost Estimation	11d	Jul 25, 2018 8:00 AM	Aug 8, 2018 5:00 PM																								
	Consultant Deadline	1d	Aug 3, 2018 8:00 AM	Aug 3, 2018 5:00 PM																								
	Liollo QA/QC Review	6d	Aug 3, 2018 8:00 AM	Aug 10, 2018 5:00 PM																								
	Submit to Owner	0d	Aug 10, 2018 8:00 AM	Aug 10, 2018 8:00 AM																								
	<b>Construction Documents</b>	<b>30d</b>	<b>Aug 13, 2018 8:00 AM</b>	<b>Sep 21, 2018 5:00 PM</b>																								
	Review Meeting with Client	1d	Aug 13, 2018 8:00 AM	Aug 13, 2018 5:00 PM																								
	Production: Drawings & Final Specifications	30d	Aug 13, 2018 8:00 AM	Sep 21, 2018 5:00 PM																								
	Consultant Deadline for Cost Estimation	1d	Sep 5, 2018 8:00 AM	Sep 5, 2018 5:00 PM																								
	Cost Estimation	11d	Sep 5, 2018 8:00 AM	Sep 19, 2018 5:00 PM																								
	Consultant Deadline	1d	Sep 14, 2018 8:00 AM	Sep 14, 2018 5:00 PM																								
	Liollo QA/QC Review	6d	Sep 14, 2018 8:00 AM	Sep 21, 2018 5:00 PM																								
	Submit to Owner	1d	Sep 21, 2018 8:00 AM	Sep 21, 2018 5:00 PM																								
	<b>Bidding &amp; Negotiations</b>	<b>40d</b>	<b>Sep 25, 2018 8:00 AM</b>	<b>Nov 19, 2018 5:00 PM</b>																								
	Bidding and/or Negotiations	28d	Sep 25, 2018 8:00 AM	Nov 1, 2018 5:00 PM																								
	GC Submittal	1d	Nov 1, 2018 8:00 AM	Nov 1, 2018 5:00 PM																								
	GC Proposal Review	13d	Nov 1, 2018 8:00 AM	Nov 19, 2018 5:00 PM																								
	GC Approval / Notice to Proceed	0d	Nov 19, 2018 8:00 AM	Nov 19, 2018 8:00 AM																								
	<b>Construction (subject to refinement)</b>	<b>239d</b>	<b>Nov 19, 2018 8:00 AM</b>	<b>Oct 17, 2019 5:00 PM</b>																								
	Phased Construction - Completed in Intervals over 12 months due to active Garage ...	210d	Nov 19, 2018 8:00 AM	Sep 6, 2019 5:00 PM																								
	Substantial Completion	1d	Sep 9, 2019 8:00 AM	Sep 9, 2019 5:00 PM																								
	Final Completion	30d	Sep 6, 2019 8:00 AM	Oct 17, 2019 5:00 PM																								