

Southern Lion



Project Description

A 90,000 SF retail renovation of an existing sears building. Space was transformed into a retail venue hosting 300 booths for local merchants to display merchandise in various sizes locations. Amenities also include conference spaces, showroom design houses, a café along with inhouse storage locations and loading docks.

Construction Manager at Risk (CMR) Services Provided

- Project management and administration through project leadership and overall team coordination
- Value analysis services, value engineering and offer cost savings suggestions and best value recommendations
- Identify opportunities for economy of scale
- Project planning and scheduling
- Design schedule management
- Constructability studies and reviews
- Construction cost models, estimates based on market-place conditions, and cash flow development and analysis
- Logistics planning
- Development of GMP, Owner's contingency, and CMR contingency
- Coordination of contract documents
- Quality assurance/control
- As the CMR we assume the risk of delivering the Project and responsibility for all construction means and methods.

Budgeting (90,000 SF)

August 2022

Conceptual budget prior to drawing creation = \$4,064,052

January 2023

DD budget (75%) = \$3,896,799

May 2023

Increased leased space =
\$4,913,586

After value engineering = \$4,515,000

*Identified \$532,000 in savings;
Owner accepted \$398,586

Pre-Construction Efforts (duration 1 year)

Extensive Constructibility review; 20 drawing floor plan design changes.

We assisted with permitting and additional drawing review for a temporary store while the main project was being completed.

We worked through plan review and a difficult permitting process to get both floors opened and operating.

Construction Efforts

The project completed on time and was on budget. We facilitated the renovation of an extensive amount of existing issues and worked with the client to manage some Mall required items along with Department of Labor requirements from the State.



Project Schedule:

