

CODELL

CONSTRUCTION MANAGEMENT SINCE 1908



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OUR STORY

Codell is a fifth-generation, family-owned corporation founded in Winchester, Kentucky in 1908, and later incorporated on November 24, 1917. Codell primarily performed mass earthwork and rock excavating construction until the 1980's when we began to diversify into the field of Construction Management under the leadership of James C. Codell, III. David W. Codell assumed the leadership role in 1995 and Codell continued to complete hundreds of Construction Management projects in Kentucky, Tennessee, Indiana, Louisiana, Georgia, Mississippi, and North Carolina.

In 2005, James C. Codell, IV (Jim), began serving as President of Codell. During his tenure, in addition to Construction Management projects, Codell's highly experienced and knowledgeable staff has delivered Construction Management-at-Risk, Design-Build, and Construction Monitoring services for projects ranging in budget from \$500,000 to \$60,000,000. Functioning as a pure Construction Manager, Codell strives to complete projects on time, within budget and in a quality manner.

Codell has successfully provided preconstruction and construction phase, design-build, and monitoring services on a variety of facilities including:

- Primary Education Facilities
- Higher Education Facilities
- Judicial Centers
- Detention Centers
- Libraries
- University Housing
- Athletic Projects
- Transit Facilities
- Emergency Operation Centers
- Hotels and Hospitality
- Restaurants
- Retail Spaces
- Disaster Recovery
- Mass Earthwork & Rock Excavation
- Police Departments
- Family Activity & Community Centers
- Housing Developments
- Water/Waste Water Treatment Plants
- Medical Buildings
- Parking Structures
- Metal Buildings
- Utility Line Projects
- Municipal Buildings
- Office Buildings
- Manufacturing Facilities
- Swimming Pools
- Automobile Dealerships
- Parks and Recreation



What is a CM?

CONSTRUCTION MANAGEMENT

A Construction Manager (CM) provides a professional service utilizing specialized methods to manage the planning, design, and construction of a project. From preconstruction through the completion of a project, the CM participates as a responsible, cooperative, and contributing member of the design and construction team. Representing the best interests of the Owner, the CM strives to control construction costs, and complete each project within the parameters of the construction schedule without sacrificing quality.

Over the past 30 years, Codell Construction Company has become one of the leading Construction Management firms in Kentucky. Codell has successfully delivered CM services on hundreds of projects in the public, private and federal sectors. Our experience encompasses new construction as well as renovation projects of a wide variety including Primary Education Facilities, Higher Education Facilities, Judicial Centers, Detention Centers, Libraries, University Housing, Athletic Projects, Transit Facilities, Emergency Operation Centers, Hotels and Hospitality, Restaurants, Retail Spaces, Disaster Recovery, Mass Earthwork & Rock Excavation, Police Departments, Family Activity & Community Centers, Housing Developments, Water/Waste Water Treatment Plants, Medical Buildings, Parking Structures, Metal Buildings, Utility Line Projects, Municipal Buildings, Office Buildings, Manufacturing Facilities, Swimming Pools, Automobile Dealerships, and Parks & Recreation.

Codell's mission is to deliver successful projects on time, within budget and in a quality manner. We understand the need to have on the project team a representative who holds the Owner's best interest in mind. As the construction expert Codell functions as a trusted agent, ensuring that the design and construction result in a building that exceeds expectations. A successful project is guaranteed through the delivery of four separate phases of services including Design, Bid and Award, Construction and Warranty.

WHY CHOOSE CM?

RELATIONSHIP

While a General Contractor (GC) is typically selected through competitive bid based upon lowest price, a Construction Manager is selected based upon professional qualifications and experience. As the Owner's agent and collaborative partner, the CM is involved throughout each phase of the construction process, providing quality control, cost savings, and warranty representation.

EARLY COMMENCEMENT OF SERVICES

A CM is hired during the project planning phase, allowing collaboration with the Owner and Design Team. Familiar with the Owner's vision and expectations, the CM offers its construction expertise during preconstruction through the evaluation of design, preparation of cost estimates, development of the Project Schedule, breakdown of the Project Specifications, solicitation of bidders, conducting the bid opening, and making recommendation for contractor selection. This early partnership allows the Owner to maintain control over the design while obtaining a contractor's input.

COST CONTROL & SAVINGS

The Construction Management delivery method offers many avenues for cost savings:

- ACCURATE COST ESTIMATES
- CONSTRUCTABILITY REVIEW
- VALUE ENGINEERING
- SCHEDULE ASSURANCE
- DETAILED BID PACKAGE PREPARATION
- MINIMIZED BOND PREMIUM
- FIXED FEE
- CHANGE ORDER CONTROL
- DRAW SCHEDULES
- DIRECT PURCHASE ORDERS
- DAILY SUPERVISION
- CONTRACT ADMINISTRATION

MORE ABOUT COST SAVINGS

ACCURATE COST ESTIMATE

The CM will prepare cost estimates at each stage of design ensuring that the project remains within its specified budget.

CONSTRUCTABILITY REVIEW

The CM will evaluate the drawings and identify gaps in the project scope, as well as potential complications. Reducing errors, omissions, and delays, this process delivers significant cost savings.

VALUE ENGINEERING

The means and methods of construction, materials proposed for use, and the building systems to be implemented all undergo extensive review, offering savings both in materials costs and duration of construction.

SCHEDULE ASSURANCE

The project schedule is established by the CM during the Design Phase. The CM utilizes past experience as well as input from potential bidders to prepare a realistic schedule reflecting each item of work. The schedule is made part of the bidding documents as well as the contracts.

BID PACKAGE BREAKDOWN

Breaking down the Project Specifications into detailed Bid Packages allows for more competitive bidding, accurate subcontractor pricing, and reduces duplication of the scope of work.

MINIMIZED BOND PREMIUM

While a GC is 100% bonded, most of its subcontractors would be, as well, essentially doubling the bond premium. A CM will obtain a bond covering the fee for its services only, while all subcontractors are 100% bonded. Therefore, the CM method reduces the bond premium without sacrificing coverage.

FIXED FEE

While a GC would charge a mark-up on all subcontractor prices, the fee for CM Services is negotiated based upon a percentage of the construction cost and duration of the project. Once established, the agreed upon fee guidelines do not fluctuate. The CM fee percentage is lower than the rate for GC mark-up.

CHANGE ORDER CONTROL

As the Owner's advocate, the CM strives to avoid change orders from preconstruction throughout the construction phase. When Change Orders are required, the CM thoroughly reviews the pricing with the Design Team ensuring the lowest cost.

DRAW SCHEDULE

Prior to the commencement of construction, the CM will prepare a Draw Schedule revealing the expected monthly billings over the project's duration.

DIRECT PURCHASE ORDERS

The CM may list required "break out materials" in the front-end documents identifying equipment and materials to be purchased directly by the Owner on the contractor's behalf. Creation of Owner Direct Purchase Orders prevents contractor markup on those materials, and also eliminates sales tax for tax exempt entities.

DAILY SUPERVISION & CONTRACT ADMINISTRATION

During the construction phase, the Construction Manager is on site any time construction activity is taking place, functioning as the Owner's agent. It is his responsibility to provide quality control, manage the work of the contractors and schedule delivery of materials to expedite the schedule. Daily reports are also prepared to detail the work completed by each contractor, materials received on-site, and to accurately document the progress of the project. The CM is the Owner's first line of defense, preventing costly delays and issues.

CM vs. GC Cost Case Study

GRAVES COUNTY ELEMENTARY SCHOOLS		MARSHALL COUNTY JUDICIAL CENTER	
LOW BID - GC METHOD	\$17,776,000	LOW BID - GC METHOD	\$5,962,619
LOW BIDS - CM METHOD	\$16,145,000	LOW BIDS - CM METHOD	\$5,194,783
CM FEE	\$450,000	CM FEE	\$300,000
COUNTY SAVINGS	\$1,181,000	COUNTY SAVINGS	\$467,836
KNOTT COUNTY JUDICIAL CENTER		MASON COUNTY HEALTH DEPARTMENT	
LOW BID - GC METHOD	\$5,478,000	LOW BID - GC METHOD	\$5,620,000
LOW BIDS - CM METHOD	\$4,771,688	LOW BIDS - CM METHOD	\$5,086,883
CM FEE	\$295,000	CM FEE	\$300,000
COUNTY SAVINGS	\$411,312	COUNTY SAVINGS	\$233,622

COST ANALYSIS UTILIZING CONSTRUCTION MANAGEMENT

SALES TAX SAVING	2.4%
SAVINGS THROUGH INCREASED COMPETITION & LOCAL CONTRACTORS	2.0%
SAVINGS THROUGH ELIMINATION OF MARK-UP	6.0%
TOTAL SAVINGS	10.4%

SCOPE of SERVICES

PRE-CONSTRUCTION & BIDDING

SITE VISITS

Conduct site visits in order to develop a complete understanding of the project location and site specific challenges

SCOPE DEVELOPMENT

Lead programming meetings with the Design Team and Owner to determine the goals of the project

SCHEDULE

Prepare, maintain, and drive the Preconstruction Phase Schedule as well as the final Construction Phase Schedule

EARLY BID PACKAGES

Create early bid packages and administer contracts for portions of the work while full construction documents are still in design development

COST ESTIMATES

Development the total project estimate as well as prepare cost opinions at each stage of design to ensure the project can be completed within budget

VALUE ENGINEERING

Present detailed reports at each stage of design, indicating potential savings both in material costs and duration of construction

CONSTRUCTABILITY REVIEW

Review project plans and specifications to eliminate potential trade conflicts, discrepancies, and omissions

BID PACKAGE DEVELOPMENT

Develop detailed and attractive

SOLICIT QUALIFIED BIDDERS

Ensure the Owner receives bids from a variety of qualified bidders/contractors

PRE-BID CONFERENCE

Conduct a Pre-Bid Conference for potential bidders to address any questions or concerns, familiarizing bidders with site and scope

EVALUATION OF BIDS

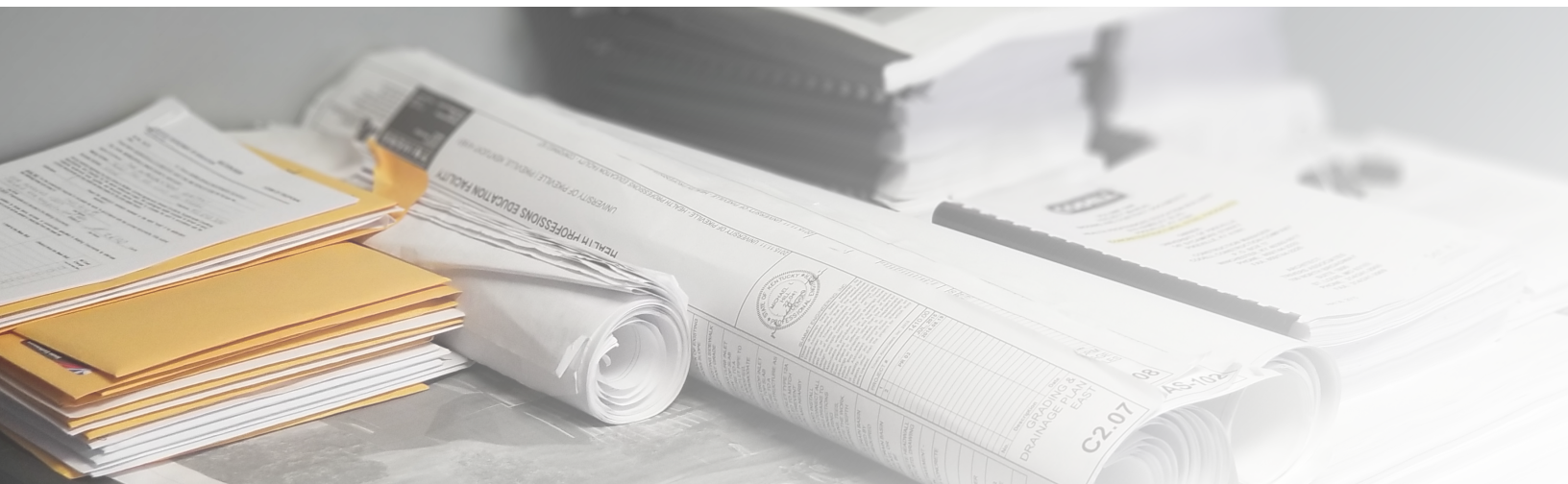
Conduct public bid opening, verify accuracy of qualified bids, and make best value recommendations

CONTRACT ADMINISTRATION

Prepare and execute contracts, purchase orders, affidavits of assurance, insurance certificates, and performance and payment bonds.

SALES TAX SAVINGS

Administer Direct Purchase Orders on behalf of the Owner, allowing the Owner to receive Sales Tax Savings (as applicable)



SCOPE of SERVICES

CONSTRUCTION

MOBILIZATION

Oversee site layout and coordinate all demolition and environmental remediation if needed

SUPERVISION

Maintain full time on-site construction supervision and quality control through-out the duration of the project

SAFETY

Perform safety inspections twice daily ensuring safe working conditions

COORDINATION & INSTALLATION

Conduct monthly progress meetings with Owner, Design Team, and contractors

PROGRESS MEETINGS

Conduct monthly progress meetings with Owner, Design Team, and contractors to evaluate the status of the project

SCHEDULE

Maintain Critical Path Method Project Schedule, monitoring the overall progress of the project and implementing proactive measures to ensure timely completion

DOCUMENT CONTROL

Utilize customized Project Management software to track, monitor, and update all Shop Drawings, RFI's, Payment Applications, Proposal Requests, Change Orders, Inspections, Budgets, and Schedules

INSURANCE

Monitor certificates of insurance for expiration from all contractors and confirm Owner's builder's risk policy

COST CONTROL & REPORTING

Perform thorough review of all pricing submitted for changes in scope and maintain oversight to eliminate potential claims. Collect, review, and process monthly payment applications and invoices, preparing detailed disbursement schedules and contract status reports. These items are placed in a packet and presented to the Owner.

COMMISSIONING & CLOSEOUT

Coordinate and conduct final inspections, obtain approvals & Certificates of Occupancy, assemble & forward required closeout documents, coordinate owner systems & equipment training, and ensure that all systems are functioning properly

PUNCH-LIST

Thoroughly review and ensure correction of all items included on the final Punch List

WARRANTY PERIOD

Collect & provide all warranties and guarantees, and coordinate any warranty work required

1 YEAR WALK-THROUGH

Complete 1 Year Walk-Through and Punch-List with the Owner and Architect coordinating the correction of all items by contractors



Education Experience

ANDERSON COUNTY, KENTUCKY

Robert B. Turner Elementary School

ASHLAND, KENTUCKY

Verity Middle School Addition/Renovation

BATH COUNTY, KENTUCKY

Bath County Elementary School

Bath County High School Addition/Renovation

Bath County Middle School Addition/Renovation

Owingsville Elementary School Addition/Renovation

BARBOURVILLE, KENTUCKY

Barbourville Independent Elementary Renovation/Addition

BARDSTOWN, KENTUCKY

Bardstown Elementary School

BELL COUNTY, KENTUCKY

Yellow Creek Elementary School Addition

BOYD COUNTY, KENTUCKY

Boyd County High School

BRECKINRIDGE COUNTY, KENTUCKY

Irvington Elementary School

Hardinsburg Elementary School

Breckinridge County Area Technology Addition/Renovation

Breckinridge County High School Renovations

CAMPBELL COUNTY, KENTUCKY

Campbell County High School

Campbell County High School Addition

Campbell County High School Auditorium

Campbell County High Conversion Middle School

CAMPBELLSVILLE, KENTUCKY

Campbellsville Independent Elementary School Renovation/
Addition

CARLISLE COUNTY, KENTUCKY

Carlisle County Elementary School

CHRISTIAN COUNTY, KENTUCKY

Christian County Middle School

CLARK COUNTY, KENTUCKY

Campbell Junior High Renovation

W.H. Justice Elementary School

Conkwright Elementary School

Clark Middle School

George Rogers Clark High School Renovation

New George Rogers Clark High School (GRCHS)

GRCHS Area Technology Center

CLARK COUNTY, KENTUCKY (continued)

GRCHS Gymnasium & Athletic Upgrades

GRCHS Field House & Athletic Fields

Hannah McClure Elementary School

Shearer Elementary School

Strode Station Elementary School

CLAY COUNTY, KENTUCKY

Clay County High School Roadway Lighting/Signage

Clay County Middle School Re-roof

Goose Rock Elementary School Re-Roof

Manchester Elementary School Addition & Renovation

ELLIOTT COUNTY, KENTUCKY

Elliott County Performing Arts Center

Lakeside Elementary School Renovation

Sandy Hook Elementary School Renovation

ESTILL COUNTY, KENTUCKY

Estill County Area Technology Center

Estill County Middle School

Estill County High School Renovation & Athletic Fields

FLOYD COUNTY, KENTUCKY

Betsy Layne High School

Floyd County Central High School

FORT MITCHELL, KENTUCKY

Beechwood Independent High School & Elementary School

FRANKFORT, KENTUCKY

Frankfort Independent FD Wilkinson Gym

GARRARD COUNTY, KENTUCKY

Garrard County High School Renovation

GRAVES COUNTY, KENTUCKY

Central Elementary School

Fancy Farm Elementary School

Sedalia Elementary School

Symsonia Elementary School

HARLAN COUNTY, KENTUCKY

Evarts Elementary School Gym Floor Replacement

Harlan County Emergency Cooling Towers

Rosspoint Elementary School Bleachers

Wallins Creek Elementary School

HENDERSON COUNTY, KENTUCKY

Henderson Co. HS - KY Tech Career & Education Remodel

Jefferson Elementary School

Spottsville Elementary School

EDUCATION EXPERIENCE

JACKSON COUNTY, KENTUCKY

Jackson County Area Vocational/Technology School
Jackson County High School Phase I, II, III
McKee Elementary School Renovation
Sand Gap Elementary School
Tyner Elementary School Addition/Renovation

JOHNSON COUNTY, KENTUCKY

Johnson Central High School Renovation

KNOX COUNTY, KENTUCKY

Knox Central High School Renovation

LAWRENCE COUNTY, KENTUCKY

Lawrence County High School Renovation
Lawrence County High School HVAC

LEE COUNTY, KENTUCKY

Southside Elementary School Addition/Renovation

LETCHER COUNTY, KENTUCKY

Letcher County High School
Letcher County High School Athletic Complex
Letcher County High Softball, Tennis, & Golf
Letcher County Vocational Schools

LINCOLN COUNTY, KENTUCKY

Crab Orchard Elementary School Addition/Renovation
Waynesburg Elementary School

MAGOFFIN COUNTY, KENTUCKY

Magoffin County Career & Technical Center Re-roof
Magoffin County Baseball & Softball Fields
Magoffin High School (New)
Magoffin High School Addition/Renovation
Magoffin County High School Athletic Facility
Magoffin County High Football Field Complex
Magoffin County High School Tornado Repairs
Magoffin County Northside & Southside Elementary
Salyersville Elementary School Tornado Repair

MARTIN COUNTY, KENTUCKY

Martin County High School
Martin County Area Technology Center

MERCER COUNTY, KENTUCKY

Mercer County Elementary School Media Center
Mercer County High School

MERCER COUNTY, KENTUCKY (continued)

Mercer County High School Renovation

MONTGOMERY COUNTY, KENTUCKY

Montgomery County High School Addition & Renovation
Montgomery County High School Gymnasium
Mount Sterling Elementary School

OWEN COUNTY, KENTUCKY

Owen County High School

PENDLETON COUNTY, KENTUCKY

Pendleton County Elementary Schools (North & South)
Pendleton County High School Addition/Renovation

PERRY COUNTY, KENTUCKY

West Perry County Elementary School

PIKE COUNTY, KENTUCKY

Belfry Middle School Flood Repairs
Belfry Elementary School Athletic Fields
Dorton Elementary School Cafeteria Renovation
Elkhorn Elementary School Renovation
John's Creek Elementary Flood Repairs
Millard Elementary School
Mullins Elementary School
Phelps Elementary School
Phelps High School Athletic Fields
Phelps High School Emergency HVAC Replacement
Pike County High School Emergency Roof Replacement
Shelby Valley High School HVAC Replacement
Southside (Belfry) Elementary School Addition
Valley Elementary School

ROWAN COUNTY, KENTUCKY

McBrayer Elementary School

SHELBY COUNTY, KENTUCKY

Shelby County High School

SPENCER COUNTY, KENTUCKY

Spencer County Elementary School

TAYLOR COUNTY, KENTUCKY

Taylor County High School
Taylor County-Central KY Career Academy

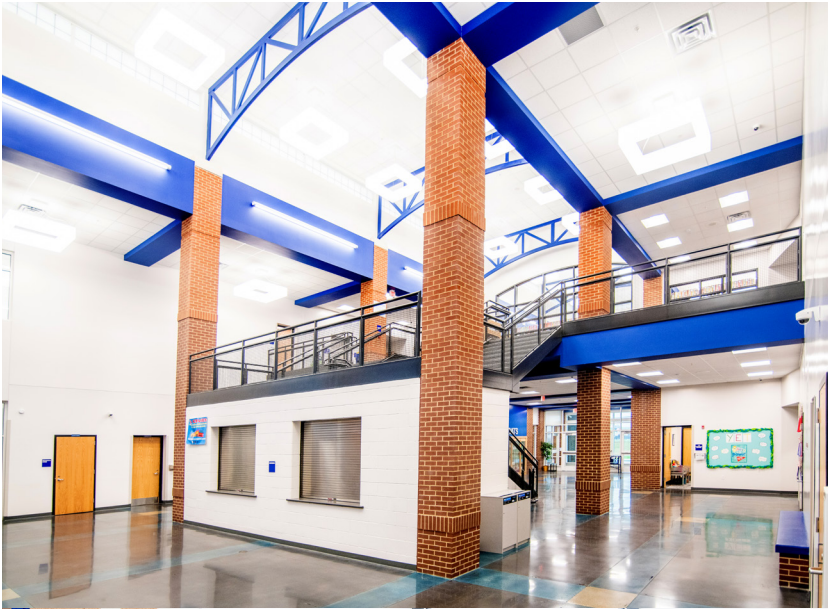
WOLFE COUNTY, KENTUCKY

Wolfe County Schools Roof Repairs (Middle & High Schools)



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THANK YOU

for considering us!

FOR MORE INFORMATION

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