



Mr. Jeff Saylor, Superintendent  
Estill County Board of Education  
253 Main Street  
Irvine, KY 40336

Subject: Estill Springs Elementary Phase 2 Renovations and Addition – Esser III

Dear Mr. Saylor:

Codell Construction Company respectfully requests that you and the Estill County Board of Education consider the Construction Management (CM) delivery method for the above referenced project. We realize that this project is smaller than the other projects where you and the Board have used the CM delivery method, but this project is certainly large enough for a CM, and the CM will not add an additional cost premium to this project. The CM will do more than save its fee through several cost savings methods including but not limited to the following:

- Elimination of Subcontractor Markup
- Elimination of Material Markup
- Increased Subcontractor Competition
- KY Sales Tax Savings
- Elimination of Double Bonding
- Change Order Control
- Value Engineering

We would urge you and the board to review the attached brochure that outlines the benefits of the CM delivery process, paying particular attention to the CM vs GC Cost Case study on page 6 of this brochure. These are public record bids which illustrate that the CM will pay its fee and provide savings on this project.

Thank you for your consideration.

Sincerely,

Codell Construction Company  
James C. Codell, IV  
President

