

July 3, 1963

Dr. William S. Hall, Superintendent
South Carolina State Hospital
Drawer 189
Columbia, South Carolina

Re: Project No. 814 - Chapel
S. C. State Hospital
Columbia, South Carolina

Dear Dr. Hall:

We have completed the plans and specifications for the Chapel. As suggested by you, they will be formally submitted to the Board at their meeting on July 16, 1963. In order to clarify the expanded project, the following information is submitted for your consideration.

The revised cost estimate and breakdown of square foot areas in the new Chapel and Chaplain's Office Wing follows. We wish to point out that the total square foot area of the project as presently designed (13,252 s.f.), reflects an increase of 2,858 s.f. greater than the square foot area used in the application form E-1, dated June 8, 1962. The total square foot area used for the E-1 Application was 10,394 s.f., a figure arrived at from the earlier preliminary sketches. Following later meetings with hospital personnel and the development of requirements of the several areas of activity, this necessary increase in total floor area has resulted.

At the request of the Commission, a spacious portico has been added to the Chapel and a tower of proper dignity and detail has been designed. The material for the exterior wall will be the old brick removed from the existing wall around the Mills Building. We are also adding to the scope of the contract curbs and gutters for parking areas. It is our understanding of these parking areas that the paving will be done by the State Highway Department.

The original specification, as used for the E-1 form of June 8, 1962, called for exposed brick walls in Chapel and exposed concrete masonry units in the remainder of the building. The general design of that building, contemporary, has been changed to a classic revival by instructions of the Commission. This necessarily calls for finer finished, plaster walls, etc. For your information the following items are not included in the scope of the building contract:

- | | |
|-----------------|---------------------|
| 1. Cook Top | 6. Pews |
| 2. Refrigerator | 7. Pulpit |
| 3. Organ | 8. Lectern |
| 4. Organ Cloth | 9. Chairs for Choir |
| 5. Carpet | |

The square foot areas of the project as designed are indicated below, together with a reasonable estimated cost per square foot for the several areas:

1. Chapel (High portion of building)	6,899 s.f. @ \$19 =	\$ 131,081
2. Chapel (Sacristys, Choir Rooms)	1,586 s.f. @ \$15 =	23,790
3. Chapel (Balcony) -----	977 s.f. @ \$12 =	11,724
4. Chaplain's Office Wing -----	3,382 s.f. @ \$15 =	50,730
5. Portico (lump sum estimated) -----	=	10,000
6. Tower (lump sum estimated) -----	=	<u>15,000</u>
	Total for Building -----	\$ 244,687
7. 1,350 l.f. curb and gutter @ \$1.75 l.f. (Alternate)		<u>2,362</u>
	Total for Construction -----	\$ 244,687 ✓
	Total from Form E-1 -----	<u>207,066</u> ✓
	Net Increase -----	\$ 37,621

The Form E-1 should be revised to reflect the new areas and cost of the project as follows:

1. Construction (including grading) -----	\$ 244,687
2. Fees -----	14,681
3. Basic Equipment and Supplies -----	49,750
4. Builders' Risk Insurance -----	250
5. Contingencies -----	<u>6,500</u>
Total Estimated Cost of Project ----	\$ 315,868 ✓

Note: Basic Equipment and Supplies noted above, include the following items:

1. Pews and Chancel Furniture -----	\$ 12,000
2. Furniture and Equipment for Office Wing -----	7,000

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3. Venetian Blinds -----	\$ 750
4. Organ -----	<u>\$ 30,000</u>
A Total of -----	\$ 49,750

No allowance is made for future stained glass in Chapel windows. We would suggest that these windows be designed as a group with the thought that donors may be found later for individual windows.

The Office Wing as designed to provide areas of sizes requested totals 3,382 s.f. This exceeds the area used for Form E-1 by 866 s.f. Using the assumed square foot cost of \$15 for construction increases the project cost by \$12,990 for the Office Wing. The floor area for nave, choir rooms, sacristy, and toilets used for Form E-1 total 7,414 s.f.; the floor area used for these same units in the final design totals 8,485 s.f., and increase of 1,071 s.f. Using the assumed cost of \$19 for construction gives an increase of \$20,349.00 for these items.

From the above, it appears that these two items plus the addition of portico more than totals the increased cost of the project over the total cost shown on Form E-1.

In order that you may better understand these figures we hand you herewith a print of the preliminary sketch from which the E-1 estimate was prepared.

We trust that this information will be of use to you and the Commission.

Yours truly,

LAFAYE, FAIR, LAFAYE & ASSOCIATES

R. S. Lafaye

RSL:par

Enc.

cc: Mr. D. F. Frick