TO: Facilities Committee
FROM: Dave Burnett
DATE: May 23, 2019
RE: Construction Update

BOND PROJECTS (7 of 7 Projects in Construction Phase, or Substantially Complete)
Piedmont High School Addition and Renovations - The project is complete. This contract is approximately 99.7% paid out.

Transportation Center – Product submittals are being developed, reviewed and submitted for approval. Engineering of systems provided by the contractor, such as the sprinkler system, are in development. Erosion control and site clearing activities are underway on site. Unsuitable soils have been encountered and we are pursuing a combination of replacing soil and waiting for soil to dry out at another location. The contractor plans to continue with grading activities for another month and will be starting site utilities. In the month of June, they expect to have the building pad. The building permit has not yet been received. Projected completion is likely June, 2020. This project is approximately 4% complete. The contract value is $13,324,000.00.

Transportation Site entrance on May 6 (left) and on May 9 (right).

Growing Possibilities.
Monroe High School Additions and Renovations – Mechanical, plumbing, electrical, building finishes and exterior flatwork are underway for the new classroom wing. The Auditorium “Annex” addition and the auditorium renovation are complete. This contract is tracking to complete in August. This project is approximately 80% complete. The contract value is now $4,494,526.50.

Sun Valley High School Additions and Renovations – Work underway includes (stadium/site): construction of the visitor side concessions/restroom/storage building, maintenance storage building (both have CMU and steel joist), grandstand building pads and stadium lights are in place, practice field and stadium field fine grading/irrigation, and basin reshaping. At the school, work continues on the new kitchen/dining/CTE area footings, underground utilities and masonry walls. Within the next couple weeks, the contractor will install sod on the northwest most practice field rather than temporarily seed as previously planned. In an effort to keep one useable field in play, the demolition of the current stadium field will be held until mid-June which will give time for the practice field grass to get established. Work scheduled for this summer in the existing building includes window replacements, unit ventilator (HVAC) replacements and some bathroom upgrades for ADA. The new kitchen, dining, admin, CTE building opening is expected for October, assuming weather permits reasonable productivity. The contractor has been paid 7.5% of the contract.
**Porter Ridge High/Middle School Additions and Renovations** – Brick veneer, mechanical, electrical and plumbing work is underway at the middle school classrooms and auxiliary gym. Substantial Completion of the work is hoped for around the beginning of August. This contract is approximately 43% complete and the contract value is $3,805,506.

![New Aux Gym at Porter Ridge Middle](image)

**Western Union Elementary School Additions and Renovations** – This original contract was approximately 99% paid out. We have processed the change order to increase the scope to include a new canopy. The pricing for the change at the 400 wing restroom is being reviewed. Both will occur this summer. With the canopy addition, the contract value is now $1,526,961 and the contract is 96% paid out.

**CAPITAL PROJECTS** (Complete or Construction Phase: FY 18/19 – 43 projects (or ~54%), FY 17/18 – 98 projects (or ~98%))

**ADA Improvements at Multiple Sites**
A pre-bid conference was held last week at Sun Valley Middle School. This project includes work at a total of nine schools and has an abatement component bid separately. The work is scheduled for this summer and should complete in August. The scope includes door hardware replacement, canopy installation, drinking fountain replacements and reconfiguration of restrooms. Funding source: CIP 17/18 funds.

**Floor Finishes Replacement – Hemby Bridge**
The scope includes replacement of carpet in a majority of the school and the installation of LVT (tile) in the circulation area at the center of the school. The work is scheduled for this summer.

**Floor Finishes Replacement – Forest Hills and New Salem**
The award included areas 1-3 at Forest Hills and area 1 at New Salem for a total of $73,865. Bonitz Flooring Group, Inc. is performing the new work. An abatement component is by others. The work is scheduled for this summer. 2018/19 CIP

**Tennis Court Additions/Replacement**
Two additional tennis courts will be added to Forest Hills, Piedmont High and Porter Ridge High. CATA will receive four additional courts and Parkwood will have its four existing courts demolished and six new courts constructed in another location. In the end, all five schools will have six courts.
Any existing courts to remain at these locations will be resurfaced. Funding sources: 17/18 and 18/19 CIP.

**Forest Hills and Prospect Sewer System Replacements**
The project received low bidder participation and was well over budget. Prospect will be dropped from the project and additional CIP funding sought from next year’s CIP budget request. If approved, the Forest Hill force main/lift station work on site to begin June 17. We expect all work to complete in early August. CIP 17/18 funds.

**Weddington & Porter Ridge High – Track & Drainage System Replacements**
This work has started at both sites and will complete late summer. The contract is with Baseline Sports Construction, LLC. in the amount of $624,713. CIP 17/18 funds.

**Indian Trail - HVAC**
Work began at this site prior to the winter holidays. The new chillers have been started up, the Media Center air handler unit has been replaced, and the unit serving the cafeteria is being replaced. Summer work includes: the replacement of the multi-zone unit that serves the office area, plus classroom unit ventilators, fan coil units, along with the controls wiring portion of the project. This is a $1.74M contract.

**Marshville Elementary School - Window/Panel Replacements**
Contract award occurred in February on this $402,500 bid. We anticipate the Encompass Building Group Inc. abatement and window system replacement efforts to begin in June. CIP 17/18 and 18/19 funds.

**Video Doorbells**
We are awaiting agreements to be finalized involving the Town of Waxhaw, Graybar and UCPS before moving on in the process.