TO: Facilities Committee

FROM: Dave Burnett

DATE: November 29, 2018

RE: Construction Update

CAPITAL PROJECTS

Aiphone/Video Doorbells
The vendor continues work at all contracted schools. When complete, all exterior doors will be locked and visitors will need to press the button on the Aiphone to talk with the school receptionist prior to the receptionist unlocking the door. No payments have been made on this contract.

Benton Heights E.S. Auditorium Addition and Renovations
Final cleaning and floor waxing is underway. The school plans to hold an event in their new auditorium December 12th and we expect all necessary permits will be obtained by that time. We had a change order for wireless access points that came to $2,043. We used remaining funds from the 2014/15 CIP to cover this cost. The contractor has been paid for $4.03M of the $4.3M project, or 94%.

Growing Possibilities.
Indian Trail HVAC
Three replacement chillers are scheduled to arrive by December 20th. The contractor proposes to set the chillers during Winter Break. For the three package unit replacements in the cafeteria, the contractor proposes to replace 1 unit at a time beginning in January. This will leave 2 units operational at all times until all 3 have been replaced. The replacement of the Media Center air handler unit is proposed to occur during spring break. The multi-zone unit that serves the office area, classroom unit ventilators, fan coil units, along with the controls wiring portion of the project will all be scheduled for June 7th through August 7th. We are seeking pricing from the contractor to replace unit ventilators in the auditorium with, essentially, roof top units so that cooling can be provided to this space independent of the central system. This is a $1.74M contract and no pay applications have been received yet.

Fairview ES HVAC Controls Upgrades
This $128,000 controls project is underway and the contractor is approximately 95% complete. Some existing devices (actuators) are not functioning and the contractor will provide pricing for replacement.

Overall 2018/19 CIP Status
Out of 80 funded items, 9 (or 11%) of the items are complete. 21 (26%) are under construction. 3 (4%) were in the bid phase and another 47 (59%) are in the design phase or not yet started. Forest Hills security system replacement, Hemby Bridge chiller replacement, East Union parking lot expansion, Sardis playground replacement along with receipt of (4) vehicles and the backhoe are complete.

BOND PROJECTS (6 of 7 - Projects Construction Phase, 1 - Bid/Award Phase, 0 - Design Phase)

Transportation Center
Bids for construction were received on November 13th; a recommendation for award will be presented to the BOE at its December meeting. A possible approval date for several City of Monroe applications is December 4th.

Piedmont High School Addition and Renovations
A majority of work including stage curtains and floor finishes are completing in the Auditorium. Doors and marker boards are installed in “G” Building. The project is on schedule to be completed in early December. This contract is approximately 81% paid out and the contract value has not been increased due to changer orders.
Monroe High School Additions and Renovations – Construction of the new classroom wing foundation walls are mostly complete to the finish floor elevation. Brick veneer and window frames are installed at the Auditorium “Annex” which will house the auditorium support spaces to include dressing rooms, bathrooms and a stage prop room. Inside the auditorium, installation of acoustical clouds, wood trim at stage, and lighting are mostly complete. Currently, this contract value has not been increased due to change orders. This project is approximately 26% complete.

Sun Valley High School Additions and Renovations
Contractors are installing construction fencing around the site and around the new CTE Classrooms/admin/Dining/Kitchen. Demolition of the weight room building and tennis courts are awaiting the necessary paperwork.

Porter Ridge High/Middle School Additions and Renovations – Charlotte Douglas Airport reported receiving 10.34 inches of rain between October 10 and November 15. It makes for slow going at the beginning of a project. The contractor is completing site demolition at both schools and has relocated utilities.
**Western Union Elementary School Additions and Renovations** – Work is in progress on the connecting corridor, new canopies and exterior fencing enclosures though at a slow pace as the contractor is awaiting the arrival of long lead items. Due to incorporation of the change order noted last month, this project is approximately 76% complete and paid. The contract value is $1,465,862.