

# WCPSS Capital Improvement Program

## Monthly Status Report

**D E C E M B E R    2 0 1 7**



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# Major Projects - Quick Info Sheet

# DECEMBER 2017

<u>PROJECT</u>	<u>CURRENT BUDGET</u>	<u>LOCATION</u>	<u>PROJECT PHASE</u>	<u>OCCUPANCY</u>
✓ <b>PINE HOLLOW MS</b> New School 6-8	M 8 \$ 38.1 M	Raleigh	Complete	July 2016
✓ <b>WHITE OAK ES</b> New School K-5	E 37 \$ 29.5 M	Apex	Complete	August 2016
✓ <b>BRYAN ROAD ES</b> New School K-5	E 31 \$ 29.1 M	Garner	Complete	March 2017
✓ <b>GREEN LEVEL HS</b> New School 9-12	H 7 \$ 82.7 M	Cary	Complete	August 2017
✓ <b>RIVERBEND MS</b> New School 6-8	M 13 \$ 41.4 M	Raleigh	Complete	August 2017
✓ <b>ROGERS LANE ES</b> New School K-5	E 40 \$ 27.1 M	Raleigh	Complete	August 2017
✓ <b>HORTON'S CREEK ES</b> New School K-5	E 33 \$ 29.7 M	Cary	Complete	August 2017
✓ <b>BROOKS ES</b> New School K-5	\$ 23.9 M	Raleigh	Complete	August 2017
✓ <b>ROLESVILLE ES</b>	\$ 20.5 M	Rolesville	Complete	August 2017

<u>PROJECT</u>	<u>CURRENT BUDGET</u>	<u>LOCATION</u>	<u>PROJECT PHASE</u>	<u>OCCUPANCY</u>
✓ LINCOLN HEIGHTS ES Renovations and Additions K-5	\$ 26.0 M	Fuquay	Construction	January 2018
✓ APEX FRIENDSHIP MS M 11 New School 6-8	\$ 51.9 M	Apex	Construction	August 2018
✓ VANDORA SPRINGS ES Replacement School K-5	\$ 34.6 M	Garner	Construction	August 2018
✓ E 45 BUCKHORN CREEK New School K-5	\$ 35.9 M	Holly Springs	Construction	August 2018
✓ GARNER HIGH New Replacement School 9-12:	\$ 73.7 M	Garner	Construction	August 2018
<b>OPENING SUMMER 2019</b>				
✓ H 13 WILLOW SPRING HS New School 9-12	\$ 97.0 M	Fuquay	Construction	August 2019
✓ APEX HIGH SCHOOL New Replacement School 9-12: Students will attend Green Level HS for 2 years while Apex HS is under construction	\$ 103.6 M	Apex	Construction	August 2019
✓ M 16 ALSTON RIDGE MS New School 6-8	\$ 62.5 M	Cary	Construction	August 2019
✓ WILEY ES Renovations and Additions K-5	\$ 24.4 M	Raleigh	Construction Documents	November 2019



<b><u>PROJECT</u></b>	<b><u>CURRENT BUDGET</u></b>	<b><u>LOCATION</u></b>	<b><u>PROJECT PHASE</u></b>	<b><u>OCCUPANCY</u></b>
✓ NORTHRIDGE ES Replacement School K-5	\$ 39.0 M	Raleigh	Construction Documents	August 2019
✓ E 50 PARKSIDE ES New School K-5	\$ 38.0 M	Morrisville	Construction Documents	August 2019
✓ E 24 BARTON POND ES New School K-5	\$ 38.1 M	Raleigh	Construction Documents	August 2019
✓ E 46 YMCA ES New School K-5	\$ 21.5 M	Raleigh	Bidding	August 2019
✓ SW REGIONAL BUS TRANSPORTATION CENTER	\$ 17.7 M	Cary	Pre-Design	October 2019

### ***OPENING SUMMER 2020***

✓ EAST WAKE MS Replacement School 6-8	\$ 65.7 M	Raleigh	Construction Documents	August 2020
✓ STOUGH ES Replacement School K-5	\$ 37.0 M	Raleigh	Design Development	August 2020
✓ E 35 New School K-5 – Re Use of E31	\$ 38.9 M	Fuquay	Schematic Design	August 2020
✓ CONN ES Replacement School K-5	\$ 38.6 M	Raleigh	Schematic Design	August 2020

**OPENING SUMMER 2021**

✓ YORK ES Replacement School K-5	\$ 42.8 M	Raleigh	Pre-Planning	August 2021
✓ FULLER ES Renovation		Raleigh	Pre-Planning	August 2021
✓ FUQUAY-VARINA HS Replacement School	\$ 111.0 M	Fuquay	Construction Documents	August 2021

**OPENING SUMMER 2022**

✓ H 15 New High School	\$ 65.2 M	Raleigh	Pre-Planning	August 2022
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**APEX FRIENDSHIP MIDDLE SCHOOL (M11)****7901 Humie Olive Road, Apex**

**PROJECT SUMMARY:** This new Middle School will be built on the site adjacent to Apex Friendship High School. This new middle school will be a modified reuse of Riverbend Middle – M 13

**PROJECT STATUS:** Finalizing the 3-story metal panel and glass envelope system in courtyard area. Building Dry-In date expected in early Spring. Interior O/H inspections remain on-going and MEP system Cx testing underway. Interior finishes are on-going. Final onsite grading and hardscape prep has commenced. Offsite Rd improvements remain ongoing with utility relocations required. Project is on schedule.

**KEY FACTS:**

Acreage	108.46 Acres (for 3 schools – Friendship HS, new MS 11 and new E-41)
New SF	234,539 SF Including added Collaborative Spaces
Current Budget	\$ 51,969,800
Anticipated Occupancy	August 2018
Architect & Contractor	Perkins and Will Architects / Barnhill Contracting



December 2017









December 30, 2017

[illegible]

Item	Apex Friendship Middle M 11	Current Budget	Committed Budget
Design		\$ 1,920,000	\$ 1,919,001
a. GMP - Construction ( Bldg and On Site)		\$ 42,482,269	\$ 41,981,201
b. GMP - Public Infrastructure ( all Off-Site )		\$ 1,700,000	\$ 1,718,626
a + b = Max. Budget GMP Subtotal *		\$ 44,182,269	\$ -
Miscellaneous Contracts - Other Prof. Svcs.		\$ 861,977	\$ 675,242
FF+E		\$ 5,005,554	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 51,969,800</b>	<b>\$ 46,294,070</b>
Land Acquisition Costs		\$ 1,180,500	
<b>Grand Total Project Cost</b>		<b>\$ 53,150,300</b>	<b>\$ 46,294,070</b>
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			
* WCPSS Data as of 12/31/17			
<b>Key Dates and Milestones</b>		<b>CMAR Contract Management</b>	(thru 01/20/18)
4. Complete All Steel Erection	9/20/2017	Original Contract - PreCon only	\$ 100,000
2. Complete Roof Dry In	11/6/2017	Net GMP Change by CO's	\$ 27,115,278
3. Achieve Conditioned Air in 1st Area	12/1/2017		\$ 14,765,924
4. Begin Test and Balance	2/5/2018	Offsite scope	\$ 1,338,344
5. CM Target Substantial Completion Date	5/8/2018	<b>GMP Total - Actual</b>	<b>\$ 43,319,546</b>
6. Begin Furniture Move In	6/6/2018	Days to Sub. Completion	129



**LINCOLN HEIGHTS ES****307 Bridge Street, Fuquay-Varina****PROJECT SUMMARY:**

Demolish all existing buildings except for 1998 doughnut classroom building. Renovate existing classroom spaces. Construct new classrooms, multipurpose room, media center, staff areas, administration, child nutrition and plant ops. Provide collaborative spaces in classroom areas; provide outdoor classroom. Re-roof Bldg. A. Upgrade site to accommodate larger population.

**PROJECT STATUS:**

Phase Two: The interior punch list is nearly complete for building A and B and has achieved substantial completion on January 19, 2018. Phase Three: Primarily consists of building demolition and site restorations and abatement which has now begun. Project remains on schedule for completion in the Spring 2018.

**KEY FACTS:**

New SF 68,598      Demo SF 53,361      Renovated SF 27,106

Current Budget      \$ 26,059,188

Anticipated Occupancy August 2018 – Final Phase, this is a multi-phase project

Architect & Contractor      GMK Associates and Skanska USA Building



December 2017: Renovated Music Room



December 2017: Media Center



## Schedule: Lincoln Heights Elementary School

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Item	Lincoln Heights ES	Current Budget	Committed Budget
Design		\$ 1,275,083	\$ 1,274,890
a. GMP - Construction ( Bldg and On Site)		\$ 22,399,945	\$ 22,344,457
b. GMP - Public Infrastructure ( all Off-Site )		\$ 280,022	\$ 280,022
a + b = Max. Budget GMP Subtotal *		\$ 22,679,967	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 625,743	\$ 615,654
FF+E		\$ 1,478,395	\$ 1,122,824
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		\$ 26,059,188	\$ 25,637,847
Land Acquisition Costs		\$ -	
<b>Grand Total Project Cost</b>		\$ 26,059,188	\$ 25,637,847
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			
* WCPSS Data as of 12/31/17			
<b>Key Dates and Milestones</b>		<b>CMAR Contract Management</b>	
1. SD Presentation to Facilities Comm	6/10/2015	Original Contract - PreCon only	\$ 100,000
2. Issue Notice to Proceed	2/11/2016	Net GMP Change by CO's	\$ 17,690,505
3. Substantial Completion Ph 2 - Final CR's	12/22/2017		\$ 4,308,416
4. Substantial Completion PH 3 - Final Site	3/30/2018	Other Change Orders	\$ 619,058
5. Final Completion	6/30/2018	<b>GMP Total - Actual</b>	\$ 22,717,979
6. Move in FFE final phase	6/30/2018	Days to Final Sub. Completion	90
			\$ (38,012)
			Over Budget

**APEX HIGH SCHOOL ADDITIONS AND RENOVATIONS:****1501 Laura Duncan Road, Apex 27502****PROJECT SUMMARY:**

Demolish all existing AHS buildings. Build a new 3- and 4-story school roughly within existing building footprint. Improve accessibility and safety to existing athletic fields. Realign and improve bus and automobile traffic patterns. Add `tabletop` structure to provide sufficient parking. At completion, Apex High will have a building capacity of 2,262, a core capacity of 2,350. Green Level high will be used to house the students while this campus is under construction.

**PROJECT STATUS:**

A. BUILDING - The footings for the retaining wall at Area D/E level 0 have been poured. Currently installing rebar and formwork in preparation to pour the Area D portion of the wall. - Excavating for perimeter footings at Area D/E level 0. B. SITE - The concrete footings for the precast columns at the parking deck have all been poured and are ready for delivery of columns. - The south and east walls of the parking deck retaining wall have been poured. Currently installing rebar and formwork for the remaining portion of the retaining wall

**KEY FACTS:**

Acreage 49.19 Acres

New SF 372,851

Total Project Cost \$ 103,606,831

Anticipated Occupancy August 2019

Architect & Contractor Clark Nexsen Architects and Balfour Beatty Construction (CM@R)









December 30, 2017 Work in Progress: tabletop parking deck in progress.

	2016												2017												2018												2019											
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J			
<b>Timeline</b>																B	I	D																														
	<b>Design</b>												<b>Construct</b>																																			

Item	Apex High School Replacement	Current Budget	Committed Budget
Design		\$ 4,508,006	\$ 4,508,006
a. GMP - Construction ( Bldg and On Site		\$ 89,943,108	\$ 89,822,908
b. GMP - Public Infrastructure ( all Off-Site )		\$ 2,140,600	\$ 85,300
a + b = Max. Budget GMP Subtotal *		\$ 92,083,708	\$ -
Miscellaneous Contracts - Other Prof. Svcs.		\$ 3,346,747	\$ 1,305,534
FF+E		\$ 3,668,370	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		\$ 103,606,831	\$ 95,721,748
Land Acquisition Costs		\$ -	
<b>Grand Total Project Cost</b>		\$ 103,606,831	\$ 95,721,748
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			
* WCPSS Data as of 12/31/17			
<b>Key Dates and Milestones</b>		<b>CMAR Contract Management</b>	10/3/2017
1. 100% CD's to BoE	1/24/2017	Original Contract - PreCon only	\$ 250,000
3. Receive Bids GMP 2	5/18/2017	Net GMP Change by CO's	\$ 1,841,777
4. GMP to BoE	6/6/2017	GMP 2	\$ 41,896,819
4. Issue NTP	6/15/2017	<b>GMP 3 - Final</b>	\$ 46,514,089
5. Begin Bldg Demo & Abatement	7/9/2017	<b>GMP Total</b>	\$ 90,502,685
6. Substantial Completion	8/1/2019	Days to Sub. Completion	579



**VANDORA SPRINGS ELEMENTARY REPLACEMENT SCHOOL:****1300 Vandora Springs Road, Garner 27529****PROJECT SUMMARY:**

Complete demolition of the existing building to construct a new campus. The new 52-classroom building uses multiple stories to adapt to the existing topography and meet current standards and space requirements. The program is based on a core population of 800 students. Students will be relocated to the newly constructed Bryan Road Elementary during renovations. The entrance for visitors, staff and vehicular stacking will be improved to accommodate current NCDOT recommendations. Bryan Road Elementary will be used to house the students while this campus is under construction.

**PROJECT STATUS:**

Curtain wall and Storefront Installation Areas A, B and C. Metal Panel Field Measurement are on-going. MEP-FP Rough-in to continue in Area D, Block to 2nd floor stair landings, Brick in courtyard and Area A/B east elevations – completed. Standing Seam Metal Roof Installed Interior MEP Rough-In Ongoing in Area A and C. Framing and Insulation on going Area D, Interior Wall Framing Area D, Sprinkler Rough-in Ongoing Area A and C. Roof Prep Area D, Main Roof LW Concrete Pour and Curtainwall Buildings A, B, and C.

**KEY FACTS:**

Acreage	18.32 Acres – Existing Site
New SF	110,048 The student capacity is 644, with a core of 700 students.
Total Project Cost	\$ 34,590,103
Anticipated Occupancy	August 2018



Site Plan



Front Elevation





December 30, 2017 Roofing in progress and the 3-story classroom wing is topped out with metal deck, awaiting lightweight concrete.

[illegible]

Item	Vandora Springs Elementary	Current Budget	Committed Budget
Design		\$ 1,462,101	\$ 1,440,116
a. GMP - Construction ( Bldg and On Site)		\$ 29,257,811	\$ 28,607,573
b. GMP - Public Infrastructure ( all Off-Site )		\$ 555,000	\$ 395,172
a + b = Max. Budget GMP Subtotal *		\$ 29,812,811	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,531,040	\$ 617,671
FF+E		\$ 1,784,151	\$ 7,790
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		\$ 34,590,103	\$ 31,068,322
Land Acquisition Costs		\$ -	
<b>Grand Total Project Cost</b>		\$ 34,590,103	\$ 31,068,322
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			

* WCPSS Data as of 12/31/17				
<b>Key Dates and Milestones</b>			<b>CMAR Contract Management</b>	
1. 100% CD's to BOE	12/6/2016	Original Contract - PreCon only	\$ 100,000	
2. Advertise for Bids	2/5/2017	Net GMP Change by CO's	\$ 28,814,060	GMP 1
3. Receive Bids	3/7/2017		\$ -	\$ -
4. GMP to BoE	4/4/2017		\$ -	\$ -
5. Notice to Proceed	4/5/2017	<b>GMP Total - Actual</b>	<b>\$ 28,914,060</b>	\$ 898,751
6. Substantial Completion	7/18/2018	Days to Sub. Completion	<b>201</b>	Under Budget



**E 45 ELEMENTARY:****BUCKHORN CREEK ELEMENTARY****5651 Honeycutt Road, Holly Springs, NC. 27540****PROJECT SUMMARY:**

The designer is Moseley Architects. This is the third re-use of this prototype 780 student school with a core that will support 900 students. It has three classroom wings that are perpendicular to the main corridor. Two of the classroom wings will be two stories each.

**PROJECT STATUS:**

Area A - Drywall hanging is complete, Windows are complete, and Brick cleaning is complete. Drywall finishes in nearing complete and Ceiling Grid to start 1/15. Area B - Pipe and duct insulation in progress, Windows are complete, Sprinkler rough in is in progress. Brick cleaning is complete, and Misc. steel supports are in progress. Area C - Drywall hanging is complete, Windows are nearing completion. Pipe and Duct insulation are in progress. Area D - Overhead trade rough continues at the first floor, Framing is complete on the first floor and in progress on the second. Brick is in progress, Lightweight roof concrete is complete, and Roof Membrane in progress. Area E - Roof Deck in progress, Slab on deck pour is complete and Exterior metal stud framing in progress.

**KEY FACTS:**

Acreage 22.0 Acres

New SF 112,598

Total Project Cost \$ 35,917,641

Anticipated Occupancy August 2018

Architect & Contractor Moseley Architects and Balfour Beatty Construction (CM@R) \* CM reassigned







December 30, 2017 Aerial View:

[illegible]

Item	Buckhorn Creek ES E 45	Current Budget	Committed Budget
Design		\$ 1,194,800	\$ 1,086,120
a. GMP - Construction ( Bldg and On Site Costs)		\$ 26,123,217	\$ 26,121,611
b. GMP - Public Infrastructure (Off-Site Costs )		\$ 4,701,599	\$ 497,101
a. + b. = Budget GMP Subtotal *		\$ 30,824,816	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,124,957	\$ 500,238
FF+E		\$ 2,773,068	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 35,917,641</b>	<b>\$ 28,205,070</b>
Land Acquisition Costs		\$ 1,333,904	
<b>Grand Total Project Cost</b>		<b>\$ 37,251,545</b>	<b>\$ 28,205,070</b>

\* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.

* WCPSS Data as of 12/31/17		<b>CMAR Contract Management</b>		thru 06/30/17
<b>Key Dates and Milestones</b>		Original Contract - PreCon only \$ 35,387		
1. 100% CD's to BOE	12/20/2016	GMP 2 - Building Only	\$ 20,252,715	BoE 05/02/2017
2. Advertise for Bids	2/19/2017	GMP 3 - On Site Only	\$ 5,580,415	BoE 05/16/2017
3. Receive Bids - bldg Only	2/22-23/2017	GMP 4 - Off Site Only	\$ 2,969,062	BoE 12/05/2017
4. GMP 2 to BoE - Bldg Only	5/2/2017			
5. Notice to Proceed - rev. 4/18	5/17/2017	<b>GMP Total</b>	<b>\$ 28,837,579</b>	<b>\$ 1,987,237</b>
6. Substantial Completion	7/2/2018	Days to Substantial Completion	<b>154</b>	<b>Under Budget</b>



**H 13 HIGH:****WILLOW SPRING HIGH SCHOOL****1704 Old Honeycutt Road, Fuquay-Varina, NC 27526****PROJECT SUMMARY:**

Modified re-use of the H6 Rolesville High prototype. School will have 110 classrooms, and a student capacity of 2,262, with a core capacity of 2,350. This campus will be used as swing space for the students and staff of Fuquay Varina High for two years, beginning fall of 2019. It will open for its own student population in fall, 2021.

**PROJECT STATUS:**

Erecting steel continues this month with additional concrete slab pours being scheduled and completed. Fireproofing is progressing in all areas and the chillers have been set in place. Perimeter walls are now going up in Area A and Area C as well as masonry work at the baseball outbuilding. Lightweight concrete was poured at the mechanical room roof and the pumps were set in the mechanical room.

**KEY FACTS:**

Acreage	59.74 Acres
New SF	348,048
Total Project Cost	\$ 96,777,723
Anticipated Occupancy	August 2019
Architect & Contractor	Ratio Architects and Balfour Beatty Construction (CM@R)





August 30, 2017 Grading operations are continuing. Structural steel frame at classroom wing in progress and masonry walls at Gym area





December 30, 2017 Old Honeycutt Road at bottom of view, Kennebec Road on the left side.

[illegible]

Item	Willow Spring HS H 13	Current Budget	Committed Budget
Design		\$ 3,510,300	\$ 3,445,210
a. GMP - Construction ( Bldg and On Site Costs)		\$ 74,348,026	\$ 72,992,054
b. GMP - Public Infrastructure (Off-Site Costs )		\$ 9,171,617	\$ 4,563,843
a. + b. = Budget GMP Subtotal *		\$ 83,519,643	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,985,199	\$ 1,007,963
FF+E		\$ 7,762,581	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 96,777,723</b>	<b>\$ 82,009,070</b>
Land Acquisition Costs		\$ 2,748,040	
<b>Grand Total Project Cost</b>		<b>\$ 99,525,763</b>	<b>\$ 82,009,070</b>
Note: BOE 12/05/17 reallocate \$ 4,870,394 from H 13 to M 16			
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			
* WCPSS Data as of 12/31/17		<b>CMAR Contract Management</b>	thru 12/31/17
<b>Key Dates and Milestones</b>		Original Contract - PreCon only	\$ 250,000 BoE 1/19/2016
2. 100% CD's to BOE	12/6/2016	GMP 1	\$ 40,999,995 BoE 3/21/2017
3. Advertise for Bids	1/8/2017	GMP 2 - Final	\$ 35,662,240 BoE 9/19/2017
4. Receive Bids	2/21/2017		
5. Notice to Proceed (On-Site Only)	3/22/2017		
5. Notice to Proceed (Off-Site )	8/2/2017	<b>GMP Total</b>	<b>\$ 76,912,235</b>
6. Substantial Completion	5/6/2019	Days to Substantial Completion	<b>492</b> Curr. Under Budget



**M 16 ALSTON RIDGE MIDDLE:****120 Winding Pine Trail, Cary, NC 27519****PROJECT SUMMARY:**

Reuse of Skinner Lamm & Highsmith prototype on a site near Alston Ridge Elementary in Cary. The school will have 81 classrooms and a student capacity of 1,280, with a core capacity of 1,450.

**PROJECT STATUS:**

Mass rock blasting and trench rock blasting ongoing and is being monitored. Main site retaining wall finalized. Building pad U/G MEP rough-ins and slab preparation on-going with partial SOG's already completed & poured.

**KEY FACTS:**

Acreage 41.21 Acres

New SF 226,465

Total Project Cost \$ 62,558,252

Anticipated Occupancy August 2019

Architect & Contractor Skinner Lamm & Highsmith Architects and Barnhill Construction Co. (CM@R



December 2017







December 30, 2017

	2016												2017					2018												2019					
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
<b>Timeline</b>																				B	I	D													
	<b>Design</b>																	<b>Construct</b>																	

Item	Alston Ridge MS M 16	Current Budget	Committed Budget
Design		\$ 2,276,300	\$ 2,096,069
a. GMP - Construction ( Bldg and On Site Costs)		\$ 48,556,981	\$ 48,215,037
b. GMP - Public Infrastructure (Off-Site Costs )		\$ 5,313,491	\$ 388,918
a. + b. = Budget GMP Subtotal *		\$ 53,870,472	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,475,558	\$ 686,145
FF+E		\$ 4,935,922	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 62,558,252</b>	<b>\$ 51,386,169</b>
Land Acquisition Costs		\$ 5,407,801	
<b>Grand Total Project Cost</b>		<b>\$ 67,966,053</b>	<b>\$ 51,386,169</b>
Note: BOE 12/05/17 reallocate \$ 4,870,394 from H 13 to M 16			
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			
* WCPSS Data as of 12/31/17			
<b>Key Dates and Milestones</b>		<b>CMAR Contract Management</b>	
		thru 01/20/18	
		Original Contract - PreCon only	\$ 100,000
1. 100% CD Submittal due	2/17/2017	GMP 1	\$ 50,609,823
2. 100% CD's to BOE	2/21/2017	GMP 2 - Final Pending	\$ 4,175,916
3. Advertise for Bids	5/14/2017		
4. Receive Bids	6/14/2017		
5. Notice to Proceed	7/19/2017	<b>GMP Total</b>	<b>\$ 54,885,739</b>
6. Substantial Completion	5/20/2019	Days to Substantial Completion	<b>506</b>
			<b>\$ (1,015,267)</b>
			Currently Over Budget

**STOUGH ELEMENTARY REPLACEMENT:****4210 Edwards Mill Road, Raleigh 27612**

**PROJECT SUMMARY:** Demolish existing school building. Provide a new 43-teaching space, two-story school with a student capacity of 644. Provide a recognizable front entry, improve site circulation for buses and cars, and improve physical education equipment and fields, and ADA accessibility. Students will be relocated to Barton Pond Elementary (E 24) while the school is under construction.

**PROJECT STATUS:** As part of the re-start, design development plans will be resubmitted for review.

**KEY FACTS:**

Acreage	13.80 Acres	(Existing School Site)
New SF	102,838	
Total Project Cost	\$ 36,995,242	
Anticipated Occupancy	August 2020	
Architect & Contractor	LS3P Architects and J.E. Dunn/Loving Contractors (CM@R)	



Revised Site Plan



Proposed Building Elevation





Existing School Site

## Schedule: Stough Elementary Replacement

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Timeline																																														
	Design												Re-Start @ DD's												B I D			Construct																		

Item	Stough Elementary Replacement	Current Budget	Committed Budget
Design		\$ 1,678,427	\$ 1,087,920
GMP Construction ( Bldg & On Site w Contin.)		\$ 31,350,729	
Construction ( PreCon Fee + reimbursables)		\$ 130,464	\$ 125,000
Construction Subtotal		\$ 31,481,193	
GMP Public Infrastructure ( Construction Only)		\$ 602,655	
Public Infrastructure - design,surveys,easements		\$ 75,000	\$ 30,000
Public Infrastructure Subtotal		\$ 677,655	\$ -
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,475,019	\$ 167,605
FF+E		\$ 1,682,948	\$ -
Sub Total Project Cost		\$ 36,995,242	\$ 1,410,525
Land Acquisition Costs		\$ -	
Grand Total Project Cost		\$ 36,995,242	\$ 1,410,525
* WCPSS Data as of 12/31/17			
Key Dates and Milestones		Designer Contract Management	
		Schematic Design	Estimated Construction Cost 9/1/2016 LS3P
1. Project re-start @ DD Phase	1/11/2018	Building	\$ 17,695,881
2. Submit DD's to WCPSS	4/10/2018	On Site	\$ 5,583,161
3. Submit 100% CD's to WCPSS	11/10/2018	Design Contingency	\$ 785,002
4. Submit GMP 1 to BoE for early procurement	5/17/2019	Escalation until 2018	\$ 2,887,685
5. Begin building demo after students vacate	7/8/2019	GMP - Estimated	\$ 26,951,729 \$ 5,001,655
6. Substantial Completion	7/20/2020	Days to Notice to Proceed	108 Est. Under Budget

**EAST WAKE MIDDLE SCHOOL REPLACEMENT:****2700 Old Milburnie Road, Raleigh 27604****PROJECT SUMMARY:**

Demolish existing school building. Provide new 82-teaching-space facility for all program areas. New facility capacity is 1,450, including 6 future modular classrooms. Improve site circulation and ADA accessibility.

**PROJECT STATUS:**

Bid documents have been received. Town of Knightdale has approved site plan. Precise requirements for off-site road improvements are being researched.

**KEY FACTS:**

Acreage	55.76 Acres
New SF	210,068 (227,831 sf @ 60% CD's)
Total Project Cost	\$ 65,749,783
Anticipated Occupancy	August 2020
Architect & Contractor	Skinner Lamb Highsmith Architects and Barnhill Contracting (CM@R)







Courtyard View



Main Visitor Entry and Parent Drop Off



**East Wake Middle School**  
130 Winding Pine Trail,  
Cary, NC 27519  
Wake County Public School System

PROJECT: 237-15  
DATE: June 06, 2016  
DRAWN: Author  
Perspectives  
Master Plan  
Submitted  
SHEET  
**07A**  
OF

[illegible]

Item	East Wake Middle School Replacement				Current Budget		Committed Budget
Design					\$ 2,095,609		\$ 1,192,991
GMP Construction ( Bldg & On Site w Contin.)					\$ 57,764,576		
Construction ( PreCon Fee + reimbursables)					\$ 180,305		\$ 175,000
Construction Subtotal					\$ 57,944,881		
GMP Public Infrastructure ( Construction Only)					\$ 1,093,100		
Public Infrastructure - design,surveys,easements					\$ 150,000		\$ 142,030
Public Infrastructure Subtotal					\$ 1,243,100		\$ -
Miscellaneous Contracts - Other Prof. Svcs.					\$ 1,751,197		\$ 262,965
FF+E					\$ 2,714,996		\$ -
Sub Total Project Cost					\$ 65,749,783		\$ 1,772,986
Land Acquisition Costs					\$ -		
Grand Total Project Cost					\$ 65,749,783		\$ 1,772,986
* WCPSS Data as of 12/31/17					Designer Contract Management : 12/05/2017 BCO		
Key Dates and Milestones					CMAR Estimate @ 100% CD's		
1. 100% CD Submittal		11/10/2017			Building	\$ 42,897,548	
2. 100% CD Approval by BoE		3/20/2018			On Site ( Ph 1 & Ph 2 )	\$ 12,329,405	
3. Begin Advertisement		4/22/2018			GMP - Building & On Site w Contin.	\$ 55,226,953	\$ 2,537,623
4. Receive Bids		6/19/2018			Public Infrastructure	\$ 1,250,723	\$ (157,623)
5. Notice to Proceed		7/18/2018			GMP - Estimated	\$ 56,477,676	\$ 2,380,000
6. Substantial Completion		5/22/2020			Days to Notice to Proceed	200	Est. Under Budget



**WILEY ELEMENTARY****301 St. Mary's Street, Raleigh****PROJECT SUMMARY:**

Provide major renovations for entire 1923 building. Demolish 2 small classrooms within gym space and restore gym to full size. Demolish Building B (1989). Add approximately 20,000 SF of new construction to include: Pre-K Classrooms, First-Grade Classrooms, Self-contained Classroom, Art Classroom, Administration and staff areas, Child Nutrition Services facilities, and Plant Operations areas. Reconfigure parking and driveways to improve parent drop-off area. No work is anticipated in the 2001 classroom building. Renovated space will have 32 classrooms, and a student capacity of 437, with a core capacity of 500. Garner 9th Grade Center will be used to house the students while this campus is under construction.

**PROJECT STATUS:**

DD Drawings received and reviewed by WCPSS. Comment Resolution Meeting scheduled on December 5, 2017.

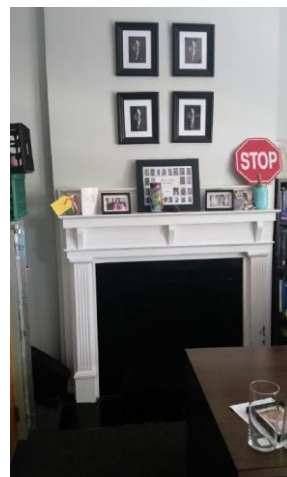
**KEY FACTS:**

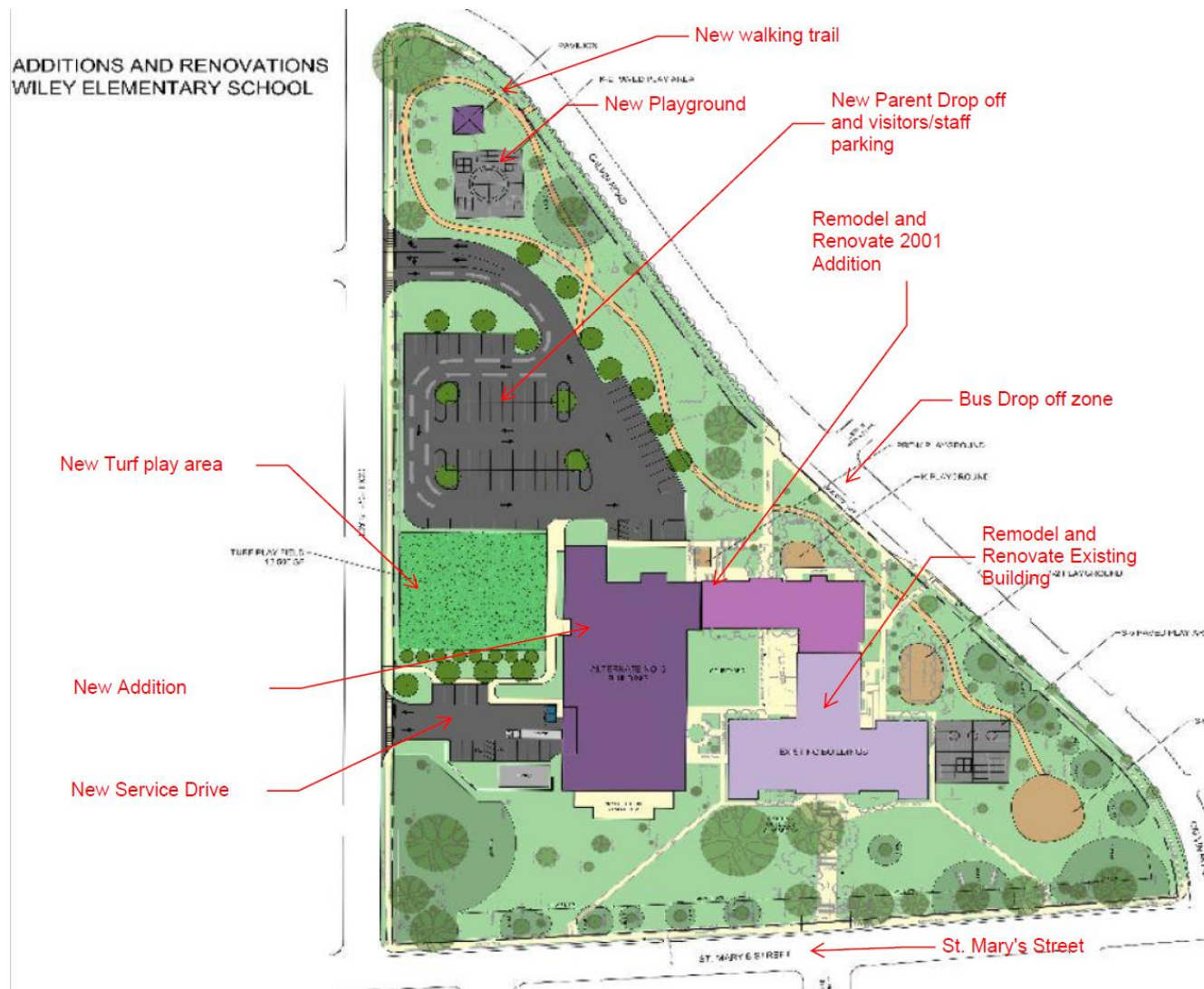
Building Total GSF      Program: 71,019 (96,452 sf @ SD's)

Current Budget      \$ 24,402,309

Anticipated Occupancy November 2019 – Students will swing off-site while renovations occur.

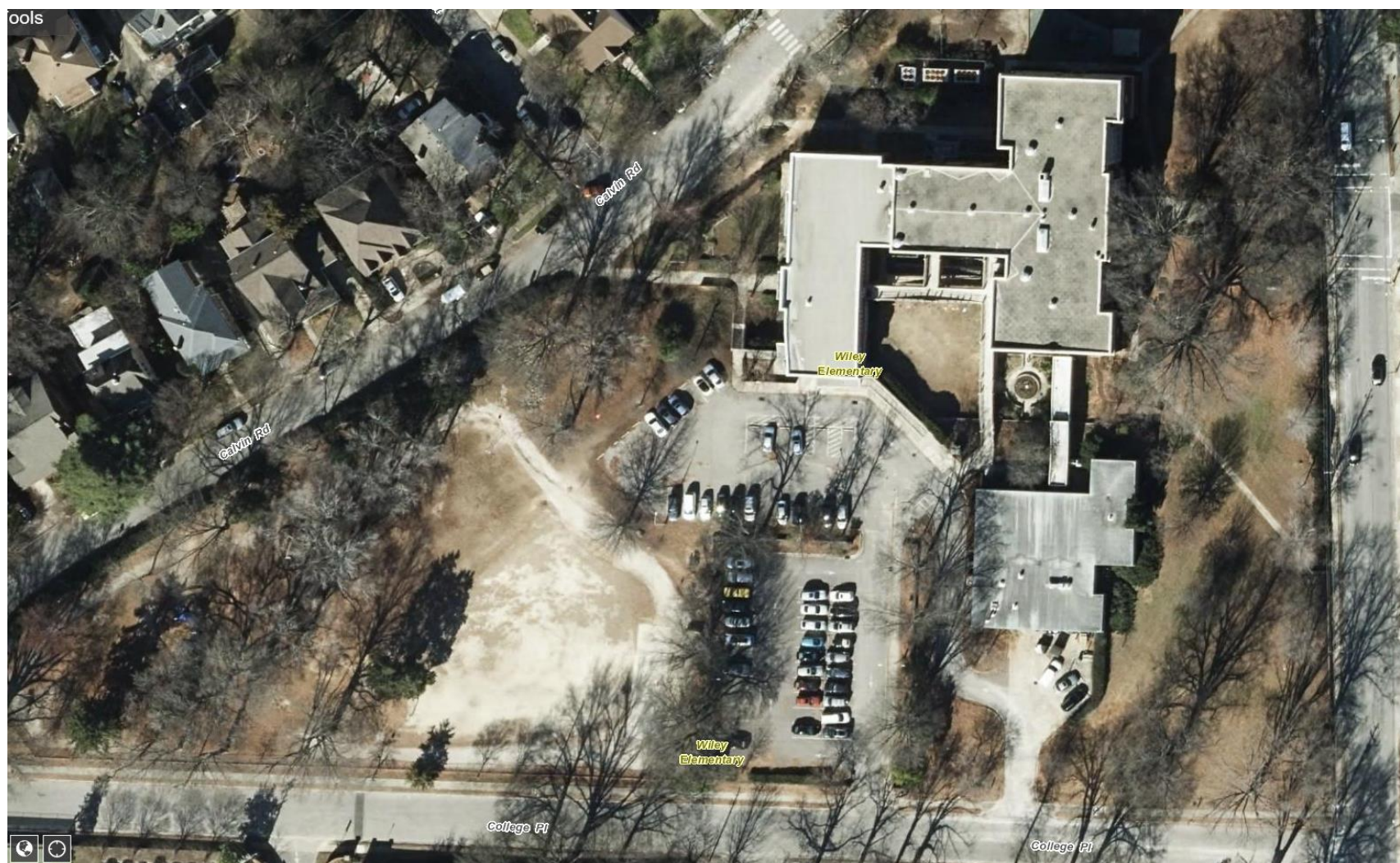
Architect & Contractor    Gurel Architects and Gilbane Building Company





Proposed Site Plan





Wiley ES, Existing School Site before construction.



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**E 46 SOUTHEAST RALEIGH ELEMENTARY YMCA SCHOOL – PPP**

1436 Rock Quarry Road, Raleigh

**PROJECT SUMMARY:** This new small elementary school will be a public/private partnership (PPP) in conjunction with the YMCA. It is located on Rock Quarry Road, near I-40.

**PROJECT STATUS:** The Southeast Raleigh YMCA / Elementary School E46 is a new ground up YMCA community facility with an adjoining elementary school to be leased by WCPSS. The project design is now in the 60% construction document phase. In October, the BoE approved the lease agreement and the joint use agreement and sent a resolution to the Board of Commissioners to appropriate the final project funding as per the master agreement. Site work has commenced and the building construction is planned to start in February 2018.

**KEY FACTS:**

Acreage	19.0
New SF	115,000 – currently at Design Development Phase
Estimated Cost	Board of Commissioners – Appropriated amount \$ 21,533,860
Anticipated Occupancy	August 2019
Architect & Contractor	Ratio Architects and Balfour Beatty Construction is the CM@R.






## Design Development Site Plan



**Schedule: E 46 New Elementary YMCA**

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* WCPSS Data as of 10/31/17		<b>CMAR Contract Management</b>		<b>7.31.17 BBC</b>		<b>11.17.17 BBC</b>	
<b>Key Dates and Milestones</b>		<b>Latest CMAR Estimate</b>		<b>DD's</b>		<b>60% CD's</b>	
1. CM Present Preliminary GMP	8/3/2017	<i>YMCA Portion</i>	\$	10,043,893	\$	11,051,776	
2. Site Plan Approval - City of Raleigh	12/15/2017	<i>WCPSS Portion</i>	\$	14,350,020	\$	14,185,099	
3. Advertise for Bids - Early Packages	9/28/2017	<i>On Site</i>	\$	3,253,310	\$	3,479,515	
4. Receive Bids - Early Packages	10/24/2017	<i>Public Infrastructure - DOT improv.</i>					
5. Issue Notice to Proceed - Early Package	11/6/2017	<b>GMP - Estimate</b>	\$	27,647,223	\$	28,716,390	
6. AE submit 95% CD - review process	11/21/2017	Days to Notice to Proceed - Bldg		<b>104</b>			

**E 50 ELEMENTARY:****PARKSIDE ELEMENTARY****0 Little Drive, Morrisville, NC****PROJECT SUMMARY:**

New 2-story, 52-classroom, 900-student capacity Elementary School, based on the Walter Robbs Callahan & Pierce Prototype, previously built at Hortons Creek Elementary.

**PROJECT STATUS:**

Bid set documents to be released for bidding on 14 January. Design for radon mitigation and generator need to be included in bid. Sub-contractor Pre-Qualification in process. Site plan review comments expected soon. DENR comments due on 28 Feb.

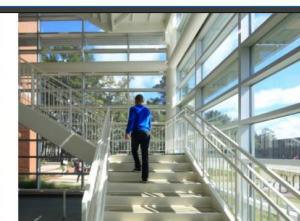
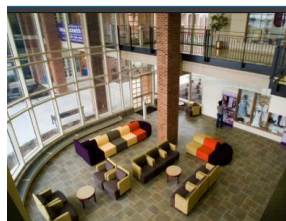
**KEY FACTS:**

Acreage	32.0 Acres
New SF	115,730 sf (Final CD's)
Total Project Cost	\$ 38,087,976
Anticipated Occupancy	July - August 2019
Architect & Contractor	Walter Robbs Callahan & Pierce with Gilbane as the CM@R

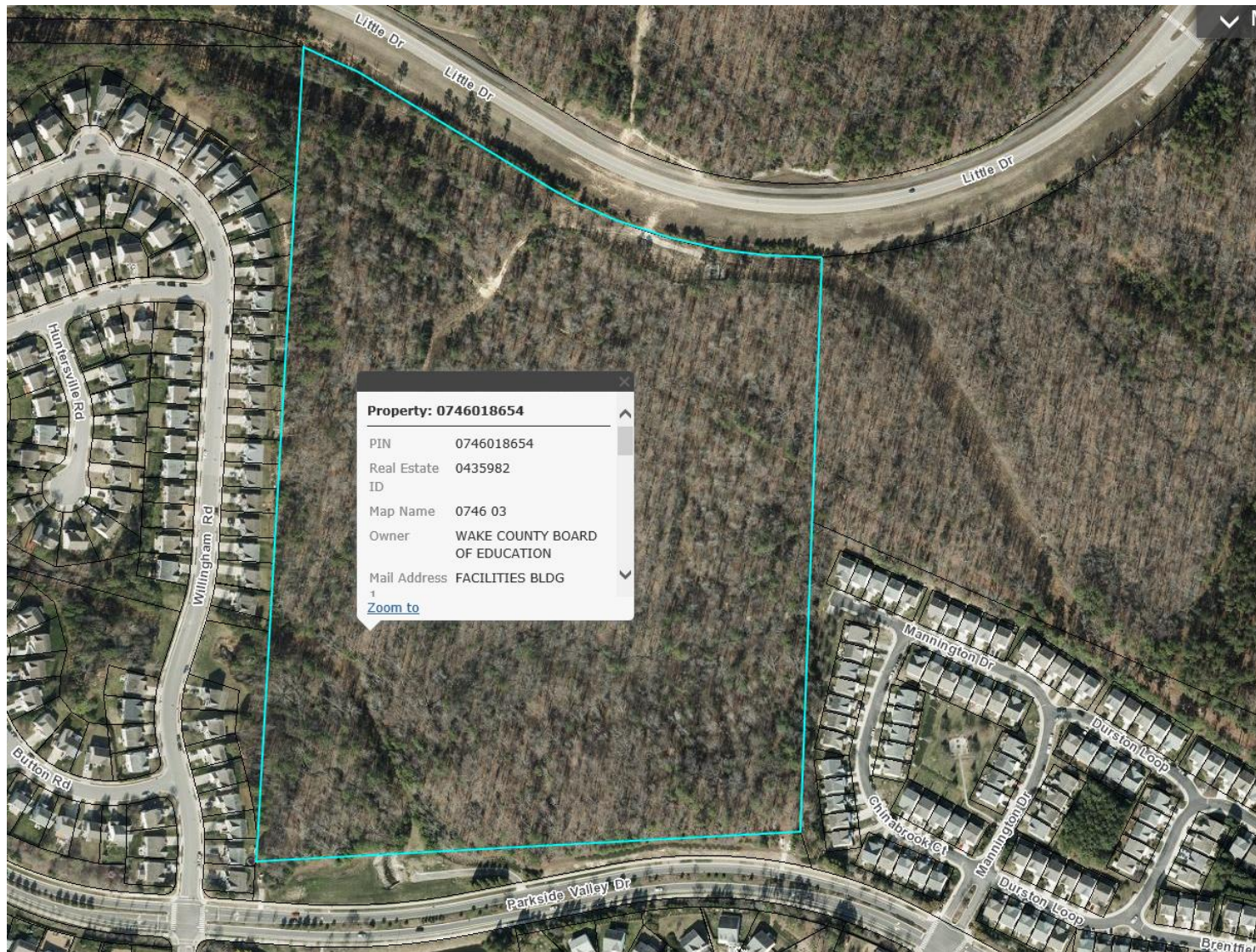


Perspectives

E 50 Elementary School







Current Aerial View of school site E 50



## Schedule: E 50 Parkside Elementary

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Item	Parkside ES E 50	Current Budget	Committed Budget
Design		\$ 1,110,609	\$ 1,084,069
Construction ( Bldg & On Site w Contin.)		\$ 29,815,655	
Construction ( PreCon Fee + reimbursables)		\$ 130,305	\$ 100,000
Construction Subtotal		\$ 29,945,960	
Public Infrastructure ( Construction Only)		\$ 2,685,122	
Public Infrastructure - design,surveys,easements		\$ 350,000	\$ 311,256
Public Infrastructure Subtotal		\$ 3,035,122	\$ -
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,183,431	\$ 273,676
FF+E		\$ 2,812,854	\$ -
Sub Total Project Cost		\$ 38,087,976	\$ 1,769,001
Land Acquisition Costs		\$ 4,310,761	
Grand Total Project Cost		\$ 42,398,737	\$ 1,769,001

\* WCPSS Data as of 12/31/17

Key Dates and Milestones			Latest CMAR Estimate @ 100% CD's (reconciled R1)			01.09.18 Rev 1 Gilbane
1. Advertise for bids GMP 1	1/14/2018	Building	\$	18,841,311		
2. Receive Bids GMP 1	2/6/2018	On Site	\$	6,698,811		
3. Architect receive site plan approval	2/9/2018		\$	25,540,122	\$	4,275,533
4. Receive Bids GMP 2	2/27/2018	Public Infrastructure	\$	693,808	\$	1,991,314
5. BoE Approve GMP 2	4/3/2018	GMP Total - Estimated	\$	26,233,930	\$	6,266,847
6. Substantial Completion - Accelerated	5/7/2018	Days to Notice to Proceed		95		Est. Under Budget

