WCPSS Capital Improvement Program

Quarterly Status Report

JUNE 2018







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Major Projects - Quick Info Sheet

JUNE 2018

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





<u>PROJECT</u> <u>CU</u>	RRENT BUDGET	<u>LOCATION</u>	PROJECT PHASE	<u>OCCUPANCY</u>
✓ APEX FRIENDSHIP MS M 1 New School 6-8	1 \$ 51.9 M	Apex	Complete	August 2018
✓ GARNER HIGH New Replacement School 9-12	\$ 73.7 M	Garner	Complete	August 2018
✓ LINCOLN HEIGHTS ES Renovations and Additions K-5	\$ 26.0 M	Fuquay	Complete	August 2018
✓ VANDORA SPRINGS ES Replacement School K-5	\$ 34.6 M	Garner	Construction	August 2018
✓ E 45 BUCKHORN CREEK New School K-5	\$ 35.8 M	Holly Springs	Construction	August 2018
OPENING SUMMER 2019				
✓ H 13 WILLOW SPRING HS New School 9-12	\$ 96.7 M	Fuquay	Construction	August 2019
✓ APEX HIGH SCHOOL New Replacement School 9-12: S	\$ 103.6 M Students will attend Gre	Apex een Level HS for 2 yea	Construction ars while Apex HS is under	August 2019 construction
✓ M 16 ALSTON RIDGE MS New School 6-8	\$ 67.4 M	Cary	Construction	August 2019
✓ E 50 PARKSIDE ES New School K-5	\$ 38.0 M	Morrisville	Construction	August 2019





	<u>PROJECT</u>	CURRENT BUDGET	<u>LOCATION</u>	PROJECT PHASE	<u>OCCUPANCY</u>
✓	E 46 YMCA ES New School K-5	\$ 21.5 M	Raleigh	Construction	August 2019
\checkmark	NORTHRIDGE ES Replacement School K-5	\$ 39.0 M	Raleigh	Construction	August 2019
✓	E 24 BARTON POND ES New School K-5	S \$ 38.1 M	Raleigh	Construction	August 2019
	OPENING 2020				
✓	WILEY ES Renovations and Additions K-	\$ 24.4 M	Raleigh	Construction Documents	January 2020
✓	EAST WAKE MS Replacement School 6-8	\$ 65.7 M	Raleigh	Bidding	August 2020
✓	STOUGH ES Replacement School K-5	\$ 37.0 M	Raleigh	Design Development	August 2020
✓	E 35 SOUTHLAKES ES New School K-5 – Re Use of	·	Fuquay	Design Development	August 2020





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✓	CONN ES Replacement School K-5	\$ 38.6 M	Raleigh	Schematic Design	January 2021
✓	YORK ES Replacement School K-5	\$ 42.8 M	Raleigh	Schematic Design	August 2021
✓	FULLELR ELEM Renovation	\$ 35.5 M	Raleigh	Pre-Design	August 2021
✓	FUQUAY-VARINA HS Replacement School	\$ 111.0 M	Fuquay	Construction Documents	August 2021





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: School project has achieved substantial completion. WCPSS staff is currently loading the building with new

furniture and contractor is completing punch list items.

KEY FACTS: Acreage 108.46 Acres (for 3 schools – Friendship HS, new MS 11 and new E-41)

New SF 227,297

Current Budget \$ 51,969,801

Anticipated Occupancy August 2018

Architect & Contractor Perkins and Will Architects / Barnhill Contracting













Schedule	:	М	11	Δ	ре	X	Fri	er	nds	sh	ip	Mi	dd	lle	Sc	che	00	ı																														
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Timeline]
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Ite	m Apex Frience	dship Middle M 11			Cur	rent Budget		Co	m m it	ted Budget	
Des	ign				\$	1,920,000		\$		1,919,001	
a. (GMP - Construction (Bl	dg and On Site)			\$	42,482,270		\$		41,981,202	
b. (GMP - Public Infrastructi	ure (all Off-Site)			\$	1,700,000		\$		1,718,626	
	a + b = Max. Bud	lget GMP Subtotal *		\longrightarrow	\$	44,182,270		\$		-	
Mi	cellaneous Contracts -	- Other Prof. Svcs.		_	\$	809,426	\	\$		695,932	
FF-	E				\$	5,058,105	\	\$		2,721,514	
Mu	nicipal Partnership Cont	ributions			\$	-		\$		-	
Su	Total Project Cost				\$	51,969,801	\	\$		49,036,275	
Lar	d Acquisition Costs				\$	1,180,500	\				
Gra	ind Total Project Cos	st			\$	53,150,301	\	\$		49,036,275	
							\				
* G	MP Subtotal includes: C	w ner Contingencies,	Pre Con Service	es, CM	1 reiml	oursables, off	site design, sur	veys	, ease	ment costs etc).
				·				\			
* W	CPSS Data as of 6/30/	18					1				1
Ke	Dates and Milestor	nes			СМА	R Contract M	anagement	\sqcap			(thru 01/20/18
4. (Complete All Steel Erect	ion	9/20/2017		Origi	nal Contract -	PreCon only	\$		100,000	, , ,
	Complete Roof Dry In		11/6/2017		Net (GMP Change by	v CO's	\$	\	27,115,278	GMP 1 8/2
	chieve Conditioned Air	in 1st Area	12/1/2017				, 555	\$	\	14,765,924	GMP 2 9/6
	Segin Test and Balance		2/5/2018		Offs	ite scope		\$	\downarrow	1,338,344	GMP 3 4/18
	M Target Substantial Co		6/8/2018			P Total - Actua	al	\$	•	43,319,546	\$ 862,7
	•	·			_			Ψ		43,319,340	· · · · · · · · · · · · · · · · · · ·
0. 1	Segin Furniture Move In		6/29/2018		Days	to Sub. Comp	ietion			U	Under Bud





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: Contractor is completing the final site improvements for the project during the summer of 2018. The interior of the

school is complete and has been fully occupied since January 2018.

KEY FACTS: New SF 68,598 Demo SF 53,361 Renovated SF 27,106

Current Budget \$ 26,059,189

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

Architect & Contractor GMK Associates and Skanska USA Building









New Media Center





Schedule	: Lincoln Heig	hts Elementary	School		
	2 0 1 5		2016	2 0 1 7	2018
	J F MAMJ	JASONDJ	I F M A M J J A S O N D	J F M A M J J A S	SOND J FMAMJ J ASOND
Timeline					
	Desi	gn	Bid Construct		Final Site

Item	Lincoln Heigh	ts ES			Curr	ent Budget		C	ommitted Budget	
Design					\$	1,275,083		\$	1,274,890	
a. GMP	- Construction (Bldg	and On Site)			\$	22,302,300		\$	22,300,457	
b. GMP	- Public Infrastructure	(all Off-Site)			\$	280,022		\$	280,672	
	a + b = Max. Budget	GMP Subtotal *			\$	22,582,322				
Miscel	aneous Contracts - O	ther Prof. Svcs.			\$	699,389		\$	685,675	
FF+E					\$	1,502,395	\	\$	1,213,591	_
Municip	al Partnership Contrib	utions			\$	-	\	\$	-	
Sub To	tal Project Cost				\$	26,059,189	\	\$	25,755,285	
Land A	equisition Costs				\$	-				
Grand	Total Project Cost				\$	26,059,189	\	\$	25,755,285	
							\	$\overline{}$		
* GMP \$	Subtotal includes: Ow r	ner Contingencie	s, Pre Con S	ervices,	CM rein	nbursables, off	site design, sur	veys	s, easement costs etc	C.
								1		
* WCPS	S Data as of 6/30/18							\Box		
Key Da	tes and Milestones	8			CMAF	R Contract Mar	nagement			2/15/2018
4 CD F	esentation to Facilities	s Comm	6/10/2015		Origin	al Contract - Pi	reCon only	\$	100,000	
1. SD F			0, . 0, = 0 . 0		Origin	iai contilact		Ψ		
	Notice to Proceed		2/11/2016				•		\	Incl. GMP 1 & 2
2. Issue		2 - Final CR's	2/11/2016			MP Change by	•	\$	17,690,505	
2. Issue 3. Subs	tantial Completion Ph 2		2/11/2016 12/22/2017		Net G	MP Change by (CO's	\$	17,690,505 4,308,416	Incl. GMP 3
2. Issue 3. Subs 4. Subs			2/11/2016		Net G		CO's	\$	17,690,505	Incl. GMP 1 & 2 Incl. GMP 3 Thru 02/15/18 \$ (135,657)





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: Structure: Erecting steel and setting the remaining joists in Area C. Finished pouring slabs on deck in Area C –

levels 2, 3, and 4. Finished load bearing walls in Area B and Area C. Finished fireproofing Area D/E completely, now starting on Area C. Finishing overhead plumbing piping in level 0 and started overhead piping in Area D1. Completed underground plumbing piping at baseball press box. Installing mechanical piping in mechanical room.

Installing ductwork in level 0. Project remains on schedule for August 2019 opening.

KEY FACTS: Acreage 49.19 Acres

New SF 384,610

Total Project Cost \$ 103,606,831

Anticipated Occupancy August 2019

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





















Schedule	:	Д р	ex	Н	igł	ı R	ep	ola	се	me	nt																																	
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	N	D	J	F	M	Α	M	J	J	Α	S	0	N) J	l F	- 1	Λ	N	۱ <mark>၂</mark>	IJ	Α	S	C	N		J	F	M	Α	M	J	J	Α	S	O	Ν	D	J	F	M	Α	М	J,	J
Timeline																В	I	D																										
				D	es	igr	7												Ī			C	OI	nsi	tru	ct																	4	

Item	Apex High Scho	ol Replac	ement		Cu	rrent Budget		Cor	nmitted Budget		
Design					\$	4,513,506		\$	4,529,206		
a. GMP - C	onstruction (Bldg a	nd On Site			\$	89,943,108		\$	89,822,907		
b. GMP - Pu	ıblic Infrastructure (all Off-Site	e)		\$	2,140,600		\$	85,300		
a+b =	Max. Budget GMP S	Subtotal *		\longrightarrow	\$	92,083,708		\$	-		
Miscellane	ous Contracts - Oth	er Prof. Sv	cs.		\$	3,341,247	\	\$	1,371,894		
FF+E					\$	3,668,370	\	\$	-		
Municipal Pa	artnership Contribut	ions			\$	-		\$	-		
Sub Total	Project Cost				\$	103,606,831	\	\$	95,809,307		
Land Acqui	sition Costs				\$	-				_	
Grand Tot	al Project Cost				\$	103,606,831	\	\$	95,809,307		
* GMP Subt	otal includes: Ow ne	er Continge	ncies, Pre Con Se	rvices	s, CM re	eimbursables, off	site design, su	iveys,	easement costs et	c.	
								\			
								\			
* WCPSS D	ata as of 6/30/18							\			
Key Dates	and Milestones				CMAI	R Contract Mana	gement	\			5/31/2018
1. 100% CE	o's to BoE		1/24/2017		Origin	nal Contract - Pre0	Con only	\$\	250,000		
3. Receive	Bids GMP2		5/18/2017		Net G	MP Change by CO's		\$	1,841,777		GMP 1 Pkg Deck
4. GMP to B	BoE		6/6/2017		GMP :	2		\$	41,896,819		GMP 2 (6-6-17)
4. Issue NT	Р		6/15/2017		GMP	3 - Final		\$	46,514,089		GMP 3 (10.3.17)
5. Begin Blo	lg Demo & Abateme	ent	7/9/2017		GMP	' Total		\$	90,502,685	\$	1,581,023
	ial Completion		8/1/2019		Days	to Sub. Completio	n		366		Under Budget





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:

This month's progress areas include: Vinyl Tile Flooring in Area A, B and C. Install ceramic tile in Area C. Install ceramic tile in Area D1. The remaining focus will be on the following areas: Completion of drywall in Building D Completion of ceilings in Building C and D. Paint in Areas A, B, C. Mechanical Controls programming and checkout in A, B, C, and Test and Balance of HVAC system. Elevator installation along with Cabinet installation in Areas A, B, C. Project remains on schedule for August 2018 opening.

KEY FACTS: Acreage 18.32 Acres – Existing Site

New SF 115,845

Total Project Cost \$34,590,104

Anticipated Occupancy August 2018















Schedule	: '	Va	ın	do	ora	a S	Spi	rin	gs	R	ep	ac	en	ne	nt	Sc	h	ool																													
	2	C)	1	5										2	0	1	6									2	0	1	7										2	0	1	8				
	J	F	ľ	M	Α	M	J	J	Α	S	0	Ν	D	J	F	Μ	Α	Μ	J	J	Α	S	Ο	Ν	D	J	F	Μ	Α	Μ	J	J	1 5	S) N	1 [J	F	-	Λ	Α	Μ	J	J	Α	S	
Timeline																								В	I	D																					
						D	es	ig	n																						Co	ons	trı	uct				•							¥		

Item	Vandora Springs Elementary	Cı	ırrent Budget		Committed Budget
Design		\$	1,462,101	:	\$ 1,440,116
a. GMP - Co	onstruction (Bldg and On Site)	\$	29,257,811	;	\$ 28,607,573
b. GMP - Pu	blic Infrastructure (all Off-Site)	\$	555,000		\$ 424,930
a +	b = Max. Budget GMP Subtotal *	**************************************	29,812,811	\	
Miscellaneo	ous Contracts - Other Prof. Svcs.	\$	1,457,997	\ _:	\$ 728,193
FF+E		\$	1,857,195	\ :	\$ 1,403,741
Municipal Pa	artnership Contributions	\$	-	\	\$ -
Sub Total I	Project Cost	\$	34,590,104		\$ 32,604,553
Land Acqui	sition Costs	\$	-	\	
Grand Tota	al Project Cost	\$	34,590,104	\ :	\$ 32,604,553
* GMP Subto	otal includes: Ow ner Contingencies, Pre	Con Services, CM	reimbursables, off	site design, surveys	, easement costs etc

* WCPSS Data as of 6/30/18			\			
Key Dates and Milestones		CMAR Contract Management		\		6.30.17
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		\$	1	-	\$ -
5. Notice to Proceed	4/5/2017	GMP Total - Actual	\$		28,914,060	\$ 898,751
6. Substantial Completion - Rev.	7/25/2018	Days to Sub. Completion			25	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:

Site: Sodding installation has started, mulching & bushes ongoing. Draining BMP in preparation for conversion. Offsite road improvements are continuing with the focus this month on Honeycutt Road and entrances into the campus. Building: Area A - Electrical trim out, Fire alarm install, completed acoustical ceiling tile lay-in. Area B - Installed UDS, Quarry tile completed, Locker room ceiling hung, completed projection screen soffit, Data cable pulls ongoing, Rough-in fire alarm, Chilled water piping flushed. Area C · Completed acoustical ceiling tile install, installed emergency lights, Fire alarm trim out, Floor prep, Installed flooring vapor barrier. Area D - Above ceiling inspections passed. The project remains on schedule for and August 2018 opening.

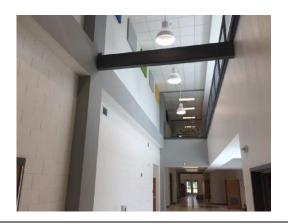
KEY FACTS: Acreage 22.0 Acres

New SF 108,529

Total Project Cost \$35,808,960

Anticipated Occupancy August 2018

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















Schedule	: 1	Ε	45	Вι	ıc	kho	orr	n C	re	ek																															
	2	0) 1	5	,									2	0	1	6												2 0	1	7					2	0	1	8		
	J	F	Ν	1 A	N	1 J	J	Α	S	0	Ν	D	J	F	M	ΑI	ΜJ	J	Α	S	0 1	۷D	J	F	Μ	Α	Μ,	J,	JA	S	0	Ν	D	J	F	M	Α	M,	J	Α	S
Timeline																																									
_							P	Plai	7								De	sigi	n						Bi	d			C	Coi	ıst	ru	ct							×	7

Item	Buckhorn Cre	ek ES E 45		Cu	rent Budget		Com	nitted Budget
Design				\$	1,086,120		\$	1,086,120
a. GMP - 0	Construction (Bldg	and On Site Costs	s)	\$	26,123,216		\$	26,121,611
b. GMP - F	Public Infrastructure	(Off-Site Costs)		\$	4,701,599		\$	3,669,118
	a. + b. = Budget	GMP Subtotal * -	•	\$	30,824,815			
Miscellan	eous Contracts - C	ther Prof. Svcs.		\$	1,063,708		\$	562,708
FF+E				\$	2,834,317		\$	2,033,435
Municipal I	Partnership Contrib	utions		\$	-		\$	-
Sub Total	l Project Cost			\$	35,808,960	\	\$	33,472,992
Land Acqu	uisition Costs			\$	1,333,904	\		
Grand To	tal Project Cost			\$	37,142,864		\$	33,472,992

* WCPSS Data as of 6/30/18		CMAR Co	ontract Management				thru 05/03/18
Key Dates and Milestones		Original C	Contract - PreCon only	\$	35,387		
1. 100% CD's to BOE	12/20/2016	GMP 2	- Building Only	\$ \	20,252,715	Во	E 05/02/2017
2. Advertise for Bids	2/19/2017	GMP 3	- On Site Only	\$	5,580,415	Во	E 05/16/2017
3. Receive Bids - bldg Only	/22-23/2017	GMP 4	- Off Site Only	\$	2,969,062	Во	E 12/05/2017
4. GMP 2 to BoE - Bldg Only	5/2/2017	GMP 5	- Off Site for Town of HS	\$	122,971	Во	E 05/16/2018
5. Notice to Proceed - rev. 4/18	5/17/2017	GMP To	tal	\$	28,960,550	\$	1,864,265
6. Substantial Completion	7/2/2018	Days to S	Substantial Completion		2		Under Budget





H 13 HIGH: WILLOW SPRING HIGH SCHOOL

1704 Old Honeycutt Road, Fuguay-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: Window frame and glass installations are continuing in multiple areas. Exterior brick is ongoing and roofing cap

sheets are in progress. Rough-ins continue in some areas. Ceramic tile installation underway in restrooms. Roadwork underway along Kennebec road continues. The project remains on schedule for an August 2019

opening.

KEY FACTS: Acreage 59.74 Acres

New SF 352,388

Total Project Cost \$ 96,700,523

Anticipated Occupancy August 2019

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













Schedule	: I	H ′	13	W	illc	W	Sp	rir	ng I	Ηiς	jh																																		
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	S	O	Ν	D	J	F	M	Α	Μ	J,	J	Α :	S	0	Ν	D	J	F	M	Α	М	J	J	Α	S	O	Ν	D	J	F	M	٨	1 J	J	Α	S	O	Ν	D	J	F	M	١M	1J	J
Timeline																																													
						D	es	igr	7								В	id				Co	on:	str	uc	t																	¥		

 Item	Willow Spring	HS H 13			Curre	ent Budget		Con	nmitted Budge	et
Design					\$	3,510,300		\$	3,445,210	
a. GMP - Co	onstruction (Bldg a	and On Site Cost	rs)		\$	74,348,026		\$	72,992,054	
b. GMP - Pu	blic Infrastructure	(Off-Site Costs)		\$	9,171,617		\$	4,569,783	
	a. + b. = Budget	GMP Subtotal *		\longrightarrow	\$	83,519,643				
Miscellane	ous Contracts - Otl	her Prof. Svcs.			\$	1,907,999		\$	1,027,866	
FF+E					\$	7,762,581		\$	-	
Municipal Pa	artnership Contribu	itions			\$	-		\$	-	
Sub Total	Project Cost				\$	96,700,523		\$	82,034,913	
Land Acqui	sition Costs				\$	2,748,040	\			
							١ ١			
 Grand Tota	al Project Cost				\$	99,448,563	\	\$	82,034,913	
* GMP Subto	otal includes: Own	er Contingencies	s, Pre Con Serv	rices, Cl	M reimburs			\setminus		
* GMP Subto	otal includes: Ow n		s, Pre Con Serv	rices, Cl	M reimburs	sables, off site	gement	\setminus		thru 12/3 ⁻
* GMP Subto	otal includes: Ow n ata as of 6/30/18 and Milestones		s, Pre Con Serv	rices, Cl	M reimburs	sables, off site o	gement	\setminus	ement costs etc	thru 12/3
* GMP Subte	otal includes: Own ata as of 6/30/18 and Milestones o's to BOE			ices, Cl	M reimburs CMAR C Original	sables, off site o	gement	eys, eas	ement costs etc	thru 12/3 BoE 1/19/2 BoE 3/21/20
* GMP Subte * WCPSS Da Key Dates 2. 100% CD	otal includes: Own ata as of 6/30/18 and Milestones 0's to BOE e for Bids		12/6/2016	ices, Cl	M reimburs CMAR C Original GMP 1	cables, off site of south and contract Mana Contract - Prec	gement	s \$	250,000 40,999,995	thru 12/3 BoE 1/19/2
* GMP Subto * WCPSS Do Key Dates 2. 100% CD 3. Advertise 4. Receive I	otal includes: Own ata as of 6/30/18 and Milestones 0's to BOE e for Bids		12/6/2016 1/8/2017	ices, Cl	M reimburs CMAR C Original GMP 1	cables, off site of south and contract Mana Contract - Prec	gement	s \$	250,000 40,999,995	thru 12/3 BoE 1/19/2 BoE 3/21/20
* GMP Subte * WCPSS Da Key Dates 2. 100% CD 3. Advertise 4. Receive I 5. Notice to	ata as of 6/30/18 and Milestones O's to BOE e for Bids Bids	Only)	12/6/2016 1/8/2017 2/21/2017	ices, Cl	M reimburs CMAR C Original GMP 1	contract Mana Contract - Pred	gement	s \$	250,000 40,999,995	thru 12/3 BoE 1/19/2 BoE 3/21/20





M 16 ALSTON RIDGE MIDDLE:

120 Winding Pine Trail, Cary, NC 27519

PROJECT SUMMARY: Reuse of Skinner Farlow Kirwan modified 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: Area A & B - CMU being topped out. Installing roof joists and partial Light weight concrete roof systems. Area C

& D - Structural steel, metal decking, and metal stud partitions are progressing. MEP rough-ins are ongoing. Site

multipurpose field irrigation currently being installed followed by sod. Site parking lots and access roads are

progressing. The project remains on schedule for an August 2019 opening.

KEY FACTS: Acreage 41.21 Acres

New SF 226,834

Total Project Cost \$67,428,646

Anticipated Occupancy August 2019

Architect & Contractor Skinner Farlow Kirwan Architects and Barnhill Construction Co. (CM@R)











Schedule	:	M	16	A	sto	on	Ric	dge	€																															T		
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Item	Alston Ridge I	MS M 16		Curr	ent Budget		Cor	nmitted Budget	
Design				\$	2,276,300		\$	2,103,569	
a. GMP -	Construction (Bldg	and On Site Cos	sts)	\$	53,427,375		\$	53,085,430	
b. GMP - F	Public Infrastructure	(Off-Site Costs	;)	\$	5,313,491		\$	3,063,520	
	a. + b. = Budget G	MP Subtotal * -		\$	58,740,866				
Miscellan	eous Contracts - O	ther Prof. Svcs.		\$	1,475,558		\$	799,468	
FF+E				\$	4,935,922		\$	-	
Municipal	Partnership Contribu	utions		→ \$	-	\	\$	-	
Sub Tota	I Project Cost			\$	67,428,646		\$	59,051,987	
Land Acq	uisition Costs			\$	5,407,801				
						\			
Grand 1	otal Project Cost			\$	72,836,447	\	\$	59,051,987	
Grand 10	otal Project Cost			\$	72,836,447	\	\$ \	59,051,987	
	otal Project Cost	ner Contingencie	es, Pre Con S			off site design,	$\overline{}$		etc.
* GMP Sul	•	ner Contingencie	es, Pre Con S			off site design,	$\overline{}$		s etc.
* GMP Sul	ototal includes: Ow r		es, Pre Con S	Services, CM			$\overline{}$		etc.
* GMP Sul	ototal includes: Ow r		es, Pre Con S	Services, CM	reimbursables,	agement	$\overline{}$		
 * GMP Sul * WCPSS Key Date	ototal includes: Ow r		es, Pre Con S	Services, CM	reimbursables, Contract Man	agement	survey	s, easement costs	
* GMP Sul * WCPSS Key Date	ototal includes: Ow r Data as of 6/30/18 s and Milestones			CMAR Origina GMP 1	reimbursables, Contract Man	agement eCon only	survey \$	vs, easement costs	thru
* GMP Sull * WCPSS Key Date 1. 100% (2. 100% (Dototal includes: Ow r Data as of 6/30/18 s and Milestones CD Submittal due		2/17/2017	CMAR Origina GMP 1	reimbursables, Contract Man al Contract - Pre	agement eCon only	survey \$	100,000 50,609,823	thru BoE 07/
* GMP Sull * WCPSS Key Date 1. 100% (2. 100% (Data as of 6/30/18 s and Milestones CD Submittal due CD's to BOE se for Bids		2/17/2017 2/21/2017	CMAR Origina GMP 1	reimbursables, Contract Man al Contract - Pre	agement eCon only	survey \$	100,000 50,609,823	thru BoE 07/
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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: The designer is working on the 100% construction documents submittal which is due in late November 2018.

KEY FACTS: Acreage 13.80 Acres (Existing School Site)

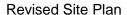
New SF 113,860

Total Project Cost \$ 36,995,242

Anticipated Occupancy August 2020

Architect & Contractor LS3P Architects and J.E. Dunn/Loving Contractors (CM@R)















Existing School Site





Schedule	: :	Sto	วนดุ	gh	ΕI	en	nen	ıta	ry	Re	pl	ac	em	en	t																													
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Item	Stough Elemen	tary Replacem	ent		Curr	ent Budget			Com	mitted Budge	t	
Design					\$	1,678,427			\$	1,087,920		
GMP Constru	uction (Bldg & On	Site w Contin.)			\$	31,350,729						
Construction	(PreCon Fee + re	eimbursables)			\$	130,464	\		\$	180,500		
	Constru	iction Subtotal		\longrightarrow	\$	31,481,193] \					
GMP Public II	nfrastructure (Co	nstruction Only)			\$	602,655	$\overline{}$					
Public Infras	tructure - design,s	urveys,easemer	nts		\$	75,000	<u> </u>	\	\$	34,900		
	Public Infrastru	cture Subtotal		\longrightarrow	\$	677,655		\	\$	-		
Miscellaneo	us Contracts - Oth	ner Prof. Svcs.			\$	1,475,019		\	\$	175,205		
FF+E					\$	1,682,948		\	\$	-		
Sub Total P	Project Cost				\$	36,995,242		\	\$	1,478,525		
Land Acquis	ition Costs				\$	-		\				
Grand Tota	l Project Cost				\$	36,995,242		\	\$	1,478,525		
									\			
* WCPSS Da	ta as of 6/30/18				Design	er Contract Ma	anageme	nt	\			
Key Dates a	and Milestones				Desig	n Developmer	nt Estima	ted C	onstru	ction Cost		5.12.18
1. Project re-	-start @ DD Phase		1/11/2018		Building	7			\$\	23,358,143		
2. Submit DD	Est. to WCPSS		5/17/2018		On Site				\$	5,936,122		
3. Submit 10	0% CD's to WCPS	S	1127/2018		Design	Contingency			\$	878,828		
4. Submit GN	∕/P1 to BoE for ear	ly procurement	3/6/2019		Escalat	ion until 2018			\$ \	905,193		
5. Issue NTP	for Full Construct	ion	6/26/2019		Design	Revisions (cred	dits)		\$	(1,099,000)	\$	2,179,562
6. Substantia	al Completion		7/21/2020		GMP -	Estimated			\$	29,979,286	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: Bids were received in mid-June. BoE approval of the GMP is expected in early July and the notice to proceed for

the project to begin will be issued shortly thereafter. Substantial completion is expected in May 2020.

KEY FACTS: Acreage 55.76 Acres

New SF 226,465

Total Project Cost \$65,749,783

Anticipated Occupancy August 2020

Architect & Contractor Skinner Lamb Highsmith Architects and Barnhill Contracting (CM@R)









Schedule	: I	Ea	st	Wa	ake	· N	lid	dle	R	epl	ace	em	en	ıt																													
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						De	esi	gn)														C	or	st	ruc	:t																

Item	East Wake Mid	dle School Repl	acement		Curi	rent Budget		Comr	nitted Budge	t	
Design					\$	2,095,609		\$	1,907,591	-	
	uction (Bldg & On				\$	57,764,576					
Construction	n (PreCon Fee + re	imbursables)			\$	180,305	. \	\$	175,000		
	Constr	ruction Subtotal		\longrightarrow	\$	57,944,881	\				
GMP Public	Infrastructure (Co	nstruction Only)			\$	1,093,100	\				
Public Infras	structure - design,s	urveys,easement	ts		\$	150,000		\$	197,610		
	Public Infrastr	ucture Subtotal		\longrightarrow	\$	1,243,100	\\	\$	-		
Miscellaneo	ous Contracts - Oth	ner Prof. Svcs.			\$	1,751,197	\ \	\$	697,743		
FF+E					\$	2,714,996	\ \	\$	-		
Sub Total F	Project Cost				\$	65,749,783	\ \	\$	2,977,944		
Land Acquis	sition Costs				\$	-	\ \	\			
Grand Tota	al Project Cost				\$	65,749,783		\$	2,977,944		
* WCPSS Da	ata as of 6/30/18				Design	ner Contract Ma	anagement	<i> </i>			28-Jun-18
Key Dates	and Milestones				CMAR	REstimate @ Bi	dding	\ \			
1. 100% CE) Submittal		11/10/2017		Buildin	g		\\$\	41,638,456	Tenta	tive
2. 100% CD	Approval by BoE		3/20/2018		On Site	e (Ph 1 & Ph 2)		\$ \	11,637,795		
3. Advertise	e for Bids		4/22/2018		GMP -	Building & On Si	ite w Contin.	\$	53,276,251	\$	4,488,325
4. Receive E	Bids		5/23/2018		Public	Infrastructure - E	Estim.	\$	1,286,264	\$	(193,164)
5. Notice to	Proceed		7/11/2018		GMP	- Estimated		\$	54,562,515	\$	4,295,161
6. Substanti	al Completion - PH	1 - PH 2 on 8/20	5/22/2020		Days t	o Notice to Proce	ed		11	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: The bid phase has been completed and staff will present the GMP to the BoE for approval on July 10, 2018.

KEY FACTS: Building Total GSF 97,975

Current Budget \$ 24,402,309

Anticipated Occupancy January 2020 - Students will swing off-site to Garner Ninth Gr. Center site.

Architect & Contractor Gurel Architects and Gilbane Building Company











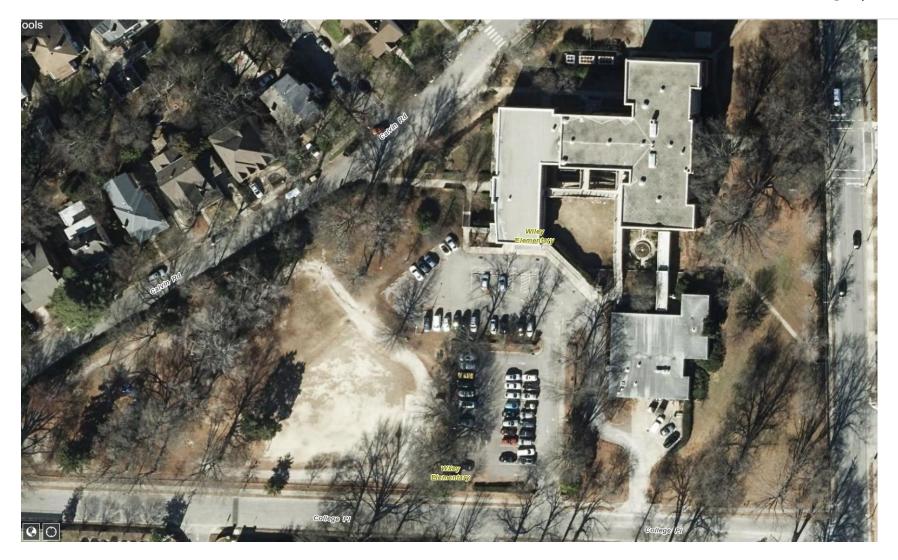




Proposed Site Plan







Wiley ES, Existing School Site before construction.





Schedule	: \	Wi	ley	<i>/</i> E	le	me	nt	ary	y R	er	noc	lek	inç	g a	nc	Αk	dc	liti	on	ıs																							
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Timeline																																											
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Item Wiley ES			Cu	rrent Budget		Comm	itted Budget		
Wiley ES									
Design			\$	1,358,912		\$	1,526,303		
Construction (Bldg & On Site w Contin.)			\$	20,608,964	\	\$	80,000		
Construction (PreCon Fee + reimbursables	s)	_	\$	105,305	\	\$	100,000		
Construction Subtotal		\longrightarrow	\$	20,714,269	\				
Public Infrastructure (Construction Only)			\$	20,000	\	\$	-		
Public Infrastructure - design,surveys,eas	ements		\$	-	\ \	\$	21,500		
Public Infrastructure Subtotal		\longrightarrow	\$	20,000	\ \	\$	-		
Miscellaneous Contracts - Other Prof. Svo	cs.		\$	1,079,516	\ \	\$	1,210,190		
FF+E			\$	1,229,612	\ \	\$	-		
Sub Total Project Cost			\$	24,402,309	\ \	\$	2,937,993		
Land Acquisition Costs		_	\$	-	\				
Grand Total Project Cost			\$	24,402,309		\\$	2,937,993		
		1			\				1
* WCPSS Data as of 6/30/18			Desi	gner Contract Ma	anagement \	\			
Key Dates and Milestones			Late	st CMAR Estima	te @ 100% CD				04.30.18
1. Submit 100% CD's to BoE	5/1/2018		Build	ing	\	\$	19,541,197		
2. Advertise for Bids	5/6/2018		On S	ite			incl.		
3. BoE Approve GMP 1 (\$ 3.4M Max)	7/10/2018		GMP	- Building & On Si	ite w Contin.	\$	19,541,197	\$	1,067,767
4. Issue Notice to Proceed (GMP1)	7/11/2018		Publi	c Infrastructure - (Off Site Allow.	\$	456,670	\$	(436,670)
5. BoE Approve GMP 2	9/4/2018		GMF	Total - Estimate	d	\$	19,997,867	\$	736,402
6. Substantial Completion	10/31/2019		Days	to Notice to Proce	eed		11	Est.	Under Budget





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: Site Work is continuing with curb and gutter and asphalt paving in parking lot 3. Began screening and installation

of top soil and completed all storm water piping. Completed steel erection, and poured slab on deck concrete floor slabs. Completed interior concrete block walls at both floor levels and began interior metal stud partition walls. Exterior brick has commenced. Roofing operations are expected to begin in early July. The project remains on

target for an August 2019 opening.

KEY FACTS: Acreage 19.0

New SF 115,000 (School + YMCA)

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.











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Timeline																																							
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	Item	E 46 YM CA So	chool		Curi	rent Budget				
	Design									
	a. GMP - Co	enstruction (Bldg	and On Site)		\$	24,818,850				
	b. GMP - Pub	olic Infrastructure	(all Off-Site)		incl. above	_			
	a	. + b. = Budget Gl	MP Subtotal		\$	24,818,850				
	Miscellaneo	ous Contracts - Ot	her Prof. Sv	cs.	\$	3,141,150				
	FF+E									
	Municipal Pa	rtnership Contribu	ıtions		\$	-				
	Sub Total P	Project Cost			\$	27,960,000	Estimated	Cost per	Developer Agree	ement (all constr. Contracts
	Land Acquis	ition Costs			\$	-				
	Grand Tota	I Project Cost			\$	27,960,000				
Note:	Board of Co	mmissioners Tota	l (Appropria	ted + Appropriated)	\$	21,533,860				
	1	ta as of 6/30/18			_					
	Key Dates	and Milestones	i				Co	ntract Da	te Dec. 7, 2017	
	1. Begin Adv	ertising for Bids		12/15/2017	Orignal	Contract Sum		\$	28,801,194	
	2. Receive E	Bids		1/16/2018	Net Cha	ange by Change (Oders	\$	-	
	3. YMCA ap	proves final GMP		2/8/2018	Contrac	t Sum to Date		\$	28,801,194	
	4. Construct	ion Kick-Off meet	ing	2/9/2018	Balanc	e to Finish + re	tainage	\$	28,801,194	% Complete 259
	5. Issue Noti	ce to Proceed		2/1/2018						
	6. Substantia	al Completion		6/20/2019	Days to	Notice to Procee	ed		355	





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: Sitework activities continue with building pad preparation and site grading in progress. Activities completed this

month are: Building Pad Prep: Area A to subgrade and proof rolling of the building pad area. Import of fill for B and C ongoing. Site Clearing & Grading operations are complete. Undercut areas in building pad identified and replacement in progress in the building pad fill area. Installation of the Storm Drain line from Sediment Pond A

running east along site is in progress.

KEY FACTS: Acreage 32.0 Acres

New SF 115,730

Total Project Cost \$38,087,976

Anticipated Occupancy August 2019

Architect & Contractor Walter Robbs Callahan & Pierce with Gilbane as the CM@R







Perspectives
E 50 Elementary School

walterrobbs















