

# WCPSS Capital Improvement Program

**Quarterly Status Report**

**JUNE 2018**



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# Major Projects - Quick Info Sheet

# JUNE 2018

<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>
✓ <b>APEX FRIENDSHIP MS M 11</b> New School 6-8	\$ 51.9 M	Apex	Complete	August 2018
✓ <b>GARNER HIGH</b> New Replacement School 9-12	\$ 73.7 M	Garner	Complete	August 2018
✓ <b>LINCOLN HEIGHTS ES</b> Renovations and Additions K-5	\$ 26.0 M	Fuquay	Complete	August 2018
✓ <b>VANDORA SPRINGS ES</b> Replacement School K-5	\$ 34.6 M	Garner	Construction	August 2018
✓ <b>E 45 BUCKHORN CREEK</b> New School K-5	\$ 35.8 M	Holly Springs	Construction	August 2018

### **OPENING SUMMER 2019**

✓ <b>H 13 WILLOW SPRING HS</b> New School 9-12	\$ 96.7 M	Fuquay	Construction	August 2019
✓ <b>APEX HIGH SCHOOL</b> 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
✓ <b>M 16 ALSTON RIDGE MS</b> New School 6-8	\$ 67.4 M	Cary	Construction	August 2019
✓ <b>E 50 PARKSIDE ES</b> New School K-5	\$ 38.0 M	Morrisville	Construction	August 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>
✓ E 46 YMCA ES New School K-5	\$ 21.5 M	Raleigh	<b>Construction</b>	August 2019
✓ NORTHRIDGE ES Replacement School K-5	\$ 39.0 M	Raleigh	<b>Construction</b>	August 2019
✓ E 24 BARTON POND ES New School K-5	\$ 38.1 M	Raleigh	<b>Construction</b>	August 2019

**OPENING 2020**

✓ WILEY ES Renovations and Additions K-5	\$ 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 E31	\$ 38.9 M	Fuquay	Design Development	August 2020

**OPENING SUMMER 2021**

✓	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**

<b>PROJECT SUMMARY:</b>	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		
<b>PROJECT STATUS:</b>	School project has achieved substantial completion. WCPSS staff is currently loading the building with new furniture and contractor is completing punch list items.		
<b>KEY FACTS:</b>	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	











**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

Item	Lincoln Heights ES	Current Budget	Committed 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
<b>a + b = Max. Budget GMP Subtotal *</b>		<b>\$ 22,582,322</b>	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 699,389	\$ 685,675
FF+E		\$ 1,502,395	\$ 1,213,591
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 26,059,189</b>	<b>\$ 25,755,285</b>
Land Acquisition Costs		\$ -	
<b>Grand Total Project Cost</b>		<b>\$ 26,059,189</b>	<b>\$ 25,755,285</b>
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			
* WCPSS Data as of 6/30/18			
<b>Key Dates and Milestones</b>		<b>CMAR Contract Management</b>	2/15/201
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 Incl. GMP 1 &
3. Substantial Completion Ph 2 - Final CR's	12/22/2017		\$ 4,308,416 Incl. GMP
4. Substantial Completion PH 3 - Final Site	4/30/2018	Other Change Orders	\$ 619,058 Thru 02/15/1
5. Final Completion	7/30/2018	<b>GMP Total - Actual</b>	<b>\$ 22,717,979</b> \$ (135,657
6. Move in FFE final phase	6/30/2018	Days to Final Sub. Completion	<b>30</b> Curr. 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:**

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)













**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











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

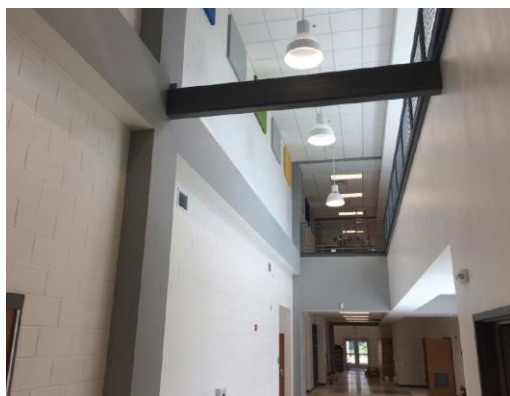
The designer is Moseley Architects. This is the third re-use of this prototype 780 student school with a core that will support 900 students. It has three classroom wings that are perpendicular to the main corridor. Two of the classroom wings will be two stories each.

**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)











**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:**

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)











**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 Alston Ridge

	2 0 1 6												2 0 1 7												2 0 1 8												2 0 1 9												
	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	A	S	O	N	D	J	F	M	A	M	J	J		
Timeline																																																	
	Design												Construct																																				

Item	Alston Ridge MS M 16	Current Budget	Committed Budget
Design		\$ 2,276,300	\$ 2,103,569
a. GMP - Construction ( Bldg and On Site Costs)		\$ 53,427,375	\$ 53,085,430
b. GMP - Public Infrastructure (Off-Site Costs )		\$ 5,313,491	\$ 3,063,520
a. + b. = Budget GMP Subtotal *		\$ 58,740,866	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,475,558	\$ 799,468
FF+E		\$ 4,935,922	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 67,428,646</b>	<b>\$ 59,051,987</b>
Land Acquisition Costs		\$ 5,407,801	
<b>Grand Total Project Cost</b>		<b>\$ 72,836,447</b>	<b>\$ 59,051,987</b>
* GMP Subtotal includes: Owner Contingencies, Pre Con Services, CM reimbursables, off site design, surveys, easement costs etc.			

* WCPSS Data as of 6/30/18			
<b>Key Dates and Milestones</b>		<b>CMAR Contract Management</b>	
		thru 02/20/18	
		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 Funding Added to Proj	\$ 4,870,394
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>\$ 55,580,217</b>
6. Substantial Completion	5/20/2019	Days to Substantial Completion	324
			\$ 3,160,649
			Under 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:**

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)	



Revised Site Plan



Proposed Building Elevation



Existing School Site

## Schedule: Stough Elementary Replacement

	2 0 1 7												2 0 1 8												2 0 1 9				2 0 2 0																		
	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		
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		\$ 180,500
	Construction Subtotal		\$ 31,481,193		
	GMP Public Infrastructure ( Construction Only)		\$ 602,655		
	Public Infrastructure - design,surveys,easements		\$ 75,000		\$ 34,900
	Public Infrastructure Subtotal		\$ 677,655		\$ -
	Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,475,019		\$ 175,205
	FF+E		\$ 1,682,948		\$ -
	Sub Total Project Cost		\$ 36,995,242		\$ 1,478,525
	Land Acquisition Costs		\$ -		
	Grand Total Project Cost		\$ 36,995,242		\$ 1,478,525
	* WCPSS Data as of 6/30/18				
	Key Dates and Milestones		Designer Contract Management		
			Design Development	Estimated Construction Cost	5.12.18
	1. Project re-start @ DD Phase	1/11/2018	Building	\$ 23,358,143	
	2. Submit DD Est. to WCPSS	5/17/2018	On Site	\$ 5,936,122	
	3. Submit 100% CD's to WCPSS	11/27/2018	Design Contingency	\$ 878,828	
	4. Submit GMP 1 to BoE for early procurement	3/6/2019	Escalation until 2018	\$ 905,193	
	5. Issue NTP for Full Construction	6/26/2019	Design Revisions (credits)	\$ (1,099,000)	\$ 2,179,562
	6. Substantial 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:**

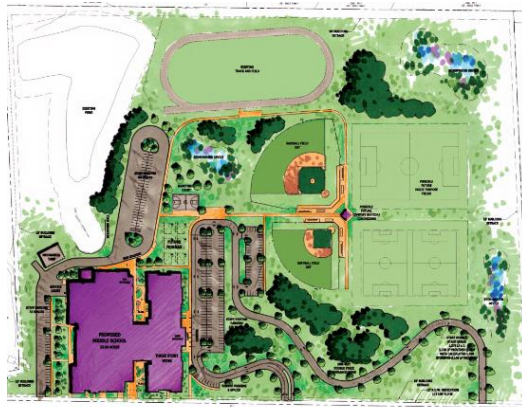
Acreage 55.76 Acres

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)



	2017						2018						2019						2022																
	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
<b>Timeline</b>																		B	i	d															
	<i>Design</i>															<i>Construct</i>																			

Item	East Wake Middle School Replacement	Current Budget	Committed Budget
Design		\$ 2,095,609	\$ 1,907,591
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	\$ 197,610
Public Infrastructure Subtotal		\$ 1,243,100	\$ -
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,751,197	\$ 697,743
FF+E		\$ 2,714,996	\$ -
Sub Total Project Cost		\$ 65,749,783	\$ 2,977,944
Land Acquisition Costs		\$ -	
Grand Total Project Cost		\$ 65,749,783	\$ 2,977,944
* WCPSS Data as of 6/30/18		Designer Contract Management :	28-Jun-18
Key Dates and Milestones		CMAR Estimate @ Bidding	
1. 100% CD Submittal	11/10/2017	Building	\$ 41,638,456 Tentative
2. 100% CD Approval by BoE	3/20/2018	On Site ( Ph 1 & Ph 2 )	\$ 11,637,795
3. Advertise for Bids	4/22/2018	GMP - Building & On Site w Contin.	\$ 53,276,251 \$ 4,488,325
4. Receive Bids	5/23/2018	Public Infrastructure - Estim.	\$ 1,286,264 \$ (193,164)
5. Notice to Proceed	7/11/2018	GMP - Estimated	\$ 54,562,515 \$ 4,295,161
6. Substantial Completion - PH 1 - PH 2 on 8/20	5/22/2020	Days to Notice to Proceed	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.

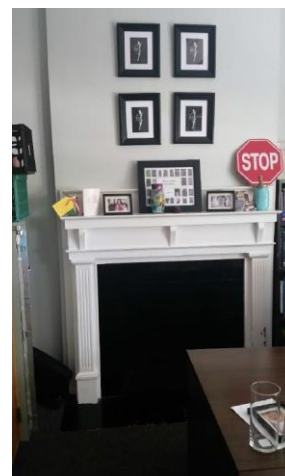
**KEY FACTS:**

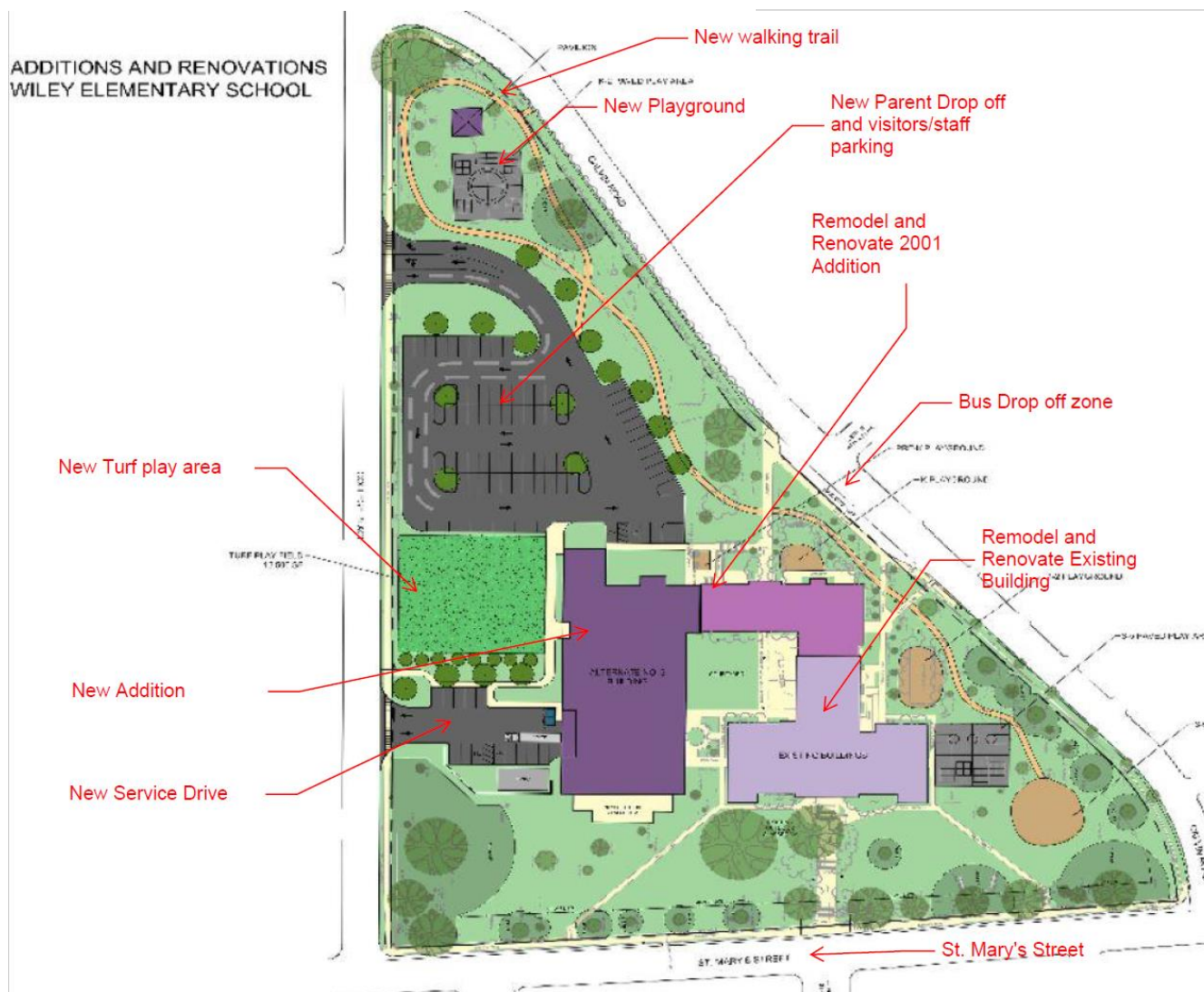
Building Total GSF      97,975

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: Wiley Elementary Remodeling and Additions

							2 0 1 7												2 0 1 8												2 0 1 9											
	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										
Timeline																																										
	DN						Design						Bid						Construct																							

Item	Wiley ES	Current Budget	Committed 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)		\$ 105,305	\$ 100,000
Construction Subtotal		\$ 20,714,269	
Public Infrastructure ( Construction Only)		\$ 20,000	\$ -
Public Infrastructure - design,surveys,easements		\$ -	\$ 21,500
Public Infrastructure Subtotal		\$ 20,000	\$ -
Miscellaneous Contracts - Other Prof. Svcs.		\$ 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

* WCPSS Data as of 6/30/18		Designer Contract Management	
Key Dates and Milestones		Latest CMAR Estimate @ 100% CD	
			04.30.18
1. Submit 100% CD's to BoE	5/1/2018	Building	\$ 19,541,197
2. Advertise for Bids	5/6/2018	On Site	incl.
3. BoE Approve GMP 1 (\$ 3.4M Max)	7/10/2018	GMP - Building & On Site w Contin.	\$ 19,541,197 \$ 1,067,767
4. Issue Notice to Proceed (GMP 1)	7/11/2018	Public Infrastructure - Off Site Allow.	\$ 456,670 \$ (436,670)
5. BoE Approve GMP 2	9/4/2018	GMP Total - Estimated	\$ 19,997,867 \$ 736,402
6. Substantial Completion	10/31/2019	Days to Notice to Proceed	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.









## Schedule: E 46 New Elementary YMCA

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Item	E 46 YMCA School	Current Budget	
Design			
a. GMP - Construction ( Bldg and On Site)		\$ 24,818,850	
b. GMP - Public Infrastructure ( all Off-Site )		incl. above	
a. + b. = Budget GMP Subtotal		\$ 24,818,850	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 3,141,150	
FF+E			
Municipal Partnership Contributions		\$ -	
<b>Sub Total Project Cost</b>		\$ 27,960,000	Estimated Cost per Developer Agreement (all constr. Contracts)
Land Acquisition Costs		\$ -	
<b>Grand Total Project Cost</b>		\$ 27,960,000	
Note: Board of Commissioners Total (Appropriated + Appropriated)			
		\$ 21,533,860	

* WCPSS Data as of 6/30/18			
<b>Key Dates and Milestones</b>		Contract Date Dec. 7, 2017	
1. Begin Advertising for Bids	12/15/2017	Original Contract Sum	\$ 28,801,194
2. Receive Bids	1/16/2018	Net Change by Change Orders	\$ -
3. YMCA approves final GMP	2/8/2018	Contract Sum to Date	\$ 28,801,194
4. Construction Kick-Off meeting	2/9/2018	<b>Balance to Finish + retainage</b>	<b>\$ 28,801,194</b> % Complete 25%
5. Issue Notice to Proceed	2/1/2018		
6. Substantial Completion	6/20/2019	Days to Notice to Proceed	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









## Schedule: E 50 Parkside Elementary

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Item	Parkside ES E 50	Current Budget	Committed Budget
Design		\$ 1,110,609	\$ 1,106,349
a. GMP - Construction ( Bldg and On Site Costs)		\$ 29,945,960	\$ 12,100,000
b. GMP - Public Infrastructure (Off-Site Costs )		\$ 3,035,122	\$ 371,339
a. + b. = Budget GMP Subtotal *		\$ 32,981,082	
Miscellaneous Contracts - Other Prof. Svcs.		\$ 1,183,431	\$ 482,056
FF+E		\$ 2,812,854	\$ -
Municipal Partnership Contributions		\$ -	\$ -
<b>Sub Total Project Cost</b>		<b>\$ 38,087,976</b>	<b>\$ 14,059,744</b>
Land Acquisition Costs		\$ 4,310,761	\$ -
<b>Grand Total Project Cost</b>		<b>\$ 42,398,737</b>	<b>\$ 14,059,744</b>
* GMP Subtotal includes: Owner 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	
		thru 02/20/18	
1. Advertise for bids GMP 1	1/14/2018	Original Contract - PreCon only	\$ 100,000
2. Receive Bids GMP 1	2/6/2018	GMP 1	\$ 11,700,188
3. Architect receive site plan approval	2/9/2018	GMP 2 ( BoE 4/10/18)	\$ 299,812
4. Board Approve GMP 1	3/6/2018	<b>GMP 3 Final ( BoE 9/05/18)</b>	
5. BoE Approve GMP 2	4/10/2018	<b>GMP Total</b>	<b>\$ 12,100,000</b>
6. Substantial Completion - Accelerated	5/7/2019	Days to Substantial Completion	<b>301</b>
			<b>\$ 20,881,082</b>
			<b>Proj. Partially Funded</b>

