



**TO:** Board of Trustees

**FROM:** Dennis Bay, Executive Director Human Resources and District Services

**DATE:** June 11, 2018

**SUBJECT:** Construction Projects Reports

The construction reports for projects in progress as of June 11, 2018, are attached for your information.

## Construction Highlights June, 2018

- KWHS:
  - New grass athletic fields irrigation system is being installed
  - Sod installation of areas between Main building and Pool is being completed
  - Parking lot North of pool is being completed; 169 additional parking spaces available
  - Remainder of site landscaping ongoing
  
- NCHS:
  - Phases 5 & 6 construction punch lists/warranty items continue being completed
  - Building HVAC systems/operations are not all functioning as designed; full building commission will start in June for final & total operation
  - Gym floor will be re-sealed this summer
  
- KWHS Track:
  - Landscaping is being completed
  
- NCHS MACC Final Build out:
  - North storage area construction is continuing
  - Depressed slab for new wood basketball floor is being readied for new concrete placement
  - Construction complete scheduled October 15, 2018
  
- Lincoln Pre-School addition:
  - Exterior walls have been framed and sheathed
  - Interior walls being completed
  - Roofing is being completed
  - Mechanical, electrical, plumbing ongoing
  - Project on schedule

**Natrona County School District No. 1  
Construction Project Report  
June 11, 2018**

Project: Kelly Walsh High School new Building  
Address: 3500 E. 12<sup>th</sup> Street, Casper, WY 82609

Project Phase: Construction

NCSD Project Manager: Dennis Bay/Doug Tunison  
Architect: RB+B Architects, Fort Collins, CO and Amundsen Associates, Casper, WY  
Civil Engineer: Worthington Lenhart and Carpenter, Inc. (WLC), Casper, WY  
Structural Engineer: Lower & Company, PC, Casper, WY  
Mechanical/Plumbing Engineer: Engineering Design Associates (EDA), Casper, WY  
Electrical Engineer: Engineering Design Associates (EDA), Casper, WY  
Electrical Sub-Contractor: Casper Electric, Casper, WY  
MEP Sub-Contractor: KK Mechanical, SLC, UT  
Commissioning Agent: Beaudin Ganze Consulting Engineers, Inc., Avon, CO  
Owners Representative: NV5/Consilium Partners, Denver, CO

CMAR: Sampson Construction Co., Inc., Cheyenne, WY

Major Contractors/material suppliers working on project:

Excavation Ramshorn Construction, Casper, WY  
Drilled piers Elco Drilling, Casper, WY  
Concrete forming & reinforcing Jack Daniels Construction, UT  
Concrete reinforcing supplier Teton Steel, Casper, WY  
Electrical Casper Electric, Casper, WY  
Structural Steel supplier Western Slope Iron and Supply, Grand Junction, CO  
Masonry Contractor Soderberg Masonry, Fort Collins, CO

Sampson Construction GMP: \$80,236,982 (SFD funded incl Alternates & Enhancements)

Total Project: \$86,632,857 (incl Change Orders + Enhancements)

Project Construction Contingency: \$1,640,828      Balance Remaining: \$60,096

Paid: \$85,444,639      % Complete: 99%

Architectural Design fees (includes change orders): \$5,300,122

Paid to date: \$5,169,718      % Complete: 97.5%

FF&E Budget: \$3,294,755

Milestone	Schedule Date	Comment
Addnl North Pool parking lot	Completed	
Landscaping, remainder of site	Completion July 2018	Ongoing

1. Project Description Kelly Walsh High School new building and demolition of existing building on current site
2. Project Description Kelly Walsh High School new building and demolition of existing building on current site
  - New KWHS building with all enhancements Gym, Lower Level PE/Running Track, CTE, Commons, exist pool and adjacent spaces = 335,262 SF (total enhanced = 71,349 SF). Existing KWHS building = 342,778 SF
  - Student design capacity is 1,574 students (building additions are planned for future increase in KWHS enrollment)
  - Seating capacity is 2,320 seats for the main gym and 495 seats for the aux gym.
  - Seating capacity in the renovated theater is 542
  - Building design has been modified to include saving the existing theatre and incorporation into the new building. (Existing theatre is being renovated, nearing completion)
3. Activities in Progress

➤ **Exterior parking lots and remainder of site landscaping**



**New north parking lot (ready for striping)**



**New sod installation (first parcel) between pool and main building (east of student parking lot)**

**Natrona County School District No. 1  
Construction Project Report  
June 11, 2018**

Project: Natrona County High School Renovations, Main Bldg  
 Address: 930 South Elm Street, Casper, WY 82601  
 Project Phase: Phase 5 & 6 Construction punch list & warranty items completion on going

NCSD Project Manager: Dennis Bay/Doug Tunison  
 Architect: Bassetti Architects, Seattle, WA and  
 Amundsen Associates, Casper, WY  
 Civil Engineer: Worthington Lenhart and Carpenter, Inc. (WLC), Casper, WY  
 Structural Engineer: PSC Structural Solutions, Tacoma, WA  
 Mechanical/Plumbing Engineer: WSP Group, Seattle, WA  
 Electrical Engineer: WSP Group, Seattle, WA  
 Theatre Consultant: PLA Designs, Inc., Aloha, OR  
 Electrical Sub-Contractor: Casper Electric, Casper, WY  
 Mechanical/Plumbing Sub-Contractor: GW Mechanical/Sheet Metal Specialties, Casper, WY  
 Commissioning Agent: Group 14 Engineering, Inc., Denver, CO  
 Owners Representative: NV5/Consilium Partners, Denver, CO

CMAR: A-P WY, Cheyenne, WY

A-P WY GMP: \$93,902,186 Total Project: \$96,605,744 (incl Enhancements + change orders)  
 Paid = \$96,505,744  
 Retainage amount being held = \$100,000 % complete = 99.9%  
 AP GMP breakout by phase:  
 Early site development and general conditions = \$23,391,642  
 Phase 3 = \$30,736,324  
 Phase 4 = \$15,320,676  
 Phase 5&6 = \$26,122,266

Bassetti Design fees (incl. Moving & Enhancements): \$12,390,983  
 Paid: \$12,212,065 % Complete :98.6%

FF&E Budget: \$3,653,010

Milestone	Schedule Date	Comment
Phase 5 & 6; Construction punch list/warranty list continuing		

1. Project Description
  - Natrona County High School Renovations, including detailed work to preserve the integrity of the historic building while accommodating the learning needs of today's students

- New NCHS building with all enhancements CTE, and MACC = 364,729 SF (total enhanced = 62,085 SF). Original NCHS building + VocED = 327,544 SF
- Student design capacity is 1805 students
- Seating capacity in the main gym is 1,762 and seating capacity in the renovated theater is 837

3. Activities in Progress:

- Phases 5 & 6 punch list/warranty items continue being completed
- Building HVAC systems/operations are not all functioning per design, full building commission will start in June for final & total operations sequencing
- Gym floor will be re-sealed this summer

**Natrona County School District No. 1**  
**Construction Project Report**  
**June 11, 2018**

Project: Final Build-Out of NCHS MACC  
Project Phase: Construction  
Address: 930 S Elm

NCSD Construction Budget: \$1,500,000

NCSD Project Manager: Doug Tunison  
Architect: GSG Architects, Casper WY  
General Contractor: Haass Construction, Casper, WY

Major Contractors/material suppliers working on project:

- Advanced Wall Systems (Casper Wyoming)
- Plumbing Masters (Casper Wyoming)
- Air Innovations (Casper Wyoming)
- City Service Electric (Casper Wyoming)
- Conner Sports Flooring (Elk Grove Illinois)

Project Description:

200 meter indoor track, two high jump areas, one long jump runway with pit, one pole vault runway with vault box, ground level storage area along north building, new timing/scorekeeping area above the NE corner of the ground level storage – electrical and technology infrastructure to support events, new track surfacing, minor modifications to the MEP systems, new low profile athletic wood flooring

Alternates include: mezzanine storage full length above the ground level storage area, two suspended basketball goals from building roof framing for main N-S court, two recessed wood basketball courts, and additional long jump runway with pit

Contractor selection and Board approval January 22, 2018  
October 15, 2018–Construction complete

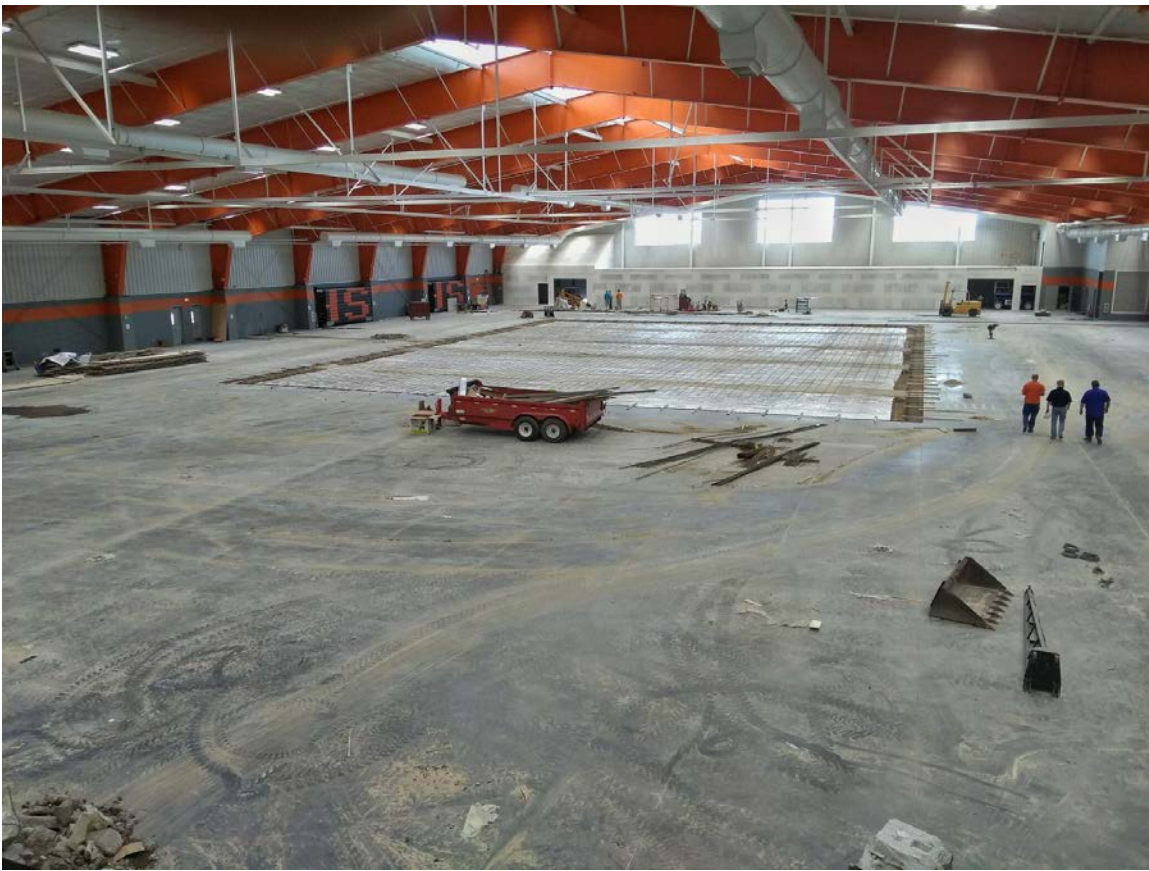
Activities in Progress:

- Construction continues for north storage area
- Depressed slab ready for concrete placement

Haass Construction contract: \$1,466,121	Pd to date: \$344,621	% complete: 23.5%
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GSG Architecture contract = \$95,500	Pd to date: \$80,014	% complete: 83.8%
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**View looking north; storage area in background, depressed slab area foreground**



**Close-up view of depressed slab area**

**Natrona County School District No. 1**  
**Construction Project Report**  
**June 11, 2018**

Project: Pre-School Classroom Addition to Lincoln ES  
Project Phase: Construction  
Address: 945 N. Jane St.

NCSD Design & Construction Budget: \$670,000

NCSD Project Manager: Doug Tunison  
Design/Build Team: Stateline #7 Architects/Pope Construction, Casper WY

Major Contractors/material suppliers working on project:

Landscaping – J&G Landscaping – Casper WY  
Masonry – Slee Enterprises – Casper WY  
Cabinets – Eggli Brothers – Lander WY  
Damp proofing – JS Enterprises – Casper WY  
Structural Steel – Pepper Tank – Casper WY  
Roofing – Big Horn Roofing – Laramie WY  
Metal siding – K&K Siding – Casper WY  
Foam Insulation – RAM Insulation – Casper WY  
Windows – Casper Window and Door – Casper WY  
Door frames, doors, hardware – Doorways, Inc – Cheyenne WY  
Steel studs, sheetrock, ceilings – Concept Construction – Casper WY  
Painting – Todd Lee and Sons – Casper WY  
Flooring and tile – Professional Flooring – Casper WY  
Specialties – S/D Inc – Casper WY  
Fire sprinkler – Front Line Fire – Casper WY  
Plumbing – GW Mechanical – Casper WY  
HVAC – Air Innovations – Casper WY  
Electrical – Cunningham Electric – Casper WY

Project Description:

Building Addition to include 2 new Pre-School classrooms w/ restrooms connected to the existing Lincoln ES

Design/Build Contract: Stateline #7 Architectural Design contract + Pope Construction not to exceed = \$600,000

Pd to date: \$216,677                      % complete = 36.1%





**Lincoln Pre-School Classrooms (NE Exterior view)**



**Interior wall framing**

# Major Maintenance Project Report

## June 11, 2018

Project Manager: Doug Tunison

### Major Maintenance Projects Active:

- CCA/FMS Repair Commons Area Walls With Durable Wainscoting (Construction)
- CCA/FMS Replace Commons Lighting with LED (Complete)
- CCA/FMS Replace Exterior PA Speakers (Complete)
- CCA/FMS Replace Exterior Cameras/Install Interior Cameras (Bidding)
- CCA/FMS Repair parking lot and correct drainage (Construction)
- CCA/FMS Refinish gym floor (Construction)
- Centennial Interior LED Retrofit (Construction)
- Centennial Replace irrigation system (Construction)
- Centennial Improve sound control in cafeteria (Design)
- Cresthill Replace Computer Managed Locks (Design)
- Cresthill Replace Exterior Lighting With LED (Construction)
- Cresthill Repair wall damaged by vehicle (Construction)
- CSF (Bus Barn) Install Fire Sprinkler System (Complete)
- CYMS Repair Parking Lot and Correct Drainage (Construction)
- DMJH Replace Stage Lighting Controls (Construction)
- DMJH Cafeteria Lighting LED Retrofit (Construction)
- DMJH Install security cameras (Bidding)
- DMJH Repair air handlers (Construction)
- DMJH Refinish gym floor (Construction)
- DMJH Abate and replace cafeteria tile (Construction)
- Evansville Front Entry Secure Vestibule (Construction)
- Evansville Repair Parking Lot (Design)
- FCA Replace Computer Managed Locks (Design)
- Journey Install Additional Buzz-In Systems for Wings (Construction)
- KWHS Re-caulk stadium seating (Design)
- KWHS Install security cameras (Bidding)
- KWHS Replace Track Shed Siding & Roof (Complete)
- Manor Heights Replace soffits and gutter
- Midwest Replace Exterior and Interior Lighting with LED (Bidding)
- Midwest Install security cameras (Bidding)
- NCHS Replace irrigation system north of football field (Design)
- NCHS Install security cameras (Bidding)
- Oregon Trail Replace Computer Managed Locks (Design)
- Oregon Trail Repair parking lot (Construction)
- PIC Install security cameras (Bidding)
- Poison Spider Replace chiller (Construction)
- PV Replace Computer Managed Locks (Design)
- PV Repair parking lot (Construction)
- RHS Install security cameras (Bidding)
- RHS Replace actuators (Construction)
- Sagewood Replace Interior Lights with LED (Construction)
- Sagewood Replace gym floor (Design)

- Sagewood Install fire sprinkler system (Construction)
- Sagewood Repair parking lot (Construction)
- Southridge Repair HVAC Controls (Construction)
- Southridge Sealcoat and restripe parking lot (Construction)
- Summit Replace HVAC Controls (Construction)
- Verda James Replace HVAC Controls (Execution)
- WLC Repair parking lot and correct drainage issues (Construction)
- WLC Retrofit lighting with LED (Bidding)

**Planning Ongoing for FY18-19 Major Maintenance Program**