



**TO:** Board of Trustees  
**FROM:** Dennis Bay, Executive Director Human Resources and District Services  
**DATE:** September 25, 2017  
**SUBJECT:** Construction Projects Reports

The construction reports for projects in progress as of September 22, 2017, are attached for your information.

Pay Applications for all Capital Construction Projects for the month of September 2017 is estimated to total just over \$2.2M.

(This includes design, construction, project management, construction material testing, abatement, City fees and service utilities)

## Construction Highlights September, 2017

- KWHS:
  - **Music Wing was awarded substantial completion on September 11, 2017!**
  - The Student Parking lot was completed August 31, 2017
  - Kelly Walsh Drive to North Parking Lot scheduled completion September 29, 2017
  - Landscaping is continuing with sod and plantings on North of building
- NCHS:
  - Phases 5 & 6 construction continuing, building completion scheduled for October 13, 2017
  - Phases 5 & 6 FF&E delivery by end of October
  - Ground, 1<sup>st</sup>, and 2<sup>nd</sup> floor punch list is complete
- New Journey ES
  - Dedication Ceremony Tonight!
- Journey ES PreSchool:
  - City granted Temporary Certificate of Occupancy September 18
- NCSD Community Activities Center (Old CYJHS Gyms):
  - City granted Temporary Certificate of Occupancy September 5
  - Interior painting has started
  - Exterior stucco wall surfacing scheduled to start
- Bar Nunn Addition & Renovation
  - Dedication Ceremony October 9
- KWHS Track:
  - Rubber track surfacing starts week of September 25
- NCHS MACC Final Buildout:
  - Design is continuing
  - Construction scheduled to start April 15, 2018
  - Construction complete scheduled October 15, 2018

**Natrona County School District No. 1  
Construction Project Report  
September 25, 2017**

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

Project Phase: Construction

NCS D 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: \$86,550,983 (incl Change Orders + Enhancements)

Project Construction Contingency: \$1,640,828 Balance Remaining: \$212,033

Paid: \$79,719,869 % Complete: 92%

Architectural Design fees (includes change orders): \$5,300,122.00

Paid to date: \$4,969,819 % Complete :94%

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

- Access to Site WebCam: <http://www.ncsdtransform.org/kellywalsh>

Milestone	Schedule Date	Comment
Student Parking lot & Campus drive complete Peninsula lot (Fall 2017)	Fall 2017	Ongoing
Landscaping, majority of site	Summer 2017 through June 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

**Site Work:**

- **Phase 2 (complete Fall 2017) – The area of campus east of the stadium and north of new Kelly Walsh**
  - Sept 29 – Kelly Walsh Drive to North Parking Lot Paving complete
  - Peninsula Parking Lot will start after Kelly Walsh Drive
- **Phase 3 (complete July 2018) – The area of campus north of soccer fields and west of stadium**

- **Cost Control and Potential Added Costs**

- **Landscape Budget**

- Value engineered for efficient maintenance and immediate impact

- **Site Issues**

- The slope outside the wrestling room west entrance is not acceptable. A PR has been issued.
  - 50,000 CY excess soil – Sampson is completing the spreading for new practice fields.

- **Construction Issues & Challenges**

- Snowmelt System
  - Warranty will not start until the entire system is commissioned per Sampson in OAC #201
- Gymnasium Sound System – Dennis has requested that RB+B fund a replacement sound system.

- **Construction Issues & Challenges**

- **CMAR Contingency**

- RB+B has requested direction on cost issues. The District will provide direction.



Main Entrance/Music Wing Site Work – Viewed from NW



Music Wing West Entrance – Viewed from West



Main Entrance Landscaping – Viewed from West



Kelly Walsh Drive Curb and Base – Viewed from South

**Natrona County School District No. 1**  
**Construction Project Report**  
**September 25, 2017**

Project: Natrona County High School Renovations, Main Bldg  
Address: 930 South Elm Street, Casper, WY 82601  
Project Phase: Phase 5 & 6 Construction 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 = \$87,489,379                                  % complete = 91%

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

Early site development and GC's: \$21,758,665                                  % Complete= 93%  
Phase 3: Paid \$30,432,084                                  % Complete= 99%  
Phase 4: Paid \$15,320,676                                  % Complete= 100%  
Phase 5&6: Paid \$19,977,953                                  % Complete= 76%  
A-P Wyoming Construction Contingency = \$2,404,644      Balance Remaining: \$243,631

Bassetti Design fees (incl. Moving): \$12,349,440  
Paid: \$11,120,250                                  % Complete :90%

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

- Access to Site WebCam: <http://oxblue.com/open/A-P/NatronaCSD>  
or <http://www.ncsdtransform.org/natronacountyhighschool>

Milestone	Schedule Date	Comment
Phase 5 & 6; Construction On-going West and NW		

portions of exist. Bldg. incl. Band/Vocal, Classrooms, Courtyard, Arts and new Main gym		October 13, 2017 Substantial Completion
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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

2. Activities in Progress

Project Progress Camera: <http://oxblue.com/open/A-P/NatronaCSD>

**Days Ahead/Behind Schedule (According to Architect): 0**

**Construction Activities**

- PPhase 3 – Northeast Expansion
  - Boilers and some MEP equipment installed in Ph3 will need to be recommissioned as Ph5/Ph6 complete. Scheduled for late September.
  - **1 Year WARRANTY EXPIRED**
- Phase 4 – East & South Wing of Historic Building
  - Boilers and some MEP equipment installed in Ph3 will need to be recommissioned as Ph5/Ph6 complete. Scheduled for late September 2017.
- Phase 5/6 – West wing of Historic Building & Arts/Athletics Expansion
  - Punch List Walks are complete for ground, 1<sup>st</sup>, and 2<sup>nd</sup> Floor
  - Gymnasium is nearing completion
  - Exterior window installation and caulking nearing completion
  - MEP nearing completion
  - Paint nearing completion
  - Ceiling Grid nearing completion
  - Lighting nearing completion
  - Carpet nearing completion
  - Casework nearing completion
  - Landscaping is complete

➤ **Cost Control and Potential Added Costs**

- **NCHS Scope Change Requests**
  - Memorials – original NCHS cornerstone and Class of 1983 dedication sign
- **Bassetti Amendment for ENHANCEMENT changes**
  - Bassetti has provided notice they will submit add service proposals for NCHS scope change requests (see above). Add service proposals have not been received by NCSD.

➤ **Procurement**

- **Phase 5/6 move**
  - Move will take place over two weekends starting 11/2 and 11/24
  - FF&E notice of award has been sent out by Bassetti





Gymnasium – Viewed from SE



Ph. 6 Admin – Viewed from South



Main Entrance West – Viewed from NW

## Natrona County School District No. 1

### Construction Project Report September 25, 2017

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

NCSD Design Budget: \$95,500  
NCSD Construction Budget: \$1,150,000

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

Major Contractors/material suppliers working on project:

- TBD

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, additional long jump runway with pit

August 19, 2017–Design contract signed  
April 15, 2018–Construction begins  
October 15, 2018–Construction complete

Activity in Progress:

- Design

**Major Maintenance  
September 25, 2017**

Project Manager: Doug Tunison

Major Maintenance Projects Active:

- Centennial Interior Lighting LED Retrofit (Close Out)
- Centennial HVAC Controls Replacement (Close Out)
- CYMS Synthetic Turf Repair (Underway)
- CSF Parking Repair, Seal, & Restripe (Underway)
- CSF Server Rm HVAC Replacement (Close Out)
- DMJH Replace Stage Lighting (Design)
- DMJH Retrofit Cafeteria Lighting with LED (Design)
- DMJH Storm Drain – Roof (Close Out)
- Oregon Trail Retrofit Exterior Lighting with LED (Underway)
- FMS/CCA Repair Damaged Walls in Common Areas (Planning)
- NCHS Dividing Fence Between Football Field and Track (Close Out)
- NCSDCAC (Old CY Gym) Paint Interior (Underway)
- NCSDCAC (Old CY Gym) Exterior Finish (Underway)
- NCSDCAC (Old CY Gym) Retrofit Interior Lights LED (Underway)
- OT Install Fire Sprinkler System (Close Out)
- Summit ES Central Plant Replacement (Close Out)
- WLC Replace Operable Partition (Underway)