TO: Board of Trustees  
FROM: Dennis Bay, Executive Director Business Services  
DATE: September 23, 2016  
SUBJECT: Construction Projects Reports  

The construction reports for projects in progress as of September 23, 2016, are attached for your information.

Pay Applications for all Capital Construction Projects for the month of September, 2016 is estimated to total just over $5M.

(This includes design, construction, project management, construction material testing, abatement, City fees and service utilities)
Construction Highlights September, 2016

- **P.I.C. – Roosevelt HS:**
  - P.I.C. Open House/Dedication/Board meeting October 10
  - Roosevelt HS Open House/Dedication/Board meeting October 24

- **KWHS:**
  - Demolition of existing building continues and is ahead of schedule
  - Landscaping is continuing along 12th St and Walsh Dr., sod, trees, boulders
  - New peninsula parking lot west of new building & south of Staffelino soccer field is being built up with dirt from existing stockpile of material from new building excavation
  - Theatre renovation is continuing;
    - New stage floor will be constructed
    - Painting and ceiling installation is continuing
    - New roof drain lines and sanitary lines are being installed
    - Sheetrock being completed lower level (Driver’s Ed classroom)
    - Substantial completion November 2016
  - Music Addition structural steel is on site

- **NCHS:**
  - Phase 4 Occupied, including Historic Theatre
  - Existing Building West wing addition ongoing
  - Main Gym & locker room foundations completed, Gym walls being constructed
  - Structural steel framing ongoing for new additions
  - New Bus lane and West parent pickup/drop-off are in use

- **Bar Nunn ES Addition + new Preschool (2 room addition) + existing building renovation**
  - Foundations complete
  - Structural steel framing ongoing
  - Floor slab concrete pours are being scheduled
  - Extension of west parking lot completed
  - Phase 1 Renovation of existing building complete, Phase 2 summer 2017

- **New K-5 Elementary School on old CYJHS site**
  - Structural steel installation is complete
  - Concrete floor slabs complete
  - Interior and exterior wall framing ongoing
  - Roofing ongoing
  - Exterior brick installation ongoing

- **KWHS Pool:**
  - Pool Area is complete, pool is filled and water is being heated
  - Pool Area building punch is being scheduled
  - Adjacent Shop spaces renovations are ahead of schedule
  - Need to provide temporary sidewalks to access facility until existing KWHS building demolition is completed and site grading is completed

- **Red Creek new modular classroom building**
  - Complete and occupied

- **Midwest School Environmental-Certified Industrial Hygienist Interviews,** September 29 & 30
Project: Roosevelt HS/P.I.C. (Pathways Innovation Center)
Address: 3000 Independence Court, Casper, WY 82604

Project Phase: Construction

NCSD Project Manager: Keith Brown
Architect: MOA Architecture, Casper, WY and Cunningham Group, Minneapolis, MN
Civil Engineer: Civil Engineering Professionals, Inc. (CEPI), Casper, WY
Structural Engineer: Structural Solutions, Martin/Martin, Cheyenne, WY
Mechanical/Plumbing Engineer: Engineering Design Associates (EDA), Casper, WY
Electrical Engineer: Engineering Design Associates (EDA), Casper, WY
Commissioning Agent: Group 14 Engineering, Inc., Denver, CO
Owners Representative: NV5/Consilium Partners, Denver, CO
General Contractor: Contractor: Groathouse Construction, Casper, WY

Groathouse Construction Total Sum to Date for both projects: $38,194,433
  P.I.C. Construction: $24,352,407 (63.75% of total)
  RHS Construction: $13,842,026 (36.25% of total)
Project Contingency: $5,347,781 Contingency Balance: $4,702,222
Amount earned to date: $37,883,957 (Includes Retainage) % Complete: 99%

Architectural Design fees P.I.C.: $2,537,317 Paid to date: $2,439,643 % Complete: 96%
Architectural Design fees RHS: $1,350,523 Paid to date: $1,298,044 % Complete: 96%

P.I.C. FF&E Budget: $1,022,828 RHS FF&E Budget: $581,608

1. Project Description
   • New High School Campus for Roosevelt High School (RHS), and Pathways Innovation Center (P.I.C.)
   • The P.I.C. facility allowable square footage is 83,835 square feet (SF), 500 student capacity
   • The RHS facility allowable square footage is 42,240 SF, 220 student capacity (existing RHS square footage including 6 portables is 28,984 SF)

Project Schedule Progress:
   • Projects are complete and occupied
Natrona County School District No. 1  
Construction Project Report  
September 23, 2016

Project: Kelly Walsh High School new Building          Project Phase: Construction  
Address: 3500 E. 12th Street, Casper, WY  82609

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: $86,257,128 (incl Change Orders + Enhancements)  
Paid: $72,036,831  Balance Remaining: $14,485.00  % Complete: 84%

Architectural Design fees (includes change orders): $5,300,122.00  
Paid to date: $4,772,574.49  % Complete :90%

FF&E Budget: $3,131,772 – Bid January 19, 2016 – Bids received under budget

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

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<tr>
<th>Milestone</th>
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<th>Comment</th>
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<td>Theatre renovation</td>
<td>Spring 2016 - Fall 2016</td>
<td>Ongoing</td>
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<tr>
<td>New Music wing</td>
<td>Summer 2016 – Summer 2017</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Project Complete (all parking lots and landscaping)</td>
<td>Summer 2018</td>
<td>Planned</td>
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</tbody>
</table>
1. 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 will be renovated during the last months of the completion of construction phase of the new building, starting Spring 2016 – Fall 2016)

3. Activities in Progress

Site Work:

- Phase 1 (complete Fall 2016) – The area surrounding new Kelly Walsh
  - Sidewalk prep and pour ongoing around building, Site grading ongoing. Topsoil placement around building ongoing. Landscaping (Trees and Sod) in progress along 12th Street and Walsh Dr.
- Phase 2 (complete Fall 2017) – The area of campus east of the stadium and north of new Kelly Walsh Building
- Phase 3 (complete July 2018) – The area of campus north of soccer fields and west of stadium

Existing Building Move out, Abatement, & Demolition:

- Mass Demolition Continuing

Theater Renovation & Music Expansion:

- MEP rough in is near completion
- Framing for acoustic panels; ongoing
- Ceiling installation and ceiling tie-backs; ongoing
- Ceiling painting; ongoing

Main Building:

- RBB issued Certificate of Substantial Completion for the main building on Friday, 6/17/2016. Final completion was scheduled for 7/18/2016. Final completion has not been awarded. Josh Vogt sent an e-mail to RB+B on 7/21/2016 requesting a schedule and plan for completion. Back punch is ongoing, substantial completion Certificate is being routed for signatures
- Full CO has been issued.
- Punch List – Final review is ongoing.

Project Schedule Progress 0 days behind

Construction Challenges:

- Retaining the existing swimming pool; all new utility connections and closure walls (2) after demolition of remainder of KWHS building directly attributable to retaining the existing Pool building will be paid for by the SFD. District will be responsible for any work in spaces
retained by District for future use (existing Wood Shop and existing Metal Shop and any site work necessary for the retainage of these existing spaces).

- The southern parking lot west sidewalk design elevations will not tie into the existing practice field seating. RB+B is discussing grade elevation issues and possible solutions with WLC, the best solution at this time is extending the existing retaining wall. Design is still outstanding.

- The slope outside the wrestling room west entrance is not acceptable. RB+B/WLC suggested a gravity block wall to stabilize the slope. Design is still outstanding.
Kelly Walsh HS Building Key Plan

Area A: Main level: Wrestling, Aerobics, Fitness/Weight, Health, Storage
Area B: Lower level = PE, Fitness, wt rm, running track Main level = Aux & Main Gyms
Area C: Main level: Men/ Women's Locker Rms
Area D: CTE Shops & Agriculture classroom & lab
Area E: Lower level = Band/Instrumental Music, Drama Classrooms, Driver's Ed. Upper level = Exist. Auditorium/Theatre & Vocal Music, Lobby
Area F: Lower level: Restrooms, Mechanical Main level = Culinary Arts, School Kitchen/Serving, Loading dock, Commons
Area G: Main level = Admin. area/offices, Classrooms, HSHS Academy learning Upper level = Classrooms, ACME Academy learning
Area H: Main level = Media Cntr., Classrooms, BANR Academy learning Upper level = Classrooms, CACD Academy learning
12TH Street – Mainline Irrigation Installation

Southern Courtyard Trees and Boulders
Theater Lobby Framing Restroom Tile Installation

Theater Painting and Rough Carpentry – Viewed from SE
Project: Natrona County High School Renovations, Main Bldg
Address: 930 South Elm Street, Casper, WY 82601
Project Phase: Phase 4 complete, Phases 5 & G Ongoing

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/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 (SFD funded) Total Project: $96,057,809 (incl Enhancement + change orders)

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

Phase 3: Paid $29,887,690 % Complete= 97%
Phase 4: Paid $14,978,434 % Complete= 98%
Phase 5&6: Paid $4,104,557 % Complete=16%
SFD Budget Unallocated Funds: $2,742,983 Balance remaining = $1,103,372
A-P Wyoming Construction Contingency = $2,404,644 Balance Remaining: $859,501

Architectural Design fees (incl. Cos): $12,323,923 Paid to date: $9,880,829 % Complete :80%

FF&E Budget: $3,943,892

- Access to Site WebCam: http://oxblue.com/open/A-P/NatronaCSD
  or http://www.ncsdtransform.org/natronacountyhighschool
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| Phase 5 & 6; Construction Started West and NW portions of exist. Bldg. incl. Band/Vocal, Classrooms, Courtyard, Arts and new Main gym | Start Summer 2016 | Ongoing
| | | Completion Early 2018 |
| Final Site Development completion | Start Summer 2017 | Planned Completion Summer 2018 |

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**
   - **Phase 3 – Northeast Expansion**
     - Punch list & Commissioning – COMPLETE. Boilers and some MEP equipment installed in Ph3 will need to be recommissioned as future phases come online.
     - **1 Year WARRANTY has EXPIRED**
       - Metal building exterior storage in CTE yard complete
   - **Phase 4 – East & South Wing of Historic Building**
     - Certificate of Occupancy inspection for all Ph4 area including theater received August 5th but theater turnover for staff use not until 8/29.
     - Bassetti Architects issued Certificate of Substantial Completion to start on August 22nd. Signed by NCSD.
     - Punch list walked in all areas of phase 4. Ph4a punch review occurred on 7/19 in SE wing where corridor realignment occurred after demo of old MDF room. Theater and drama area punch review occurred week of August 15th.
     - MEP building commissioning ongoing.
     - Theater turned over to NCSD use on August 29th.
   - **Phase 5/6 – West wing of Historic Building & Arts/Athletics Expansion**
     - Excavation, form and pour of footings and walls ongoing, foundation backfill ongoing.
     - Foundation damproofing & waterproofing ongoing
     - Structural masonry ongoing.
     - Rammed agg piers complete.
     - Demolition at historic building ongoing – nearing completion.
     - Exterior window installation ongoing at west wing.
     - Rebar installation for shotcrete in west wing ongoing.
     - Underground MEP rough in complete.

Activities in Progress
- Phase 3 – Northeast Expansion
  - Punch list & Commissioning – COMPLETE. Boilers and some MEP equipment installed in Ph3 will need to be re-commissioned as future phases come online.
• 11 month warranty walk was held on 6/16/2016
• Phase 4 – East & South Wing of Historic Building
  • **Certificate of Occupancy was awarded August 12, 2016.**
  • Punch list walked in all areas of phase 4. Punch list review for theater and drama area are complete.
  • Electrical finishes and theatriic lighting in theater are complete.
  • Theater stage floor installation is complete. Orchestra pit lift and thrust stage lift adjustments and load testing are complete.
  • Proscenium restoration is wrapping up. Caen stone restoration continues at north wall of theater.
  • Landscape & irrigation installation is complete on east and south site.
  • Handrail repairs and new window installation ongoing in Ph4a (SW stairwell in west wing) stairwell.
• Phase 5/6 – West wing of Historic Building & Arts/Athletics Expansion
  • West wing and voag demo is complete. West wing demo in progress.
  • Excavation for footings east of west wing ongoing, form and pour footings and walls ongoing
  • Demolition ongoing – west wing
  • Historic building masonry restoration complete.
  • Music addition CIP walls ongoing
  • Rammed aggregate piers 90% complete

**Project Schedule Progress 0 days behind**

**Construction Challenges:**
• Theater turned over August 29th.
• All existing infrastructure; electrical, mechanical, plumbing, intercom, fire alarm, etc. has to remain in place along with all new items until each phase is completed and new infrastructure is brought “on line” and accepted
• Moving to the “Swing Space” MACC building at each phase then moving back to the renovated/new portions of the Main building between phases will be completed with each phase through Early 2018
Prep for shotcrete at north elevation of historic west wing – Viewed from the north

Prep for shotcrete at 1st floor west elevation of historic west wing – Viewed from the north
3rd floor of historic west wing – Viewed from the north

Courtyard and Ph5 foundation walls – Viewed from the NW
Ph6 viewed from the south
Project: Bar Nunn Elementary School Additions & Renovation

Address: 2050 Siebke Drive, Bar Nunn, WY 82601

Funding Sources: SFD & NCSD (2 New Preschool Classrooms)

NCSD Project Manager: Keith Brown
Design Architect: Stateline 7 Architects, Casper, WY
Contractor: Pope Construction Inc., Casper, WY

SFD Design & Construction Allocation: $4,092,089

Description

- Construct an addition to Bar Nunn Elementary School to allow it to convert to a 4/3 model to support a new capacity of 384 students with a 16,479 square foot addition including 2 Preschool classrooms (NCSD funded)
- Total number of classrooms will be twenty-two, not including rooms for other District programs.

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<td>Construction Start</td>
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<tr>
<td>Substantial completion</td>
<td>July 7, 2017</td>
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- Activity
  - Bids for disposal of modular classrooms received; 2 Units will be demolished, and one sold and moved. First unit demo complete. Remaining units will complete June of 2017.
  - Footers & Foundation Stem walls & backfill 100% complete
  - Bar Joist and Roof Deck delivered to site
  - Underground sewer line installation 50% complete
  - Fire Riser installed and backfilled
  - Curb & Gutter & Lighting Rough In for Addition Parking complete, Paving to begin 9/26/16.
  - Structural Steel Installation started 9/21/16
  - New Sidewalk from Parking lot to School 95% Complete.
  - Emergency exit pathway through construction area installed.

- Construction Challenges
  - New building structure will be completely independent from existing structure
  - Construction will be on-going while students are in classes, 2016-2017 school year
Bar Nunn ES New Addition Floor Plan
Backfill & Rough Grading on North Side of Foundation

New Sewer Tap at Alley East of Building
Double Sewer Clean Out Exterior of SE Corner of Addition

Fire Line Installed Under Foundation @ North Wall of GYM
Exterior Framing Material Stored on Site

Structural Steel Columns Being Installed by Contractor Viewed from the East
Fire Riser Installation In Riser Room of New Addition

Overall view of Structural Steel Installation Viewed from the North
New ADA Pathway to Parking Lot looking West

New Curb & Gutter Around Added Parking
Light Pole Bases for Added Parking Lot Lighting looking SW.
Project: New Elementary School (old CYJHS Site)  Project Phase: Construction
Address: 2211 Essex Ave, Casper, WY 82604

NCSD Project Manager: Doug Tunison
Architect: RB+B Architects, Fort Collins, CO
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
Commissioning Agent: Group 14 Engineers, Denver, CO
Owners Representative: NV5, Denver, CO

General Contractor: Sampson Construction Co., Inc., Cheyenne, WY

Major Contractors/material suppliers working on project:
- Excavation: 71 Construction, Casper, WY
- Drilled piers: Ludwig Drilling, Castle Rock, CO
- Concrete forming & reinforcing: Redline Construction, Casper, WY
- Concrete reinforcing supplier: Teton Steel, Casper, WY
- Electrical Sub-Contractor: ITC, Casper, WY
- Mechanical Sub-Contractor: GW Mechanical, Casper, WY
- Structural Steel: Intermountain Erectors, Idaho Falls, ID
- Masonry Contractor: JH Masonry, SLC, UT

Sampson Construction Contract: $11,512,000 (SFD funded incl Alternates & Enhancements)
Total Project: $11,752,380  (incl Change Orders + Enhancements)
Paid: $3,062,226    % Complete: 26%

Project Construction Contingency: $590,369   Balance Remaining: $209,381

Architectural Design fees: $848,000
Paid to date: $636,250    % Complete: 75%

FF&E Budget: $718,665

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<tr>
<td>Building Construction</td>
<td>Start March 2016 Complete late Spring 2017</td>
<td>In Progress</td>
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<tr>
<td>Site Construction</td>
<td>Start Summer 2016 Complete Early Summer 2017</td>
<td>Planned</td>
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1. Project Description: new Elementary School K-5 building
   - 50,880 total square feet
2. Activities in Progress
   - Crawlspace Underground Electrical; in progress
   - Structural Steel; 99% Complete
   - Bar Joists Gridline G-N; Complete
   - Steel Decking Gridline G-N; Complete
   - Exterior Framing Gridline A-G; Complete
   - Exterior Framing Gridline G-N; 40%
   - Exterior Sheathing A-G; Complete
   - Exterior Sheathing G-N; 35%
   - Sprayfoam A-G; Complete
   - Southern Hillside Walking Path; Complete
   - Southern Parking Lot Grading; Complete
   - Southern Parking Lot Curb and Gutter; 65%

   • Interior
   - Slab Pours Gridline G-N; Complete
   - Interior Framing Gridline A-G; 90%
   - Interior Framing Gridline G-N; 10%
   - Electrical Rough-In Gridline A-G; 65%
   - Plumbing Rough-In Gridline A-G; 55%
   - Fire Suppression System Gridline A-G; 35%

Building Substantial Completion 6/16/17, extended from 5/31/17

Construction Challenges:
   - Building new K-5 while maintaining access to Existing CYJH gymnasiums for athletics.
   - Jobsite Location – drainage from adjacent geologic features
View Looking North from Gridline 6 x Gridline N

View Looking West from Gridline 6 x Gridline N
View Looking NW from Gridline 6 x Gridline J

View Looking NW from Gridline 9 x Gridline J
View Looking West from Gridline 10 x Gridline D

View Looking North from Gridline 10 x Gridline D
View Looking North from Gridline 6 x Gridline A

View Looking East from Gridline 2 x Gridline A
Area C Steel Interior and Exterior Framing

Area B Interior Plumbing
Area B Ductwork

Jobsite View from Southern Hill
Project: Renovation of Existing KWHS Swimming Pool and Renovation of Existing Adjacent Spaces

Project Phase: Construction

Address: 3500 E. 12th Street, Casper, WY  82609

NCSD Construction Budget:  $5,877,034  (includes $326,390 State Funded for utility reconnection and building closure wall after demolition)

NCSD Project Manager:  Doug Tunison
Architect:   RB+B Architects, Fort Collins, CO
Design Fees:  $325,000

General Contractor:  Sampson Construction

Major Contractors/material suppliers working on project:
Davidson Mechanical
Sheet Metal Specialties
Advance Drywall
Western States Fire Protection
Cities Service Electric Co
High Country Pools

Project Description:
• Renovate existing pool building, locker rooms, upgrade pool equipment
• Renovate existing Wood Shop into swimming team staging area
• Addition of a new main entrance, public restrooms, concessions area
• Renovate portion of existing Metal Shop into a campus storage area

  o Design complete- project out to bid   February 15, 2016
  o Construction bid      March 4, 2016
  o Pool Construction start    April 7, 2016
  o Pool Construction complete   September 30, 2016
  o Shops renovations start   August 1, 2016
  o Shops completion        February 24, 2017

Activity: Project Construction
• Pool Area complete, pool filled with water and water is being heated
• Completing Boiler System for building
• Completing Locker Rooms
• Commissioning HVAC System
• Installing Store Front Frames and Glass
• Purchasing FF&E
• Constructing Temp ADA Access
• Phase 2 Construction Underway (Shops Conversion)
Front Entrance (South) Construction

East End Wall Closure
Locker Rooms
Current Activities:
- Verda James Fence, started
- Crest Hill Fence, started
- FCA Parking Seal & Stripe
- Centennial DDC Replacement
- Centennial Condensing Unit Replacement
- Exterior Security Lighting LED Retrofit, Multiple Facilities, out to bid
- Design Security Vestibule and Office Relocation – Evansville
- Install Stair Lift at Manor Heights, scheduling installation
- PV Roof Replacement
- Central Services Landscape and Irrigation, on going
- Central Services Siding & Entrance, finalizing design documents
- Oregon Trail Carpet and Tile Replacement