TO: Board of Trustees
FROM: Dennis Bay, Executive Director Business Services
DATE: November 28, 2016
SUBJECT: Construction Projects Reports

The construction reports for projects in progress as of November 28, 2016, are attached for your information.

Pay Applications for all Capital Construction Projects for the months of October and November, 2016 is estimated to total just over $10.8M.

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

- KWHS:
  - Theatre renovation “punch list” is being scheduled
  - Demolition of existing building and re-grading of site continuing
  - Site landscaping has been placed on hold, continuing spring 2017

- NCHS:
  - Phases 5 & 6 construction continuing
  - New Main Gym roof joists are installed
  - Exterior brick installation Main Gym on-going
  - Interior wall framing, Phase 5 and 6 on-going

- Bar Nunn ES Addition + new Preschool (2 room addition) + existing building renovation:
  - Steel roof deck completed
  - Exterior brick installation is upcoming
  - Interior floor slab East side 75% complete, Gym upcoming, West side 50% complete

- New “Journey ES”
  - New West side loop parent drop off/pick up is complete
  - Drywall installation is ongoing

- KWHS Pool:
  - Project is being scheduled for “punch list”
  - Project completion is 2 months ahead of schedule
Natrona County School District No. 1
Construction Project Report
November 28, 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)
Project Construction Contingency: $1,640,828 Balance Remaining: $14,485.00
Paid: $76,731,141 % Complete: 89%

Architectural Design fees (includes change orders): $5,300,122.00
Paid to date: $4,909,775 % Complete :93%

FF&E Budget: $3,294,765

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

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Schedule Date</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Theatre renovation</td>
<td>Spring 2016 - Fall 2016</td>
<td>Ongoing</td>
</tr>
<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
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 1 (complete Fall 2016) – The area surrounding new Kelly Walsh
  - Sidewalk prep and pour complete around building, site grading is complete. Topsoil placement around building ongoing. Landscaping (Trees and Sod). On hold for the winter.
  - Bus loop construction ongoing. Curb and gutter ongoing. Century Link vault still needs to be lowered.
- Phase 2 (complete Fall 2017) – The area of campus east of the stadium and north of new Kelly Walsh
- 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
  - Backfill of tunnels and lower levels ongoing
  - Library Demo Ongoing
  - Aux Gym, Main Gym and Music connection wing demo remains

Theater Renovation & Music Expansion:
- Framing for acoustic panels; complete
- Acoustic panel installation; ongoing
- Theater framing; ongoing
- Theater seating complete
- Stage floor installation complete
- Classroom painting; ongoing
- Drivers Education Room Initial Punch list; Complete

Main Building:
- RB+B resubmitted the letter of substantial completion with a completion date of July 15, 2016. – Fully executed.
- Punch List – Final review is ongoing.

Construction Challenges:
- **Main Building Retainage Release**
  - Sampson has submitted for payment release of retainage associated with the main building construction, retainage has been released.

- **Landscape Budget**
  - Sampson to update CFA log and landscaping CFAs to update to the new contract values vs. allowance overrun. Sampson to submit price for sod on the south lawn. Price submitted, Sampson stated that the district contingency fund will not support installing sod, alternative could be seeding.

- **Site Issues**
  - The slope outside the wrestling room west entrance is not acceptable. RB+B/WLC is working on solution. A PR has been issued, NCSD will await pricing.
  - 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 in review.
  - Steep slopes on “peninsula parking.” RBB reviewing changing from seeded to landscape rock.
EXISTING BUILDING TO BE DEMOLISHED
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's/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
Site grading, light pole bases, and sidewalk north of Area B – Viewed from the west

Music wing addition foundations – Viewed from the north
Plumbing finishes at bathrooms

Framing for counters and sinks
Fluted paneling install at north theater elevation

Acoustic panel install and fluted panel install at south theater elevation
Corridor ceiling grid and finish electric

Stage flooring installation and paint – Viewed from the south
The “green room” demolition

Library demolition – viewed from the south
Main building backfill and staged crushed materials – Viewed from the north

Bus drop-off grading and curb and gutter – Viewed from the north
Bus drop-off grading and curb and gutter – Viewed from the north

Site south of new KWHS – Viewed from the east
West “peninsula” parking lot being used as contractor parking – Viewed from the east
**Natrona County School District No. 1**  
**Construction Project Report**  
**November 28, 2016**

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: Worthington Lenhart and Carpenter, Inc. (WLC), Casper, WY  
- 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  
- Sub-Contractor:  
- 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 $30,693,976  
  % Complete= 99%  
- Phase 4: Paid $15,320,676  
  % Complete= 100%  
- Phase 5&6: Paid $6,429,425  
  % Complete=25%  
SFD Budget Unallocated Funds: $2,742,983  
Balance remaining = $1,103,372  
A-P Wyoming Construction Contingency = $2,404,644  
Balance Remaining: $639,158

Architectural Design fees (incl. Cos): $12,323,923  
Paid to date: $10,064,171  
% Complete :82%

FF&E Budget: $3,943,892

- **Access to Site WebCam:** [http://oxblue.com/open/A-P/NatronaCSD](http://oxblue.com/open/A-P/NatronaCSD)  
or [http://www.ncsdtransform.org/natronacountyhighschool](http://www.ncsdtransform.org/natronacountyhighschool)

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<tr>
<th>Milestone</th>
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<tbody>
<tr>
<td>Phase 5 &amp; 6; Construction On-going West and NW portions of exist. Bldg. incl.</td>
<td>Start Summer 2016</td>
<td>Ongoing</td>
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<tr>
<td></td>
<td></td>
<td>Completion Early 2018</td>
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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**
   - **Phase 3 – Northeast Expansion**
     - Boilers and some MEP equipment installed in Ph3 will need to be recommissioned as future phases come online.
     - **1 Year WARRANTY has EXPIRED**
   - **Phase 4 – East & South Wing of Historic Building**
     - MEP building commissioning ongoing, almost complete only a couple items remaining.
     - AP has requested release of Ph4 retainage – Bassetti has submitted a letter stating their recommendation to release retainage. We have addressed retainage release multiple times, more communication necessary to resolve minor open issues.
   - **Phase 5/6 – West wing of Historic Building & Arts/Athletics Expansion**
     - Excavation, form and pour of footings and walls complete, foundation backfill ongoing.
     - Concrete slabs prep and pour ongoing
     - Concrete decks prep and pour ongoing
     - Rebar installation and installation of shotcrete in west wing is complete.
     - Foundation damp proofing & waterproofing ongoing, vapor barrier at slabs ongoing
     - Structural masonry ongoing
     - Structural steel ongoing
     - Demolition at historic building complete
     - Exterior window installation and caulking ongoing at west wing
     - Underground MEP rough is complete.
     - Structural fireproofing ongoing
     - Interior and exterior framing ongoing
     - Interior drywall ongoing

   **Project Schedule Progress 0 days behind**

**Construction Challenges:**
- 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
Ph. 6 north elevation air barrier – Viewed from the north

Ph. 6 west elevation air barrier – Viewed from the west
Ph. 5 Structural Steel – Viewed from the north

Ph. 6 1st framing and sheathing – Viewed from the south
Ph. 6 Expansion Structural Steel, Framing, and CMU – Viewed from the south

Ph. 5 Structural Steel and CMU – Viewed from the north
Ground level ph5 framing – Viewed from the north

Ground level Ph. 5 framing and Door frames – Viewed from the west
3rd floor slab pour – Viewed from the north

Ph. 6 Structural Steel
Project: Bar Nunn Elementary School Additions & Renovation  
Address: 2050 Siebke Drive, Bar Nunn, WY 82601  
Project Phase: Construction

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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<tr>
<td>Design</td>
<td>started October 23, 2015</td>
<td>Complete March 3, 2016</td>
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<tr>
<td>Bid Opening</td>
<td>April 13</td>
<td>Review</td>
</tr>
<tr>
<td>Contractor Recommendation to Board of Trustees</td>
<td>April 25, 2016</td>
<td>Complete</td>
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<tr>
<td>Construction Start</td>
<td>June 9, 2016</td>
<td>Planned</td>
</tr>
<tr>
<td>Substantial completion</td>
<td>July 7, 2017</td>
<td>Planned</td>
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• Activity
  o Under slab plumbing and electrical rough in complete, free draining gravel installation complete.
  o Floor slabs: East wing 75% complete, Gym 0% complete, West wing 50% complete
  o Exterior brick installation being scheduled
  o Roofing being scheduled

• Construction Challenges
  o New building structure will be completely independent from existing structure
  o Construction will be on-going while students are in classes, 2016-2017 school year
Project: New “Journey Elementary School”  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: $11,805,218 (incl Change Orders + Enhancements)
Paid: $6,727,204  % Complete: 57%

Project Construction Contingency: $590,369  Balance Remaining: $254,034

Architectural Design fees: $848,000
Paid to date: $659,750  % Complete: 78%

FF&E Budget: $718,665

Access to Site
WebCam: https://api.timelapsevideos.net/?session=am9zaC5uZWlsbEBudjUuY29tOm52NQ==

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<tr>
<td>Sampson Mobilize to Site</td>
<td>March 9, 2016</td>
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<tr>
<td>Building Construction</td>
<td>Start March 2016&lt;br&gt;Complete late Spring 2017</td>
<td>In Progress</td>
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<tr>
<td>Site Construction</td>
<td>Start Summer 2016&lt;br&gt;Complete Early Summer 2017</td>
<td>Planned</td>
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</table>
1. Project Description Capacity Elementary School K-5 new building
   - 50,880 total square feet

2. Activities in Progress
   Exterior
   - Roofing: 95% - Metal trim & parapet cap needed
   - Masonry: 95%

   Interior
   - Crawlspace Underground Electrical: 90%
   - Interior Framing Gridline A-G: 99%
   - Interior Framing Gridline G-N: 90%
   - Electrical Rough-In Gridline A-G: 90%
   - Plumbing Rough-In Gridline A-G: 75%
   - Fire Suppression System Gridline A-G: 45%
   - Mechanical Ductwork Rough-In A-G: 75%
   - Electrical Rough-In Gridline G-N: 20%
   - Plumbing Rough-In Gridline G-N: 30%
   - Fire Suppression System Gridline G-N: 10%
   - Mechanical Ductwork Rough-In G-N: 5%

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
Building wrap installation – Viewed from the SE

Rebar for ste benches and wind screens – Viewed from the west
Area C 2nd floor MEP Rough In, Framing, and Blocking – Viewed from the West

Commons Area Viewed from the North
Project: Renovation of Existing KWHS Swimming Pool and Renovation of Existing Adjacent Spaces

Project Phase: Construction

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

NCHS Construction Budget: $5,877,034   (includes $326,390 State Funded for infrastructure)

NCSD Project Manager:  Doug Tunison
Architect:  RB+B Architects, Fort Collins, CO

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

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

Activity: Project Construction
- Phase 2 95% complete
- Final punch scheduled for December 14, 2016
- Completing Front Entrance
- Finishing New Bathrooms & Concession Area
- Fire Alarm System Installation
- Converting Shops to Ready Room (prepping for paint)
- Purchasing FF&E
Painting New Bathrooms

Installing Fire Alarm System in Ready Room
New Entrance

Completed Phase 1
East Side Closure Wall
Project: Renovation of Old CYJH Gym

Project Phase: Design

Address: 2211 Essex Ave, Casper, WY 82604

NCHS Construction Budget: $1,600,000

NCSD Project Manager: Doug Tunison
Architect: RB+B Architects, Fort Collins, CO

General Contractor:

Major Contractors/material suppliers working on project: NA

Project Description:
- Renovate existing gym space to create additional permanent indoor gym space
- Renovate existing locker rooms for use as team rooms and storage
- Addition of public restrooms

  - Design complete- project out to bid: January, 2017
  - Construction bid: March 2017
  - Construction start: April 2017
  - Construction complete: August, 2017

Activity:
Project Design about 35% complete
Developing detailed budget estimate
Project: Renovation of Old CYJH Music Rooms for Pre-School

Project Phase: Design

Address: 2211 Essex Ave, Casper, WY 82604

NCHS Construction Budget: $670,000

NCSD Project Manager: Doug Tunison

Architect: RB+B Architects, Fort Collins, CO

General Contractor:

Major Contractors/material suppliers working on project: NA

Project Description:
  - Renovate existing music rooms above gyms to create Preschool
    - Design complete- project out to bid January, 2017
    - Construction bid March, 2017
    - Construction start April, 2017
    - Construction complete August, 2017

Activity:
Project Design
Developing detailed budget estimates
Major Maintenance Projects Active:

- Centennial HVAC Controls System Replacement
- Centennial Replace Gym Lights with LED
- Centennial Replace 3 A/C Condensers
- Cottonwood Replace all exterior bldg. & parking lot lights with LED (underway)
- CSF EIFS Building Siding
- CSF Transportation Replace parking lot lights with LED (underway)
- CYMS Replace all exterior bldg. & parking lot lights with LED (complete)
- Frontier/CCA Replace all exterior bldg. & parking lot lights with LED (underway)
- Fort Casper Academy Replace all exterior bldg. & parking lot lights with LED (complete)
- Manor Heights ADA Stair Lift, December 2016 install
- Mountain View Replace Federal Pacific Electrical Panels
- NCHS Repair Lights at Flagpole & Monument (underway)
- Pineview Replace Federal Pacific Electrical Panels
- Poison Spider Replace parking lot lights with LED (underway)
- Sagewood Repair Concrete at Front Entrance
- SESC Replace all exterior bldg. & parking lot lights with LED (complete)
- UP Misc Concrete Repairs
- Verda James Replace all exterior bldg. & parking lot lights with LED (underway)
- Westwood Replace Federal Pacific Electrical Panels