TO: Board of Trustees
FROM: Dennis Bay, Executive Director Business Services
DATE: January 23, 2017
SUBJECT: Construction Projects Reports

The construction reports for projects in progress as of January 23, 2017, are attached for your information.

Pay Applications for all Capital Construction Projects for the months of December 2016 and January 2017 is estimated to total just over $7.9M.

(This includes design, construction, project management, construction material testing, abatement, City fees and service utilities)
Construction Highlights January, 2017

- **KWHS:**
  - A letter of substantial completion was issued on January 5, 2017 for the Theater
  - New Bus loop complete, in use
  - Music Wing structural steel installation is on-going
  - 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 decking is complete
  - Exterior brick installation Main Gym on-going
  - Interior wall framing, Phase 5 and 6 on-going
  - All Music rooms acoustical floor slabs complete

- **Bar Nunn ES Addition + new Preschool (2 room addition) +existing building renovation:**
  - Steel roof deck completed
  - Classroom wings roofing completed
  - Exterior brick installation is continuing, nearing completion
  - Interior floor slab East side complete, Gym upcoming, West side complete

- **New “Journey ES”**
  - Drywall installation is nearing completion
  - Paint is complete in Area A and on-going in Area B and C
  - Exterior glazing is 90% complete
  - Casework and fluid applied flooring are starting in Area A this week

- **KWHS Pool:**
  - Project “punch list” occurred, completing
  - Project completion is 2 months ahead of schedule
Natrona County School District No. 1
Construction Project Report
January 23, 2017

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:
Exavcation 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: $86,264,008 (incl Change Orders + Enhancements)
Paid: $79,059,665     % Complete: 92%

Architectural Design fees (includes change orders): $5,300,122.00
Paid to date: $4,920,279    % 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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</thead>
<tbody>
<tr>
<td>Theatre renovation</td>
<td>Spring 2016 – Jan 2017</td>
<td>Complete</td>
</tr>
<tr>
<td>New Music wing</td>
<td>Summer 2016 – Summer 2017</td>
<td>Ongoing</td>
</tr>
<tr>
<td>All Parking lots complete</td>
<td>Summer 2017</td>
<td>Planned</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Summer 2018</td>
<td>Planned</td>
</tr>
</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 & Landscaping (Trees and Sod). On hold for the winter.
     - Bus loop is complete punch list walk took place on 12/29/2016. Bus loop punch list walk completed, RB+B submitted letter of substantial completion 1/5/2017, NCSD to sign.
   - 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
     - D-Wing Demo Ongoing
     - F-Wing Demo Ongoing

Theater Renovation & Music Expansion:
   - Theater Substantial Completion was issued 1/5/2017
   - Music Expansion Structural Steel; In Progress
   - Stem Walls; In Progress
   - Damp proofing; In Progress

Cost Control and Potential Added Costs

- Landscape Budget
  - Sampson to update CFA log and landscaping CFAs to update to the new contract values vs. allowance overrun. Price submitted, Sampson stated that the district contingency fund will not support installing sod.
• **Site Issues**
  o The slope outside the wrestling room west entrance is not acceptable. A PR has been issued.
  o 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. RB+B has committed to completing by Jan.
  o Steep slopes on “peninsula parking” RBB reviewing change from seeded to landscape rock.

➢ **Construction Issues & Challenges**

• **CMAR Contingency**

COR 200 drafted, the NCSD has requested that the CMAR respond to the letter sent 12/5/2016 prior to approval.

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
  o Sampson has submitted for payment release of retainage associated with the main building construction, retainage has been released.

• Landscape Budget
  o 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
  o 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.
  o 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.
  o 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
Natrona County School District No. 1  
Construction Project Report  
January 23, 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  
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 Total Project: $96,162,448 (incl. Enhancements + change orders)  
pd = $75,001,597 % complete = 78%

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 $8,671,403 % Complete= 33%  
SFD Budget Unallocated Funds: $2,742,983 Balance remaining = $1,103,372  
A-P Wyoming Construction Contingency = $2,404,644 Balance Remaining: $639,158

Bassetti Design fees (incl. Moving): $12,323,923 pd: $10,247,513 % Complete: 83%

FF&E Budget: $3,943,892


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<thead>
<tr>
<th>Milestone</th>
<th>Schedule Date</th>
<th>Comment</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>
</tr>
<tr>
<td></td>
<td></td>
<td>January 2018 completion</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
     o 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
     o MEP building commissioning complete.
     ⇒ AP has requested release of Ph4 retainage – **Ph. 4 retainage released.**
   - Phase 5/6 – West wing of Historic Building & Arts/Athletics Expansion
     o Concrete slabs prep and pour ongoing
     o Concrete decks prep and pour ongoing
     o Foundation damp proofing & waterproofing complete
     o Structural masonry ongoing
     o Structural steel ongoing
     ⇒ Exterior window installation and caulking ongoing
     o Structural fireproofing ongoing
     o Interior and exterior framing ongoing
     o Interior drywall ongoing
     o MEP rough-in ongoing
     o Paint will start this week

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

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
Ph6 north elevation – Viewed from the North

Ph6 north elevation window installation – Viewed from the NE
Ground Level Ph. 5 Sheetrock and MEP Rough-In – Viewed from the North

Ph. 5 Fireproofing Prep – Viewed from the North
Ph. 5 Ground Level Sheetrock – Viewed from the East

Elevator Shaft Masonry
Natrona County School District No. 1
Construction Project Report
January 23, 2017

Project: Bar Nunn Elementary School Additions & Renovation
Project Phase: Construction
Address: 2050 Siebke Drive, Bar Nunn, WY 82601

Funding Sources: SFD & NCSD (2 New Preschool Classrooms) SFD Design &
Construction Allocation: $4,092,089
Total Project including NCSD PreSchool Enhancement: $4,179,111

NCSD Project Manager: Keith Brown
Design Architect: Stateline 7 Architects, Casper, WY
Design fee = $398,979 pd = $350,881 % complete = 88%

Contractor: Pope Construction Inc., Casper, WY
pd = $2,294,730 % compete = 53%

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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<thead>
<tr>
<th>Milestone</th>
<th>Schedule Date</th>
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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, 2016</td>
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<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>
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<tr>
<td>Substantial completion</td>
<td>July 7, 2017</td>
<td>Planned</td>
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<td>FF&amp;E Out to Bid</td>
<td>Bid Opening: 02/06/17</td>
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• Activity
  o Under slab plumbing and electrical rough in complete, free draining gravel installation complete.
  o Temporary Heat installed in addition.
  o Floor slabs: East wing 100% complete, Gym 0% complete, West wing 100% complete.
  o Interior light metal framing 100% complete.
  o Exterior brick veneer installation 75% complete.
  o Roofing 65% complete, East & West Classroom wings are dried in. Gymnasium delayed due to weather.
  o Drywall installation started in the classroom wings and the restrooms.
- Interior MEP rough in ongoing throughout.
- Interior spray foam insulation in progress to be completed 1/23/2017.
- Window installation 45% complete.
- HVAC equipment has been delivered to site should start installation the week of 1/23/2017. Will require came to set in mezzanine.

- 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
  - Roofing delay on gym due to weather is holding up pouring concrete slab in gym.
Bar Nunn ES New Addition Floor Plan
Final pour of floor slab for classroom wings viewed from NW looking @ Gym Entry

West wing class room framing viewed from the East
East Classroom wing corridor drywall installation viewed from the East

West Classroom wing corridor installation viewed from the East
East Classroom wing MEP installation viewed from NE

Exterior window installation viewed from the North
Masonry veneer and window installation viewed from the East

Masonry installation @ North end of the gymnasium viewed from the NE
Tented scaffolding to accommodate brick veneer installation viewed from the West

Spray foam insulation being installed in mechanical mezzanine viewed from the West
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: $11,821,438  (incl Change Orders + Enhancements)
Paid: $7,471,268  % Complete: 63%

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

Architectural Design fees: $848,000
Paid to date: $671,500  % Complete: 79%

FF&E Budget: $718,665

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

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

2. Activities in Progress
   Exterior
   o Roofing; 99%
   o Masonry; 100%
   o Window Installation; 90%

   ➢ Interior
     o Crawlspace Underground Electrical; 99%
     o Interior Framing Gridline A-G; 99%
     o Interior Framing Gridline G-N; 99%
     o Electrical Rough-In Gridline A-G; 90%
     o Plumbing Rough-In Gridline A-G; 90%
     o Fire Suppression System Gridline A-G; 95%
     o Mechanical Ductwork Rough-In A-G 100%
     o Electrical Rough-In Gridline G-N; 90%
     o Plumbing Rough-In Gridline G-N; 90%
     o Fire Suppression System Gridline G-N; 95%
     o Mechanical Ductwork Rough-In G-N; 90%
     o Drywall Gridline A-G; 95%
     o Drywall Gridline G-N; 90%
     o Painting Gridline A-G; 75%

   Building Substantial Completion 06/16/17, extended from 05/31/17

   Construction Challenges:
   • Building new K-5 while maintaining access to Existing CYJH gymnasiums for athletics.
   • Jobsite Location – drainage from surrounding site sloping features
Area A Painting – Viewed from West

Area C Sheetrock and Exterior Glazing – Viewed from South
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 infrastructure + FFE)
NCSD Project Manager: Doug Tunison
Architect: RB+B Architects, Fort Collins, CO
Design fee = $325,000 pd = $308,750 % complete = 95%

General Contractor: Sampson Construction
Contract = $5,251,908 pd = $4,833,516 % complete = 92%

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/classrooms completion December, 2016

Activity: Project Construction
• Phase 2 99% complete
• Final punch, phase 2, conducted 1/4/17
• Received TCO from City on 1/5/17
• Back Punch Scheduled for 1/27/17
• Contractor working on punch list items
• Final site grading and network connection to main building will be completed when main building site work is complete
Project: Renovation of Old CYJH Gym

Project Phase: Bidding

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: TBD

Major Contractors/material suppliers working on project: TBD

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 January 31, 2017
  - Construction start (tentative) March, 2017
  - Construction complete August, 2017

Activity:
Project out to bid
Pre-Bid on 01/20/17
**Bid Opening: 01/31/17**
Project: Renovation of Old CYJH Music Rooms for Pre-School

Project Phase: Bidding

Address: 2211 Essex Ave, Casper, WY 82604

NCSD Construction Budget: $670,000

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

General Contractor: TBD

Major Contractors/material suppliers working on project: TBD

Project Description:
  • Renovate existing music rooms above locker rooms to create 2 Preschool classrooms
    o Design complete- project out to bid January, 2017
    o Construction bid January, 2017
    o Construction start March, 2017
    o Construction complete August, 2017

Activity:
Project out to bid
PreBid on 1/20/17
Bid Opening: 1/31/17
Major Maintenance Projects Active:

Centennial HVAC Control System Replacement (Underway)
Centennial Replace AC Units (Underway)
Centennial Replace Bathroom Stall Partitions (Underway)
Centennial Replace Locks on Girls Lockers (Underway)
Centennial Replace Interior Lighting w/LED (Design Underway)
CSF Siding and Front Entrance (Underway)
CSF Repair Sewer Line (Complete)
CSF Maintenance Replace Shop Lights w/LED (Underway)
CSF Transportation Parking Lot Lighting (Complete)
CYMS Replace Exterior Lights w/LED (Complete)
DMJH Replace Interior/Exterior Lights w/LED (Design Underway)
Evansville Front Entrance & Security upgrade (Design Underway)
FMS/CCA Replace Parking Lot Lighting with LED (Complete)
KWHS Track Resurfacing (Design Underway)
Manor Heights ADA Stair Lift (Complete)
Mountain View Replace Electrical Panels (Complete)
Oregon Trail Replace Interior Lights w/LED (Design Underway)
Pineview Replace Electrical Panels (Complete)
Poison Spider Replace Parking Lot Lighting w/LED (Underway)
SESC Replace Parking Lot Lighting w/LED (Underway)
University Park Replace Exterior Concrete (Complete)
Westwood Replace Electrical Panels (Complete)