TO: Board of Trustees
FROM: Dennis Bay, Executive Director Business Services
DATE: July 19, 2017
SUBJECT: Construction Projects Reports

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

Pay Applications for all Capital Construction Projects for the months of July 2017 is estimated to total just over $2.6M.

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

- KWHS:
  - Music Wing paint and finishes are underway
  - Music Wing exterior masonry complete
  - Wall of Fame 1st pour complete (site construction)
  - North Parking Lot east curb and gutter complete – ready for 1st lift of asphalt (tentative week of July 24)
  - Landscaping is continuing with sod and plantings

- NCHS:
  - Phases 5 & 6 construction continuing, building completion scheduled for September 29
  - Phases 5 & 6 FF&E delivery tentatively end of October
  - Plaza work (between building and stadium) is nearing completion
  - East parking lot asphalt prep and repair is underway, landscaping continuing this area
  - Service Yard equipment screen wall foundations are complete, screen installation to follow

- Bar Nunn ES Addition + new Preschool (2 room addition) + existing building renovation:
  - FF&E has been delivered
  - Punch list ongoing
  - Site work is being completed
  - Project substantial completion July 21

- New Journey ES
  - Building Substantial Completion awarded June 17, 2017
  - East parking lot 1st lift of asphalt down, 2nd lift to follow week of July 24
  - Landscaping and playground equipment will be completed August 1
  - Move of Mills + delivery of FF&E will be week of July 17

- KWHS Pool:
  - Project “punch list” final items are being completed
  - Landscaping completed Summer 2017
Project: Kelly Walsh High School new Building

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

NCSD Project Manager: Dennis Bay/Doug Tunison
Architect: RB+R 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)
Paid: $77,345,238 % Complete: 89%

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

<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 – 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>Student Parking lot &amp; Campus drive complete Peninsula lot (Fall 2017)</td>
<td>Summer 2017</td>
<td>Ongoing</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
  - Landscaping (Trees and Sod) are being completed along 12th Street
- **Phase 2 (complete Fall 2017)** – The area of campus east of the stadium and north of new Kelly Walsh
  - Rough Grading is nearly complete
  - Drainage/curb and gutter is continuing
  - Structural fill is on hold for the completion of “Wall of Fame” retaining wall
  - Wall of Fame concrete retaining wall is continuing
  - Paving will start this week
- **Phase 3 (complete July 2018)** – The area of campus north of soccer fields and west of stadium

Music Wing Expansion:
- Door and Window Installation; In Progress
- Masonry Installation; completed
- Drywall; Complete
- Paint; 1st Coat in Progress
- Flooring Prep; In Progress
- Casework and Finishes; Will Start Next Week

**Cost Control and Potential Added Costs**
- **Landscape Budget**
  - Value engineering for efficient maintenance and immediate impact
- **Site Issues**
  - The slope outside the wrestling room west entrance is not acceptable. A PR has been issued. Gravity wall stone approved, Sampson will start next week.
The southern parking lot west sidewalk design elevations will not tie into the existing practice field seating. The best solution at this time is extending the existing retaining wall. **PR has been issued.**

- Steep slopes on “peninsula parking.” RBB reviewing change from seeded to landscape rock.

- 50,000 CY bust – RB+B and Sampson are working on a solution.

➢ **Construction Issues & Challenges**

- **CMAR Contingency**
  - NCSD has requested that RB+B and Sampson provide a projection/plan for the remaining contingency fund prior to signing any CFA’s.

- **Snowmelt System**
  - Warranty will not start until the entire system is commissioned per Sampson in OAC #201
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 classrm. & lab  
Area E: Lower level = Band/Instrumental Music, Drama Classrms., 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, Classrms., HSHS Academy learning  Upper level = Classrms., ACME Academy learning  
Area H: Main level = Media Cntr., Classrms., BANR Academy learning  Upper level = Classrms., CACD Academy learning
North Parking Walkway – Viewed from South (towards Pool Bldg)

Music Addition/Wall of Fame Retaining Wall – Viewed from NW
Natrona County School District No. 1
Construction Project Report
July 19, 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 = $82,941,161  % complete = 86%
AP GMP breakout by phase:
Early site development and general conditions = $23,391,164
Phase 3 = $30,736,324
Phase 4 = $15,320,676
Phase 5&6 = $26,122,266

Early site development and GC’s: $20,965,180  % Complete= 90%
Phase 3: Paid $29,814,682  % Complete= 97%
Phase 4: Paid $15,320,676  % Complete= 100%
Phase 5&6: Paid $17,596,893  % Complete= 67%
A-P Wyoming Construction Contingency = $2,404,644  Balance Remaining: $442,147

Bassetti Design fees (incl. Moving): $12,349,440
Paid: $10,641,561  % Complete :86%

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>
<th>Schedule Date</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>Phase 5 &amp; 6: Construction</td>
<td>Start Summer 2016</td>
<td>Ongoing</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
   Project Progress Camera: [http://oxblue.com/open/A-P/NatronaCSD](http://oxblue.com/open/A-P/NatronaCSD)
   Days Ahead/Behind Schedule (According to Architect): 0

Constitution Activities

- P Phase 3 – Northeast Expansion
  - Boilers and some MEP equipment installed in Ph3 will need to be recommissioned as Ph5/Ph6 complete.
    - 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. 11 Month Walk took place June 22, 2017.
- Phase 5/6 – West wing of Historic Building & Arts/Athletics Expansion
  - Exterior window installation and caulking nearing completion
  - Interior drywall nearing completion
  - MEP rough-in nearing completion
  - Paint ongoing
  - Ceiling Grid ongoing
  - Ceiling tiles ongoing
  - Lighting ongoing
  - Carpet ongoing
  - Casework ongoing
  - Concrete flatwork is ongoing
  - Drainage is ongoing
  - Site work ongoing
  - Screen Wall Installation is ongoing
  - Landscaping is ongoing

Cost Control and Potential Added Costs

- NCHS Scope Change Requests
  - Existing historic white glazed brick mortar cleaning (mock-up accepted by NCHS staff)
  - Memorials – original NCHS cornerstone and Class of 1983 dedication sign

- SFD Requested Exterior Upgrades
  - Construction is ongoing.
• **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**
  - RFP will be released in July. Move cost will be billed to the ‘Moving’ DAL per SFD.
North of PH6 Sitework and Drainage – Viewed from the NW

PH6 Gym Floor and Bleacher Installation – Viewed from the NE
Service Yard Equipment Screen wall Foundations – Viewed from the South

East Parking Lot (Staff & Visitors) – Viewed from West
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)  
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 = $377,565  % complete = 95%  

Contractor: Pope Construction Inc., Casper, WY  
pd = $3,740,528.70  % compete = 94%  

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 400 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>
<th>Comment</th>
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<tbody>
<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>
<td></td>
</tr>
<tr>
<td>Contractor Recommendation to Board of Trustees</td>
<td>April 25, 2016</td>
<td>Complete</td>
</tr>
<tr>
<td>Construction Start</td>
<td>June 9, 2016</td>
<td>Planned</td>
</tr>
<tr>
<td>Substantial completion</td>
<td>July 21, 2017</td>
<td>Scheduled</td>
</tr>
</tbody>
</table>

- Change Orders  
  Currently $46,049 Approx 1% of Contract  

- Activity  
  - HVAC Controls Installation complete, programming in progress.  
  - It cabling to IDF 95%  
  - Site Concrete installation 98% complete. Mow strip and cobble barrier remains  
  - Site Asphalt Paving has started 7/13/17 – scheduled for completion 7/18/17  
  - Re-located and new fire hydrants and supply lines 99% complete  
  - Landscaping is 95% complete. Irrigation, sod, & trees have been installed  
  - Final touch up and clean up started  

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Site Concrete Installation NW Corner of Existing Building

Sidewalk Installation West of Building along Bus Lane
Tree Planting & Fine Grading Prior to Sod

New Sod Installation
New Sod Installation

[Images of a newly sodded area with buildings in the background, dated 07/14/2017 14:05 and 07/14/2017 14:04]
Base Prep for Asphalt Fire Lane East Side of Building.

New Asphalt Play Area East Side of Building
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: $11,818,641 (incl Change Orders + Enhancements)
Paid: $9,768,997 % Complete: 83%

Project Construction Contingency: $590,369 Balance Remaining: $262,613

Architectural Design fees: $848,000
Paid to date: $740,250 % Complete: 87%

FF&E Budget: $718,665

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<tr>
<th>Milestone</th>
<th>Schedule Date</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Sampson Mobilize to Site</td>
<td>March 9, 2016</td>
<td>Complete</td>
</tr>
<tr>
<td>Building Construction</td>
<td>Start March 2016</td>
<td>In Progress</td>
</tr>
<tr>
<td></td>
<td>Complete Summer 2017</td>
<td></td>
</tr>
<tr>
<td>Site Construction</td>
<td>Start Summer 2016</td>
<td>In Progress</td>
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<tr>
<td></td>
<td>Complete Summer 2017</td>
<td></td>
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1. Project Description Capacity Elementary School K-5 new building
   • 50,880 total square feet
2. Activities in Progress

- **Schedule and Activity Update**

  **Days Ahead/Behind Schedule:**
  - **Substantial Completion Building:** Awarded June 16, 2017
  - **Substantial Completion Site Work:** Planned for week of July 28, 2017

- **Construction Activities**
  - **Exterior**
    - Roofing; complete
    - Siding; complete
    - East Parking Lot; 85%
    - West Parking Lot; 85%
    - Flatwork; 75%
    - Playground Equipment Installation; 75%
  - **Interior**
    - Punchlist is complete – Sampson will wrap up this week

3. **Construction Challenges:**
   - The southern hillside continues to drain into the parking lot. RB+B has been directed to provide a quick solution.
   - Southern walking path – The City of Casper has stated that the southern walking path shown in the site plan agreement should be built. The SFD has agreed to fund, RB+B will provide a design.
Gymnasium – Viewed from SW

Presentation Stairs – Viewed from SW
Kitchen – Viewed from the North

Main Entrance – Viewed from the West
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

Activity: Project Construction
• Punchlist Complete
• Closing out contract
Natrona County School District No. 1
Construction Project Report
July 19, 2017

Project: Renovation of Old CYJH Gym and Renovation of old CYJH Music Rooms for Pre-School
Project Phase: Construction
Address: 2211 Essex Ave, Casper, WY 82604

NCSD Construction Budget: $1,800,000 for gyms and $670,000 for pre-school

NCSD Project Manager: Doug Tunison
Architect: RB+B Architects, Fort Collins, CO
General Contractor: Sampson Construction Co., Inc.

Major Contractors/material suppliers working on project:
- 71 Construction
- Stoner Lawn and Landscape
- SWI Inc
- Pepper Tank
- Limmer Roofing
- Architectural Glazing Contractor
- Advanced Wall Systems
- Carpet One
- Whited Floor Surfacing
- Western States Fire Protection
- CK Mechanical
- City Service Electric

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 in Progress:
- Roof complete
- Painting Walls
- Plumbing installation
- Finishing team rooms for gyms
- Installing roof drains
- Constructing front entrance to preschool
- Constructing new vestibule entry to gyms
- Playground grading
- Site work – Sidewalks and grading
Entrance for Preschool – Sidewalks and Grading

Downstairs Finish Work
New Entrance for Preschool

New Vestibule Entry to the Gyms
Major Maintenance
July 19, 2017

Project Manager: Doug Tunison

<table>
<thead>
<tr>
<th>Major Maintenance Projects Active:</th>
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<tbody>
<tr>
<td>CYMS Repair Synthetic Field - Planning</td>
<td></td>
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<tr>
<td>Centennial Interior Lighting Upgrades - Underway</td>
<td></td>
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<tr>
<td>Evansville Replace Intercom - Underway</td>
<td></td>
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<tr>
<td>Midwest replace kitchen flooring - <strong>Complete</strong></td>
<td></td>
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<tr>
<td>Centennial HVAC DDC system - Underway</td>
<td></td>
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<tr>
<td>Crest Hill improve parking lot drainage - Underway</td>
<td></td>
</tr>
<tr>
<td>Centennial replace gym bleachers - Underway</td>
<td></td>
</tr>
<tr>
<td>Centennial replace floor tile in science rooms - Underway</td>
<td></td>
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<tr>
<td>Centennial replace AC units – <strong>Complete</strong></td>
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<tr>
<td>Crest Hill replace carpet in Rms 206 &amp; 207 - Underway</td>
<td></td>
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<tr>
<td>CSF Maintenance replace interior lights – Underway</td>
<td></td>
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<tr>
<td>DMJH LED lighting retrofit – Underway</td>
<td></td>
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<tr>
<td>Evansville secure vestibule – Bidding for next summer execution</td>
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<tr>
<td>Manor Heights carpet in 107 – Underway</td>
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<tr>
<td>OT LED retrofit - Underway</td>
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<tr>
<td>Centennial replace locks on girls locker room lockers - Underway</td>
<td></td>
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<tr>
<td>Centennial replace bathroom partitions - Underway</td>
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<tr>
<td>DMJH replace stage lighting controls - Design</td>
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<td>PV replace carpet in 139 &amp; 161 - Underway</td>
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<tr>
<td>CYMS Seal coat parking lot - Underway</td>
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<tr>
<td>CYMS refinish gym floor - Underway</td>
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<tr>
<td>Centennial replace roof over kitchen and cafeteria - Underway</td>
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<tr>
<td>Midwest replace floor in high school wing - <strong>Complete</strong></td>
<td></td>
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<tr>
<td>Midwest repair drywall in high school wing - <strong>Complete</strong></td>
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<tr>
<td>Midwest repair damaged mechanical systems - <strong>Complete</strong></td>
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<tr>
<td>OT install fire sprinkler system - Underway</td>
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<td>MACC/NCHS repair louvers - <strong>Complete</strong></td>
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<tr>
<td>CSF Transportation install fire sprinkler system – Design</td>
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<td>KWHS Track – Underway</td>
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<td>CSF Parking Lot Repairs – Bidding</td>
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<tr>
<td>Woods LC MS Partition – Bidding</td>
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<td>Verda James Wall Repairs – Bidding</td>
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