



PROJECT UPDATE

October 9, 2020

I. HIGH SCHOOL 2020 ADDITION AND RENOVATIONS

A. Project Scope: Construct three new art labs, a new dance room, and associated facilities in a 16,000 square two story addition. Modify interior space to accommodate a new vestibule at the north entrance of the school, construct a new clinic area, new assistant principle suite, counselor suite, career center, and other interior modifications.

B. Overall Status: Design phase

C. Previous Activity:

- The school board approved a design concept presented by Cre8 Architect on 10/28/19 at the board meeting.
- We received bid packets for general contractors for this project on 10/21/19 and recommended the best valued contractor to the board at the October board meeting.
- The board selected the best valued general contractor to assist with this project through a purchasing method of Construction Manager at Risk (CM@R)
- Cre8 Architects were at the high school on 11/13 and 11/14 meeting with user groups about space details such as furniture, teaching surfaces, use, size, and other needs.
- Cre8 architects were at the high school on 12/5 to meet with campus administrators and police to finalize designs for the new entry on the north bus area.
- The first set of drawings were released this week for pricing.
- Geotechnical borings were completed on 12/16/19.
- Cre8 Architects were on campus for more review and comments on design development on 1/8/2020.
- We had a pricing review 1/17/2020 to discuss the first pricing practice for the addition and renovations. The cost of the project was over budget. We will work on cutting cost to get into budget.
- The geotech report was delivered and is being evaluated.
- Cre8 was in district for the past two days going over MEP, structural, and architectural 60% construction drawings for the new addition and renovation.



- The 60% construction drawings were issued on 2/4/2020 for pricing practice. We will have budget numbers late next week.
- The pricing for the new addition based on the 60% construction set was around \$7.3 million which is within our current budget. The three alternates were more than our current budget.
- A design development presentation was approved by the board on Tuesday, February 18, 2020. This presentation had the addition as the main scope and included three add alternates we will consider once we get final pricing from the subcontractors.
- Surveying of site is completed
- Bid review was completed in March and a final GMP was approved by the board in March 2020.
- Notice to proceed was issued on April 30, 2020
- First preconstruction meeting was held April 30, 2020
- Demolition was completed on the north area on May 27, 2020.
- Excavation of detention area to accommodate the new addition
- The new drives and side walk in the south portion of the building were completed the on 5/27/2020.
- Sanitary sewer lines were installed in the new vestibule.
- The grade beams have all been poured along with the footers. The last grade beams to be poured were completed on Friday 7/17/2020.
- The slab for the new vestibule was poured on 7/16/2020.
- The new chill water lines and hot water lines have been installed in the main building.
- The slab for the new addition was completed on August 12, 2020.
- The window system for the new vestibule was installed in August.
- The doors for the window system was installed on September 3, 2020.
- The HVAC equipment in the vestibule was set the week of 9/14/2020
- The low voltage cabling was roughed in and completed on 9/11/2020.
- The CMU began being erected on the new addition in late august and is approximately 50% completed.



- The plumbing top out is approximately 40% completed on the new addition
- The new light pole bases were installed on 9/18/2020 in the tear drop parking lot.
- The structural steel is approximately 80% completed.
- The face brick work at the vestibule is approximately 95% completed.
- The electrical for the vestibule is 95% completed.
- The HVAC for the vestibule is 95% complete.
- The drywall for the vestibule is about 70% completed
- The second floor decking is 100% installed.

D. Safety: No safety issues

E. Next Action:

- The structural steel will be completed in two weeks.
- The stairs arrived this week and will be installed in the next week.
- The second floor decking concrete reinforcement will begin being installed next week and the concrete for the second floor will be placed in about three weeks.
- The CMU work will continue and should be completed in 5 to 7 weeks.
- The roof decking will be installed in 4 weeks.
- The building should be dried in by the last week in November
- The new vestibule is scheduled to be completed for return to school on October 13, 2020. The school will likely begin utilizing it by the end of that week or the week of 10/19/20.
- The light poles will be set in October and will be energized once they are set.

F. Tentative schedule:

- Board approval on 10/28/19
- Construction begin 5/1/20
- Substantial completion 4/1/21

