



## PROJECT UPDATE

January 29, 2021

### 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.

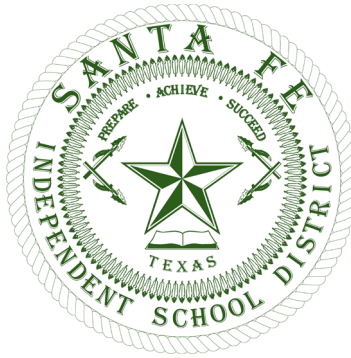
**B. Overall Status:** Design phase

**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 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.
- The board approved a design development presentation 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 the board approved a final GMP 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 sidewalk in the south portion of the building were completed the on 5/27/2020.
- The slab for the new vestibule was poured on 7/16/2020.
- The slab for the new addition was completed on August 12, 2020.
- The CMU installation on the new addition started in late august and is approximately 99% completed.
- The plumbing top out is completed on the new addition
- The electrical rough in for the new addition is approximately 98% completed.
- The HVAC hangers for ductwork are completed. The HVAC ductwork is completely hung in the building.
- All lighting arrived the week of 11/6
- Face brick installation is 98% completed.
- Metal stud framing is about 98% completed. The exterior sheathing is completed.
- The sprinkler piping installation is completed and tested. The sprinkler system has not been tied into the existing system yet.
- The building was dried in over Christmas break other than exterior window openings, which were sealed using reinforced plastic on the north openings.
- The main electrical feeders from the main gear are installed.
- Block filling is approximately 85% completed.



- Electrical panels are all installed and electrical wiring connections are run to approximately 90% of the areas.
- The roofing cap sheet is installed and completed.
- The electrical for the new addition was energized this week.
- The HVAC was started up on 1/29/21.
- Low voltage cabling installation began this week with HVAC control cabling, lighting cabling, fire alarm, and PA.
- Duct insulation is approximately 80% installed.
- Dance room concrete floor has been prepped for the wood floor including grinding high spots and filling low areas
- Ceiling work for hard ceilings is 80% completed.
- Sheetrock began this week and is approximately 45% completed
- Plastering began this week and is approximately 5% completed.

**D. Safety:** No safety issues

**E. Next Action:**

- The CMU work will be completed mid-next week.
- The face brick installation should be completed next week.
- Interior finishes will continue being installed in February.
- Ceiling work will begin next week.
- Block filling and painting will continue over the two weeks.
- Exterior windows and doors will be installed next week.
- Interior sheetrock will be completed in the next two weeks.
- Low voltage cabling will be completed in the next three weeks.
- The new IDF will be completed next week and switches will be installed in the next few weeks.
- Painting will begin in the next week and will take about 6 weeks.
- The paving for the courtyard will be completed in 4 weeks.
- Plastering of the eaves and overhangs will be completed in two weeks.
- Casework will begin installation in mid-February
- Ceiling grid will begin being installed in two weeks
- Plumbing fixture installation will be installed by end of February
- Electrical trim will begin in three weeks.

**F. Tentative schedule:**

- Board approval on 10/28/19



- Construction begin 5/1/20
- Substantial completion 4/1/21