

CAPITAL PROGRAM SERVICES Capital Improvements Program

FEBRUARY 2012 MONTHLY REPORT

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PROJECT MANAGEMENT & QUALITY MANAGEMENT

Demolition of the old First Ward Elementary School buildings and the associated construction of the new bus parking lot are underway. Asbestos abatement and owner salvage operations have been completed.

Construction of the new Pineville Elementary School is underway. The building construction is expected to be completed in the Spring of 2013 and will be followed by the demolition of the existing facility which is scheduled to be completed in the fall of 2013. The contractor is progressing with their collection of submittal information, preparation of ARRA reporting documents, and logistical activities. The installation of the sewer manholes continues. The grading contractor started hauling the unsuitable soil stock piles off site. The underground fuel tank that was found on site was disposed of in accordance to EPA regulations. No soil contamination was encountered. The fence was installed around the PCAA storage containers, and the field lights were secured. The LEED Preconstruction/Coordination meeting took place as planned on February 22.

The expansion and renovation of the gymnasium at Alexander Graham Middle School continues and is expected to be completed in July 2012. Ongoing project activities include interior demolition, installation of new storm drainage features, utility disconnections and the demolition of the exterior wall. The contractor is currently working on the demolition of the roof/decking and setting forms for the concrete walls. The concrete pouring of the footings is 100% complete. The demolition of the wall is 90% complete. A portion of the wall was left intact as a safety barrier. The scaffolding crew is onsite erecting the shoring towers (6) to support the girders during its demolition. A crane will be utilized to support the removal of the girders once they are in place. The intent is to remove the girders in one piece and cut once on the ground.

Construction of the replacement facility for McClintock Middle School is underway and will complete in May of 2013. The construction of the new facility will take the current athletic fields out of service during the project. The field athletic teams will practice and play games at nearby schools. Transportation has been coordinated to accommodate the teams. An NCDENR/site clearing preconstruction meeting was held on February 20. The construction entrance and perimeter silt fence is installed and clearing and harvesting continues.

Construction of the replacement facility for Bain Elementary School began in late February. Additional design work related to the development of sidewalks, construction and sight line easements continues to progress. The preconstruction meeting took place on February 23. The notice to proceed was issued on February 27.

Fire Alarm projects at Davidson and Cornelius elementary schools have been bid and contracts are being executed. J.T. Williams Middle School was bid February 9th and Hornets Nest Elementary School is being packaged for bidding. All of these Fire Alarm projects are scheduled to start in the spring and be completed by the end of summer 2012.

The parking lot and storm water detention project at South Mecklenburg High School was bid on February 28 and is expected to go to the BOE on March 13. Project construction will start in May 2012 and be complete in August 2012.

DESIGN & BIDDING

CPS staff continues to work on quality initiatives to improve consistency in design review and design and maintenance process for the County mandated "water quality" features that must be incorporated into the majority of school renovations, additions, or new building projects. These are expensive features and costly to maintain.

Design revisions have been completed for the new Stumptown Elementary School. This project will be advertised for bid in March 2012. The projected start date for construction is May 2012 with completion by August 2013. This is the third project to date funded by the Qualified School Construction Bonds (QSCBs).

Although several projects were originally approved for permit, due to delays in their release for construction, code changes, and CMS requested design modifications, these projects will require revisions and re-submittal for permitting. These projects include the new Palisades Elementary School and the addition/renovation projects at Vance and Independence high schools, Ranson Middle School, and the renovations at East Mecklenburg auditorium, Garinger High School; and finally the stadium and/or athletic fields at Garinger, West Mecklenburg and Olympic high schools.

Additionally, the start of design of the replacement facility for Newell Elementary School remains dependent upon the selection and investigation of a new school site.

Other capital projects remaining in design which have not progressed to the permit review phase include new Sharon Amity, new Johnson-Oehler and Myers Park High School renovations.

CONTROLS

Expenditures for the month of February were \$366,445. In addition to the daily processing of invoices, notices of potential change, change orders, pay applications, and check requests for current construction projects, the Controls Team began the collection and review of required Recovery and Reinvestment Act of 2009 (ARRA) reports in compliance with guidelines associated with expending the QSCBs funds.

The Controls Team continues the closeout process of the 2000 and 2002 bond programs continues. All available funding is being identified and accumulated to be used as a source of funding for additional unfunded capital needs. Additionally, the Controls team continues to submit notices of potential change at school sites so that senior staff can adequately evaluate the issues. Captured construction cost data is used to prepare financial reports such as detailed cost reports, budget summaries, reconciliation to CMS books, revisions to and updated cash flows, special financial requests by CMS, and the monthly report for this period. This process allows senior staff to provide the proper guidance/direction and accurate information to the program stakeholders.

No Bond/COPs related consent items were submitted for Board of Education approval this month.

MWSBE

As of February 2012, the overall M/W/SBE utilization percentage is 24.16%, which includes 7.45% of participation by minority contractors, and 14.60% of women contractors, and 2.11% participation of small business contractors. For the total active projects administered, the utilization of Minority, Women, and Small Business Contractors on Capital Program Services projects accounts for over \$386 million spent.

The M/W/SBE Office of Charlotte-Mecklenburg Schools provided an overview of the M/W/SBE program to members of the Board of Education and Bond Oversight Committee. The overview included a review of the M/W/SBE program guidelines, compliance/bidding procedures, and outreach efforts. Team members also attended the North Carolina Department of Transportation Conference, the Metrolina Minority Contractors Association Annual Gala, and hosted a "How to do Business with Charlotte-Mecklenburg Schools" outreach. Over 60 M/W/SBEs attended the outreach. Contractors in attendance were provided a resource booklet that

explained procurement procedures, how to respond to Request for Proposals, Request for Quotes, Invitation to Bids, and samples of bid assistance documents provided by the M/W/SBE Office. Upcoming formal and informal bid opportunities were also provided.

Over the next month, team members will work with contractors interested in bidding on New Stumptown Elementary. Contractors are encouraged to review bid advertisements in Charlotte Observer, Greater Diversity News, Que Pasa, and register as a vendor on the North Carolina Interactive Purchasing System for notification of the various opportunities. In addition, Old Sedgefield demolition will bid informally.

BOND PROGRESS SUMMARY

As of February 2012

<u>Bond Dollars</u>		Amount Committed/ Pending	Amount Paid to Date	Amount Expended This Period
'96 Bond	\$119.8 M	\$119,830,058	\$119,830,058	\$0
'97 Bond	\$415.0 M	\$415,000,000	\$415,000,000	\$0
'99 COPs	\$50.0 M	\$50,000,000	\$50,000,000	\$0
'00 Bond	\$275.5 M	\$274,580,759	\$274,558,546	\$2,720
'02 Bond	\$224.0 M	\$221,157,423	\$219,629,988	\$1,154
'04 COPs	\$98.5 M	\$98,500,000	\$98,500,000	\$0
'05 COPs	\$73.9 M	\$73,900,000	\$73,900,000	\$0
'06 COPs	\$154.7 M	\$147,135,969	\$145,594,427	\$3,071
'07 COPs	\$16.5 M	\$15,460,247	\$15,269,157	\$0
'07 Bond - Local	\$465.0 M	\$266,421,438	\$228,481,497	\$341,313
'07 Bond - QSCBs	\$51.0 M	\$28,780,558	\$279,091	\$0
'08 COPs	\$58.0 M	\$52,931,153	\$51,555,238	\$18,187
Grand Total	\$2,001.9 M	\$1,763,697,605	\$1,692,598,002	\$366,445

PROJECT BID DATES - NEXT 90 DAYS

<u>School Name</u>	<u>Bid Dates*</u>
New Stumptown ES	04/10/12
Old Sedgefield ES Demolition	04/24/12

** NOTE: Work In Progress...Dates Subject to Change.*

SWING SPACE UTILIZATION

Creating a temporary space for students and staff to occupy during construction on a school's campus has proven to be beneficial to the project's schedule and cost and overall safety and efficiency of school operations. When the renovation or expansion of a facility is performed, and the facility must remain functionally operational, there are benefits to the owner in using swing space. At the conception of this program, several swing space options were identified.

We have successfully utilized both onsite and offsite swings. The most desirable swings are "offsite" ones. Onsite swing using mobiles or modulars likewise has been successfully used. The following is a summary of current swing options in use.

<u>School</u>	<u>No. of Mobiles/Relocation Site</u>	<u>Status (From – To)</u>
Alexander Graham MS Locker Room/Multi-Purpose & Storage	Old Selwyn ES	January 2012 – August 2012



Alexander Graham Middle School
Gym Renovation/Addition



Alexander Graham Middle School
Gym Renovation/Addition



First Ward Elementary School
Demolition/Bus Parking Lot



Pineville Elementary School
Replacement School



Bain Elementary School
Replacement School



McClintock Middle School
Replacement School



McClintock Middle School
Replacement School