

CAPITAL PROGRAM SERVICES

Capital Improvement Program

SEPTEMBER 2012
MONTHLY REPORT

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PROJECT MANAGEMENT & QUALITY MANAGEMENT

Construction of the new Pineville Elementary School continues. Roofing work is scheduled to be complete by the end of this month. Brick veneer construction has started and will take the remainder of the fall to complete. Rough-ins for mechanical, plumbing, and electrical systems will continue through the month of November. Construction of the new building is scheduled to be completed in the spring of 2013 and will be followed by the demolition of the existing facility which completed by the end of that year.

The expansion and renovation of the gymnasium at Alexander Graham Middle School is substantially complete and occupied by students and staff. Punch list work has been verified and there are a few items that require the contractor to address. The project's close-out documentation is under review by the Architect for acceptance.

Construction of the replacement facility for McClintock Middle School is progressing. The construction is scheduled to be complete in May of 2013 and will be followed by the demolition of the existing facility which is scheduled to be complete in the late fall of 2013. The staff/visitor parking lot is on grade and stone base has been set. The bus parking lot has been graded and stone base is being installed. The structural steel and concrete masonry unit walls are being constructed. The mechanical, electrical and plumbing rough-ins are progressing at all areas.

The construction of the new Bain Elementary School continues. Brick veneer construction has started and will take the remainder of the fall to complete. Roofing work will continue through the month of October. Rough-ins for mechanical, plumbing, and electrical systems will continue through the month of November. The new building is scheduled to be completed in the spring of 2013. Subsequent site work phases will continue until the winter of 2013.

The New ES (07-07) Torrence Creek Relief is progressing. The new school is scheduled for occupancy in August 2013. The underground plumbing and electrical is being installed prior to slab pours. Site grading continues at the staff and bus parking lots. The concrete masonry unit walls are being constructed. The mechanical, electrical and plumbing rough-ins are progressing at all areas.

DESIGN & BIDDING

Design revisions necessary to meet current codes and CMS guidelines are currently under way on projects released in July. Designers have scheduled the required permit reviews with Mecklenburg County Code Enforcement. Scheduling these reviews allowed CMS to get the earliest available time slots for review.

In addition to updating code and CMS guidelines other outstanding issues are being identified as the projects move through the redesign process. Some of the more notable issues identified include Ranson Middle School's phasing plan revisions and the coordination of the CMS project with roadwork by CDOT, New ES (07-04) Winget/Lake Wylie Relief ROW agreement and sewer line installation by the adjacent property owner/developer and the East Mecklenburg High School auditorium asbestos abatement project logistics coordination.

As design work progressed on projects through the month of August, Capital Program Services staff met with contracted CM providers to initiate the development of project phasing and site logistic plans for Independence, Garinger, Myers Park high schools and Ranson Middle School. Additionally, CPS staff and other CMS Maintenance staff began the process of internal plan reviews as architects began submitting interim designs for CMS's review and comments on the projects at Vance and Garinger high schools, Ranson Middle School and New ES 07-04 (fna Palisades).

CONTROLS

Expenditures for September 2012 were \$5.1M. This brings the fiscal year expenditure total for the first quarter to \$12.9M against the projected fiscal year cash flow of \$64M. The Controls team continues the processing of contracts, invoices, preparing notices of potential change, change orders, pay applications, and check requests for projects under construction. The Controls team also continues the closeout process of the 2000 and 2002 bond programs and the 2006 COPs program. 2000 and 2002 bond programs funding identified and accumulated will fund additional capital needs to complete the closeout of these programs.

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 during the month of September.

MWSBE

As of September 2012, the overall MWSBE utilization percentage is 24.17%, which includes 7.99% of participation by minority contractors, 14.18% of women contractors, and 2.00% 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 \$1.6 billion spent.

The MWSBE Office of Charlotte-Mecklenburg Schools met with Edifice, KBR, Shelco and Turner Construction regarding the upcoming construction manager at risk projects and provided an overview of CMS MWSBE Program requirements. Each firm agreed to participate in a joint outreach that will be held in October and provide an overview of the following: pre-qualification requirements, scope of work, project scheduling and phasing, and MWSBE compliance.

Over the next month, team members will continue to work with contractors interested in bidding on school projects. 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.

BOND PROGRESS SUMMARY

As of September 2012

Funding Source and Value		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	\$275,183,200	\$274,945,191	\$215,411
'02 Bond	\$224.0 M	\$220,653,778	\$220,136,990	(\$53,987)
'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	\$14,709,032	\$145,651,327	\$21,203
'07 COPs	\$16.5 M	\$15,459,694	\$15,102,325	(\$166,832)
'07 Bond - Local	\$465.0 M	\$273,176,056	\$237,153,109	\$1,221,909
'07 Bond - QSCBs	\$51.0 M	\$40,387,902	\$11,390,961	\$3,648,154
'08 COPs	\$58.0 M	\$53,860,128	\$52,413,830	\$243,937
Grand Total	\$2,001.9 M	\$1,650,659,848	\$1,714,023,791	\$5,129,795

UPCOMING PROJECT BID DATES

<u>School Name</u>	<u>Bid Dates*</u>
Garinger HS Science Building and Gym Renovation (CM)	4 th Quarter 2012
Vance HS Science Building	11/29/12
New ES (07-04) Winget/Lake Wylie Relief	12/18/12
East Mecklenburg HS Auditorium Renovation	12/20/12
Independence HS Gym and Admin Renovation (CM)	1 st Quarter 2013
Ranson MS Addition/Renovation (CM)	1 st Quarter 2013
Myers Park HS Gym and Language Arts Building (CM)	1 st Quarter 2013

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

CM – Construction Manager – Subcontractor Bidding and GMP Preparation

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.

School

No. of Mobiles/Relocation Site

Status (From – To)

None at this time.



New ES (07-07) Torrence Creek Relief
New Elementary School



New ES (07-07) Torrence Creek Relief
New Elementary School



New ES (07-07) Torrence Creek Relief
New Elementary School



New ES (07-07) Torrence Creek Relief
New Elementary School



Pineville Elementary School
Replacement School



Pineville Elementary School
Replacement School



Pineville Elementary School
Replacement School



Pineville Elementary School
Replacement School



McClintock Middle School
Replacement School



McClintock Middle School
Replacement School



McClintock Middle School
Replacement School



McClintock Middle School
Replacement School



Bain Elementary School
Replacement School



Bain Elementary School
Replacement School



Bain Elementary School
Replacement School



Bain Elementary School
Replacement School