

# Construction Progress Update

## 2016 and 2020 Projects

School Board Meeting  
December 9, 2020

# MSWT Capital Projects Team



## CAPITAL PROJECTS TEAM



**In Progress:**  
Two Project Managers

# Team - Design Professionals (Elementary)

## CSO Architects

- 2016 and 2020 Referendum Scope
  - Allisonville, Crooked Creek and Spring Mill
  - Fox Hill, Greenbriar and Nora



# Team - Design Professionals (Secondary)

## Schmidt Associates

- 2016 Referendum Scope (Eastwood MS and Westlane MS)
- Remaining 2016 and 2020 Referendum Scope
  - North Central High School and Athletic Facilities
  - New Northview Middle School
  - Hilltop Developmental PreSchool Addition and CEC
  - JEL Career Center
  - Operations Service Center (Existing NVMS)
  - Centralized Transportation Bus Storage
  - Eastwood Middle School
  - Westlane Middle School







	2017				2018				2019				2020				2021				2022				2023				2024				2025				2026																									
	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4																									
Overall Construction Process (2017 - 2026)																																																														
Overall Construction Period (2017-2019)																																																														
Clearwater Elementary School	2016 Scope																																																													
Willow Lake Elementary School	2016 Scope																																																													
Overall Construction Period (2019-2022)																																																														
Eastwood Middle School					2016 Scope												2020 Scope																																													
Allisonville Elementary School					2016 Scope												2020 Scope																																													
Westlane Middle School					2016 Scope												2020 Scope																																													
Crooked Creek Elementary School					2016 Scope												2020 Scope																																													
Spring Mill Elementary School					2016 Scope												2020 Scope																																													
Overall Construction Period (2021-2026)																																																														
North Central High School															2016 & 2020 Scope																																															
New Northview Middle School															2016 & 2020 Scope																																															
Hilltop Preschool (CEC/Hilltop)															2016 & 2020 Scope																																															
Centralized Bus Storage															2020 Scope																																															
Greenbriar Elementary School															2016 & 2020 Scope																																															
Nora Elementary School															2016 & 2020 Scope																																															
Fox Hill Elementary School															2016 & 2020 Scope																																															
JEL Career Center																												2016 & 2020 Scope																																		
Operations Service Center																																				2020 Scope																										

# Design Phase Progress

## Allisonville, Crooked Creek, Spring Mill Elementary



	2020		2021										2022				2023				2024					
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Qrt. 1	Qrt. 2	Qrt. 3	Qrt. 4	Qrt. 1	Qrt. 2	Qrt. 3	Qrt. 4	Qrt. 1	Qrt. 2	Qrt. 3	Qrt. 4
<b>Ilb Allisonville</b> Ilb - Final Design Ilb - Construction Documents Ilb - Construction	ES	DD	ES			CD																				
<b>Ilb Crooked Creek</b> Ilb - Final Design Ilb - Construction Documents Ilb - Construction	ES	DD	ES			CD																				
<b>Ilb Spring Mill</b> Ilb - Final Design Ilb - Construction Documents Ilb - Construction	ES	DD	ES			CD																				

### Project Definition

- Allisonville Elementary (July 2018-June 2022) is substantially complete for 2016 scope and will begin Design Development Phase for 2020 scope in December 2020
- Crooked Creek Elementary (September 2018-June 2022) is under construction for 2016 scope and will begin Design Development Phase for 2020 scope in December 2020
- Spring Mill Elementary (October 2018-June 2022) is under construction for 2016 scope and will begin Design Development Phase for 2020 scope in December 2020

### Key Tasks have been:

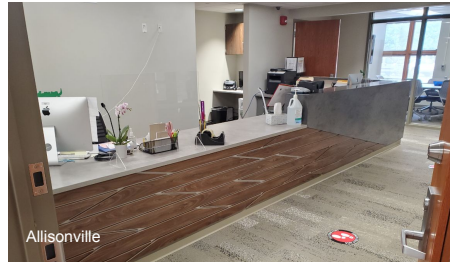
- Bi-Weekly Construction Meetings
- Construction administration for 2016 scope of work
- Developed 2020 Referendum Schematic Design for Allisonville, Crooked Creek, and Spring Mill
- Build project team and development for 2020 scope of work

### Forecasted Progress for Next 6 Months:

- Confirm referendum cost validation by construction manager
- Conduct bi-weekly Elementary Leadership Meetings
- Meet with building level staff to review and finalize design
- Begin Design Development and finalize
- Complete Construction Documents
- Bid 2020 scope of work package for all three elementary schools



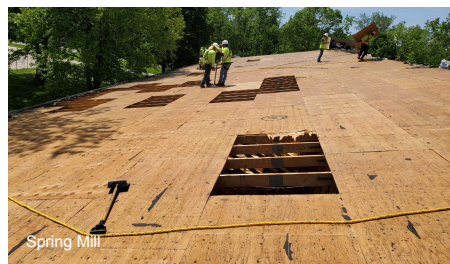
Allisonville



Allisonville



Crooked Creek



Spring Mill

# Design Phase Progress

## Greenbriar, Nora, Fox Hill Elementary



	2020		2021								2022				2023				2024			
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Qrt. 1	Qrt. 2	Qrt. 3	Qrt. 4	Qrt. 1	Qrt. 2	Qrt. 3	Qrt. 4
III Greenbriar III - Final Design III - Construction Documents III - Construction		ES	FD		ES					CD					BID							
III Nora III - Final Design III - Construction Documents III - Construction					ES	FD		ES						CD								
III Fox Hill III - Final Design III - Construction Documents III - Construction										ES	FD		ES									

### Project Definition

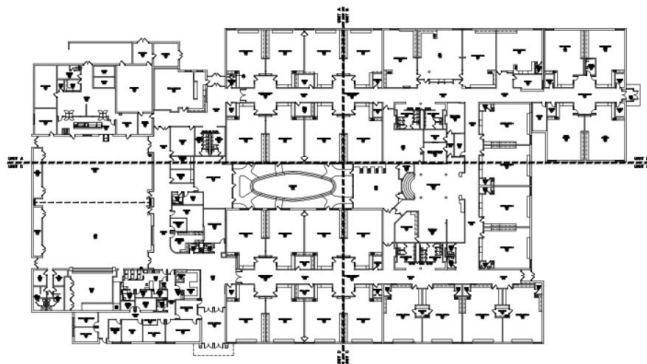
- Greenbriar Elementary (September 2019-August 2023), Nora Elementary (September 2019-January 2024), and Fox Hill Elementary (September 2019-January 2024) will begin Design Development Phase for 2016 & 2020 scope in December 2020

### Forecasted Progress for Next 6 Months:

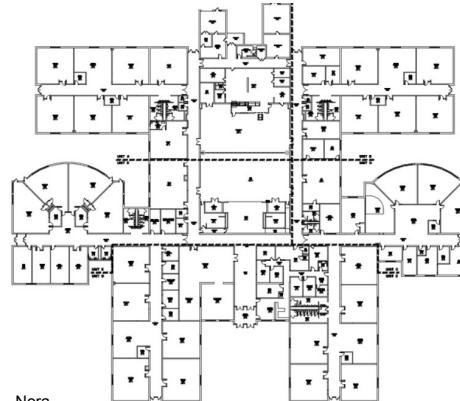
- Confirm referendum cost validation by construction manager
- Conduct bi-weekly Elementary Leadership Meetings
- Meet with building level staff to review and finalize design
- Begin Design Development and finalize for Greenbriar
- Begin Design Development for Nora

### Key tasks have been:

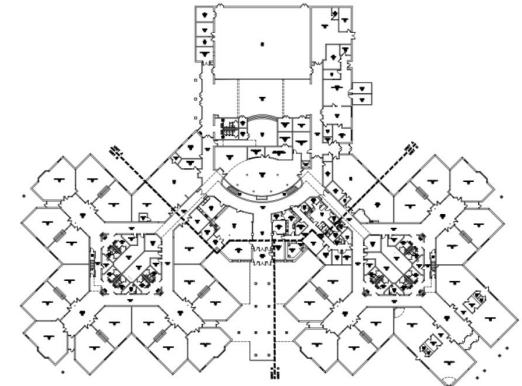
- Developed 2016 & 2020 Referendum Schematic Development design for Greenbriar, Nora, and Fox Hill
- Build project team and development for 2020 scope of work



Greenbriar



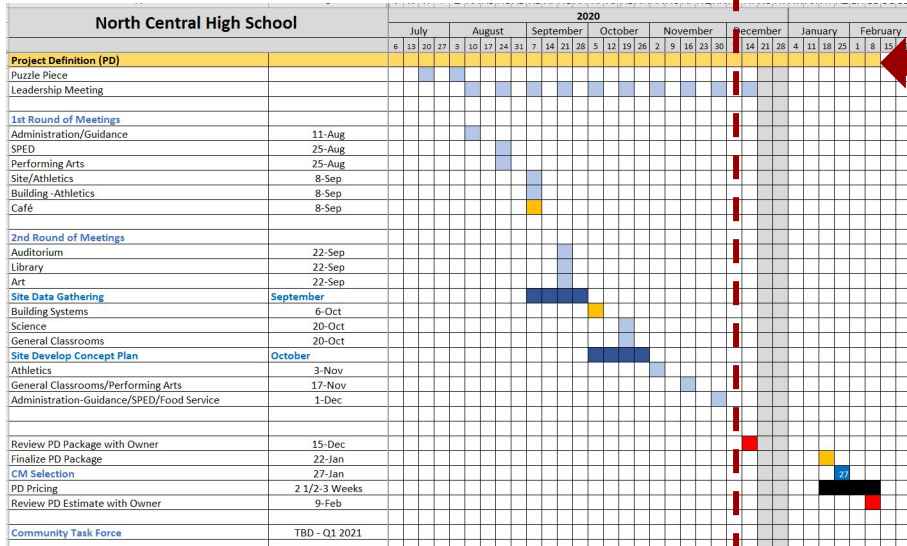
Nora



Fox Hill

# Design Phase Progress

## North Central High School



### North Central High School Project Definition - July 2020 to Feb. 2021

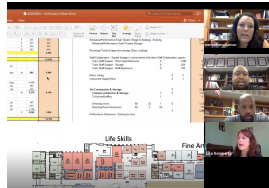
North Central High School is currently in the Project Definition Phase which will continue thru to Feb. 2021

### Key Tasks have been:

- Weekly Capital Projects Leadership Meetings
- Bi-Weekly High School Leadership Meetings
- Meetings to continue gathering administration and staff input
- Puzzle Piece Exercises - Space Utilization Exercises with administration & staff
- Continued building investigation & site survey
- Continued meetings & coordination with city and local governing authorities
- Continual development of site, building & systems plans

### Forecasted Progress for Next 6 Months:

- Finish Project Definition
- Schedule Community Meeting
- Begin Final Design
- Bid Early Central Plant Package

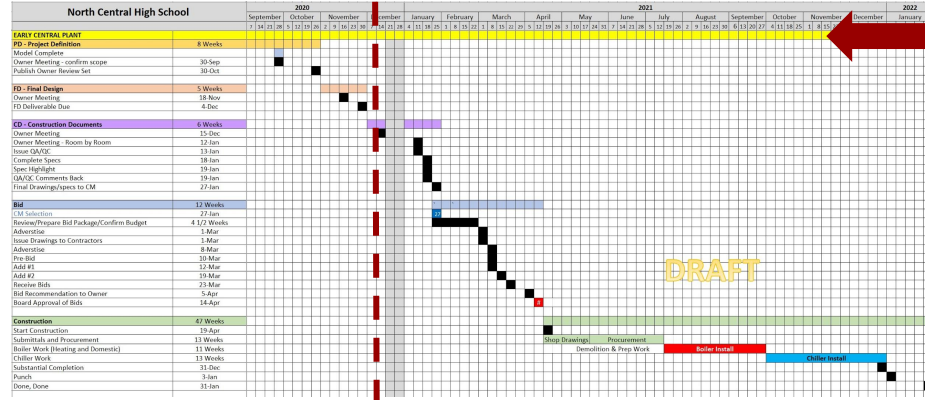


# Early Bid Packages

## North Central High School



### Central Plant (HVAC) - Early Bid Package

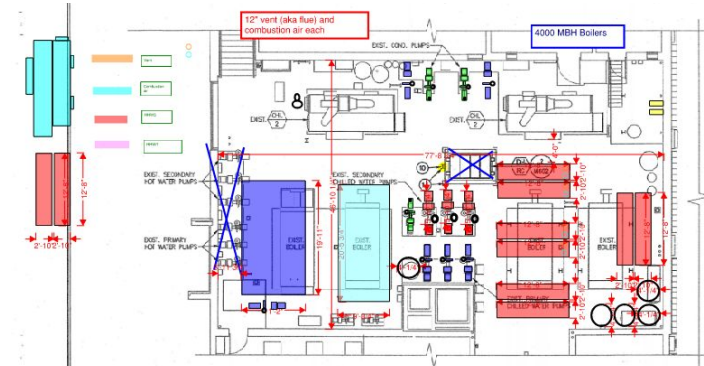


### Central Plant Early Bid Package

A bid package for some key central plant scope is being prepared to be bid early so construction can start in first half of 2021 once the CMc is engaged

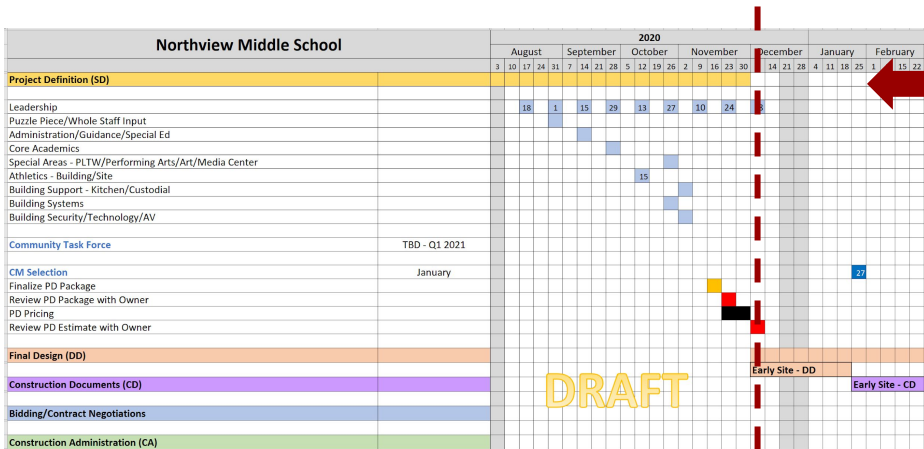
### Current Early Package Scope to include:

- Expand Cooling Capacity with new Chiller
- Replace Heating Boilers
- Replace Domestic Water Heaters
- Add Electrical Capacity





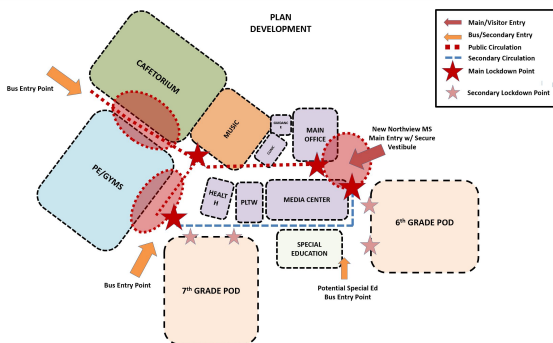
# "New" Northview Middle School



Northview Middle School is currently in the Project Definition Phase which will continue thru Dec. 2020

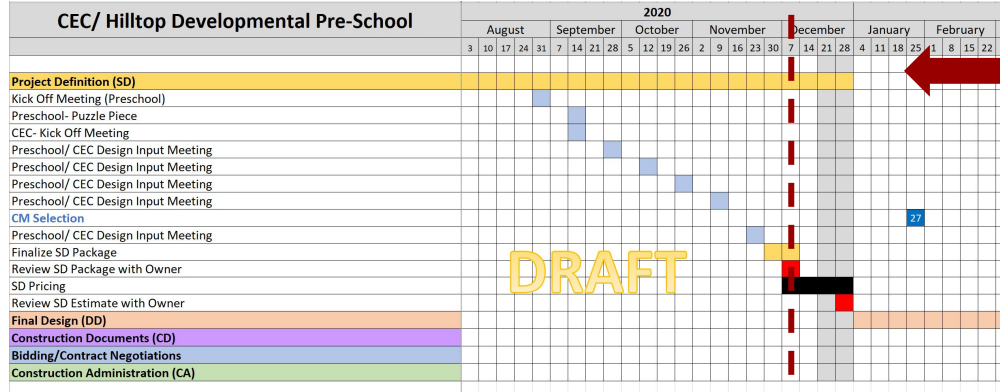
- Weekly Capital Projects Leadership Meetings
- Bi-Weekly Middle School Leadership Meetings
- Meetings to continue gathering administration and staff input
- Puzzle Piece Exercises - Space Utilization Exercises with administration & staff
- Continued site investigation
- Continued meetings & coordination with city and local governing authorities
- Continual development of conceptual site, building & systems plans

- Finish Project Definition
- Schedule Community Meeting
- Begin Final Design
- Begin early site package



# Design Phase Progress

## CEC and Hilltop Preschool



### CEC & Hilltop Preschool Project Definition - July 2020 to Jan. 2021

CEC & Hilltop Preschool are currently in the Project Definition Phase which will continue thru Jan. 2021

### Key Tasks have been:

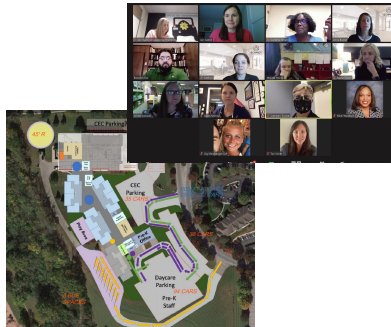
- Weekly Capital Projects Leadership Meetings
- Bi-Weekly CEC/Preschool Leadership Meetings
- Meetings to continue to gather administration and staff input
- Puzzle Piece Exercises - Space Utilization Exercises with administration & staff
- Tours - Surrounding Preschools
- Continued building & site investigation
- Continued meetings & coordination with city and local governing authorities
- Continual development of conceptual site, building & systems plans

### Forecasted Progress for Next 6 Months:

- Finish Project Definition
- Begin Final Design
- Site visit tours to other preschools

### Create a Preschool Environment that is welcoming, inspirational, interactive, and safe for all students

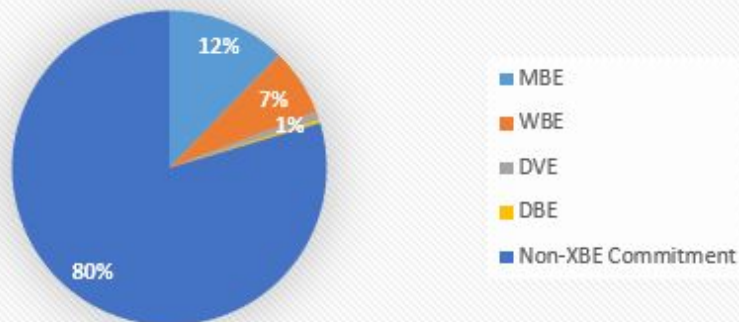
- Ease of Accessibility which is Age-appropriate and Inclusive
- Create a safe yet welcoming and warm environment
- Learning spaces with visual connection to nature and daylight throughout
- Opportunities for various Quiet Spaces and Sensory Spaces
- Various & multiple opportunities for gross motor skills and interactive play – Inside and outside and throughout the corridors



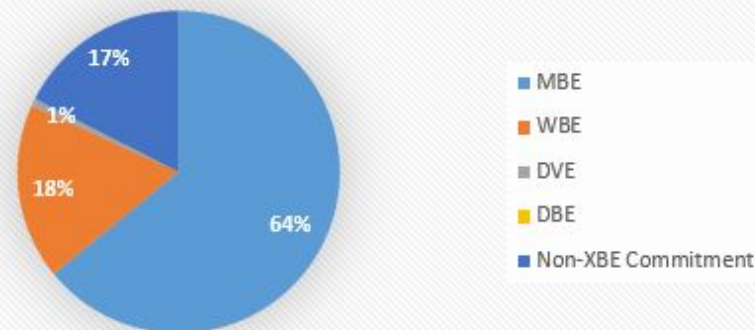
# Supplier Diversity Update



Total Diversity Participation  
Commitment as of 11/01/2020



Professional Services Diversity  
Commitment as of 11/01/2020





# Construction Manager Selection

## Existing Projects



## Existing 2016 Projects with **Additional 2020 Scope**

- Elementary Schools - Allisonville, Crooked Creek and Spring Mill
  - Secondary Schools - Eastwood and Westlane
- 
1. Reset/Review Meetings with Current Construction Manager Complete
  2. Conversations and Contract Negotiations in progress with Smoot Construction, Hagerman Construction and Powers Construction
  3. Board Approval anticipated January/February 2021

# Construction Manager Selection

## Remaining Projects



<b>CMc Selection Schedule for Remaining Projects (2016/2020)</b>	
Draft RFP to School Board for review	October 9, 2020
Public Notice (1st and 2nd) ad in papers/available	October 30, 2020 and November 6
Information Meeting / Building Tours	November 12, 2020
RFP Submissions Due	November 20, 2020
Evaluation Committee Meeting	December 2 - 4, 2020
Selected CM Interviews	December 14 - 18, 2020
Final Evaluation Committee Meeting	December 21, 2020
Contract Negotiations	December 21, 2020 - January 15, 2021
School Board Approval of CMc Contract	January 27, 2021

# Staying Engaged...

★ MSDWT District Website: [Future Planning Project Schedule](#)



- Project Specific School Blogs
- NC Athletic Booster Meeting Updates
- School Board Meeting Construction Progress Updates
- Upcoming Community Engagement Opportunities - 1st Quarter 2021
- Drone videos of all projects

Q&A