

# BASIC RENEWAL/RESTORATION AND SAFETY PROJECTS

Board Update  
September 9, 2013



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# Bond Team

# Support Team



Darren Hess  
Director of Facilities



Heather Krebs  
Coordinator  
Program Controls



Jayde Steffen  
Coordinator  
Physical Plant Improvements

Maintenance and Operations



Zach Evans  
Coordinator  
Capital Projects



Gary Rinard  
Coordinator  
Capital Projects



Josh Summers  
Coordinator  
Capital Projects



Steve Smethers  
Coordinator  
Energy Management



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# Agenda

- £ Program Management Goals
- £ Program Budget Status
- £ 2013 Project Updates
- £ Labor Distribution Study
- £ 2014 Projects
- £ 2015 Projects
- £ Program Summary
- £ Q&A

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# PROGRAM MANAGEMENT GOALS

*Brailsford & Dunlavey, September 6, 2012*

- J Refine Facility Improvement Plan
- J Develop Program Procedures Manual (PPM)
- J Develop District Standards & Specifications
- J Outline Program Communications & Reporting
  - š Websites, Internal Project Reporting Standards, Community Presentations
- J Develop Procurement Strategy
  - š Traditional Design-Bid-Build and Design-Build Procurement
- J Develop Data Management Procedures
  - š Document Controls: Procore Web-Based Project Management System
- J Train & Hire FWCS Staff
  - š Full project team in place.

# Program Budget ~~at~~



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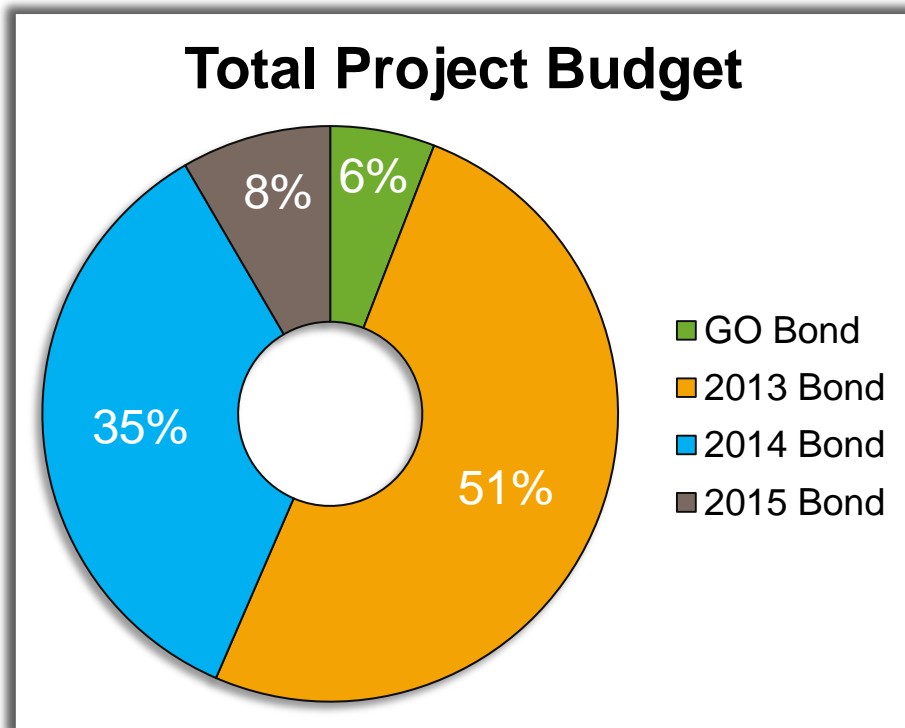
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# FINANCING

## Financing Currently In Place:

§ General Obligation Bond: \$7,000,000

§ 2013 Bond Proceeds: \$60,228,485



## Interest Rate:

§ GOB: 1%

∅ Payoff in 2014

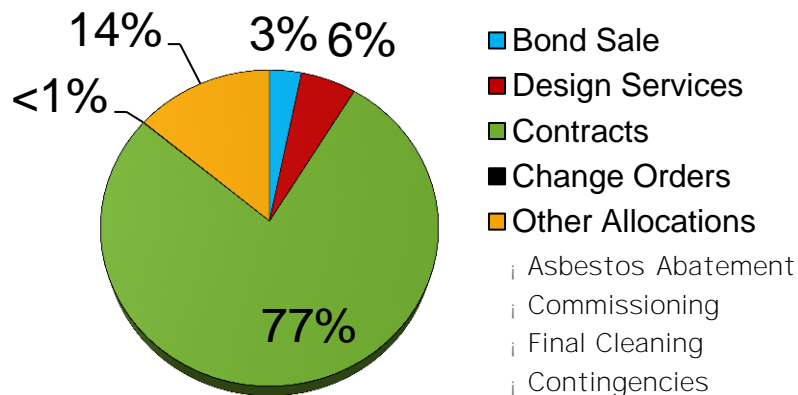
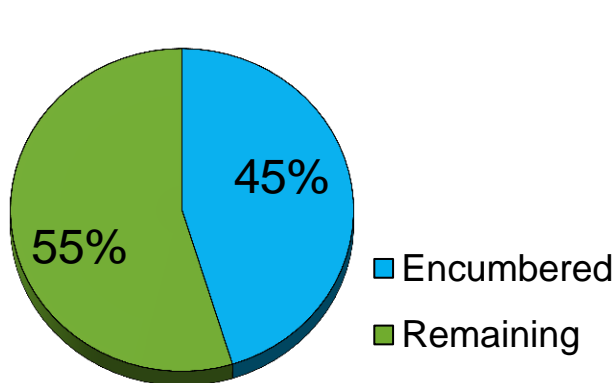
§ 2013 Bond: 3.441%

∅ Payoff in 2033



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<b>Referendum</b>	<b>\$119,346,312</b>
Bond Sale Costs	(\$1,876,093)
Professional Services	<u>(\$3,283,812)</u>
<b>Subtotal</b>	<b>\$114,186,407</b>
Contracts 2013	(\$45,751,139)
Known Change Orders	(\$27,627)
Other Allocations	<u>(\$8,217,272)</u>
<i>(Abatement, Commissioning, Final Cleaning, Contingencies)</i>	
<b>Balance Available</b>	<b>\$60,190,369</b>
<b>Estimates for Remaining Projects</b>	<b>\$51,402,833</b>



- Bond Sale
- Design Services
- Contracts
- Change Orders
- Other Allocations
  - ┆ Asbestos Abatement
  - ┆ Commissioning
  - ┆ Final Cleaning
  - ┆ Contingencies

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# Individual Project Updates

## 2013 Bond Projects:

Snider HS Renovation & Modular Village

Memorial Park MS Renovation

Harrison Hill Elementary Renovation

Window Replacements

Site Improvements

Chiller Additions

Roof Replacements

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# Snider High School Renovation

**Architect:** Primary Engineering / Barton Coe Vilamaa

**General Contractor:** Michael Kinder & Sons

**Modular Classrooms:** Tyson OnSite

## *By the Numbers:*

Original Project Estimate.....\$ 40,289,381

Current Expected Project Costs.....\$ 30,221,563

## *Labor Statistics:*

Union Labor                      67%

Non-Union Labor                33%

(Based on percentage of total contract dollar amounts.)

## *Local Participation:*

Allen County Contractors                      88%

Adjacent County Contractors                6%

Outside County Contractors                6%

(Based on contractors home office location)

## *Summer 2013 Phase Included:*

- Removal of ceilings in corridors
- New hydronic piping from Boiler Room to 1<sup>st</sup> classroom phase
- Demolition Phase 2



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# Snider High School Renovation

## Phasing:

<b>Summer 2013</b>	Corridor, Boiler Room, Modular Classrooms & Walkway
<b>Fall 2013</b>	Math & English Classrooms
<b>Winter 2014</b>	Guidance & Classrooms
<b>Spring 2014</b>	Classrooms – 2 <sup>nd</sup> Floor East
<b>Summer 2014</b>	Science, 3D Art, Cafeteria
<b>Fall 2014</b>	Art Classrooms
<b>Winter 2015</b>	Auditorium
<b>Spring 2015</b>	Band, Wrestling, Weight Room & South Locker Rooms
<b>Summer 2015</b>	Offices, Media Center, Gym & North Locker Room
<b>Fall 2015</b>	PE Building, Auxiliary Gym, Multi-Purpose
<b>November 2015</b>	<b>Project Complete</b>



# Snider High School Site and Modular Classrooms

## Summer 2013 Phase Included:

- Installation of 20 modular classrooms
- Construction of wood-framed/metal siding covered walkway from main building to modular classrooms
- New Bus Drive
- Below ground storm water detention

## Notes:

- The new bus drive is currently being used for contractor staging for the main building project and will receive final paving at the completion of the main project in 2015.



# Memorial Park Middle School Renovation

**Architect:** Design Collaborative

**General Contractor:** Fetters Construction

## *By the Numbers:*

Original Project Estimate.....\$ 9,915,187

Current Expected Project Costs.....\$ 7,118,753

## *Labor Statistics:*

Union Labor                      66%

Non-Union Labor                34%

(Based on percentage of total contract dollar amounts.)

## *Local Participation:*

Allen County Contractors                      87%

Adjacent County Contractors                3%

Outside County Contractors                10%

(Based on contractors home office location)

## *Summer 2013 Phase Included:*

- Swing space preparation
- Gymnasium and Locker Rooms
- Band Area Renovation
- Curtainwall / window replacement with exception of 2-Story south wing (Completed Summer 2014)

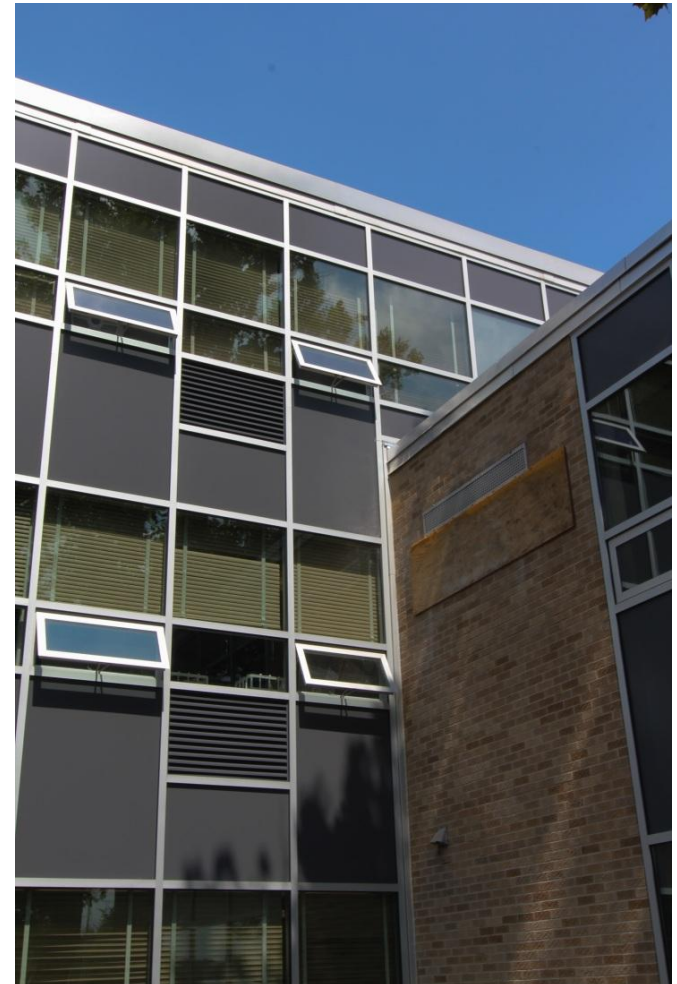


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# Memorial Park Middle School Renovation

## Phasing:

<b>Summer 2013</b>	Gymnasiums, Locker Rooms, Band & Swing Classrooms
<b>Fall 2013</b>	(2) Classroom Renovations
<b>Winter 2014</b>	(3) Classroom Renovations
<b>Spring 2014</b>	(3) Classroom Renovations
<b>Summer 2014</b>	Art, Science, Special Education, Cafeteria & Restrooms
<b>Fall 2014</b>	(3) Classroom Renovations
<b>Winter 2015</b>	(3) Classroom Renovations
<b>Spring 2015</b>	(3) Classroom Renovations
<b>Summer 2015</b>	Office, Media Center & Stairwells
<b>August 2015</b>	<b>Project Complete</b>



# Harrison Hill Elementary School Renovation

**Architect:** MSKTD & Associates / MartinRiley Architects|Engineers

**General Contractor:** Feters Construction

## *By the Numbers:*

Original Project Estimate.....\$ 9,846,422

Expanded Scope\*.....\$ 816,353

Revised Project Estimate.....\$10,662,775

Current Expected Project Costs....\$ 9,904,433

## *Labor Statistics:*

Union 73%

Non-Union 27%

(Based on percentage of total contract dollar amounts.)

## *Local Participation:*

Allen County Contractors 74%

Adjacent County Contractors 16%

Outside County Contractors 10%

(Based on contractors home office location)

## *Summer 2013 Phase Included:*

- New Boiler Room Construction
- 1<sup>st</sup> Floor Corridor and East Restrooms

*\*Expanded scope budget covered by savings from other projects.*



# Harrison Hill Elementary School Renovation

## Phasing:

<b>Summer 2013</b>	New Boiler Room, 1 <sup>st</sup> Floor Corridor Piping and Ceilings
<b>Fall 2013</b>	7 Classrooms, Portion of 2 <sup>nd</sup> Floor Corridor, 2 <sup>nd</sup> Floor Girls Restroom
<b>Spring 2014</b>	7 Classrooms, Portion of 2 <sup>nd</sup> Floor Corridor, 2 <sup>nd</sup> Floor Boys Restroom
<b>Summer 2014</b>	12 Classrooms, Balance of Corridors, Main Public Spaces (Offices, Gymnasium, Cafeteria)
<b>Fall 2014</b>	4 Classrooms, 4 "Swing" Classrooms

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**December 2014**

**Project Complete**



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# 2013 Window Replacements

**Architect:** H2 Design / Foursquare Solutions

**General Contractors:**

**Abbett:** Shawnee Construction

**Adams:** Michael Kinder and Sons

**Shambaugh:** Hamilton Hunter Builders

**By the Numbers:**

Original Project Estimate.....\$ 2,027,362

Current Expected Project Costs.....\$ 1,499,753

**Labor Statistics:**

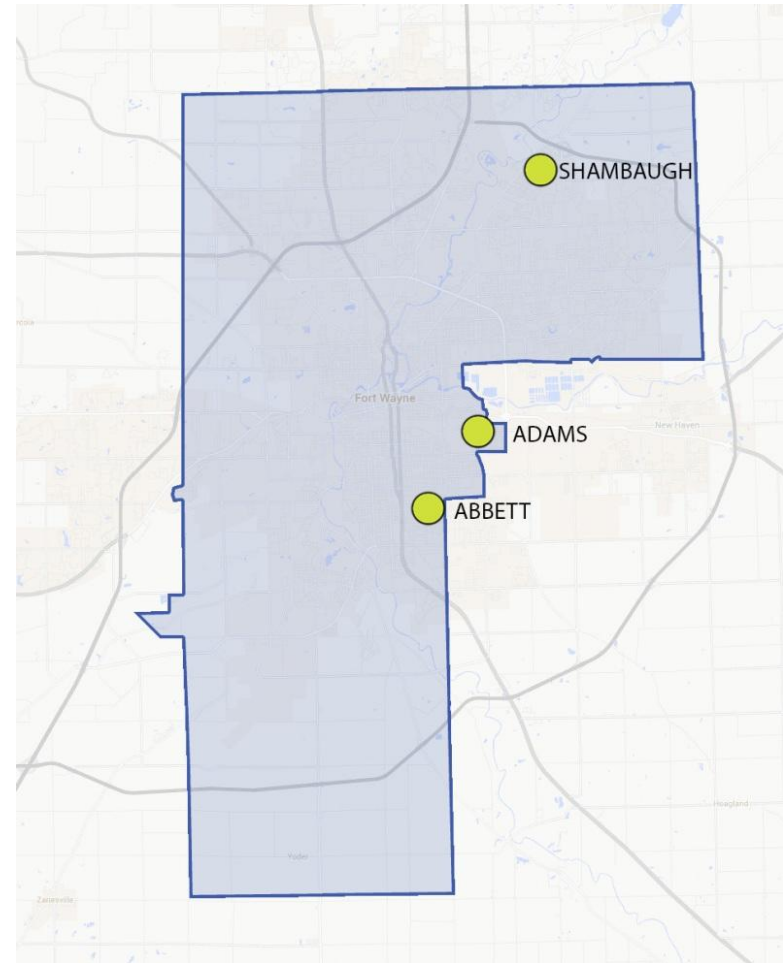
Abbett	Union	75%	Non-Union	25%
Adams	Union	100%	Non-Union	0%
Shambaugh	Union	75%	Non-Union	25%

(Based on percentage of total contract dollar amounts for each proje

**Local Participation:**

Allen County Contractors	100%
Adjacent County Contractors	0%
Outside County Contractors	0%

(Based on contractors home office location)



Window Replacement Locations



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# 2013 Site Improvements – Croninger Pick-up Lane

**Architect:** GAI Consultants

**General Contractor:** Wayne Asphalt

## *By the Numbers:*

### Croninger:

Original Project Estimate.....\$ 200,000

Current Expected Project Costs.....\$ 434,167

### Irwin:

Original Project Estimate.....\$ 200,000

Current Expected Project Costs.....\$ TBD

## *Labor Statistics:*

Union Labor 20%

Non-Union Labor 80%

(Based on percentage of total contract dollar amounts.)

## *Local Participation:*

Allen County Contractors 100%

Adjacent County Contractors 0%

Outside County Contractors 0%

(Based on contractors home office location)



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# 2013 Roof Replacements

**Architect:** MartinRiley Architects|Engineers

**General Contractor:** Fort Wayne Roofing

## *By the Numbers:*

Original Project Estimate.....\$ 2,260,500

Current Expected Project Costs.....\$ 1,690,746

## *Labor Statistics:*

Union Labor 0%

Non-Union Labor 100%

(Based on percentage of total contract dollar amounts.)

## *Local Participation:*

Allen County Contractors 100%

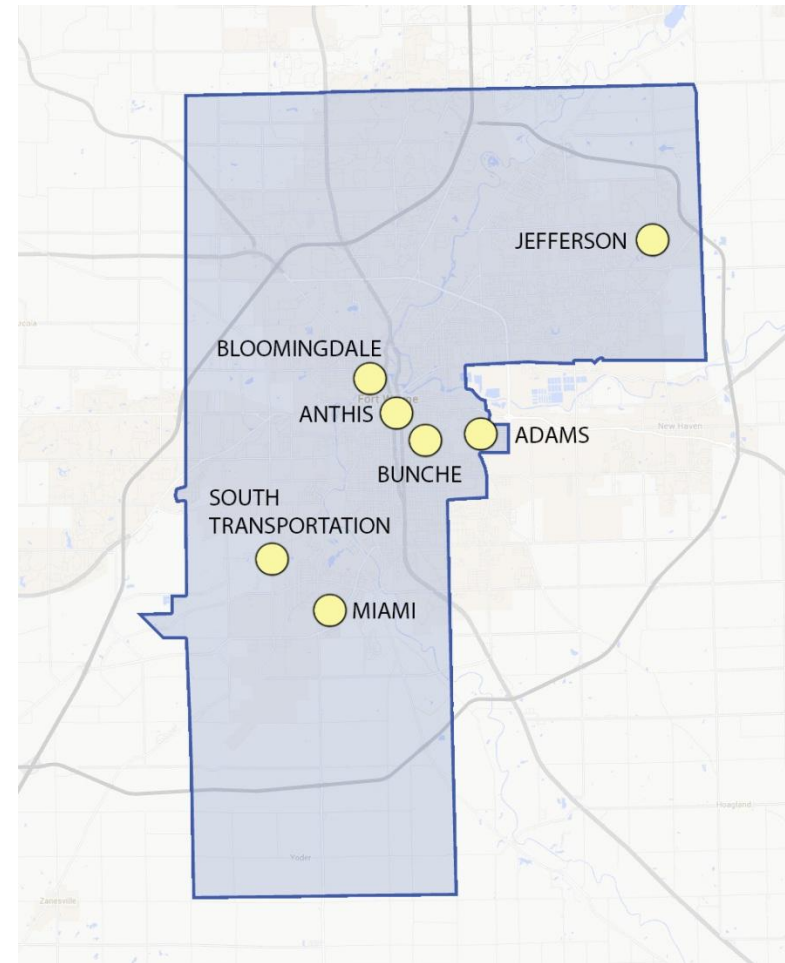
Adjacent County Contractors 0%

Outside County Contractors 0%

(Based on contractors home office location)

## *Buildings Included:*

- § Adams
- § Anthis Automotive
- § Bloomingdale
- § Bunche
- § Jefferson
- § Miami
- § South Transportation



Roof Replacement Locations



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# Overall Labor Distribution



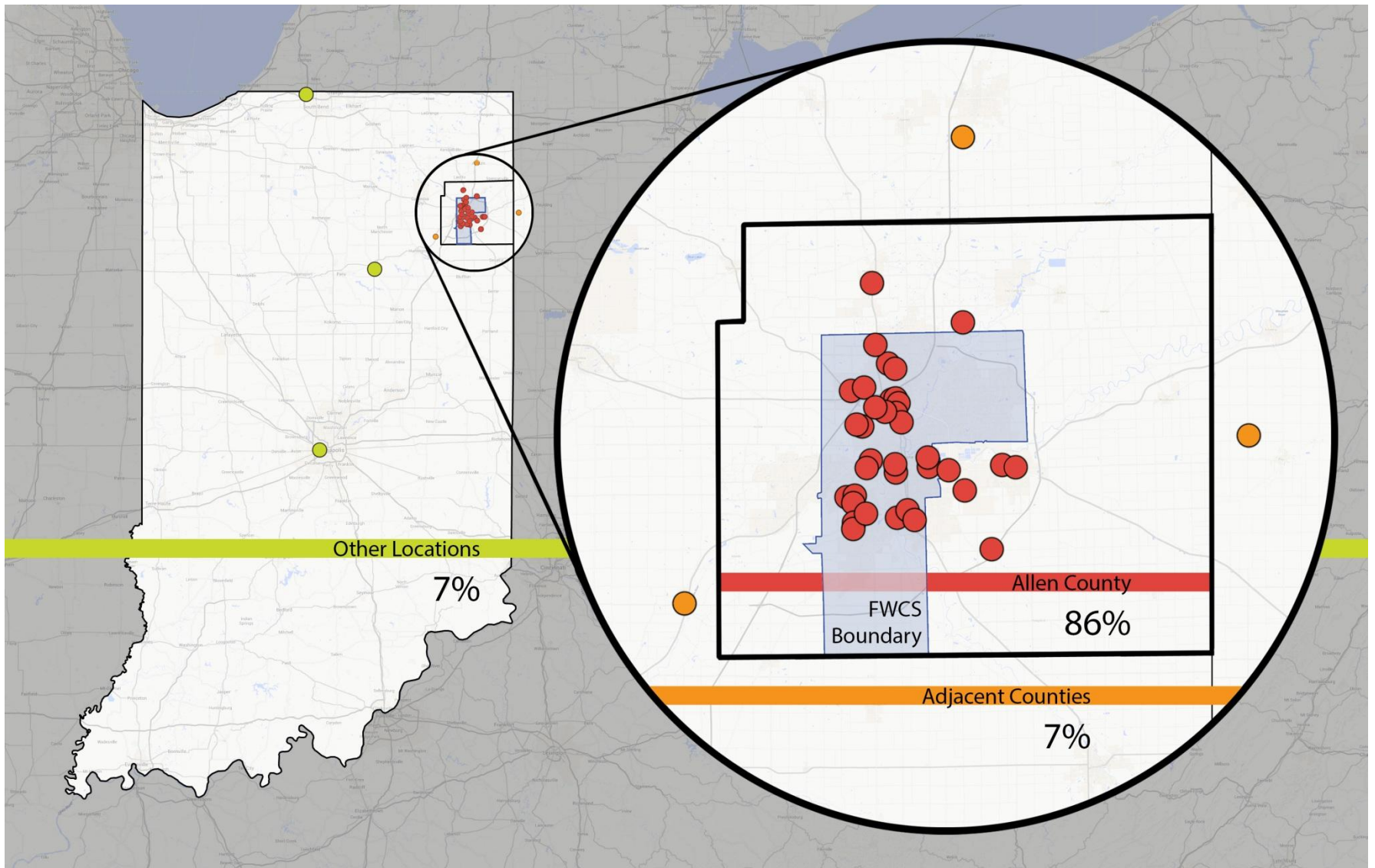
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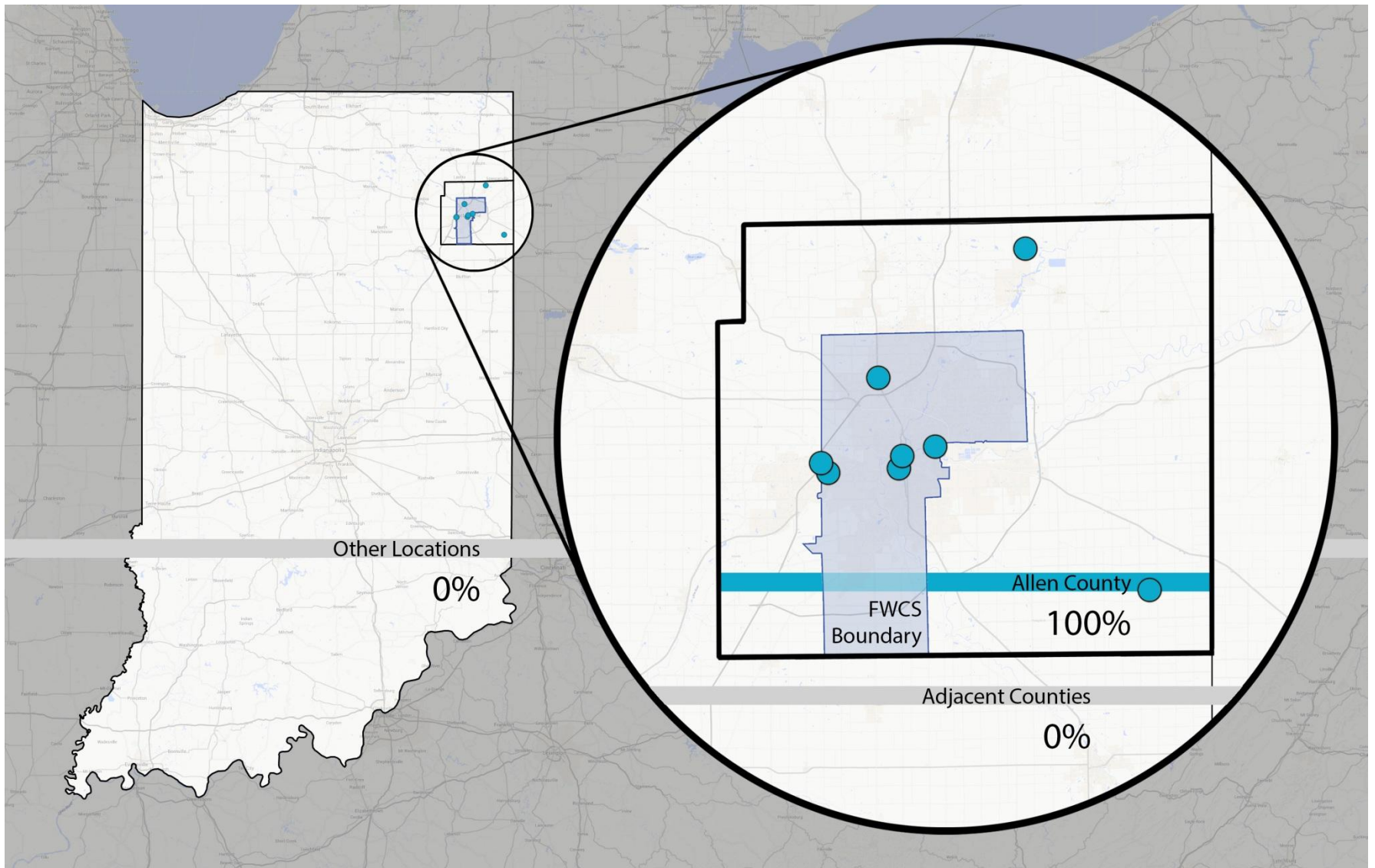
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## Local Participation - Contractors and Sub-Contractors

\* Locations Based on Home Office



## Local Participation – Architecture and Engineering Firms

\* Locations Based on Home Office

# 2014 Projects

Bloomington and Harris Elementary  
Renovations

Croninger Elementary Renovation

Irwin Elementary Renovation

2014 Window Replacements

2014 Roof Replacements

Snider Kitchen Renovation

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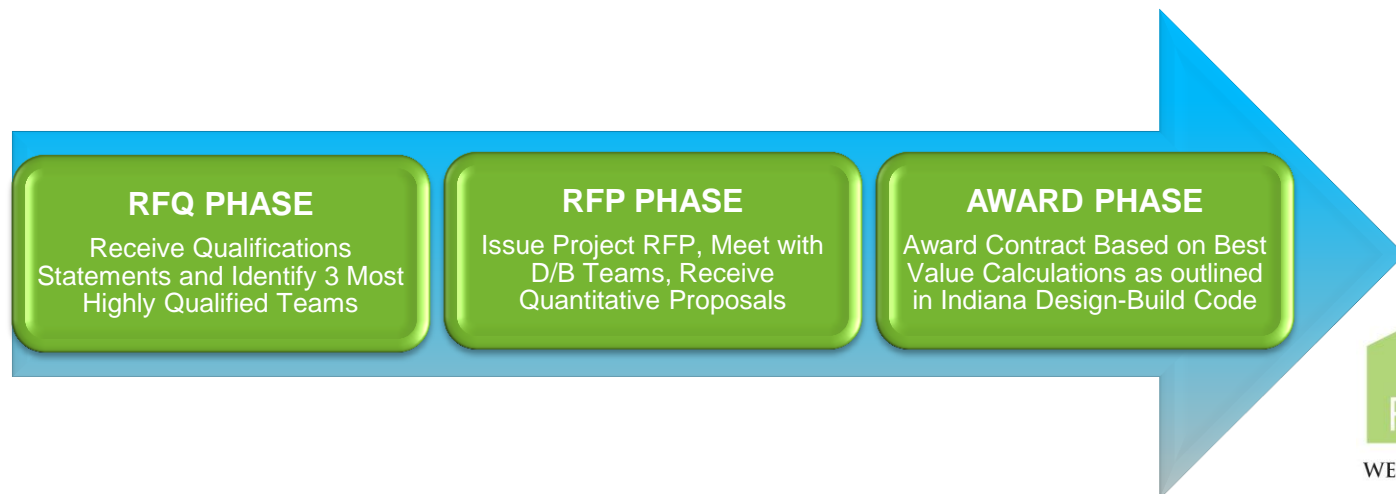
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# DESIGN BUILD PROCUREMENT STRATEGY

*In October of 2012, the Board of Trustees approved the use of Design-Build procurement for two of our buildings, Bloomingdale and Harris Elementary.*

## **Design-Build Procurement provides the following potential advantages:**

- § Opportunity for expedited schedule
- § Opportunity for cost savings
- § Integrated design and construction team – one contract
- § Selection based on best value
- § Best suited for standardized/repetitive and/or schedule driven projects



# Bloomington & Harris Elementary Renovations



**Final RFP Issued to 3 Design-Build Teams on August 30, 2013**

**Original Project Estimate:**  
\$9,359,269

## Major Scope of Work Items:

- Replacement of all mechanical, electrical and plumbing systems, including the addition of air conditioning
- Update of classroom finishes
- Window replacement and masonry repairs

Milestone Dates	
November 6	Design-Build Proposals Due
November 15	Qualitative Proposal Interviews & Scoring
November 20	Open Price Proposals
December 9	Board Recommendation
Spring 2014	Start Construction
August 2015	Construction Complete



# Croninger Elementary Renovations



## Architect/Engineering Design Services Recommendation:

Design Collaborative

## Original Project Estimate:

\$5,717,751

## Major Scope of Work Items:

- Replacement of all mechanical, electrical and plumbing systems, including the addition of air conditioning
- Update of classroom finishes
- Window replacement and masonry repairs

Milestone Dates	
September 9	Board Approval of Design Services Contract
September 30	50% Plan Review
October 28	90% Plan Review
November 25	Final Plan Review
December 2	Plans to Printer/Available to Bidders
December 19	General Construction Bids Due
January 9	General Construction Contract Board Recommendation

# Irwin Elementary Renovations



## Architect/Engineering Design Services Recommendation:

SCO Engineering

## Original Project Estimate:

\$4,209,466

## Major Scope of Work Items:

- Replacement of all mechanical, electrical and plumbing systems, including the addition of air conditioning
- Update of classroom finishes
- Window replacement and masonry repairs

Milestone Dates	
September 9	Board Approval of Design Services Contract
October 2	50% Plan Review
October 30	90% Plan Review
December 11	Final Plan Review
December 26	Plans to Printer/Available to Bidders
January 22	General Construction Bids Due
February 10	General Construction Contract Board Recommendation

# 2014 Window Replacements



## Schools Included:

Northwood and Towles

## A/E Design Services:

H2 Design / Foursquare Solutions  
*(Approved under ongoing contract for Bond Window Replacement Design Services)*

**Construction Budget:** \$2,744,697

Milestone Dates	
August 27	Year 2 Design Services Kickoff Meeting
September 24	50% Plan Review
October 22	90% Plan Review
November 5	Final Plan Review
November 20	Plans to Printer/Available to Bidders
January 7	Northwood General Construction Bids Due
January 14	Towles General Construction Bids Due
January 27	General Construction Contract Board Recommendation

# 2014 Roof Replacements

## Schools Included:

Croninger, Northrop, Northwood, Scott, Shambaugh, Shawnee, Young

## A/E Design Services:

Martin Riley Architects|Engineers  
*(Approved under ongoing contract for Bond Window Replacement Design Services)*

**Construction Budget:** \$1,842,060

Milestone Dates	
August 21	Year 2 Design Services Kickoff Meeting
October 2	50% Plan Review
October 30	90% Plan Review
November 27	Final Plan Review
December 18	Plans to Printer/Available to Bidders
January 9	Package R1 General Construction Bids Due
January 14	Package R2 General Construction Bids Due
January 16	Package R3 General Construction Bids Due
January 27	General Construction Contract Board Recommendation

# Snider Kitchen & Serving Line Renovations

## Scope Of Work:

- § Renovation of kitchen and serving area
- § Equipment replacement

## A/E Design Services:

Primary Engineering

**Funded from Snider allocation and Nutrition Services budget.**

Milestone Dates	
August 8	Design Services Kickoff Meeting
August 29	50% Plan Review
September 26	90% Plan Review
October 17	Final Plan Review
October 30	Plans to Printer/Available to Bidders
November 26	General Construction Bids Due
December 9	General Construction Contract Board Recommendation



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# 2015 Projects

Haley Elementary Renovations  
Jefferson Middle School Renovation  
Weisser Park Elementary Renovation

2015 Window Replacements

*Brentwood, Portage and Scott Academy*

2015 Roof Replacements

*Brentwood, Franke Park, Kekionga, Memorial Park,  
Northcrest, Portage, South Side, Study, Towles,  
Washington, Washington Center and Waynedale*

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# PROGRAM SUMMARY

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- J Program within budget
- J Local participation
  - § Hanover Study projected 85.2% local participation
  - § Actual:
    - § Contractors 86% Allen County
    - § Architects 100% Allen County
- J Program on schedule
- J Scope and financing aligned with referendum expectations
- J Website updates ongoing

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*Thank you  
Fort Wayne*