

BASIC RENEWAL/RESTORATION AND SAFETY PROJECTS

Board Update
September 9, 2013



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

PROGRAM MANAGEMENT GOALS

Brailsford & Dunlavey, September 6, 2012

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

Program Budget Status



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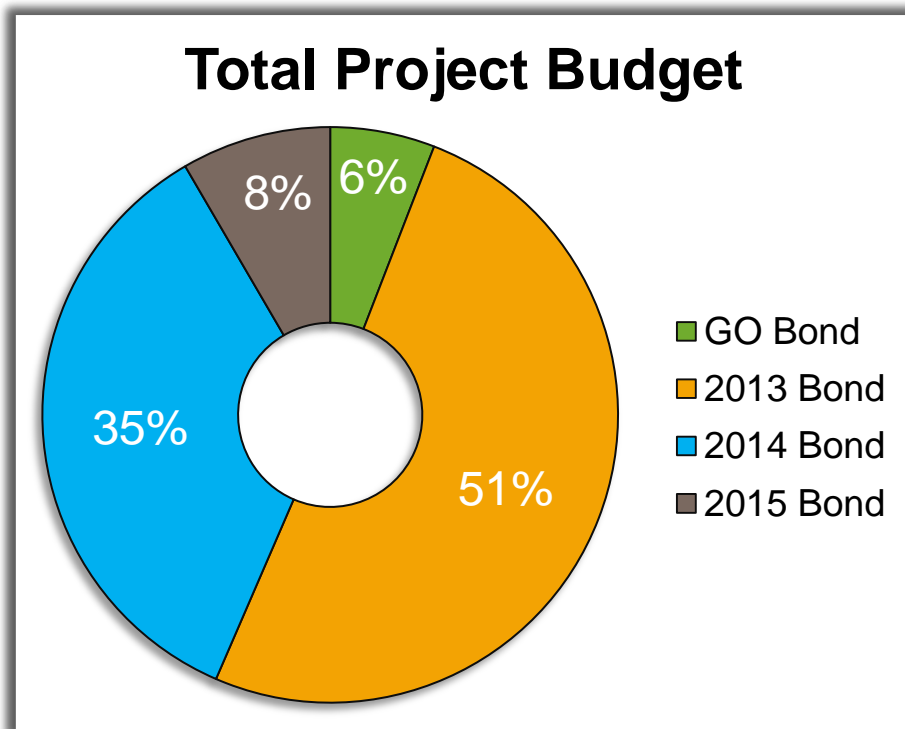


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FINANCING

Financing Currently In Place:

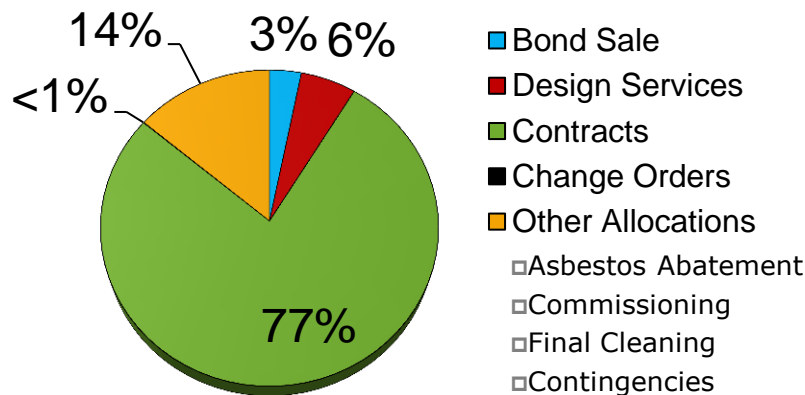
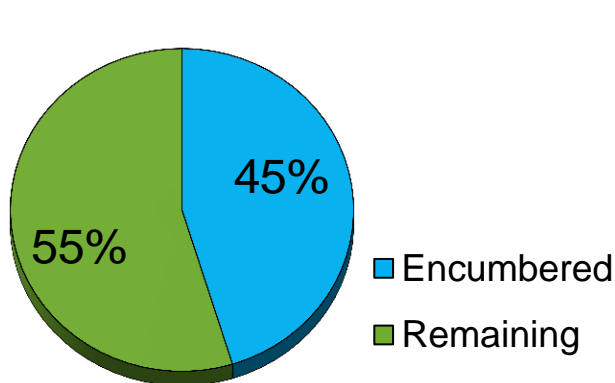
- General Obligation Bond: \$7,000,000
- 2013 Bond Proceeds: \$60,228,485



Interest Rate:

- GOB: 1%
 - Payoff in 2014
- 2013 Bond: 3.441%
 - Payoff in 2033

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



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

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

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 1st classroom phase
- Demolition Phase 2



Snider High School Renovation

Phasing:

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



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: Feters 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)



Memorial Park Middle School Renovation

Phasing:

Summer 2013 Gymnasiums, Locker Rooms,
Band & Swing Classrooms

Fall 2013 (2) Classroom Renovations

Winter 2014 (3) Classroom Renovations

Spring 2014 (3) Classroom Renovations

Summer 2014 Art, Science, Special Education,
Cafeteria & Restrooms

Fall 2014 (3) Classroom Renovations

Winter 2015 (3) Classroom Renovations

Spring 2015 (3) Classroom Renovations

Summer 2015 Office, Media Center & Stairwells

August 2015 **Project Complete**



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
- 1st Floor Corridor and East Restrooms

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



Harrison Hill Elementary School Renovation

Phasing:

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

December 2014

Project Complete



Chiller Additions

Architect: MSKTD & Associates

General Contractor: Current Mechanical

By the Numbers:

Original Project Estimate.....\$ 4,401,715

Current Expected Project Costs.....\$ 3,126,623

Labor Statistics:

Union Labor 62%

Non-Union Labor 38%

(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)

Start up dates:

Portage August 16

Abbett August 17

Maplewood August 17

Scott August 20

Towles August 22

Indian Village September 9



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 project)

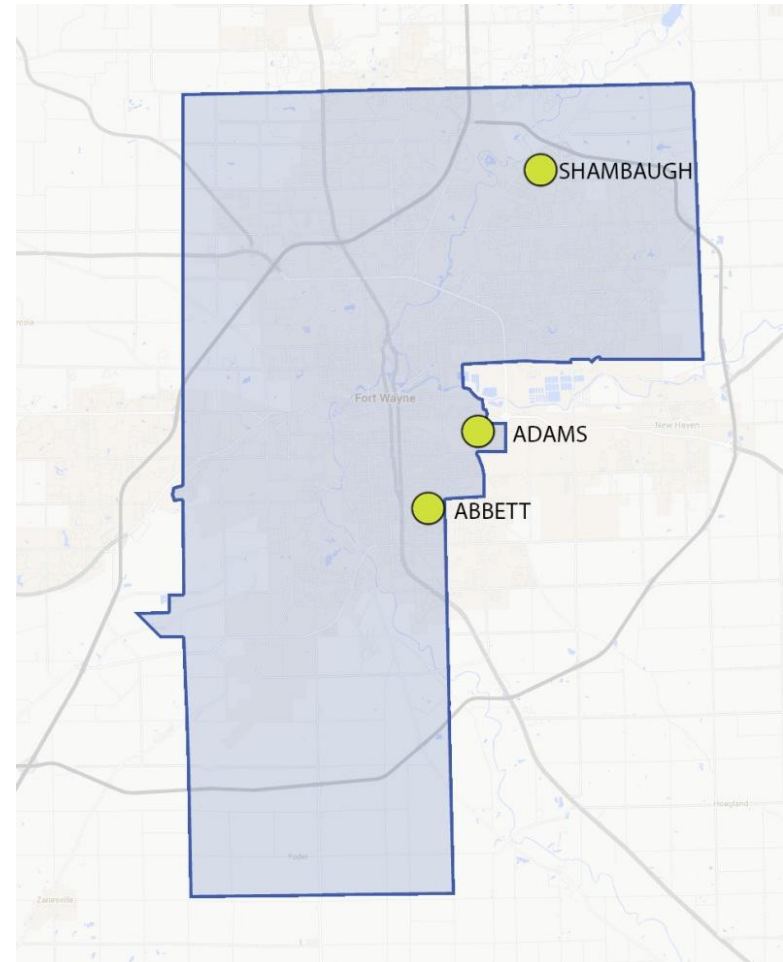
Local Participation:

Allen County Contractors 100%

Adjacent County Contractors 0%

Outside County Contractors 0%

(Based on contractors home office location)



Window Replacement Locations

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)



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%

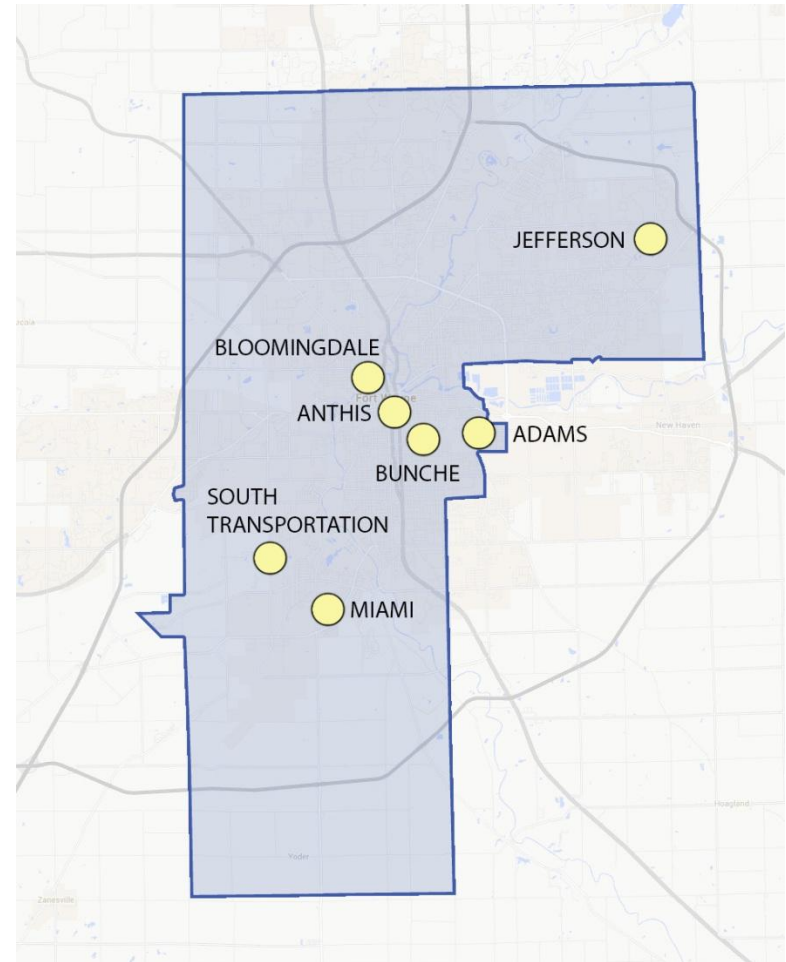
Adjacent County Contractors 0%

Outside County Contractors 0%

(Based on contractors home office location)

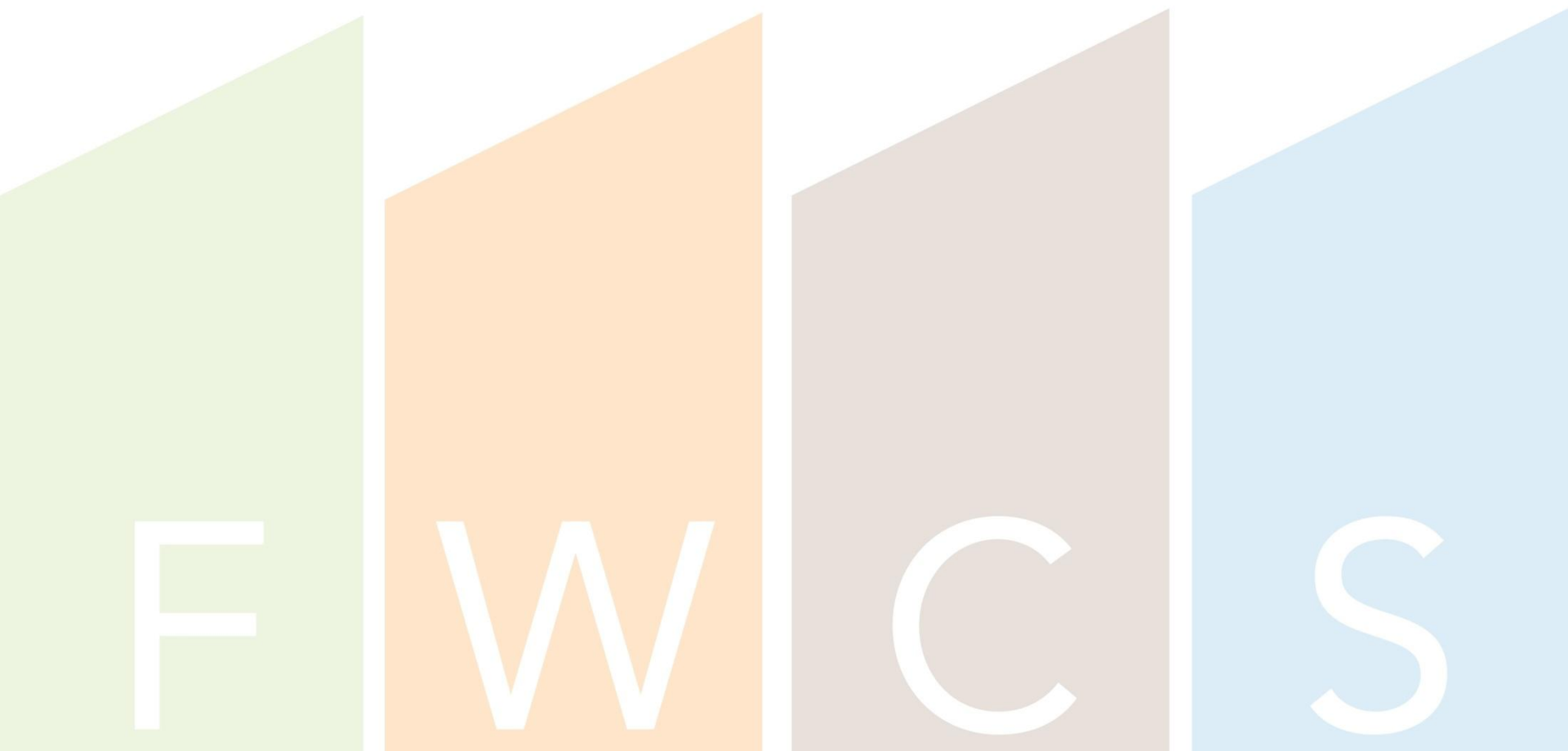
Buildings Included:

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



Roof Replacement Locations

Overall Labor Distribution

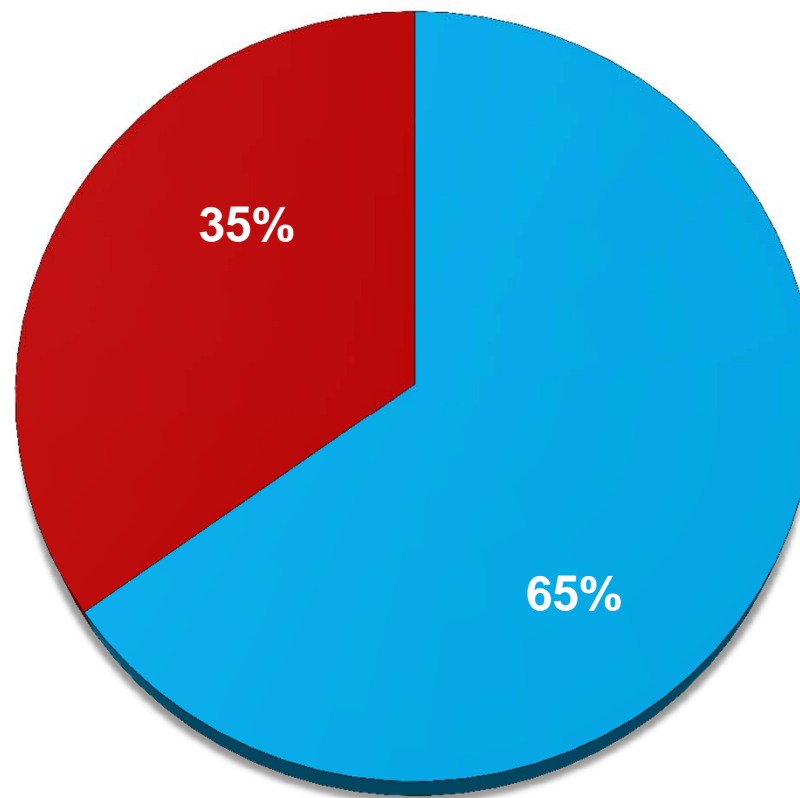


Labor Distribution

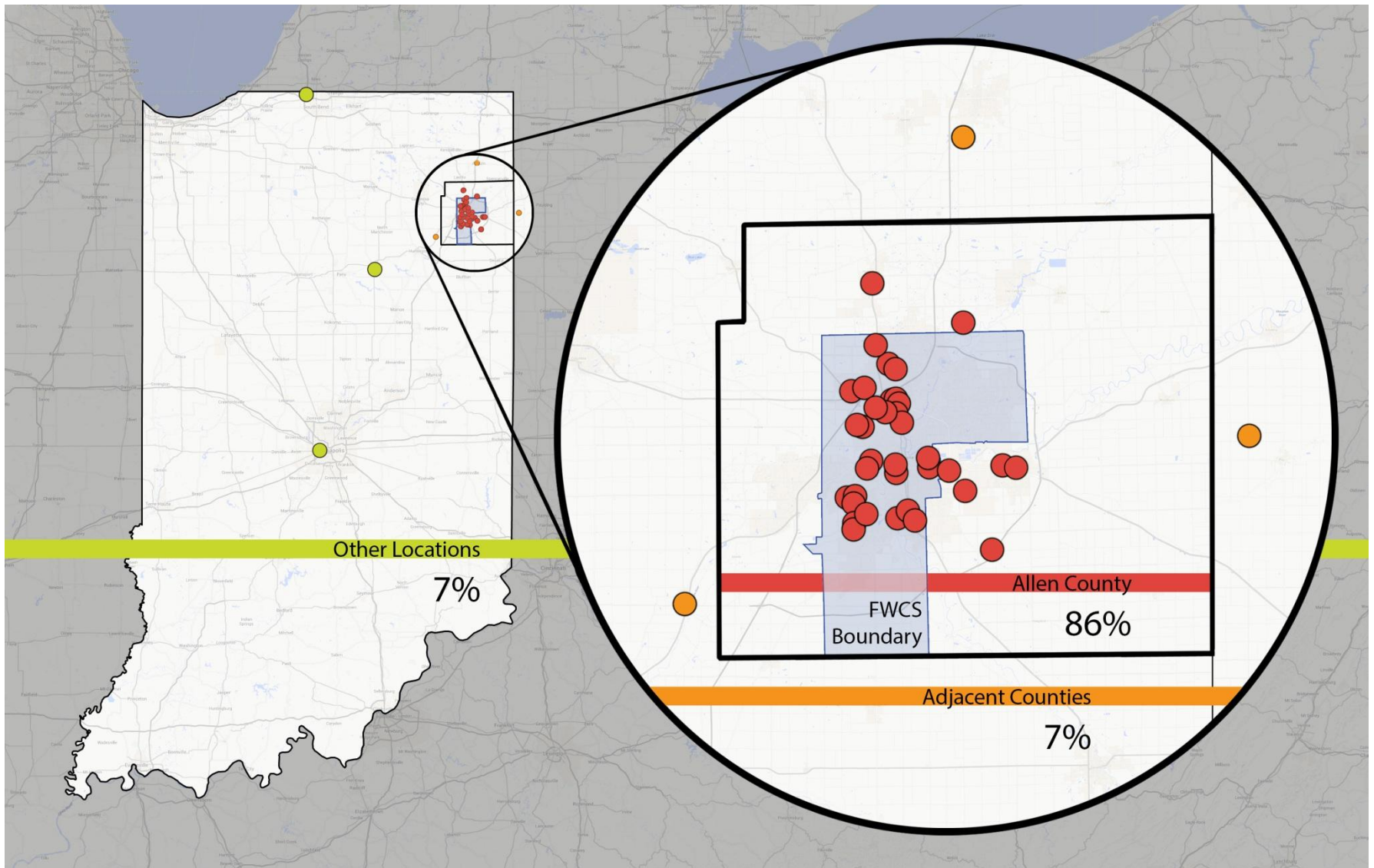
Union v. Non-Union Labor

Based on Contract Dollar Amount

■ Union Contractors ■ Non-Union Contractors

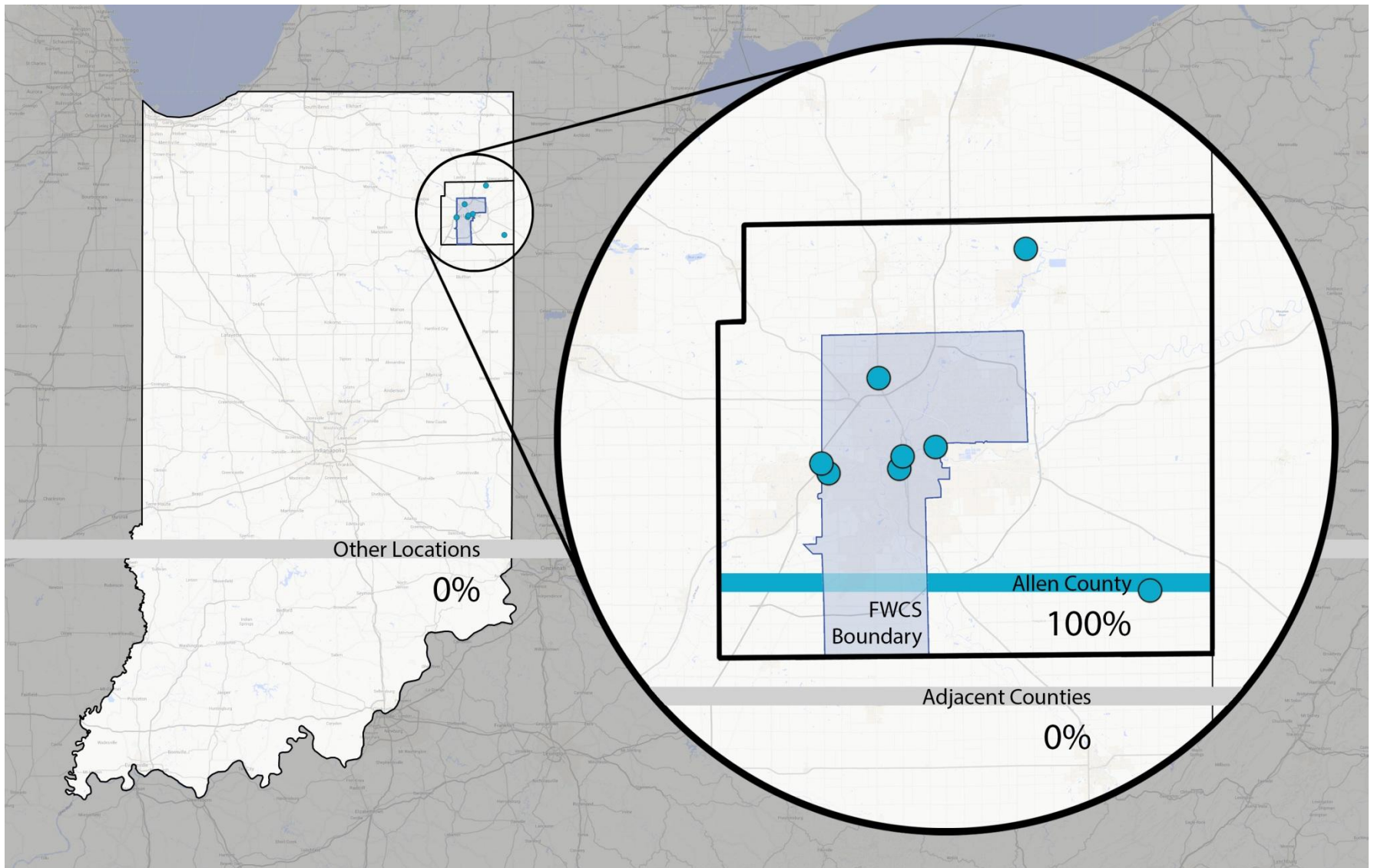


**This slide has been modified from the original presentation to correct a calculation error.*



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

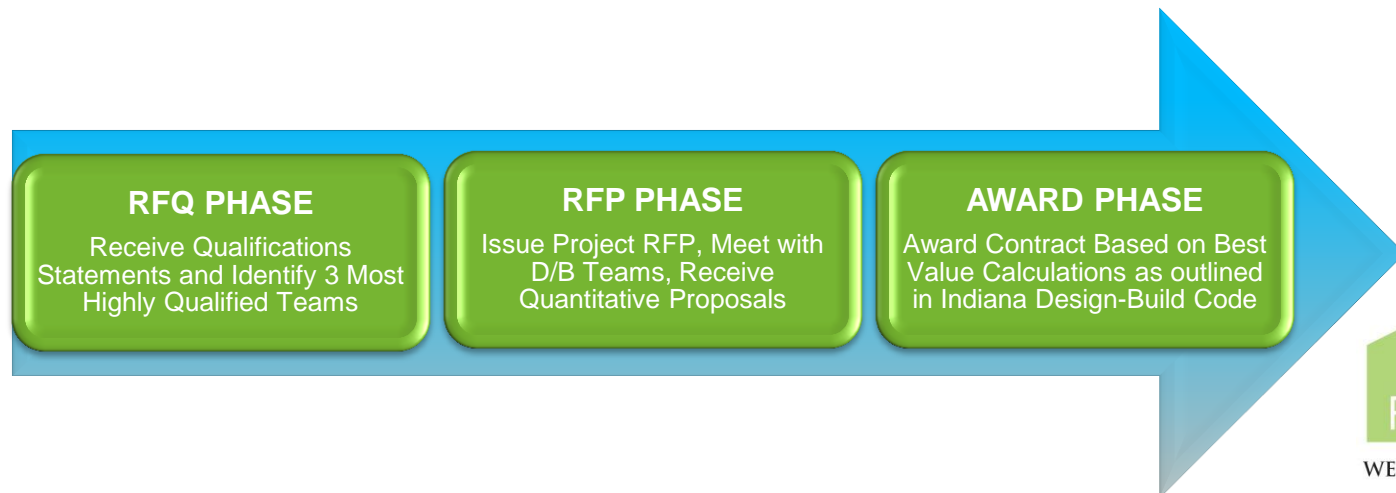
Snider Kitchen Renovation

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

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*

PROGRAM SUMMARY

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



*Thank you
Fort Wayne*



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