

Campbell County Middle School Construction Project Update

The ongoing construction project at Campbell County Middle School (CCMS) has recently drawn attention from the community due to delays and questions about the potential financial impact to taxpayers. This project, which aims to improve the school's facilities, has faced various challenges, but substantial progress has been made. Here's a comprehensive update to highlight the work completed and explain the factors contributing to the delays.

Project Scope

The CCMS construction project involves significant renovations intended to improve accessibility, safety, and overall student health. The renovation of the entrance plaza, including the installation of new sidewalks and ramps, enhances ADA accessibility and improves safety through the replacement of door frames, doors, and hardware. This includes the creation of a secure vestibule with improved access controls, ensuring a safer environment for students, staff, and visitors. The project also encompasses the replacement of steps, the addition of a weather canopy, and updated signage, contributing to the overall functionality of the school.

Beyond these structural upgrades, the project includes extensive school facility repairs aimed at reducing the risk of virus transmission and exposure to environmental health hazards. Renovations have been carried out in all restrooms, windows have been replaced (307 finished, 16 to be delivered), and the nurse and first aid bay has been updated. Furthermore, essential systems such as fire suppression, HVAC, and electrical infrastructure have been upgraded to meet modern standards.

Construction Management and Bidding Process

The district initiated the construction project by issuing a Request for Proposal (RFP) for Construction Management (CM) services on May 20, 2022. Out of thirteen companies invited to bid, only three responded, with Codell Construction Management being the only formal proposal. Codell was chosen based on their comprehensive proposal, experience, and recommendations from multiple references. They have since been responsible for coordinating construction activities, scheduling, cost estimation, and managing multiple contractors.

When the bidding process for specific construction tasks was conducted, it revealed a concerning and recent trend for surrounding schools—the majority of packages received only one bid, and in some cases, only two or three bids were submitted. For instance, the general trades package received just two bids, and several other critical packages, such as masonry, structural steel, roofing, and HVAC, received only one bid each. This lack of competition among bidders has been one of the significant challenges, as it limits the ability to select from a broader range of proposals, potentially contributing to delays in project completion. Despite these challenges, the district has worked diligently to ensure that the selected contractors deliver high-quality work.

Timeline, Delays, and Remaining Work

The construction's original baseline finish date was set for February 23, 2024. However, the project has encountered delays due to factors beyond the district's control, including adverse weather conditions, supply chain issues, labor shortages, long lead times for material

production, and unforeseen complications with the existing building's infrastructure, which dates back to construction phases in 1939, 1948, 1962, and 1969.

Despite these challenges, significant progress has been made. Completed areas include the entrance plaza (excluding pillars), the lobby, gym vestibule, the nurse and first aid bay, reception office, drop-off loop, and the majority of window replacements. Additionally, all restrooms and several critical tasks, such as mechanical rooms and electrical updates, have been successfully completed.

However, some tasks remain unfinished, including the delivery and installation of final stone anchors for the entrance plaza, the installation of a remaining 16 windows, and the completion of a few hollow metal and wood doors. These outstanding items are being prioritized to minimize further delays and ensure the project is completed as soon as possible.

Community Impact

Substantial improvements to the school have already been made, and the district has been actively working to address the remaining tasks.

Importantly, there have been no negative financial impacts on the district or taxpayers due to the timeline delays. Contractual agreements with Codell Construction Management protect the district from bearing the financial burden of delays. When the project was initiated, it was done so with approximately \$5 million in federal ESSER funds, and of the \$455,715.00 contingency allocated for unexpected costs, \$337,019.53 remains, ensuring continued financial prudence.

Moving forward, the district remains committed to completing the project as efficiently as possible, with the least disruption to the school community. Another update will be provided to keep you informed of the completion of the final tasks, and the district will continue to ensure that all contractual obligations are met without additional costs to taxpayers.

This construction project represents a critical investment in the future of Campbell County Middle School, enhancing the educational environment and ensuring the safety and well-being of students for years to come. The district appreciates the community's patience and understanding while working through these challenges and holding the work to the highest standards of quality and safety.

CCS looks forward to celebrating the completion of the project with the community soon!