

Stanwood-Camano School District No. 401
SUMMER 2017 CAPITAL PROJECTS
Status Report – August 2017



CAPITAL PROJECTS MONTHLY REPORT

AUGUST 2017

OVERALL FUND UPDATE:

The FY 17-18 Capital Projects Fund budget is complete.

BOND PROJECTS UPDATE:

The New Stanwood High School:

- Additional soils testing is being performed to determine pressure on the SHS retaining wall and to provide information needed for construction documents.
- Schematic design documents including the cost estimate, should be ready for board review in September. The updated plan will show new locations for the Career and Technology program classrooms, performing arts center, and gymnasium.

The New Stanwood High School Continued:

- Two existing SHS portable classrooms have been relocated to Cedarhome Elementary. We may be able to surplus or demolish the remaining SHS portables ahead of the start of construction on the new school.
- McGranahan Architects has provided an updated project schedule (attached).

Alternative Learning Center (ALC):

- The final educational specifications are now 100% complete. The project is in the schematic design phase.

Facility and Technology Maintenance Building (MTC):

- The project is in the schematic design phase.

Facilities and Technology Levy Update:

- Cedarhome Elementary currently has four portable classrooms in use. Two SHS portables have been moved to Cedarhome Elementary, increasing the portable classroom count to six. Repair plans include roofing, partial exterior siding replacement, exterior painting, and flooring. The estimated total project cost is \$173,000.
- Boiler replacement at Stanwood Elementary is in full swing. New boilers and related equipment is now in place. (see attached pictures)
- Cedarhome, Utsalady, and Elger Bay Elementary schools will receive new gym lighting.
- Cedarhome Elementary will receive an updated heating and ventilation control system. That work will be completed this summer.

Facilities and Technology Levy Update Continued:

- Flooring replacement: (Work began June 22)
 - Cedarhome Elementary - office area carpet replacement.
 - Utsalady Elementary – entire main floor corridor vinyl flooring and entry walk-off mats will be replaced.
 - Elger Bay – vinyl flooring in a few selected areas will be replaced.
- Stanwood Middle School exterior repairs and window replacement work began on June 22; work is scheduled for substantial completion by the first of September.
- Playgrounds at Stanwood Elementary and Twin City Elementary will be receiving new play toy areas this summer. Work began the week of June 26. Installation of new equipment will tentatively begin on August 2 at Twin City and August 9 at Stanwood Elementary. The equipment installation requires that new asphalt be given a 30-day curing period before the equipment and rubber pad can be installed. Equipment deliveries are due July 28.

Facilities and Technology Levy Update Continued:

- Landscaping improvements at Twin City Elementary are currently in the bidding phase.
- Exterior painting - A bid has been awarded for this project and work is progressing as follows:
 - Elger Bay – complete
 - Utsalady – complete
 - Port Susan – complete
 - Twin City – in process
- Elger Bay asphalt sealing and repairs were completed on July 27. Paint striping should be completed by August 4, weather permitting.
- Stanwood Middle School west gym ventilation updates. This work is part of the Phase 7 contract with McKinstry; work began June 23.

Facilities and Technology Levy Update Continued:

- Stanwood Middle School kitchen updates are now being installed.
- The Port Susan Middle School gutter replacement project has been tabled for this year. The existing custom gutter system has flashing that extends under the roofing material. Efforts to remove the gutters would require replacing some of the roofing. Since the roof is within about three to five years of the end of its expected life, it appears prudent to replace the gutter system when the roof is replaced. In the meantime, we will continue to repair leaks as they occur.
- This summer we will be replacing the failed water heater at Twin City and a leaking water heater at Utsalady. These two projects will be performed by McKinstry. This work is within our McKinstry Phase 7 budget.

Port Susan Middle School New Hallway Lighting



Stanwood Middle School Exterior Repairs/Window Replacements – Underway



Stanwood Middle School Exterior Repairs/Window Replacements – Prep Work



Stanwood Middle School Exterior Repairs/Window Replacements



Stanwood Middle School Window Replacements – Work In Progress



Stanwood Middle School

Exterior Repairs/Window Replacements – West Facing Windows



Stanwood Middle School Exterior Repairs/Window Replacements – Flashing



Stanwood Middle School Food Prep & Storage Equipment Project - Underway



Stanwood Middle School Food Prep & Storage Equipment Project - Underway



Stanwood Elementary Playground – Before



Stanwood Elementary Playground Project – Prep Work



Stanwood Elementary Playground Project – Prep Work



Stanwood Elementary Playground Project – Hydroseeding



Twin City Elementary Playground - Before



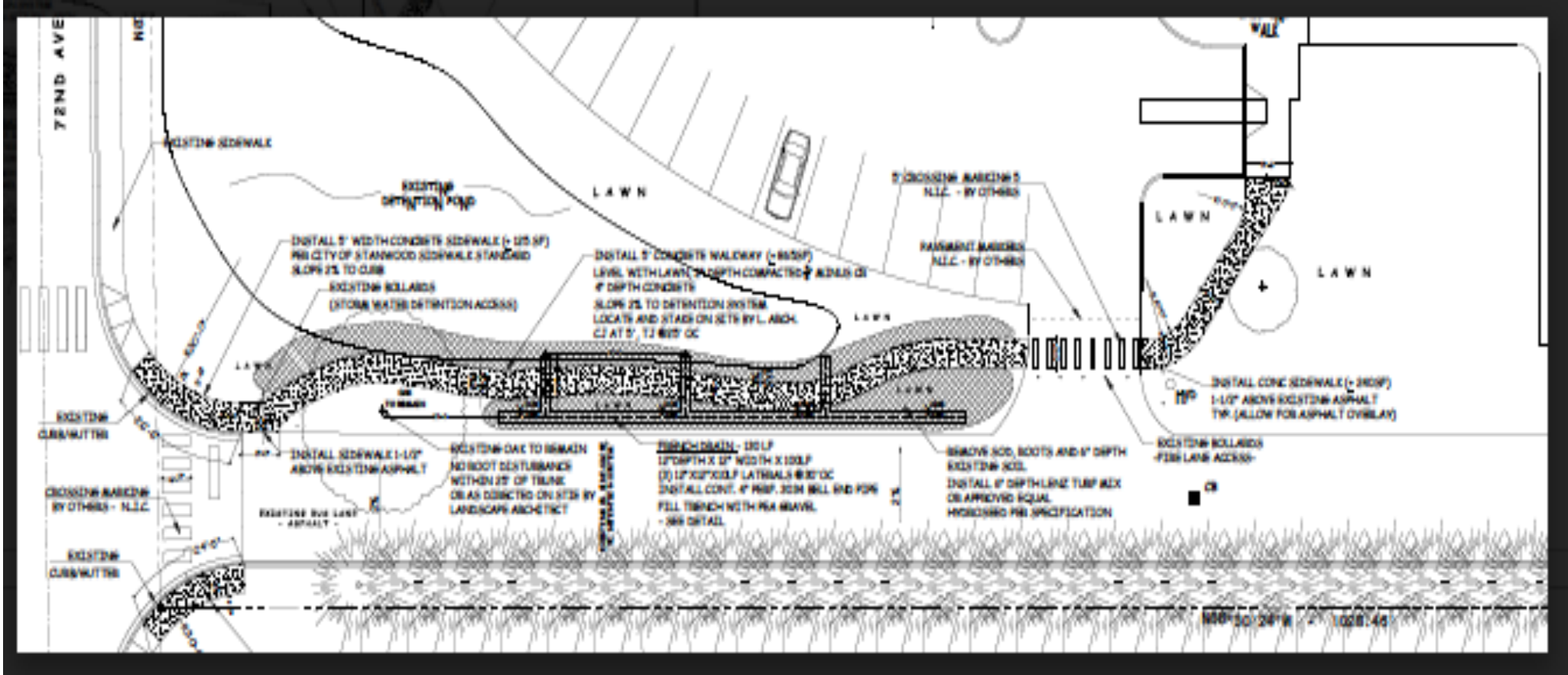
Twin City Elementary Playground Project – Prep Work



Twin City Elementary Landscape/Sidewalk Project



Twin City Elementary Sidewalk/Landscape Project



Stanwood Elementary Boilers – Work In Progress



Stanwood Elementary Boilers – Work In Progress



CES Portables

Summer 2017 Projects Underway



- Two portables were delivered from SHS to CES
- Six portables at CES will have siding repairs and paint done. Bids close on 7/26/17.
- Four portables will have new roofing done.
- Two portables will have new carpeting done this summer.

Cedarhome Elementary Portables New Carpet Installation



Elger Bay Elementary Parking Lot/Driveway – Repairs & Sealing



Elger Bay Elementary Parking Lot Improvements – Curb Project



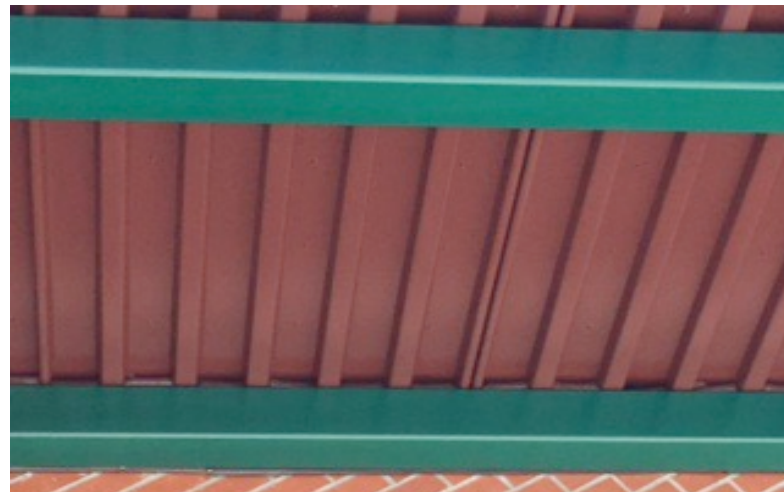
Cedarhome Elementary Flooring Project – New Carpet Installed in Office Area



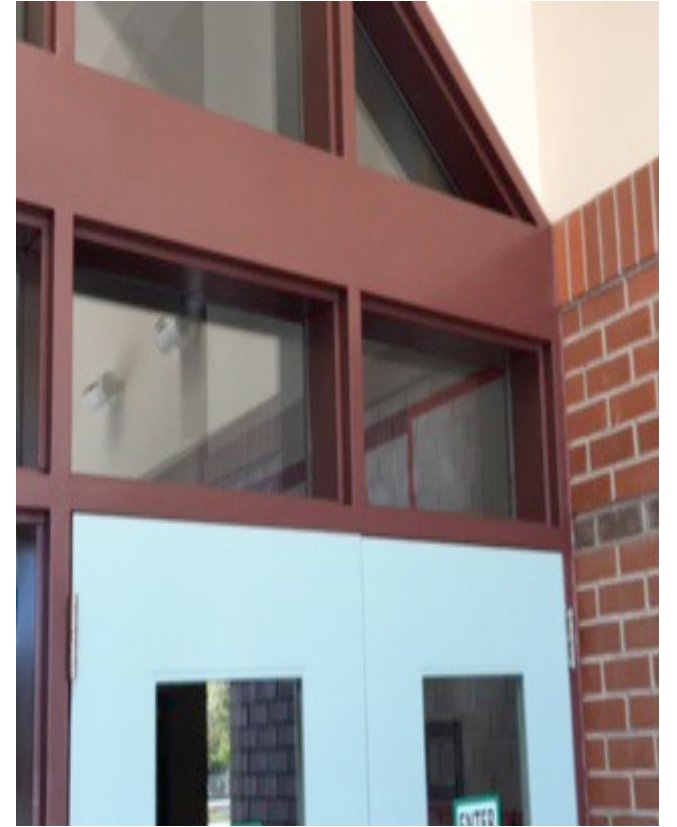
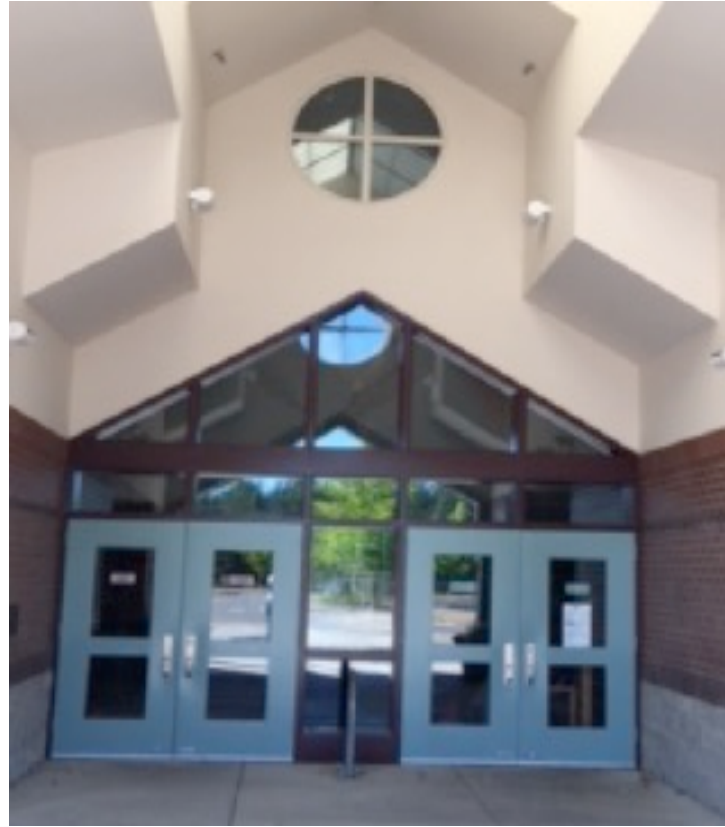
Utsalady Elementary Flooring Project – Work In Progress



Utsalady Elementary Exterior Painting – Completed July 2017



Utsalady Elementary Exterior Painting – Completed July 2017



SHS – Project Schedule Summary

Updated July 19, 2017

SCHEMATIC DESIGN SCHEDULE:

Alternative Learning Center (ALC) and Maintenance and Tech Center (MTC):

- Final SD backgrounds to Consultants Monday, July 17
- Consultant drawings and narratives to mcgARC Friday, July 21
- Cost set to Robinson Monday, July 24
- Consultant estimates to Robinson Friday, July 28
- Robinson estimate to mcgARC Tuesday, August 8

Fieldhouse and Batting Cages:

- Final SD backgrounds to Consultants Tuesday, July 18
- Consultant drawings and narratives to mcgARC Tuesday, July 24
- Cost set to Robinson Wednesday, July 25
- Consultant estimates to Robinson Friday, July 28
- Robinson estimate to mcgARC Tuesday, August 8

SCHEMATIC DESIGN SCHEDULE Continued:

Stanwood High School (SHS) and Overall Site

- Final backgrounds to Consultants
- Consultant drawings and narratives to mcgARC
- Cost set to Robinson
- Consultant estimates to Robinson
- Robinson estimate to mcgARC

Friday, August 4

Friday, August 18

Monday, August 21

Friday, August 25

Friday, September 8

Cost Reconciliation

Week of September 11-15

Present to School Board

Tuesday, September 19

DESIGN/DOCUMENTATION (DD THROUGH BID) Continued:

Construction Documents:

- Permit Set for MTC February 12, 2018 (3 months from DD)
- Constructability Review Set for MTC March 12, 2018 (1 month from permit set)
- Constructability Review for MTC March 2018 (exact dates TBD)
- Permit Set for Site Prep April 2, 2018 (2 months from DD)
- Bid Set for MTC April 9, 2018 (1 months from CR set)
- Bid Set for Site Prep April 30, 2018 (1 month from permit set)
- Permit Set for SHS/ALC June 25, 2018 (5 months from DD)
- Constructability Review Set for SHS/ALC September 19, 2018 (3 months from permit set)
- Constructability Review for SHS/ALC September 2018 (exact dates TBD)
- Bid Set for SHS/ALC November 12, 2018 (2 months from CR set)

PERMITTING

- Conditional Use Permit November 2017 – April 2018 (6 months)
- Building Permit for Site Prep April 2018
- Building Permit MTC April – May 2018
- Building Permit SHS / ALC June 2018 – November 2018
- Health Department TBD
- Labor & Industries TBD

BIDDING

- Site Prep May 2018
- MTC May - June 2018
- SHS/ALC January – February 2019

CONSTRUCTION

- Site Prep June – September 2018 (4 months)
- MTC June 2018 – January 2019 (8 months)
- ALC (including demo old MTC) May 2019 – Aug 2020 (17 months)
- SHS: February 2019 – August 2020 (20 months)
- Demo Old Buildings September – November 2020 (3 months)
- Fields and Parking December 2020 – April 2021 (5 months)

GARY'S CONSTRUCTION ACRONYMS

- ALC – Alternative Learning Center
- DD – Design Development
- mcgARC – McGranahan Architects
- MTC – Maintenance and Technology Center
- SD – Schematic Design
- SHS – Stanwood High School