



# Update on FCPS Construction/Renovation Projects

November 2011



# Tates Creek Middle -- Renovation

---

- ▶ Architect: Ross Tarrant Architects
- ▶ General Contractor: D.W. Wilburn, Inc.
- ▶ Substantial Completion Date: October 2012
- ▶ GC Contract Sum: \$15,614,500
- ▶ Total Project Cost: \$18,854,244
- ▶ Change Orders to Date (5): \$253,051
- ▶ Current Phase: 4
- ▶ Estimated Completion: 75%



# Tates Creek Middle -- Renovation

Rendering of Final Façade



November 2011

# Tates Creek Middle -- Renovation

---

## ▶ **Work Completed to Date:**

- ▶ All plumbing rough-ins have been completed.
- ▶ Electrical and HVAC rough-in are 90% complete.
- ▶ All interior metal framing is 90% complete.
- ▶ Roof drains and overflow pipes are complete
- ▶ Interior CMU is 90% complete.
- ▶ Brick veneer and all structural steel are complete.
- ▶ Data wire is 50% complete.
- ▶ New roof system is ongoing.
- ▶ All seed and straw in Phase I is complete.
- ▶ Window installation is ongoing.
- ▶ Sprinkler rough-ins are 90% complete.
- ▶ Block fill paint has started on selective CMU walls.
- ▶ Translucent panels are complete with the exception of flashing.

# Tates Creek Middle -- Renovation

---

## ▶ **Current Work Effort (November):**

- ▶ All ceiling grid will complete.
- ▶ HVAC will be running.
- ▶ Plumbing fixture install will complete.
- ▶ All electrical rough-ins and wire installation will complete.
- ▶ Data and fire alarm rough-ins will complete.
- ▶ Permanent roofing system will complete.
- ▶ Ceramic wall tile will complete.
- ▶ Stone masonry will complete.
- ▶ Window and storefront installation will complete.
- ▶ Floor finishes will be ongoing.
- ▶ All drywall will complete.
- ▶ Primer and first coat of paint will complete.
- ▶ Site concrete surround of Phase 4 will complete.

# Tates Creek Middle -- Renovation

HVAC Rough-ins



Interior Metal Framing



Translucent Panels



Interior Masonry



November 2011

# Tates Creek Middle -- Renovation

Translucent Panels



Seed & Straw Complete in Phase I



Brick Veneer



November 2011

# Breckinridge Elementary -- Renovation

---

- ▶ Architect: EOP Architects
- ▶ General Contractor: Isaac Tatum Construction
- ▶ Substantial Completion Date: July 2013
- ▶ GC Contract Sum: \$12,118,900
- ▶ Total Project Cost: \$14,793,927
- ▶ Change Orders to Date (I): (\$52,232)
- ▶ Current Phase: I
- ▶ Estimated Completion: 21%



# Breckinridge Elementary -- Renovation

Rendering of Final Façade



November 2011

# Breckinridge Elementary -- Renovation

---

## ▶ **Work Completed to Date:**

- ▶ Interior CMU construction completed.
- ▶ Brick is patched and washed at all openings.
- ▶ Overhead MEP rough-ins continued.
- ▶ Roof Demolition was completed; modified roof installation began.
- ▶ Grade work on the elevator pit was completed.

## ▶ **Current Work Effort (November):**

- ▶ Window installation will be completed throughout.
- ▶ Overhead plumbing and duct work will be installed.
- ▶ Remaining rooftop units will be set.
- ▶ Temporary stairs will be constructed and bar joists completed.
- ▶ Metal stud construction will be completed along with the hanging of drywall throughout.
- ▶ Ceiling grid will be installed throughout the two-story classroom building.

# Breckinridge Elementary -- Renovation

**Interior CMU Wall**



**Brick Patched & Washed at New Openings**



**Overhead MEP Rough-ins**



**Metal Stud Partition Walls**



# Breckinridge Elementary -- Renovation

**New Steel Work Complete**



**Roof Edge Blocking & Decking**



**New Roof**



**Grade Work at Elevator Pit**



# Cardinal Valley Elementary -- Renovation

---

- ▶ Architect: Tate.Hill.Jacobs:Architects
- ▶ General Contractor: Burchfield & Thomas
- ▶ Substantial Completion Date: December 2012
- ▶ GC Contract Sum: \$11,218,031
- ▶ Total Project Cost: \$13,894,611
- ▶ Change Orders to Date (4): \$53,097
- ▶ Current Phase: I
- ▶ Estimated Completion: 17%



# Cardinal Valley Elementary -- Renovation

Rendering of Final Façade



November 2011

# Cardinal Valley Elementary -- Renovation

---

## ▶ **Work Completed to Date:**

- ▶ Gyp. Bd. continues on upper level, Area A.
- ▶ MEP Rough-ins continue on lower level, Area A.
- ▶ Mech. duct and piping installation begun. Controls installation underway.
- ▶ Final roofing begun on Area A with mech. roof curbs installed.
- ▶ Lower level Area A excavation continues with completion new lower level area and start on Elevator shaft.
- ▶ Stair B Addition foundations, CMU and roof structure complete.
- ▶ Elevator foundation complete.
- ▶ Stage Addition demolition is 90% complete with new CMU piers and beam in place at new stage opening.



# Cardinal Valley Elementary -- Renovation

---

## ▶ **Current Work Effort (November):**

- ▶ Gyp. Bd. installation to complete on upper level, Area A and begin on lower level, Area A.
- ▶ Ceiling grid installation to begin on upper level, Area A.
- ▶ Roofing on Area A to complete with flashing/trim installation.
- ▶ Rooftop mechanical units to set.
- ▶ Masonry on lower level, Area A to complete.
- ▶ Metal framing and gyp. bd. to begin on lower level, Area A.
- ▶ MEP Rough-ins to complete on lower level, Area A.
- ▶ Elevator shaft masonry walls to complete.
- ▶ Stage Addition masonry to begin.

# Cardinal Valley Elementary -- Renovation

Upper Level Classroom Corridor



Construction 101 Meeting



Construction 101 Site Tour



Stage Addition



# Cardinal Valley Elementary -- Renovation

Stair B Addition



Elevator Pit



Area A Lower Level



West Elevation



# Clays Mill Elementary -- Renovation

---

- ▶ Architect: Clotfelter / Samokar Architects
- ▶ General Contractor: D.W. Wilburn, Inc.
- ▶ Substantial Completion Date: December 2012
- ▶ GC Contract Sum: \$11,293,000
- ▶ Total Project Cost: \$13,925,009
- ▶ Change Orders to Date (3): \$51,028
- ▶ Current Phase: I
- ▶ Estimated Completion: 31%



# Clays Mill Elementary -- Renovation

Rendering of Final Façade



November 2011

# Clays Mill Elementary -- Renovation

---

## ▶ **Work Completed to Date:**

- ▶ New classroom wing brick facing Clays Mill Road is nearing completion and will have punch list conducted soon.
- ▶ New roof system consisting of 5” of new insulation being installed over existing gypsum deck.
- ▶ Earthwork progressing at Phase 3 area which includes new Administration Area and Media Center.
- ▶ Windows Caulked with matching color to stop air infiltration at new thermally insulated windows.

# Clays Mill Elementary -- Renovation

---

## ▶ **Current Work Effort (November):**

- ▶ Continue Installation of kitchen equipment for December occupancy.
- ▶ Continue installation of New HVAC equipment and rooftop equipment screens.
- ▶ Continue earthwork at future playground area.
- ▶ Reroofing of existing areas to continue. Entire school to receive new, well insulated roofing system.

# Clays Mill Elementary -- Renovation

**New Classroom Wing Brick**



**New Roof System**



**Earthwork – Admin. Area**



**Windows Caulked**



November 2011

# Clays Mill Elementary -- Renovation

**Kitchen Equip.**



**Installation of HVAC Equip.**



**Future Playground**



**Reroofing of Existing Areas**



# Mary Todd Elementary -- Renovation

---

- ▶ Architect: Murphy + Graves Architects
- ▶ General Contractor: Alliance Corporation
- ▶ Substantial Completion Date: December 2012
- ▶ GC Contract Sum: \$8,678,503
- ▶ Total Project Cost: \$10,910,625
- ▶ Change Orders to Date (0): \$0
- ▶ Current Phase: I
- ▶ Estimated Completion: 27%



# Mary Todd Elementary -- Renovation

Rendering of Final Façade



Mary Todd Elementary School: Entry Perspective

November 2011

# Mary Todd Elementary -- Renovation

---

## ▶ **Work Completed to Date:**

- ▶ MPE installation continues and finish work has begun above ceiling in Phase I corridors.
- ▶ Classroom windows have been boarded and sealed in preparation for delivery and installation per the revised Phasing schedule.
- ▶ Stage has been furred and dry wall has been installed.
- ▶ Media Center steel erection and masonry work continues.

## ▶ **Current Work Effort (November):**

- ▶ Phase I Corridor and Lobby construction will continue.
- ▶ Contractor to begin work on Entry Vestibule and Lobby structural framing.
- ▶ Contractor to finish drywall and painting in new Admin Suite.
- ▶ New gang restroom rough-ins are complete and painting and fixture installations to take place.

# Mary Todd Elementary -- Renovation

MPE Installation in Corridor



Classroom Windows Awaiting New Windows



New Stage



Media Ctr. Steel Erection



# Mary Todd Elementary -- Renovation

Corridor & Lobby Construction



Entry Vestibule & Lobby



New Admin. Suite



Gang Restroom Rough-ins



# Millcreek Elementary -- Renovation

---

- ▶ Architect: Pearson & Peters Architects
- ▶ General Contractor: Preston Construction
- ▶ Substantial Completion Date: December 2012
- ▶ GC Contract Sum: \$8,772,700
- ▶ Total Project Cost: \$10,982,763
- ▶ Change Orders to Date (I): \$8,936
- ▶ Current Phase: 2
- ▶ Estimated Completion: 43%



# Millcreek Elementary -- Renovation

Rendering of Final Façade



November 2011

# Millcreek Elementary -- Renovation

---

## ▶ **Work Completed to Date:**

- ▶ Phase I area is complete including punch list inspection and approval for occupancy by LFUCG building inspection.
- ▶ All marker board and tack boards have been installed.
- ▶ Smart projectors have been installed.

## ▶ **Current Work Effort (November):**

- ▶ Furniture will be delivered November 17<sup>th</sup>.
- ▶ Classes will begin move-in on November 28<sup>th</sup>. FCPS estimates all the classes will be moved within a week.
- ▶ Demolition and abatement work will begin on Phase 2 area in early December.



# Millcreek Elementary -- Renovation

Repainting Exterior



New Windows



New Accessible Sidewalk



New Entry Doors to 2<sup>nd</sup> Floor



# Millcreek Elementary -- Renovation

Hallway with Curved Soffit



Hallway -- New Terrazzo Floor



New Gang Restrooms



Renovated Classroom

