CAPITAL PROGRAM SERVICES

Capital Improvements Program

April - June 2011

Quarterly Report

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Project Management & Quality Management

Work continues on the First Ward Buildings D&E renovations, Cochrane kitchen renovation and the Long Creek Elementary School storm water detention project. The renovations at First Ward to allow for the remaining building demolition are scheduled for completion prior to the start of school in the fall. The Cochrane kitchen renovation and cafeteria expansion is progressing; many unforeseen conditions have been encountered including unsuitable soils, existing utilities interferences and structural impacts. We are putting together a contingency plan which will allow for the kitchen and cafeteria to function as they have in the past but allow the expansion to complete after the start of school, if required, due to any additional unforeseen or existing condition impacts. The long awaited Long Creek storm water detention project is progressing well with 30% of pipe in place at the end of June. Additionally, work on the site of the two new high schools is continuing which includes some work on the rain gardens and other site modifications that have been identified during actual use of the site storm drainage system/site features. The cosmetic repair scope for Sterling is underway and will be completed prior to the start of school. Old Barringer Elementary School demolition has been completed and final site work is underway.

In addition to the projects above CPS continues managing the construction associated with the BOE approved school changes (Continuous Improvement projects) with completions scheduled prior to opening of the 2011-2012 school year. The construction phase of these projects is well underway and will be completed in time for the beginning of school. Additionally, accessible toilet projects are underway at Harding, Olympic, Reid Park and Northwest School of the Arts and will also be completed by the start of school.

In preparation for the potential sale of bonds, CPS has prepared multiple schedules and cash flows for the remaining construction projects covered by the bonds. There has been a commitment by the County to sell Bonds and/or provide other funding this fall. The projects that will proceed and limitations on the use of the funds should be finalized in July.

Design

CPS staff continues to work on the following quality initiatives including placing CMS design standards in electronic Master Spec format to improve consistency in design review and seeking a “best practice” design and maintenance process for the County mandated “water quality” features that must be incorporated into all major school projects be they renovations, additions, or new buildings. These are expensive features and costly to maintain.

Although several projects were originally approved for permit, due to delays in their release for construction, code changes, and CMS requested design modifications, projects have required revisions & re-submittal for permit approval. Currently design revisions are underway for McClintock Middle School replacement, Pineville Elementary School replacement, and Bain Elementary School replacement, which we plan on starting in the fall. Additionally, due to DPI changes the addition/renovation projects at Vance High School and Ranson Middle School will now require revisions and resubmittal.

Other capital projects remaining in design which have not progressed to the permit review phase include new Sharon Amity, new Johnson-Oehler, Newell elementary schools and Myers Park High School renovations.

CONTROLS

Expenditures for the three months April, May and June were $914,893.  For the fiscal year to date the total expenditures are $11.3 million against our FY 2010-11 Budget of $14.4 million.  The Controls Team’s continual close monitoring and accurate reporting on the actual cost to date to meet our cost and cash flow projections was of upmost importance during these tough economic times.  We would like to commend all parties involved, including but not limited to CMS staff, consultants, Capital Program Services and the Finance Department of Mecklenburg County on meeting the economic challenge of this past fiscal year.  Additionally, the Controls team is continuing the process of closing out the 2000 and 2002 Bond programs.

In addition to closing out the older bond programs, the Controls team continues the daily processing of invoices, notices of potential change, change orders, pay applications, and check requests for current construction projects.  The Controls team continues to submit notices of potential change at school sites so that senior staff can adequately evaluate the issues.  Captured construction cost data is used to prepare financial reports such as detailed cost reports, budget summaries, reconciliation to CMS books, revisions to and updated cash flows, special financial requests by CMS, and the monthly report for this period. This process allows senior staff to provide the proper guidance/direction and accurate information to the program stakeholders.

**No Bond/COPs related consent items were submitted for Board of Education approval during the months of April, May and June.**

MWSBE

As of June 2011, the overall M/W/SBE utilization percentage is 23.55%, which includes 7.61% of participation by minority contractors, and 13.9% of women contractors and 2.04% participation of small business contractors.  For the total active projects administered, the utilization of Minority, Women, and Small Business Contractors on Capital Program Services projects accounts for over $1.6 billion spent.

The M/W/SBE Office of Charlotte-Mecklenburg Schools continued to conduct several individual orientations with new M/W/SBE contractors and prime contractors. The team also spent a great deal of time working with MWSBE contractors bidding on paint, electrical, roofing and HVAC maintenance service contracts.

In addition, Charlotte-Mecklenburg Schools hosted the quarterly meeting of the North Carolina Minority and Women Business Enterprise Coordinator’s Network at the Mint Museum. Representatives from Carolinas Association of General Contractors, City of Albemarle, City of Ashville, City of Charlotte, City of Durham, City of Greensboro, City of Raleigh, Durham County, Guilford County, Enterprise Holdings, Historically Underutilized Business Office, JRC Research Group, Mecklenburg County, North Carolina Institute of Minority Economic Development, North Carolina Department of Transportation, Raleigh Durham Airport Authority, UNC Greensboro, Wake Forest University, and Winston Salem State discussed MWBE/HUB Programs from the prime contractors perspective. Panelist included Scott Cutler of Clancy and Theys Construction, John Muter of New Atlantic Contracting, and Tara Robertson of Turner Construction.

Over the next quarter, the M/W/SBE Office will continue to work with various departments regarding upcoming procurement opportunities. Contractors are encouraged to review bid advertisements in Charlotte Observer, Greater Diversity News, Que Pasa, and register as a vendor on the North Carolina Interactive Purchasing System for notification of the various opportunities

Bond Progress Summary

As of June 2011

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Bond Dollars |  |  | Amount Committed/ Pending | Amount Paid to Date | Amount Expended This Period |
| ‘96 Bond | $119.8 | M | $119,830,058 | $119,830,058 | **$0** |
| ‘97 Bond | $415.0 | M | $415,000,000 | $415,000,000 | **$0** |
| ‘99 COPs | $50.0 | M | $50,000,000 | $50,000,000 | **$0** |
| ‘00 Bond | $275.5 | M | $274,252,300 | $273,746,985 | **$7,153** |
| ‘02 Bond | $224.0 | M | $221,268,341 | $219,762,305 | **$202,315** |
| ‘04 COPs | $98.5 | M | $98,500,000 | $98,500,000 | **$0** |
| ’05 COPs | $73.9 | M | $73,900,000 | $73,900,000 | **$0** |
| ’06 COPs | $154.7 | M | $147,118,543 | $144,108,851 | **$309,595** |
| ‘07 COPs | $16.5 | M | $15,460,247 | $15,269,157 | **$0** |
| ‘07 Bond | $516.0 | M | $253,564,041 | $229,278,217 | **$391,767** |
| ‘08 COPs | $58.0 | M | $52,939,778 | $51,202,388 | **$4,063** |
| **Grand Total** | **$2,001.9** | **M** | **$1,721,833,308** | **$1,690,597,961** | **$914,893** |

Project Bid Dates - Next 90 Days

School Name Bid Dates\*

Nothing at this time.

*\* NOTE: Work In Progress…Dates Subject to Change.*

Swing Space Utilization

Creating a temporary space for students and staff to occupy during construction on a school’s campus has proven to be beneficial to the project’s schedule and cost and overall safety and efficiency of school operations. When the renovation or expansion of a facility is performed, and the facility must remain functionally operational, there are benefits to the owner in using swing space. At the conception of this program, several swing space options were identified.

We have successfully utilized both onsite and offsite swings. The most desirable swings are “offsite” ones. Onsite swing using mobiles or modulars likewise has been successfully used. The following is a summary of current swing options in use.

ONSITE SWINGS

**School** **No. of Mobiles Status (From – To)**

*None at this time*