



JOINT CAPITAL & FACILITIES COMMITTEE

October, 23 2023

WHITNEY OAKLEY, ED.D. | SUPERINTENDENT

GCS SCHOOL CONSTRUCTION BONDS

BETTER BUILDINGS, STRONGER COMMUNITIES



Comprehensive Projects

Wendover Avenue Signage



Bond Program Update as of October 11, 2023

PROJECT	PHASE	PHASE COMPLETION %	CURRENT ORDINANCE	COMMITTED In \$ and %		ACTUALS	% SPENT	OVERALL PROJECT ESTIMATE
Claxton ES	Construction	37%	\$ 50,377,100	\$ 45,713,329	91%	\$ 16,147,923	32%	\$ 50,377,100
Foust ES	Construction	16%	\$ 59,101,641	\$ 53,870,189	91%	\$ 10,647,586	18%	\$ 59,101,641
Brooks Global ES	Construction	16%	\$ 42,639,190	\$ 38,341,583	90%	\$ 6,793,531	16%	\$ 42,639,190
Kiser MS	Construction	11%	\$ 81,667,391	\$ 73,528,613	90%	\$ 10,882,890	13%	\$ 81,667,391
Peck K-8	Construction	27%	\$ 78,737,396	\$ 72,143,771	92%	\$ 21,472,925	27%	\$ 78,737,396
Visual & Performing Arts ES	Pre-Construction	4%	\$ 33,505,256	\$ 14,242,034	43%	\$ 5,203,753	16%	\$ 69,375,621
Katherine Johnson K-8	Land Acquisition	100%	\$ 59,336,545	\$ 4,404,989	7%	\$ 3,433,200	6%	\$ 59,336,545
Montessori @ Archer ES	Programming	4%	\$ 8,372,058	\$ 847,743	10%	\$ 97,476	1%	\$ 36,705,890
Sternberger ES	Programming	27%	\$ 3,818,849	\$ 270,632	7%	\$ 77,983	2%	\$ 65,500,000
Allen Jay ES	Programming	27%	\$ 5,207,070	\$ 324,128	6%	\$ 94,677	2%	\$ 77,250,000
Land Acquisition	In Progress	N/A	\$ 8,116,900	\$ 3,103,432	38%	\$ 116,455	1%	\$ 8,116,900
Deferred Maintenance	In Progress	N/A	\$ 48,000,000	\$ 1,956,375	4%	\$ 1,060,767	5%	\$ 500,000,000
Sumner ES	Programming	N/A	\$ 4,500,000	\$ 4,915,500	109%	\$ 369,273	8%	\$ 69,215,755
Swann 6-12	Planning	N/A	\$ 5,000,000	\$ 1,500,000	30%	\$ 410,304	8%	\$ 78,401,043
Lindley K-8	Programming	N/A	\$ 7,500,000	\$ 6,396,375	85%	\$ 615,456	8%	\$ 69,215,752
Northwood ES	Planning	N/A	\$ 4,500,000	\$ 1,350,000	30%	\$ 39,941	1%	\$ 75,417,622
Shadybrook ES	Planning	N/A	\$ 1,500,000	\$ 450,000	30%	\$ 13,314	1%	\$ 79,741,644
Northwest MS (New Site)	Land Acquisition	N/A	\$ 7,500,000	\$ 2,250,000	30%	\$ 66,756	1%	\$ 112,261,947
Joyner ES	Planning	N/A	\$ 4,500,000	\$ 1,350,000	30%	\$ 39,941	1%	\$ 80,074,955
Vandalia ES	Planning	N/A	\$ 4,500,000	\$ 1,350,000	30%	\$ 39,941	1%	\$ 83,194,104
Bessemer ES	Planning	N/A	\$ 4,500,000	\$ 1,350,000	30%	\$ 39,941	1%	\$ 84,064,487
Millis Road ES	Planning	N/A						\$ 80,270,356
Maintenance/ Transportation Facility	Planning	N/A						\$ 59,334,661
			\$ 522,879,396	\$ 329,658,693	63%	\$ 77,664,033	15%	\$ 2,000,000,000

Current Economic Impacts & Challenges

References: JLL US and Canada Construction Outlook 2023, Gordian Q3 2023, FMI Consulting, ConstructConnect, Turner Construction Cost Index, Building Design + Construction Network



Construction market is showing signs of stability even though material costs remain high



Equipment lead times



Labor shortages still being experienced despite low overall unemployment rate

Brooks Global Studies

October 18, 2023

Current Activity

- Completed concrete retaining wall
- CMU wall construction for the multipurpose room/ gym is near completion
- Footing installation is complete
- Site preparation for slab-on-grade installation is underway
- Site grading & installation of stormwater systems are ongoing

3 Month Lookahead

- Complete concrete slab-on-grade
- Continue exterior CMU wall construction
- Begin structural steel installation
- Complete access drives & parking area fine grading & surface preparations for asphalt primary lift installation



Claxton Elementary

October 18, 2023

Current Activity

- Structural steel installation is complete
- Exterior & interior metal wall framing continue
- Exterior wall sheathing installation is ongoing
- Fireproofing application is in progress
- Curb & gutter with parent drive surface preparation is underway
- Bus loop & parking areas asphalt binder installation are complete.
- Metal roof decking installation continues

3 Month Lookahead

- Complete parent drive & drop-off asphalt binder with curb & gutter installation
- Continue mechanical, electrical & plumbing installations
- Wall insulation & drywall installation will continue
- Continue interior door frame installations
- Complete exterior wall finish surface preparations
- Roof system installation will continue



Foust Robotics & Gaming ES

October 18, 2023

Current Activity

- Concrete floor slab installation continues on first & second floors
- Structural steel installation is underway
- CMU wall construction is progressing
- Metal floor decking has begun

3 Month Lookahead

- CMU wall installation will near completion
- Steel roof framing & metal decking installation will continue
- Begin interior metal wall framing
- Mechanical, electrical, & plumbing interior infrastructure installation to begin
- Complete fireproofing preparations
- Begin preparations for exterior finishes



Kiser Middle School

October 18, 2023

Current Activity

- Site preparations continue
- Footing, steel reinforcing, & slab-on-grade preparations are on going
- CMU wall installation at the multipurpose room/ gym area continue
- Underground and under-slab utility installations are underway
- Structural steel deliveries are being received.

3 Month Lookahead

- Complete building slab-on grade installation
- Continue CMU wall construction
- Structural steel installation will continue
- Begin vehicular drives and curb & gutter installations
- Underground utilities and stormwater to continue



Peck K-8 Expeditionary School

October 18, 2023

Current Activity

- Continued concrete slab installation on first and second floors
- Structural steel installation progressing on all floors including metal decking
- CMU wall construction is underway
- Site preparations including curb & gutter are on going
- Preparations for fireproofing application continues

3 Month Lookahead

- Complete slab on deck installation
- Continue interior metal wall framing
- Begin preparations for exterior finish materials
- Begin roofing insulation and material installation
- Begin mechanical, electrical, & plumbing installation
- Continue vehicular access drive construction



Activity Summary for Remaining Bond Projects

BOND PROJECTS		
Project	Current Activity	3 Month Lookahead
New Visual & Performing Arts ES	Pre-construction with the solicitation of the remaining work in progress	Remaining work solicitations to be complete and final GMP to be achieved for Board of Education. Obtain site utilities permit.
Katherine Johnson K-8	Land acquisition complete with programming and master planning of the site in progress	Pre-design phase will be complete and schematic design phase in progress
Montessori @ Archer ES	Programming verification in progress including design approach for new facility	Pre-design phase will be complete and schematic design phase in progress
Sternberger Elementary	Proposal for AE design services under review.	Planning, programming, and pre-design phases to be complete. Schematic design in progress.
Allen Jay Elementary	Proposal for AE design services under review.	Planning, programming, and pre-design phases to be complete. Schematic design in progress.
Sumner Elementary	Proposal and contract for AE design services reviewed and accepted for Board of Education approval	Planning, programming, and pre-design phases to be complete. Schematic design in progress.
Swann 6-12	Proposal for AE design services under review.	Planning, programming, and pre-design phases to be complete. Schematic design in progress.
Lindley K-8	Proposal and contract for AE design services reviewed and accepted for Board of Education approval	Planning, programming, and pre-design phases to be complete. Schematic design in progress.
Northwood Elementary	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Shadybrook Elementary	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Northwest Middle (New Site)	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Joyner Elementary	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Vandalia Elementary	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Bessemer Elementary	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Millis Road Elementary	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.
Maintenance/ Transportation Facility	Proposal for AE design services requested for review	Planning, programming, and pre-design phases to be in process.

Capital Improvement Program Update

Deferred Maintenance

FY 23 Deferred Maintenance Projects

SCOPE	TOTAL EST COST
Communication Upgrades	\$ 2,427,762
Audio/Visual Learning Aids	\$ 3,881,216
AV Add-Ons	\$ 1,441,022
Infrastructure Analysis	\$ 250,000
Technology Subtotal	\$ 8,000,000
Interior Security	\$ 1,157,710
Fire Alarm	\$ 445,500
Interior Door Locks	\$ 2,039,400
Parking Lot Cameras	\$ 2,810,355
Air Quality Sensors	\$ 1,667,776
Safety Improvement/Repairs	\$ 797,116
Access Control Tech/Mech Closets	\$ 3,327,621
Fencing	\$ 3,500,000
Lighting Improvements	\$ 4,250,000
Program Management Fees	\$ 4,522
Safe Schools Subtotal	\$ 20,000,000
Roofing	\$1,898,679
HVAC	\$12,820,500
Plumbing	\$302,500
Athletics - Playgrounds	\$395,670
HVAC Controls	\$1,000,000
Various Projects	\$3,175,955
Program Management Fees	\$406,696
Site & Building Improvements Subtotal	\$ 20,000,000.00
HVAC	\$4,961,392
Roofing	\$80,000
Electrical (Elevator Repair)	\$202,000
Above Ground Storage Tank	\$1,065,000
District Wide Various Project List Subtotal	\$ 6,308,392.00

Next Steps



Bond Cashflow

update 2020 and
develop cashflows
for 2022 Bond
deferred
maintenance and
comprehensive
projects



Student Enrollment

update projections
for next 10 years
to inform decision
related to the
Facilities Master
Plan



Academic Programs Alignment

for all three school
levels to provide
families with continuous
and consistent
pathways from
Kindergarten through
12th grade



Integrate Academic Pathways

for programs into
capital improvement
projects, so we are
productive in the design
and construction of
appropriate learning
environments

Questions & Dialogue

