

FAYETTEVILLE PUBLIC SCHOOLS

Monthly Status Report #11 April 2026



FAYETTEVILLE
PUBLIC SCHOOLS
LEARN. GROW. PERFORM. LEAD.



CONNECT
ADVISORS

Table of Contents

1	Director's Thoughts	1
2	Program Calendar	2
3	John L Colbert Jr. High Conversion	3.1-3.3
4	New Woodland Jr. High	4.1-4.3
5	New Ramay Jr. High	5.1-5.2
6	Fayetteville HS Parking Garage	6.1-6.3
7	Fayetteville Public Schools Track & Stadium	7.1

Director's Thoughts

Dear Fayetteville Board of Education,

It's pollen season across the district. Dense clouds of yellow dust are par for the course in April. To this point, despite complaints, we maintain no additional weather days will be considered due excess pollen. We will note here that Loratadine may need to be added to the list of PPE required on district jobsites.

In all, it's been a good month of progress across the district. Teams partnered with Fayetteville Public Schools continue to produce the results we share with you every month. There are no major deficiencies with budget, quality, or schedule to report.

The New Woodland Junior High School continues to grow upward and outward. Nabholz continues marching through the CLT frame installations. The team is justifiably proud of the excellent and efficient work being performed by the erection crew on that site. The sequencing has been well-managed. The metal sub framing will continue, with the building being enclosed in phases. The first phase has roofing membrane in place. Soon the gymnasium flatwork will be completed, and framing will commence. The design team continues to work on the FFE specification and budgeting for the new school. In other news on that site, the East Joyce Street project is nearing completion.

The new Ramay Jr. High project team is in high spirits after the recent meeting with the Planning Commission. That meeting determined the New Ramay School will be permitted. The budget is lining up with expectations as we are near design completion and inviting Clark to provide a GMP. An early grading permit can be issued now, after large scale development. The current plan remains to start site work operations as soon as the permitting process allows. Other developments on that project site may result in the need to look at the current plan with additional scrutiny.

The John L Colbert Jr High project continues making productive gains in closing up the spaces. Electrical rough in is ongoing on the upper floors of the new classroom space at John L Colbert, along with masonry walls on the interior of the new locker rooms. Prioritizing the students' safety, along with making safe working conditions for Baldwin and Shell's builders, continues to be emphasized here. The team is performing well. Construction is anticipated to begin this month on the new Track and Field element. Underground stormwater retention systems will start first, so expect to see some additional resources and additional site disturbance south of JLC soon.

The new Parking Deck at Fayetteville High School continues to wind up vertically. Nabholz is on schedule, and we continue to get the post-tensioned systems installed, tested, and verified as required. Site elements for traffic protection have been recently provided as an upgraded design. We are also finalizing the contracting details to provide an excellent re-use for the trees removed. We will have complied fully with City Ordinance when this phase is completed. Documentation and reporting for this process will follow completion of the work.

The Ramay Field Renovation is in progress. CR Crawford is mobilizing and expects to begin construction on May 6th. A phase 2 scope is anticipated for a storage building, which will come after the bleacher relocation. It helps with site use efficiency to use this phasing, so this scope remains to be added prior to project finalization.

Two final things: Our sincere apologies to Dr. Colbert for my use of a period (.) after the L in his name as I have done in previous reports. We will endeavor to not make this mistake again. And, if we want to rethink our position on excess pollen as cause for weather delays, we are here at your convenience.

I hope you enjoy this month's report.

Project Director
Kelly Freeman

Project Calendar

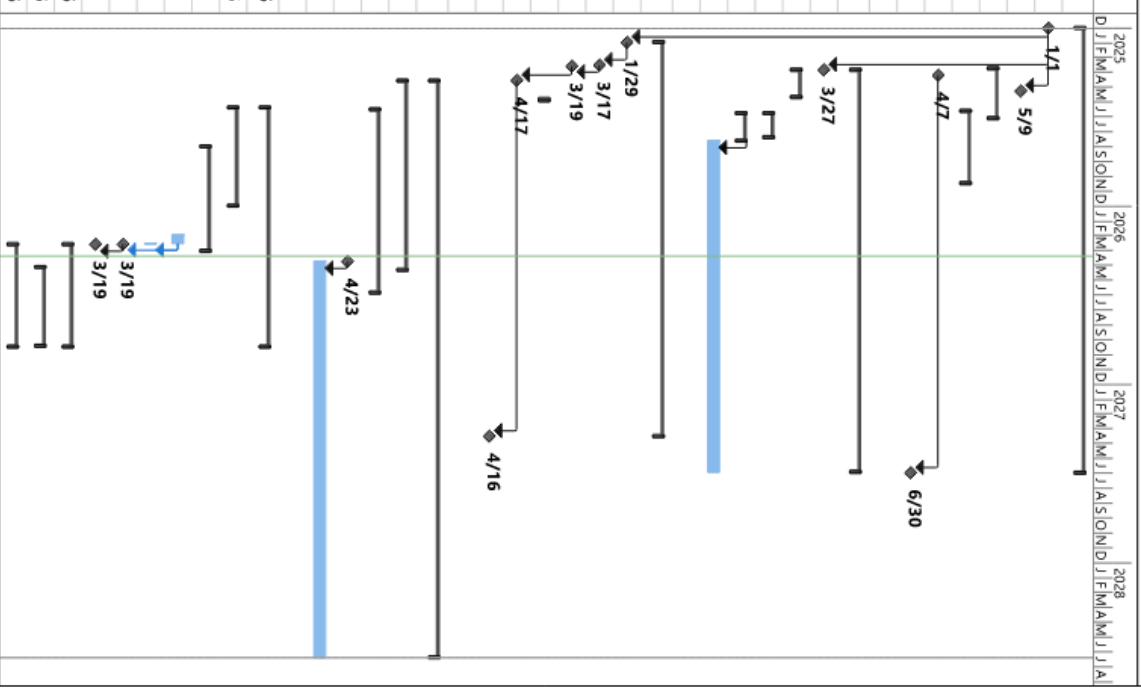


Fayetteville Public Schools Connect Advisors Projects

FPS Project Program Schedules - Updated 4-13-26 Condensed



ID	Task Name	Duration	Start	Finish
1	New Woodland Junior High School:	651 days	Wed 1/1/25	Wed 6/30/27
2	New Year 2025	0 days	Wed 1/1/25	Wed 1/1/25
3	Design : 100% C.D. Docs completed & issued (by Modus Studio)	0 days	Fri 5/9/25	Fri 5/9/25
4	Permitting:	74 days	Mon 3/24/25	Fri 7/4/25
10	GMP:	106 days	Thu 6/19/25	Fri 11/14/25
43	Construction Start (Mobilize)	0 days	Mon 4/7/25	Mon 4/7/25
44	Construction Completion	0 days	Wed 6/30/27	Wed 6/30/27
45				
46	Fayetteville High School Parking Deck	587 days	Thu 3/27/25	Mon 6/28/27
47	Design : 100% C.D. Docs completed & issued (by Hight Jackson)	0 days	Thu 3/27/25	Thu 3/27/25
48	GMP:	40 days	Fri 3/28/25	Thu 5/22/25
51	Permitting:	35 days	Tue 6/24/25	Tue 8/12/25
55	Construction Start (Mobilize)	40 days	Wed 6/25/25	Tue 8/19/25
57	Construction Completion	485 days	Tue 8/19/25	Mon 6/28/27
58				
59	John L Colbert Middle School -to- Junior High	577 days	Wed 1/29/25	Fri 4/16/27
60	Design completed and 100% CD Docs issued (by Lewis Architects)	0 days	Wed 1/29/25	Wed 1/29/25
61	GMP Presented (by Baldwin & Shell)	0 days	Mon 3/17/25	Mon 3/17/25
62	GMP Presented to FPS School Board for Approval	0 days	Wed 3/19/25	Wed 3/19/25
63	Permitting:	3 days	Tue 5/27/25	Thu 5/29/25
66	Construction Start (Mobilized on 4/17/25)	0 days	Thu 4/17/25	Thu 4/17/25
67	Construction Completion	0 days	Fri 4/16/27	Fri 4/16/27
68				
69	New Ramay Jr. High School	843 days	Fri 4/18/25	Wed 7/12/28
70	Design:	276 days	Fri 4/18/25	Mon 5/11/26
99	Budgets / Pricing of Documents:	269 days	Mon 6/16/25	Fri 6/26/26
156	Construction Start Date (Anticipated)	0 days	Thu 4/23/26	Thu 4/23/26
157	Construction Duration	580 days	Thu 4/23/26	Wed 7/12/28
158				
159	Fayetteville Public Schools Track & Field Stadium:	350 days	Thu 6/12/25	Thu 10/15/26
160	Civil Engineering:	143 days	Thu 6/12/25	Tue 12/30/25
165	Design-Build Process selected for onboarding Contractor/Architect:	154 days	Mon 9/1/25	Thu 4/2/26
195	Bidding of C.D. Docs	13 days	Fri 2/27/26	Tue 3/17/26
196	Price review (Connect/FPS)	2 days	Tue 3/17/26	Wed 3/18/26
197	FPS Board 'Approval' of Contract Amendment	0 days	Thu 3/19/26	Thu 3/19/26
198	Formal acceptance of Design Build Amendment (A145-2025 Exhibit A)	0 days	Thu 3/19/26	Thu 3/19/26
199	Construction Timeline	150 days	Fri 3/20/26	Thu 10/15/26
200	Spring/Summer 2026:	115 days	Wed 5/6/26	Tue 10/13/26
208	Phase 2 (New Field Storage Building):	150 days	Fri 3/20/26	Thu 10/15/26



John L Colbert Jr High Conversion Project Status & Progress

Table of Contents



1	PROJECT SUMMARY	3.2
2	PROJECT PHOTOS	3.3



Project Summary

Location: Fayetteville, AR | **Sq. Ft.** 52,635 | **Project GMP:** \$23,998,006

Connect Advisors - Owner's Representative

Lewis, Elliot, McMorrان, Vaden, Ragsdale & Woodward - Design Team

Baldwin & Shell - CMAR

Overall Project Status is **Green**

Budget

- Project remains on budget

Schedule

- Project remains on schedule
- Weather may become a factor as we enter spring
 - Connect will monitor & review any potential weather days
- March completed month #12 of construction

Quality

- No quality issues
- Baldwin & Shell continues strong efforts of minimizing impacts to educational hours, and safety for all

Ongoing work

Design Update

- FFE design and review continued through March, and will likely carry through April
- Weight Room equipment - Connect is working to get a third proposal and will be presenting to the school in April for review and selection.
 - Selection of vendor does not necessarily mean the school cannot modify the equipment list.
- Design change proposed to add concrete infill along the side of the safe room and gymnasium expansion to avoid turf damage

Construction Update:

- Continuing closing up spaces
- MEP rough-in continues throughout, with main work remaining on upper floors
- Temporary gym wall has been constructed
- Brick facade has started in some areas
- Interior masonry walls in the new locker rooms
- Baldwin & Shell will begin work this month on the track and field element, starting first with stormwater retention.

Section 3 | Colbert Project Photos



Woodland Jr High School

Project Status & Progress

Table of Contents



1	Project	4.1
2	Summary	4.2
3	Project Photos	4.3-4.4



Project Summary

Location: Fayetteville, AR | **Sq. Ft.** 169,582 | **Project GMP:** \$99,650,513

Connect Advisors - Owner's Representative

Modus Studios - Design Team

Nabholz - CMAR

Overall Project Status is **Green**

Budget

- Project remains on budget
- There is a GMP Change Order in review for approval
- Pay Applications have begun representing the upward trend of a bell curve with many sub's onsite

Schedule

- Project continues on schedule
- Weather may become a factor as we enter spring
 - Connect will monitor & review any potential weather days
- March completed month #11 of construction

Quality

- No quality issues at this time
- Ext. Mockup is under review
- Nabholz continues their efforts in ensuring a clean site and secure lay-down yard

Ongoing work

Design Update

- New sleeving for future solar conduit in progress
- Barn and greenhouse project is ready for bid
 - Connect will also be assessing potential impact on the site due to potential added contractors

Construction Update

- Exterior mockup is under review and comments will be provided
- CLT erection and install continues to be the biggest elements onsite, in conjunction with light gauge steel framing
- Interior MEP rough-in is progressing throughout all areas
- The first phase has the roofing membrane placed and areas continue to be closed in
- They have begun one siding drywall in areas that are closed in, this allows progress of in wall and overhead MEP and device installation
 - Connect is monitoring to ensure moisture is not affecting these areas
- Interior CLT elements have been placed in some areas.

Joyce Street Project Update - appears to be nearing completion

Section 4 | Woodland Project Photos



South View

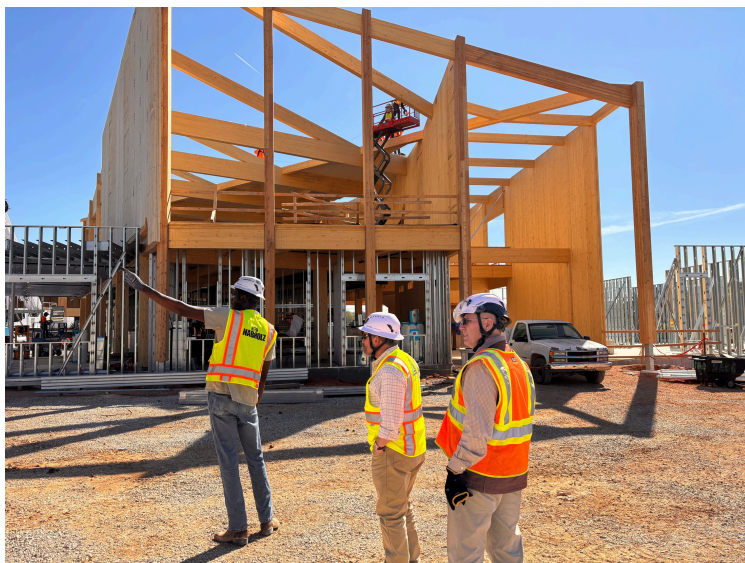


Exterior Mockup



Section 4 | Woodland Project Photos

Interior Progress



New Ramay Jr High School

Project Status & Progress

Table of Contents



1	Project	5.1
2	Summary	5.2



Project Summary

Location: Fayetteville, AR | **Sq. Ft.** 157K | **Project GMP:** \$122,780,545 Est.

Connect Advisors - Owner's Representative

Lake Flato - Crafton Tull - Design Team

Clark - Contractor

Overall Project Status is **Green**

Budget	Schedule	Quality
<ul style="list-style-type: none">Budget is beginning final stages and nearing GMP	<ul style="list-style-type: none">Project remains on trackDesign is nearing completion	<ul style="list-style-type: none">No quality issues

Ongoing work

Design Update

- Design is nearing completion of initial scope
- Recent discussions pertaining to the site footprint will likely require further design and scope adds.

Construction Update

- The 4/13 Planning Commission meeting resulted in an 8-0 vote to green light the project
- Clark will begin preparing to present their GMP as design is wrapping up
- City of Fayetteville will provide an early grading permit as early as 4/29

Fayetteville High School Parking Garage

Project Status & Progress



Table of Contents

1	Project	6.1
2	Summary	6.2
3	Project Photos	6.3



Project Summary

Location: Fayetteville, AR | Sq. Ft. 142,574 | Project GMP: \$21,095,807

Connect Advisors - Owner's Representative

Hight Jackson - Design Team

Nabholz - Contractor

Overall Project Status is **Green**

Budget

- Project remains on budget

Schedule

- Project remains on schedule
- Weather may become a factor as we enter spring
 - Connect will monitor & review any potential weather days
- March completed month #11 of the project

Quality

- No quality issues

Ongoing work

Design Update

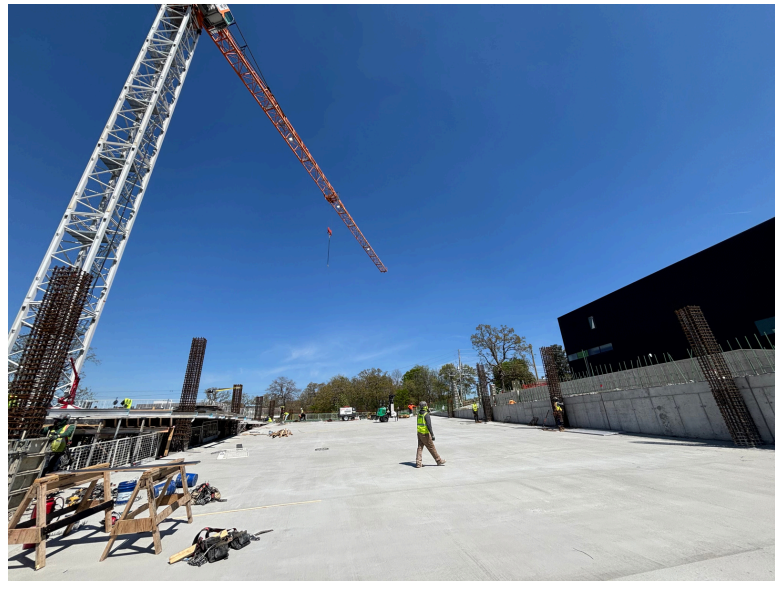
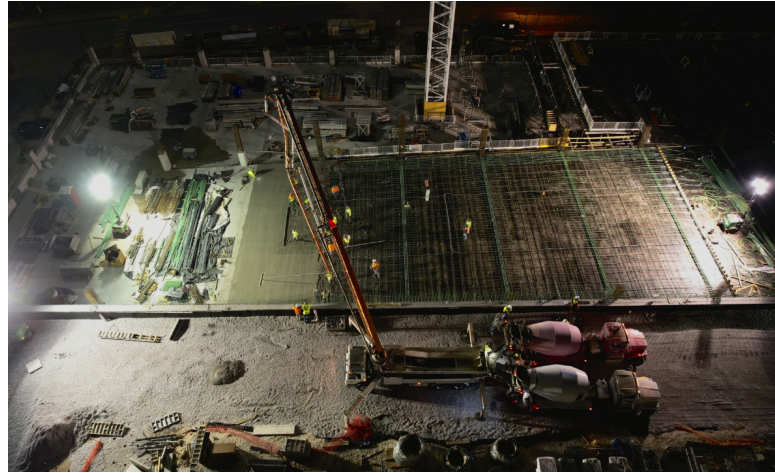
- The structural engineer has evaluated and accepted proposed changes to the structure
- Finalizing details for re-use of the removed trees
- Recent design proposal for traffic protection at north end is out for pricing

Construction Update

- Deck concrete remains being placed on schedule
- Current progress is on deck 3
- Post-tension systems installations continue, along with testing and verification

Section 6 | Fayetteville HS Parking Garage

Project Photos



Fayetteville Public Schools Track & Stadium

Project Status & Progress

Location: Fayetteville, AR | **Complex Renovation** | **Project GMP:** \$3,723,008

Connect Advisors - Owner's Representative

Crafton Tull - Design Team

CR Crawford - Contractor



Ongoing Coordinations

Design Update

- Additional geotechnical investigation was approved for additional borings at locations of potential northern bleachers and expansion of concession stand building
- Proposed new scoreboard features have been priced and is under review
- Phase 2 scope is expected to be added for a storage building

Construction Update

- CR Crawford is mobilizing and site work is expected to begin May 6th

