

BOND OVERSIGHT UPDATE

November 17, 2021

Dear Oversight Committee,

I want to apologize for not being able to attend in person tonight to present the finalized bond project schedule and budget estimate metric.

Moving forward, I will be attending monthly meetings in person as necessary.

Being an established district committee, we will present a comprehensive bond project update which will help facilitate the responsibility of;

'Determining that school district bond revenues are expended only for the purposes for which the bond was approved' (look right)

We have been working hard over this past year and have had to adjust how our cost estimating and project phasing approach has traditionally been done.

Increased school district student enrollment, COVID, rising (and dipping) construction costs, building materials, manufactured building component shortages, and seismic grant funding postponement has increased the bond construction planning efforts in real time.

In response to being prudent with taxpayer's monies and addressing the priority needs of the students, the project priority list, scope of each project, and order of construction has been re-visited, modified, and adjusted numerous times the past year.

I will site a few examples of these adjustments on the following pages.

Please note that the voter approved project list remains as approved and by law no additional projects have been added to the construction scope.

Respectfully,



Scott Marshall, AIA-NCARB
Principal, Straightline Architecture

BOND MEASURE ELECTION PROJECT LIST (EXHIBIT A):

- Improving, constructing, equipping and furnishing;

- Classrooms
- Exterior gathering plaza
- Vocational shop
- Administrative offices
- Covered bus waiting area
- Community weight room expansion
- Locker rooms and restrooms
- Kitchen
- Lunchroom
- Rooms for life skills, special education, culinary arts

- Security and safety improvements and additions including;

- Controlled entries
- Security system
- Fire alarm

- HVAC, window, lighting, communications and technology improvements

- Replacing bus repair facility

- Improving track and grandstand

- Paying costs of issuance

STUDENT ENROLLMENT

The Long Range Facilities report done in February of 2020 was used as the initial basis of bond scope as it relates to student population and needed classroom space.

The report indicates total student enrollment of 149. Based off of historical data, it was calculated there was to be an increase of 40 students over the next twenty years into 2040.

The current student population has increased by 100 last school year. Using national classroom size averages & student to teacher ratios, the permanent capacity is 309 students.

This jump in student growth has re-prioritized the need for additional classroom spaces from the lower half of the list to the top.

Bond Measure Election Projects;

- Constructing classrooms
- Constructing Vocational Shop
- Improving Kitchen
- Improving Lunchroom

COVID

The Facilities assessment report and bond committee addresses the need for a new HVAC system as the boiler is at the end of its functional life.

The increased need for air circulation and replacement at areas of highest probability of transmission (the gymnasium) has adjusted the scope to include improved gymnasium ventilation.

This requirement revised the phasing of adjacent building additions so as to allow efficient placement of the new gymnasium HVAC unit.

Bond Measure Election Projects;

- HVAC improvements

CONSTRUCTION COSTS

Lumber prices jumped 200% from January 2021 hitting an all-time high record this past summer. As of this month, prices have dropped back to last year's levels.

Raw Steel prices also jumped 75% during the same time period and impacted finished steel costs a few months later. Steel has not seen a drop in price.

Overall, construction cost have raised on average 32% since late 2019.

The most efficient material for phased building additions is lumber due to the overall building height.

Other building materials costs have also increased but at lower levels.

Initially, the new VOC building was designed utilizing a metal building as it was the most cost effective solution when initial design started.

Due to steel material costs, a re-design was done using lower priced wood. The construction drawings are currently underway.

MANUFACTURED BUILDING COMPONENT SHORTAGES

The lead time for manufactured items such as HVAC units, electrical components, etc. has increased significantly.

For example, emergency back-up generators delivery this time last year was 9 weeks, now the same generator has a lead time of 44-46 weeks. Electrical component delivery time for the power upgrade phase have also increased three to four fold.

The attached revised construction schedule reflects anticipated longer lead-times marked as 'Procurement'

SEISMIC GRANT POSTPONEMENT

Notification of the seismic grant postponement occurred in May of this year.

Project phasing at and around the gym was initially configured to accommodate the implementation of these funds into the project. Due to postponement of seismic grant funding the project phasing schedule and scope was altered to allow for future seismic upgrades.

This includes relocation of the initial Gymnasium HVAC roof top unit location from the gymnasium structure to the new adjacent hallway structure.

INITIAL BOND BUDGET

The process of budgeting begins with a cost per square foot based upon construction type. This approach was used initially utilizing the ODE multipliers in the Facilities assessment reports, and then adjusted during bond planning according to the revised scope and what the community bonding capacity would tolerate.

The decision regarding the bond amount was made two years ago and considered the tax burden amount the community would accept & the award of the OSCIM grant. Since then, there has been a record rate of inflation and COVID related labor and material cost escalations.

COST ESTIMATING

Cost estimating moves forward on phases using cost per square foot as a starting point, is revisited twice during design Tier 1 (at 35%) and Tier 2 (at 70%) The design is adjusted during between tiers to align with wanted budget.

We have attached revised cost estimating reflecting current market costs.

SCHEDULING & PHASING

As mentioned previously, scheduling and phasing has been modified from the initial schedule to accommodate the current state of affairs, material lead times, and the change of school district needs.

Phasing also considers impact on building occupants during construction, past phasing & future phasing of work.

CURRENT BOND PROJECT SCHEDULE

(See Attached)

WHERE ARE WE AT TODAY?

Student Toilet Room Remodel

- Nearing construction completion 98%

Power Service Infrastructure Upgrade

- 98% Drawings
- In Cost estimation

VOC Shop Plans

- 35% Drawings
- In 2nd tier cost estimation

Panel Room & Hallway

- 35% Drawings
- In 2nd tier cost estimation

6-8 Classroom Addition

- Schematic Design & Development
- In initial cost estimation

All remaining phases are defined. Building additions, remodels, & re-purposing schematic design is reflected on the attached; 'Project Phasing Data Sheets'.

SOFT COST LISTING

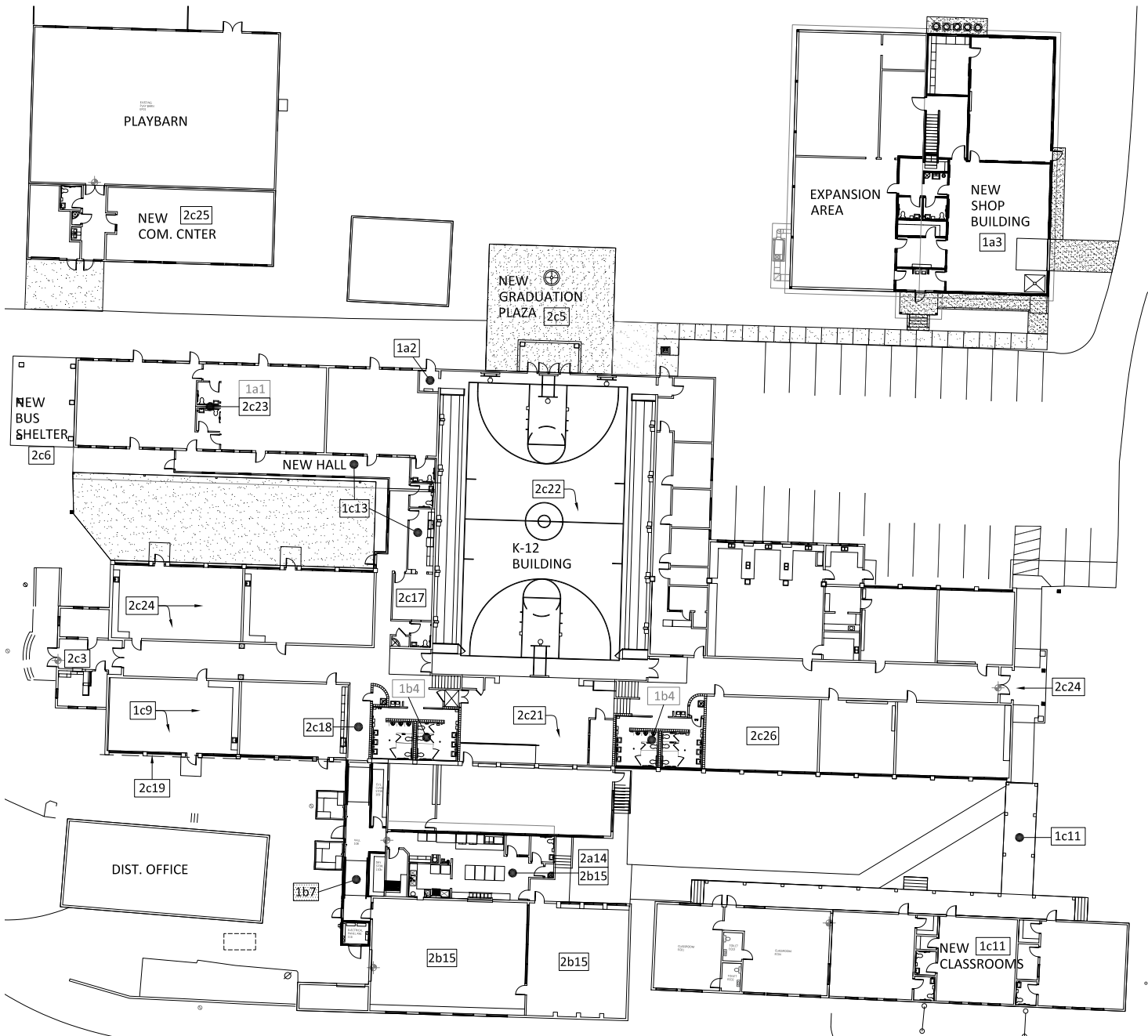
INVOICED TO DATE

\$ 32,327 Direct Reimbursable expenses
(Not part of Architects Fee and is necessary for new construction)

- Topographical Survey
- Soils Report
- Hazardous Materials Survey

\$ 62,890 Architecture & Engineering

PROJECT	MONTH	PH	21			22					SUMMER BREAK					23			
			O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
STUDENT TOILET REMODELS	1b4		CONSTRUCTION																
HALL AT CAFÉ & ELECT. ROOM	1b7		DOCS	MES	BID/PERMIT	CONSTRUCTION													
POWER SERVICE UPGRADE	2a1		DOCS	E	BID/PRMT	PROCUREMENT		CONSTRUCTION											
HVAC CLASSROOM MINISPLITS	1c9		DOCS	MES		BID/PRMT													
BOILER DEMOLITION	2a14					SD/DD	DOCUMENTS		BID/PERMIT	ABATE	DEMO								
NEW VOC SHOP BUILDING	1a3		DOCS	MEPS		BID/PERMIT													
CAFÉ & KITCHEN REPURPOSE	2b15		DESIGN DEVEL.			DOC	MEPS		BID/PERMIT	PROCUREMENT	CONSTRUCTION								
CLASSROOM REPURPOSE	2c26											SD/DD	DOC	MEP	BID/PERMIT	CONSTRUCTION			
CLASSROOM ADDITION	1c11		DOCS	MEPS		BID/PERMIT	CONSTRUCTION												
HALL AT METAL BUILDING & GYM	1c13		SD/DD	D	MES		BID/PERMIT	CONSTRUCTION											
HVAC GYMNASIUM	2c22		SD/DD	D	ME		BID/PERMIT	PROCUREMENT	CONSTRUCTION										
LOCKER ROOM REMODEL	2c21		SD/DD	D	MEP		BID/PERMIT	PROCURE	CONSTRUCTION										
TEACHERS LOUNGE REMODEL	2c17		DESIGN DEVEL.			D	MEP		BID/PERMIT	CONSTRUCTION									
TOILETS AT METAL BUILDING	2c23		DESIGN DEVEL.			D	MEP		BID/PERMIT	CONSTRUCTION									
FRONT OFFICE REMODEL	2c3		DESIGN DEVEL.			D	MEP		BID/PERMIT	CONSTRUCTION									
COVERED BUS WAITING	2c6		DESIGN DEVEL.			D	MEP		BID/PERMIT	CONSTRUCTION									
HALL THRU CLASSROOM	2c18		DESIGN DEVEL.			D	MEP		BID/PERMIT	CONSTRUCTION									
SELECT WINDOW REPLACEMENT	2c19								DOCS	BID/PERMIT	CONSTRUCTION								
SELECT INFRASTRUCTURE	2c24		DESIGN DEVEL.			D	MEP		BID/PERMIT	CONSTRUCTION									
GRAD. PLAZA & GYM ENTRY	2c5		DESIGN DEVEL.						DOCS	E	BID/PERMIT	CONSTRUCTION							
COMMUNITY CENTER ADDITION	2c25		DESIGN DEVEL.						DOCS	MEPS		BID/PERMIT	CONSTRUCTION						



ALSEA SCHOOL DISTRICT

11/17/2021

PROJECT PHASE TITLE	PHASE	ESTIMATE STAGE	FULL SCOPE	ASSUMED PRIORITY PROJECTS	GROUPED PROJECTS
<i>Colored Phases below must be done as a group</i>					
STUDENT TOILET REMODELS	1b4	FINAL	\$ 237,557.00	\$ 237,557.00	
PWR. PANEL ROOM & HALL	1b7	INITIAL	\$ 298,800.00	\$ 298,800.00	\$ 648,800.00
POWER SERVICE UPGRADE	1a2	INITIAL	\$ 350,000.00	\$ 350,000.00	
HVAC CLASSROOM MINISPLITS	1c9	TIER 1	\$ 300,000.00	\$ 300,000.00	\$ 487,950.00
BOILER DEMOLITION	2a14	INITIAL	\$ 187,950.00	\$ 187,950.00	
NEW VOC SHOP BUILDING	1a3	INITIAL	\$ 1,462,143.00	\$ 1,462,143.00	\$ 2,455,263.00
CAFE & KITCHEN REPURPOSE	2b15	INITIAL	\$ 900,000.00	\$ 900,000.00	
CLASSROOM REPURPOSE	2c26	INITIAL	\$ 63,750.00	\$ 63,750.00	
HALL THRU CLASSROOM	2c18	INITIAL	\$ 29,370.00	\$ 29,370.00	
HALL AT METAL BUILDING & GYM	1c13	INITIAL	\$ 168,080.00		\$ 430,205.00
HVAC GYMNASIUM	2c22	INITIAL	\$ 200,000.00		
TEACHERS LOUNGE REMODEL	2c17	INITIAL	\$ 62,125.00		
CLASSROOM ADDITION	1c11	INITIAL	\$ 1,008,075.00	\$ 1,008,075.00	
LOCKER ROOM REMODEL	2c21	INITIAL	\$ 295,575.00		
TOILETS AT METAL BUILDING	2c23	INITIAL	\$ 52,556.00		
FRONT OFFICE REMODEL	2c3	INITIAL	\$ 30,100.00		
COVERED BUS WAITING	2c6	INITIAL	\$ 57,600.00		
SELECT WINDOW REPLACEMENT	2c19	INITIAL	\$ 50,000.00		
SELECT INFRASTRUCTURE	2c24	INITIAL	\$ 200,000.00		
GRAD. PLAZA & GYM ENTRY	2c5	INITIAL	\$ 67,600.00	\$ 67,600.00	
COMMUNITY CENTER ADDITION	2c25	INITIAL	\$ 410,850.00	\$ 410,850.00	
PROJECT SOFT COSTS (PERMITS, FEES, TESTING, DESIGN)	SOFT	TIER 1	\$ 489,000.00	\$ 489,000.00	
			TOTAL	PRIORITY	
			\$ 6,921,131.00	\$ 5,805,095.00	

ALSEA SCHOOL DISTRICT

PHASE PROJECT PHASE DATA SHEET
1b4 STUDENT TOILET REMODELS

SCOPE OF WORK:

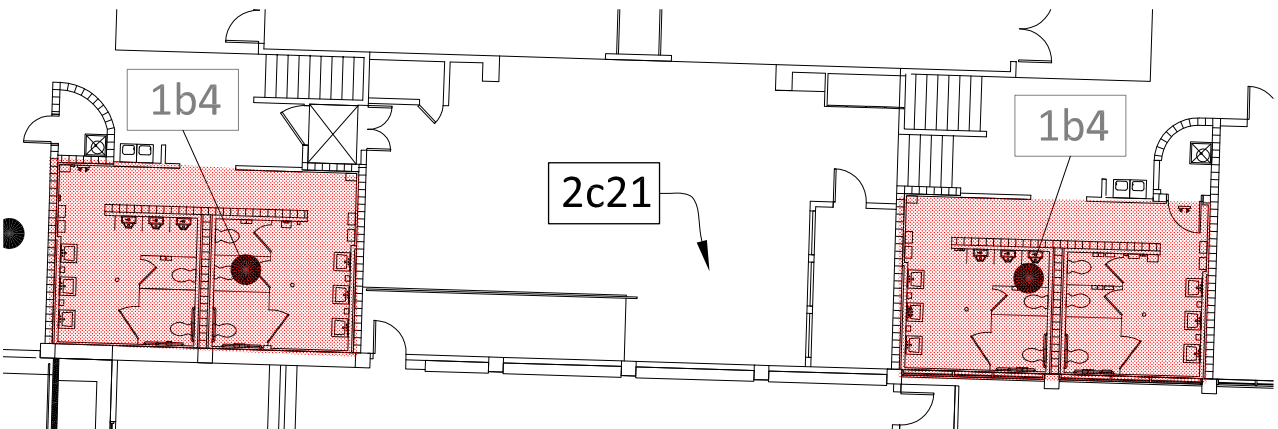
Remodel existing grade school & High School toilet rooms for proper floor drainage, privacy, & ADA Compliance.

sf

IMPACTED SQUARE FOOTAGE

896

PLAN:



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PHASE PROJECT PHASE DATA SHEET
1b7 POWER PANEL ROOM & HALLWAY ADDITION

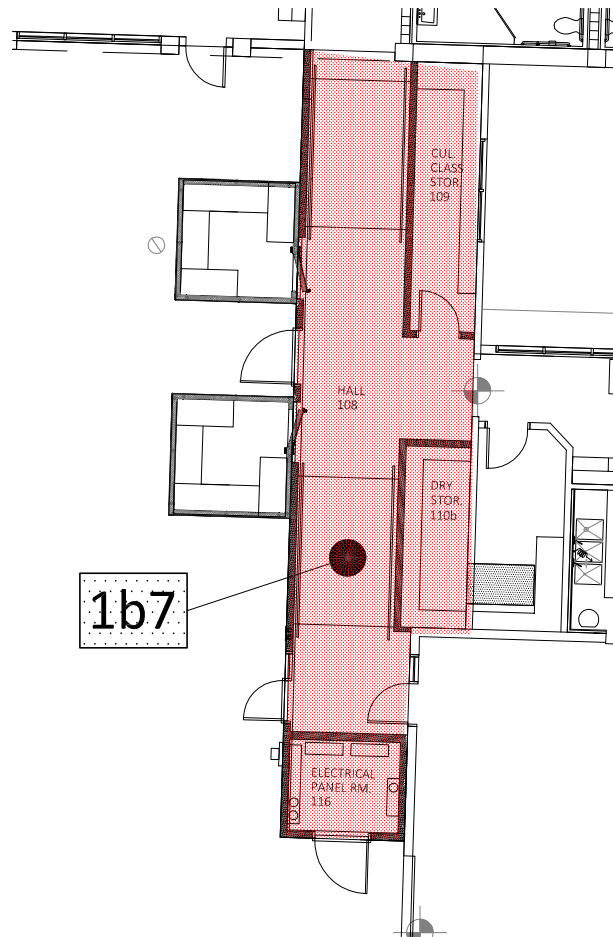
SCOPE OF WORK:

*Addition of a connection hallway, storage areas for future phases & electrical panel room.
Wood framed construction, flat TPO roof, conc. Slab on grade. Asphalt paving, sand &
grease interceptor for future kitchen*

sf

IMPACTED SQUARE FOOTAGE 712

PLAN:



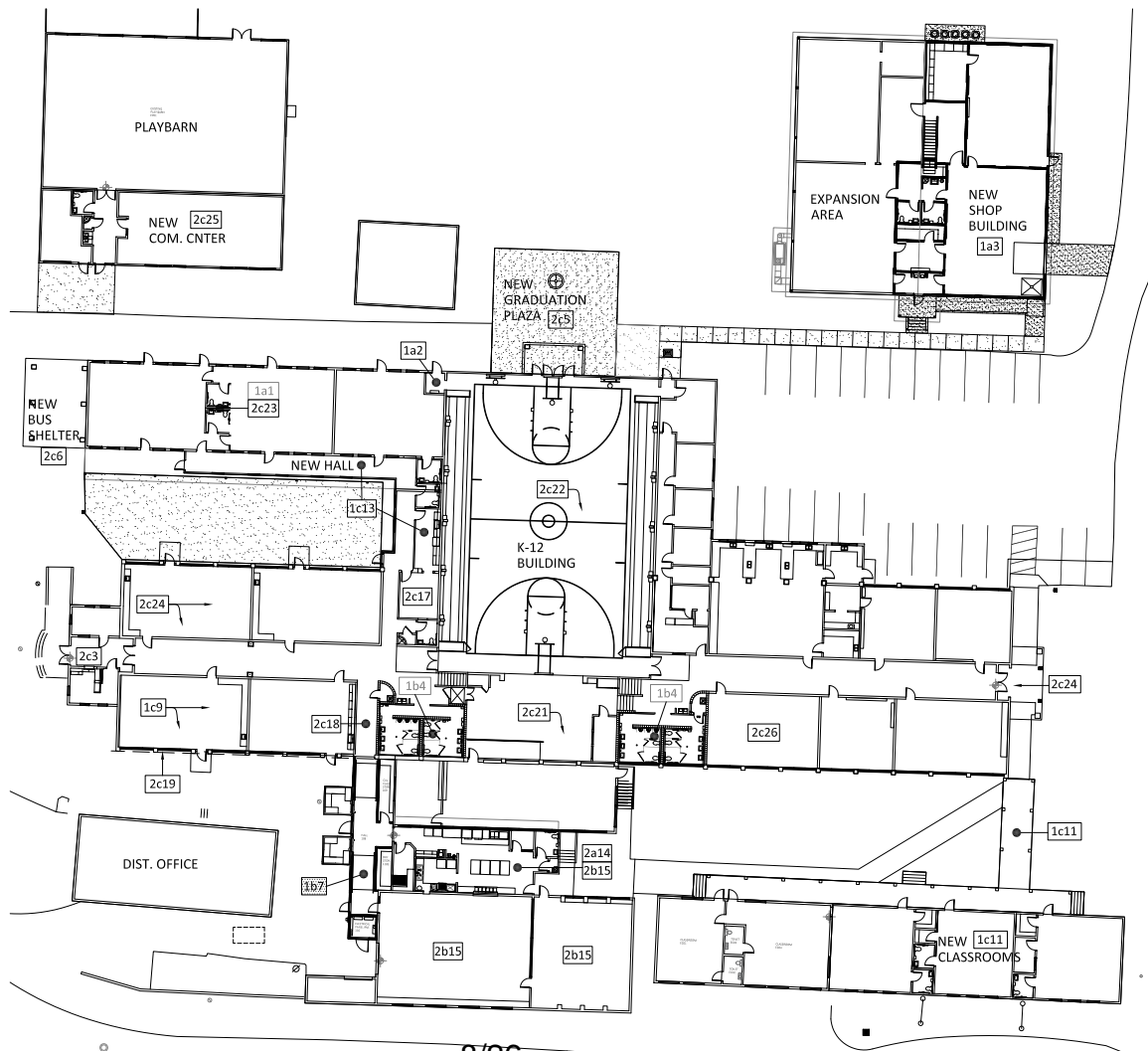
ALSEA SCHOOL DISTRICT

PHASE PROJECT PHASE DATA SHEET
2a1 POWER SERVICE INFRASTRUCTURE UPGRADE

SCOPE OF WORK:

UPGRADE EXISTING BUILDING POWER SERVICE WITH NEW BUILDING ENTRANCE SWITCHGEARS AND NEW TRANSFORMER. UNDERGROUND MAIN FEEDS, METER, FEEDER TO AUX. GYM POWER PANEL. PLUS GENERATOR

PLAN:



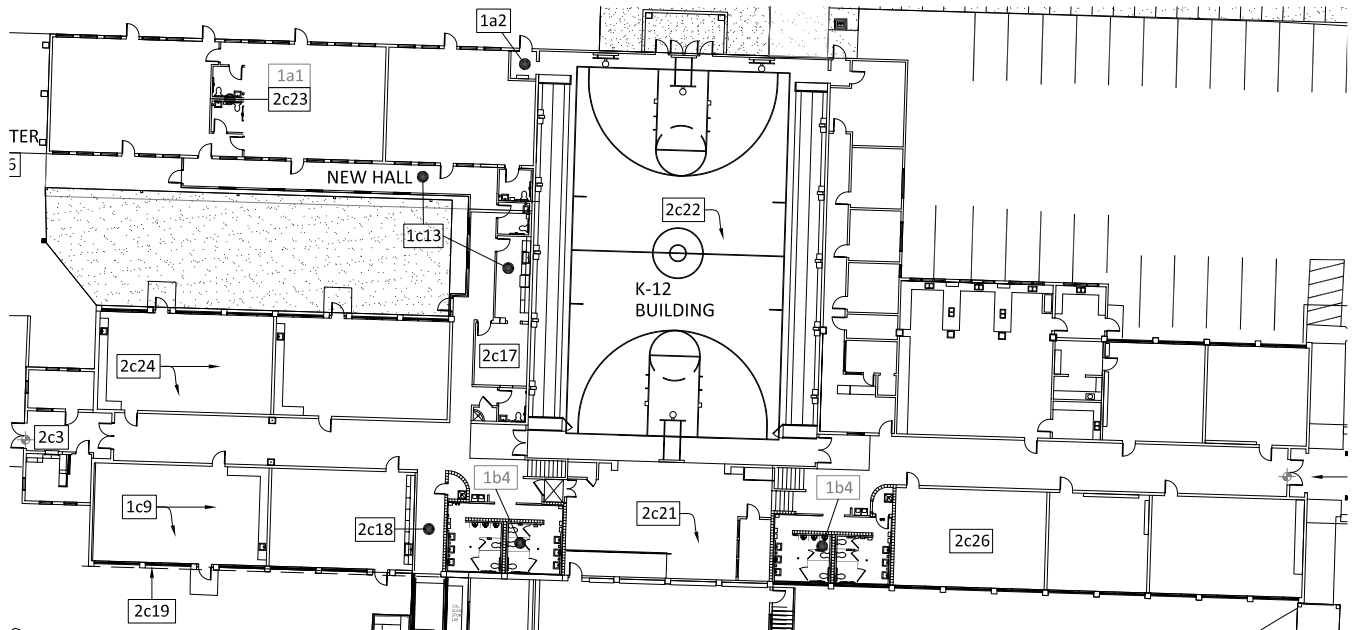
ALSEA SCHOOL DISTRICT

PHASE PROJECT PHASE DATA SHEET
1c9 HVAC CLASSROOM MINISPLITS

SCOPE OF WORK:

PROVIDE NEW HVAC MINISPLITS TO EACH CLASSROOM, HEAT & A/C, INFILL ONE WINDOW FOR WALL MOUNTED CONDENSOR, HEAD UNIT, AND POWER DISCONNECT

PLAN:

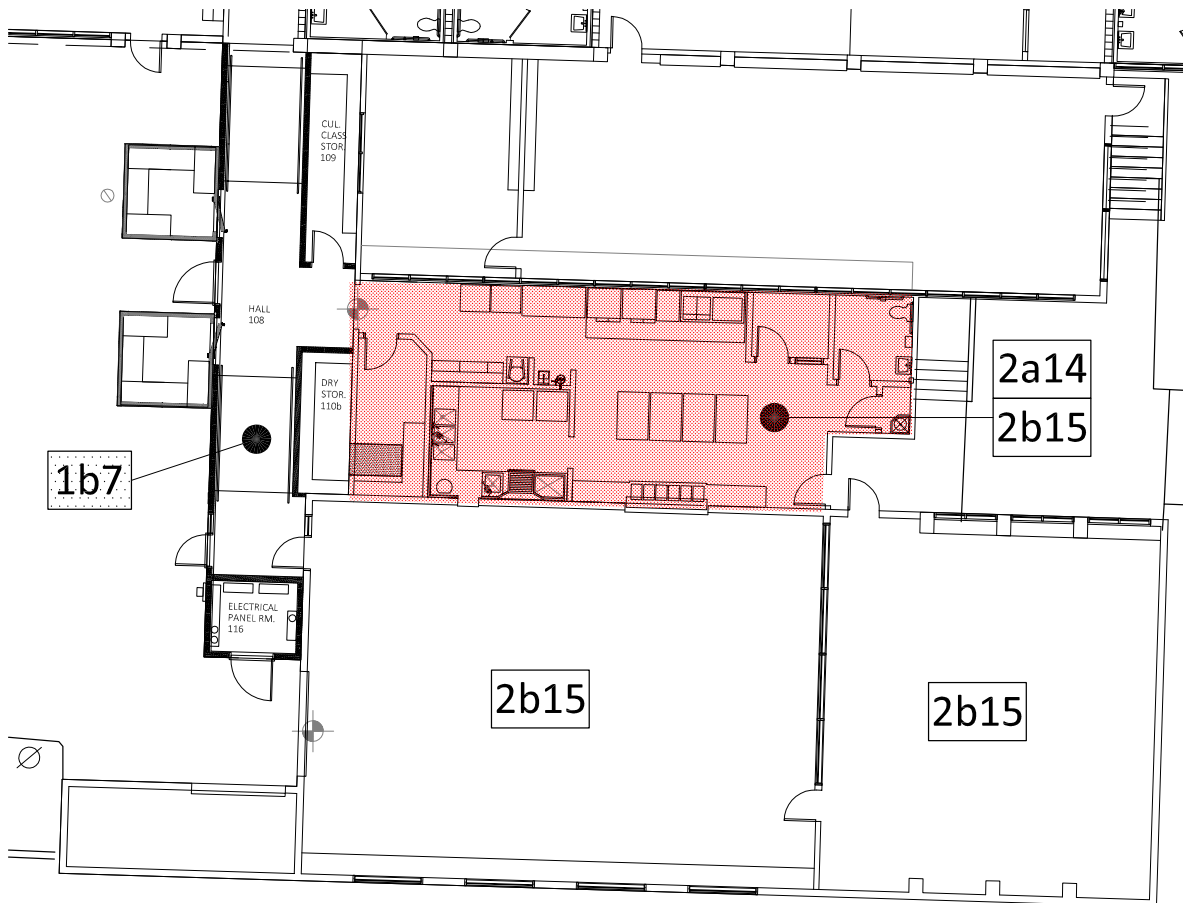


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PHASE PROJECT PHASE DATA SHEET
2a14 BOILER DEMOLITION

SCOPE OF WORK:
DEMOLISH & ABATE OLD BOILER & BOILER ROOM

PLAN:



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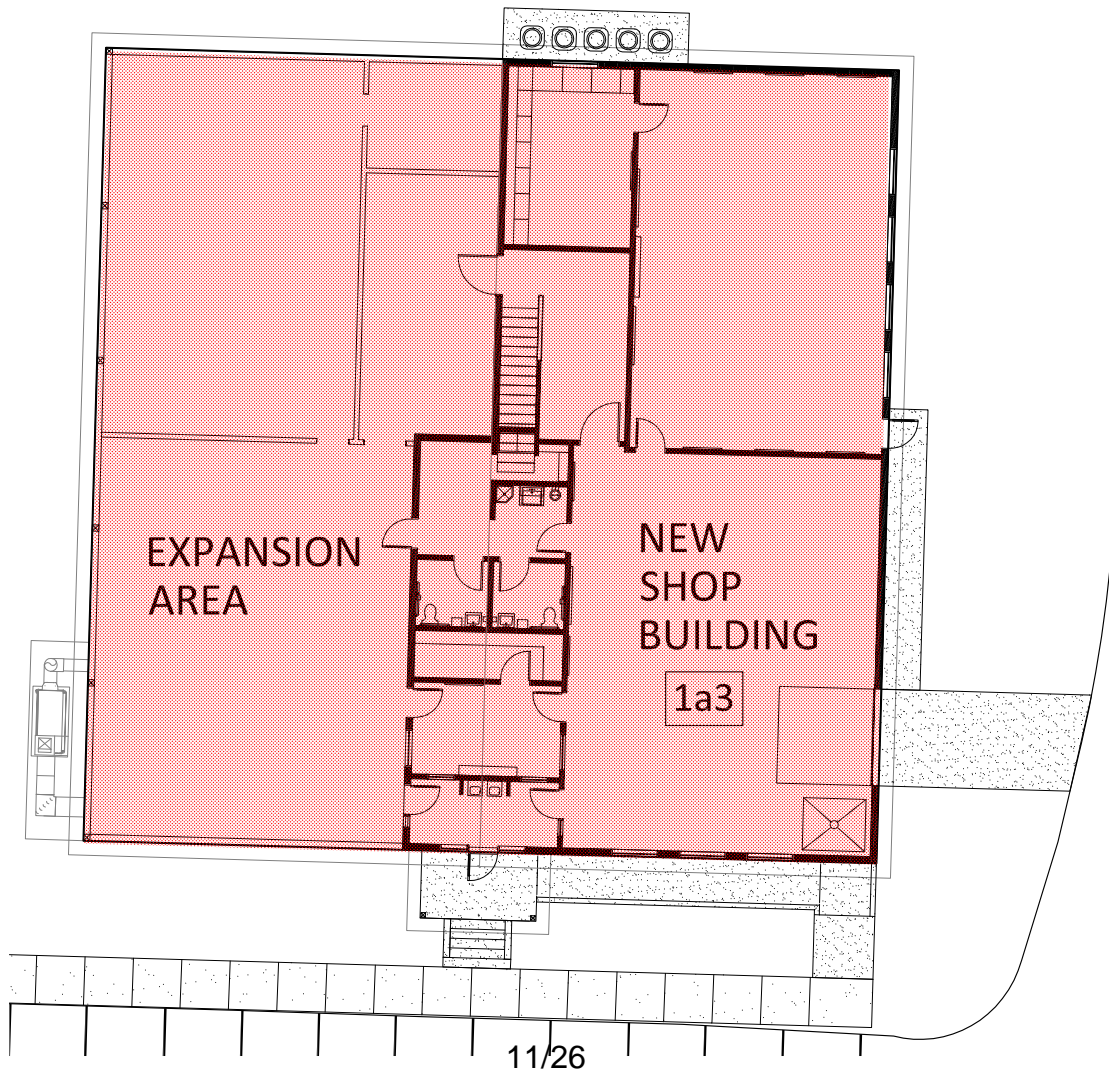
PHASE PROJECT PHASE DATA SHEET
1a3 NEW VOC SHOP BUILDING

SCOPE OF WORK:

New shop building with metal shop, classroom, offices, toilets, exterior ramp, and future covered storage area.

NEW SQUARE FOOTAGE sf
3706

PLAN:



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PHASE PROJECT PHASE DATA SHEET
2b15 KITCHEN & CAFETERIA REPURPOSE

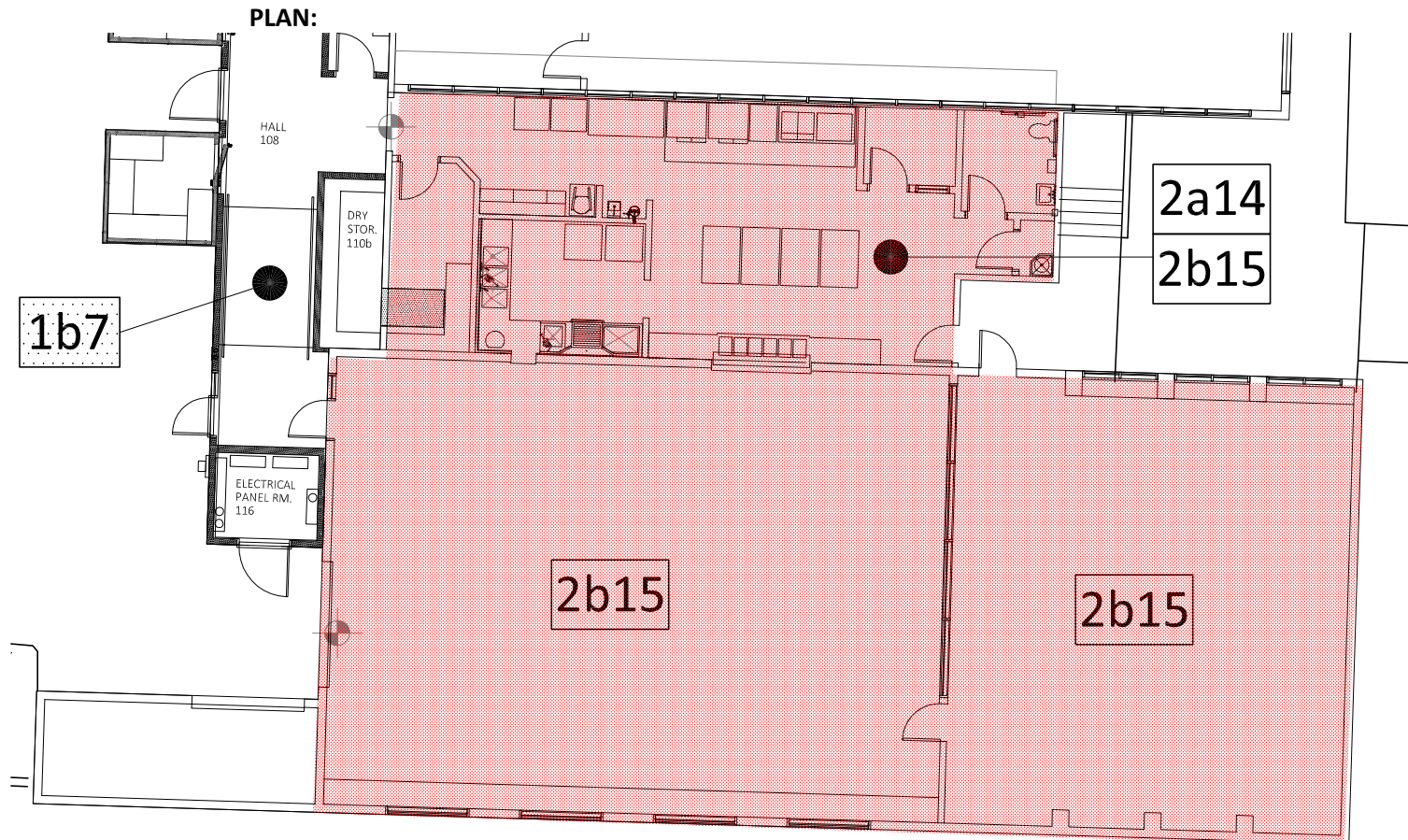
SCOPE OF WORK:

Remodel existing shop building into cafeteria and repurpose boiler room into r. spaces

sf

IMPACTED SQUARE FOOTAGE

4017



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PHASE PROJECT PHASE DATA SHEET
2c26 CLASSROOM REPURPOSE

SCOPE OF WORK:

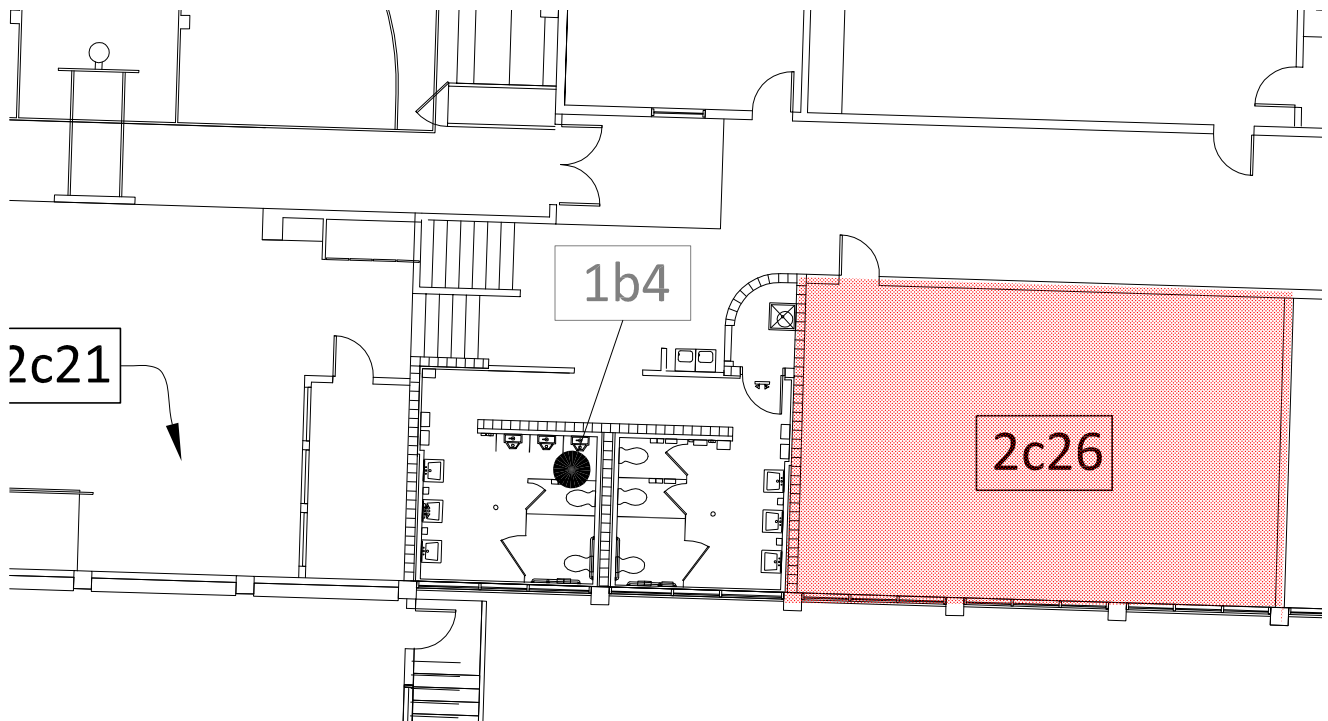
Remodel old kitchen into new classroom space

sf

IMPACTED SQUARE FOOTAGE

820

PLAN:



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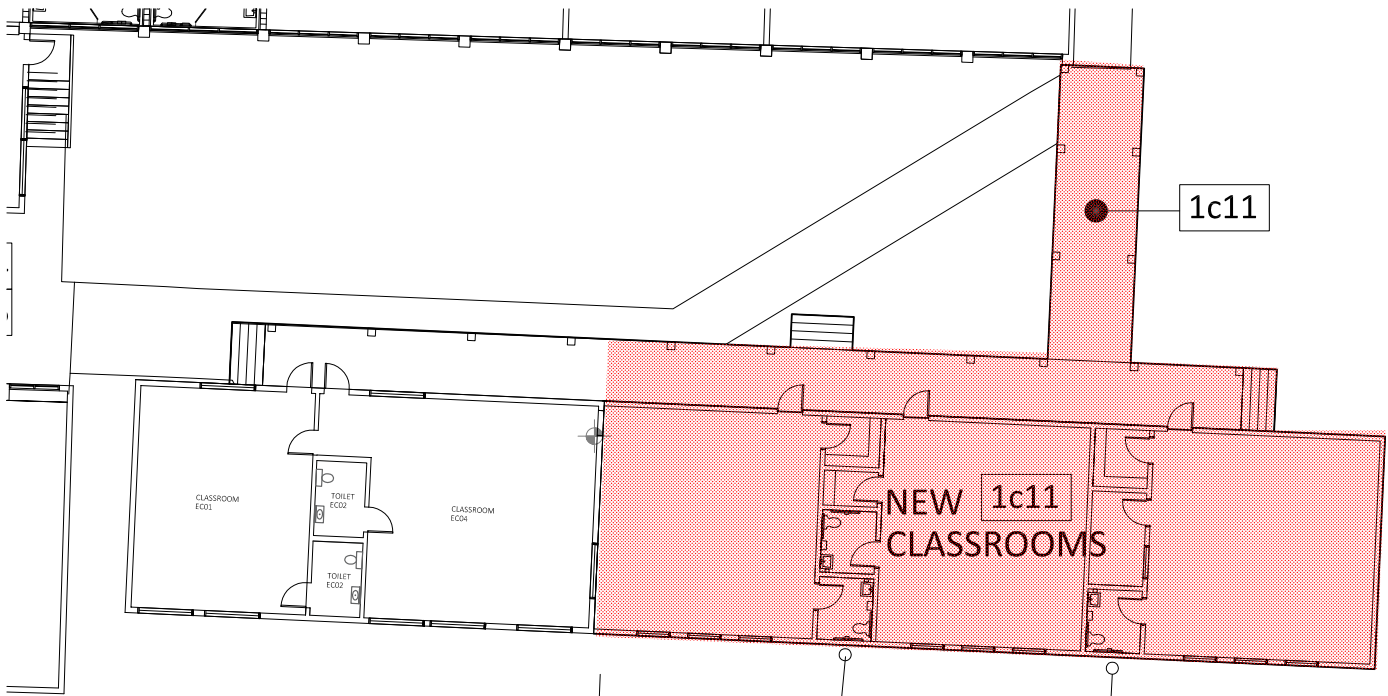
PHASE PROJECT PHASE DATA SHEET
1c11 NEW CLASSROOM ADDITION

SCOPE OF WORK:

NEW (3) CLASSROOM ADDITION WITH SEPARATE TOILET ROOMS, STORAGE CUBBYS & EXTERIOR WALKWAY

NEW SQUARE FOOTAGE *sf*
2632

PLAN:



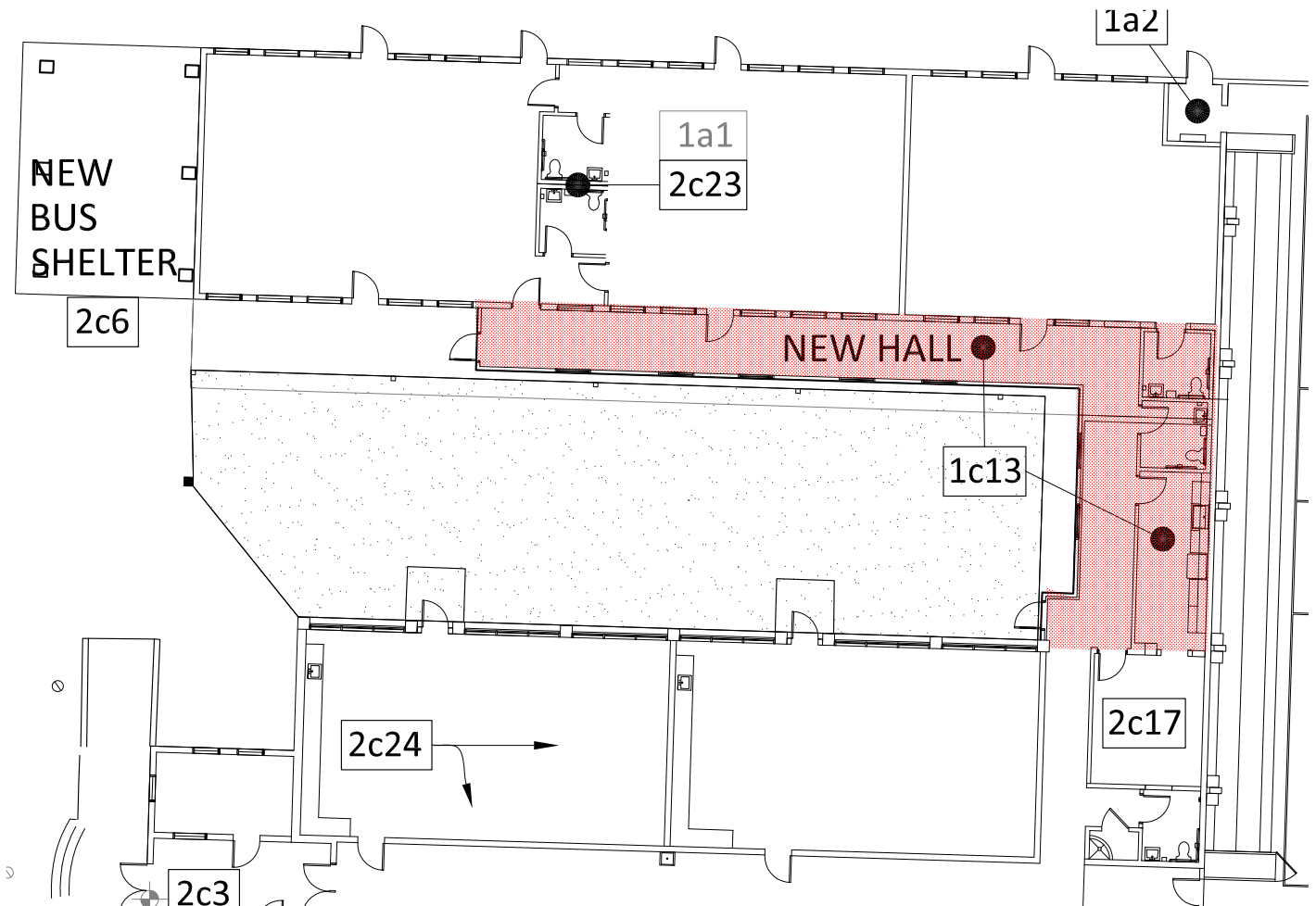
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PHASE PROJECT PHASE DATA SHEET
1c13 HALLWAY AT GYMNASIUM & METAL BUILDING CLASSROOMS

SCOPE OF WORK:
new access hallway to metal building classrooms

NEW SQUARE FOOTAGE *sf*
1030

PLAN:

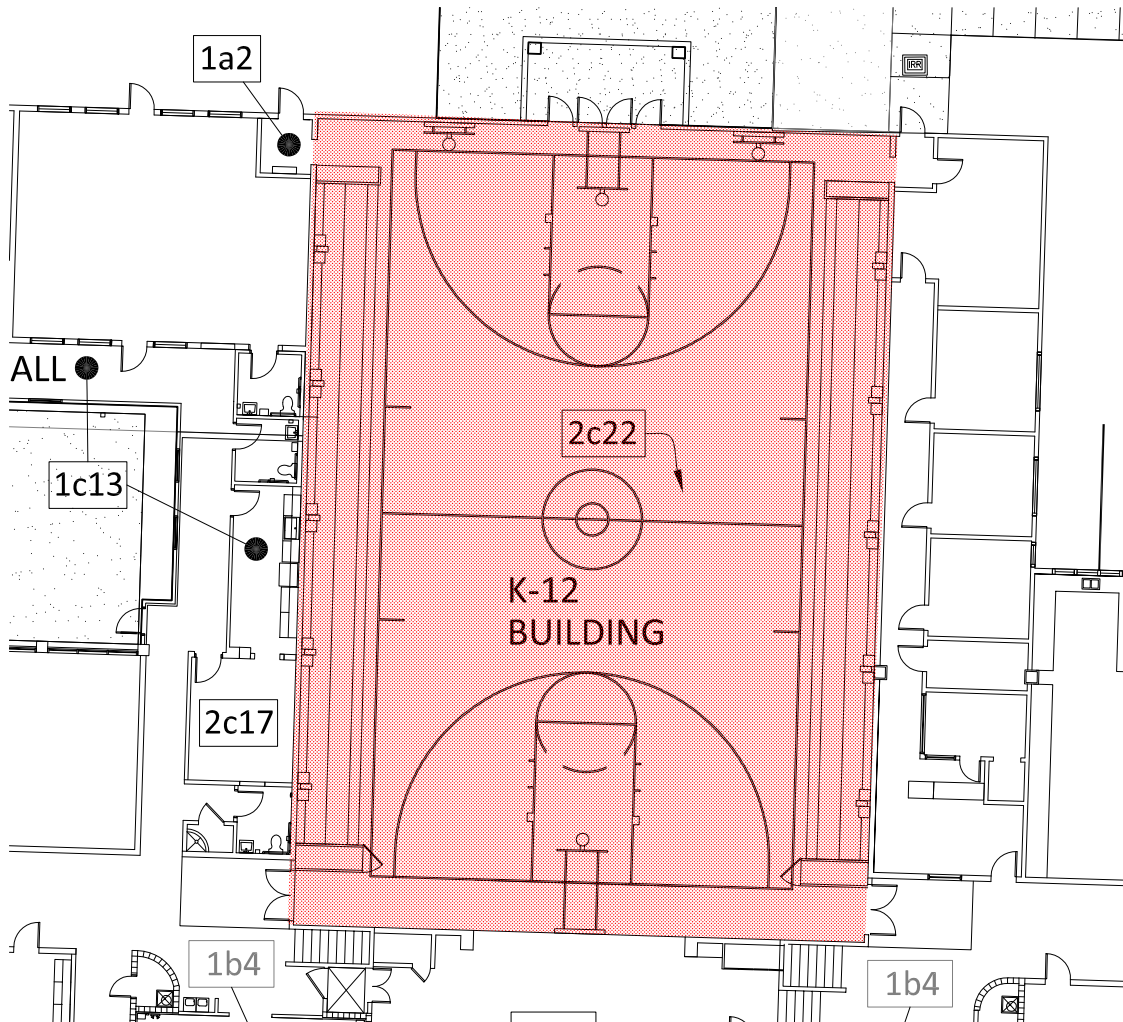


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PHASE PROJECT PHASE DATA SHEET
2c22 GYMNASIUM HVAC

SCOPE OF WORK:
NEW FRESH AIR NIGHT FLUSH SYSTEM & HEAT AT GYMNASIUM

PLAN:



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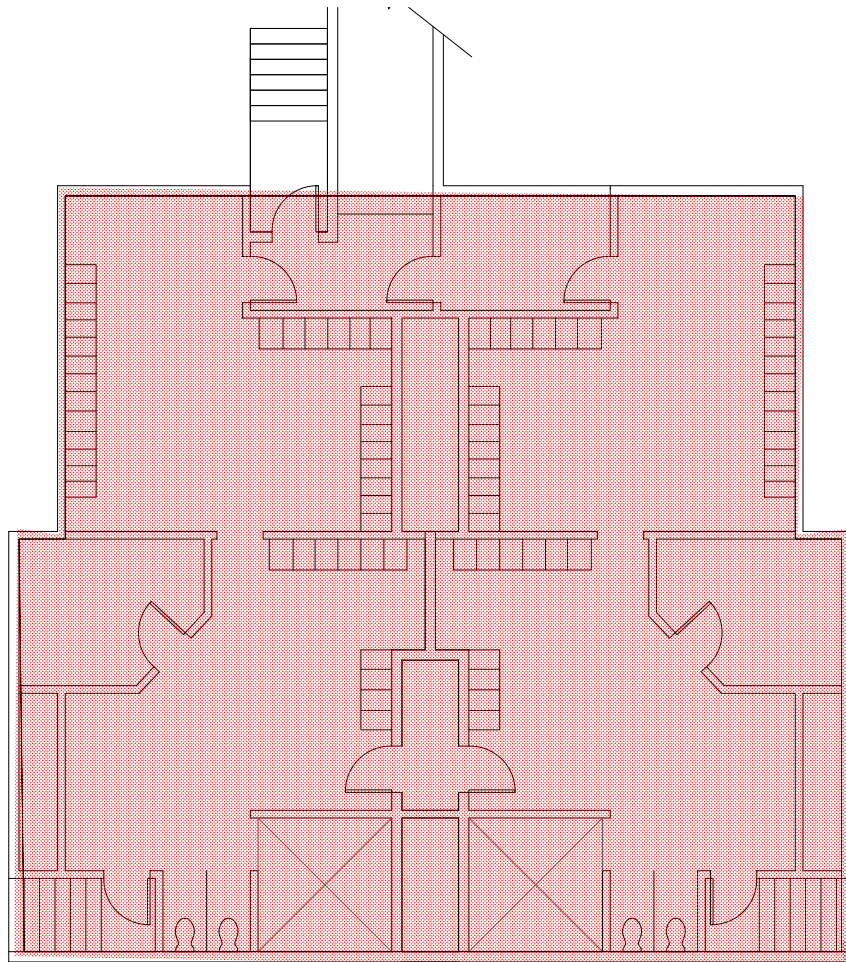
PHASE PROJECT PHASE DATA SHEET
2c21 LOCKER ROOM REMODEL

SCOPE OF WORK:
REMODEL OF EXISTING LOCKER ROOMS

sf

IMPACTED SQUARE FOOTAGE 2475

PLAN:



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PHASE PROJECT PHASE DATA SHEET
2c17 **TEACHERS LOUNGE REMODEL**

SCOPE OF WORK:

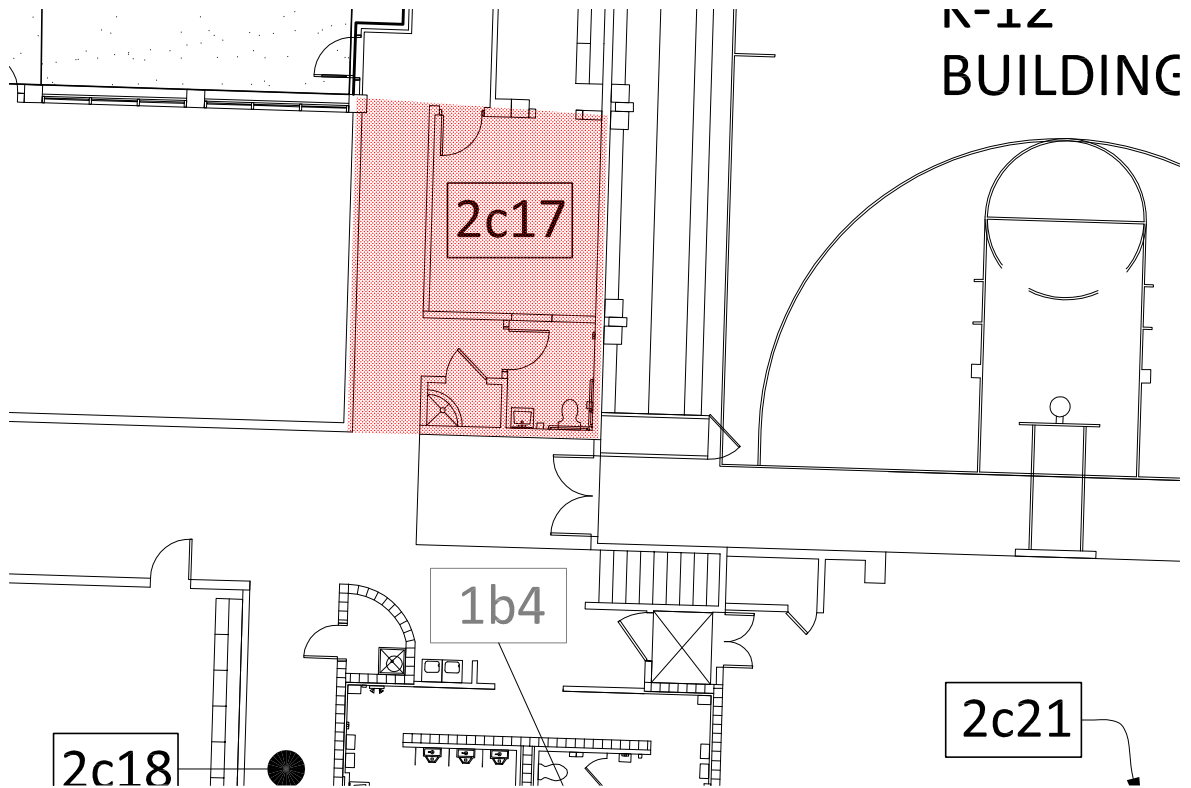
Remodel existing teachers lounge, provide new thru hallway, staff / unisex toilet, cabinetry

sf

IMPACTED SQUARE FOOTAGE

412

PLAN:



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PHASE PROJECT PHASE DATA SHEET
2c23 METAL BUILDING CLASSROOM TOILETS

SCOPE OF WORK:

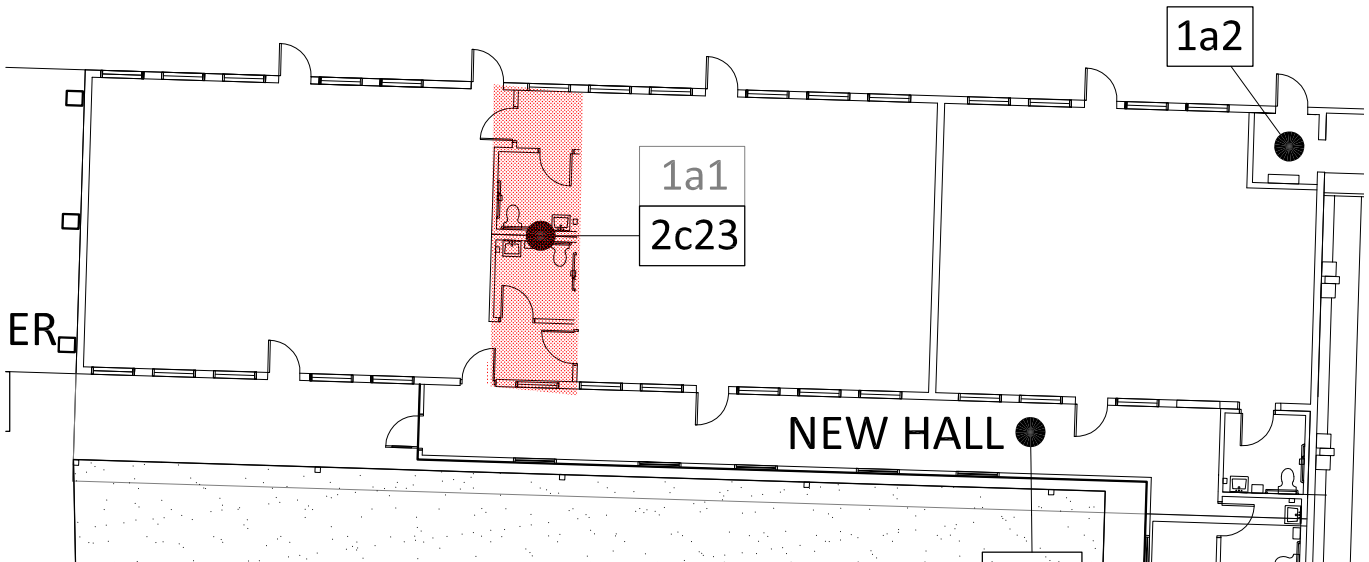
re-purpose existing bus office and teachers area back into two toilet rooms

sf

IMPACTED SQUARE FOOTAGE

150

PLAN:



ALSEA SCHOOL DISTRICT

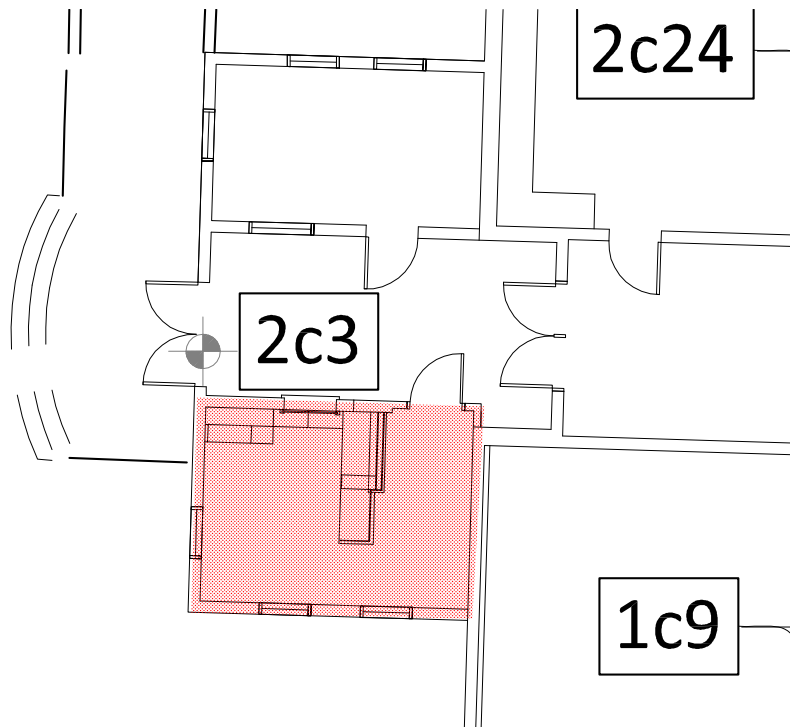
PHASE PROJECT PHASE DATA SHEET
2c3 FRONT OFFICE REMODEL

SCOPE OF WORK:
MINOR FRONT OFFICE REMODEL

sf

IMPACTED SQUARE FOOTAGE 172

PLAN:



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PHASE PROJECT PHASE DATA SHEET
2c6 COVERED BUS WAITING

SCOPE OF WORK:

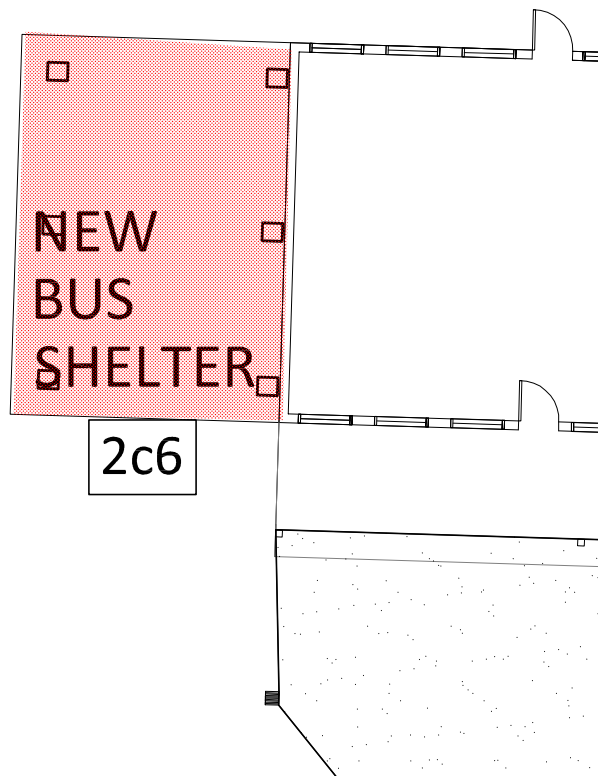
covered bus waiting area, open sides, shed roof & columns

sf

IMPACTED SQUARE FOOTAGE

565

PLAN:



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PHASE PROJECT PHASE DATA SHEET
2c18 HALL THROUGH CLASSROOM

SCOPE OF WORK:

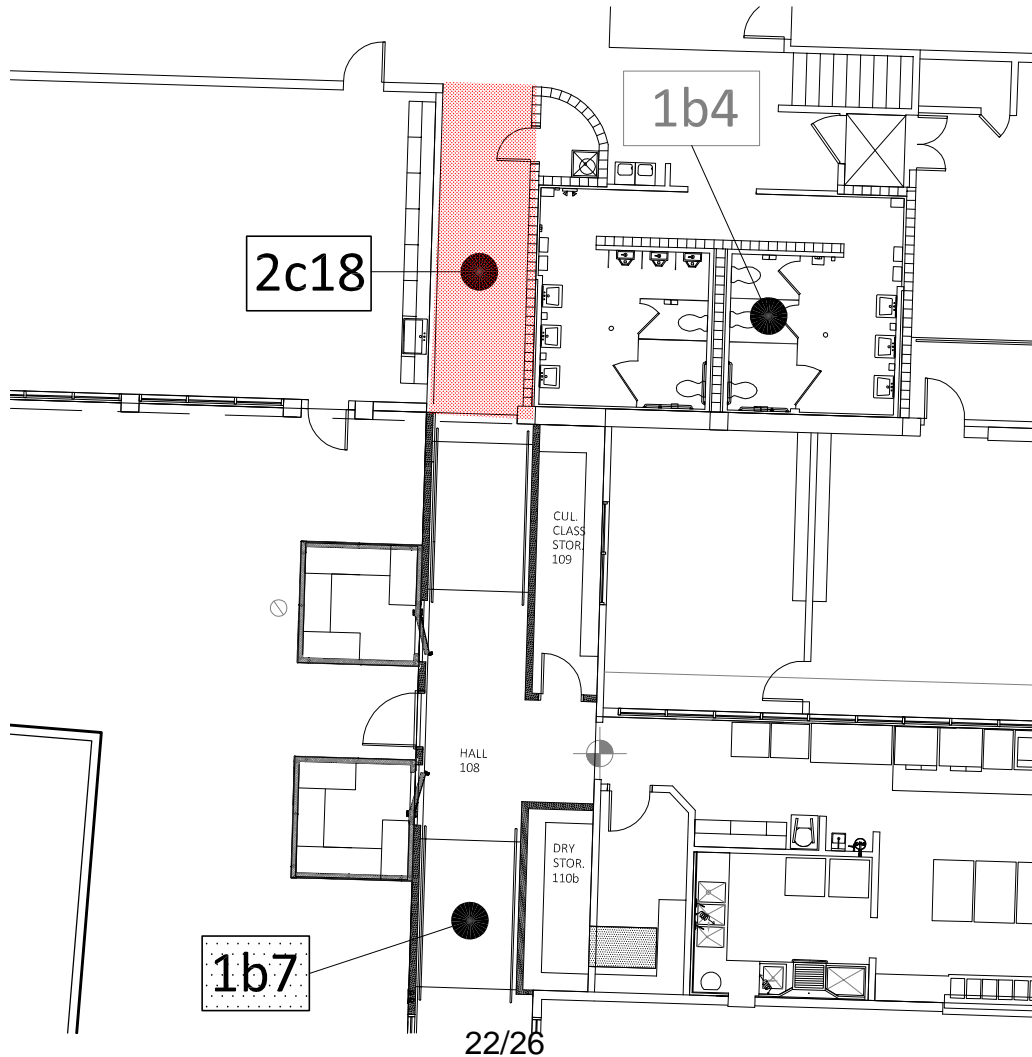
RE-PURPOSE A SMALL PORTION OF CLASSROOM INTO HALLWAY SPACE, SAWCUT EXISTING WALLS AND PROVIDE NEW MILLWORK CABINETRY AND JANITORS SINK

sf

IMPACTED SQUARE FOOTAGE

158

PLAN:



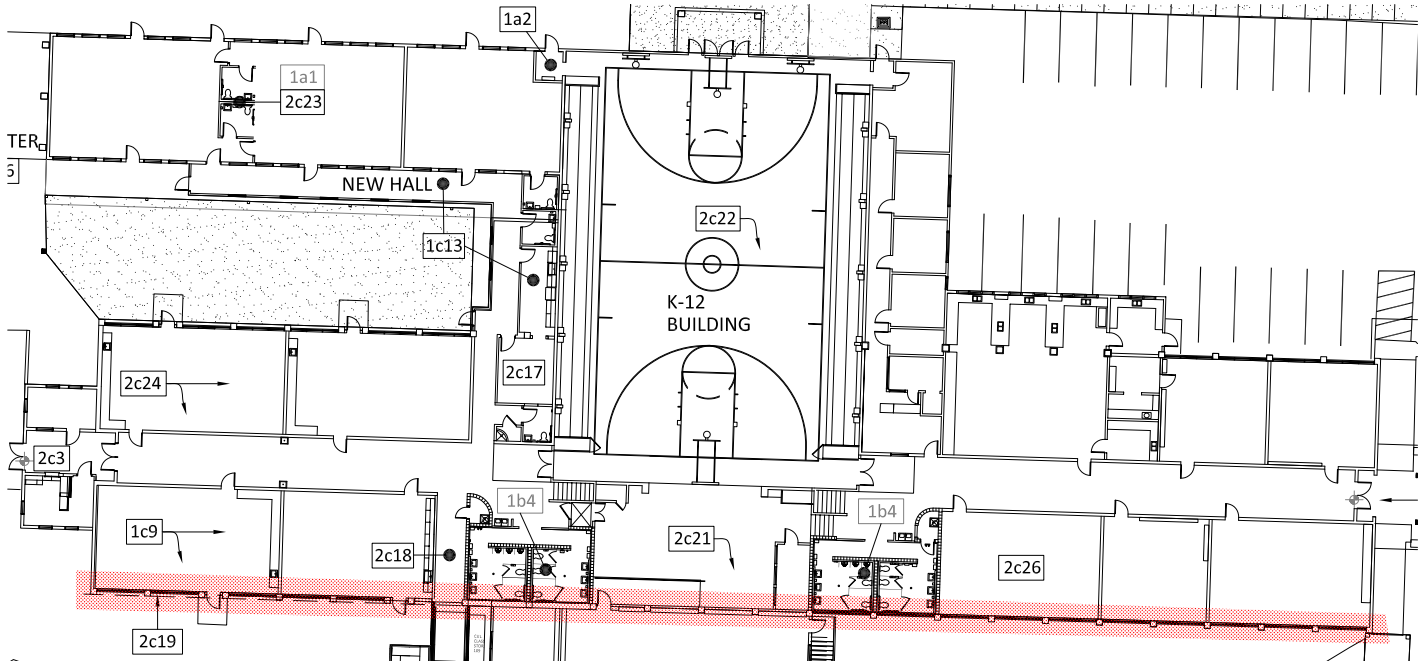
ALSEA SCHOOL DISTRICT

PHASE PROJECT PHASE DATA SHEET
2c19 SELECT WINDOW REPLACEMENT

SCOPE OF WORK:

*SELECTED FACILITY WINDOW REPLACEMENT (EXCLUDING CLASSROOM HVAC WINDOW
FILL UNIT)*

PLAN:

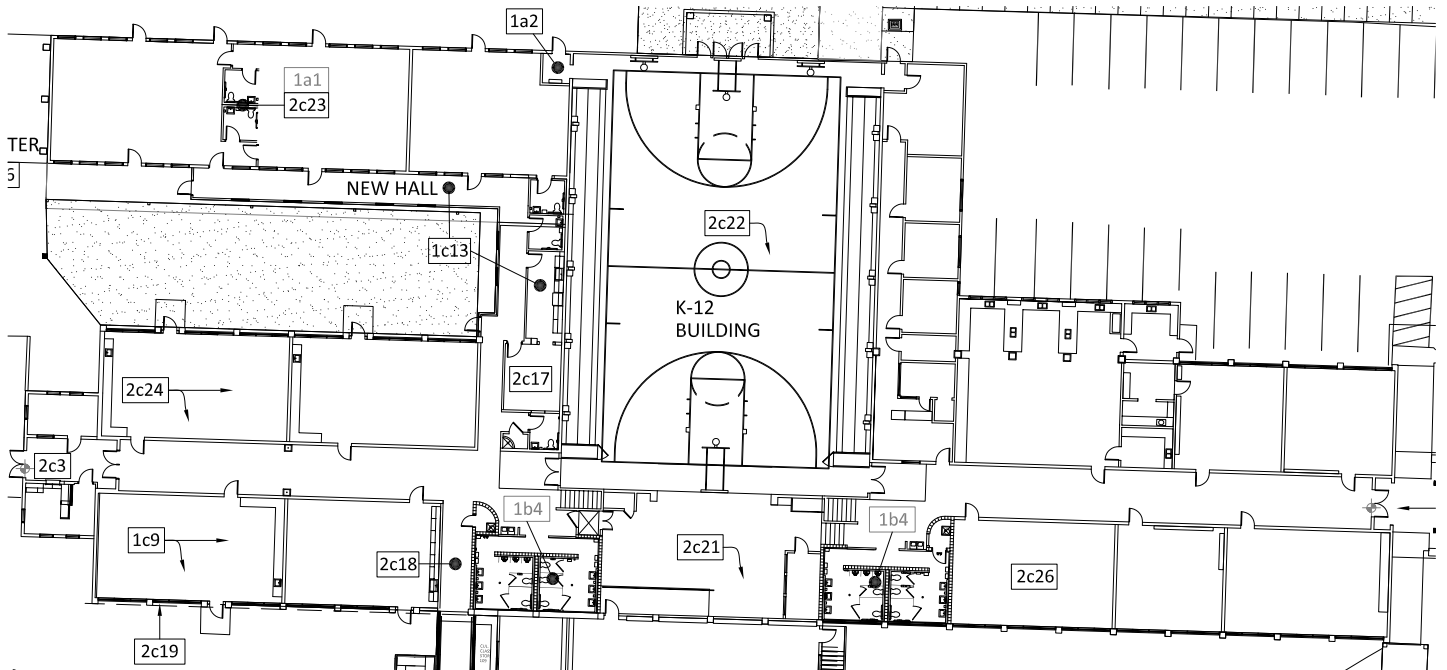


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PHASE PROJECT PHASE DATA SHEET
2c24 INTERIOR INFRASTRUCTURE

SCOPE OF WORK:

FACILITY CONTROLLED ENTRYS, SECURITY SYSTEM, PA SYSTEM, FIRE ALARM



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PHASE PROJECT PHASE DATA SHEET
2C18 GRADUATION PLAZA & COVERED GYMNASIUM ENTRY

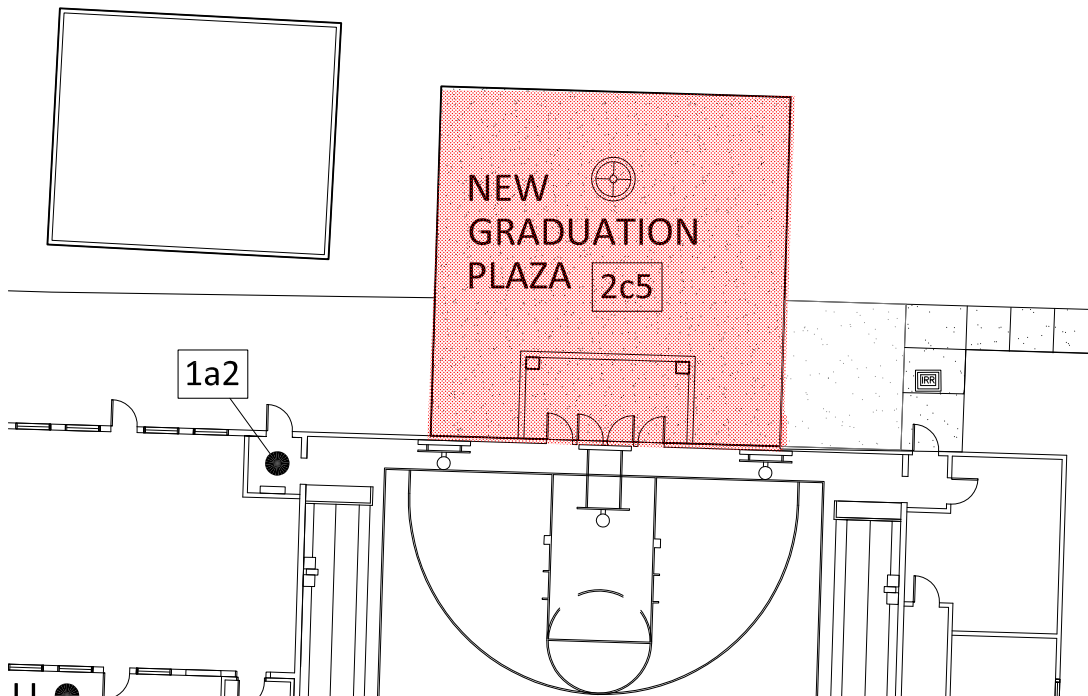
SCOPE OF WORK:

NEW CONCRETE SLAB AND FLAGPOLE AT GYMNASIUM EXIT AND COVERED ENTRY AT MAIN DOORS

sf

IMPACTED SQUARE FOOTAGE 1600

PLAN:



ALSEA SCHOOL DISTRICT

PHASE PROJECT PHASE DATA SHEET
2c25 COMMUNITY CENTER ADDITION

SCOPE OF WORK:

ADD COMMUNITY CENTER EXERCISE AREA, TOILETS, ACCESS HALL AND MAINT. STORAGE AREA TO EXISTING PLAYBARN

sf

IMPACTED SQUARE FOOTAGE 1872

PLAN:

