

BOND Oversight Committee

March 10, 2022

5:00 PM-6:30PM

Join Zoom Meeting

<https://zoom.us/j/99629775878?pwd=VkhiMlIDWThTMmhUYVNxUUJlby9LZz09>

Meeting ID: 996 2977 5878

Passcode: nH2A4z

AGENDA

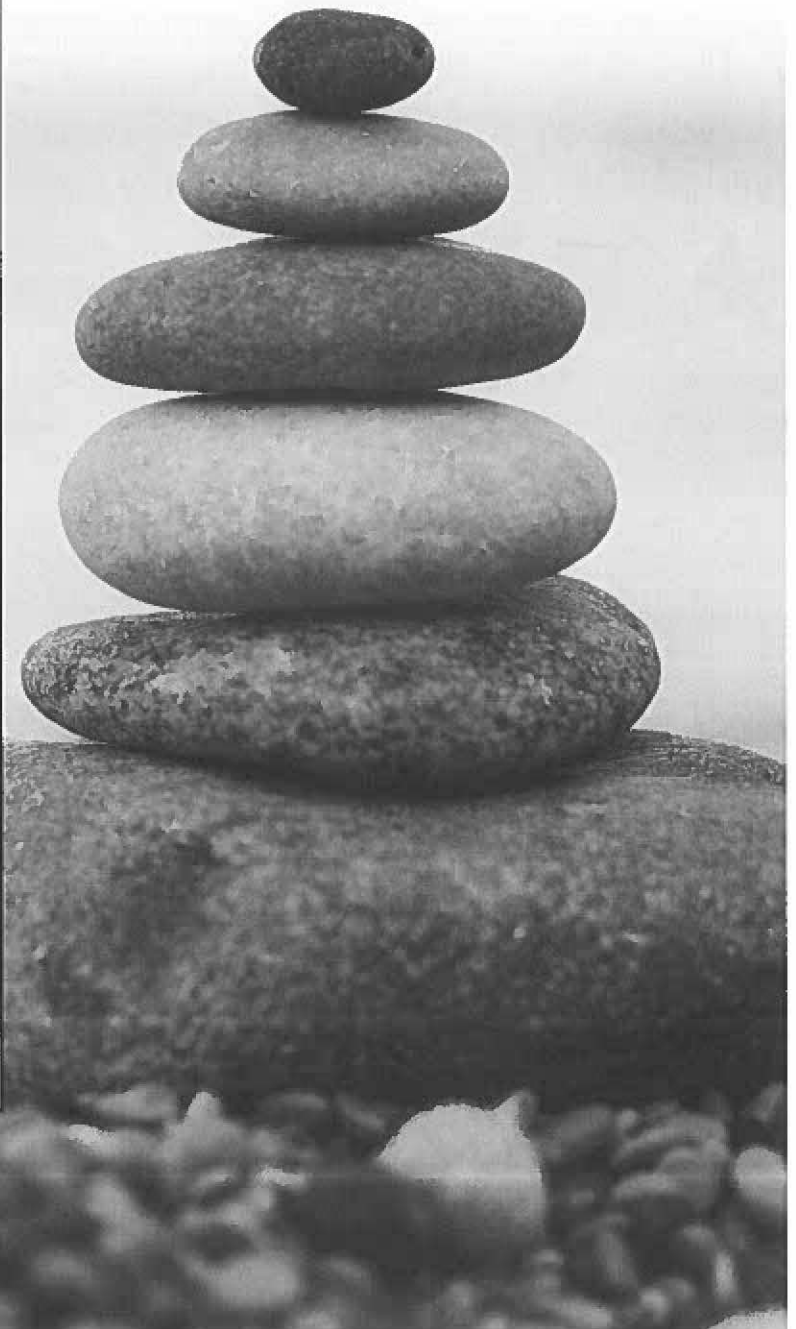
Introduction:

The bond committee scope
of work?

See attached document.

Scott Marshall and CB
Construction updates

Comments



ALSEA SCHOOL DISTRICT BOND COMMITTEE REPORT

March 10th, 2022

BOND, PRE-DESIGN & PROJECT ALIGNMENT COMPLETED TO DATE:

- Architect & Design Team Selected (Straightline)
- CM/GC (CB Construction) Selected
- Topographical Survey completed
- Geotechnical Report completed
- Pre-construction Hazardous material assessment completed
- Materials Testing & Special inspector contracted

BOND PROJECT JURISDICTIONAL APPROVAL UPDATE

Benton County Development Department Conditional Use Approval:

The existing school property is zoned as Village Residential (VR). The School was constructed prior to zoning regulations. Originally, the county did not zone the existing school property for School use, so anytime exterior alterations or additions are done a conditional use application must be submitted and approved prior to submission of building permits. In the interest of time, the county has agreed to review all permitting concurrently. The current conditional use application includes all phases of bond work so moving forward we will not have to go through this process.

Applications have been submitted.

Estimated Bond Project Conditional Use Approval on 3-28-2022

Floodplain Development Permit:

Construction in the Flood Plain (or within 50 feet of the flood plain line as per Benton county regulation) requires that a flood plain application be submitted with ANY work being done in this vicinity. Straightline has submitted to the county the required elevation certificates and applications for the projects within the floodplain.

Applications have been submitted.

Floodplain Approval will align with Building permit approval.

Building Permits:

There are typically (4) permits required for construction; Structural, Electrical, Mechanical, & Plumbing (MEP). These permits are issued through Benton County. Typically, the Structural permit is applied for first and the MEP permits are applied for by the sub-contractors doing the work after the structural permit is issued. In the interest of timing, Straightline has worked with the county and the MEP permits have been applied for and will be reviewed concurrently with the structural application.

Phases 1b7 & 1c9 (Panel room / Hallway & New Classroom Building) are in for Structural & MEP permit review.

Phase 1c11 (VOC Shop) will be submitted for Structural & MEP permit the middle of next week.

SEISMIC PROJECT

The seismic report was completed and the Grant was submitted for last year in 2021. Alsea did not receive the grant funding. The seismic application for 2022 has been submitted. Grant awardees will be notified in June 2022. Select bond work and potential Seismic work will overlap in scope. It is the intent to have seismic grant monies cover as much bond scope as possible in order to be prudent with the budget.

BOND PROJECT LISTING & UPDATE

(As listed on Ballot)

The District has been awarded a [\$1,740,000] State grant which will be available only if the bonds are approved. If the bonds are not approved, the grant will go to another District. If approved, this measure would finance capital costs of the District, including:

- 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, and rooms for life skills, special education, culinary arts
- Security and safety improvements and additions including controlled entries, security system, and fire alarm
- HVAC, window, lighting, communications and technology improvements
- Replacing bus repair facility
- Improving track and grandstand
- Paying costs of issuance

FUNDING

| | |
|---|---------------------|
| Net Proceeded from Sale of Bonds | \$ 2,289,477 |
| <u>OSCIM Grant</u> | <u>\$ 2,100,000</u> |
| TOTAL Bonds + OSCIM | \$ 4,389,477 |
| Seismic Grant (estimate) | \$ 2,500,000 |
| School District Funds (Capital Improvement, ESSER, etc.) | TBD |

CONSTRUCTION COSTS (To Date)

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|-----------------------------|---------------|
| Student Toilet Room Remodel | \$ 237,557.00 |
|-----------------------------|---------------|

SOFT COSTS (To Date)

Direct Reimbursable Expenses:

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|--|--------------|
| Topographical Survey – Cole Surveying | \$ 8,000.00 |
| Geotechnical Report – Foundation Engineering | \$ 17,354.89 |
| Hazardous Materials Survey – PBS | \$ 5,900.00 |
| Printing & Shipping– Benton County permit submission | \$ 674.09 |
| TOTAL DIRECT REIMBURSABLE EXPENSES | \$ 33,001.65 |

Professional Services:

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|-----------------------------|--------------|
| Architectural & Structural | \$ 45,967.81 |
| Electrical | \$ 28,652.00 |
| HVAC & Plumbing | \$ 18,654.00 |
| TOTAL PROFESSIONAL SERVICES | \$ 93,273.81 |

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|--|---------------|
| DIRECT REIMBURSABLES + PROFESSIONAL SERVICES | \$ 126,275.56 |
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|----------------------------------|---------------------|
| BOND FUNDS SPENT TO DATE: | \$363,832.00 |
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INITIAL PROJECT ESTIMATES