



Alsea School District Bond Projects Construction Manager's Report

Report Date: February 8, 2023

GENERAL OVERVIEW

This is our first report to the Alsea School District since being contracted as Owner's Representative and Project Manager for the GO-bond projects late last month. This basic format will be used each month to report on activities for these projects until they're completed.

During the last few weeks, we've had a number of meetings and conferences with the School District leadership, the design and construction teams, various consultants, and the County. We've received several questions from members of the Bond Oversight Committee (BOC) and other community members. We anticipate that our reports will be posted to the District's website to help update the community on progress.

An updated budget is attached. It will be updated every month as revenues and expenditures are committed and actual costs incurred. The construction cost budget and owner's contingency values are maximums based on available revenue.

Design has been completed on four work packages that are the current priorities for bond resources; Electrical Upgrades, Panel Room, HVAC Upgrades, and the VOC Building. Other design packages have been completed but are not expected to be built at this time because of limited funds. Two of the four work packages have been submitted for permit: the Panel Room and the VOC Building. After reviewing the designs, we have value engineering suggestions to bring the work within budget. We're currently meeting with the design team and District leaders to review these ideas.

The construction contractor has provided updated guaranteed maximum price (GMP) proposals for the four projects listed above. Updated bids have been received and incorporated. Two of the work packages, the Electrical Upgrades and the Panel Room, are complete and ready for approval by the District. The HVAC Upgrades and VOC Building GMPs are being revised with value engineering ideas to bring them within budget. We expect to have the updated GMPs for these packages by next month.

PROJECT TEAM

Straightline Architects from Boise, Idaho was contracted by the District for all design services in late 2020 after the bond initiative passed.

CB Construction from La Grande was contracted by the District as the Construction Manager/General Contractor in early 2021.

BUDGET

The updated Budget Summary for bond project revenue and expenses is attached. Comments on revenue and expense elements are noted below and will be updated each month as new contracts are committed.

Revenue

The current bond program revenue is \$5.1 million including ESSER and general funds committed to the specific projects, plus the OSCIM grant that doubles the value of the bond amount.

Expenses

The "Current Budget" column in Expenses shows the projected costs matched to the revenue budget including owner's contingency.

The "Committed Costs" column shows the value of work that has been contracted so far. The "Paid to-Date" column shows the value of work that has been paid for.

SCHEDULE

We've received a preliminary Master Schedule from the contractor, and we've requested an updated schedule when all four of the GMP work packages are approved. This schedule, and subsequent updates, will be posted when they're received.

In general, we expect work for the Electrical Upgrade and Panel Room projects to begin shortly. However, the final equipment for the Electrical Upgrade has a lead-time of about 1 year, so work won't be completed until next summer. The Panel Room work should be complete this summer, and work on the other two packages should be completed by next summer. All work should be completed by the end of summer 2024.

PROJECT-SPECIFIC ACTIVITY

Information in this section will be added when project construction begins.

COMMUNICATIONS

An announcement was made on Alsea social media that IMS was contracted in January to serve as the Owner's Representative and Project Manager for the bond program. IMS will present an update on the bond program and answer questions at the BOC and Board meetings on February 9.

IMS will publish monthly reports on the bond program for the BOC and Board meetings.