



## Alsea School District Bond Projects Construction Manager's Report

Report Date: April 10, 2023

### GENERAL OVERVIEW

Permits for the Panel Room and Electrical Upgrade work packages were issued at the end of March. Construction began the week of March 13<sup>th</sup>. That work is expected to be complete this summer except for the switch gear, which will be completed by next summer. We just received word that alternate switchgear may be available in early 2024; this is being confirmed.

Permits for the HVAC Upgrade were issued at the end of March. Equipment is being procured now. Construction will start when school is out in June and is expected to be completed this summer. However, the equipment will not be operational until the switchgear mentioned above is installed.

The current VOC Building design is over budget and staff don't feel it meets their needs even if it were within budget. Alternate concepts are being developed with staff input which will be reviewed with the District in mid-April.

The District approached ZCS Engineering, a local structural engineering firm, to prepare an application for a seismic grant in the late-2023 cycle. Previous applications were prepared by the architect. ZCS has specific expertise with seismic grant applications in Oregon. ZCS will wait for the State announcement on available grant funds this summer and then plans to prepare the application in August/September for submission in November/December. Awards are made the following spring. In addition, the District will be eligible for a TAP grant in early 2024 to fund the seismic grant assessment and application, so there should be no expense to the school budget for this work.

### PROJECT TEAM

No changes.

### BUDGET

The updated Budget Summary for bond project revenue and expenses is attached. Comments on revenue and expense elements are noted below.

#### Revenue

The current bond program revenue was reduced in March to remove the \$475k earmarked from General Funds that were needed elsewhere. The current program budget is \$4.62 million including ESSER funds and the OSCIM grant that doubles the value of the bond amount.

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## Expenses

The "Current Budget" column in Expenses shows the projected costs matched to the revenue budget. The construction cost budget was reduced to reflect the general funds removed from the program budget. There are currently \$1.8 million available for design and construction of the VOC Building or other approved projects. Note that the budget also includes \$200k in uncommitted Owner's Contingency for unforeseen costs.

The "Committed Costs" column shows the value of work that has been contracted so far. There were no significant committed costs added in March. The next significant cost expected will be for redesign of the VOC Building.

The "Paid to-Date" column shows the value of work that has been paid for. March expenditures were not available at the time this report was issued.

## **SCHEDULE**

Mobilization for the Electrical Upgrade and Panel Room projects began the week of March 13. The old storage room has been demolished and excavation for new conduit runs is in progress. The new transformer vault has also been installed. Grading for the new concrete in the panel room area is expected to start next week with concrete pour scheduled for mid-April. The Panel Room work should be complete this summer. 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. All work should be completed by the end of summer 2024.

The HVAC Upgrade construction will start this June when school is out.

## **PROJECT-SPECIFIC ACTIVITY**

Project fencing was installed around part of the construction areas for the Electrical Upgrade and Panel Room projects. We requested that CB install fencing around all of the construction areas for safety of the students and the community.





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Demolition of the old storage room is complete to prepare for the new panel room construction.



Excavation for new conduit runs is in progress.





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The new transformer vault has been set and is awaiting backfill.



### **COMMUNICATIONS**

IMS Monthly Reports are being presented to the Bond Oversight Committee and the Board each month and are provided to the District communication staff for distribution.