



Alsea School District Bond Projects Construction Manager's Report

Report Date: May 8, 2023

GENERAL OVERVIEW

Construction began mid-March on the Electrical Upgrades and Panel Room projects. That work is expected to be complete this summer except for the main switch gear. An alternate source for switchgear was found and is expected to be available in early 2024 so new work can be energized.

The HVAC Upgrade project was authorized and permitted in March. Equipment is being procured. 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 original VOC Building design was over budget and didn't meet needs expressed by staff. Another architect with expertise in these designs was contacted to develop alternate concepts. An initial meeting is being held on May 8 with this architect to gather staff input for a new design. Preliminary concepts the architect prepared for the meeting are included in this report.

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. They will wait for the State announcement on available grant funds this summer and then will 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 will be no impact to the District's budget even if the grant isn't awarded.

PROJECT TEAM

Soderstrom Architects from Portland was engaged to prepare new conceptual designs for the VOC Building. They have extensive expertise with school design and created the recent Dallas School VOC design.

BUDGET

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

Alsea School District Bond Program Construction Manager's Report

Revenue

The current program budget is \$4.62 million including ESSER funds and the OSCIM grant that doubles the value of the bond amount. No changes last month.

Expenses

The "Current Budget" column in Expenses shows the projected costs matched to the revenue budget. There are currently \$1.8 million available for design and construction of the VOC Building or other uncommitted projects. Note that the budget also includes \$200k in uncommitted Owner's Contingency for unforeseen costs on all projects.

The "Committed Costs" column shows the value of work that has been contracted so far. Changes from last month are as follows.

- Construction – a change order for \$13k was issued to the contractor on the Panel Room project to add back the future sewer line for a potential new kitchen since this line runs under the foundation of the new panel room and would be very costly to add in the future. Also, a deductive change order for \$4k was made to the contractor for the Restroom project to remove minor scope that wasn't performed.
- Design – fees for the original architect were reduced by \$53k to remove the construction-phase work for the VOC Building from their scope of services. They were paid in full for the original VOC design even though it can't be used.
- Consultants – fees of \$1.2k were added for a survey company to create elevation certifications for the County on the new panel room foundation as required by permit since this area is adjacent to the floodplain.

The "Paid to-Date" column shows the value of work that has been paid for. April 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, the transformer vault has been set, new conduit runs and other underground utilities have been installed, and the area has been graded for the panel room slab. The slab is being formed for concrete pour scheduled for mid-May. The contractor is behind schedule by almost one month and has been put on notice to update their master schedule and stay on track with future work. Fortunately, delays in this work won't affect the overall program schedule or budget.

The main switchgear for the Electrical Upgrade has a long lead time which was originally about 1 year so work wouldn't have been completed until next summer. However, an alternate source was identified by the electrician with a shorter lead time so installation is being projected for February 2024.

The HVAC Upgrade construction will start this June when school is out. New HVAC equipment can't be energized until the switchgear mentioned above is installed.

PROJECT-SPECIFIC ACTIVITY

Electrical Upgrade & Panel Room

The transformer vault has been set and main conduit installed.



Underground utilities have been installed in the area of the new panel room and grading completed for concrete forms.



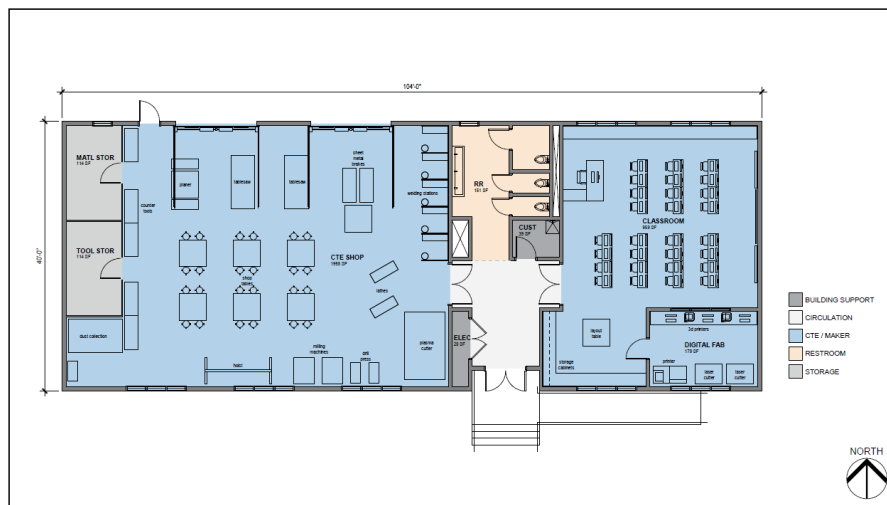
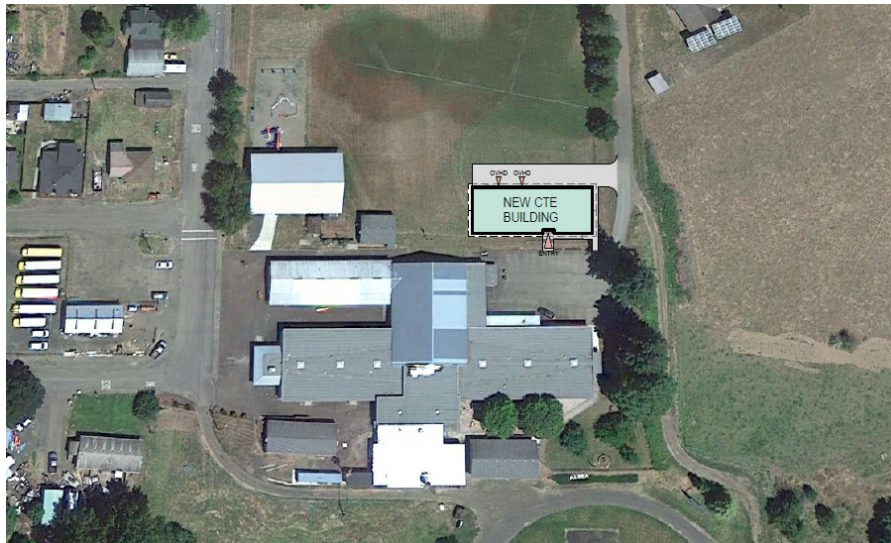
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HVAC Upgrade

No construction activities yet.

VOC Building

Soderstrom Architects developed the initial VOC Building concept idea below for discussion with staff at the May 8 meeting.



Alsea CTE
Alsea School District
Planning Concepts
05/08/2023

Schematic Department Plan | SD-08a

Soderstrom Architects

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. This month's BOC meeting was cancelled due to scheduling conflicts.