



# Alsea School District Bond Projects Construction Manager's Report

Report Date: June 6, 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 next year. Also, the current design doesn't provide fresh air to the classrooms so we've requested a cost from the contractor to add ducting to these areas.

Schematic design for the new VOC Building continued with another staff meeting on June 6. Soderstrom Architects presented their refined design, incorporating comments from the May staff meeting. The concepts prepared by the architect 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 former 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 has submitted a proposal for schematic design on the VOC Building. The proposal is included with this report for review with the Board prior to approval. If their design is accepted, a final proposal to produce construction documents will be contracted later this summer.

## **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 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. 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. No changes last month.

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

## **SCHEDULE**

The first portion of the Panel Room concrete was poured last week. The contractor is behind schedule by more than 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. We've asked for confirmation of this schedule from the contractor.

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

VOC Building conceptual design is proceeding. We expect to have three more meetings during the summer with the architect and staff to finish the initial design for estimating and acceptance by the District leadership and Board. If approved and within budget, the architect will engage engineering consultants to prepare complete construction documents by the end of this year. Our goal is to complete construction of the new VOC Building by the end of summer 2024.

## PROJECT-SPECIFIC ACTIVITY

### Electrical Upgrade & Panel Room

Concrete has been poured for part of the courtyard near the new Panel Room.



Underground conduit are installed for the Panel Room, the new retaining wall has been formed, and the vapor barrier for the Panel Room slab is being installed.



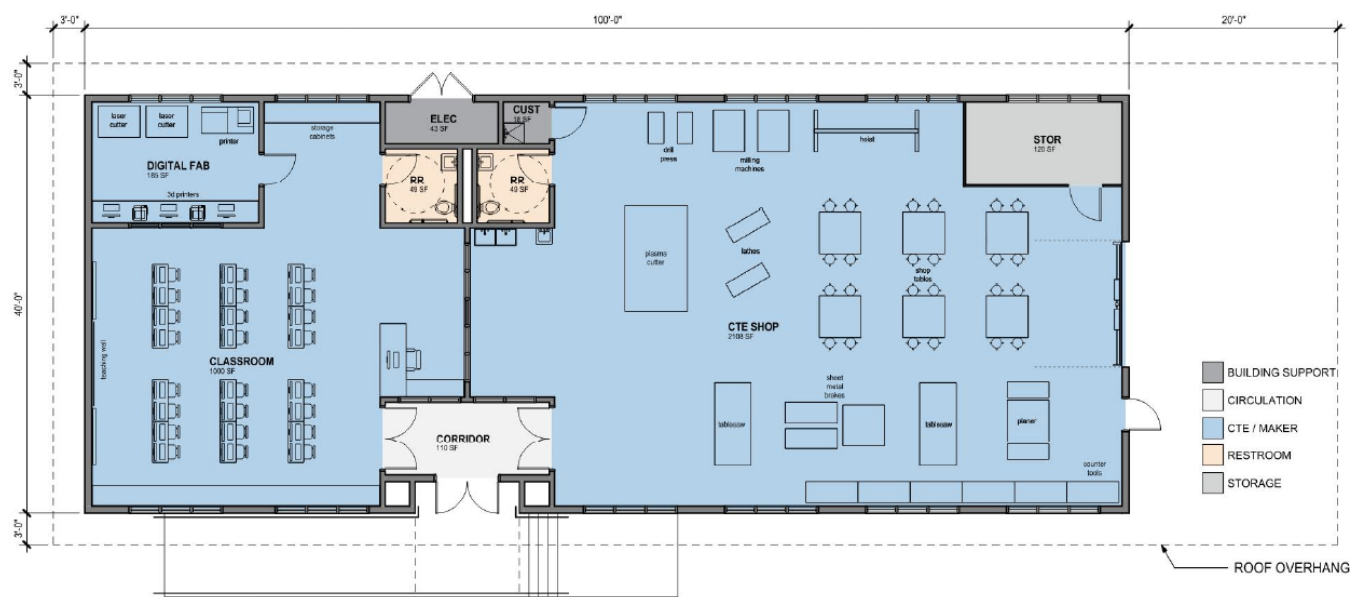
# Alsea School District Bond Program Construction Manager's Report

## HVAC Upgrade

No construction activities yet.

## VOC Building

Soderstrom Architects presented their refined design options at today's meeting. Staff, BOC and Board members present at the meeting provided comments for the next design iteration. The next design meeting is scheduled for June 28 in the school library.





## **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.