



# Alsea School District Bond Projects Construction Manager's Report

Report Date: July 10, 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 but we're now being told they won't deliver before May 2024. We're asking for monthly updates from the contractor to push for earlier delivery.

The HVAC Upgrade construction was supposed to start in June when school was over, but we haven't seen any progress so far. Installation is supposed to be completed this summer and we are pressing the contractor to get back on schedule. However, the HVAC equipment will not be operational until the switchgear mentioned above is installed and is functional which now looks like it will be next summer. 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 Vocational Building is continuing. A final schematic design meeting was held on June 28 with available staff and BOC members. Soderstrom Architects presented their refined design, incorporating comments from previous meetings and were approved by those present. The approved concept is included in this report. Soderstrom is working to complete schematic design by mid-July for a professional cost estimate by early August. We'd like to schedule a special meeting with the Board, BOC and available staff before the August Board meeting to review the cost estimate and approve moving forward for final design. If approved, we've asked Soderstrom to complete final design for bidding and permit by December, with a goal of starting construction in early 2024, and completion by the end of summer.

The District approved ZCS Engineering, a structural engineering firm, to prepare an application for a seismic grant in the late-2023 cycle. Previous applications were prepared by the former architect and were not successful. ZCS has specific expertise with seismic grant applications and seismic designs in Oregon. They will prepare the application for submission in November/December when the State opens the next round of reviews. Awards will be made the following spring. If successful, design will start by summer 2024 with a goal of completing construction during summer 2025. 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.

**INTEGRITY MANAGEMENT SOLUTIONS**  
LLC 18525 Van Horn Road, Alsea, Oregon  
97324 (541) 452-1919 (541) 760-5885

Alsea School District Bond Program  
Construction Manager's Report

**PROJECT TEAM**

CB Construction has replaced their Project Manager again. This is the third Project Manager they have assigned to the projects and we have requested that the owner of the company attend future OAC meetings to ensure that schedule is not delayed further.

**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 Vocational 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. June expenditures were not available at the time this report was issued.

**SCHEDULE**

The contractor completed construction of the Panel Room pad but was unable to continue work while waiting for County inspections in the absence of one of their staff. With issues resolved with the County, the carpenters are back on site this week to continue wall construction. 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 and is not expected to arrive until April or May 2024 for installation that summer. We are continuing to press the contractor for confirmation of this schedule from the vendor.

The HVAC Upgrade construction was supposed to have started in mid-June. We are waiting on confirmation that the HVAC contractor and electrician have started work this week. New HVAC equipment can’t be energized until next year when the switchgear mentioned above is installed.

The Vocational Building schematic design is proceeding. The architect is completing their design with staff input for submission to the Cost Estimator in mid-July. We want to schedule a meeting with the Board, BOC and available staff the second week of August to approve the final design and cost estimate. If approved and within budget, the architect will engage engineering consultants to prepare complete construction documents by the

end of November. Our goal is to complete construction of the new Vocational Building by the end of summer 2024.

## **PROJECT-SPECIFIC ACTIVITY**

### Electrical Upgrade & Panel Room

Panel Room concrete is complete and walls are being assembled before standing them in-place.



### HVAC Upgrade

No construction activities yet.

### Vocational Building

Soderstrom Architects presented their refined design options at a June 28 meeting, and

staff and BOC members present at the meeting provided comments for final schematic completion.



Page | 4  
Alea School District Bond  
Program Construction Manager's  
Report

## COMMUNICATIONS

IMS Monthly Reports are being provided to the Bond Oversight Committee and the School Board each month and are provided to the District communication staff for distribution. No BOC meetings are currently scheduled as members have been participating in the design meetings.

