



Alsea School District Bond Projects Construction Manager's Report

Report Date: August 11, 2023

GENERAL OVERVIEW

Construction began mid-March on the Electrical Upgrades and Panel Room projects. That work is in progress with work now expected to continue into the school year. We're still being told the main switch gear won't deliver before May 2024 so the new systems can't be energized until that's installed. The contractor has been given notice that construction in the building can only occur on Fridays and weekends when there are no students and that the additional cost of the delay is their responsibility.

The HVAC Upgrade construction was supposed to start in June when school was over but was delayed until late July. HVAC equipment is now in progress but slower than expected. Electrical, roofing, plumbing and other work associated with the units is supposed to be completed before school starts. If not, they know they can't work in the school when classes are in session. None of the HVAC equipment will be operational until the switchgear mentioned above is installed which now looks like it will be next summer.

Schematic design for the new Vocational Building was completed in July with terrific input from staff. We contracted with a professional Estimator to develop a projected building cost for the revised design and the results were just received today and are being evaluated. We'll be reviewing the design and cost estimate with the Board next Thursday to get the go-ahead for final design. If approved, final design will be completed for bidding and permit by December with a goal of starting construction in early 2024 and completion by the end of that 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 are preparing 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.

PROJECT TEAM

CB Construction has not managed the HVAC and electrical upgrade projects well and we continue to have issues with their performance. We'll be recommending to the Board that the Vocational Building construction be procured using a pre-qualified hard-bid method. With this approach, we'll request qualifications from good local commercial contractors and develop a short list of companies who will be invited to bid when design is completed.

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. Minor changes to the ESSER fund values were made earlier this month during review with the new Business Manager.

Expenses

The "Current Budget" column in Expenses shows the projected costs matched to the Revenue budget. There is \$2 million available for design and construction of the Vocational Building or other uncommitted projects including \$200k in Owner's Contingency for unforeseen costs on all projects.

The "Committed Costs" column shows the value of work that has been contracted so far. These values were reconciled with reports from the new Business Manager earlier this month to match the District's accounts.

The "Paid to-Date" column shows the value of work that has been paid for. To-date, \$801k has been spent on completed work. We're assisting the Business Manager with initial applications for OSCIM grant funding.

SCHEDULE

The contractor has had multiple delays with the completion of the Panel Room, the latest of which is ordering the correct door and base flashings. Rather than proactively ordering materials and coordinating subcontractors, they wait until one element is completed before planning the next. We continue to push them for proactive planning with little success. In addition, there are a number of quality issues which we are having to identify before they will address, which also slows down the work. Their current plan is to complete the Panel Room by the end of August but we expect they will be working into the school year based on their past performance. 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 ask for monthly updates from the vendor. In the meantime, we're pressing the contractor to install

Alsea School District Bond Program Construction Manager's Report

all the other electrical panels and components so the whole system is ready to energize when the switchgear is installed.

The HVAC Upgrade construction finally started in late July. Most of the individual room units have been installed but the gym and hallway units are still pending. Electrical, plumbing and roof patching is projected to be completed in August but we expect this to continue into the school year based on the contractor's past performance. However, new HVAC equipment can't be energized until next year when the switchgear mentioned above is installed so the delays have no impact on the overall project schedule or cost.

The Vocational Building schematic design was completed on schedule last month with the new architect. The schematic cost estimate will be reviewed with the Board next week and we expect authorization to proceed with final design at that time. If approved, 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 roof and siding have been completed. Doors and exterior flashing are pending. There are construction quality issues we're resolving with the contractor.



Alsea School District Bond Program Construction Manager's Report

Insulation in the Panel Room has been installed and drywall is pending.



HVAC Upgrade

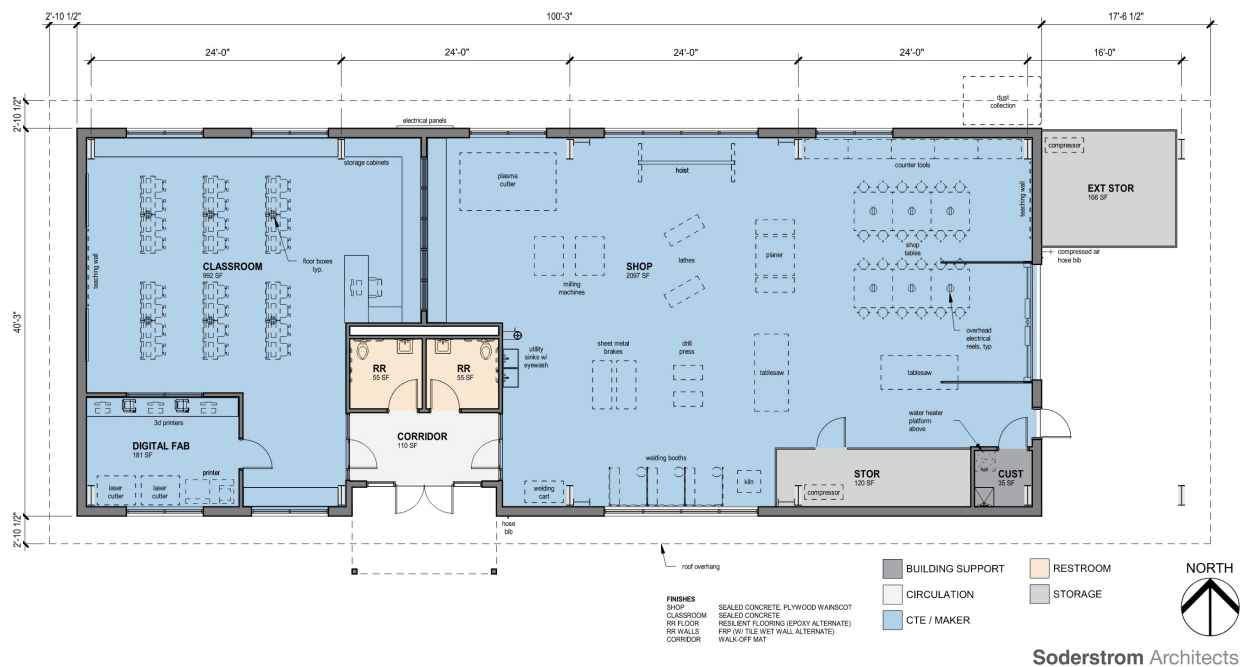
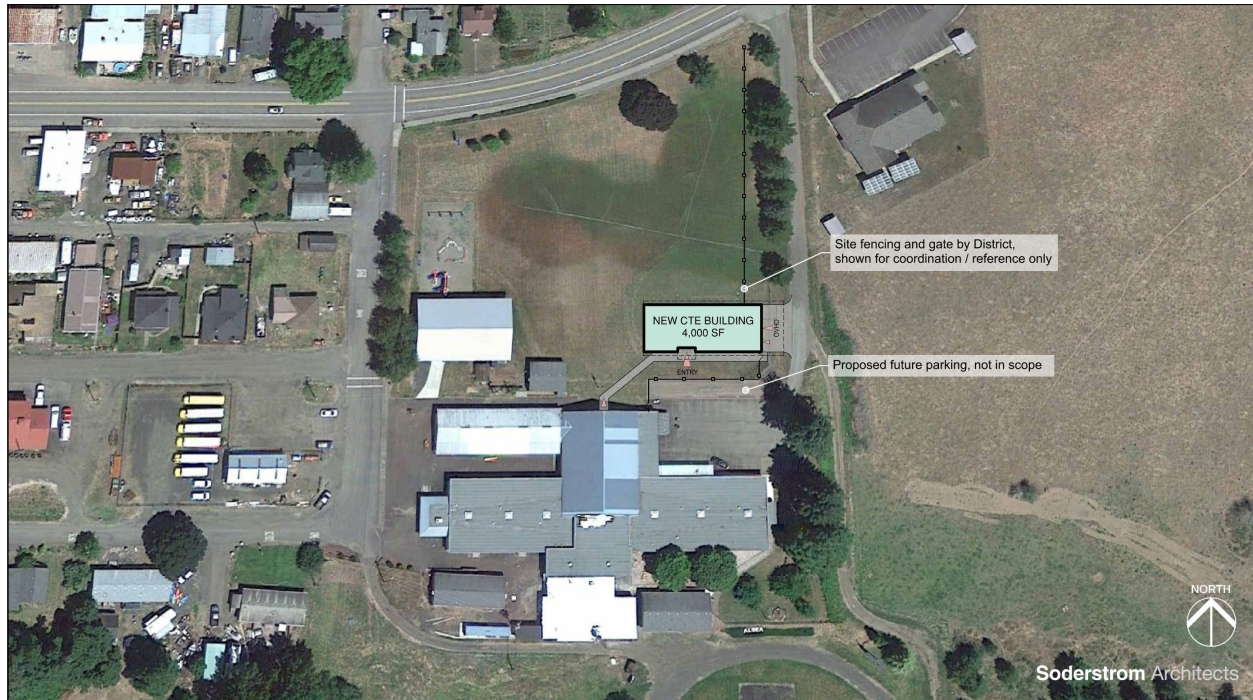
Heat pump units have been installed in classrooms and other individual rooms. Electrical and plumbing are pending.



Alsea School District Bond Program Construction Manager's Report

Vocational Building

The final schematic plans for the building are shown below. We'll have a final review of them and the associated costs estimate for the Board next week.



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.