



Alsea School District Bond Projects Construction Manager's Report

Report Date: October 6, 2023

GENERAL OVERVIEW

Construction began mid-March on the Electrical Upgrade and Panel Room projects. The Panel Room has had significant delays but is now expected to be complete by the end of October. Much of the Electrical Upgrade work will be completed by November but a large part of the work involves replacing panels and routing new wiring to the panel room which can't be completed with school in session. We're still being told the main switchgear won't be delivered before April 2024 so the new systems can't be energized until that is installed.

For the HVAC Upgrade project, power connections are being completed to the heat pump rooftop units in October. They're making connections from rooftop units to classroom units after hours during October and November. Hallway fresh air units and ducts should also be installed by the end of November with work occurring after hours and on Fridays when school is out. The new gym HVAC unit and duct can't be installed until next summer when school is out, so heat isn't disrupted in the gym. All the systems will be operational when the switchgear arrives, and the power upgrades are completed in June 2024.

Final design for the new CTE building will be completed for bidding and permit in December with a goal of starting construction in early 2024 and completion that summer. Early bid documents for underground utilities, slab and building erection have been requested by the first week of November to meet the funding schedule requirements for the OSCIM grant. In the meantime, we're pre-qualifying general contractors to create a select list of good local bidders. Qualifications will be received October 10, and the review committee will meet October 16 to finalize the approved list of companies who can bid.

The application for a seismic grant is in progress and will be submitted to the State in the late-2023 cycle with award expected in spring of 2024. If successful, design will start by summer 2024 with a goal of completing construction during summer 2025. The District is also 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. There are a number of elements to the application, one of which is a letter of support from the School Board and other entities. We're working with the Superintendent to gather these items.

PROJECT TEAM

No new changes. CB Construction has shown some improvement and has met the requirements of the District's recent non-conformance letter. However, they will not be utilized as the contractor for the CTE Building because of their poor performance.

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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 \$4.68 million including ESSER funds and the OSCIM grant that doubles the value of the bond amount. Bond interest is being added to the income budget as it's earned.

Expenses

The "Current Budget" column in Expenses shows the projected costs matched to the Revenue budget. There is \$1.93 million available for construction of the CTE 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. \$7k for additional Geotech testing of the CTE area excavation and rock was added to Consultant Fees in the last month.

The "Paid to-Date" column shows the value of work that has been paid for. To-date, \$1.4 million has been spent on completed work.

SCHEDULE

CB Construction continues to have multiple delays on completion of the Panel Room but now expects project completion by the end of October. This delay is not affecting the Power Upgrade project because switchgear for the panel room doesn't arrive until next April or May.

The main switchgear for the Electrical Upgrade has a long lead time and is not expected to arrive until April or May 2024. The electrician will complete as much work as possible by the end of October and then pull off the project until April. The new power systems are projected to be completed in June 2024.

HVAC system installation is projected to be completed in November except for the gym unit and duct which can't be installed until June 2024 when the gym is no longer being used. New HVAC equipment can't be energized until next June when the switchgear mentioned above is installed so the delays have no impact on the overall project schedule or cost.

The CTE Building is in final design. There have been several coordination meetings with the CTE teacher during the last month and final details are being resolved. The architect will prepare complete construction documents by the end of December. An early bid package for underground utilities and procurement of metal building components will be issued by early November to meet OSCIM grant schedule requirements. Our goal is to complete construction of the new CTE Building by the end of summer 2024.

PROJECT-SPECIFIC ACTIVITY

Electrical Upgrade & Panel Room

Door install, exterior flashings and other finishes are still pending. There are on-going construction quality issues we're resolving with the contractor.



HVAC Upgrade

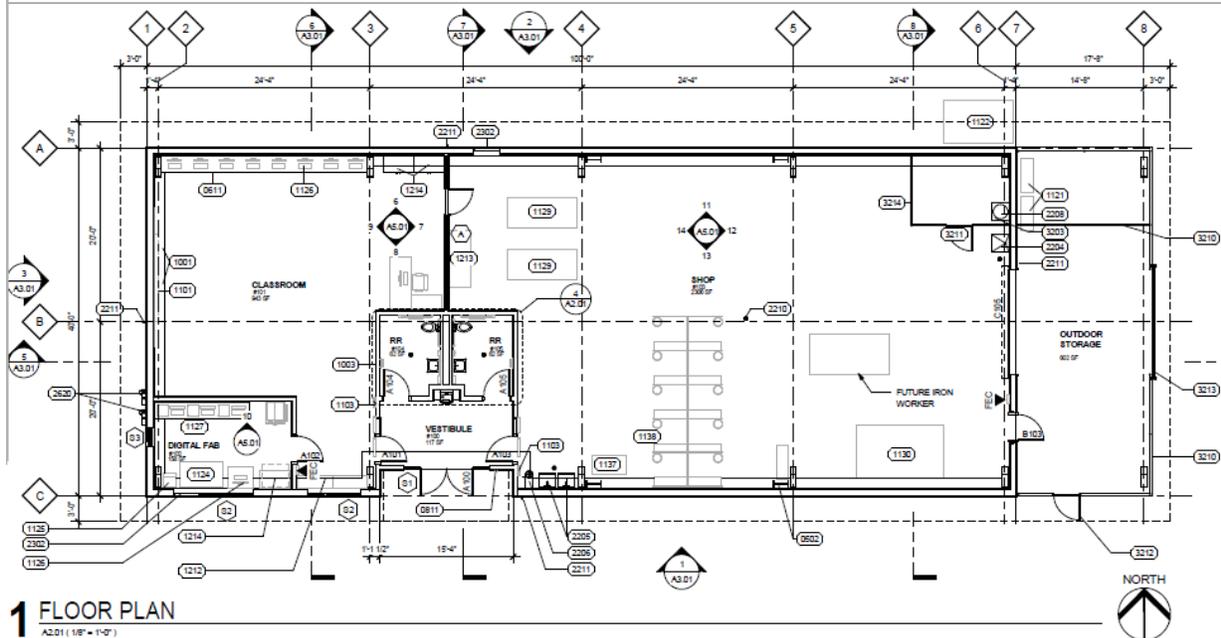
Heat pump units are installed in classrooms. Electrical and plumbing connections are pending.



Alesea School District Bond Program Construction Manager's Report

CTE Building

The most recent elevation and floor plan for the building are shown below. Details for architectural, civil, structural, mechanical, electrical and plumbing are being coordinated and resolved during regular design meetings.



COMMUNICATIONS

IMS Monthly Reports are being provided to the Bond Oversight Committee and the School Board each month. No BOC meetings are currently scheduled as members have been invited to participate in the Vocation Building design meetings. An article relaying bond progress is being prepared for the next issue of the Alsea Valley Voice.