



Alsea School District Bond Projects Construction Manager's Report

Report Date: November 6, 2023

GENERAL OVERVIEW

Construction began mid-March on the Electrical Upgrade and Panel Room projects. The Panel Room has had significant delays but we expect punchlist items will be completed this month, with final inspection following. 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 were completed to the heat pump rooftop units in October. They'll continue making connections from rooftop units to classroom units after hours during 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 is installed 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 next summer. An RFQ for General Contractors was issued and qualifications were returned from four companies. Three very qualified contractors were approved. A project pre-bid walk-through is scheduled for December 19 with these firms.

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.

PROJECT TEAM

No changes.

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 \$1.9 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. There were no new significant additions last month.

The "Paid to-Date" column shows the value of work that has been paid for. To-date, \$1.6 million has been spent on completed work.

SCHEDULE

CB Construction is expected to complete the Panel Room for final inspections by the end of November. This delay is not affecting the Power Upgrade project because switchgear for the panel room doesn't arrive until next April or May.

The electrician will complete as much work as possible for the Electrical Upgrade by the end of November 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 design team has been able to shorten their schedule and will now complete construction documents for bid and permitting by December 15. It was decided that, with the accelerated design schedule, we will not proceed with the early bid package for underground utilities and procurement of metal building components. We hope to get tighter bids and save on budget by bidding it all at once. With bids due January 10, we expect to spend the additional funds needed for the OSCIM grant match by the end of

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March. Our goal is to complete construction of the new CTE Building by the end of summer 2024, if long-lead building materials can be procured in time.

PROJECT-SPECIFIC ACTIVITY

Electrical Upgrade & Panel Room

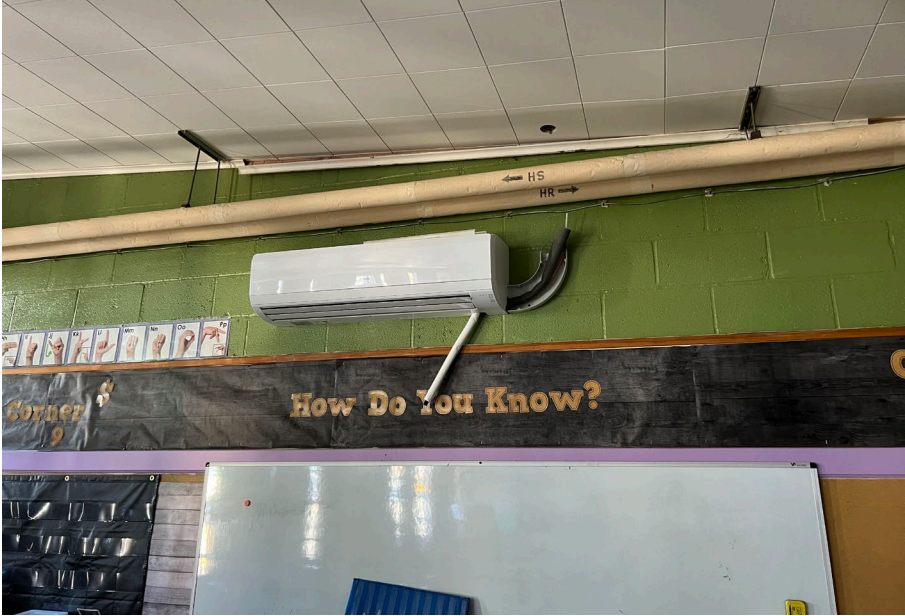
Door installation, exterior flashings and other finishes have been completed on the Panel Room and a punchwalk was held. Issue resolution is expected to be completed in mid-November.



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HVAC Upgrade

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

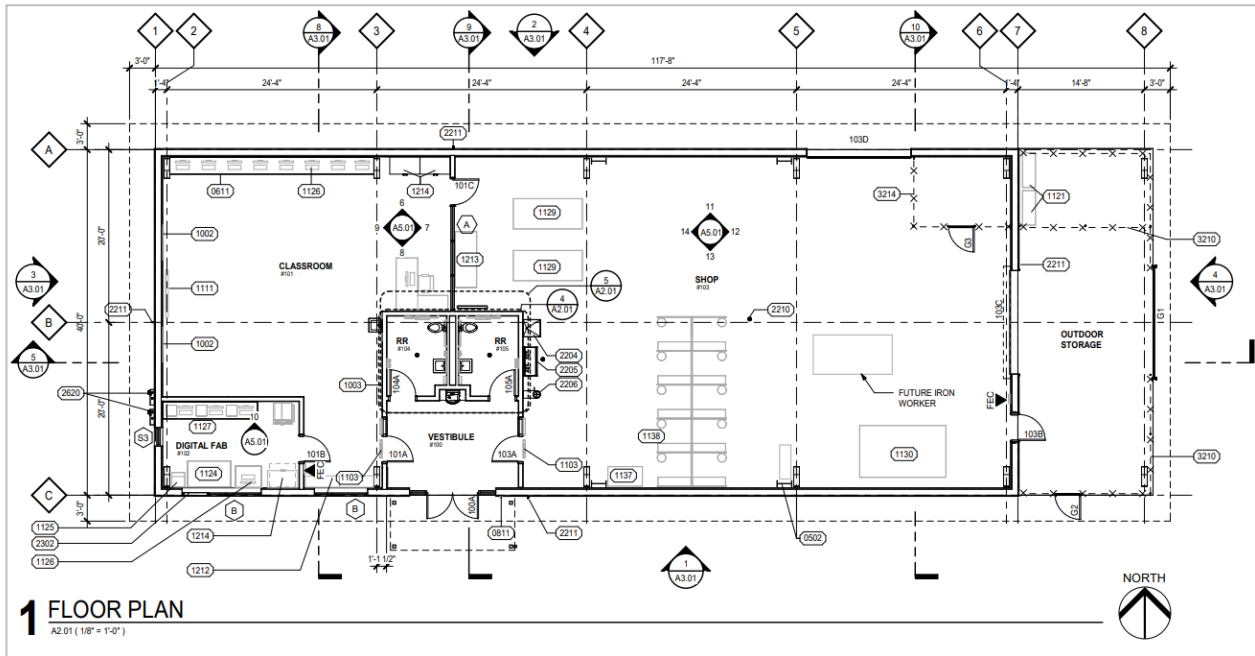


CTE Building

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 during regular design meetings.



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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.