



Alsea School District Bond Projects Construction Manager's Report

Report Date: December 7, 2023

GENERAL OVERVIEW

Construction began mid-March on the Electrical Upgrade and Panel Room projects. The Panel Room was finally completed this month after substantial contractor delays. The Electrical Upgrade work has progressed as far as possible until the long-lead equipment arrives. We're still being told the main switchgear, which will be installed in the Panel Room, won't be delivered before April 2024 so the new systems can't be energized until that is installed. The current expected completion date for the Electrical Upgrade and switchover to the new power system is July 2024.

Work on the HVAC Upgrade project has been completed as much as possible until the gym is vacated in late June 2024. Classroom and office units have been installed with completion verified by a third-party commissioning engineer. The HVAC unit and ducting for the gym is all that remains, but this can't be installed until school is out so heat isn't disrupted in the gym. The new HVAC systems will be operational when the Electrical Upgrade is completed in July 2024.

Final design for the new CTE building will be completed for bidding and permit next week and will be sent out to bid to our three pre-qualified contractors on December 15. A pre-bid walk-through is scheduled for December 19 with the contractors and bids are due January 10. Our goal is that the selected contractor will start construction in February and, depending on metal building lead-time, complete construction by September.

The application for a seismic grant is in progress and will be submitted to the State in December with award expected in spring of 2024. If successful, design will start by summer 2024 with a goal of completing construction summer 2025. The District will also apply 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 \$4.69 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.

There have been some complications with the way past project expenses have been coded for the OSCIM Grant. The District's Business Manager is hoping to resolve this issue by the first of January to verify all funds will be available.

Expenses

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

The "Committed Costs" column shows the value of work that has been contracted so far. Design fees were reduced by \$28k because we removed the remaining budget from Straightline's contract since they are no longer involved with the projects.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$1.7 million has been spent on completed work.

SCHEDULE

CB Construction is finally completing the Panel Room after 6 months of issues managing their subcontractors. This delay did not affect the Power Upgrade project because switchgear for the panel room doesn't arrive until next April.

The electrician has completed as much work as possible for the Electrical Upgrade and will pull off the project until April. The new power systems are projected to be completed and operational in July 2024 according to the recently updated Master Schedule shown below.

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ALSEA PROJECTS	97 days?	Mon 3/25/24	Tue 8/6/24
Electrical	97 days?	Mon 3/25/24	Tue 8/6/24
CPI Transformer delivery	1 day	Fri 3/29/24	Fri 3/29/24
Conduit for North Building	5 days?	Mon 3/25/24	Fri 3/29/24
Delivery of Panels MDB and MSB	1 day	Wed 4/24/24	Wed 4/24/24
Install CPI Transformer	5 days	Mon 4/29/24	Fri 5/3/24
Install Panels MDB and MSB	15 days	Mon 5/6/24	Fri 5/24/24
Pull wire to MDB and MSB	18 days	Mon 5/6/24	Wed 5/29/24
Disconnect Existing Service	5 days?	Mon 7/8/24	Fri 7/12/24
Connect New Service	10 days?	Mon 7/15/24	Fri 7/26/24
Commissioning	5 days	Mon 7/29/24	Fri 8/2/24
Final Inspection	2 days	Mon 8/5/24	Tue 8/6/24

HVAC system installation has been completed except for the gym rooftop unit and duct which can't be installed until late June 2024 when the gym is no longer being used. New HVAC equipment can't be energized until next July when the Power Upgrade is completed, so the delays have no impact on the overall project schedule or cost. The Master Schedule for completion next summer is being updated.

The CTE Building is in final design. There have been coordination meetings with the CTE teacher and the Superintendent during the last month and final details have been resolved. The design team will issue construction documents for bid and permitting on December 15. Bids are due January 10 for recommendation and approval by the Board. 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.

School District personnel have been working hard to correct mistakes and inconsistencies in funding reporting over the last three years in order to accurately submit costs to OSCIM. Due to the complexity of these corrections and the amount of time lost during the first two years of the bond projects, the District has requested an extension on the OSCIM grant March 30, 2024 deadline. We expect to have an answer in time to be able to go out to bid next week. If they do not approve the recategorization of costs we will not be able to proceed with construction of the CTE building.

PROJECT-SPECIFIC ACTIVITY

Electrical Upgrade & Panel Room

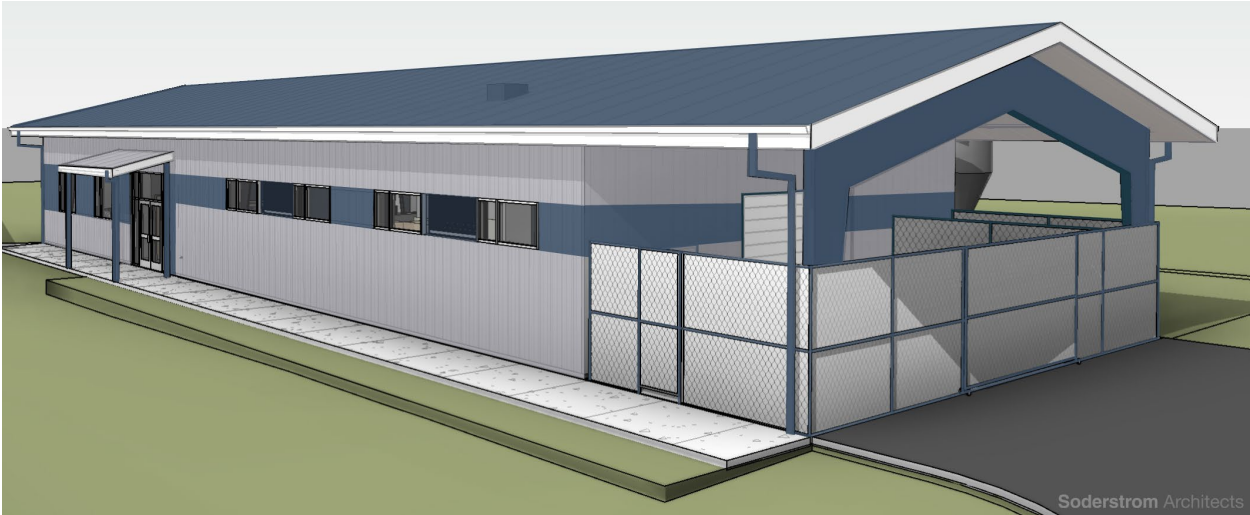
A few quality items are being addressed to complete the panel room including painting the door. This work is scheduled for next week when there is a break in the rain.

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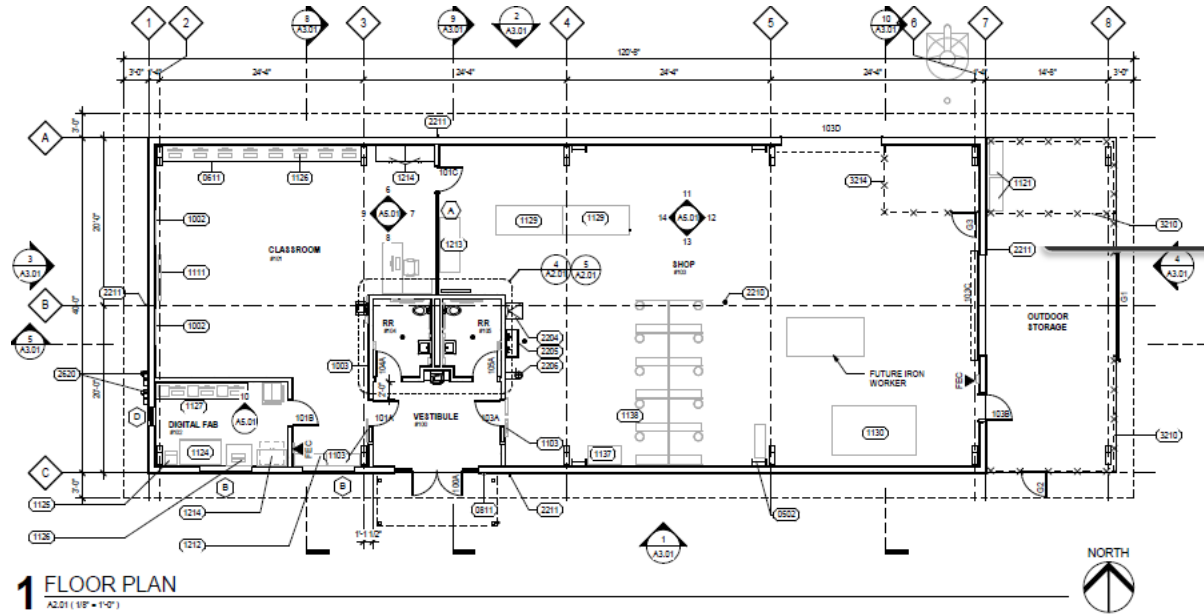


CTE Building

The most recent elevation and floor plan for the building are shown below.



Alesea School District Bond Program Construction Manager's Report



COMMUNICATIONS

IMS Monthly Reports are being provided to the School Board and the Bond Oversight Committee (BOC) each month. No BOC meetings are currently scheduled as members were participating in the CTE Building design meetings. BOC meetings may resume again when construction begins in the spring as requested by District leadership.

An article relaying bond progress was published in the latest Alesea Valley Voice.