



## **Alsea School District Bond Projects Construction Manager's Report**

Report Date: 5 January 2024

### **GENERAL OVERVIEW**

Final design documents for the new CTE building were submitted to the County at the end of December for permits. The three pre-qualified construction companies were also given the final design documents to bid on January 10. We will bring copies of the bids and our recommendation for contractor selection to the School Board that night. With the Board's approval, we will complete contracts the following week and we expect construction to begin in February. We hope to complete construction by the end of August but this is dependent on current metal building permit approval and material lead-time.

Construction began mid-March on the Electrical Upgrade and Panel Room projects. The Panel Room was finally completed after substantial contractor delays. The Electrical Upgrade work has progressed as far as possible until the long-lead main switchgear arrives. 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. 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 summer break so heat isn't disrupted in the gym. The new HVAC systems will be operational when the Electrical Upgrade is completed in July 2024.

The application for a seismic grant for the gym was submitted to the State in early January 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 is also applying for a TAP grant in February 2024 to fund the seismic grant application so there will be no impact to the District's budget even if the grant isn't awarded.

### **PROJECT TEAM**

No changes.

CTE contractor selection is pending this month.

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**BUDGET**

The updated budget summary and details for bond project revenue and expenses is attached. Comments on revenue and expense elements are noted below.

Revenue

The current program budget is \$4.71 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 \$1.91 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. Cost for CTE construction is pending bid results on January 10, but associated costs for permits, builders risk insurance, BOLI fees, special inspections and fire alarm system have been included.

The “Paid to-Date” column shows the value of work that has been paid for. So far, \$1.72 million has been spent on completed work. Note that the project management fee from IMS does not include a donated value of \$27,940 to-date.

**SCHEDULE**

CB Construction has finally completed the Panel Room after 6 months of issues managing their subcontractors.

The electrical contractor has completed as much work as possible for the Electrical Upgrade and has pulled off the project until late March. The new power systems are projected to be completed and operational in July 2024 according to the recently updated Master Schedule shown below.

<b>Electrical</b>	<b>97 days?</b>	<b>Mon 3/25/24</b>	<b>Tue 8/6/24</b>
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

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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.

<b>HVAC Upgrade</b>	<b>27 days?</b>	<b>Mon 6/24/24</b>	<b>Tue 7/30/24</b>
Deliver RTUs	1 day	Mon 6/24/24	Mon 6/24/24
Install RTUs	10 days	Mon 6/24/24	Fri 7/5/24
Pull conductors to RTU	11 days	Tue 6/25/24	Tue 7/9/24
Install Gym Ducting	10 days	Mon 6/24/24	Fri 7/5/24
Power Up Units	5 days	Tue 7/16/24	Mon 7/22/24
Final Inspections	1 day?	Tue 7/23/24	Tue 7/23/24
Commisioning	5 days	Wed 7/24/24	Tue 7/30/24

Soderstrom has completed final design of the CTE Building and permit documents have been submitted to the County for review. We have requested deferred submittal for the pre-engineered metal building so the contractor can begin work on the underground utilities and foundations while the design-build contractor for the metal building completes their design. We'll have a master schedule for CTE construction from the selected general contractor in February.

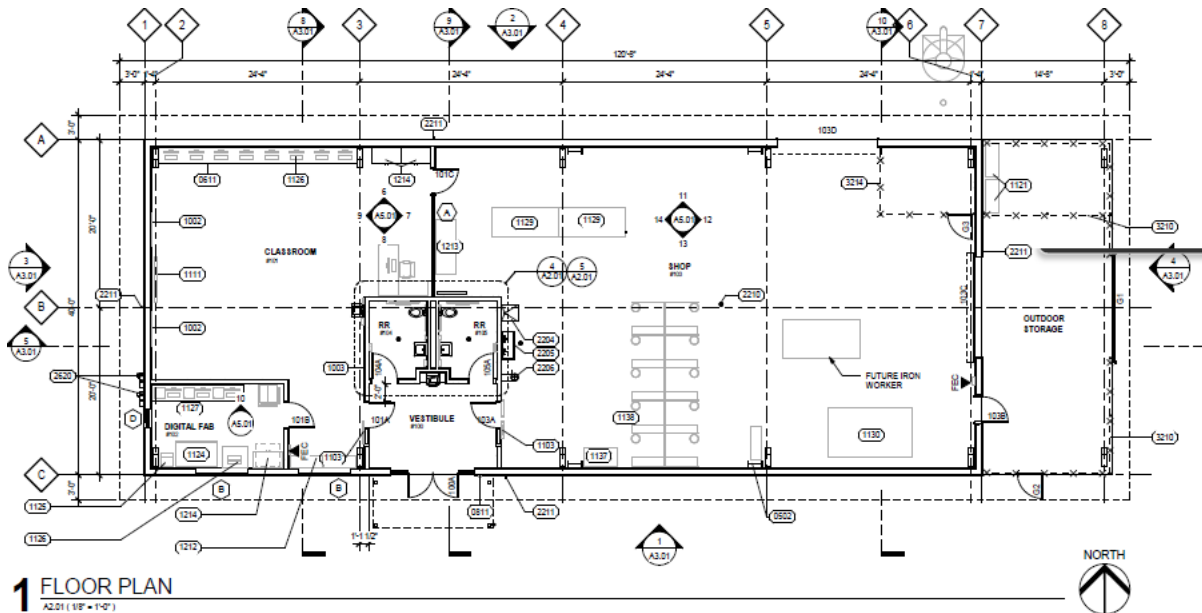
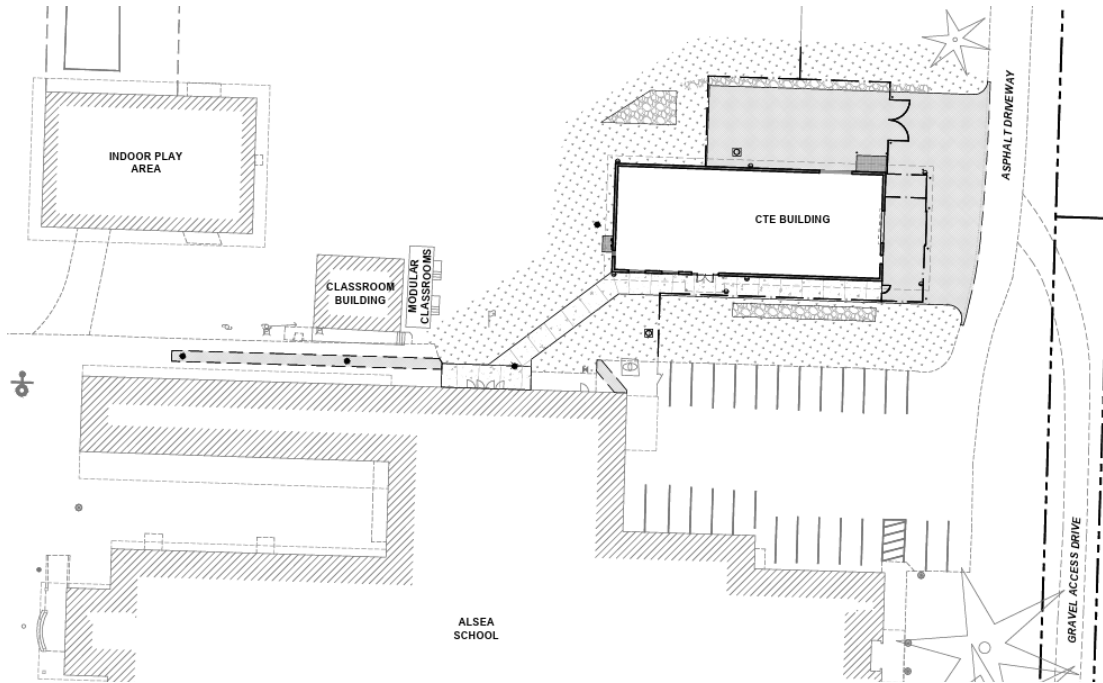
**PROJECT-SPECIFIC ACTIVITY**

CTE Building

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



# Alesea School District Bond Program Construction Manager's Report



**1 FLOOR PLAN**  
A2.01 (1/8" = 1'-0")

## 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 directed by District leadership.