



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

Report Date: 2 February 2024

### **GENERAL OVERVIEW**

Final design documents for the new CTE building are in review with the County. Todd Construction has contracted with Nucor for the metal building structural design. All permits will be issued once that design review is complete. Todd is completing buy-out now and expects to mobilize in late March for underground utilities and foundations with the metal building erection planned for May. They have committed to construction completion by late August.

The Electrical Upgrade work with CB Construction 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 with CB Construction 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 and award notice is expected in spring of 2024. If successful, design will start by summer 2024 with a goal of completing construction during summer 2025. The District also submitted the application for a TAP grant to fund the seismic grant application so there will be no impact to the District's budget even if the grant isn't awarded.

The District applied for, and was granted, an extension on the OSCIM grant, due to the history of delays and construction challenges associated with the bond program. This relieves the pressure to spend bond dollars by the March 30 deadline we have been working towards.

### **PROJECT TEAM**

Todd Construction has been contracted to build the new CTE building.

## **BUDGET**

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

### Revenue

The current program budget is \$4.70 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. Now that the Todd Construction contract for the CTE building has been added to committed costs, all budget elements have been included and there is \$55k remaining 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 have been added including permits, builders risk insurance, BOLI fees, special inspections and the fire alarm system.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$1.82 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$31k to-date.

## **SCHEDULE**

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're waiting on a detailed master schedule from Todd Construction but we've been given the following milestone dates in the meantime:

- Underground utilities and foundations – April/May
- Metal building erection – May/June
- Building utilities & finishes – June/July/August

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.

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<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

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.

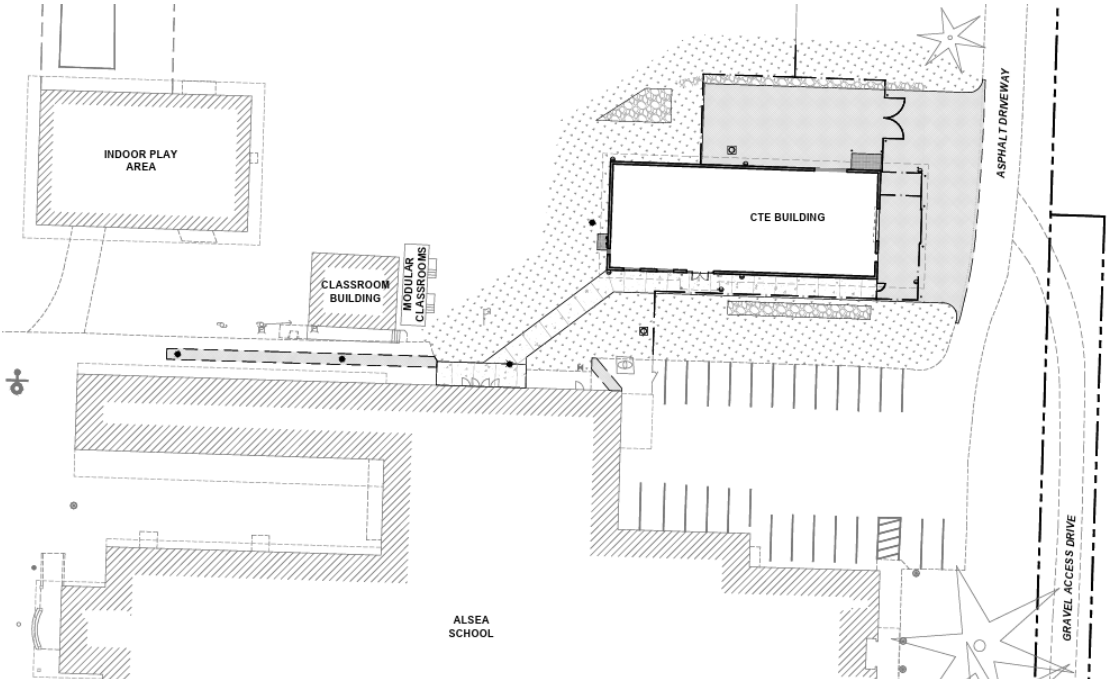
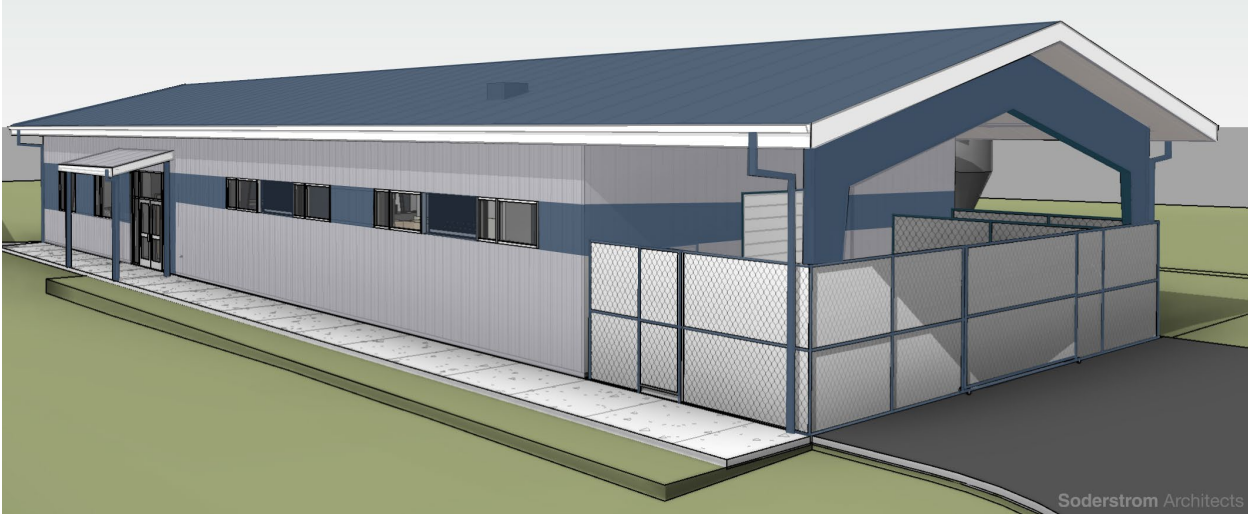
<b>HVAC Upgrade</b>	<b>27 days?</b>	<b>Mon 6/24/24</b>	<b>Tue 7/30/24</b>
Deliver RTUs	1 day	Mon 6/24/24	Mon 6/24/24
Install RTUs	10 days	Mon 6/24/24	Fri 7/5/24
Pull conductors to RTU	11 days	Tue 6/25/24	Tue 7/9/24
Install Gym Ducting	10 days	Mon 6/24/24	Fri 7/5/24
Power Up Units	5 days	Tue 7/16/24	Mon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

**PROJECT-SPECIFIC ACTIVITY**

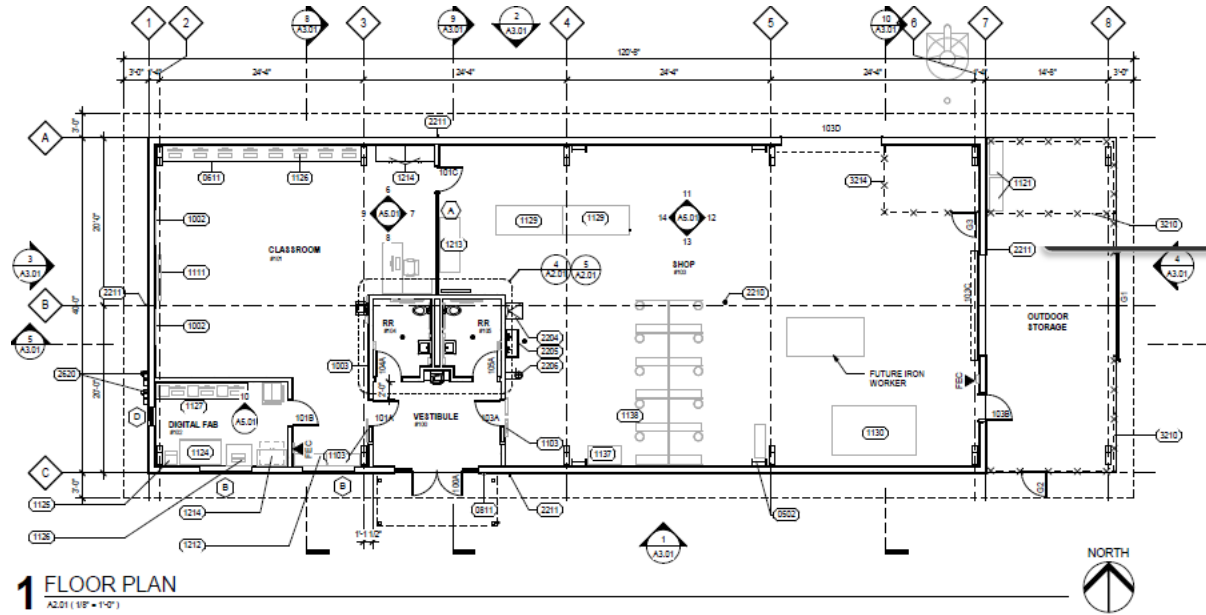
CTE Building

The most recent elevation and floor plan for the building are shown below. We'll start including construction progress pictures in April.

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## 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. BOC meetings may resume when construction begins in the spring, as directed by District leadership.

One short article was provided to the Alsea Valley Voice to update the community on bond progress and the decision to use Todd Construction.