



Alsea School District Bond Projects Construction Manager's Report

Report Date: 4 March 2024

GENERAL OVERVIEW

Permits for construction of the new CTE building have been issued except for the metal building and fire alarm, which are deferred pending design-build submittals. Todd Construction is completing buy-out and we have a pre-construction meeting scheduled with them on March 18. They'll mobilize that week and will begin underground utilities and foundation work in late March. Metal building erection is planned for May. They have committed to construction completion by late August.

The Electrical Upgrade work with CB Construction is scheduled to resume over spring break, with some underground utility installation on the north side of the gym. We're still being told the main switchgear will be delivered in April and they expect to complete all required work in time for site-wide power shutdown and switchover in early July. The power shutdown is expected to last three weeks. The current expected completion date for the Electrical Upgrade is late July.

Work on the HVAC Upgrade project with CB Construction has been completed as much as possible until the gym is vacated in late June. 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 late July.

The seismic grant application for the gym was submitted to the State in early January and award notice is expected in May or June. If successful, design will start this summer 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.

PROJECT TEAM

No changes this month.

BUDGET

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

Alsea School District Bond Program Construction Manager's Report

Revenue

The current program budget is \$4.73 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. All budget elements have been included and there is \$84k remaining in Owner's Contingency for unforeseen costs.

The "Committed Costs" column shows the value of work that has been contracted so far. Costs 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, \$1.87 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$36k to-date.

SCHEDULE

Todd construction has provided us with a complete and detailed master schedule for the CTE Building showing substantial completion for occupancy in August. Primary construction elements are scheduled as follows:

- Underground utilities – early April
- Building footings – April
- Building slab – early May
- Metal building material delivery – mid May
- Metal building erection – May & early June
- Door and window install – mid June
- Interior framing – late June
- Interior utility rough-in – early July
- Interior finishes – July
- Final finishes and trim – early August
- Substantial completion for move-in – August 18
- Final inspection and punchlist work – late August

CB Construction provided the schedule below for the electrical upgrade a few months ago. We have a meeting with them and the electrical contractor next week to confirm this schedule and prepare for upcoming work during spring break.

Alsea School District Bond Program
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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

CB Construction also provided the schedule below a few months ago for HVAC system completion. Work is expected to resume in June.

HVAC Upgrade	27 days?	Mon 6/24/24	Tue 7/30/24
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

We'll begin including pictures of construction next month after work begins.

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 as directed by District leadership.