



# Alsea School District Bond Projects Construction Manager's Report

Report Date: 2 May 2024

## GENERAL OVERVIEW

Construction continues on the new CTE Building! Foundations are complete. Slab rebar and concrete will be installed in mid-May, followed by metal building erection. Long-lead equipment has been ordered and all permits have been issued by the County. Construction is on-schedule for completion in late August.

The Electrical Upgrade received brief work over spring break with underground utility installation on the north side of the gym. Some of the long-lead switchgear is being delivered this week and we're told the rest will arrive mid-May. They still 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 two to three weeks. The current expected completion date for the Electrical Upgrade is late July.

Work on the HVAC Upgrade project has been completed as much as possible until the gym is vacated in late June. The HVAC contractor has confirmed they have all equipment in their shop and they've scheduled a crew to start the last week of June. The new HVAC systems will be operational when the Electrical Upgrade is completed in late July.

A local contractor has been hired to repair deficiencies to the panel room door that CB Construction has not resolved. That work is scheduled to be completed later this month.

The seismic grant application for the gym was submitted to the State in early January and award notice is expected in late May or June. If successful, design will start this summer with a goal of completing construction during summer 2025. The District was awarded 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 \$4.75 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 \$101.5k remaining in Owner's Contingency for unforeseen costs.

The "Committed Costs" column shows the value of work that has been contracted so far. There were several surprise costs for site utility conditions along with a credit for site data changes that weren't necessary. Overall, their contract value increased less than \$300 which is great news for this stage of the project.

The "Paid to-Date" column shows the value of work that has been paid for. So far, a little more than \$2.0 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$44k to-date.

## **SCHEDULE**

Todd Construction's work is holding with the primary milestones in their master schedule and they continue to show substantial completion for occupancy in mid-August with final details completed before school starts. Primary construction elements are scheduled as follows:

- Pour building slab – May 10
- Metal building material delivery – May 16
- Metal building erection – late 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 reported a delay in delivery of the main switchgear that was scheduled for 4/24. Some of the equipment will be delivered 5/3 and the remaining equipment on 5/17. Their current schedule has sufficient float so they can still be ready for power shutdown and switchover starting July 8. However, we put them on notice that they must make this date even if it means working overtime and weekends.

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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

CB Construction's HVAC contractor confirmed this month that they have all duct and equipment in their shop and their crew is ready to start the last week of June. Their work in the gym will take no longer than 2 weeks which will not impact the gym resurfacing scheduled to start July 29.

<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

Construction fencing and signage is installed between the playground and construction area and includes the north parking lot which has been designated for construction vehicles & materials.



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Footings have been poured and forms removed.



Compaction and grading for the building slab is in progress.



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The West detention area has been excavated.



The electrical conduit for the secondary panel location is being installed.



## **COMMUNICATIONS**

IMS Monthly Reports are being provided to the School Board along with weekly updates. We plan to submit another article to the Alsea Valley Voice June edition updating the community with pictures of the metal building erection.