



# Alsea School District Bond Projects Construction Manager's Report

Report Date: 13 June 2024

## GENERAL OVERVIEW

Construction continues on the new CTE Building, on-schedule for completion in late August. Steel erection is proceeding and the metal roof has been installed. Window installation and framing start next week.

The Electrical Upgrade work has resumed. The long-lead switch gear was finally delivered and installed in late May and the transformer installation has been coordinated with CPI. Power shutdown for switchover is scheduled for July 9 and will last two to three weeks. The expected completion date for the Electrical Upgrade is late July.

The final work remaining for the HVAC Upgrade is installing the air handler and ducting for the gym. The HVAC contractor has confirmed they have all the 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.

We received notice in May that Alsea was awarded the seismic grant for the gym and adjacent office areas! We prepared two Finding of Facts for the School Board to expedite this project; one for direct appointment of the current design team, and one to use the CMGC method of contractor selection. Design should begin in July after the grant agreement is approved, and construction will be completed next summer. Also, a seismic grant application for the High School classroom wing will be submitted late this year for next years' round of grants.

## 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.

### Revenue

The current program budget is \$4.78 million including ESSER funds and the OSCIM grant. Bond interest is being added to the income budget as it's earned and a final projected value from the District has been added to the Current Budget income value.

# Alsea School District Bond Program Construction Manager's Report

## 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 \$116k remaining in Owner's Contingency for unforeseen costs.

The "Committed Costs" column shows the value of work that has been contracted so far. Other project costs increased \$16k from reconciliation reports provided by the District.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$2.7 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$47k 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 finishes completed before school starts. Primary construction elements are scheduled as follows:

- Door and window installation – 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's electrical contractor has installed the switchgear, coordinated transformer installation with CPI and is currently working on installing new power feeders to prepare for switchover. CPI has scheduled power shutdown for July 9 and their work to remove poles and overhead lines will be done in one to two days. The electrician will disconnect the old power system and install new connections during a two-to-three week shutdown. Power will be restored in late July. Then our 3<sup>rd</sup> party commissioning agent will inspect the installation to verify quality.

<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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CB Construction's HVAC contractor confirmed they have all duct and equipment in their shop and their crew is ready to start the last week of June when the gym is vacated. Their work is expected to take two weeks and will not impact the gym floor 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

Concrete slab, vapor barrier and weatherproofing were completed in May.





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Steel structure was completed in early June along with roof insulation and liner. Metal roofing is being installed.





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Wall insulation strap installation is underway.



HVAC rough-in has started.





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Sewer connection work is underway within the fenced area and connection will be completed after school is out.



## **COMMUNICATIONS**

IMS Monthly Reports are being provided to the School Board along with weekly updates. The school provided an article to the Alsea Valley Voice June edition, which included a brief update on construction progress.