



# Alsea School District Bond Projects Construction Manager's Report

Report Date: 17 July 2024

## GENERAL OVERVIEW

Construction continues on the new CTE Building, on-schedule for completion in mid-August.

The Electrical Upgrade work is nearing completion. Power shutdown for switchover is in progress. CPI has completed their work, removing poles and installing the transformer. The power start-up is expected to be completed late next week with final demolition of old panels completed in early August.

HVAC duct installation has been completed in the gym and the new roof top unit has been set. HVAC systems will be operational when the Electrical Upgrade is completed in late July.

Design has started for Seismic Renovation to the gym and adjacent office areas. Design is scheduled for completion in February 2024. We issued an RFP for CM/GC contractor selection by a District committee in August. The contractor will participate in design 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 the next round of grants.

Soderstrom Architects has also begun developing conceptual design options for a new kitchen and cafeteria. We expect to have our first meeting with them in the next couple of weeks.

## PROJECT TEAM

ZCS Engineers and Soderstrom Architects were contracted for design on the gym seismic retrofit.

## 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 interest value from the District is reflected in 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 \$120k 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 no significant changes in the last month.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$3.1 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$55k to-date.

### **SCHEDULE**

Todd Construction's work is on-schedule 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:

- 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 reenergizing the school. CPI has completed their work, removing poles and overhead lines. The electrician will complete their installation of new connections next week. Power will be restored to all areas by the end of July. Then our 3<sup>rd</sup> party commissioning agent will inspect the installation to verify quality.

CB Construction's HVAC contractor has completed the interior HVAC work and is waiting for power to the equipment next week in order to start-up, test and program the systems. Our 3<sup>rd</sup> party commissioning agent will continue their inspections in early August.

Alsea School District Bond Program  
Construction Manager's Report

**PROJECT-SPECIFIC ACTIVITY**

CTE Building

Exterior siding, windows and canopy have all been installed and metal trim is in progress.



Entry storefront doors and windows have been installed.





Alsea School District Bond Program  
Construction Manager's Report



Asphalt paving has been completed on the north side and in the storage area. Coring has begun for fence posts.





Alsea School District Bond Program  
Construction Manager's Report

Interior framing and insulation have been completed, and drywall installation is about 75% complete.



HVAC duct installation is being completed and lights have been installed in the shop.



Alsea School District Bond Program  
Construction Manager's Report



Electrical, plumbing, fire alarm and data rough-in are complete.

Electrical Upgrade

The new transformer has been installed by CPI and power poles removed.





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## HVAC Upgrade

The gym duct installation has been completed and the gym RTU installed.



## **COMMUNICATIONS**

IMS Monthly Reports are being provided to the School Board along with weekly updates.