



Alsea School District Bond Projects Construction Manager's Report

Report Date: 7 August 2024

GENERAL OVERVIEW

The CTE Building continues on-schedule for occupancy on Monday, August 19.

The Electrical Upgrade work will be finished next week. All areas of the school have power restored.

HVAC Upgrade systems have been completed. Startup and final testing is in progress. Our third-party commissioning agent will verify system function and quality beginning later this month.

Design continues for the Seismic Retrofit to the gym and adjacent office areas. Specialty consultants will be on site next week to perform tests on the affected walls. Design is scheduled for completion in February 2024. Proposals are due from interested contractors on August 13th. We hope to confirm the proposal review team at this month's School Board meeting.

A second seismic grant application for the High School classroom wing is in progress and will be submitted late this year for the next round of grants.

We initiated design planning meetings for a new kitchen building with the District and Soderstrom Architects. Concepts are being refined for the next meeting in early September.

PROJECT TEAM

No changes.

BUDGET

The updated budget summary and details for both the bond projects and the seismic retrofit project are attached. Comments are noted below along with notes about the kitchen project costs.

Bond Projects

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.

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

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in Owner's Contingency for unforeseen costs, although ~\$10k of this has been committed to pending change orders.

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, \$3.8 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$64k to-date.

Seismic Retrofit

The current project budget is \$2.48 million from the seismic grant.

The "Current Budget" column in Expenses shows the projected costs for construction design, management and other associated elements. There is a projected value of \$187k in Owner's Contingency for actual construction costs or unforeseen items.

The "Committed Costs" column shows the value of work that has been contracted so far. The design team is fully contracted as is project management. Geotech and material testing are being contracted as needed.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$4k has been spent on completed work.

Kitchen Building

Soderstrom Architects was contracted for master planning and conceptual design for a new kitchen and commons building. A not-to-exceed fee of \$12k has been authorized for this work.

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 on Monday, August 19 with final punchwork completed before school starts. Primary construction elements are scheduled as follows:

- Final finishes and trim – completed August 14
- Final inspections and punchlist walk with architect – August 15
- Final cleaning – August 16
- Substantial completion for move-in – August 19

CB Construction's electrical contractor has completed installing new power feeders and priority areas of the school were reenergized in late July. Remaining areas are being completed this week with all finish work completed next week. Our 3rd party commissioning agent will inspect the installation to verify quality later this month.

CB Construction's HVAC contractor has completed the interior HVAC work and units were started up in late July. Our 3rd party commissioning agent will continue their inspections later this month when programming and pre-verification testing is completed.

PROJECT-SPECIFIC ACTIVITY

CTE Building

All exterior metal trim has been completed and fencing is nearing completion.



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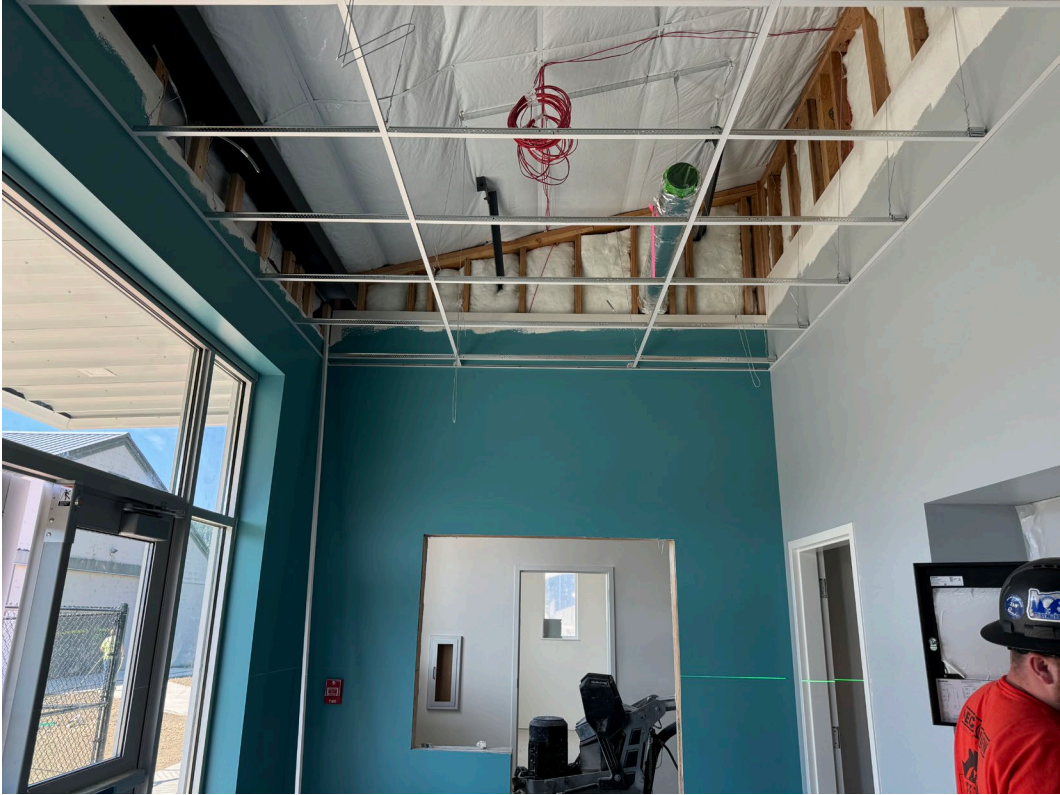
Final grading has been completed for hydroseeding.



Interior painting and wainscot installation are progressing.



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Concrete floor polishing is in progress.



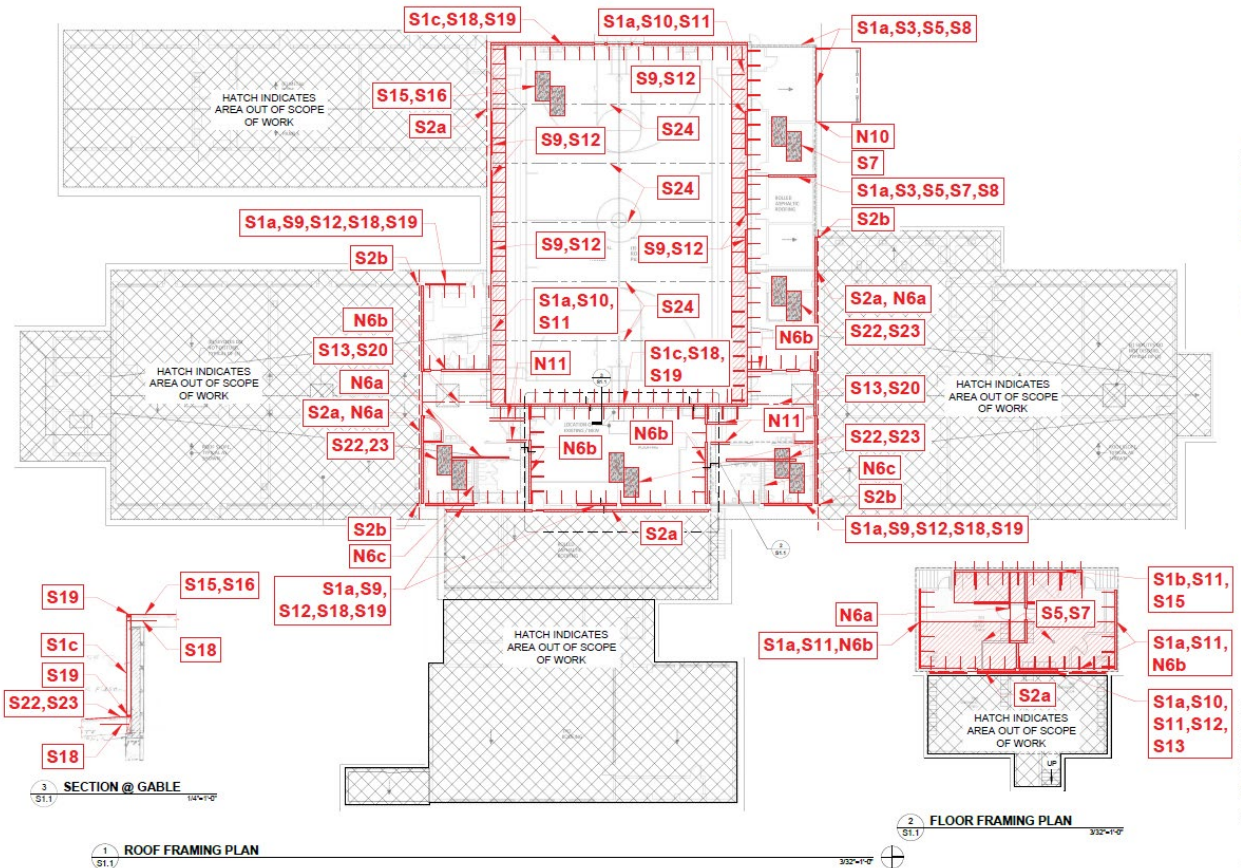
Overhead doors have been installed.



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Gym Seismic Retrofit

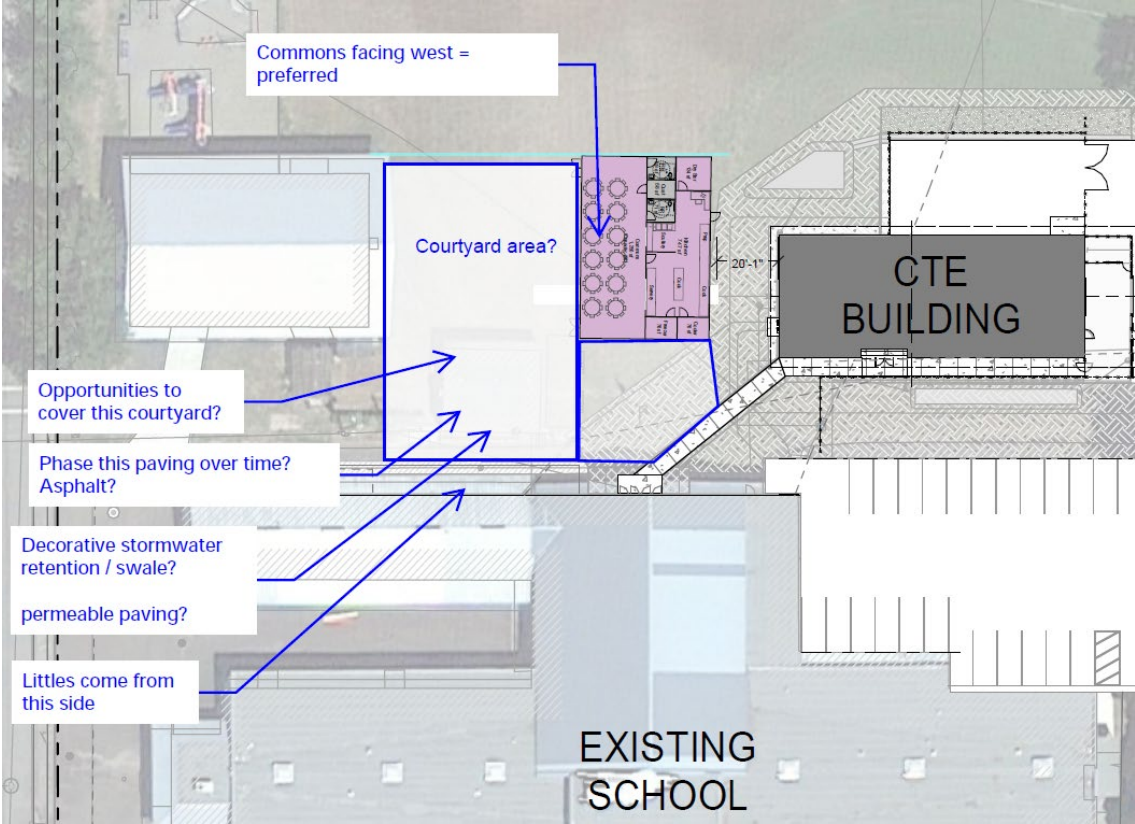
Preliminary design has been completed and the schematic design kick-off meeting is Thursday, August 8th. The concept for structural reinforcement and roof replacement is summarized in the plan below. Geotech testing on the north side of the gym has been completed and we've scheduled concrete/masonry wall scanning for next week. Additional concrete and masonry core samples will be collected before school starts to verify existing material integrity as needed for a detailed design.



New Kitchen Building

A conceptual design meeting was held on Monday, August 5th with one Board member in attendance in addition to District leadership. Several concepts were reviewed with the preferred location and orientation shown below. The architect captured a number of notes for refining the conceptual design from the meeting discussion, not all of which are shown below. The idea of eliminating the commons area if needed for budget constraints was also discussed and is being considered. The next design meeting will be on September 4th.

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COMMUNICATIONS

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