



# Alsea School District Bond Projects Construction Manager's Report

Report Date: 5 September 2024

## GENERAL OVERVIEW

The CTE Building achieved occupancy on Thursday, August 15, a few days ahead of schedule. Final punchlist items are being completed this Friday. We'll complete the document and financial close-out by the end of this month.

The Electrical Upgrade work has been finished. Our 3<sup>rd</sup> party commissioning agent will complete their quality inspection by the end of this month.

HVAC Upgrade systems have been completed, but the gym RTU has a leak in the refrigerant coil that was discovered during testing two weeks ago. The coil is on order but is a 6-8 week lead-time item. In the meantime, the gym will not have cooling! The classroom units appear to be working properly and staff are enjoying the air conditioning.

Design continues for the Seismic Retrofit to the gym and adjacent office areas with final document completion due in February 2025. The 50% design documents will be reviewed in late September. At the same time, destructive testing is being done to take masonry samples, concrete wall cores and to open up ceiling structure for investigation by the design team. We plan to complete all testing and patching by the end of September.

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.

Conceptual design for a new kitchen building is continuing with the District, ourselves and Soderstrom Architects. The latest concepts and cost estimate was reviewed during a meeting yesterday.

## 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.

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The "Current Budget" column in Expenses shows the projected costs matched to the Revenue budget. All budget elements have been included and there is \$86k remaining in Owner's Contingency. We expect less than \$10k of this will be used for final scope additions requested by the District.

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, \$4.3 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$73k 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 and Geotech. Material testing is being contracted this month.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$28k 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 was authorized for this work. IMS is not charging a management fee until the Board decides to move forward with a full design project.

The architect is projecting a cost of \$2.6 million based on the latest concept reviewed yesterday with the District. We believe this estimate is high since it is based on a cost of \$600 per square-foot with 30% soft costs. We believe a more reasonable conceptual budget would be \$2.0 million to \$2.2 million depending on inflation and how much existing kitchen equipment can be reused.

## **SCHEDULE**

Todd Construction completed the CTE Building requirements for occupancy on Thursday, August 15 which was several days ahead of schedule. We walked the building with the architect that day and created a punchlist of quality issues and missing items. Todd is resolving all these items by this Friday for a final back-punch walk with the architect.

CB Construction's electrical contractor has completed installing new power feeders and all areas of the school were reenergized in early August. Our 3<sup>rd</sup> party commissioning agent will finish their inspections of the installation to verify quality before the end of September.

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CB Construction's HVAC contractor has completed the interior HVAC work and units were started up in late July and early August. A leak was discovered in the gym RTU refrigerant coil during start-up testing in mid-August. The new coil is on order but is 6-8 weeks out before delivery.

**PROJECT-SPECIFIC ACTIVITY**

CTE Building

The building has been completed and shop equipment move-in started on-schedule the week of August 19.

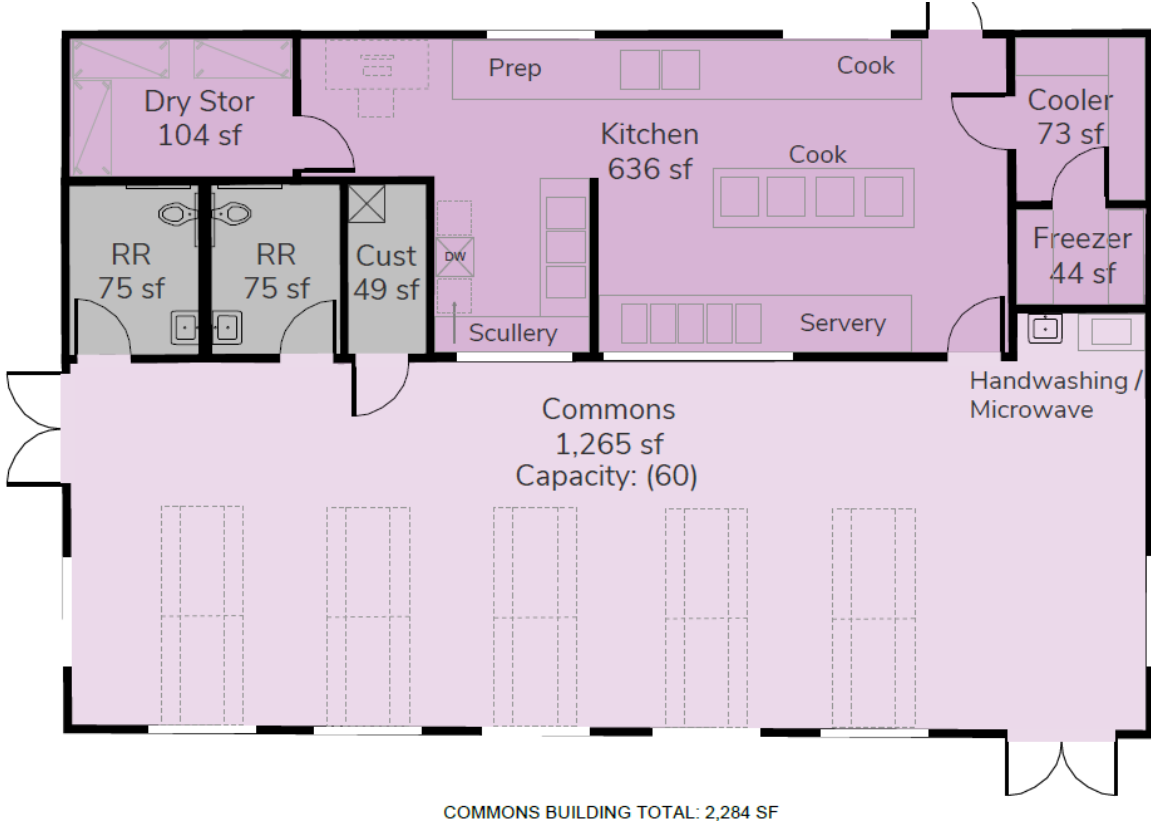


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New Kitchen Building

The latest conceptual design meeting was held on Wednesday, September 4<sup>th</sup>. The refined concept below was discussed and final adjustments were given to the architect.



**COMMUNICATIONS**

IMS Monthly Reports are being provided to the School Board. An Open House for the new CTE building is being scheduled for the end of September/early October.