



Alsea School District Bond Projects Construction Manager's Report

Report Date: October 3, 2024

GENERAL OVERVIEW

The CTE Building construction is complete. We're reviewing final closeout documents with the design team to wrap up the project this month.

The Electrical Upgrade work has been finished. Our 3rd party commissioning agent identified a few small items that will be resolved this month for project completion.

HVAC Upgrade systems have been completed but the gym RTU has a leak in the refrigerant coil that was discovered during testing in September. A replacement coil is on order and should be installed mid-October. The rest of the HVAC systems have been tested by our 3rd party commissioning agent and there are a number of items the contractor will be addressing this month.

The 50% design for the Seismic Retrofit to the gym and adjacent office areas was completed on schedule in late September. We reviewed these documents with the project team and they're now working towards completion of 75% design documents in early December. Final design documents will be completed for bidding in February 2025. We'll be advertising the revised contractor selection RFP at the end of this week with plans to complete the selection process in early November.

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 being completed this month with the District, ourselves and Soderstrom Architects.

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 \$4.77 million including ESSER funds, the OSCIM grant and bond interest.

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The "Current Budget" column in Expenses shows the projected costs matched to the Revenue budget. All budget elements and final contractor change orders have been included and there is \$74k remaining in Owner's Contingency.

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, \$4.5 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$76k 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. There were additional costs for material testing contracted last month.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$72k 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.

SCHEDULE

CB Construction's electrical contractor will be on-site this week to finish the few quality items identified by our commissioning agent.

CB Construction's HVAC contractor will be on-site this week to address the quality items identified by our commissioning agent. Also, they expect to install the replacement coil for the gym RTU mid-October. Then we can have the commissioning agent verify operation.

PROJECT-SPECIFIC ACTIVITY

Gym Seismic Design

Excerpts from the 50% design documents are included below. The work includes replacement of the roof over the gym, the stage, and the High School office wing along with wall reinforcements throughout the project area. The only work inside the gym will be strengthening the ceiling glulam beams, so impacts to the gym floor will be minimized.

Alea School District Bond Program Construction Manager's Report



ZCS
1000 North 10th Street
Aurora, CO 80010
781.553.2222

ALEA SCHOOL DISTRICT
ALEA, CO 80015



ALEA GYM &
OFFICE ADDITION
SEISMIC RETROFIT

ROOF / CEILING FRAMING PLAN NOTES

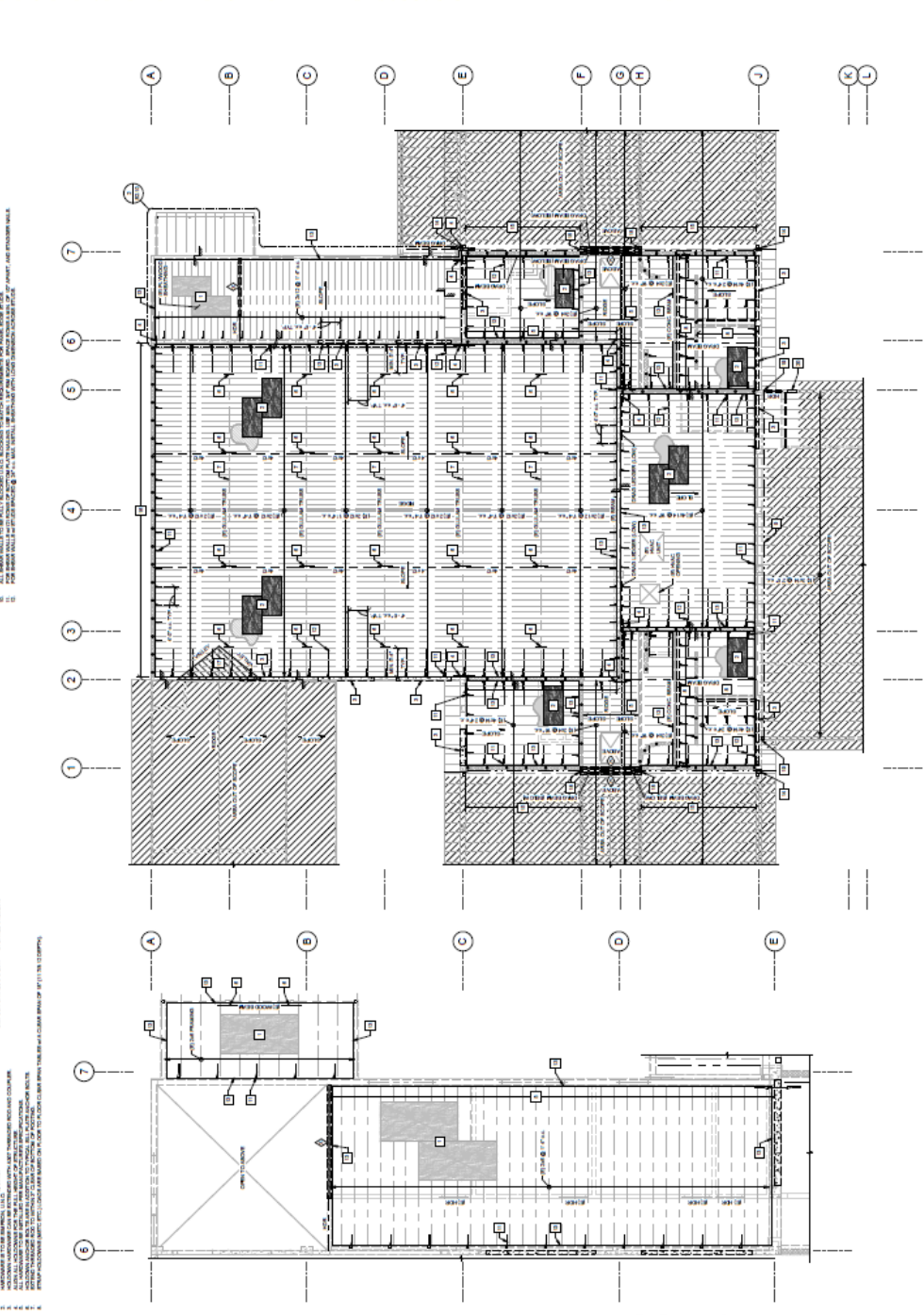
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100% SCHEMATIC DESIGN | NOT FOR CONSTRUCTION

ROOF FRAMING PLAN

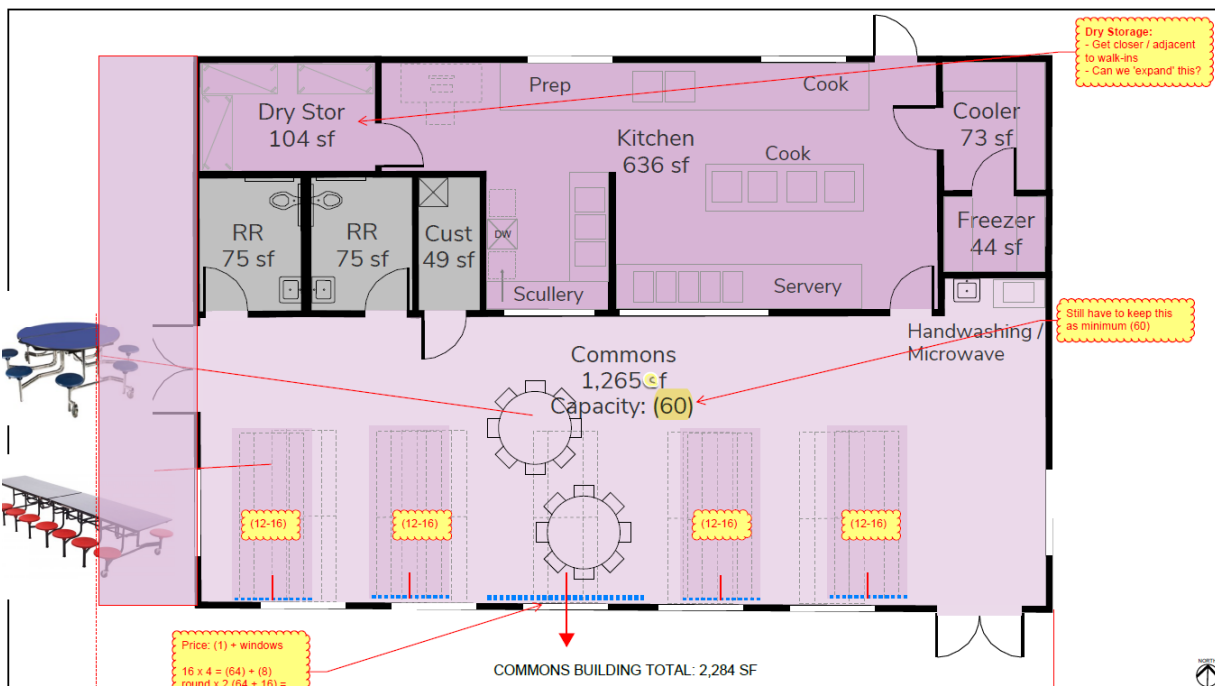
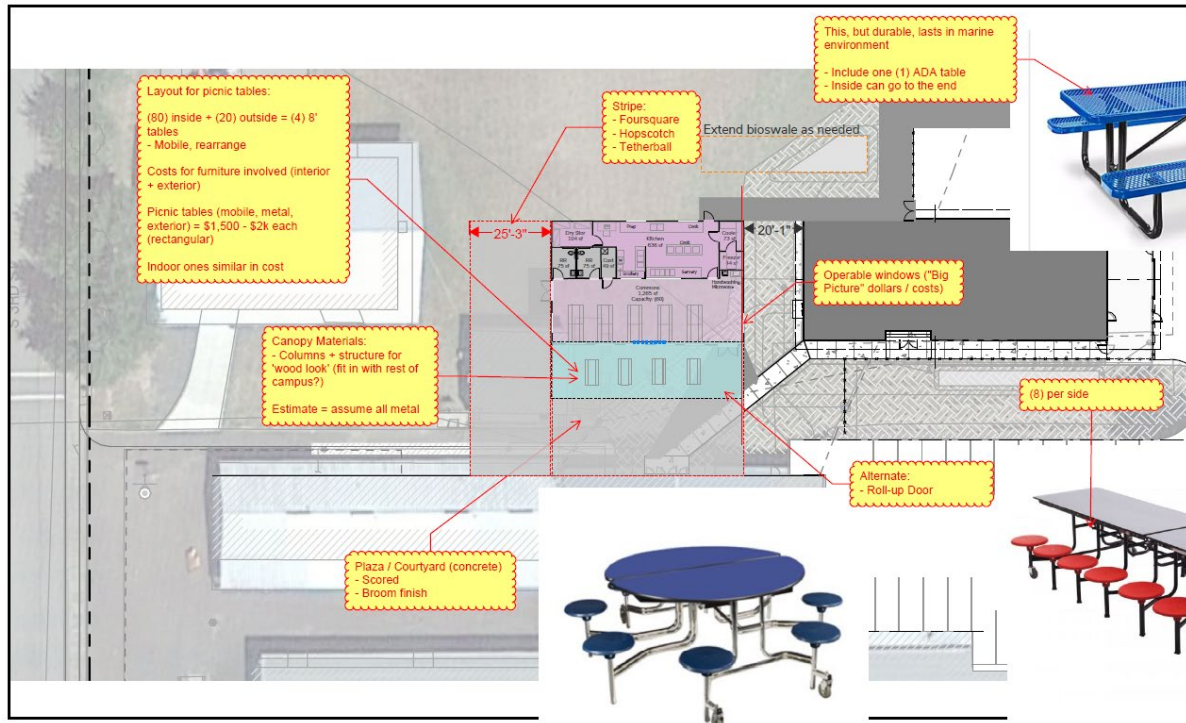
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New Kitchen Building

A final conceptual design meeting was held with the District and Soderstrom Architects earlier this week. Based on direction provided by the Benton Community Foundation, the District expanded project to include some "wants" for additional grant fund requests. Notes from the meeting are included in the diagrams below. The revised plans and cost estimate will be completed in 2 weeks.



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COMMUNICATIONS

IMS Monthly Reports are being provided to the School Board.
An Open House for the new CTE building was held on October 2nd.

