

SEASIDE SCHOOLS

CONSTRUCTION PROJECT





February 2019

MONTHLY PROGRESS REPORT



PROJECT:	SEASIDE SCHOOL DISTRICT 2016 GO BOND PROJECT
MONTH OF:	FEBRUARY 2019
PREPARED FOR:	SEASIDE SCHOOL DISTRICT
PREPARED BY:	MEGAN PRITCHARD, DAY CPM PROJECT COORDINATOR
OWNER's REPRESENTATIVE:	DAY CPM
ARCHITECT:	BRIC ARCHITECTURE INC.
CM/GC:	HOFFMAN CONSTRUCTION COMPANY OF OREGON

PROJECT DASHBOARD

	BUDGET	SCHEDULE	SCOPE	COMMUNITY
Monthly Rating				



ON TARGET



CAUTION



BEHIND

FEBRUARY 2019 MILESTONES

- ✓ Developed Early In-Water work approach for access road between Heights and HS/MS
- ✓ Working with the City on the East Hills Reservoir site agreements and utility coordination
- ✓ Finished up Exterior Subcontractors for VE opportunities, saving over \$900,000
- ✓ Heights Elementary Addition and Renovation program meetings
- ✓ Finalize contract with Real Estate Brokerage Firm

MARCH 2019 TARGET MILESTONES

- ➔ Submit In-water Work Application to DLS & USACE for Early In-Water work for access road construction.
- ➔ Finish East Hills Reservoir site and utility coordination with City consultant team
- ➔ Meet with Interior Subcontractors for VE opportunities for cost savings
- ➔ Seaside Heights
Finalize Gym Building Design and Receive Cost Estimate
- ➔ Begin FF&E coordination with Architect



EXECUTIVE SUMMARY

DESIGN:

- BRIC Architecture is finishing up Design Development of Seaside Heights to meet Elementary education program needs, including classroom types and arrangements, gymnasium and covered play areas, building security and project budget.
- While not part of the District Bond, the City of Seaside's engineering firm of Murray Smith is designing the East Hills Reservoir tank, pump station, and future north and south piping connections.
- Working Hoffman Construction subcontractors on cost savings options for the HS/MS, Seaside Heights, and developing schedules for work beginning in Summer 2019 through Summer 2020.



CITY OF SEASIDE:

- Permitting - Seaside Public Works has been smooth:
 - Final Building permit anticipated in early March
- East Hills Reservoir - Public Works and Murray Smith
 - Coordination between City consultant Murray Smith and District consultants KPFF, IEI and BRIC are ongoing weekly.
 - Hoffman team will begin installation of the eastern half of the water line in early March.
 - Bidding/Permitting planned for early Summer 2019, with onsite work beginning late Summer 2019. Fabrication of reservoir tank sections will occur offsite, then delivered for erection and welding in the Fall
 - Working up agreements with the City for site access and land use

CONSTRUCTION:

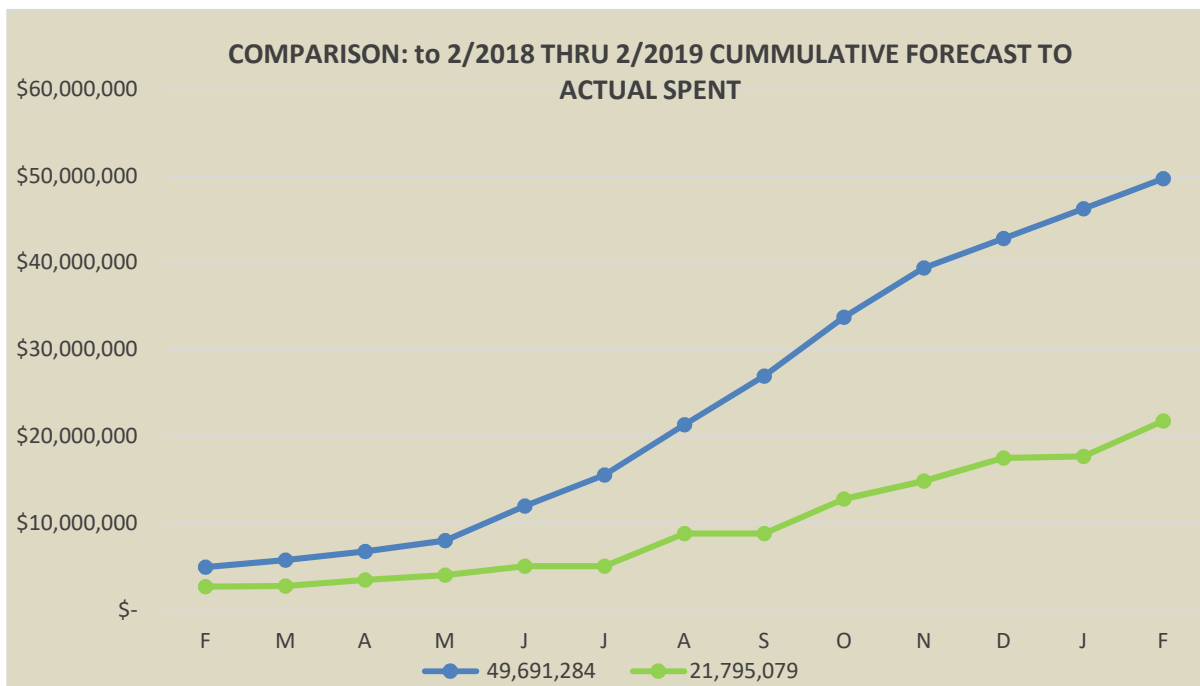
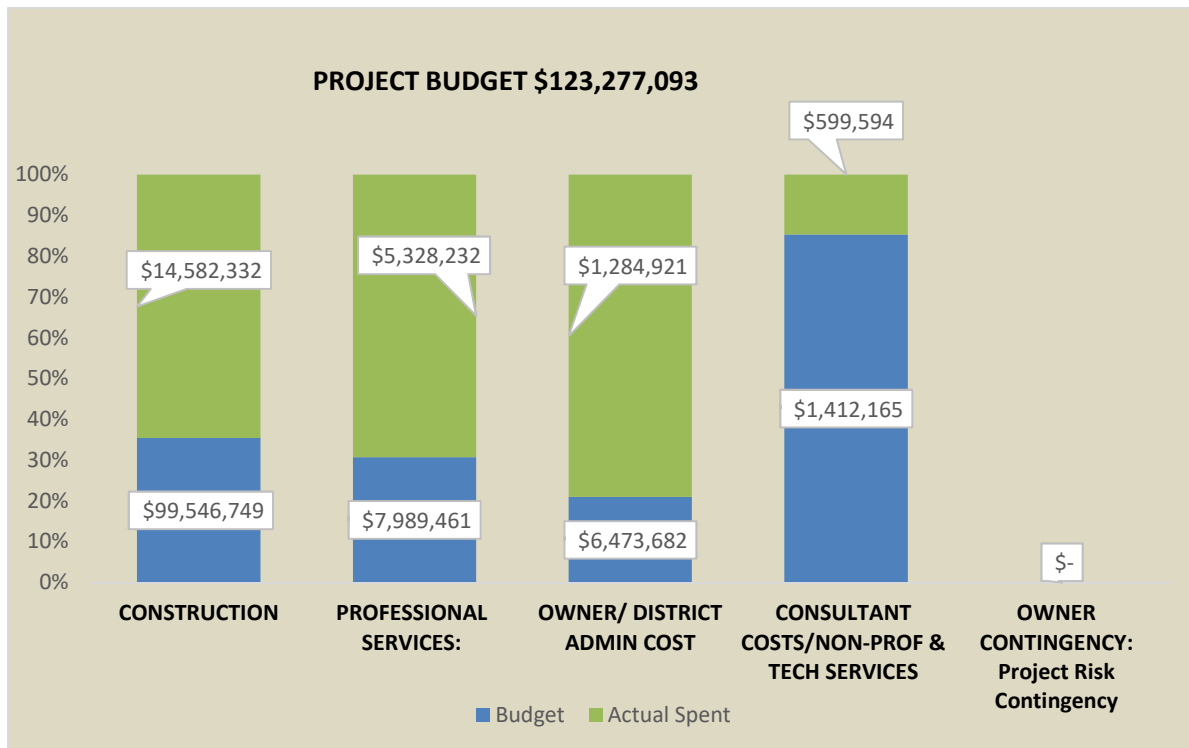
- Work proceeding at HS/MS:
 - Underground site utilities
 - Concrete mat foundation and east 'basement' walls complete
 - Foundation work and CMU walls for HS Auxiliary and MS Gyms under way
 - Concrete block walls started in late January
 - Rough-in building plumbing and electrical also in progress
- Scheduling of work – Summer 2019 will be very busy:
 - Heights will be closed to all community access for the summer
 - Domestic water, storm water management, electrical, data, gas and sewer line work will be extended to the HS/MS and Reservoir concurrent with road construction to the HS/MS, reservoir.
 - Heights Addition work scheduled to start in June

PROJECT BUDGET:

- Bidding:
 - Bid Package 4 (P-4): Subcontractor bids have come in higher than estimated due to saturated construction market in western Oregon.
 - Hoffman, BRIC and DAY meetings with subcontractors in December and January to find cost savings in exterior building materials and systems. Interior materials will be reviewed in February and March.
 - Priority is to maintain high quality building exterior due to coastal weather conditions
 - Take a hard look at interior cost savings including finishes
 - Reviewing options for deferring work which can be built in the future which does not impact education
 - Meetings with subcontractors have been collaborative and successful



▪ **BUDGET:**



END OF REPORT