

# SEASIDE SCHOOLS

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## CONSTRUCTION PROJECT





January 2019

### MONTHLY PROGRESS REPORT



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

## PROJECT DASHBOARD

	BUDGET	SCHEDULE	SCOPE	COMMUNITY
Monthly Rating				



ON TARGET



CAUTION



BEHIND

### JANUARY 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
- ✓ Hire Real Estate Brokerage Firm

### FEBRUARY 2019 TARGET MILESTONES

- ➔ Review with ODF&W the Early In-Water work approach for access road construction up to the HS/MS
- ➔ Continue working with the City on the East Hills Reservoir site agreements and utility coordination
- ➔ Meet with Interior Subcontractors for VE opportunities for cost savings
- ➔ Finalize Design approach for Elementary School, begin Cost Estimate
- ➔ Finalize contract with Real Estate Brokerage Firm



## EXECUTIVE SUMMARY

### DESIGN:

- BRIC Architecture is finishing up Schematic Design of Seaside Heights designs 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:
  - Received Electrical Permit from Clatsop County
  - Received Building and responded to permit review comments
  - Final Building permit anticipated in early March
- Water System - Public Works and Murray Smith
  - City is working with Murray Smith on East Hills Reservoir Design and Cost
  - 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:**

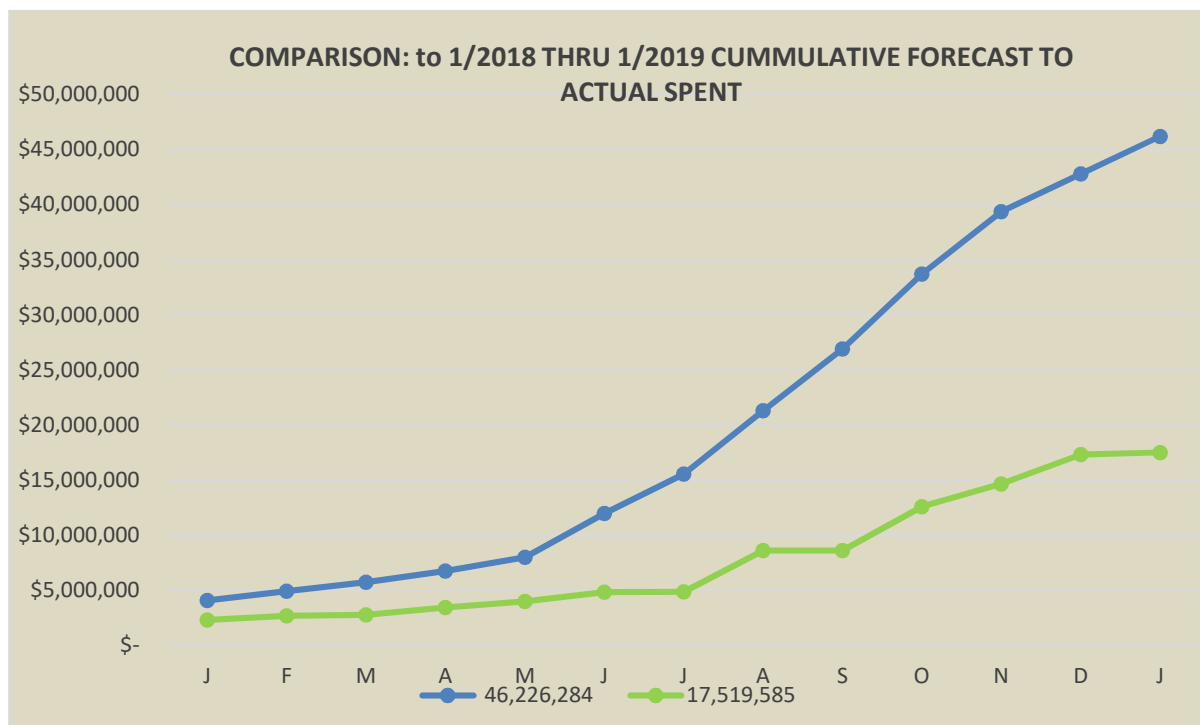
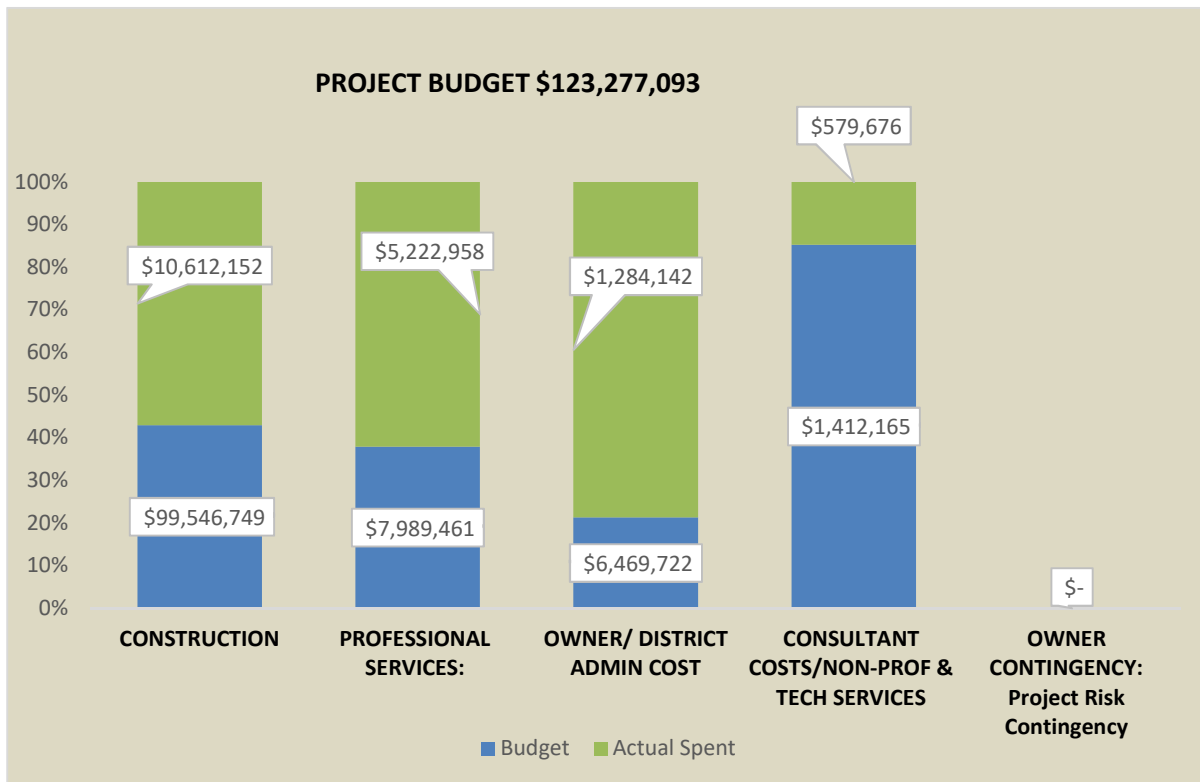
- Work proceeding at HS/MS:
  - Underground site utilities
  - Concrete mat foundation and east 'basement' walls complete
  - Foundation work for HS Auxiliary and MS Gyms under way
  - Concrete block walls started in late January
  - Rough-in building plumbing and electrical also in progress
- Scheduling 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**