

SEASIDE SCHOOLS

CONSTRUCTION PROJECT





December 2018

MONTHLY PROGRESS REPORT



PROJECT:	SEASIDE SCHOOL DISTRICT 2016 GO BOND PROJECT
MONTH OF:	DECEMBER 2018
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

DECEMBER 2018 MILESTONES

- ✓ Submitted Mitigation Plan at Bus Barn site to JPA and Clatsop County
- ✓ Continue with City on Reservoir site use agreements, utilities to Reservoir
- ✓ Select BP-4 Subcontractors
- ✓ Heights Elementary Addition and Renovation program meetings
- ✓ Real Estate Broker RFP

JANUARY 2019 TARGET MILESTONES

- ➔ Develop Early In-Water work approach for access road between Heights and HS/MS
- ➔ Continue with City on Reservoir site use agreements, utilities to Reservoir
- ➔ Meet with Subcontractors for VE opportunities for cost savings
- ➔ Finalize Design approach for Elementary School
- ➔ Hire Real Estate Brokerage Firm



EXECUTIVE SUMMARY

DESIGN:

- BRIC is working with District staff on Seaside Heights designs to meet Elementary education program needs, including classroom locations, gymnasium criteria, play areas and building security.
- Ongoing utility coordination with the City of Seaside on Water Reservoir with Public Works, and City Water Systems consultant Murray Smith.
- Meeting with Hoffman Construction subcontractors on value engineering options as well as investigating alternative methods that align with the schedule as well as budget.



CITY OF SEASIDE:

- Permitting - Seaside Public Works has been smooth.
 - Received Building permit review comments
 - Building Permit submittal on October 9 due to slope changes
- Water System - Public Works and Murray Smith
 - City is working with Murray Smith on Reservoir Design and Cost
 - S&F Land Surveying will be surveying the site to assist construction and permit documentation
 - Working up agreements with the City for site access and land use

CONSTRUCTION:

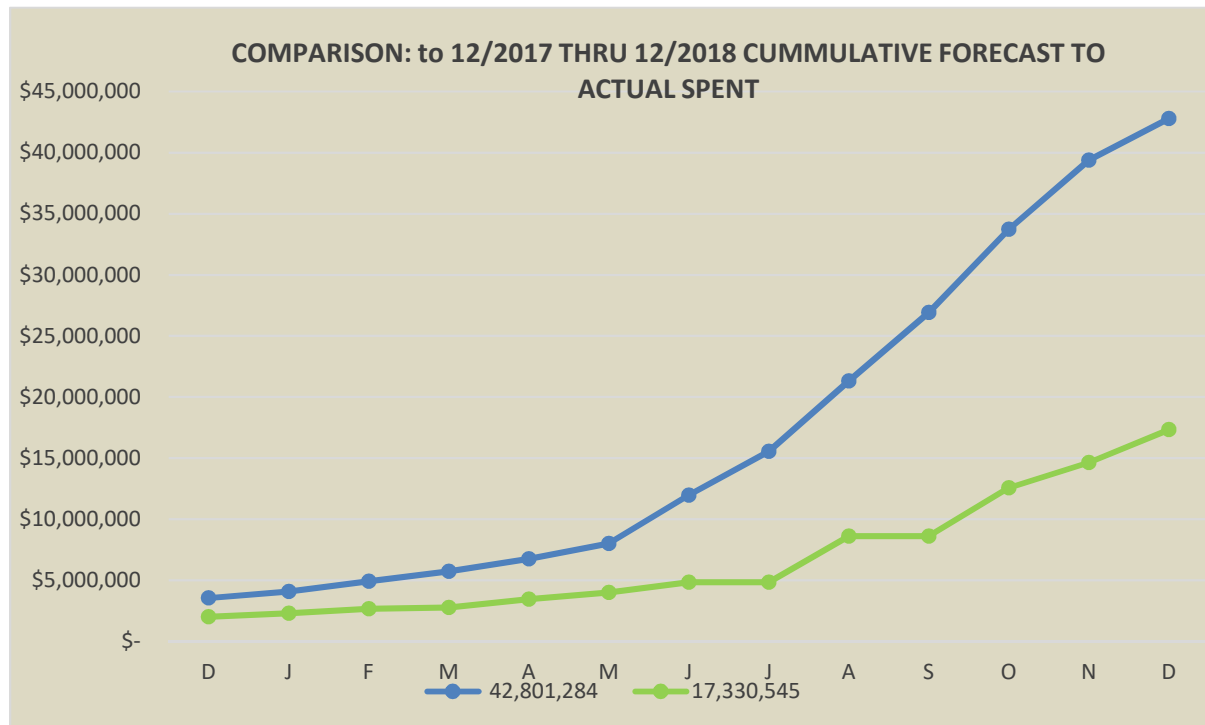
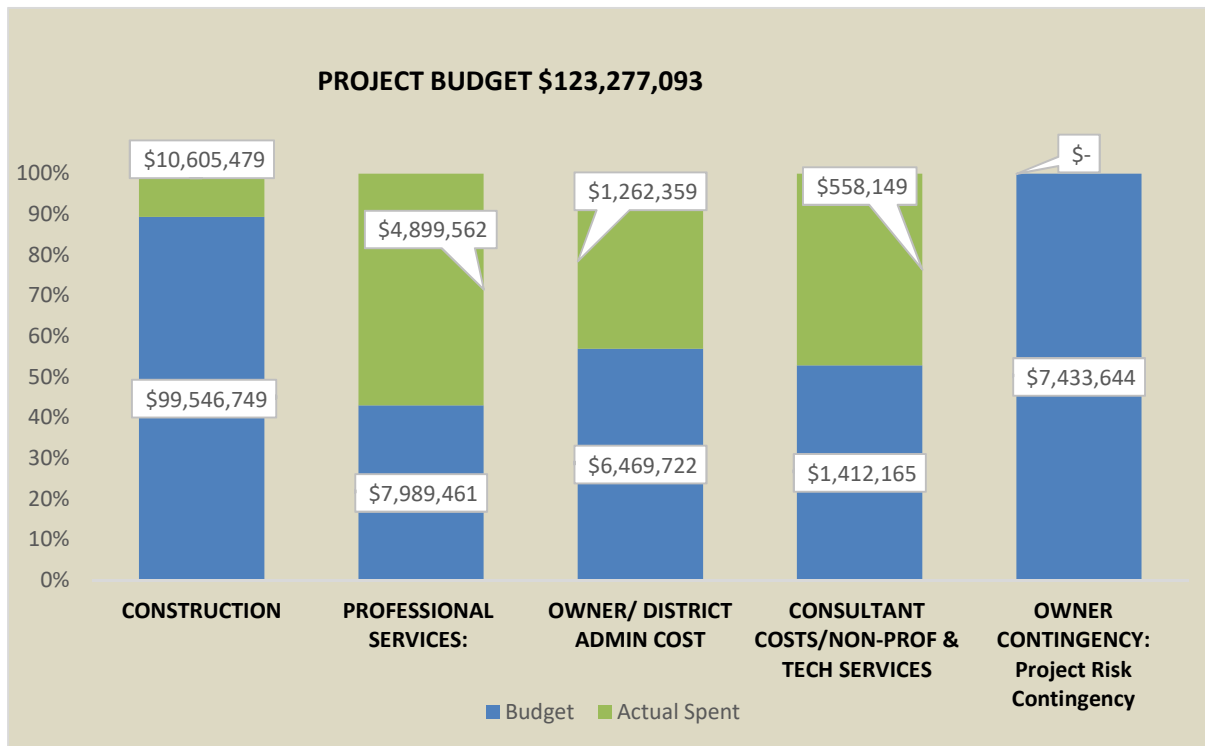
- Work proceeding at HS/MS:
 - Underground utilities at building and site
 - Concrete mat foundation nearly complete
 - Concrete building 'basement' walls proceeding on schedule
 - Site walls along access road and east of school
 - Dewatering system complete near the top of site
- Scheduling of work – 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 building materials and systems
 - 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.
 - Initial meetings with subcontractors have been collaborative and successful.



▪ **BUDGET:**



END OF REPORT