



MONTHLY PROGRESS REPORT

PROJECT: Jefferson SD Constriction Projects

MONTH OF: April 2018

PREPARED BY: Ricardo Becerril, Project Manager COMPASS PS

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TO: Kent Klewitz – Jefferson School District



PROJECT FACTS:

- **Project Location – Jefferson, OR**
- **Project Owner – JSD14J, Kent Klewitz, 1328 N 2nd Street, Jefferson, OR 97352**
- **Owner Rep – Compass P.S., Ricardo Becerril, PO Box 21624, Keizer, OR 97307**
- **Architect – Steele Associates, Scott Steele, 686 NW York Drive #150, Bend, OR 97703**
- **CM/GC – Gerding Builders, Ryan McAlister, PO Box 1082, Corvallis, OR 97339**
- **Permitting Authority – City of Jefferson & Marion County**

- **Seismic Projects Engineer/Architect – ZCS, 524 Main St, Suite 2, Oregon City, OR 97045**



EXECUTIVE SUMMARY

Very busy month of April for both the bond projects as well as the JMS Seismic #1 project. As the project constraints of schedule and budget begin to apply real pressure onto the project it becomes very important to keep open lines of communication as a team.

The JMS Seismic #1 project submitted and received our building permit from Marion County this month. Additionally, Gerding received subcontractor bids for the scope of services. Due the small size of the project and hitting the bidding market pretty late we didn't see a lot of interest in the project. That said, one of the areas that we received two bids in, but both were over budget, was the roof abatement and tear-off. Compass and TRC Environmental are working to obtain additional bids in this category of work and then this subcontractor will end up working directly for the JSD14J. Overall, we have a little bit more work to do but I'm confident that we will be able to find a path forward on this project with the grant dollar threshold amount.

The JMS & JES Bond projects continued to a focus of budget reduction efforts without decreasing square footage of the buildings. Many refinements to the design occurred this past month including items such as removing the interior windows from the computer lab so that it can more easily accommodate testing that frequently occurs in this space without the distractions. This is an example where the types of changes that are being made are budget reductions but are also better aligned with the teachers needs within the space.

The core team, design committees, bond oversight committee and school board have continued to have continued to communicate well and make timely decisions necessary to stay on schedule and on budget.

Individual Project Status Report



MS Seismic Grant – Permit was procured and bids have been received. Roofing scope was value engineered without compromising warranty.



New MS Bond Project – Construction Documents for early sitework and foundations bid package were completed.



New ES Bond Project – Construction Documents for early sitework and foundations bid package were completed.



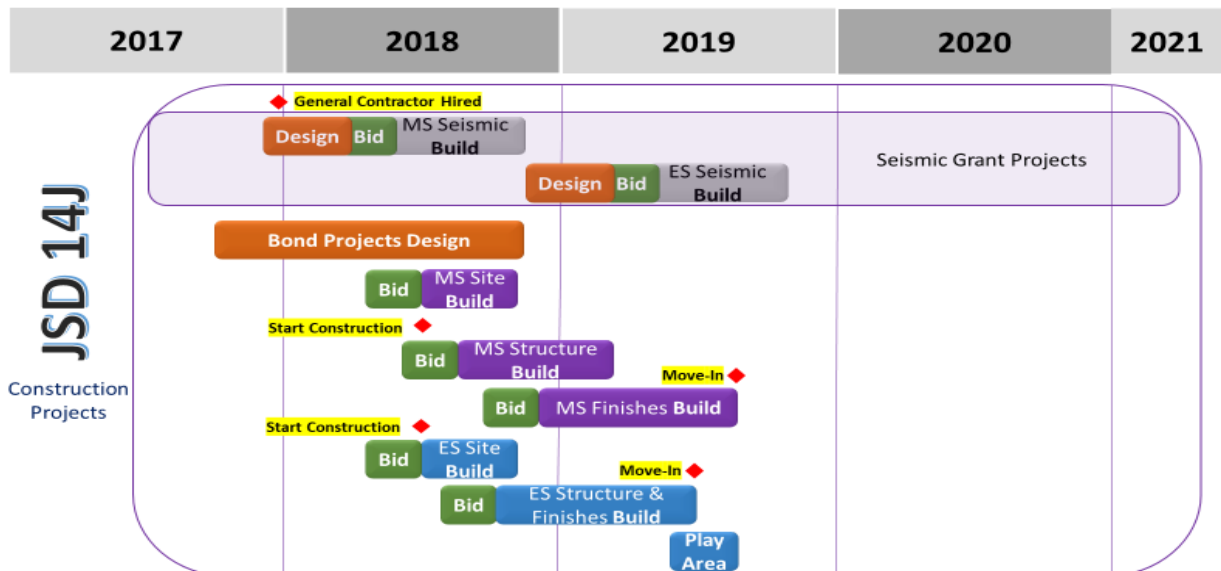
ES Seismic Grant – Contract signed with ZCS and schedule agreed for 2019 summer.

Upcoming Key Meetings

- May 1st – BOC Meetings JMS and JES
- May 14th – JSD14J Board Meeting

Schedule UPCOMING DATES.

- May 14th – Site walk for JES House and JMS Roof abatement bidders.
- May 23rd – Non-Mandatory site walk for JMS & JES bidders for early sitework and foundations bid package.
- May 29th – Gerding bid date for JMS & JES early sitework and foundations bid package.

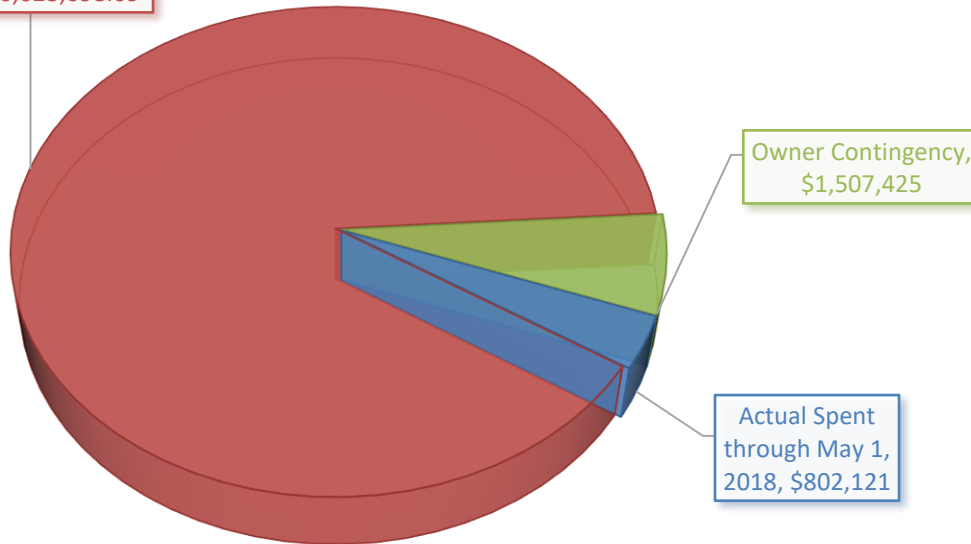


Budget



Projected Spend
Thru Project
Completion,
\$20,623,698.69

Board Approved Max Budget =
\$22,933,245



Key Decisions This Month

1. Move Technology closet at JMS into Mechanical room to make kitchen area larger.
2. Focus sitework efforts and budget funds at JMS on JMS parking lot and parent drop off lane.
3. SWAT and Fire Department training exercises at JES house before demo.

Challenges This Month

1. Budget alignment / VE efforts for bond projects
2. Issuance of Permit sets for JMS and JES
3. Bidding climate with subcontractors

Deliverables and Successes

1. Permit for JMS Seismic #1 project received.
2. Bids received for JMS Seismic #1 were received.
3. Amended Architect Contract with Traffic Engineer Consultant.
4. Amended TRC Hazmat Consulting Contract for abatement oversight during construction.
5. Made Significant Progress Toward Value Engineering Efforts at JMS and JES

Other Reports & Photos

1. Compass PS has completed no weekly observation reports as no work is underway.