



MONTHLY PROGRESS REPORT

PROJECT: Jefferson School District Construction Projects

MONTH OF: December 2017

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**

EXECUTIVE SUMMARY

Things are progressing as expected which means that well informed decisions are being made at a fairly aggressive pace which is necessary in order to maintain the desired target schedule of new construction starting in the summer of 2018 for the new JMS and new JES projects. Ultimate goal at this point is to construct both projects on a close parallel path in order to shorten the overall project duration and be as economical and efficient with the architects and CM/GC's time during construction which equates to less cost spent on staffing and more money able to be put back into the construction projects.

The month started with bringing our newly selected CM/GC into the fold of our project meetings and discussions while finalizing architect contract negotiations and starting the program validation and conceptual design phase for both new building projects. By the end of the first week into January we had met with both staff's on 2 separate occasions and heard excellent feedback on the concept designs. Additionally, we reached agreeable terms on the CM/GC contract agreement.

Additionally, the land survey work began at both project sites in addition to the Hazmat survey inside of the existing MS building. Geotechnical explorations and drillings were conducted on all project sites over the holidays with final reports being assembled and expected in the first half of January 2018. ZCS completed the Schematic Design phase of the JMS seismic project and we received the first estimate from Gerding indicating that the project was on target with the grant budget.

Maintaining the design schedule in first 2 quarters of 2018 will require expedited decisions from the owner. This means that the core team will need to be excellent communicators so that decisions are made with enough information.

Individual Project Status Report



JMS Seismic Grant – Schematic Design is now complete. First budget is on target. Hazmat testing complete. Structural testing expected this month.



New JMS Bond Project – Program validation and conceptual design underway. Initial staff kick-off meetings completed. Design committee meeting expected this month.



New JES Bond Project – Program validation and conceptual design underway. Initial staff kick-off meetings completed. Design committee meeting expected this month.



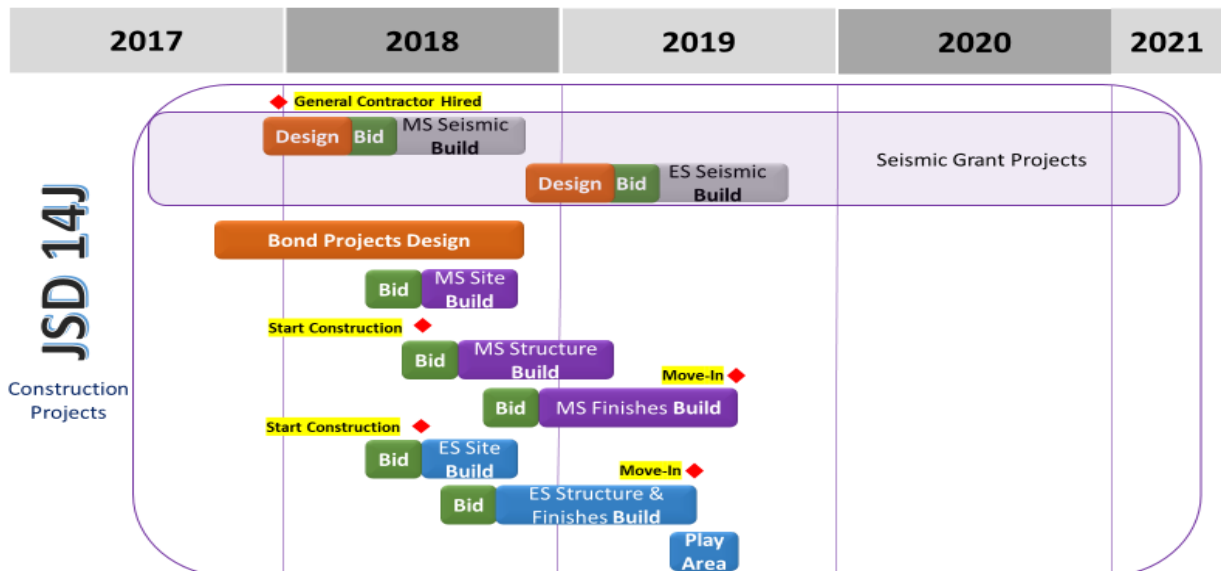
JES Seismic Grant – Contract signed with ZCS and schedule agreed for 2019 summer.

Upcoming Key Meetings

- January 15th – Core team kickoff meeting
- January 22nd – Design Committee kickoff meetings JMS and JES
- February 2nd – Community outreach meeting

Schedule UPCOMING DATES.

- January 15th – Project Core Team Kickoff Meeting
- January 26th – JMS Seismic Roof Package 100% CD Package Issued for Bidding
- January 30th – Bond Projects 100% Schematic Design Package Issued for Budgeting

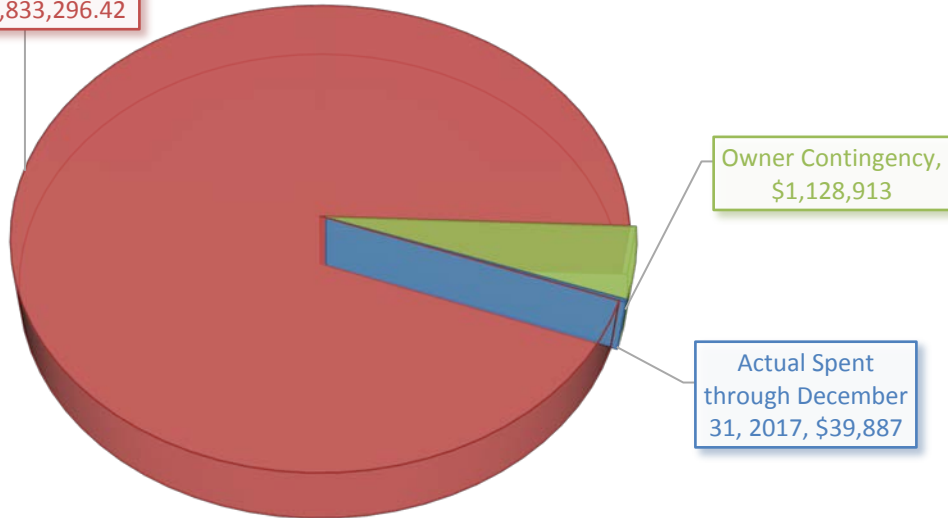


Budget



Projected Spend
Thru Project
Completion,
\$21,833,296.42

Board Approved Max Budget = \$23,002,097



Key Decisions This Month

1. Execute Architect Contract Agreement
2. Execute CM/GC Contract Agreement
3. Proceed with Conventional Construction Design

Challenges This Month

1. Budget constraints in current economy.
2. Completion of project site survey.
3. Shared program with High School.

Deliverables and Successes

1. JMS Seismic Schematic Design Complete
2. JMS Seismic Schematic Design Budget on Target
3. Invoicing Procedures Finalized
4. Architect and CM/GC Contracts Negotiated & Signed
5. Staff Meetings Program Validation Workshops Completed

Other Reports & Photos

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