



MONTHLY PROGRESS REPORT

PROJECT: Jefferson SD Constriction Projects

MONTH OF: February 2018

PREPARED BY: Ricardo Becerril, Project Manager COMPASS PS

COPY: Jocelyn Becerril, Karen Wusstig File

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

Our goal of having construction underway this summer is challenging but we remain resolute in accomplishing this. We are working hard to manage market pricing volatility and available labor resources as best as one can control these factors.

The JMS Seismic project completed 50% Construction Documents in the middle of the month and we identified some areas of concern where we were over budget. Those over budget areas are still being redesigned and validated but we are confident that we can pull back within budget. The first test of the market volatility was completed this month when Gerding advertised its first bid package which was the new roofing for the Existing JMS Seismic #1 project. After significant effort to receive 3 proposals, we were able to procure this portion of the project within budget.

Both new building projects are well into the Design Development phase. Late in the month we received the CM/GC first costs estimate indicating that we still had some difficult work ahead of us to bring the project design back into alignment with the project budget. The core team met and worked through a list of VE target items and the design team is working hard to incorporate those modifications into the design. The core team continues to meet weekly along with daily efforts to validate program concepts and refine around the available budget.

Another key outcome came this month with the decision to move forward with a bid alternate design for the JMS concession area to be a full warming kitchen comparable to the existing warming kitchen at the existing JMS. Base bid will be concession and food service with the under slab rough in to convert to a full warming kitchen in the future.

Individual Project Status Report



MS Seismic Grant – 50% CD design is now complete. First budget is on target. Roofing bid is complete.



New MS Bond Project – Schematic design is complete and DD on target. Design Committees assembled and are meeting on a regular schedule.



New ES Bond Project – Schematic design is complete and DD on target. Design Committees assembled and are meeting on a regular schedule.



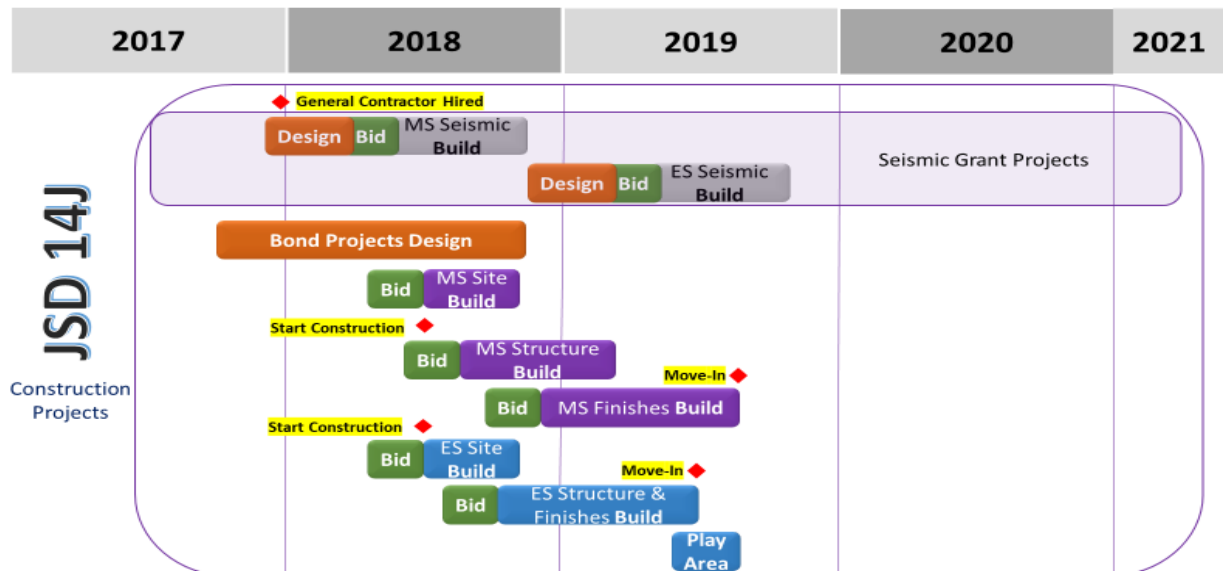
ES Seismic Grant – Contract signed with ZCS and schedule agreed for 2019 summer.

Upcoming Key Meetings

- March 5th & 19th – Design Committee Meetings MS and ES
- March 12th & 26th – Core Team Meetings

Schedule UPCOMING DATES.

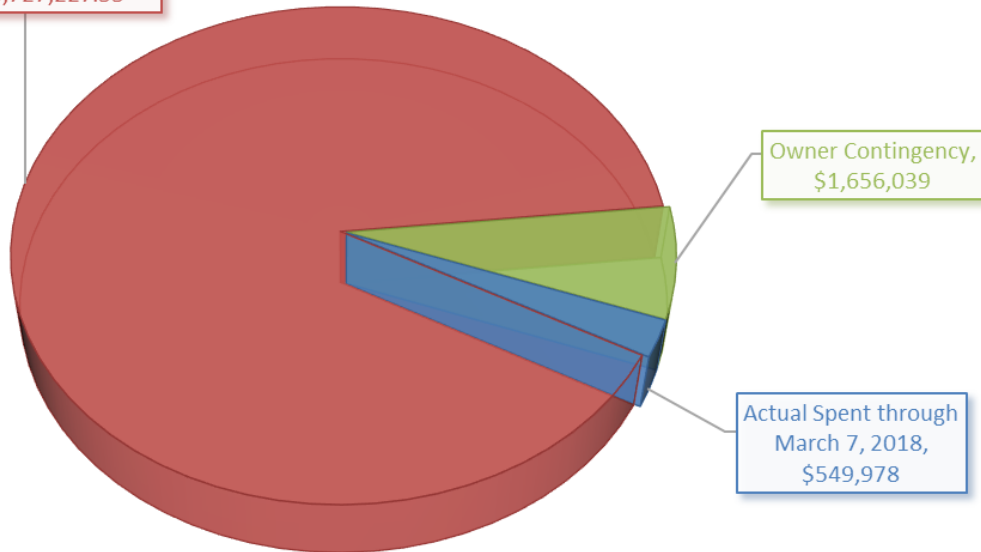
- March 7th – Commissioning Proposals Due
- March 12th – Existing JMS Seismic Exploration
- March 26th – 30th – Tree Clearing at New JES Purchased Property



Budget

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

Projected Spend Thru
Project Completion,
\$20,727,227.33



Key Decisions This Month

1. Value Engineering at New JES Addition
2. Value Engineering at New JMS
3. New Waterline Service to New JMS

Challenges This Month

1. 1st Cost Estimate from CM/GC Required Significant VE Effort
2. Pothole Verification of Existing Utilities
3. Concession /Serving area at JMS

Deliverables and Successes

1. Existing JMS Seismic 50% Construction Documents Phase Complete
2. Negotiated A/E Contract Services for Remainder of the Project
3. Received Kitchen Consultant Proposal
4. CM/GC Received Proposals for Existing JMS Seismic Re-Roof
5. Held a Budget Review Workshop with Board & BOC

Other Reports & Photos

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