



## MONTHLY PROGRESS REPORT

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**PROJECT:** Jefferson SD Constriction Projects

**MONTH OF:** January 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 2<sup>nd</sup> 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**

Another month of great progress toward our goal of having construction underway this summer. The JMS Seismic project just issued the Design Development Drawings and is on target to begin construction immediately after school lets out. Both new building projects are wrapping up the Schematic Design phase and are on parallel design paths expected to break ground in early summer 2018. The core team is meeting weekly along with daily efforts to validate program concepts and refine and challenge the design. The Design Committee for both the JMS and JES, made up of School Staff, Bond Oversight Committee (BOC) Members and School Board Members, are meeting with the core team every other week.

Multiple meetings with School Staff, BOC and Individual Committee Members were held to progress the design forward and also begin shaping communication/dialogue with the community of Jefferson to communicate progress on the projects and obtain feedback. To this end, a community meeting date was set for February 2<sup>nd</sup> 2018 and also a location on the district webpage was created for important information and monthly progress reports.

Another key outcome that came out of several meetings this past month was a challenge to the core team to find a way to minimize or eliminate the dependency on the High School for classroom and lunchroom space for the Middle School students without growing the overall building SF. The core team worked hard to bring back a plan that was recently revealed to the Design Committee which allows for the students to be served food and eat in the New Middle School and also accommodates art classroom space as well as a path toward accommodating an added new music classroom via bid alternate if funds allow.

## Individual Project Status Report



**MS Seismic Grant** – DD design is now complete. First budget is on target. Hazmat testing complete. Structural testing is complete.



**New MS Bond Project** – Schematic design is completing. Initial staff kick-off meetings completed. Design Committees assembled and are meeting on a regular schedule.



**New ES Bond Project** – Program validation and conceptual design underway. Initial staff kick-off meetings completed. Design Committee meeting on a regular schedule.



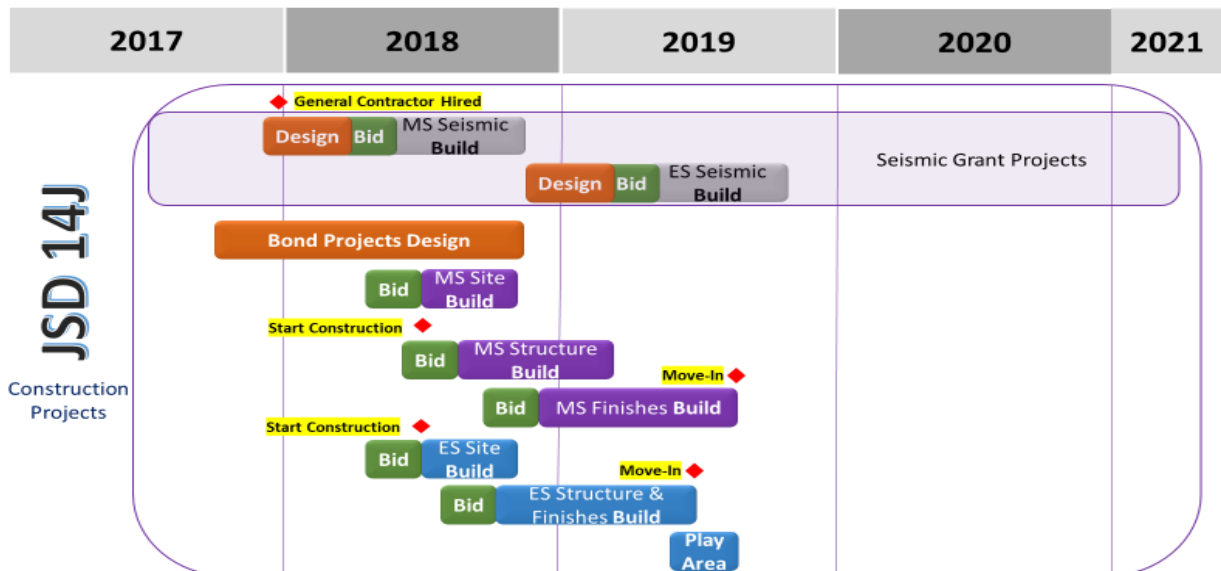
**ES Seismic Grant** – Contract signed with ZCS and schedule agreed for 2019 summer.

## Upcoming Key Meetings

- February 2<sup>nd</sup> – Community Meeting
- February 5<sup>th</sup> & 19<sup>th</sup> – Design Committee Meetings MS and ES
- February 16<sup>th</sup> – Energy Trust of Oregon Incentive Kickoff Meeting

## Schedule UPCOMING DATES.

- February 12<sup>th</sup> – Jefferson School Board meeting to progress beyond Schematic Design.
- February 13<sup>th</sup> – Gerding receives bids for roofing scope on JMS Seismic #1 project.
- March 26<sup>th</sup> – Spring Break starts and logging of newly purchased property at JES.

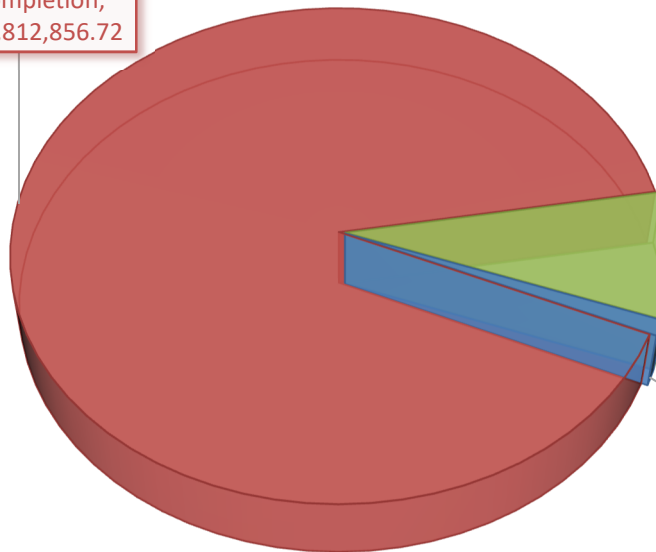


## Budget



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

Projected Spend  
Thru Project  
Completion,  
\$20,812,856.72



Owner Contingency,  
\$1,891,444

Actual Spent  
through January 30,  
2018, \$228,944

## Key Decisions This Month

1. Bid alternate for added music room at JMS
2. Bid alternate for one added classroom at JES
3. Covered play at JES attached to new gym

## Challenges This Month

1. Reducing shared program between JMS and JES without increasing size
2. JMS water pressure
3. Concession /Serving area at JMS

## Deliverables and Successes

1. Existing JMS Seismic Design Development Phase Complete
2. New JMS & JES Schematic Design Complete
3. Community Meeting / Town Hall was Held
4. Geotechnical Studies Complete
5. Design Committees Assembled and Meeting Regularly

## Other Reports & Photos

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