



MONTHLY PROGRESS REPORT

PROJECT: Jefferson SD Constriction Projects

MONTH OF: **March 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

This month brought about many challenges towards the effort of refining the bid package dates for the New JMS so that the project can start and complete on time. It became evident that we needed to shift the entire design teams 100% focus toward the JMS and away from the JES in order to prevent having to add a 3rd bid package to the JMS contracting plan.

Budget continues to be a challenge. This is not a huge surprise but, none-the-less, is extremely challenging to maintain a confident path given the market volatility, and given the natural desire to want to make all of the sustainable decisions on the project. Sometimes this means declining higher first cost despite relatively short-term payback because we don't have this luxury given the limited budget. This month saw an initial schematic design estimate from our CM/GC that was \$6 Million over budget which required that the team act fast to make significant modifications to the schematic design and system narratives in order to get back on budget without losing any time on the project schedule.

The JMS Seismic project completed 100% CD documents and we identified some areas of concern where we were over budget. Those over budget areas are currently being redesigned and validated.

The core team and design committees have continued to meet and work through a list of VE target items and the design team is working hard to incorporate those modifications into the final design. The core team continues to meet weekly along with daily efforts to validate program concepts and refine around the available budget.

Individual Project Status Report



MS Seismic Grant – 100% CD design is now complete. First budget is on target. Roofing bid is complete.



New MS Bond Project – Design Development was just completed and Construction Documents are on target.



New ES Bond Project – Continuation of JES design will be isolated to site development and footings so that JMS schedule can be maintained.



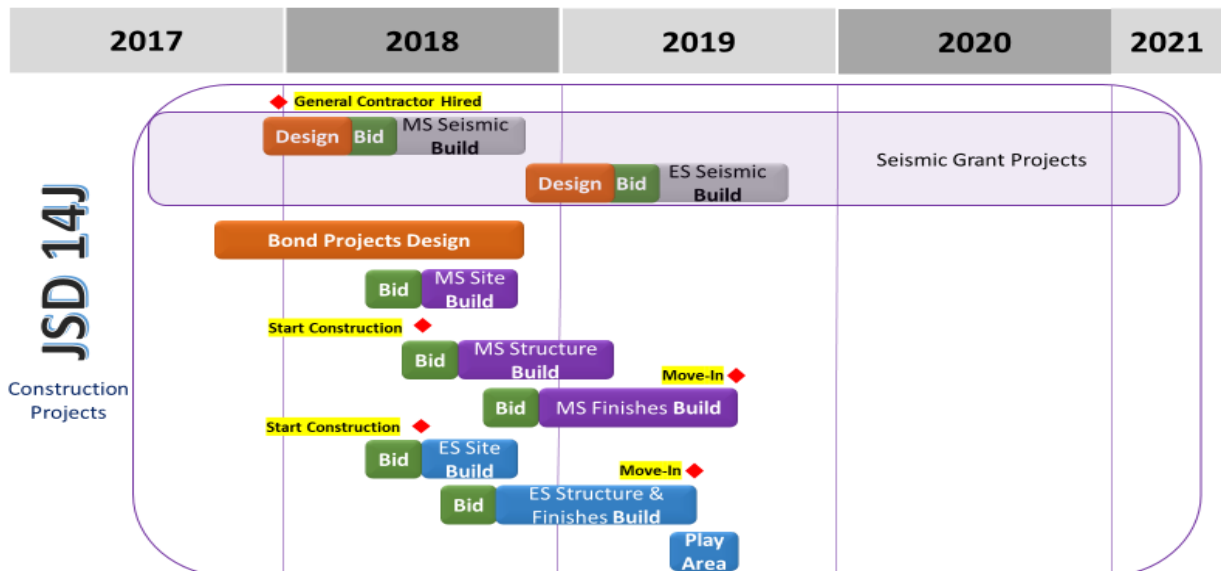
ES Seismic Grant – Contract signed with ZCS and schedule agreed for 2019 summer.

Upcoming Key Meetings

- April 4th – BOC Meetings JMS and JES
- April 9th – JSD14J Board Meeting

Schedule UPCOMING DATES.

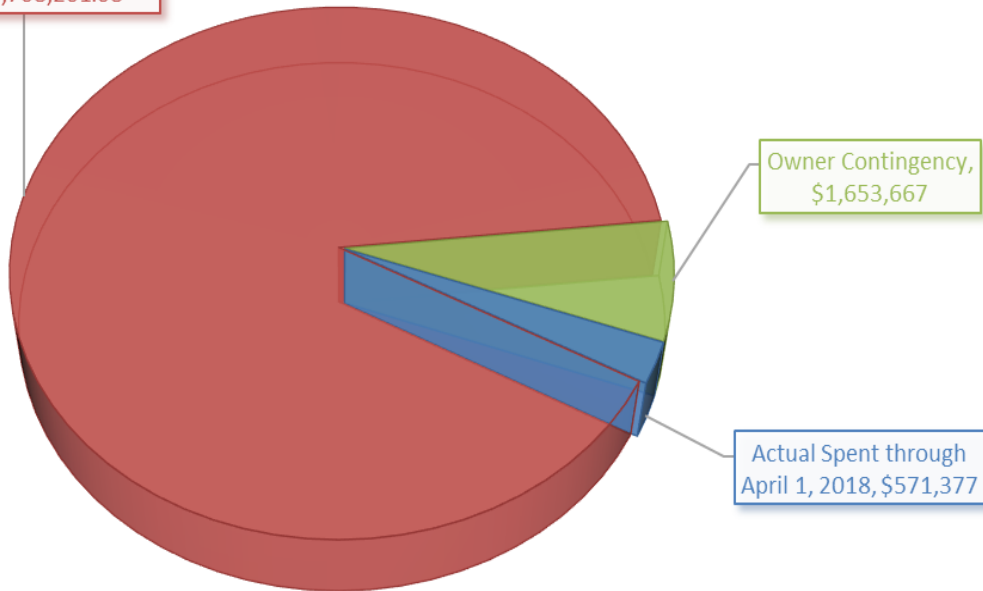
- April 9th – Preliminary Design Development estimate received from Gerding for JMS & JES
- April 16th – Final Design Development estimate received from Gerding for JMS & JES
- April 30th – Tentative Bid Date for Jefferson Middle School Seismic #1 Project



Budget

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

Projected Spend Thru
Project Completion,
\$20,708,201.08



Key Decisions This Month

1. Hardie Siding at JES in lieu of brick
2. Operable window vents at JMS and JES
3. Teacher whiteboard cabinet deleted at JMS and casework above cubbies deleted at JES

Challenges This Month

1. 1st cost estimate from CM/GC required significant VE effort
2. Reduction of sitework scope at JMS
3. Schedule refinements to maintain JMS critical path

Deliverables and Successes

1. Existing JMS Seismic 100% Construction Documents Phase Complete
2. Negotiated Revised Schedule Compromise to Prioritize JMS Which Is Critical Path Project
3. Amended Architect Contract with Kitchen Consultant Proposal
4. Received 4 Commissioning Proposals and Awarded to ELEVATE Building Commissioning
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.