



MONTHLY PROGRESS REPORT

PROJECT: Jefferson SD Constriction Projects

MONTH OF: **May 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

Another very busy month of May for both the bond projects as well as the JMS Seismic #1 project. Overall we made great strides closer toward budget and schedule certainty this month.

The JMS Seismic #1 project had already received a building permit in April however we still had some budget work to do in order to ensure that we didn't spend beyond the grant threshold. We opted to contract direct for abatement services and rebid this scope of work to 3 other bidders who had not previously bid to Gerding Builders. We were able to save some money in doing this. Additionally we asked that Gerding Builders align with some subcontractors for a couple of very small scopes of work to perform those scopes at hourly rates with a Not to Exceed amount. This also saved money and we were able to execute a contract amendment with Gerding that was within the grant budget amount.

The JMS & JES Bond projects focused on permitting processes with Marion County and the City of Jefferson and much effort on completing the design work for the Middle School and putting the Early sitework bid package out to bid for both the JMS and the JES projects. We continued our hyper sensitivity on the budget this past month and were able to arrive at an alternate site plan at the JMS/JHS combined site that saved approximately \$300,000 helping to create greater confidence by all parties with our maximum construction budget.

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

Individual Project Status Report



MS Seismic Grant – Abatement bids were re-received and refinements were made to ensure budget alignment.



New MS Bond Project – Early sitework and foundations bid package was released by Gerding to the market while costs were controlled and permits coordination occurred.



New ES Bond Project – Early sitework and foundations bid package was released by Gerding to the market while costs were controlled and permits coordination occurred.



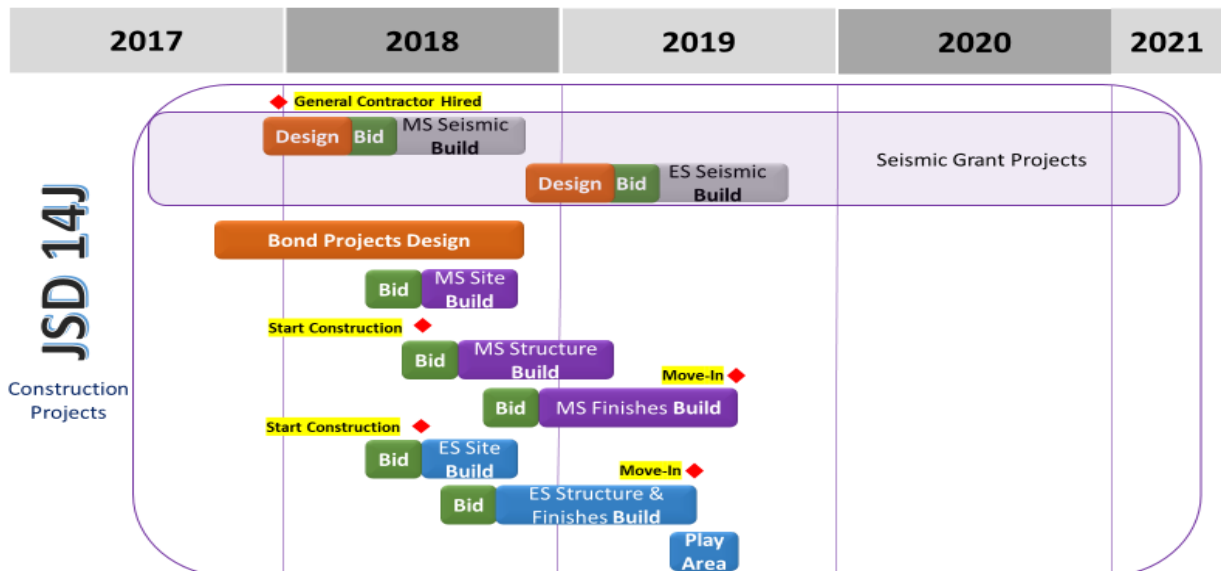
ES Seismic Grant – Started dialogue & scope discussions - Complete docs goal Dec 2018

Upcoming Key Meetings

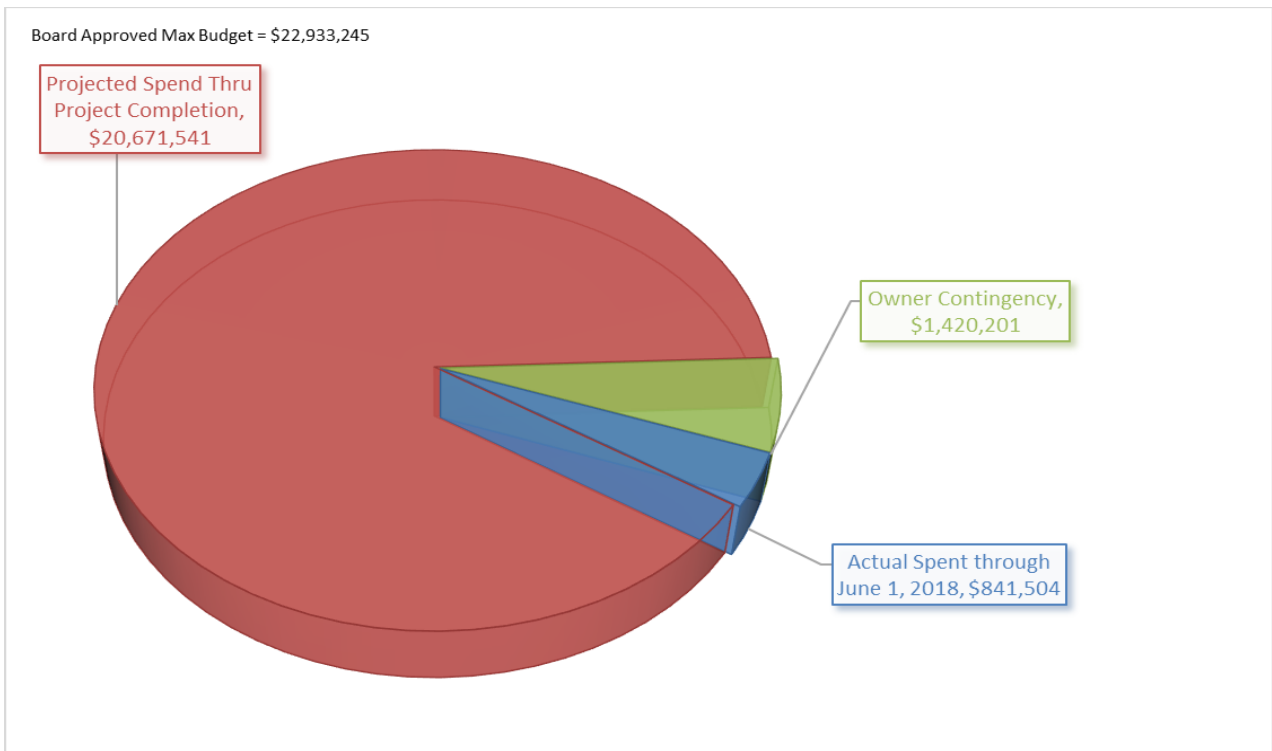
- June 7th – BOC Meetings JMS and JES
- June 11th – JSD14J Board Meeting

Schedule UPCOMING DATES.

- June 7th – Abatement of JES Residence.
- June 9th – SWAT Training & Fire Dept. Burning of JES Residence
- June 18th – Start of Construction
- June 28th – JMS Bid Date for 100% Design



Budget



Key Decisions This Month

1. Hire abatement contractor direct by JSD14J.
2. Stump removal at JES and Clear & Grub @ JES by Board, District and Community Volunteers.
3. Maintain CTE size at JHS by moving Recycle & Garbage Area.

Challenges This Month

1. Budget alignment / VE efforts for bond projects
2. Permitting processes
3. A/E Team Coordination of Documents Efforts

Deliverables and Successes

1. Contract amendment for JMS Seismic #1 project executed.
2. Abatement contract was written for Bond work (Residence) and JMS Seismic #1 Project
3. On-Boarding of Gerding Superintendent into Weekly Core Team Meetings.
4. DD Review Comments received from Commissioning Agent
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.