

SECTION 1 – EXECUTIVE SUMMARY.

GENERAL

This report covers the status of the Eatonville High School Modernization and Addition project as of October 18, 2007

Summary of critical milestones of project schedule is as follows:

	<u>Date:</u>
Notice of Intent to Award Contract to Lowest Responsive Bidder	10/18/07
Board Meeting – Recommended Approval of Resolution 529	10/24/07
Anticipated D9 Application Submittal to OSPI for State Match Funding	10/25/07
Anticipated Start of Mobilization by Contractor to Construction Site	10/29/07
Preconstruction Meeting with Contractor	10/30/07

DESIGN

The construction documents phase of the design is complete.

SECTION 2 – CRITICAL ISSUES

Critical issues are defined as issues that have had or may likely have an impact on project cost, schedule or quality. The following is a list of issues considered critical as of October 17, 2007:

1. Issuance of Building Permit.

UPDATE: Erickson McGovern and Bureau Veritas have been in direct correspondence with regard to design related issues that need to be addressed prior to the issuance of the building permit. Specifically, there are alterations required at the elevator to address emergency egress and areas of refuge have been identified on the plans. The final submittal was pending the acceptance of the alternate bids. Erickson McGovern can now provide the final submittal and Bureau Veritas has committed to having the final review complete one week from the date of submittal. That said, the issuance of the building permit is anticipated to occur prior to October 29, 2007.

SECTION 3 – SCHEDULE

EHS Modernization and Addition

The anticipated construction period is 20-22 months with the date for substantial completion occurring Mid-Summer 2009. The District has issued an Intent to Award Letter to Jody Miller Construction on October 18, 2007. The letter is attached below for your reference. The Contractor anticipates having all required documents to the District prior to October 29, 2007 (the date that they would like to start to mobilize all of their equipment to the project site).

SECTION 4 – COST REPORT

EMS/EHS Portables

Final change orders are in negotiations with REP Electric and will be brought to the Board as soon as final pricing is agreed upon.

EHS Modernization and Addition

The bids for EHS Modernization and Addition came in very close to the Architect's estimates. The District received five (5) bids from General Contractors. The lowest responsive bidder's base bid was \$21,745,000.00 (just under the estimate of \$22,200,000.00 to 22,400,000.00). Given that the base bid came in slightly under the estimate the District was able to accept additive alternates that will benefit the students, staff, and community. The Architect and Project Manager reviewed the alternates and recommended to the School Board that the following alternates be accepted:

A4 – Covered Walk South – Additive Amount: \$85,000.00 – This covered walk will protect pedestrians from the elements while traveling from South Hall to North Hall.

A7 – Hand and Hair Dryers – Deductive Amount: (\$10,000.00) – Through discussion with staff and

School Nurse Linda Moffit, it was determined that the electronic hand and hair dryers would not provide the most sanitary method of drying hands. It was also determined that the hand dryers could potentially become a maintenance issue if they failed to operate.

A12 – Auditorium Sound System – Deductive Amount: (\$150,000.00) – Through discussions with the Architect and Engineer it was determined that the sound system currently designed exceeds the needs of the District and that in order to remain within the budget a large dollar item would need to be selected. Therefore, the recommendation to the School Board was that we accept this deductive alternate and review other systems that will provide a quality product while remaining within budget.

A15 – Additional Scope to Accommodate New Wood Floor – Additive Amount: \$30,000.00 and A16 – Wood Floor at Gymnasium G104 (Main Gym) – Additive Amount: \$170,000.00. – These two alternates coincide as the additional scope to accommodate the wood floor is a result of the flooring system that will be installed. The floor will ultimately be raised 2/+ inches, therefore the athletic equipment ie. basketball hoops, and doors will need to be raised to meet regulations and codes. Prior to design the Architect, Project Manager, Athletic Department, and a Wood Flooring Expert met to review the conditions of the existing floor. It was determined that the floor is in need of replacement as it is approaching the end of its usable life. The Flooring Representative determined that the existing floor had approximately 5-7 years of usability left.

A19b – Subcontractor Bonding for Abatement Subcontractor – Additive Amount: \$6,000.00. – This alternate is a “double insurance policy” for the District. It was determined by the Project Manager and Design Team that it would be in the best interest of the District to require that the Abatement Subcontractor meet the bond and financial rating specified in the Contract due to the complex nature of the abatement scope of work.

A20 – Alternate Phase 2 Requirements – Additive Amount: \$200,000.00. – This scope of work requires the Contractor to complete the work in the Main Gym, Aux. Gym and Locker Rooms in Fall 2008 for occupancy during the 2008-2009 School Year. It was determined that the cost to change the venue for P.E. and Athletics would exceed the cost of accelerating this work.

M1c – Temperature Controls – KMC Controls – Additive Amount: \$248,000.00 – This scope of work is typically bid as an alternate to keep bids competitive. The scope of work is the controls for the heating, cooling, and energy management system. KMC Controls was the lowest responsive alternate bid.

SB1a – Hussey Quattro Chairs (Auditorium Seating) – Deductive Amount: (\$50,000.00) – This product is equal to the specified product and has been used in several South Puget Sound K-12 Schools. Therefore, it was recommended to the School Board to accept the deductive alternate that will save the District money while keeping within the quality expectations of the Auditorium Seating.

The Contract Amount to Jody Miller Construction including Base Bid and Approved Alternate Bids is **\$22,274,000.00.**

SECTION 5 – CONSTRUCTION REPORT/CURRENT MONTH ACTIVITIES COMING SOON!

SECTION 6 – LOOK AHEAD

Summary of the notable activities planned for the next period.

- Surplus Sale at EHS Saturday, October 20, 2007 8:00am to 12:00pm No Early Birds, Cash Preferred.
- Notice to Proceed with Construction – October 29, 2007
- Preconstruction Meeting with Contractor – October 30, 2007

SECTION 7 – PHOTOS

This section will be updated once construction starts and will show monthly progress.

