



**Morrow County School District
2025 Bond Projects
October Board Report
10/12/2026**

Summary: We are moving through design for Irrigon Jr/Sr HS and Riverside Jr/Sr HS and just jumping into the design process for Heppner K-12!

1. Irrigon Junior/Senior HS:

- a. SAJ Architecture met the 100% Design Development (DD) milestone on Friday, 09/25!
- b. SAJ Architecture, MCSD and Wenaha presented to the City of Irrigon Planning Commission on 10/01. Discussion centered on the current design, site related elements, and addressing any comments or concerns from the Planning Commission.
- c. We are anticipating the 100% DD cost estimate by the end of the month and will reconcile as a full project team – MCSD, Wenaha Group, SAJ Architecture and Fowler GC.
- d. The District had additional geotechnical exploration completed in September, providing better clarity to the existing soil conditions and how to best support the existing structures as site work occurs adjacent to the buildings.
- e. The project team will meet on 10/20 to conduct an all day 100% DD Page Turn to review the design and ensure that the design aligns with the District's expectations prior to moving into the final phase of design – Construction Documents (CD's).
- f. The project team continues to meet every 2x weeks in an Owner/Architect/Contractor (OAC) meeting format; the focus on the meeting has been reviewing the schedule, discussing possible phasing/approach to construction for various elements of the project, bidding and bidding strategies, and trying to maximize the value for MCSD while minimizing the impact to instruction and accelerating the construction schedule.
- g. The team is anticipating that the construction of the project will occur with 3 key phases:
 - i. Phase 1: Earthwork, grading, north access road, civil and utilities
 - ii. Phase 2: Construction of Main Building and CTE renovation
 - iii. Phase 3: Abatement and demolition of the existing building and site work
- h. The team continues to discuss the ability to "pull forward" the schedule and potentially start in March, 2027 (*as opposed to the original schedule of July, 2027*); the concern is that there is a fair amount of site work and having additional time on the front end would provide benefit at the end of the project to ensure that the project is completed prior to the start of school.
- i. Current cost estimates, with MACC Estimating (3rd party cost estimator) and Fowler GC (CM/GC partner) at similar project cost estimates:
 - i. MACC Estimating (08/30, version 3): \$55,481,111
 1. Estimated Construction Cost: \$49,137,464
 2. Including the following contingencies:
 - a. \$4.9M contingency to 100% CD's (10%)
 - b. \$1.15M cost escalation to 02/27 bid date (2.34%)
 - ii. Fowler GC (08/28): \$59,418,623
 1. Estimated Construction Cost: \$49,141,861
 2. Including the following contingencies:
 - a. \$4.04M for contingency to 100% CD's



- b. \$3.15M for Builder's Contingency
 - c. \$1.19M for cost escalation to bid date
 - iii. Budget: \$53,369,791
 - j. Current schedule:
 - i. Schematic Design: 03/2026 – 06/2026
 - ii. Design Development: 06/2026 – 10/2026
 - iii. Construction Documents: 11/2026 – 03/2027
 - iv. Bidding and Permitting: 02/2027 – 03/2027
 - v. Construction: 03/2027 – 06/2028
- Note: Construction of the new school will be completed in fall of 28; demo of existing and site work will occur fall of 28 through spring of 29*

2. Riverside Junior/Senior HS:

- a. SAJ Architecture facilitated a 100% Schematic Design (SD) Page Turn on 09/22; the team met to review the various elements of the project (i.e. Civil, Architectural, Mechanical, etc.) to ensure that the design supports both the needs of Riverside Jr/Sr HS as well as alignment with the District's educational specifications for all three projects.
- b. The project team - including MCSD, Wenaha Group, SAJ Architecture, and Bouten Construction – have been meeting every 2x weeks in an Owner/Architect/Contractor (OAC) format; discussion has centered around current status of design, constructability reviews, the CTE building's needs, and phasing of the work.
 - i. Given that this project is an occupied school, the team has been very thoughtful about trying to ensure efficiency during construction while trying to minimize the impact to instruction.
- c. The team feels confident in the work for the main building however have been trying to "get their hands around" the work for the existing CTE building; we know that there is a need for Mechanical/Electrical/Plumbing (MEP) and ADA, however the team is quickly clarifying what the other needs are and determining how to address these needs without impacting the ability to complete the work at the main building.
- d. The team met with the City of Boardman on 09/23 to share the current status of the design and to ensure that the City's plan review and submission requirements are met; the City is a strong proponent of the project and able to assist in coordination as needed.
- e. The team is coordinating to have additional geotechnical work completed at the site, specifically obtaining borings to clarify how to best design the new gym's foundation as well as clarify how to best shore the existing structure during the work. This will result in construction savings by having as efficient a foundation as feasible.
- a. The team will obtain an updated cost estimate at the conclusion of Schematic Design (SD); the current cost estimate from earlier this year is as follows:
 - i. MACC Estimating Cost Estimate (06/17): \$48,227,745 / \$354.91 per SF
 - ii. Bouten's Cost Estimate (07/01): \$53,109,112 / \$421.75 per SF
 - iii. Construction Budget: \$54,400,000
- f. Current schedule:
 - i. Schematic Design: 07/2026 – 09/2026
 - ii. Design Development: 10/2026 – 01/2027
 - iii. Construction Documents: 01/2027 – 05/2027
 - iv. Bidding and Permitting: 06/2027 – 09/2027



v. Construction: 10/2027 – 03/2029

3. Heppner K-12:

- a. The Project Team – consisting of MCSD, Wenaha Group, SAJ Architecture, and Fowler GC – met onsite 09/23 to walk the project and kick off the design process!
- b. The Design Team is preparing their schedule, and is intending to submit to MCSD and Wenaha to review; the proposed schedule is as follows:
 - i. 100% Schematic Design (SD): 01/12/2027
 - ii. Land Use Submission to Authority Having Jurisdiction (AHJ): 03/04/2027
 - iii. 100% Design Development (DD): 05/07/2027
 - iv. 100% Construction Documents (CD): 09/02/2027
 - v. Guaranteed Maximum Price (GMP): 09/28/2027
- c. The Project Team is discussing the possibility of accelerating some of the work during the summer of 27 to minimize disruption to instruction and to get some of the utilities and related work completed during good weather; will continue to explore these options.
- d. The Heppner Design Advisory Committee (DAC) is scheduled to meet on 12/01/2026 to review the status of design and provide input as the detailed design process commences.
- e. The Design Team will conduct a three-day in-school Design Studio 12/01 – 12/03 to meet with Building Administration and Staff.
- f. There is no update to the cost estimate yet, which was received 06/03/2026:
 - i. MACC Estimating: \$35,065,206 / \$388.93 per SF
 - ii. Budget: \$36,300,000

4. Safety and Security Upgrades

- a. The work at Irrigon ES and Windy River ES is completed! Addressing some minor punch list items.
- b. Training for the new Verkada system occurred on 09/18.
- c. The Design Team met on 09/29 to start the design process for the Summer 2027 improvements at ACH, SBES and the Morrow Education Center.

5. Sam Boardman Elementary School (SBES) Civil Improvements

- a. The kickoff meeting for the SBES civil improvements occurred on 09/29; will keep the team updated as the design process commences.

6. Budget:

- a. MCSD and Wenaha continue to meet monthly to review, and no significant updates.
- b. The team continues to manage the projects and their respective individual budgets; projects are still tracking within the established budgets.

7. Communications:

- a. Bond Oversight Committee (BOC)
 - i. BOC Meeting #5 11/18 @ 6 PM, Riverside Jr/Sr HS

8. Questions?