Morrow County School District
2025 Bond Projects
November Board Report
11/09/2026

Summary: cost estimates for Irrigon and Riverside were received and discussed, with a lot of market volatility due to material cost escalations and increased fuel/petroleum costs. The Project Team's are working collaboratively to try and find ways to address the cost increases while protecting the building's respective "programs" and ensuring that the design and approach to construction is well crafted and coordinated to be as efficient and cost effective as possible while still providing long term value for Morrow County School District!

1. Irrigon Junior/Senior HS:
    a. The Project Team has been reviewing the 100% Design Development (DD) cost estimates, which were received in the week of 10/26:
        i. Fowler GC's cost estimate: $60,520,061
        ii. MACC Estimating Group's cost estimate: $56,303,909
        iii. Construction Budget: $55,284,886
    b. Fowler GC's cost estimate is higher primarily through Fowler's approach to contingency, not the direct construction cost; Fowler is carrying a combined design and builder's contingency of 13.5% - approximately $6.3M - versus MACC's single 5% contingency, which has a significant impact on the budget.
    c. Construction subtotal is within 1.5% of each (Fowler @ $51.3M, MACC @ $51.1M) - it is how Fowler GC is approaching contingency and market cost escalation assumptions that have resulted in a cost difference.
    d. The Project Team discussed the approach and use of contingency at 10/29 Core Team meeting and Wenaha is assessing MCSD's contingency and intends to discuss with MCSD Core Team on 11/12. There is an acknowledgement by the Project Team that the Contractor should carry some level of contingency but is actively discussing what is an acceptable percentage/value to ensure that MCSD is able to mitigate "risk" while not impacting the educational program.
    e. Project Team is discussing the overall construction schedule and how to balance the construction schedule's start and end date and the ongoing Irrigon Jr/Sr HS activities to minimize disruption while allowing the Fowler GC team to be as efficient as possible.
        i. Team is meeting with Rose Palmer and Brandi Sweeney on 11/03 to discuss
        ii. Currently anticipating that work will commence March, 2027 and conclude July, 2028; demolition and site work restoration will occur immediately after occupying the new facility and continue through Spring, 2029.
    f. 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 – 07/2028

    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. The Project Team met to review the 100% Schematic Design (SD) cost estimates, which were received the week of 10/19:
        i. Bouten Construction's cost estimate: $56,546,174
        ii. MACC Estimating Group's cost estimate: $56,285,537
        iii. Construction Budget: $54,400,000
    b. The Project Team met 11/02 to reconcile the cost estimates, and discussed how Bouten and MACC approached assumptions, quantities and approaches to specific scopes of work (SOW); the team has better clarity and MACC and Bouten are circling back to their respective cost estimates to revise per the discussion and will resubmit to MCSD within the next week for discussion.
    c. The Project Team is assessing Value Engineering (VE) opportunities and will discuss with MCSD as cost savings are identified and a value assigned.
    d. The Design Team is preparing to move into Design Development (DD) and will address any design needs associated with the cost estimate in the DD phase.
    e. The Project Team continues to collaborate and is in the process of refining possible construction phasing so that it may be presented to Building Administration for discussion. The goal is to carefully weigh the balance of instructional needs/student and staff safety while allowing Bouten to complete the work in as timely a manner as possible.
    f. The SAJ Architecture team will be back onsite on 12/09 and 12/10 for a 2-day In District Design Studio, following up with staff regarding the design process and providing an opportunity for building staff to receive an update on their specific spaces and ensure that the design supports their needs.
    g. SAJ Architecture will lead the next Design Advisory Committee (DAC) meeting on 12/10 to present the status of design to the DAC and solicit input.
    h. 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

    Note: the Construction Schedule is likely to change as the Project Team works to "refine" to maximize construction efficiencies while minimizing the impact to instruction.

3. Heppner K-12:
    a. The Project Team is just ramping up, starting Schematic Design (SD) in September.
    b. The SAJ Architecture design team is working with Fowler GC to assess the initial approach to the renovation of Heppner Jr/Sr HS and determine how to best deliver the programming requirements of the combined K-12 campus within the $36.3M construction budget.
    c. The Design Advisory Committee (DAC) toured Sherman County K-12 on 10/14 to review their approach to a consolidated K-12 campus, and was able to walk the building with Sherman County's Superintendent and discuss what is working, what isn't working, and how to fold various design elements into the Heppner K-12 project.

d. The DAC will meet on 11/12 to review the current status of design and provide input to SAJ Architecture.
e. Current schedule:
    i. Schematic Design: 09/2026 – 02/2027
    ii. Design Development: 01/2027 – 05/2027
    iii. Construction Documents: 05/2027 – 08/2027
    iv. Bidding and Permitting: 07/2027 – 09/2027
    v. Construction: 07/2027 – 09/2028

Note: the Construction Schedule will change as the Team works with Building Administration.

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 Design Team is progressing with Safety and Security design at Sam Boardman ES, AC Houghton ES, and the Morrow Education Center.
    b. Intent is to be finished with design by the end of the calendar year – 12/2026 – and be ready to bid in early 2027 to ensure that all materials are ready for the end of the school year.

5. Sam Boardman Elementary School (SBES) Civil Improvements
    a. The Design Team presented two different options for the parking lot revision at SBES to District and Building Administration; the Design Team is soliciting input on the design and will revise as needed.
    b. Intent is to be finished with design by the end of the calendar year and be out to bid in early 2027 so that the work can occur during the Summer of 2027.

6. Budget:
    a. MCSD and Wenaha continue to meet monthly to review, and no significant updates.
    b. Wenaha is working to identify the appropriate amount of contingency on a per project basis and will discuss with the MCSD Core Team to determine how to best proceed.

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

8. Questions?