

Attn: Chris Reitan, Superintendent
Re: Craig School District
Bidding and Construction Schedule
By: Paul Voelckers
Cc: Zane Jones, Daniel Nelson, Doug Murray, Ben Haight, Brian Nielson
Date: November 9, 2022

Chris,

The following recaps our meeting yesterday to confirm general dates for the proposed bidding and construction timelines of both the Craig Middle School and Craig Elementary School. For a number of logistical issues, the Middle School is proposed to be constructed first, with a best-case start of June 8, 2023, and a completion by June of 2024. The Elementary School will follow, with a construction start proposed for mid-May of 2024, Substantial Completion on September 16, 2024, and final completion by October 14, 2024.

Middle School:

- Project is advertised for bids: November 16, 2022
- On-site pre-bid facility walk-through: November 29, 2022
- Bids open: December 12, 2022
- Contract award latest date (if funds available): March 15, 2023
- Field mobilization and demo start: June 8, 2023
- Substantial completion inspection: May 2, 2024
- Final completion: June 2, 2024

Elementary School:

- Project is advertised for bids: November 16, 2022
- On-site pre-bid facility walk-through: November 29, 2022
- Bids open: December 12, 2022
- Contract award latest date (if funds available): May 2, 2023
- Field mobilization and demo start: May 15, 2024
- Substantial completion inspection: September 16, 2024
- Final completion: October 14, 2024

The Middle School construction start date works with the current school calendar, which shows a last teacher work day on June 7, 2023. With the dates identified, the Middle School would be unavailable for the full school year, 2023/2024.

The School calendar would require modifications for 2023/2024 to facilitate the maximum possible summer construction window for the Elementary School. MRV recommends a first construction day on-site of May 15, 2024, and Substantial Completion inspection on September 16. This will enable a start of school on September 17, 2024. Final miscellaneous completion steps can occur over the next month while students are in the building safely.

As discussed, it would be possible to return the Elementary School commercial kitchen to operation at an earlier date, if the District was interested in operating the Middle School and High School on an earlier timeline than possible for the Elementary School.

The District also needs to approve "liquidated damages", a penalty assessed against the Contractor to reflect District damages if the Contractor fails to complete the construction on the dates stipulated. MRV recommends those damages be set at \$500/day at the Middle School, and \$1,250/day at the Elementary School. This difference reflects the relatively low impact of contract over-run at the Middle School, since completion happens in the early summer. The Elementary School, conversely, has no easy or practical alternative for classroom operations if the school is not complete on the dates indicated.

Please contact us with any questions or concerns on this timeline, approach, and damages. We are finishing bid specifications with these dates, and will also use this timeline assumption for the final construction cost estimates on both schools, currently underway with HMS.