

Alsea School Board Meeting

Monday, September 12, 2022 6:00 PM

Alsea School Library, 301 South 3rd Street, Alsea, OR 97324

1. **Call to Order**
2. **Flag Salute**
3. **Approval of the Agenda**
4. **Superintendent Report**

- a. **Bond Update**

Sean Gallagher, Scott Marshall, CB Construction, BOC Representative

Alsea - VOC

24-Aug-2022

						Original Based on In-House Labor - Need new drawings and details for new room/demo/retaining wall:		NOTE: BUDGET IS FOR A WARM SHELL				
Division Name	Electrical Upgrade	Subcontractor	HVAC Upgrade	Subcontractor	Hallway	NOTES	Subcontractor	VOC	Subcontractor	TOTAL ALL SCOPE	Cost of Work	
General Conditions											\$	275,873.13
General Conditions		\$ 24,556.01	CB Const, Inc	\$ 20,000.00	CB Const, Inc	\$ 16,000.00		CB Const, Inc	\$ 215,317.12	CB Const, Inc	\$ 275,873.13	
Existing Conditions											\$	23,000.00
Survey					\$ 5,000.00		FEI Testing (have allowance for add'l staking	\$ 5,000.00	FEI Testing (have allowance for add'l staking	\$ 10,000.00		
Special Inspections					\$ 6,500.00		Atlas (As needed)	\$ 6,500.00	Atlas (As needed)	\$ 13,000.00		
Concrete					\$ -		\$ -		\$ 139,750.00			
Concrete					\$ 33,750.00	Canceled - Will Re-Bid	Standard Commercial	\$ 106,000.00	Standard Commercial	\$ 139,750.00		
Gypcrete					\$ -			\$ -		\$ -		
Masonry					\$ -		\$ -		\$			
Masonry					\$ -			\$ -		\$ -		
Metals					\$ -		\$ -		\$ 19,615.00			
Structural Steel					\$ -			\$ 4,550.00	CB Const, Inc	\$ 4,550.00		
Cold Formed Steel					\$ -			\$ -		\$ -		
Miscellaneous Steel					\$ -			\$ 15,065.00	CB Const, Allowance for Railing, Connections, Etc.	\$ 15,065.00		
Wood, Plastics, and Composites					\$ -		\$ -		\$ 315,500.00			
Rough Carpentry					\$ 7,500.00	Canceled - Will Re-Bid	Ramirez Construction (Labor), CB Const (Material)	\$ 308,000.00	Ramirez Construction (Labor), CB Const (Material)	\$ 315,500.00		
Trusses					\$ -			\$ -		\$ -		
Casework					\$ -			\$ -	Dan Eveland Cabinets, CB Const	\$ -		
					\$ -			\$ -		\$ -		
Thermal and Moisture Protection					\$ -		\$ -		\$ 233,251.00			
Siding					\$ 9,360.00	Canceled - Will Re-Bid	Mendoza (Labor), CB Const (Material)	\$ 114,400.00	Mendoza (Labor), CB Const (Material)	\$ 123,760.00		
Roofing, Flashing, Gutters					\$ 4,500.00	Canceled - Will Re-Bid	Umpqua	\$ 67,500.00	Umpqua	\$ 72,000.00		
Insulation					\$ 3,750.00	Canceled - Will Re-Bid	Hard Core Contractors, CB Const	\$ 33,741.00	Hard Core Contractors, CB Const	\$ 37,491.00		
Openings					\$ -		\$ -		\$ 39,650.00			
HM Frames, Doors, Hardware					\$ 6,500.00	Canceled - Will Re-Bid	Wood Crafters (Material), CB Const (Labor)	\$ 19,800.00	Wood Crafters (Material), CB Const (Labor)	\$ 26,300.00		
Wood Frames, Doors, Hardware					\$ -			\$ -		\$ -		
Aluminum Entrances, Glazing					\$ -			\$ -		\$ -		
Windows					\$ 3,000.00	Canceled - Will Re-Bid	Smith Glass	\$ 10,350.00	Smith Glass	\$ 13,350.00		
Sectional Doors					\$ -			\$ -		\$ -		
Finishes					\$ -		\$ -		\$ 61,293.00			
Finish Carpentry					\$ 2,800.00	Canceled - Will Re-Bid	CB Const, Inc	\$ -	CB Const, Inc	\$ 2,800.00		
Gypsum Board, Acoustical Tile					\$ 4,200.00	Canceled - Will Re-Bid	Hard Core Contractors	\$ 50,093.00	Hard Core Contractors	\$ 54,293.00		
Tile (NOT INCLUDED)					\$ -			\$ -				
Flooring					\$ 1,200.00	Canceled - Will Re-Bid	Rubensteins, CB Const	\$ -	Rubensteins, CB Const	\$ 1,200.00		
Painting					\$ 3,000.00	Canceled - Will Re-Bid	CB Const, Inc	\$ -	CB Const, Inc	\$ 3,000.00		
Signage, Specialties					\$ -		\$ -		\$ 23,500.00			
Signage					\$ 1,800.00	Canceled - Will Re-Bid	Allowance	\$ 1,800.00	Allowance	\$ 3,600.00		
Specialties					\$ 2,500.00	Canceled - Will Re-Bid	CB Const, Inc, Allowance	\$ 17,400.00	CB Const, Inc, Allowance	\$ 19,900.00		
Equipment					\$ -		\$ -		\$ -			
Equipment - Residential					\$ -			\$ -		\$ -		
Equipment - Commercial					\$ -			\$ -		\$ -		
Furnishings					\$ -		\$ -		\$ -			
Window Coverings					\$ -			\$ -		\$ -		
Casework					\$ -			\$ -		\$ -		
Countertops					\$ -			\$ -		\$ -		
Elevator					\$ -		\$ -		\$ -			
Elevator					\$ -			\$ -		\$ -		
Fire Suppression					\$ -		\$ -		\$ -			
Fire Sprinkler System					\$ -			\$ -		\$ -		
Plumbing					\$ -		\$ -		\$ 88,000.00			
Plumbing					\$ 3,500.00	Canceled - Will Re-Bid	Twin Rivers, CB Const	\$ 84,500.00	Twin Rivers, CB Const	\$ 88,000.00		
HVAC					\$ -		\$ -		\$ 1,003,500.00			
HVAC			\$ 775,000.00		\$ 6,500.00	Canceled - Will Re-Bid	CJ Hansen	\$ 222,000.00	CJ Hansen	\$ 1,003,500.00		
Electrical, Fire Alarm					\$ -		\$ -		\$ 1,003,039.00			
Electrical, Fire Alarm		\$ 721,618.00	UNKOWN - PENDING FINAL DESIGN		UNKOWN - PENDING FINAL DESIGN	\$ 66,421.00	Canceled - Will Re-Bid	M&W Electric	\$ 215,000.00	M&W Electric	\$ 1,003,039.00	

Communications						\$	-		\$	-		\$	38,889.00	
Communications						\$	-		\$	38,889.00	Certified Systems	\$	38,889.00	
Electronic Safety and Security						\$	-		\$	-		\$	29,903.00	
Fire Alarm & Detection System (ABOVE)						\$	-		\$	29,903.00	Certified Systems	\$	29,903.00	
Earthwork and Excavation						\$	-		\$	-		\$	369,685.00	
Earthwork and Excavation						\$	75,000.00	Canceled - Will Re-Bid	Hughes Excavation	\$	294,685.00	Hughes Excavation	\$	369,685.00
Exterior Improvements						\$	-		\$	-		\$	57,730.00	
Asphalt						\$	-			\$	-	\$	-	
Site Concrete						\$	18,000.00	Canceled - Will Re-Bid	Standard Commercial	\$	39,730.00	Standard Commercial	\$	57,730.00
Fencing, Gates						\$	-			\$	-	\$	-	
Specialty Landscape Features						\$	-			\$	-	\$	-	
Landscape						\$	-			\$	-	Allowance	\$	-
Utilities						\$	-		\$	-		\$	-	
Utilities		\$	-		\$	-								
	SUBTOTAL	\$	746,174.01		\$	795,000.00	\$	280,781.00		\$	1,900,223.12		\$	3,722,178.13

Rate										Cost				
Insurance, Builder's Risk	1.43%	\$	12,052.74	\$	12,841.41	\$	4,535.38		\$	30,693.77	\$	60,123.29	\$	60,123.29
Payment/Performance Bond	1.22%	\$	10,282.75	\$	10,955.61	\$	3,869.34		\$	26,186.29	\$	51,293.99	\$	51,294.00
Washington B&O Tax	0.00%	\$	-	\$	-	\$	-		\$	-	\$	-	\$	-
BOLI/Prevailing Wage Fee	0.00%	\$	-	\$	-	\$	-		\$	-	\$	-	\$	-
State Tax	0.57%	\$	4,804.24	\$	5,118.60	\$	1,807.81		\$	12,234.58	\$	23,965.23	\$	23,965.23
Contingency	5.00%	\$	42,142.44	\$	44,900.03	\$	15,857.96		\$	107,320.86	\$	210,221.29	\$	210,221.29
Fee	3.25%	\$	27,392.58	\$	29,185.02	\$	10,307.67		\$	69,758.56	\$	136,643.84	\$	136,643.84
	SUBTOTAL	\$	842,848.76	\$	898,000.68	\$	317,159.16		\$	2,146,417.17	\$	4,204,425.77	\$	4,204,425.78

Exclusions

Building Permits

Building, Mechanical, Plumbing Permits

5. Action Item
 - a. Approval of VOC Center GMP
6. Adjourned