

Oconto Falls School District
BOARD UPDATE



April 8th, 2024



➤ Discussion Topics

- Change Orders
- Budget Update
- Middle School Construction Progress
- Questions & Answers

➤ Change Orders

Hiring of Nexus

- Different approaches considered, Board chose Nexus' open book approach

What Nexus understands to be the direction given

- Be a steward of the district
- Oversee thoughtful design and quality construction
- Project on budget
- Project on time

➤ Change Orders

Project Structure of the Nexus Way

- Produce a design that will yield bids within budget
- Acquire competitive bids on trade work
- Hold a contingency for changes or unforeseen
- During construction review design to provide greatest quality final product within the budget
- Complete the project on time and within budget

➤ Change Orders

Change Order Totals

- Approved changes total \$174,081
- Approved changes are 8.8% of the current contingency
- Approved changes total 0.46% of referendum budget
- Current project is approx. 35% complete

Budget Update

Breakdown of the Capital Referendum	Original Approved Bids/Contract	Change Orders	APPROVED BIDS/CONTRAC
BID GROUP 1 - Abrams Roofing	\$101,800		\$101,800
BID GROUP 2 - Secure Entrances	\$302,862	\$30,188	\$333,050
BID GROUP 3 - Middle School Footings & Foundation	\$3,416,145	\$31,433	\$3,447,578
BID GROUP 4 - Middle School Electrical Equipment	\$88,261	\$22,493	\$110,754
BID GROUP 5 - Middle School Structural Steel & Precast Walls	\$2,809,592	\$64,973	\$2,874,565
BID GROUP 6 - Main Construction	\$17,505,986	\$24,997	\$17,530,983
BID GROUP 8 OFES Roof	\$969,440		\$969,440
BUDGET - remaining Middle School Bid Packs	\$1,835,767		\$1,835,767
BUDGET - Asbestos Abatement WMS demo	\$343,710		\$343,710
BUDGET - WMS Demo	\$770,040		\$770,040
BUDGET - OFHS Roof	\$229,200		\$229,200
BUDGET - Contingency & Project Under Budget - started at \$1,500,332	\$1,974,676	(\$174,083)	\$1,800,593
PER NEXUS CONTRACT - Architectural Design 6.25%	\$1,279,768		\$1,279,768
PER NEXUS CONTRACT - Engineering Design 8.95%	\$1,215,851		\$1,215,851
PER NEXUS CONTRACT - Commissioning 2.5%	\$171,030		\$171,030
PER NEXUS CONTRACT - General Requirements	\$881,123		\$881,123
PER NEXUS CONTRACT - General Conditions	\$1,804,712		\$1,804,712
PER NEXUS CONTRACT - Insurance	\$293,757		\$293,757
PER NEXUS CONTRACT - Bonding	\$328,317		\$328,317
PER NEXUS CONTRACT - Construction Management 2.25%	\$749,536		\$749,536
PER NEXUS CONTRACT - Project Development	\$408,428		\$408,428
PER NEXUS CONTRACT - Construction Testing	\$50,000		\$50,000
PER NEXUS CONTRACT - Site Surveys	\$20,000		\$20,000
PER NEXUS CONTRACT - Soil Testing/Borings/Geotech Reports	\$20,000		\$20,000
PER NEXUS CONTRACT - Builders Risk Insurance	\$60,000		\$60,000
	\$37,630,000	\$0	\$37,630,000

➤ Change Orders

Industry Standards

- Typical Contractor Contingencies 3%-5%
- Contractors in control of this money
- Owner might not be aware of this
- Typical Owner Contingencies 5%-10%
- Owner aware of this portion
- Nexus does not make profit on Changes

➤ Change Orders

Questions?

- Moving forward
- Working Together
- Positive Project Status
- Under Budget
- On Time

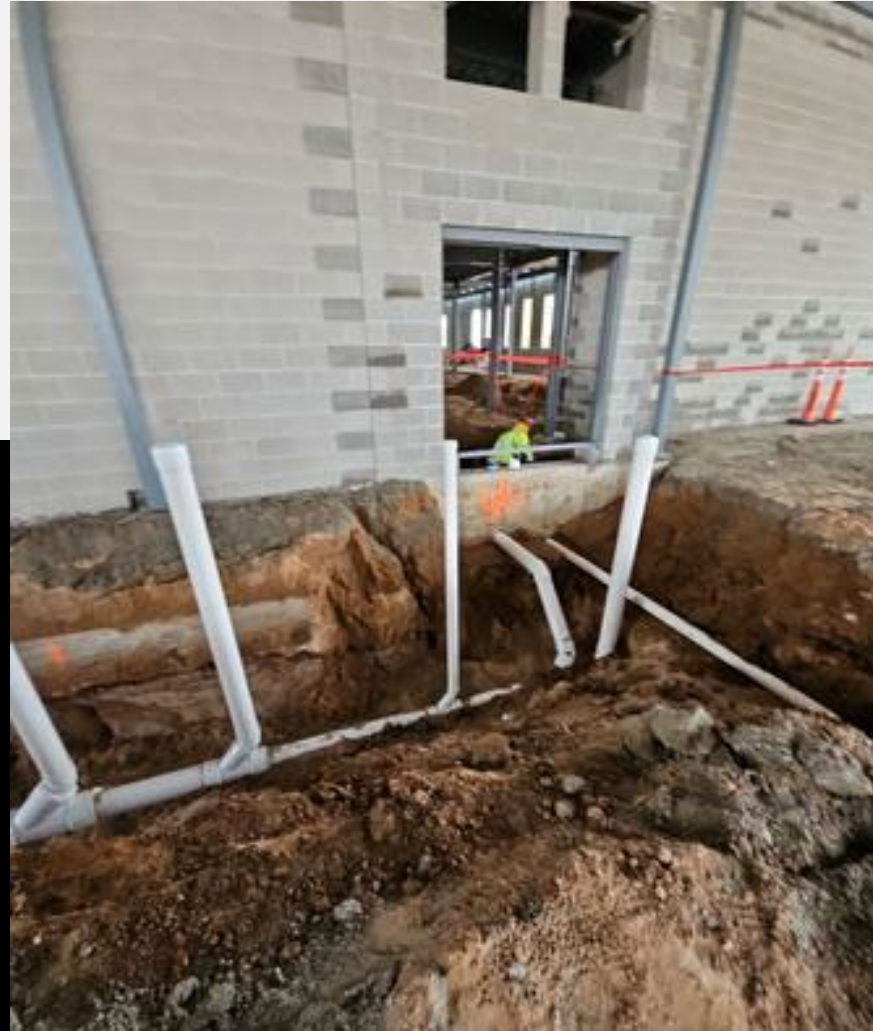
Future Board Updates (Telling our story)

➤ Middle School CONSTRUCTION PROGRESS

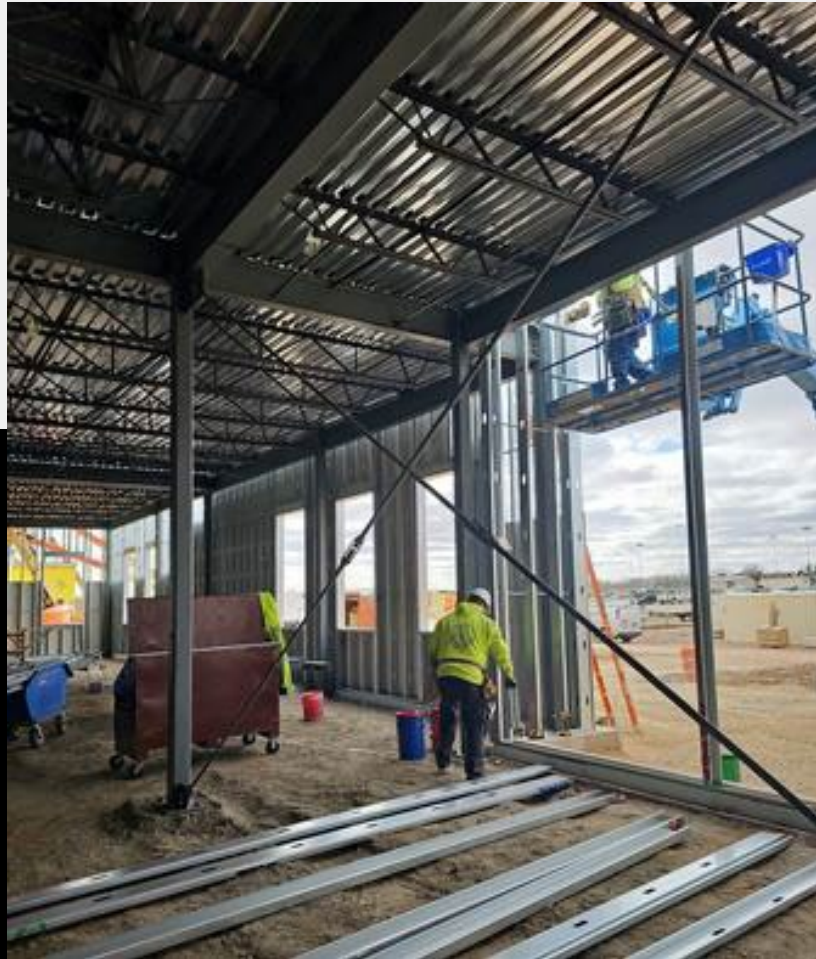
➤ Middle School Construction Progress



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➤ Middle School Construction Progress



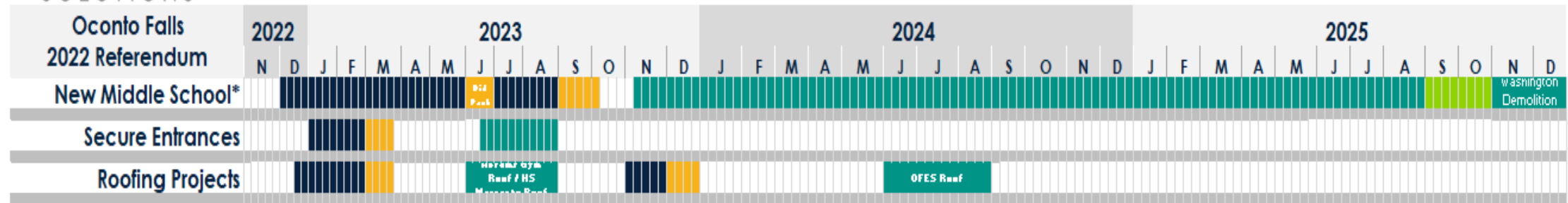
➤ What's Next?

- Pour concrete floors on 1st and 2nd story in academic wing end of March/early April
- Pour gym concrete floor April
- Exterior stud framing & sheathing ongoing
- Masonry brick veneer ongoing

A person in a white shirt is cleaning the windshield of a yellow construction vehicle. The person's hand is visible, holding a blue-handled wiper blade. The background shows a blurred construction site with yellow and white structures. The image has a semi-transparent dark overlay.

➤ Construction Milestones

Construction Milestone Schedule



Design Phase *Early Site/Utility/Foundation Package for Middle School - Bids June
Bidding Phase
Construction Phase
Commissioning

[Timeline Key](#)

➤ Questions?



THANK YOU!



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