



**Morrow County School District
2025 Bond Projects
September Board Report
09/14/2026**

Summary: August and the start of September have been busy! The SAJ Architecture design team and Wenaha Group were highly engaged during the week of Inservice, presenting at District and Building level staff meetings, and working with the selected Construction Manager/General Contractor (CM/GC) partners to align the design to the budget and better understand the construction schedule and phasing of the work.

1. Irrigon Junior/Senior HS:

- a. SAJ Architecture conducted a (2) day in-school Design Studio, August 25-26, to meet with building staff, present the current design, and ensure alignment with the programming requirements before moving into the final phase of design, Construction Documents (CD's).
- b. SAJ Architecture and Wenaha presented to the Irrigon Design Advisory Committee (DAC) on Wednesday, September 9th, to provide an update on the design and schedule, and solicit input on several design related items.
- c. SAJ Architecture is tracking to meet the 100% Design Development (DD) milestone on September 25th! The Design Team will move into Construction Documents (CD's) immediately afterwards.
- d. Continuing to review 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
- e. The full project team - including MCSD Administration, Wenaha Group, SAJ Architecture, and Fowler General Construction – has met several times to review possible Value Engineering (VE) items to identify possible cost savings opportunities which do not impact the program (*ability to delivery educational programs*) nor the longevity (*long term cost of ownership and durability*). The team will continue to meet to seek out VE items.
- f. The Design will be presented to the City of Irrigon Planning Commission on October 1st at 6 PM, Irrigon City Hall.



- g. The team is exploring the end of the design schedule and the construction schedule; it may be possible to accelerate the construction schedule and start earlier in 2027, possibly March 2027 versus the current July 2027 schedule.

- h. 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 – 06/2027
 - v. Construction: 07/2027 – 04/2029

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 conducted a 3-day in-school design studio on August 26th – 28th, held at Riverside Jr/Sr HS; the team met with the various stakeholders and presented the current status of design and solicited input for a variety of items.
- b. SAJ Architecture conducted a Design Advisory Committee (DAC) meeting for the Riverside group on August 25th; the design team presented the current design and solicited input on several items, including interior finishes, the floor plan, and some of the specific classroom amenities.
- c. The Design Team will meet the 100% Schematic Design (SD) milestone this month and will conduct a “SD Page Turn” on September 22nd at the Morrow Education Center.
- d. The full project team – including MCSD Administration, Wenaha Group, SAJ Architecture, and Bouten Construction – have been meeting regularly to discuss the construction phase of the project, and specifically the phasing of the work; pending further internal discussion, the team will meet with Riverside Jr/Sr HS Administration to present the phasing plan and solicit input to ensure that the contractor can be efficient as possible during construction while minimizing impact to instruction.
- e. SAJ Architecture is working to coordinate a kickoff meeting with the City of Boardman to review the current design and clarify the planning submission and review process.
- 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. 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. SAJ Architecture and Wenaha Group presented to the building staff on August 24th, providing the preliminary design and addressing any questions or comments from the staff in attendance.

- b. The full project team – including MCSD, Wenaha Group, SAJ Architecture and Fowler GC, met on August 25th to review the current design, the design and construction schedule and other site related coordination. The team will continue to meet regularly as the project moves forward with design.
- c. SAJ Architecture is preparing to kick off the Schematic Design (SD) phase for the project and is in the process of scheduling a variety of meetings and staff engagement.
- d. The Heppner Design Advisory Committee (DAC) is scheduled to meet on December 1st to present the status of design and solicit input as the process commences.
- e. The Design Team will conduct a three-day in-school Design Studio December 1st – 3rd to meet with Building Administration and Staff.
- f. No update to the cost estimate, which was received June 3rd:
 - i. MACC Estimating: \$35,065,206 / \$388.93 per SF
 - ii. Budget: \$36,300,000
- g. Schedule:
 - i. Schematic Design: 09/2026 – 12/2026
 - ii. Design Development: 12/2026 – 03/2027
 - iii. Construction Documents: 03/2027 – 06/2027
 - iv. Bidding and Permitting: 07/2027 – 10/2027
 - v. Construction: 02/2028 – 06/2029

4. Safety and Security Upgrades

- a. Irrigon ES and Windy River ES
 - i. Wrapping up this summer's upgrades, however pending installation of the new storefronts prior to the end of the month.
 - b. Training for the new Verkada system will take place on September 18th.
 - c. The Design Team will meet on September 29th 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 is scheduled for September 29th.
6. Budget:
- a. MCSD and Wenaha continue to meet monthly to review, and no significant updates.
7. Communications:
- a. Bond Oversight Committee (BOC)
 - i. BOC Meeting #5 11/18 @ 6 PM, Riverside Jr/Sr HS
8. Questions?