



Alsea School District Bond Projects Construction Manager's Report

Report Date: November 5, 2024

GENERAL OVERVIEW

The Seismic Retrofit to the gym and adjacent office areas is in design. The next milestone is 75% design document review in early December which will include a cost estimate by a 3rd-party firm and our selected contractor.

CM/GC contractor proposals were reviewed on October 29 and interviews were conducted on November 1. The selection committee is recommending Todd Construction for Board approval for the Gym Seismic Retrofit.

The final element of the HVAC Upgrade was completed last Friday with the replacement coil for the gym rooftop unit. Final quality inspections by our 3rd party commissioning agent will be completed this month and the project will be closed.

A second seismic grant application for the High School classroom wing is in progress and will be submitted late this year for the next round of grants in the Spring.

PROJECT TEAM

Todd Construction is recommended for Board approval as the CM/GC contractor for the Gym Seismic Retrofit project.

BUDGET

The updated budget summary and details for both the bond projects and the seismic retrofit project are attached. Comments are noted below along with notes about the kitchen project costs.

Bond Projects

The current program budget is \$4.77 million including ESSER funds, the OSCIM grant and bond interest.

The "Current Budget" column in Expenses shows the projected costs matched to the Revenue budget. All budget elements and final contractor change orders have been included and there is \$74k remaining in Owner's Contingency.

The "Committed Costs" column shows the value of work that has been contracted so far. There were no significant changes in the last month.

Alsea School District Bond Program Construction Manager's Report

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$4.69 million has been spent on completed work. The project management fee from IMS does not include a donated value of \$76k to-date.

Seismic Retrofit

The current project budget is \$2.48 million from the seismic grant.

The "Current Budget" column in Expenses shows the projected costs for construction design, management and other associated elements. There is a projected value of \$187k in Owner's Contingency for actual construction costs or unforeseen items.

The "Committed Costs" column shows the value of work that has been contracted so far. There were additional costs for material testing contracted last month.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$147k has been spent on completed work.

SCHEDULE

The 75% design documents for the Gym Seismic project are due for review December 3. Final permit and bid document are due in mid-February.

PROJECT-SPECIFIC ACTIVITY

Gym Seismic Design

Updated plans are pending the 75% design document release in early December.

COMMUNICATIONS

IMS Monthly Reports are being provided to the School Board.

Nancy joined Krista on October 30 for an interview with the Chief of Staff with the Coalition of Oregon School Administrators (COSA) to discuss the recent completion of the CTE Building. An interview was released on the COSA website.