



# Alsea School District Construction Manager's Report

Report Date: January 7, 2025

## GENERAL OVERVIEW

The Seismic Retrofit to the gym and adjacent office areas is in the final stage of design. Final design documents will be issued for permitting and bid in mid-February. Construction is scheduled to begin in May and be completed in September. Preliminary cost estimates for the work were recently completed and showed a wide difference ranging from \$1.92M by our general contractor to \$3.22M by a professional estimating firm. While we believe the higher number is very conservative, we're concerned about the budget and are meeting with the project team this Friday to develop ideas to simplify the work and reduce costs substantially. More detail is provided in the Budget section of this report.

A second Seismic Grant application for the High School Classroom Wing will be submitted in early January for the next round of grants in Spring 2025.

The Fire Alarm Replacement project has been contracted and is in design. Construction is scheduled for this summer and will be coordinated with the seismic project.

A small addition is being made to the recently completed HVAC Upgrade under the bond program. The heat pump that serves the storage room where the server is located needs to be disconnected from the heat pumps in the adjacent offices because of operational conflicts. The original design didn't consider the heat generated by the server which causes the office heat pumps to shutdown when it goes into cooling mode. The HVAC contractor has ordered equipment to resolve this issue and plans to install it in late January.

## PROJECT TEAM

Salem Fire Alarm was contracted in December for design-build fire alarm replacement services. We're coordinating with Axis Electric to provide electrical services to support this project.

## BUDGET

The updated budget summaries for the various projects are provided below with comments for each.

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Bond Program

The updated budget summary for the bond program is provided below. The only significant change in December was an additional \$9.2k in Construction Cost for the HVAC changes to the server room described above.

There are \$57k in contingency remaining in the budget. To date, 99.2% of the committed costs have been paid. We have two remaining invoices on the HVAC Upgrade project that will be approved when all of the final quality items are resolved.

This budget does not include \$80k+ gift-in-kind by IMS.

Alsea School Bond Project Budget Summary - Updated January 3, 2025

**Income**

	Original Budget	Current Budget	Actual Income To-Date	Notes
Bond Sale	\$ 2,100,000.00	\$ 2,289,477.00	\$ 2,289,477.00	Bond value \$2.1M plus premium of \$189,477
Bond Fund Interest		\$ 142,498.96	\$ 142,498.96	Interest on bond proceeds updated 10/1/24; budget value matched to actual
OSCIM Grant	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	Income value updated 10/2/24
ESSER Funds	\$ -	\$ 235,117.92	\$ 235,117.92	ESSER II \$68,251.41 (spent 9/23) and ESSER III \$166,866.51 (spend by 9/24) after "unfinished learning" deductions. Updated 10/2/24
<b>Totals</b>	<b>\$ 4,200,000.00</b>	<b>\$ 4,767,093.88</b>	<b>\$ 4,767,093.88</b>	

**Expenses**

	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost		\$ 4,063,133.72	\$ 4,063,133.72	\$ 4,029,631.61	Costs for construction contractors.
Design Fees		\$ 355,588.52	\$ 355,588.52	\$ 355,588.52	Fees for architect, engineers, geotech, survey & haz material study.
Consultant Fees		\$ 51,508.01	\$ 51,508.01	\$ 49,058.01	Fees for soil testing, special inspections, commissioning & misc consulting.
Project Management		\$ 62,000.00	\$ 62,000.00	\$ 62,000.00	IMS not-to-exceed fee.
Permits & Fees		\$ 29,366.70	\$ 29,366.70	\$ 29,366.70	Permit & site plan fees.
Furnishings		\$ 9,752.00	\$ 9,752.00	\$ 9,752.00	Furnishings, equipment, computers, etc. are either in possession or being funded separately.
Other Project Costs		\$ 138,677.70	\$ 138,677.70	\$ 138,677.70	Attorney, bank fees, insurance, advertising and other miscellaneous project costs. Reconciled with District's financial report 7/14/24.
Owner's Contingency		\$ 57,067.23	NA	NA	For unforeseen costs based on available funds after committed values.
<b>Totals</b>	<b>\$ -</b>	<b>\$ 4,767,093.88</b>	<b>\$ 4,710,026.65</b>	<b>\$ 4,674,074.54</b>	

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Gym Seismic

The updated budget summary for the gym seismic project is provided below. The only significant change in December was an additional \$8.8k allocated to the income from non-grant funds for early design costs the State wouldn't reimburse because the contract hadn't been fully executed.

Alsea School Gym Seismic Project Budget Summary - Updated January 3, 2025

Income

	Original Budget	Current Budget	Actual Income To-Date	Notes
Seismic Grant	\$ 2,480,000.00	\$ 2,480,000.00	\$ 145,157.52	Grant awarded June 2024
Non-Grant Funds	\$ -	\$ 8,808.47	\$ 8,808.47	Initial effort by structural engineer before grant fund contract executed. Required to keep project on schedule.
<b>Totals</b>	<b>\$ 2,480,000.00</b>	<b>\$ 2,488,808.47</b>	<b>\$ 153,965.99</b>	

Expenses

	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 1,800,000.00	\$ 1,800,000.00	\$ 26,500.00	\$ 26,500.00	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 300,000.00	\$ 295,260.00	\$ 122,193.06	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 60,000.00	\$ 46,486.79	\$ 41,831.79	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 39,098.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	Jurisdiction fees
Other Project Costs	\$ 1,000.00	\$ 1,000.00	\$ 971.83	\$ 971.83	Advertsing & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 196,208.47	NA	NA	For unforeseen costs based on available funds
<b>Totals</b>	<b>\$ 2,480,000.00</b>	<b>\$ 2,488,808.47</b>	<b>\$ 480,818.62</b>	<b>\$ 230,594.68</b>	

As shown above, there is \$2.0M available for construction including all available contingency. A recent construction cost estimate was completed by our general contractor (Todd) with a separate estimate by a professional cost estimating firm (Construction Focus). Their estimates were between \$1.92M and \$3.22M including mark-ups but excluding the 15-18% estimating contingencies applied because they were using unfinished design documents. There will also be an estimated \$50k in asbestos abatement needed. While the general contractor's estimate is barely within budget, the professional estimate is more than \$1M over budget.

Since the cost estimates have such wide variation, and because there's now a risk of being over budget, we're meeting with the design and construction team this Friday to identify areas where we can use alternate methods that are less expensive (such as using exposed steel to strengthen existing masonry walls vs replacing them) and/or use less expensive finish materials (such as composite roof vs metal on the gym). We'll be asking them to create bid-alternates for VE ideas and areas of reduced work in order to have options when we finally get the construction bids. The actual construction cost will be established in March based on bids from the final construction documents.

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Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. There was no significant change in December. We're waiting for a quote for electrical costs to add to the budget. There may also be excavation costs for routing cabling underground to the Play Shed if the District chooses that option. All additional costs are being evaluated prior to approval by the District.

Alsea School Fire Alarm Project Budget Summary - Updated January 3, 2025

Income

	Original Budget	Current Budget	Actual Income To-Date	Notes
General Funds	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	Funds approved by Board in November 2024
<b>Totals</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	

Expenses

	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 200,000.00	\$ 180,000.00	\$ 166,240.00	\$ -	Costs for construction contractors
Design Fees			\$ -	\$ -	Design included in SFA contract.
Consultant Fees			\$ -	\$ -	None expected
Project Management		\$ 20,000.00	\$ 20,000.00	\$ 1,469.00	IMS not-to-exceed fee
Permits & Fees			\$ -	\$ -	Jurisdiction fees in construction contracts
Other Project Costs			\$ -	\$ -	None expected.
Owner's Contingency			NA	NA	
<b>Totals</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	<b>\$ 186,240.00</b>	<b>\$ 1,469.00</b>	

**SCHEDULE**

Gym Seismic

The preliminary construction documents for the Gym Seismic project are scheduled for review in mid-January. Finalized construction documents for permitting and bidding are scheduled to be issued February 12.

Fire Alarm Replacement

Salem Fire Alarm provided preliminary design documents in early January. We're using these documents to resolve details such as panel locations and cable routing between buildings. We're also using them to coordinate electrical services. Final design documents for permitting and procurement are expected to be completed by the end of February.

**PROJECT-SPECIFIC ACTIVITY**

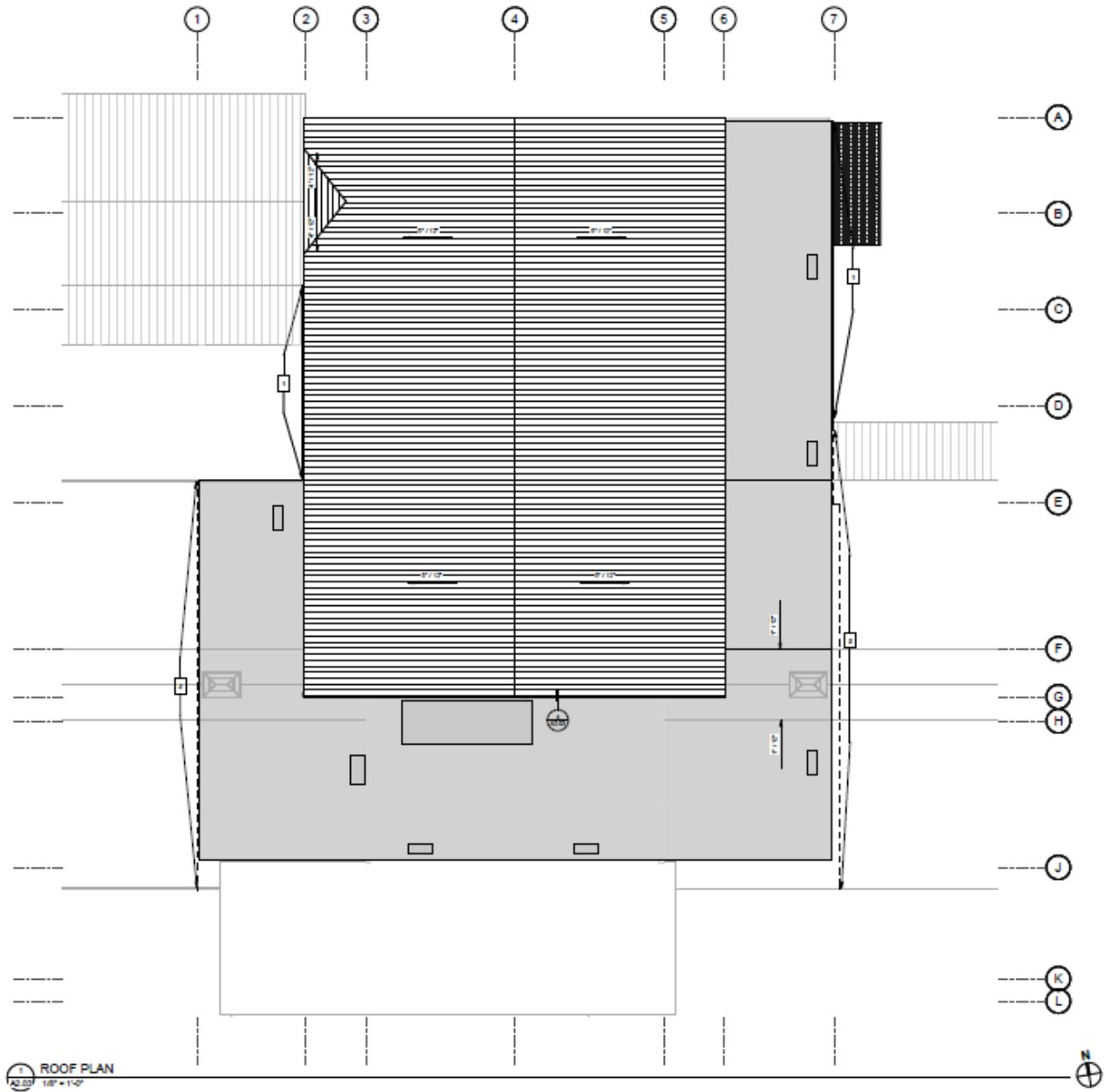
Gym Seismic

The main architectural plan for the Gym Seismic Retrofit project is included on the following page to show the extent of the areas being modified, as was requested by the Board last month. The primary areas affected by construction will be the locker rooms, the High School offices, the student restrooms, the staff room, the stage, and walls in the classrooms and the library that are adjacent to these areas. The locker rooms will see



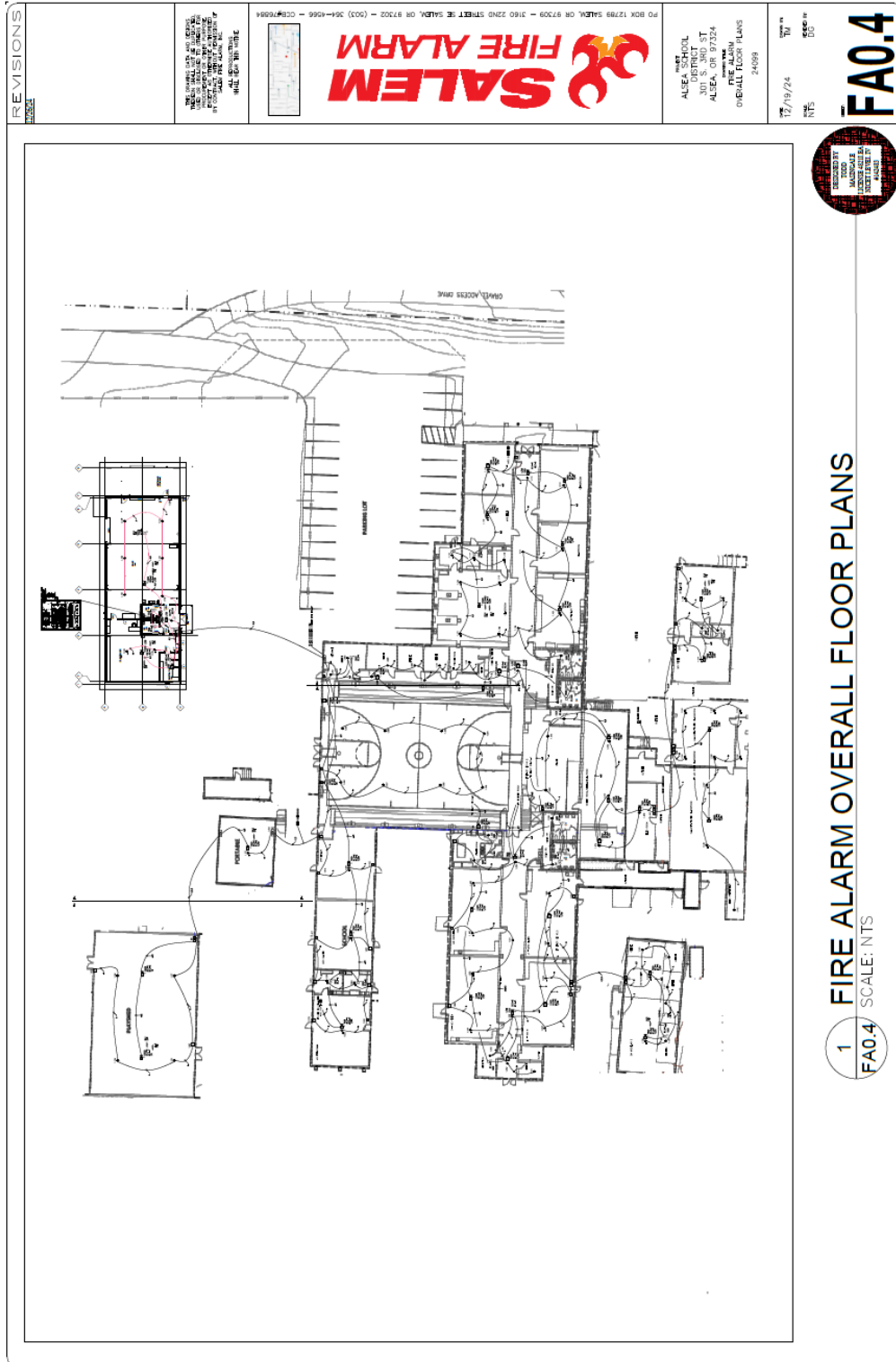
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The plan below shows the areas of roof replacement with structural upgrades beneath. The new roof over the gym will be standing seam metal. The new roof over the offices, staff room, stage and restrooms will be either a built-up system or, if budget allows, a TPO membrane system.



Fire Alarm Replacement

The overall floor plan showing the extent of the fire alarm replacement is provided below. The new system will incorporate the Play Shed which currently has no fire alarm.



**COMMUNICATIONS**

IMS monthly reports are being provided to the School Board.