



Alsea School District Construction Manager's Report

Report Date: February 3, 2025

GENERAL OVERVIEW

Design for the Seismic Retrofit to the gym and adjacent office areas will be completed in mid-February and ready for permit and bidding by our contractor. A number of changes were made by the design team at the District's request in order to cut the cost of construction without giving up quality, and some finish items are being priced as alternates to stay within budget. Construction is scheduled to begin mid-May with the roof replacement and locker rooms.

A second Seismic Grant application for the High School Classroom Wing was submitted to the State in January. Award notice is expected 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 Gym Seismic project.

The small HVAC addition in the server room is being completed this month. This work will conclude the contractor work under the bond program. There are \$57k remaining in the contingency.

PROJECT TEAM

No changes.

BUDGET

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

Bond Program

The updated budget summary for the bond program is provided below. There were no changes to committed cost. The only pending actual costs are for the small HVAC addition under Construction Cost and the final invoice from the HVAC commissioning agent under Consultant Fees.

There are \$57k in contingency remaining in the budget. This budget does not include \$80k+ gift-in-kind by IMS.

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Alsea School Bond Project Budget Summary - Updated February 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		\$ 142,855.41	\$ 142,855.41	Interest on bond proceeds updated 1/1/25; 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 (spent by 9/24) after "unfinished learning" deductions. Updated 10/2/24	
Totals	\$ 4,200,000.00	\$ 4,767,450.33	\$ 4,767,450.33		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost		\$ 4,063,133.72	\$ 4,063,133.72	\$ 4,053,905.72	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		\$ 62,696.00	\$ 62,696.00	\$ 62,696.00	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		\$ 56,727.68	NA	NA	For unforeseen costs based on available funds after committed values.
Totals	\$ -	\$ 4,767,450.33	\$ 4,710,722.65	\$ 4,699,044.65	

Gym Seismic

The updated budget summary for the gym seismic project is provided below. There were no significant changes to committed costs last month. To date, 11% of the project budget has been spent. We expect to establish the actual construction cost in early April after the final bids are received.

Alsea School Gym Seismic Project Budget Summary - Updated February 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.	
Totals	\$ 2,480,000.00	\$ 2,488,808.47	\$ 153,965.99		
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	\$ 306,590.00	\$ 306,590.00	\$ 154,520.18	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 60,000.00	\$ 51,121.79	\$ 46,437.84	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 45,710.00	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	\$ 189,618.47	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 2,488,808.47	\$ 496,783.62	\$ 274,139.85	

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Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. There was no significant change to committed costs last month. We met with the electrician and fire alarm contractors on-site last week to finalize design scope, and we expect a final price for electrical costs next month 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.

Alsea School Fire Alarm Project Budget Summary - Updated February 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	
Totals	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00		
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	\$ 2,513.00	IMS not-to-exceed fee
Permits & Fees			\$ -	\$ -	Jurisdiction fees in construction contracts
Other Project Costs			\$ -	\$ -	None expected.
Owner's Contingency				NA	NA
Totals	\$ 200,000.00	\$ 200,000.00	\$ 186,240.00	\$ 2,513.00	

SCHEDULE

Gym Seismic

The final construction documents for the Gym Seismic project for permitting and bidding are scheduled to be issued February 14. Todd construction will use these documents for bidding which we expect to be completed in late March.

Krista let us know that the locker rooms can be sealed off and turned over for construction on May 12. This will be a tremendous benefit to ensuring construction is completed by the start of school in September since so much of the work is in the locker rooms.

Fire Alarm Replacement

Salem Fire Alarm is expected to complete final design documents for permitting and procurement by early March. Construction will begin June 16 when school is out.

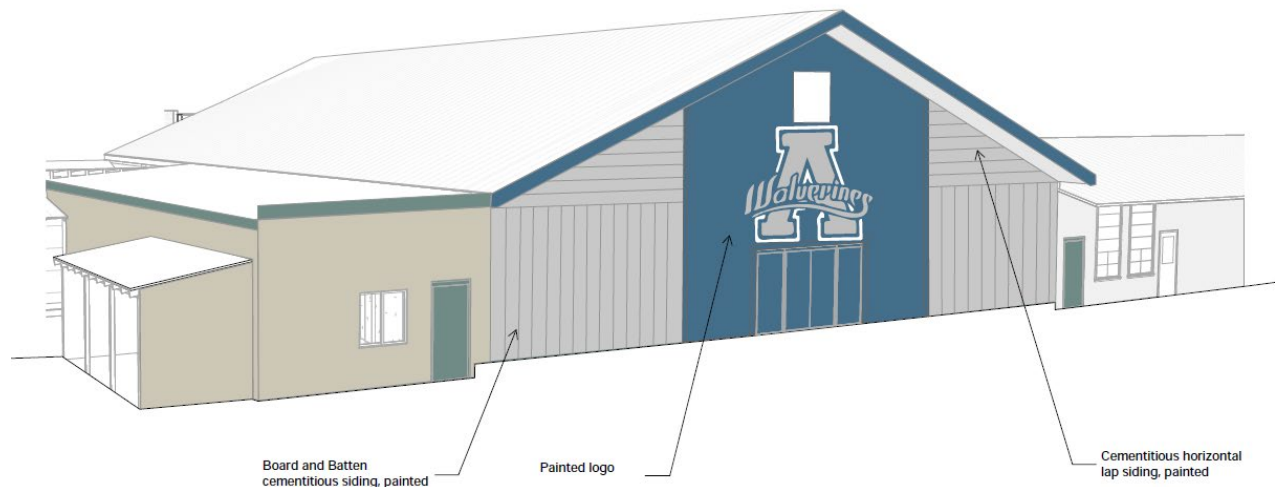
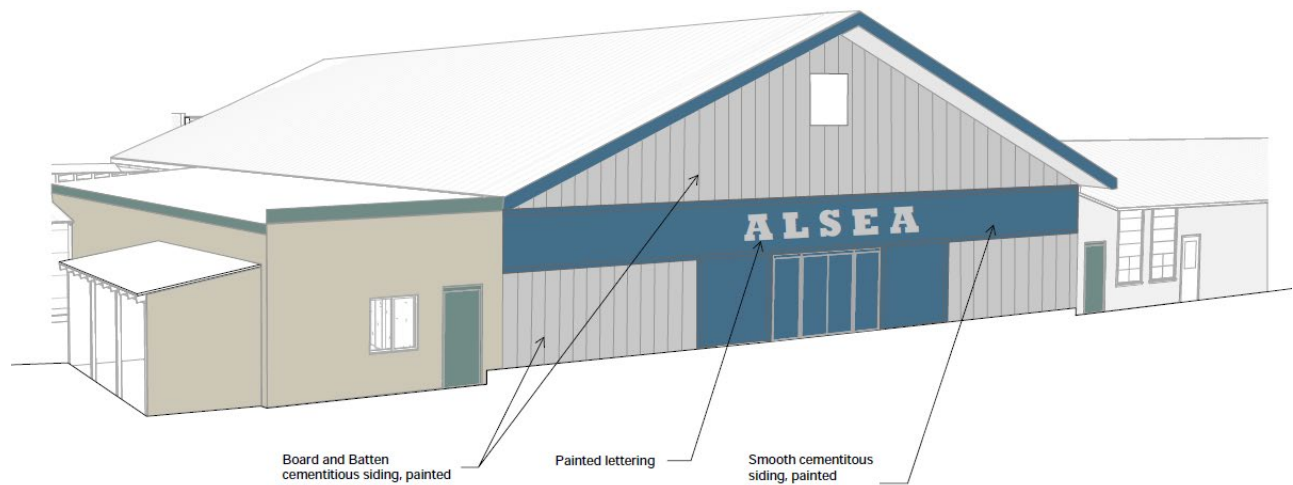
PROJECT-SPECIFIC ACTIVITY

Gym Seismic

The main architectural plan and roof plan for the Gym Seismic Retrofit project were provided in last month's report. Part of our cost-cutting design changes last month were directed at reducing the amount of demolition to existing masonry walls. One element of this design change is to leave the north wall of the gym intact and build a reinforced wall

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on the outside to anchor against. The added benefit of this change is to provide this very visible part of the school with a new face that can be customized with color and the school's logo. Two options being considered are shown below, but the lettering and logo may change. The selected color scheme will also be extended to the north wall of the office wing to the left of the gym in the picture below. The classroom wing to the right will not be repainted at this time since a future seismic grant will likely change the exterior of this section of the school.



Fire Alarm Replacement

The floor plan showing the extent of the fire alarm replacement was provided in last month's report. There have been no significant changes as design is being finalized.

COMMUNICATIONS

IMS monthly reports are being provided to the School Board.