



Alsea School District Construction Manager's Report

Report Date: April 1, 2025

GENERAL OVERVIEW

Construction permits for the Seismic Retrofit have been issued by the County. Todd Construction is completing the bid process this week and we expect to have project costs for the April Board meeting next week. Construction is scheduled to begin May 12 in the locker rooms and then in the rest of the work area on June 16 when school is out.

A second Seismic Grant application for the High School Classroom Wing was submitted to the State in January. Award notice is expected by May 2025.

The Fire Alarm Replacement project has been designed and submitted for permits. The electrical cost associated with this work, which was discussed at last month's Board meeting, has been added to the updated budget included in this report. Construction is scheduled to begin on June 16, after school is out, and will be coordinated with the Gym Seismic project.

PROJECT TEAM

No changes.

BUDGET

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

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, 14% of the project budget has been spent. The actual construction cost will be established next week after the final bids are received.

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Alsea School Gym Seismic Project Budget Summary - Updated April 1, 2025

Income					
	Original Budget	Current Budget	Actual Income To-Date	Notes	
Seismic Grant	\$ 2,480,000.00	\$ 2,480,000.00	\$ 2,480,000.00	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	\$ 2,488,808.47		
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	\$ 322,025.00	\$ 322,025.00	\$ 209,885.55	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 71,890.93	\$ 71,890.93	\$ 46,482.93	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 55,338.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 20,000.00	\$ 17,029.68	\$ 17,029.68	Jurisdiction fees
Other Project Costs	\$ 1,000.00	\$ 1,272.26	\$ 1,272.26	\$ 1,272.26	Advertising & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 162,020.28	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 2,488,808.47	\$ 550,317.87	\$ 356,508.42	

Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. The Construction Cost budget increased by \$66k from the original budget to include the substantial cost for electrical scope plus additional costs for routing fire alarm underground to the play shed. To date, 18% of the project budget has been spent. Note that the budget contains no contingency for unforeseen issues encountered during construction.

Alsea School Fire Alarm Project Budget Summary - Updated April 1, 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 11/24.	
Remaining Bond Project Funds		\$ 58,206.66	\$ 58,206.66	Fund allocation proposed to Board 4/25.	
Totals	\$ 200,000.00	\$ 258,206.66	\$ 258,206.66		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 200,000.00	\$ 237,956.66	\$ 237,956.66	\$ 41,560.00	Costs for construction contractors
Design Fees			\$ -	\$ -	Design included in SFA contract.
Consultant Fees			\$ -	\$ -	None expected
Project Management		\$ 20,000.00	\$ 20,000.00	\$ 6,051.00	IMS not-to-exceed fee
Permits & Fees		\$ 250.00	\$ 250.00	\$ -	Jurisdiction fees in construction contracts
Other Project Costs			\$ -	\$ -	None expected.
Owner's Contingency			NA	NA	
Totals	\$ 200,000.00	\$ 258,206.66	\$ 258,206.66	\$ 47,611.00	

SCHEDULE

Gym Seismic

Todd Construction issued bid invitations on March 4 and pre-bid tours of the school were offered on March 14. Bids are due on April 2. We expect to review the bid results with Todd on Monday, April 7 and share the results at the April 8 Board meeting.

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The District is making the locker rooms available for construction starting May 12. They will be isolated from the rest of the school at that time. The rest of the construction areas will be turned over to the contractor on June 16 after school is out.

Fire Alarm Replacement

Salem Fire Alarm is scheduled to begin construction June 16 when school is out.

PROJECT-SPECIFIC ACTIVITY

Gym Seismic

No new activity pending construction start in mid-May.

Fire Alarm Replacement

No new activity pending construction starting in mid-June.

COMMUNICATIONS

A project update article was created for the next issue of the Alsea Valley Voice. IMS monthly reports are being provided to the School Board.