



# Alsea School District Construction Manager's Report

Report Date: July 15, 2025

## GENERAL OVERVIEW

The Seismic Renovation to the gym, locker rooms, stage, staff room and admin area is proceeding with demolition nearly complete and construction activities in full swing. The contractor's focus is on finishing interior spaces first so the school can resume on-schedule in early September. Roof replacement and other exterior renovations are scheduled for completion by August 29 but may be extended without impacting school operations if necessary.

The Fire Alarm Replacement work is also progressing throughout the school with projected completion in late August. This work is being coordinated with the Seismic Renovation in affected areas.

## BUDGET

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

### Seismic Renovation

The updated budget summary for the Seismic Renovation project is provided below. Change requests totaling \$27.5k were approved in June for new locker shower and toilet partitions, replacing the back door to the locker rooms and adding washer/dryer utilities to the staff room. To date, 17% of the committed costs have been spent.

#### Alsea School Gym Seismic Project Budget Summary - Updated July 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	
Early Design Not Funded by Seismic Grant (cannot be reimbursed)	\$ -	\$ (8,808.47)	\$ (8,808.47)	Initial effort by structural engineer before grant fund contract executed. Required to keep project on schedule.	
Additional Funds	\$ -	\$ 560,000.00	\$ 560,000.00	Addition funds authorized by Board April 15 and May 19.	
Totals	\$ 2,480,000.00	\$ 3,031,191.53	\$ 3,031,191.53		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 1,800,000.00	\$ 2,388,471.00	\$ 2,388,471.00	\$ 79,068.61	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 323,625.00	\$ 323,625.00	\$ 237,217.16	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 72,756.08	\$ 72,756.08	\$ 47,348.08	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 85,382.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 84,440.12	\$ 84,440.12	\$ 54,440.12	Jurisdiction fees, BR insurance, BOLI
Other Project Costs	\$ 1,000.00	\$ 1,469.04	\$ 1,469.04	\$ 1,519.03	Advertsing & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 48,830.29	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 3,031,191.53	\$ 2,982,361.24	\$ 504,975.00	

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## Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. No new committed costs have been added. To date, 19% of the committed costs have been spent. Note that the budget contains no contingency for unforeseen issues encountered during construction.

### Alsea School Fire Alarm Project Budget Summary - Updated July 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	\$ 8,487.00	IMS not-to-exceed fee
Permits & Fees		\$ 250.00	\$ 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	\$ 50,297.00	

## SCHEDULE

### Seismic Renovation

Demolition in final areas will be completed next week. Shotcrete wall installation was completed this week and new structural framing has begun.

Major milestones for the project are:

- Locker rooms will be completed in mid-August
- North gym wall exterior work will be completed in late August
- Stage and staff rooms will be completed in mid-August
- Admin areas will be completed in late August
- Roof replacement will be completed in late August
- All work will be completed by August 29

Early turn-over of the gym and locker rooms in mid-August may be possible depending on how work progresses and if the new fire alarm system is operational, but we won't know for sure until that time.

### Fire Alarm Replacement

Salem Fire Alarm is working in all areas of the school buildings installing conduit and cable. Completion is expected by August 29.

## PROJECT-SPECIFIC ACTIVITY

### Seismic Renovation

Shotcrete walls have been completed in the locker rooms, stage and restrooms.





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Interior structural framing is in progress to replace old masonry walls.



Fire Alarm Replacement

Conduit and cable are being installed. Many areas will be surface-mounted. Conduit will be installed behind new finishes in areas of the seismic renovation.



## **COMMUNICATIONS**

IMS monthly reports are being provided to the School Board and the new Superintendent.

An article will be submitted for the next Valley Voice on the new safety features of the school with the fire alarm and seismic renovations.