



Alsea School District Construction Manager's Report

Report Date: August 5, 2025

GENERAL OVERVIEW

The Seismic Renovation to the gym, locker rooms, stage, staff room and admin area is proceeding with demolition completed and construction activities in full swing. The contractor's focus is on finishing interior spaces first so the school can resume on-schedule September 2nd. Roof replacement and other exterior renovations are scheduled for completion by the end of August 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 for an operational system by the time school resumes. 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 \$33k were approved in early August for new stage flooring, admin flooring and roof abatement. To date, 52% of the committed costs have been spent.

Alsea School Gym Seismic Project Budget Summary - Updated August 5, 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	
Additional Funds	\$ -	\$ 560,000.00	\$ 560,000.00	Addition funds authorized by Board April 15 and May 19.	
Totals	\$ 2,480,000.00	\$ 3,040,000.00	\$ 3,040,000.00		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 1,800,000.00	\$ 2,432,742.00	\$ 2,432,742.00	\$ 1,071,330.07	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 319,013.50	\$ 319,013.50	\$ 265,372.96	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 74,676.08	\$ 74,676.08	\$ 54,219.78	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 95,532.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 53,807.12	\$ 53,807.12	\$ 53,807.12	Jurisdiction fees, BR insurance, BOLI
Other Project Costs	\$ 1,000.00	\$ 1,860.08	\$ 1,860.08	\$ 1,860.08	Advertsing & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 46,301.22	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 3,040,000.00	\$ 2,993,698.78	\$ 1,542,122.01	

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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, 22% of the committed costs have been spent.

Alsea School Fire Alarm Project Budget Summary - Updated August 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	\$ 46,035.66	Costs for construction contractors
Design Fees			\$ -	\$ -	Design included in SFA contract.
Consultant Fees			\$ -	\$ -	None expected
Project Management		\$ 20,000.00	\$ 20,000.00	\$ 10,981.00	IMS not-to-exceed fee
Permits & Fees		\$ 557.60	\$ 557.60	\$ 557.60	Jurisdiction fees in construction contracts
Other Project Costs			\$ -	\$ -	None expected.
Owner's Contingency			NA	NA	
Totals	\$ 200,000.00	\$ 258,514.26	\$ 258,514.26	\$ 57,574.26	

SCHEDULE

Seismic Renovation

New structural framing has been completed and new structural sheathing is proceeding. Electrical and plumbing changes are nearing completion. Drywall is beginning and painting will start next week. All interior areas should be ready for turn-over to the District for cleaning by August 25.

Fire Alarm Replacement

Salem Fire Alarm is working in all areas of the school buildings installing conduit and cable. Completion is expected by August 25 with system testing and certification that week so the system is operational by August 29.

PROJECT-SPECIFIC ACTIVITY

Seismic Renovation

Structural framing has been completed and structural sheathing is progressing.



Drywall installation has begun in the locker rooms.



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Locker room shower lighting and plumbing have been completed and rooms are ready for finishes to be installed.



Seismic joints on both sides of the gym have been framed for final joint closures.



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Concrete has been completed on the exterior wall of the gym and is ready for erection of steel wall.



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 was submitted for the August edition of the Alsea Valley Voice.