



# Alsea School District Bond Projects Construction Manager's Report

Report Date: December 4, 2024

## GENERAL OVERVIEW

The Seismic Retrofit to the gym and adjacent office areas is in design completion. The 75% design documents were reviewed today with the project team, including the recently selected contractor and the cost estimating firm. Cost estimates will be available in early January for comparison with the budget. In the meantime, final design document production will continue towards the milestone completion date in mid-February.

A second seismic grant application for the High School classroom wing will be submitted in early December for the next round of grants in Spring 2025.

## PROJECT TEAM

Todd Construction was approved by the Board in November as the CM/GC contractor for the Gym Seismic Retrofit project.

## BUDGET

The updated budget summary and details for the seismic retrofit project are attached. Comments are noted below.

The current project budget is \$2.49 million from the seismic grant. The non-grant funds of \$8.8k cover the structural design fee that was paid before the grant contract was executed by the State; this was required to get design started on schedule.

The "Current Budget" column in Expenses shows the projected costs for construction design, management and other associated elements. There is a projected value of \$196k in Owner's Contingency for actual construction costs or unforeseen items.

The "Committed Costs" column shows the value of work that has been contracted so far. The pre-construction fee for Todd Construction was added to the Construction Cost line.

The "Paid to-Date" column shows the value of work that has been paid for. So far, \$200k has been spent on completed work.

## SCHEDULE

The 75% design documents for the Gym Seismic project were reviewed on December 4. Final permit and bid documents are due in mid-February.

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**PROJECT-SPECIFIC ACTIVITY**

Construction for the gym seismic retrofit is scheduled to begin in May 2024.

**COMMUNICATIONS**

IMS monthly reports are being provided to the School Board.