



Alsea School District Construction Manager's Report

Report Date: October 8, 2026

GENERAL OVERVIEW

Alsea School was awarded a seismic grant for the West Classroom Wing in July which includes the library, basement team rooms and old boiler room. The agreement with the State was signed August 11. A design proposal had been negotiated with ZCS and Soderstrom, the same team who designed the gym seismic upgrade two years ago, and design is progressing with a target completion date of early March 2027. Also, a CMGC RFP was issued in August to select a contractor. Todd Construction was the only proposal we received, perhaps because they have done all the recent construction at the school. They were awarded the contract for pre-construction services in late September and are already engaged. The next significant milestone is a detailed cost estimate from Todd using the 75% Design Development documents in mid-November.

SCHEDULE

The design milestones are:

- Kick-Off Meeting 8/27/26
- Schematic design for initial scope review and refinement 10/9/26
- 75% Design Development documents for review and initial cost estimate 11/16/26
- 100% Design Development for estimate and scope adjustment 12/21/26
- 50% Construction Documents for final review 1/26/27
- 100% Construction Documents issued for bidding and permitting 3/2/27

Permits are expected to be issued in early May and we hope to begin construction in the non-occupied areas (boiler room and basement team rooms) if this doesn't disrupt classes.

Construction in the west classroom wing and library will begin June 14 when school is out. The construction completion date is August 27, 2027.

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BUDGET

The master budget for the project is shown below. Design fees have been committed as have the pre-construction consulting from the Geotech Engineer, material testing lab, and hazardous material surveyor. Our goal is to keep construction under the \$1.8M budget established with the grant application.

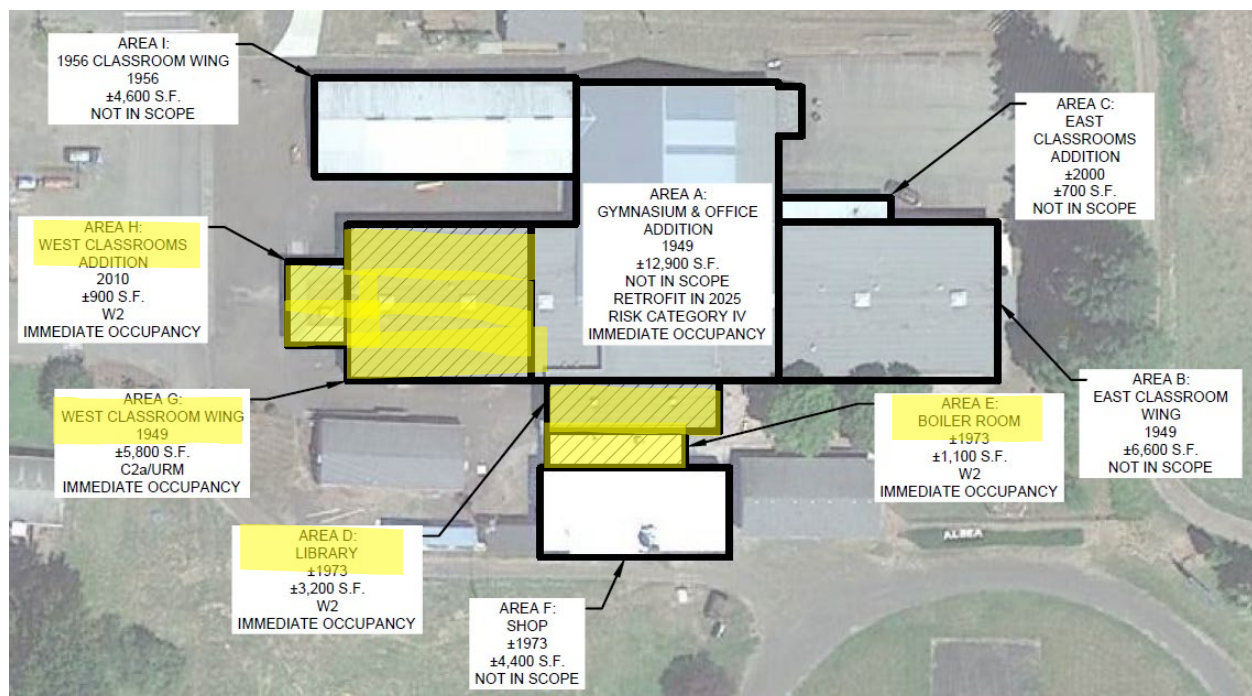
Alsea School West Wing Seismic Project Budget Summary - Updated October 6, 2026

Income					
	Original Budget	Current Budget	Actual Income To-Date	Notes	
Seismic Grant	\$ 2,493,200.00	\$ 2,493,200.00	\$ -	Grant agreement signed 8/11/26	
Additional Funds	\$ -	\$ -	\$ -		
Totals	\$ 2,493,200.00	\$ 2,493,200.00	\$ -		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 1,800,000.00	\$ 1,800,000.00	\$ 23,938.00	\$ 2,940.00	Costs for construction contractors
Design Fees	\$ 280,000.00	\$ 259,300.00	\$ 259,300.00	\$ 27,930.50	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 60,000.00	\$ 22,509.00	\$ 8,979.15	Fees for geotech, matl testing and special inspections
Project Management	\$ 95,000.00	\$ 95,000.00	\$ 95,000.00	\$ 9,437.38	IMS not-to-exceed fee
Permits & Fees	\$ 60,000.00	\$ 60,000.00	\$ 698.83	\$ 698.83	Jurisdiction fees, BR insurance, BOLI
Other Project Costs	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	Advertsing & other miscellaneous
Owner's Contingency	\$ 193,200.00	\$ 213,900.00	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,493,200.00	\$ 2,493,200.00	\$ 401,445.83	\$ 49,985.86	

PROJECT-SPECIFIC ACTIVITY

Design

The areas of the school included in this project are highlighted in yellow below, including roof replacement in those areas.



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Pre-Construction

ZCS requested that areas of the ceilings, walls and floors be cut open to observe the actual structure for their design. This was done on October 2 with Todd Construction's help. Samples of the concrete and masonry walls were also cut out that day. Todd patched the ceilings with plywood that day as a temporary fix since these areas will be rebuilt next summer during construction. The concrete floor, wall and masonry areas were covered and will be filled-in when Todd returns on October 23 for the final masonry samples in the classroom walls.



COMMUNICATIONS

IMS status reports will be provided to the Superintendent and School Board on a monthly basis. We'll also attend Board meetings as there are significant contract or budget items to discuss.