Alsea School District
Construction Manager's Report

Report Date: November 3, 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 was 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 and Todd Construction was awarded the contract. The next significant milestone is a detailed cost estimate from Todd using the 75% Design Development documents in mid-November. We worked with Todd and a special inspection firm in October to collect masonry wall samples, concrete wall cores and dig open footings that the design team need for existing structure assessments to complete their seismic calculations. The next significant milestone is a detailed cost estimate from Todd for the December Board meeting 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.

INTEGRITY MANAGEMENT SOLUTIONS LLC
18525 Van Horn Road, Alsea, Oregon 97324
(541) 452-1919 (541) 760-5885

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.

New committed costs in October were $7.5k for Todd Construction and FEI, the special inspector, to collect and analyze masonry samples required for design.

Alsea School West Wing Seismic Project Budget Summary - Updated November 2, 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	$ 29,198.00	$ -	Costs for construction contractors
Design Fees	$ 280,000.00	$ 259,300.00	$ 259,300.00	$ 44,375.00	Fees for architect & engineer
Consultant Fees	$ 60,000.00	$ 60,000.00	$ 24,708.54	$ 21,033.69	Fees for geotech, matl testing and special inspections
Project Management	$ 95,000.00	$ 95,000.00	$ 95,000.00	$ 15,112.69	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**	**$ 408,905.37**	**$ 81,220.21**	

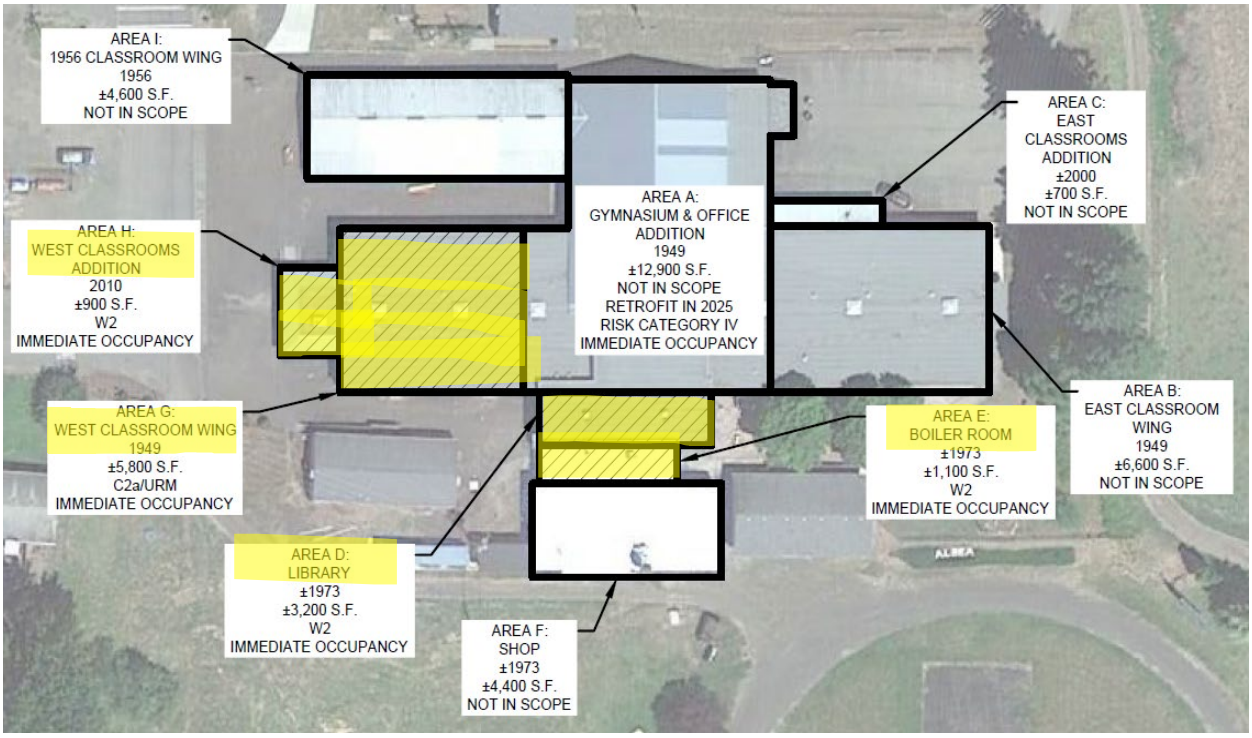
COMMUNICATIONS

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 and/or upon request.

PROJECT-SPECIFIC ACTIVITY

Design

The areas of the school included in this project are highlighted in yellow in the site plan below. Roof replacement in the highlighted areas is included in the project scope.


AREA I:
1956 CLASSROOM WING
1956
±4,600 S.F.
NOT IN SCOPE
AREA H:
WEST CLASSROOMS
ADDITION
2010
±900 S.F.
W2
IMMEDIATE OCCUPANCY
AREA G:
WEST CLASSROOM WING
1949
±5,800 S.F.
C2a/URM
IMMEDIATE OCCUPANCY
AREA D:
LIBRARY
±1973
±3,200 S.F.
W2
IMMEDIATE OCCUPANCY
AREA F:
SHOP
±1973
±4,400 S.F.
NOT IN SCOPE
AREA A:
GYMNASIUM & OFFICE
ADDITION
1949
±12,900 S.F.
NOT IN SCOPE
RETROFIT IN 2025
RISK CATEGORY IV
IMMEDIATE OCCUPANCY
AREA C:
EAST
CLASSROOMS
ADDITION
±2000
±700 S.F.
NOT IN SCOPE
AREA E:
BOILER ROOM
±1973
±1,100 S.F.
W2
IMMEDIATE OCCUPANCY
AREA B:
EAST CLASSROOM
WING
1949
±6,600 S.F.
NOT IN SCOPE