



Alsea School District Construction Manager's Report

Report Date: March 5, 2025

GENERAL OVERVIEW

Design for the Seismic Retrofit has been completed and plans have been turned in to the County for review and permitting. Construction is scheduled to begin mid-May with the locker rooms. A pre-bid walk-through with asbestos abatement companies was held in late February. Abatement bids are due March 11. Todd Construction is bidding the rest of the work now and we expect to review the final construction cost with them in early April. Construction is scheduled to begin May 12 in the locker rooms and then in the rest of the work area on June 16.

A second Seismic Grant application for the High School Classroom Wing was submitted to the State in January. Award notice is expected by May 2025.

The Fire Alarm Replacement project has been contracted and design is being completed. The electrical work associated with this work is substantial and the cost is currently in review. Construction is scheduled for this summer and will be coordinated with the Gym Seismic project.

The small HVAC addition in the server room is complete. There are \$56k remaining in the contingency.

PROJECT TEAM

No changes.

BUDGET

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

Bond Program

The updated budget summary for the bond program is provided below. There were no changes to committed cost. The only pending actual costs are for the small HVAC addition under Construction Cost.

There are \$56k in contingency remaining in the budget. This budget does not include \$80k+ gift-in-kind by IMS.

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Alsea School Bond Project Budget Summary - Updated March 3, 2025

Income					
	Original Budget	Current Budget	Actual Income To-Date	Notes	
Bond Sale	\$ 2,100,000.00	\$ 2,289,477.00	\$ 2,289,477.00	Bond value \$2.1M plus premium of \$189,477	
Bond Fund Interest		\$ 142,855.41	\$ 142,855.41	Interest on bond proceeds updated 1/1/25; budget value matched to actual	
OSCIM Grant	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	Income value updated 10/2/24	
ESSER Funds	\$ -	\$ 235,117.92	\$ 235,117.92	ESSER II \$68,251.41 (spent 9/23) and ESSER III \$166,866.51 (spend by 9/24) after "unfinished learning" deductions. Updated 10/2/24	
Totals	\$ 4,200,000.00	\$ 4,767,450.33	\$ 4,767,450.33		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost		\$ 4,063,133.72	\$ 4,063,133.72	\$ 4,053,905.72	Costs for construction contractors.
Design Fees		\$ 355,588.52	\$ 355,588.52	\$ 355,588.52	Fees for architect, engineers, geotech, survey & haz material study.
Consultant Fees		\$ 51,694.53	\$ 51,694.53	\$ 51,694.53	Fees for soil testing, special inspections, commissioning & misc consulting.
Project Management		\$ 63,276.00	\$ 63,276.00	\$ 63,276.00	IMS not-to-exceed fee.
Permits & Fees		\$ 29,366.70	\$ 29,366.70	\$ 29,366.70	Permit & site plan fees.
Furnishings		\$ 9,752.00	\$ 9,752.00	\$ 9,752.00	Furnishings, equipment, computers, etc. are either in possession or being funded separately.
Other Project Costs		\$ 138,677.70	\$ 138,677.70	\$ 138,677.70	Attorney, bank fees, insurance, advertising and other miscellaneous project costs. Reconciled with District's financial report 7/14/24.
Owner's Contingency		\$ 55,961.16	NA	NA	For unforeseen costs based on available funds after committed values.
Totals	\$ -	\$ 4,767,450.33	\$ 4,711,489.17	\$ 4,702,261.17	

Gym Seismic

The updated budget summary for the gym seismic project is provided below. There were no significant changes to committed costs last month.

To date, 13% of the project budget has been spent. The actual construction cost will be established in mid-April after the final bids are received.

Alsea School Gym Seismic Project Budget Summary - Updated March 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	
Non-Grant Funds	\$ -	\$ 8,808.47	\$ 8,808.47	Initial effort by structural engineer before grant fund contract executed. Required to keep project on schedule.	
Totals	\$ 2,480,000.00	\$ 2,488,808.47	\$ 2,488,808.47		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 1,800,000.00	\$ 1,800,000.00	\$ 26,500.00	\$ 26,500.00	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 306,590.00	\$ 306,590.00	\$ 187,270.94	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 60,000.00	\$ 55,772.93	\$ 51,088.98	Fees for geotech, mat testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 49,770.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 10,000.00	\$ 6,731.10	\$ 6,731.10	Jurisdiction fees
Other Project Costs	\$ 1,000.00	\$ 1,132.27	\$ 1,132.27	\$ 1,132.27	Advertising & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 199,486.20	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 2,488,808.47	\$ 508,326.30	\$ 322,493.29	

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Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. The Construction Cost budget increased by \$66k last month. The unexpected amount of electrical work accounts for \$61k. The underground conduit to the Play Shed, which currently has no fire alarm, accounts for the other \$5k for excavation, materials and patch-back.

Alsea School Fire Alarm Project Budget Summary - Updated March 5, 2025

Income					
	Original Budget	Current Budget	Actual Income To-Date	Notes	
General Funds	\$ 200,000.00	\$ 251,496.93	\$ 200,000.00	Original budget funds approved by Board in November 2024	
Totals	\$ 200,000.00	\$ 251,496.93	\$ 200,000.00		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 200,000.00	\$ 231,496.93	\$ 231,496.93	\$ -	Costs for construction contractors
Design Fees			\$ -	\$ -	Design included in SFA contract.
Consultant Fees			\$ -	\$ -	None expected
Project Management		\$ 20,000.00	\$ 20,000.00	\$ 3,963.00	IMS not-to-exceed fee
Permits & Fees			\$ -	\$ -	Jurisdiction fees in construction contracts
Other Project Costs			\$ -	\$ -	None expected.
Owner's Contingency				NA	NA
Totals	\$ 200,000.00	\$ 251,496.93	\$ 251,496.93	\$ 3,963.00	

SCHEDULE

Gym Seismic

The final construction documents for the Gym Seismic project were submitted for permitting on February 18. Todd is also using these documents for bidding. They issued bid invitations on March 4 and pre-bid tours of the school are being offered on Friday, March 14. Bids are due on April 2. We expect to review the bid results with them during the week of April 7.

The District is making the locker rooms available for construction starting May 12. They will be isolated from the rest of the school at that time. This will be a tremendous benefit to ensuring construction is completed by the start of school in September since so much of the work is in the locker rooms. The rest of the construction areas will be turned over to the contractor on June 16.

Fire Alarm Replacement

Salem Fire Alarm is expected to complete final design documents for permitting and procurement in March. Construction will begin June 16 when school is out.

PROJECT-SPECIFIC ACTIVITY

Gym Seismic

Eight abatement companies attended the pre-bid meeting on February 27. Bid documents and bid forms were distributed to these companies and bid questions are being resolved this week. Bids are due week of March 11. We'll prepare contracts and coordinate the abatement schedule with the rest of the seismic work.



Fire Alarm Replacement

An electrical scoping meeting was held with the fire alarm contractor and the school's preferred electrical contractor last month. After a detailed investigation, they determined that more than 3,000 feet of conduit will be needed to protect exposed fire alarm cable throughout the school buildings. This is much more than was originally expected by the fire alarm contractor. A price proposal for the electrical work is in review for this conduit installation along with the power needed for the control panel and specific devices.

COMMUNICATIONS

IMS monthly reports are being provided to the School Board.