



Alsea School District Construction Manager's Report

Report Date: September 5, 2025

GENERAL OVERVIEW

The Seismic Renovation to the gym, locker rooms, stage, staff room and admin area was finished earlier this week and final cleaning is being completed today. The concession room rebuild could not be completed in time and will be scheduled for later this month. Some exterior finishes, such as roof flashing, are scheduled for completion next week and safety barriers will be maintained around those areas until work is done. The design team performed a punchlist walk earlier this week and created a list of finish items that will be addressed by the contractor this month without impacting school operations.

The Fire Alarm Replacement work is being inspected by the State Fire Marshall later this week.

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. To date, 53% of the committed costs have been spent.

Alsea School Gym Seismic Project Budget Summary - Updated September 3, 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	\$ 1,091,434.07	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 319,013.50	\$ 319,013.50	\$ 282,528.56	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 75,765.08	\$ 75,765.08	\$ 58,332.08	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 101,216.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 54,095.12	\$ 54,095.12	\$ 54,095.12	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	\$ 44,924.22	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 3,040,000.00	\$ 2,995,075.78	\$ 1,589,465.91	

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Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. To date, 22% of the committed costs have been spent.

Alsea School Fire Alarm Project Budget Summary - Updated September 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	\$ 11,619.00	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	\$ 58,212.26	

SCHEDULE

Seismic Renovation

All planned structural improvements have been completed. Architectural finishes identified in a punchlist walk by the design team will be finished in September without impacting occupancy or building use.

The District met with the contractor last week and offered to give them additional time based on the perception that they wouldn't be done over the holiday weekend. All interior areas were agreed to be turn-over ready to the District for final cleaning on September 4 with classes scheduled to start September 8.

Fire Alarm Replacement

Salem Fire Alarm is performing system testing and certification this week so the system is operational for school to start on September 8.

PROJECT-SPECIFIC ACTIVITY

Seismic Renovation

The following photos and observations are from a site visit on Tuesday, September 2.

The new gym roof was completed and membrane installation was in progress on the flat roof sections.



Painting on the north gym wall reinforcement and new exterior doors was being completed.



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New lighting has been installed in the gym and the floor was protected until materials could be removed for final cleaning.



Classroom painting and casework were completed with trim and flooring remaining to be done.



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Locker room painting was completed and new toilet & shower partitions were installed.



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The stage reconstruction and flooring was complete including the new ramp. The concession room has not been reconstructed.



COMMUNICATIONS

IMS monthly reports are being provided to the School Board and the new Superintendent. We expect to have one more report in early October detailing the final budget and close-out status.

IMS was informed that a meeting was held last week during which the District offered to provide Todd extra time to complete work in the interiors. We are told a meeting was held with the School Board and the decision was made to delay school until September 8.