



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	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	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	\$	58,3	Fees for geotech, matl testing and special inspections						
Project Management	\$	111,600.00	\$	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			tion fees, BR insurance, BOLI				
Other Project Costs	\$	1,000.00	\$	1,860.08	\$	1,860.08	\$	\$ 1,860.08 Advertsing & other miscel					eous		
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	Ś	1,589,4	165.91						

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 Budg		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,								
Totals	ls \$ 200,000.00			258,206.6	6 5	\$ 258,206.66										
Expenses																
	Original Bu		Current Budget			Committed Costs		Paid To-Date			Notes					
Construction Cost	\$	200,000.00	\$	237,956.6	6 \$	\$ 237,956.66			\$ 46,035.66			Costs for construction contractors				
Design Fees					Ş	6		-	\$ - Design included in SFA co			A contr	act.			
Consultant Fees					5	5		-	\$	\$ - None expected			ed			
Project Management			\$	20,000.0	0 \$	\$ 20,000.00			\$	11,6	19.00	IMS not-to-exceed fee				
Permits & Fees			\$	557.6	0 \$	\$ 557.60			\$	5	57.60	Jurisdiction fees in construction contracts				
Other Project Costs					5	5		-	\$		-	None expected.				
Owner's Contingency								NA			NA					
Totals	\$	200,000.00	\$	258,514.2	6 5	3	258,5	14.26	\$	58,2	12.26					

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.



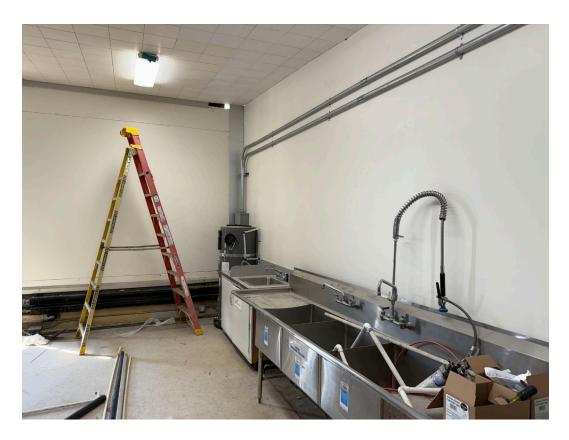
New lighting has been installed in the gym and the floor was protected until materials

could be removed for final cleaning.



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

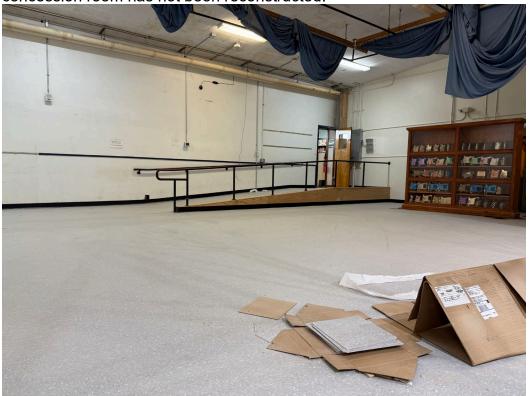


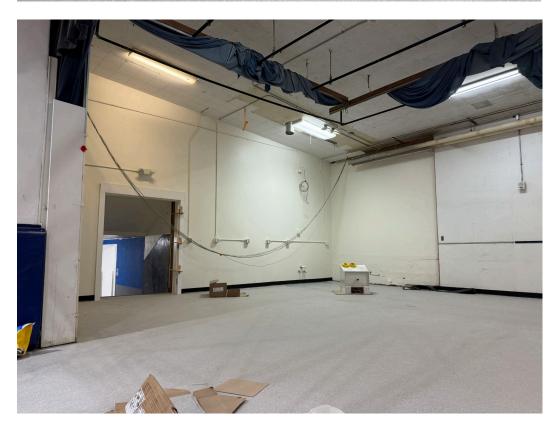


Locker room painting was completed and new toilet & shower partitions were installed.



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.