



Alsea School District Construction Manager's Report

Report Date: May 6, 2025

GENERAL OVERVIEW

A special Board meeting was held April 15 to review the initial construction cost summary for the Gym Seismic project. Numerous options were presented at that time to significantly reduce the budget overrun. The Board made decisions on each option and then approved an additional \$350k to supplement the project budget. The design team incorporated the approved changes into a final addendum which was issued on April 30. The contractor is using this addendum to prepare the final construction cost by May 9. Construction is scheduled to begin in the locker rooms May 12 with the rest of the work area beginning after school is out, on June 16.

A second Seismic Grant application for the High School Classroom Wing was submitted to the State in January. Unfortunately, we were notified on May 6 that we did not receive the grant this year. The engineer will resubmit the application at the end of this year for potential acceptance in May 2026.

The Fire Alarm Replacement project has been designed and permitted. Construction is scheduled to begin on June 16, after school is out, and will be coordinated with the Gym Seismic project.

PROJECT TEAM

Alpine Abatement was selected via hard-bid process as the asbestos removal contractor for the Gym Seismic project.

BUDGET

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

Gym Seismic

The updated budget summary for the Gym Seismic project is provided below. The final construction cost is pending as of the time of this report.

To date, 13% of the project budget has been spent.

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Alsea School Gym Seismic Project Budget Summary - Updated May 1, 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.	
Additional Funds	\$ -	\$ 350,000.00	\$ 350,000.00	Addition funds authorized by Board April 15, 2025	
Totals	\$ 2,480,000.00	\$ 2,838,808.47	\$ 2,838,808.47		
Expenses					
	Original Budget	Current Budget	Committed Costs	Paid To-Date	Notes
Construction Cost	\$ 1,800,000.00	\$ 2,241,335.00	\$ 71,400.00	\$ 26,500.00	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 325,025.00	\$ 325,025.00	\$ 219,230.38	Fees for architect & engineer
Consultant Fees	\$ 60,000.00	\$ 71,890.93	\$ 71,890.93	\$ 46,482.93	Fees for geotech, matl testing and special inspections
Project Management	\$ 111,600.00	\$ 111,600.00	\$ 111,600.00	\$ 62,298.00	IMS not-to-exceed fee
Permits & Fees	\$ 20,000.00	\$ 24,029.68	\$ 24,029.68	\$ 17,029.68	Jurisdiction fees
Other Project Costs	\$ 1,000.00	\$ 1,272.26	\$ 1,419.05	\$ 1,419.05	Advertsing & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 63,655.60	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 2,838,808.47	\$ 605,364.66	\$ 372,960.04	

The following table shows the options approved or rejected by the Board on April 15 to stay within the construction budget.

Available Adjustments to Base GMP:		
Pin Pile Foundation		No cost savings
Reinforce Grid 1 & 7 Walls vs Demo	-\$1,000	Being reworked
Delete Admin Roof Work		Rejected; existing roof life less than 5 years
Delete Gym Roof/ Structural from Underneath	-\$103,424	Accepted; existing roof life more than 10 years
Reinforce Restroom Walls vs Demo	-\$80,591	Accepted
Simplify Locker Shower Rebuild	-\$9,775	Accepted
Reuse Existing Locker Room Doors		Rejected
Leave Bleacher Storage Cabinets	-\$3,881	Accepted
North Gym Exterior Wall Simpler	-\$15,676	Accepted
Delete Storage Room Finishes	-\$2,300	Accepted
Gym East/West CMU Cover vs Demo	-\$4,600	Accepted
Simplify South Locker Room Wall Reinforcement	-\$5,566	Accepted
Potential Alternates		
Gym Metal Roof vs Comp Shingles		Rejected
New Locker Shower Partitions & Pans		Deferred
New Stage Flooring		Do in-house in the future
New e/w gym & all locker Room Doors		Do in-house in future
New Admin Carpet		Do in-house in future
Replace Admin Wall Panel with Drywall		Rejected since admin roof replacement is needed
Replace exterior locker room door & hardware	Pending	Requested by Board
Plumbing/Electrical for Staff Room Washer Dvrer	Pending	Pending design

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Fire Alarm Replacement

The budget summary for the Fire Alarm Replacement project is provided below. No new committed costs were added in April. To date, 19% of the project budget has been spent. Note that the budget contains no contingency for unforeseen issues encountered during construction.

Alsea School Fire Alarm Project Budget Summary - Updated May 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	\$ 41,560.00	Costs for construction contractors
Design Fees			\$ -	\$ -	Design included in SFA contract.
Consultant Fees			\$ -	\$ -	None expected
Project Management		\$ 20,000.00	\$ 20,000.00	\$ 6,631.00	IMS not-to-exceed fee
Permits & Fees		\$ 250.00	\$ 250.00	\$ 250.00	Jurisdiction fees in construction contracts
Other Project Costs			\$ -	\$ -	None expected.
Owner's Contingency			NA	NA	
Totals	\$ 200,000.00	\$ 258,206.66	\$ 258,206.66	\$ 48,441.00	

SCHEDULE

Gym Seismic

Alpine Abatement will isolate the locker rooms and remove asbestos from those areas the week of May 12. Todd Construction will then begin seismic renovation work in the locker rooms by May 19. The rest of the construction areas will be turned over to the contractors on June 16 after school is out.

Fire Alarm Replacement

Salem Fire Alarm is scheduled to begin construction June 16 when school is out.

PROJECT-SPECIFIC ACTIVITY

Gym Seismic

No new activity pending abatement commencement May 12.

Fire Alarm Replacement

No new activity pending construction starting June 16.

COMMUNICATIONS

IMS monthly reports are being provided to the School Board.