

Seismic Grant
Monday, May 19, 2025
7:30 PM
Virtual Only



Alsea School District 7J
301 South 3rd Street
Alsea, OR 97324
541.487.4305

1. Call to Order
 - a. Flag Salute
 - b. Approval of Agenda

2. Public Comment

The Alsea School Board of Directors values the opinions and input of students, staff, parents, and community members. Although board meetings are held in public, they are not meetings of the public. Please keep your comments to 3 minutes or less. If you intend to speak to the board this evening, you will need to fill out one of the blue comment cards and hand it to the Board Secretary, Lora Nickle. Public comments may also be made via Zoom. If you intend to speak via Zoom, please put your name in the comments so that the board chair can call on you. Before you begin your comments, please state your name and if you are speaking for an organization, please state that organization. For more information about public comments at a board meeting, please see Alsea School District Policy BDDH.

3. New Business
 - a. Seismic Grant Discussion

Alsea School Gym Seismic Project Budget Summary - Updated June 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	\$ 2,194,000.00	\$ 71,400.00	\$ 26,500.00	Costs for construction contractors
Design Fees	\$ 300,000.00	\$ 325,025.00	\$ 325,025.00	\$ 228,931.96	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	\$ 84,329.68	\$ 84,329.68	\$ 17,029.68	Jurisdiction fees, BR insurance, BOLI
Other Project Costs	\$ 1,000.00	\$ 1,419.05	\$ 1,419.05	\$ 1,419.05	Advertsing & other miscellaneous
Owner's Contingency	\$ 187,400.00	\$ 50,543.81	NA	NA	For unforeseen costs based on available funds
Totals	\$ 2,480,000.00	\$ 2,838,808.47	\$ 665,664.66	\$ 382,661.62	



Estimated 4/15/25

Preliminary Base GMP from Todd 4/3/25	\$2,427,991
Revised Base GMP from Todd 4/15/25	\$2,397,732

Available Adjustments to Base GMP:

Pin Pile Foundation	
Reinforce Grid 1 & 7 Walls vs Demo	-\$1,000
Delete Admin Roof Work	
Delete Gym Roof/ Structural from Underneath	-\$103,424
Reinforce Restroom Walls vs Demo	-\$80,591
Simplify Locker Shower Rebuild	-\$9,775
Reuse Existing Locker Room Doors	
Leave Bleacher Storage Cabinets	-\$3,881
North Gym Exterior Wall Simpler	-\$15,676
Delete Storage Room Finishes	-\$2,300
Gym East/West CMU Cover vs Demo	-\$4,600
Simplify South Locker Room Wall Reinforcement	-\$5,566
Revised GMP with Selected Adjustements	<u>\$2,170,919</u>

Potential Alternates

- Gym Metal Roof vs Comp Shingles
- New Locker Shower Partitions & Pans
- New Stage Flooring
- New e/w gym & all locker Room Doors
- New Admin Carpet
- Replace Admin Wall Panel with Drywall

New GMP with Adjustments & Alternates	<u>\$2,170,919</u>
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Minimum Recommended Owner's Contingency	\$50,000
Available Funds for Construction & Contingency	\$1,883,500
Additional Funds Needed	<u>\$337,419</u>

Board Decisions 4/15/25	Final GMP Changes 5/15/25	Final 5/15/25
		\$2,427,991
		\$2,397,732
No cost savings		
Being reworked	Demo required so no savings	
Rejected; existing roof life < 5 years		
Accepted; existing roof life 10+ years	Little savings with final design; back to work from roof	0 May be cre
Accepted	Smaller savings in final design	-13596
Accepted	Idea didn't work	0
Rejected		
Accepted	No change	-\$3,881
Accepted	No change	-\$15,676
Accepted	No change	-\$2,300
Accepted	No change	-\$7,326
Accepted	No change	-\$5,566
		<u>\$2,349,387</u>
Rejected		
Deferred		
Do in-house in the future		
Do in-house in future		
Do in-house in future		
Rejected for admin roof replace		
	Replace exterior locker room door & hardware	\$3,000 Estimated c
	Add Plumbing/Electrical for Staff Room Washer Dryer	\$10,000 Estimated c
	Add locker shower partitions	\$15,000 Estimated c
	Sheet metal expansion joint	-\$16,500 Engineer ap
	School does final clean	-\$10,000 Accepted b
	Delete painting at gym ceiling	-\$18,200 No longer r
	Credit HVAC allowance	-\$35,000 District will
		<u>\$2,297,687</u>
		\$18,500 HVAC supp
		\$50,000
		<u>\$2,172,600</u> BR budget
Additional \$350k approved 4/15		\$193,587 Additional

edit if reuse old metal roof

cost

cost

cost

approved 5/15

by District

needed

l contract directly

port contracted directly

increased \$60k

funds needed

Alsea School Gym Seismic Project Expense Details

Committed Cost To-Date

Organization	ASD PO #	Construction	Design	Consultants	Project Mgmt	Permits & Fees	Other	Description
Alpine		\$ 44,900.00						Abatement
Benton County						\$ 17,029.68		Permit fees
BOLI						\$ 2,300.00		State labor fees
Builders Risk Insurance						\$ 65,000.00		
CJ Hansen								HVAC removal and replacement for roof and office work
Columbia Concrete				\$ 6,250.00				Concrete & masonry cutouts for testing
Concrete GPR			\$ 1,856.00					Scanning existing structure
Foundation Engineering	24250072			\$ 6,508.49				Geotech survey
FEI				\$ 3,086.90				Material testing
FEI				\$ 25,408.00				Special inspections
IMS Fee					\$ 111,600.00			Project management
IMS-Paid Project Expenses							\$ 1,419.05	
PBS			\$ 17,435.00					Hazardous material testing, design and CA
Soderstrom			\$ 103,330.00					Architect
Renaissance LLC				\$ 27,881.54				Structure cutouts and patchback for observation
Todd Construction		\$ 26,500.00						General contractor
WL Thomas				\$ 900.00				Asbestos testing
ZCS			\$ 204,260.00					Engineer
Totals		\$ 71,400.00	\$ 325,025.00	\$ 71,890.93	\$ 111,600.00	\$ 84,329.68	\$ 1,419.05	
		Total Committed To-Date = \$		665,664.66				

Paid To-Date

Organization	ASD PO #	Construction	Design	Consultants	Project Mgmt	Permits & Fees	Other	Description
Alpine								
Benton County						\$ 17,029.68		
BOLI								
CJ Hansen								
Columbia Concrete				\$ 6,250.00				
Concrete GPR				\$ 1,856.00				
Foundation Engineering				\$ 6,508.49				
FEI Material Testing				\$ 3,086.90				
FEI Special Inspections								
IMS Fee					\$ 62,298.00			
IMS-Paid Project Expenses							\$ 1,419.05	
PBS			\$ 9,219.38					
Soderstrom			\$ 68,304.58					
Renaissance LLC				\$ 27,881.54				
Todd Construction		\$ 26,500.00						
WL Thomas				\$ 900.00				
ZCS			\$ 151,408.00					
Totals		\$ 26,500.00	\$ 228,931.96	\$ 46,482.93	\$ 62,298.00	\$ 17,029.68	\$ 1,419.05	
		Total Actual Cost To-Date = \$		382,661.62				

4. Adjournment