# Seismic Grant

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

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 | $2,170,919 |
| | |
| 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 | $2,170,919 |
| | |
| Minimum Recommended Owner's Contingency | $50,000 |
| Available Funds for Construction & Contingency | $1,883,500 |
| **Additional Funds Needed** | **$337,419** |

| 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 | |
| | | $2,349,387 | |
| 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 |
| | Add Plumbing/Electrical for Staff Room Washer Dryer | $10,000 | Estimated |
| | Add locker shower partitions | $15,000 | Estimated |
| | Sheet metal expansion joint | -$16,500 | Engineer a |
| | 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 |
| | | $2,297,687 | |
| | | $18,500 | HVAC supp |
| | | $50,000 | |
| | | $2,172,600 | BR budget |
| **Additional $350k approved 4/15** | | **$193,587** | **Additional** |

edit if reuse old metal roof

cost

cost

cost
pproved 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 | | Construction | Design | Consultants | Project Mgmt | Permits & Fees | Other |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| 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**