



CAPITAL PROJECTS SUMMARY
END OF MONTH REPORT – MARCH 2022

HMK
COMPANY

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GENERAL PROGRAM UPDATE

The month of March was all about getting the appropriate firms in place for completion of these projects. There were multiple requests for proposals that were published for Construction Manager | General Contractor (CM | GC) firms. Fruitdale Elementary School and Fleming Middle School both started the design process. Knife River Materials went into contract with the district for the parking lot project at Fort Vannoy Elementary School. Design firms were interviewed for the District Wide Restroom Renovation project.

PROJECT ADMINISTRATION

Project administration and accounting support are two key areas critical to Program success. This is a combined effort of HMK Company and TRSD Accounting Department. As of the end of March, we have requested 6 purchase orders and processed 11 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	5	\$477,135
Construction Contracts	1	\$ 493,000

LOCAL VENDORS AND CONTRACTORS

The following list of local vendors are currently working on the projects.

SOUTHERN OREGON AREA VENDORS and CONTRACTORS

G2 Consultants
Galli Group
HMK Company
Knife River Materials
KenCairn Landscape Architecture
ORW Architects
Pariani Land Surveying
Powell Engineering
ZCS Engineering & Architecture

FRUITDALE ELEMENTARY SCHOOL

PROJECT CLASSROOM ADDITION AND PARKING LOT EXPANSION

PROJECT DESCRIPTION

- Four classroom modular addition including a commons space, and additional individual user restroom
- Parking lot expansion

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	03/08/22	07/07/22	15%	
Design Development	07/08/22	08/04/22	0%	
Construction Documents	08/05/22	9/11/22	0%	
Bid and Award	09/06/22	10/24/22	0%	
Construction	05/01/23	08/18/23	0%	
Owner Occupancy	08/19/23	08/20/22	0%	
Post Occupancy Evaluation	08/20/23	09/20/23	0%	
Warranty Period	08/18/23	08/18/24	0%	
Other			0%	

CURRENT ACTIVITIES

Three Rivers School District has awarded ORW Architects the contract to begin design on the new four classroom modular addition. There was a Focus Group meeting and Design kick-off meeting held this month. Schematic Design is well underway, and some potential layouts have already been shared with the group. HMK published the CM | GC Request for Proposals (RFP) and hosted the mandatory pre-proposal meeting on March 15th. Three CM | GC firms were in attendance.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, design will continue on the classroom addition. HMK will also be receiving proposals from CM | GC firms. These proposals will be scored by the district and from these scores, firms will be selected to interview.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Design kick-off and Focus Group meeting

CHALLENGES AND SOLUTIONS:

- Working through the schedule to address procurement delays and long lead times

ADDITIONAL INFORMATION

For questions, comments, or additional information, please contact:

Mike Freeman, Project Manager
mike.freeman@hmkco.org
541.499.7996

PROJECT PHOTO GALLERY



Focus Group Meeting with Fruitdale Staff, HMK and ORW Architects

FLEMING MIDDLE SCHOOL

PROJECT SEISMIC RENOVATION

PROJECT DESCRIPTION

- Comprehensive seismic upgrade of FMS gymnasium, administration building, cafeteria, and library
- Funding made possible through Oregon's Seismic Rehabilitation Grant Program

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	03/01/22	04/31/22	0%	
Design Development	05/01/22	06/17/22	0%	
Construction Documents	06/18/22	08/12/22	0%	
Bid and Award	09/01/22	11/01/22	0%	
Construction	05/01/23	08/11/23	0%	
Owner Occupancy	08/12/23	08/13/23	0%	
Post Occupancy Evaluation	08/12/23	09/12/23	0%	
Warranty Period	08/12/23	08/12/24	0%	
Other			0%	

CURRENT ACTIVITIES

During the month of March, the design process began with ZCS Architecture & Engineering at the Design kick-off meeting. Galli Group was onsite on March 21st to perform boring samples in order to complete a geotechnical report that will be used to design the below grade structural elements of the project. HMK published the CM | GC RFP and hosted the mandatory pre-proposal meeting on March 17th. Three CM | GC firms were in attendance. ZCS, HMK and G2 Consultants met to review the scope of work and begin developing a scope for any needed hazardous material abatement.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, design will continue on the classroom addition. HMK will also be receiving proposals from CM | GC firms. These proposals will be scored by the district and from these scores, firms will be selected to interview.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Design kick-off meeting
- Borings for the Geo Tech Report

CHALLENGES AND SOLUTIONS:

- So far this project has not experienced any significant challenges

ADDITIONAL INFORMATION

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PROJECT PHOTO GALLERY



Mandatory Pre-Proposal Meeting for CM | GC Firms

DISTRICT WIDE RESTROOM RENOVATIONS

PROJECT RESTROOM UPGRADES

PROJECT DESCRIPTION

- Upgrade restrooms with new finishes and Americans with Disabilities Act (ADA) upgrades at HVHS, IVHS, NVHS, LSMS, LBMS and FMS
- Restrooms to be individual rooms with full height walls, hollow metal frames with wood doors

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	04/01/22	05/20/22	0%	
Design Development	05/23/22	07/15/22	0%	
Construction Documents	07/18/22	10/03/22	0%	
Bid and Award	10/03/22	11/04/22	0%	
Construction	11/07/22	08/13/23	0%	
Building Commissioning	08/01/23	08/13/23	0%	
Owner Occupancy	08/14/23	08/14/23	0%	
Post Occupancy Evaluation	08/14/23	09/14/23	0%	
Warranty Period	08/13/23	08/13/24	0%	
Other			0%	

CURRENT ACTIVITIES

Three Rivers School District interviewed two design firms for this project on March 3rd. ZCS Engineering & Architecture was selected, and fee negotiations have begun. HMK published the CM|GC RFP, and the mandatory pre-proposal meeting will be taking place on April 1st.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, design will begin for this project. HMK will also be receiving proposals from CM|GC firms. These proposals will be scored by the district and from these scores, firms will be selected to interview.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Design firm interviews

CHALLENGES AND SOLUTIONS:

- So far this project has not experienced any significant challenges

ADDITIONAL INFORMATION

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FORT VANNOY ELEMENTARY SCHOOL

PROJECT PARKING LOT IMPROVEMENTS

PROJECT DESCRIPTION

- Parking expansion and traffic flow improvements

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Design	01/05/22	11/15/22	100%	Complete
Bid and Award	01/21/22	03/31/22	100%	Complete
Construction	06/15/22	08/12/22	0%	
Owner Occupancy	08/13/22	08/13/22	0%	
Post Occupancy Evaluation	08/13/22	09/13/22	0%	
Warranty Period	08/12/22	09/12/23	0%	
Other			0%	

CURRENT ACTIVITIES

This month, the contract was executed with Knife River Materials for this project. Knife River was the selected contractor after receiving hard bids for this project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, Knife River and ZCS will be working through pre-construction activities that include items such as the storm water permit and traffic control plan. There will be a construction kick off meeting occurring that will lay out the proposed schedule and upcoming activities.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- In contract with Knife River Materials

CHALLENGES AND SOLUTIONS:

- So far this project has not experienced any significant challenges

ADDITIONAL INFORMATION

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PROJECT PHOTO GALLERY



Mandatory Pre-Bid Meeting with General Contractors

HMK COMPANY



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