



# CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – NOVEMBER 2022

**HMK**  
COMPANY

[HMKCO.ORG](http://HMKCO.ORG)

## **GENERAL PROGRAM UPDATE**

During the month of November, the Evergreen Elementary School Seismic project was kicked off by advertising a Request for Proposals (RFP) for Design Services. This project will likely be scheduled for construction in the summer of 2024. At Fleming Middle School, some additional samples were removed from the building and tested for their structural integrity. The Fruitdale Elementary Addition and the District Wide Restroom Renovation projects are progressing with design and are in the process of gathering estimates to ensure that the design is in alignment with the budget.

## **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 November, we have requested 20 purchase orders and processed 39 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	15	\$927,360
Construction Contracts	5	\$ 2,315,489

## **LOCAL VENDORS AND CONTRACTORS**

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

### **SOUTHERN OREGON AREA VENDORS and CONTRACTORS**

Adroit Construction  
G2 Consultants  
Galli Group  
HMK Company  
Knife River Materials  
KenCairn Landscape Architecture  
Lawless Roofing  
ORW Architects  
Pariani Land Surveying  
Powell Engineering  
Vitus Construction  
Western Testing  
Van Rowe Mechanical  
ZCS Engineering & Architecture

## **FRUITDALE ELEMENTARY SCHOOL**

### **PROJECT CLASSROOM ADDITION AND PARKING LOT EXPANSION**

#### **PROJECT DESCRIPTION**

- Four classroom factory-built 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	08/19/22	100%	Complete
Design Development	09/01/22	11/28/22	100%	Complete
Construction Documents	12/01/22	01/26/23	15%	
Bid and Award	02/23/23	03/09/23	0%	
Construction	03/10/23	08/18/23	0%	
Owner Occupancy	08/19/23	08/20/23	0%	
Post Occupancy Evaluation	08/20/23	09/20/23	0%	
Warranty Period	08/18/23	08/18/24	0%	
Other			0%	

#### **CURRENT ACTIVITIES**

In November, Design meetings with the Design and District Core teams continued to take place. The district met with HMK to start discussing furniture needs and begin the process of choosing furniture for the new addition. This will be an iterative process with meetings scheduled with the end users to determine needs. A User Group meeting was held with the site staff to help determine the individual space needs. The mechanical, electrical, and plumbing scopes and design are continuing to be reviewed in an effort to create the best system for this new addition using the existing infrastructure.

#### **ACTIVITIES SCHEDULED FOR NEXT PERIOD**

- The Design Development estimates will be completed and reviewed.
- Further Site Investigations.
- Permit Submission.

## **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

### **HIGHLIGHTS:**

- Completion of Design Development (DD) and progress into Construction Documents (CD).

### **CHALLENGES AND SOLUTIONS:**

- Currently there are no pending challenges on this project.

## **ADDITIONAL INFORMATION**

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

Mike Freeman, Program Manager

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## **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	08/31/22	100%	
Design Development	09/01/22	1/13/23	75%	
Construction Documents	10/18/22	4/15/23	0%	
Bid and Award	4/20/22	05/15/23	0%	
Construction	06/01/23	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**

In the month of November, additional testing samples were taken for an updated seismic report. Previous samples collected were unable to be properly tested as the sample material integrity did not hold up for proper testing.

The Seismic investigation report and an updated schedule have also been received this month.

#### **ACTIVITIES SCHEDULED FOR NEXT PERIOD**

- The Design process will continue into Design Development (DD) Phase.

#### **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

##### **HIGHLIGHTS:**

- The Design process continues.

## **CHALLENGES AND SOLUTIONS:**

- Currently this project is not experiencing any significant challenges.

## **ADDITIONAL INFORMATION**

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

Mike Freeman, Program Manager

[mike.freeman@hmkco.org](mailto:mike.freeman@hmkco.org)

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## **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	07/15/22	100%	
Design Development	08/31/22	10/31/22	100%	
Construction Documents	10/31/22	01/03/23	10%	
Bid and Award	01/19/23	02/17/23	0%	
Construction	03/20/23	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**

With the completion of the Design Development (DD) documents the team was able to perform a comprehensive page turn with the District. Currently the Construction Manager | General Contractor (CM | GC), Vitus Construction, is preparing an estimate to ensure that the design is in alignment with the budget. There were several meetings to review the overall project schedule and as a result the start of the project has been pushed out to begin the demolition and abatement during Spring Break of 2023.

#### **ACTIVITIES SCHEDULED FOR NEXT PERIOD**

- Construction Documents (CD) completion.



## **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

### **CHALLENGES AND SOLUTIONS:**

- So far this project has not experienced any significant challenges.

## **ADDITIONAL INFORMATION**

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

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## EVERGREEN ELEMENTARY SCHOOL

### PROJECT SEISMIC RENOVATION

#### PROJECT DESCRIPTION

- Comprehensive seismic upgrade of Evergreen Elementary's gymnasium and cafeteria.
- Funding made possible through Oregon's Seismic Rehabilitation Grant Program

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	02/16/23	03/29/23	0%	
Design Development	03/30/23	05/10/23	0%	
Construction Documents	05/11/23	06/21/23	0%	
Bid and Award	09/21/23	11/15/23	0%	
Construction	05/29/24	08/06/24	0%	
Owner Occupancy	08/07/24	08/13/24	0%	
Post Occupancy Evaluation	08/07/24	09/07/24	0%	
Warranty Period	08/07/24	08/07/25	0%	
Other			0%	

#### CURRENT ACTIVITIES

This project is just kicking off and the first step is to hire a Design/Engineering firm. The Request for Proposals (RFP) is currently advertised with the closing of the RFP and selection process occurring next month.

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Design proposal scoring and review.

#### HIGHLIGHTS, CHALLENGES, SOLUTIONS

##### HIGHLIGHTS:

- Publishing a Design Services RFP.

## **CHALLENGES AND SOLUTIONS:**

- Currently this project is not experiencing any significant challenges.

## **ADDITIONAL INFORMATION**

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