



# CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – JUNE 2022

**HMK**  
COMPANY

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

## **GENERAL PROGRAM UPDATE**

In June, Fort Vannoy started work on the parking lot renovations. The District Wide Restrooms, Fruitdale Addition and Fleming Seismic Renovation are all well underway in the design process. Fruitdale received some preliminary estimates to help direct the design process.

## **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 June, we have requested 15 purchase orders and processed 11 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	14	\$918,360
Construction Contracts	1	\$ 493,000

## **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  
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	75%	
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**

In June, the design team continued to meet and further refine the design. Special attention was used to create a design that is most economical for the district while also providing the necessary spaces for this addition. The Geo-Technical report was completed by Galli group. Adroit Construction has been working to put together some high-level estimates for the design to date.

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

Next month, the design team will continue to refine the design, completing the Schematic Design documents.

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

##### **HIGHLIGHTS:**

- Continued Refining the Design.

##### **CHALLENGES AND SOLUTIONS:**

- Currently this project has not encountered any challenges.

## **ADDITIONAL INFORMATION**

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

Mike Freeman, Project Manager

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

541.499.7996

## 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	100%	
Design Development	05/01/22	06/17/22	66%	
Construction Documents	06/18/22	08/12/22	20%	
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

In June, Western Testing worked with ZCS to determine the destructive testing samples that required them to cut and patch back various wall locations. Lawless Roofing worked with Western Testing and ZCS's to obtain samples from roof locations and patch any cuts made in the process. The final report from samples will be received later next month and will aid in designing the structural components.

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The design process will continue.

#### HIGHLIGHTS, CHALLENGES, SOLUTIONS

##### HIGHLIGHTS:

- Destructive testing, awaiting final report to aid design.

**CHALLENGES AND SOLUTIONS:**

- Obtaining bids and quotes from subcontractors is difficult at this time as availability is limited, supplies have long lead times, and prices are high.

**ADDITIONAL INFORMATION**

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

Mike Freeman, Project Manager

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

541.499.7996



## **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	07/08/22	90%	
Design Development	07/11/22	08/15/22	0%	
Construction Documents	08/18/22	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**

ZCS has been working diligently with the help of Soderstrom Architects to complete the Schematic Design (SD) documents and narrative. This is the first major milestone in the actual design process. The district will be scheduling an in-depth page turn to review the documents and provide feedback. ZCS was also able to scan each of the project locations to create a scan that will be used to achieve a 3D model of the spaces.

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

- Schematic Design Document page turn.
- Beginning of Design Development.

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

##### **HIGHLIGHTS:**

- 3D Scan of project locations.



**CHALLENGES AND SOLUTIONS:**

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

**ADDITIONAL INFORMATION**

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

Mike Freeman, Project Manager

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

541.499.7996

## FORT VANNOY ELEMENTARY SCHOOL

### PROJECT PARKING LOT IMPROVEMENTS

#### PROJECT DESCRIPTION

- Parking expansion and traffic flow improvements

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Design	01/05/21	11/15/21	100%	Complete
Bid and Award	01/21/22	03/31/22	100%	Complete
Construction	06/15/22	08/12/22	5%	
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

In the month of June, survey and construction prep work was completed. Construction has begun with removal of some trees and saw cutting. The heavy demo will continue in July.

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD

In July, Knife River will continue demo work and construction on the project.

#### HIGHLIGHTS, CHALLENGES, SOLUTIONS

##### HIGHLIGHTS:

- Survey and other preparation work is complete, construction is ready to begin.

##### CHALLENGES AND SOLUTIONS:

- There were some permitting delays in June regarding the DEQ 1200C permit, which delayed construction start. The permit has since been acquired and work is back on for early July.

#### ADDITIONAL INFORMATION

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

Mike Freeman, Project Manager

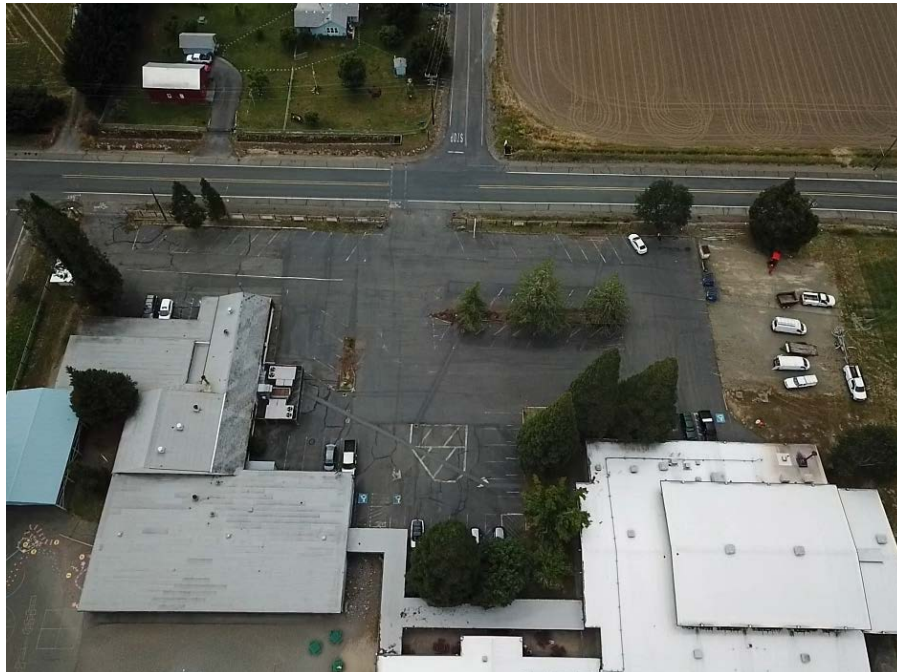
[mike.freeman@hmkco.org](mailto:mike.freeman@hmkco.org)

541.499.7996

## PROJECT PHOTO GALLERY



Aerial Views of Fort Vannoy Elementary School Before Construction





**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
REVENUE BUDGET  
MAY 31, 2022**

	Original Budget	Received to Date	Allocated to Date	Unallocated Balance	Revised Budget
<b>Program Revenue <sup>1</sup></b>					
<b>Bond and Other Proceeds</b>					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Premium	\$ -	\$ -	\$ -	\$ -	\$ -
OSCIM Grant	\$ -	\$ -	\$ -	\$ -	\$ -
ESSER (Fruitdale and Restroom Renovation)	\$ 3,559,550	\$ -	\$ 6,416,781	\$ -	\$ 6,416,781
Seismic Grant (Fleming)	\$ 2,499,960	\$ -	\$ 2,499,960	\$ -	\$ 2,499,960
ODE Facility Grant (1.75%)	\$ -	\$ -	\$ -	\$ -	\$ -
Energy Trust of Oregon (ETO) Incentives	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Excise Tax (Fort Vannoy)	\$ 694,260	\$ -	\$ 694,260	\$ -	\$ 694,260
Donations	\$ -	\$ -	\$ -	\$ -	\$ -
District Contribution	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 6,753,770</b>	<b>\$ -</b>	<b>\$ 9,611,001</b>	<b>\$ -</b>	<b>\$ 9,611,001</b>

1. Program Revenue Budgets are an estimate. Accuracy should be verified by district personnel.



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
OVERALL BUDGET  
MAY 31, 2022**

	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Program Expense</b>				
<b>Hard Cost</b>				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 6,638,800	\$ -	\$ 6,638,800	\$ 6,638,800
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 329,750	\$ -	\$ 329,750	\$ 329,750
<b>Construction Sub Total</b>	<b>\$ 6,968,550</b>	<b>\$ -</b>	<b>\$ 6,968,550</b>	<b>\$ 6,968,550</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	\$ 16,250	\$ 391	\$ 15,859	\$ 16,250
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 256,860	\$ 44,055	\$ 207,805	\$ 251,860
Reimbursable Expenses	\$ 7,500	\$ 411	\$ 12,089	\$ 12,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 50,200	\$ 17,662	\$ 32,538	\$ 50,200
<b>Planning Cost</b>				
Design Fees	\$ 720,882	\$ 51,728	\$ 674,154	\$ 725,882
A & E Reimbursable Expenses	\$ 17,600	\$ -	\$ 17,600	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 115,800	\$ 115,800
Printing & Plan Distribution	\$ 3,800	\$ 657	\$ 3,143	\$ 3,800
Hazardous Materials Consultant	\$ 65,100	\$ 6,131	\$ 58,969	\$ 65,100
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 101,150	\$ 493	\$ 100,657	\$ 101,150
Special Inspection and Testing	\$ 70,200	\$ -	\$ 70,200	\$ 70,200
Miscellaneous Fees	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
<b>Miscellaneous</b>				
Legal Advertisements	\$ 5,500	\$ 3,068	\$ 2,432	\$ 5,500
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ -	\$ 195,500	\$ 195,500
Technology	\$ 139,000	\$ -	\$ 139,000	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 2,500	\$ 19	\$ 2,481	\$ 2,500
System Development Charges	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	\$ 792,809	\$ -	\$ 787,809	\$ 787,809
Other District Costs	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
<b>Sub Total Soft Cost</b>	<b>\$ 2,642,451</b>	<b>\$ 130,579</b>	<b>\$ 2,511,872</b>	<b>\$ 2,642,451</b>
<b>Total Project Cost</b>	<b>\$ 9,611,001</b>	<b>\$ 130,579</b>	<b>\$ 9,480,422</b>	<b>\$ 9,611,001</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FRUITDALE ELEMENTARY BUDGET  
MAY 31, 2022**

	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Project Expense</b>				
<b>Hard Cost</b>				
Maximum Allowable Construction Cost (MACC)	\$ 2,240,000	\$ -	\$ 2,240,000	\$ 2,240,000
Misc Consultant	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Construction Contingency	\$ 112,000	\$ -	\$ 112,000	\$ 112,000
<b>Construction Sub Total</b>	<b>\$ 2,355,800</b>	<b>\$ -</b>	<b>\$ 2,355,800</b>	<b>\$ 2,355,800</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	\$ 3,750	\$ 391	\$ 3,359	\$ 3,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 94,800	\$ 10,440	\$ 79,360	\$ 89,800
Reimbursable Expenses	\$ -	\$ 165	\$ 4,835	\$ 5,000
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 25,200	\$ -	\$ 25,200	\$ 25,200
<b>Planning Cost</b>				
Design Fees	\$ 302,400	\$ 7,966	\$ 294,434	\$ 302,400
A & E Reimbursable Expenses	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Commissioning	\$ 100,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 1,800	\$ 657	\$ 1,143	\$ 1,800
Hazardous Materials Consultant	\$ 15,100	\$ -	\$ 15,100	\$ 15,100
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 30,300	\$ -	\$ 30,300	\$ 30,300
Special Inspection and Testing	\$ 20,200	\$ -	\$ 20,200	\$ 20,200
Miscellaneous Consultants	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
<b>Miscellaneous</b>				
Legal Advertisements	\$ 1,000	\$ 582	\$ 418	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ -	\$ 195,500	\$ 195,500
Technology	\$ 139,000	\$ -	\$ 139,000	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 500	\$ 19	\$ 481	\$ 500
System Development Charges	\$ -	\$ -	\$ -	\$ -
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	\$ 189,000	\$ -	\$ 189,000	\$ 189,000
Other District Costs	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
<b>Sub Total Soft Cost</b>	<b>\$ 1,203,750</b>	<b>\$ 26,184</b>	<b>\$ 1,177,566</b>	<b>\$ 1,203,750</b>
<b>Total Project Cost</b>	<b>\$ 3,559,550</b>	<b>\$ 26,184</b>	<b>\$ 3,533,366</b>	<b>\$ 3,559,550</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FLEMING MIDDLE SCHOOL BUDGET  
MAY 31, 2022**

	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Project Expense</b>				
<b>Hard Cost</b>				
Asbestos	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Seismic Retro Upgrade	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 1,700,000
Construction Contingency	\$ 85,000	\$ -	\$ 85,000	\$ 85,000
<b>Construction Sub Total</b>	<b>\$ 1,825,000</b>	<b>\$ -</b>	<b>\$ 1,825,000</b>	<b>\$ 1,825,000</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 72,570	\$ 17,544	\$ 55,026	\$ 72,570
Reimbursable Expenses	\$ 2,500	\$ 165	\$ 2,335	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 25,000	\$ 17,662	\$ 7,338	\$ 25,000
<b>Planning Cost</b>				
Design Fees	\$ 140,000	\$ 9,160	\$ 130,840	\$ 140,000
A & E Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -
Commissioning	\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Hazardous Materials Consultant	\$ 20,000	\$ 6,131	\$ 13,869	\$ 20,000
Building Envelope Consultant	\$ -	\$ -	\$ -	\$ -
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Special Inspection and Testing	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Miscellaneous Consultants	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>				
Legal Advertisements	\$ 1,000	\$ 799	\$ 201	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)	\$ -	\$ -	\$ -	\$ -
Technology	\$ -	\$ -	\$ -	\$ -
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 500	\$ -	\$ 500	\$ 500
System Development Charges	\$ -	\$ -	\$ -	\$ -
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	\$ 337,390	\$ -	\$ 337,390	\$ 337,390
Inflation	\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>	<b>\$ 674,960</b>	<b>\$ 51,461</b>	<b>\$ 623,499</b>	<b>\$ 674,960</b>
<b>Total Project Cost</b>	<b>\$ 2,499,960</b>	<b>\$ 51,461</b>	<b>\$ 2,448,499</b>	<b>\$ 2,499,960</b>





**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FORT VANNOY ELEMENTARY BUDGET  
MAY 31, 2022**

		Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Project Expense</b>					
<b>Hard Cost</b>					
Maximum Allowable Construction Cost (MACC)		\$ 575,000	\$ -	\$ 575,000	\$ 575,000
Construction Contingency		\$ 28,750	\$ -	\$ 28,750	\$ 28,750
<b>Construction Sub Total</b>		<b>\$ 603,750</b>	<b>\$ -</b>	<b>\$ 603,750</b>	<b>\$ 603,750</b>
<b>Soft Cost</b>					
<b>Administrative Cost</b>					
Legal Fees		\$ -	\$ -	\$ -	\$ -
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management		\$ 19,490	\$ 3,974	\$ 15,516	\$ 19,490
Reimbursable Expenses		\$ 2,500	\$ 81	\$ 2,419	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ -	\$ -	\$ -	\$ -
<b>Planning Cost</b>					
Design Fees	1	\$ 30,482	\$ 34,603	\$ 879	\$ 35,482
A & E Reimbursable Expenses		\$ -	\$ -	\$ -	\$ -
Commissioning		\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution		\$ -	\$ -	\$ -	\$ -
Hazardous Materials Consultant		\$ -	\$ -	\$ -	\$ -
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review		\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits		\$ 850	\$ 493	\$ 357	\$ 850
Special Inspection and Testing		\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Miscellaneous Consultants		\$ -	\$ -	\$ -	\$ -
Kitchen		\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>					
Legal Advertisements		\$ 1,000	\$ 520	\$ 480	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ -	\$ -	\$ -	\$ -
Technology		\$ -	\$ -	\$ -	\$ -
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 1,000	\$ -	\$ 1,000	\$ 1,000
System Development Charges		\$ -	\$ -	\$ -	\$ -
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1	\$ 30,188	\$ -	\$ 25,188	\$ 25,188
Other District Costs		\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>		<b>\$ 90,510</b>	<b>\$ 39,671</b>	<b>\$ 50,839</b>	<b>\$ 90,510</b>
<b>Total Project Cost</b>		<b>\$ 694,260</b>	<b>\$ 39,671</b>	<b>\$ 654,589</b>	<b>\$ 694,260</b>

1. Reallocated within budget (05.31.22)



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
GENDER NEUTRAL BATHROOM BUDGET  
MAY 31, 2022**

	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Project Expense *</b>				
<b>Hard Cost</b>				
Maximum Allowable Construction Cost (MACC)	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 2,000,000
Asbestos	\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Seismic Retro Upgrade	\$ -	\$ -	\$ -	\$ -
1.5% Solar (Total Project Major Building)	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 104,000	\$ -	\$ 104,000	\$ 104,000
<b>Construction Sub Total</b>	<b>\$ 2,184,000</b>	<b>\$ -</b>	<b>\$ 2,184,000</b>	<b>\$ 2,184,000</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 70,000	\$ 12,096	\$ 57,904	\$ 70,000
Reimbursable Expenses	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ -	\$ -	\$ -	\$ -
<b>Planning Cost</b>				
Design Fees	\$ 248,000	\$ -	\$ 248,000	\$ 248,000
A & E Reimbursable Expenses	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Commissioning	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Printing & Plan Distribution	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Hazardous Materials Consultant	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Building Envelope Consultant	\$ -	\$ -	\$ -	\$ -
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Special Inspection and Testing	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Miscellaneous Consultants	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>				
Legal Advertisements	\$ 2,500	\$ 1,167	\$ 1,333	\$ 2,500
Furniture, Fixtures, and Equipment (FF&E)	\$ -	\$ -	\$ -	\$ -
Technology	\$ -	\$ -	\$ -	\$ -
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 500	\$ -	\$ 500	\$ 500
System Development Charges	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	\$ 236,231	\$ -	\$ 236,231	\$ 236,231
Inflation	\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>	<b>\$ 673,231</b>	<b>\$ 13,263</b>	<b>\$ 659,968</b>	<b>\$ 673,231</b>
<b>Total Project Cost</b>	<b>\$ 2,857,231</b>	<b>\$ 13,263</b>	<b>\$ 2,843,968</b>	<b>\$ 2,857,231</b>

\* No Budget has been created yet for this Project



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