



CAPITAL PROJECTS SUMMARY
END OF MONTH REPORT – JANUARY 2024

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

During January, the demo and abatement work was completed at both Fleming Middle School and Southern Oregon Success Academy preparing these sites for the additional restroom renovation work to take place. The remainder of January focused on some of the critical early work such as underground plumbing and early procurement. At Evergreen, the design advanced, and a critical constructability review process occurred helping to align the project scope with the budget. The constructability review aids in identifying potential value engineering opportunities.

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 January, we have requested 67 purchase orders and processed 239 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	32	\$ 1,482,575
Construction Contracts	35	\$17,743,893

LOCAL VENDORS AND CONTRACTORS

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

SOUTHERN OREGON AREA VENDORS and CONTRACTORS

Adroit Construction
Ausland Group
Bean Electric
Belfor Environmental
Engage Electric
G2 Consultants
Galli Group
HMK Company
Infinity Electric
Jam Roofing
Knife River Materials
KenCairn Landscape Architecture
Lawless Roofing
Lucas Main Construction
Metal Masters
ORW Architects
Pariani Land Surveying
Powell Engineering
S&S Sheetmetal
Spartan Plumbing
Vitus Construction
Western Testing
Van Rowe Mechanical
Viking Concrete Cutting
ZCS Engineering & Architecture

DISTRICT WIDE RESTROOM RENOVATIONS

PROJECT RESTROOM UPGRADES and CONCESSIONS RESTORATION (Phase 2)

PROJECT DESCRIPTION

- Phase 2 includes reconstructed spaces with new finishes and Americans with Disabilities Act (ADA) upgrades at FMS, SOSA and re-establishing of the concessions at IVHS.
- Restrooms to be individual rooms with full height walls, hollow metal frames with wood doors.
- The restored concessions space will include indoor and outdoor service options.

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	05/08/23	07/11/23	100%	
Design Development	07/11/23	09/7/23	100%	
Construction Documents	09/7/23	11/28/23	100%	
Bid and Award	09/21/23	12/04/23	100%	
Construction	12/22/23	03/29/24	55%	
Building Commissioning	03/22/24	03/29/24	0%	
Owner Occupancy	03/29/24	03/29/24	0%	
Post Occupancy Evaluation	03/29/24	04/29/24	0%	
Warranty Period	03/29/24	03/29/25	0%	
Other			0%	

CURRENT ACTIVITIES

Demolition and abatement were completed in late December allowing mechanical, electrical and plumbing rough in to start. Rough carpentry and sheetrock were also completed in January and door frames were set in preparation for finish work to commence. The Illinois Valley Concession extended the building perimeter into the courtyard slightly and the siding has been installed at the new exterior.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Tile, flooring and FRP.
- Plumbing accessories.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

CHALLENGES AND SOLUTIONS:

- Limited access due to staff/student presence.
- Working around supply chain delays to maintain schedule.
- Labor shortages through various trades.

ADDITIONAL INFORMATION

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

Josh Whitaker, Project Manager

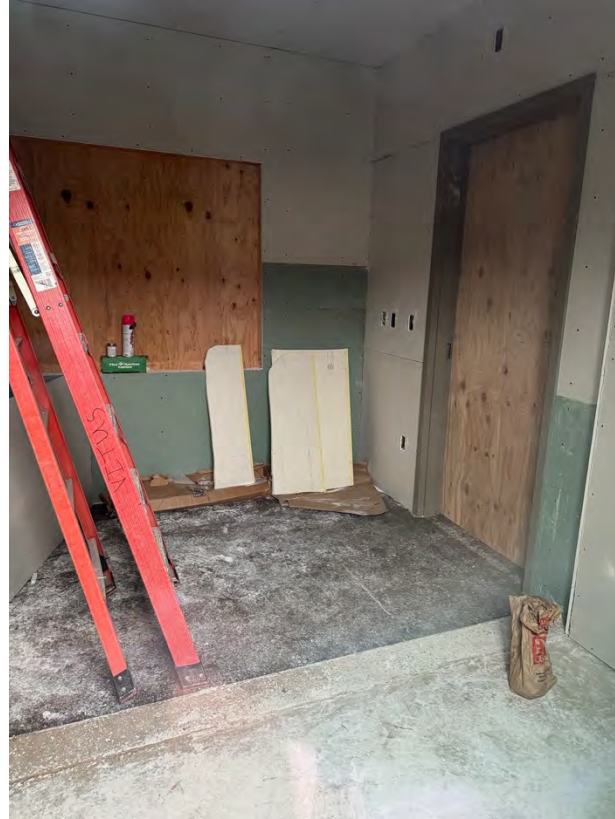
josh.whitaker@hmkco.org

541.601.3638

PROJECT PHOTO GALLERY

Sheetrock and Cladding at Illinois Valley Concessions





Rough Carpentry/MEP Rough-In at Fleming Middle School





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	100%	Complete
Design Development	03/30/23	10/31/23	100%	Complete
Construction Documents	09/11/23	2/29/24	80%	
Bid and Award	3/5/24	2/28/24	0%	
Construction	05/29/24	08/16/24	0%	
Owner Occupancy	08/17/24	08/24/24	0%	
Post Occupancy Evaluation	08/17/24	09/17/24	0%	
Warranty Period	08/17/24	08/17/25	0%	
Other			0%	

CURRENT ACTIVITIES

As the design team worked throughout January finishing up construction drawings, there were some key meetings that occurred. On January 10th a constructability review meeting was held between all parties (HMK, District executives, ZCS, and Ausland). Ausland Group provided a report which outlines their plans for logistics, timetables, and potential cost savings in the plans and procurement of goods as we lead into construction in the coming months.

On January 23rd, a meeting was held between ZCS and G2 Consultants to review plans for abatement work, where regulated materials have been detected that will be impacted by construction and the procedure for safely removing them.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Entering Bid and Award phase: Finish design package for Ausland Group to solicit bids from subcontractors and begin procurement of materials needed for construction.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Received 50% DD Constructability Report from Ausland Group.

CHALLENGES AND SOLUTIONS:

- Currently this project is not experiencing any significant challenges.

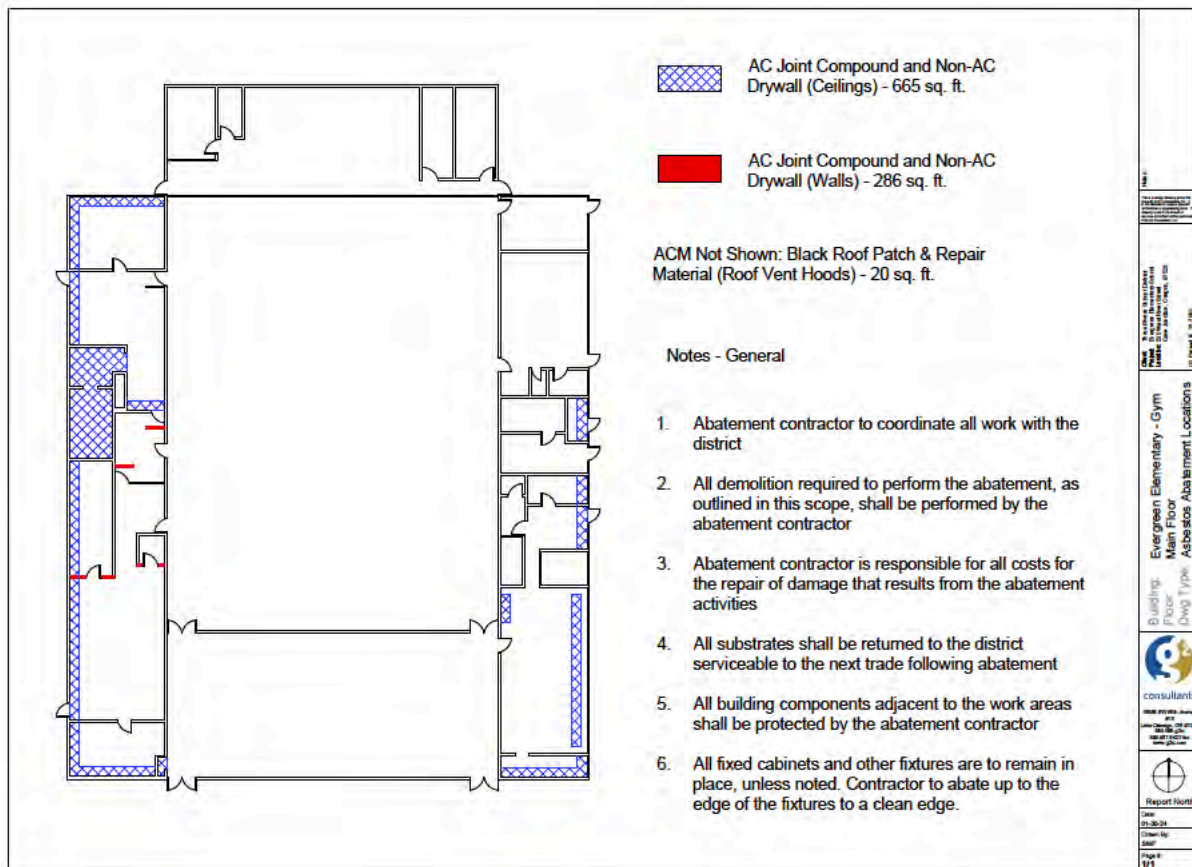
ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager
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541.499.7996

PROJECT PHOTO GALLERY

Asbestos abatement drawing from G2 Consultants depicting areas contractors will need to address.





**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
REVENUE BUDGET
FEBRUARY 29, 2024**

Program Revenue ¹	Original Budget	Received to Date	Allocated to Date	Unallocated Balance	Revised Budget
Bond and Other Proceeds					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Premium	\$ -	\$ -	\$ -	\$ -	\$ -
OSCIM Grant	\$ -	\$ -	\$ -	\$ -	\$ -
ESSER (Fruitdale and Restroom Renovation)	\$ 3,559,550	\$ -	\$ 10,807,358	\$ -	\$ 10,807,358
Seismic Grant (Fleming)	\$ 2,499,960	\$ -	\$ 2,499,960	\$ -	\$ 2,499,960
Seismic Grant (Evergreen)	\$ 2,499,455	\$ -	\$ 2,499,455	\$ -	\$ 2,499,455
Energy Trust of Oregon (ETO) Incentives	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Excise Tax (Fort Vannoy)	\$ 694,260	\$ -	\$ 694,260	\$ -	\$ 694,260
Donations	\$ -	\$ -	\$ -	\$ -	\$ -
District Contribution	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 9,253,225	\$ -	\$ 16,501,033	\$ -	\$ 16,501,033

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



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
OVERALL BUDGET
FEBRUARY 29, 2024**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 10,950,361	\$ 2,260,413	\$ 13,210,774
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 472,739	\$ 472,739
Construction Sub Total	\$ 9,003,550	\$ 10,950,361	\$ 2,733,152	\$ 13,683,513
Soft Cost				
Administrative Cost				
Legal Fees	\$ 18,750	\$ 391	\$ 18,359	\$ 18,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 341,860	\$ 448,472	\$ 35,388	\$ 483,860
Reimbursable Expenses	\$ 9,500	\$ 9,541	\$ 9,959	\$ 19,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 46,806	\$ 18,194	\$ 65,000
Planning Cost				
Design Fees	\$ 970,882	\$ 907,163	\$ 132,589	\$ 1,039,751
A & E Reimbursable Expenses	\$ 17,600	\$ 3,176	\$ 14,424	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 59,826	\$ 25,274	\$ 85,100
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ 30,000	\$ 224	\$ 29,776	\$ 30,000
Plan Review & Building Permits	\$ 121,150	\$ 157,345	\$ 29,572	\$ 186,917
Special Inspection and Testing	\$ 90,200	\$ 65,909	\$ 37,341	\$ 103,250
Miscellaneous Fees	\$ 3,800	\$ 45,596	\$ 8,504	\$ 54,100
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,656	\$ 2,197	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 8,728	\$ 186,772	\$ 195,500
Technology	\$ 139,000	\$ 111,572	\$ 104,928	\$ 216,500
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 2,048	\$ 852	\$ 2,900
System Development Charges	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ 3,571	\$ 26,629	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 116,939	\$ 116,939
Other District Costs	\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,892,563	\$ 924,957	\$ 2,817,520
Total Project Cost	\$ 12,110,456	\$ 12,842,923	\$ 3,658,110	\$ 16,501,033

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
SCHOOL PROJECTS- ROLL UP BUDGET
FEBRUARY 29, 2024**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 8,835,191	\$ 2,295,583	\$ 11,130,774
Asbestos	\$ 160,000	\$ -	\$ 160,000	\$ 160,000
Seismic Retro Upgrade	\$ 1,700,000	\$ 2,115,170	\$ (195,170)	\$ 1,920,000
Misc Consultants	\$ 3,800	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 472,739	\$ 472,739
Construction Sub Total	\$ 9,003,550	\$ 10,950,361	\$ 2,733,152	\$ 13,683,513
Soft Cost				
Administrative Cost				
Legal Fees	\$ 18,750	\$ 391	\$ 18,359	\$ 18,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 341,860	\$ 448,472	\$ 35,388	\$ 483,860
Reimbursable Expenses	\$ 9,500	\$ 9,541	\$ 9,959	\$ 19,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 46,806	\$ 18,194	\$ 65,000
Planning Cost				
Design Fees	\$ 970,882	\$ 907,163	\$ 132,589	\$ 1,039,751
A & E Reimbursable Expenses	\$ 17,600	\$ 3,176	\$ 14,424	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 59,826	\$ 25,274	\$ 85,100
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ 30,000	\$ 224	\$ 29,776	\$ 30,000
Plan Review & Building Permits	\$ 121,150	\$ 157,345	\$ 29,572	\$ 186,917
Special Inspection and Testing	\$ 90,200	\$ 65,909	\$ 37,341	\$ 103,250
Miscellaneous Consultants	\$ 3,800	\$ 45,596	\$ 8,504	\$ 54,100
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,656	\$ 2,197	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 8,728	\$ 186,772	\$ 195,500
Technology	\$ 139,000	\$ 111,572	\$ 104,928	\$ 216,500
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 2,048	\$ 852	\$ 2,900
System Development Charges	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ 3,571	\$ 26,629	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 116,939	\$ 116,939
Other District Costs	\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,892,563	\$ 924,957	\$ 2,817,520
Total Project Cost	\$ 12,110,456	\$ 12,842,923	\$ 3,658,110	\$ 16,501,033

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
EVERGREEN ELEMENTARY BUDGET
FEBRUARY 29, 2024**

Project Expense		Original Budget		Paid to Date		Remaining Balance		Revised Budget
Hard Cost								
Maximum Allowable Construction Cost (MACC)		\$ 1,900,000	\$	6,848	\$	1,893,152	\$	1,900,000
Asbestos		\$ 40,000	\$	-	\$	40,000	\$	40,000
Seismic Retro Upgrade		\$ -	\$	-	\$	-	\$	-
1.5% Solar (Total Project Major Building)		\$ -	\$	-	\$	-	\$	-
Construction Contingency		\$ 95,000	\$	-	\$	95,000	\$	95,000
Construction Sub Total		\$ 2,035,000	\$	6,848	\$	2,028,152	\$	2,035,000
Soft Cost								
Administrative Cost								
Legal Fees	1	\$ 2,500	\$	-	\$	2,500	\$	2,500
Bond Counsel		\$ -	\$	-	\$	-	\$	-
Bond Issuance Cost		\$ -	\$	-	\$	-	\$	-
Builders Risk Insurance		\$ -	\$	-	\$	-	\$	-
Project Management		\$ 85,000	\$	39,100	\$	45,900	\$	85,000
Reimbursable Expenses		\$ 2,000	\$	453	\$	1,547	\$	2,000
Other Administrative Charges		\$ -	\$	-	\$	-	\$	-
Site Cost								
Site Survey		\$ -	\$	-	\$	-	\$	-
Geo-Tech Report		\$ 21,000	\$	10,145	\$	10,855	\$	21,000
Planning Cost								
Design Fees		\$ 250,000	\$	158,757	\$	91,244	\$	250,000
A & E Reimbursable Expenses		\$ -	\$	-	\$	-	\$	-
Commissioning		\$ -	\$	-	\$	-	\$	-
Printing & Plan Distribution		\$ 500	\$	-	\$	500	\$	500
Hazardous Materials Consultant		\$ 15,000	\$	7,773	\$	7,227	\$	15,000
Construction Testing		\$ -	\$	-	\$	-	\$	-
Constructability Review		\$ -	\$	-	\$	-	\$	-
Plan Review & Building Permits		\$ 30,000	\$	224	\$	29,776	\$	30,000
Special Inspection and Testing		\$ 20,000	\$	-	\$	20,000	\$	20,000
Miscellaneous Fees		\$ 20,000	\$	17,972	\$	2,028	\$	20,000
Ed Specs		\$ -	\$	-	\$	-	\$	-
Kitchen		\$ -	\$	-	\$	-	\$	-
Miscellaneous								
Legal Advertisements	1	\$ 500	\$	509	\$	(9)	\$	500
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		\$ 17,455	\$	-	\$	17,455	\$	17,455
Inflation		\$ -	\$	-	\$	-	\$	-
Sub Total Soft Cost		\$ 464,455	\$	234,932	\$	229,523	\$	464,455
Total Project Cost		\$ 2,499,455	\$	241,780	\$	2,257,675	\$	2,499,455

1. Recategorized expense (06.30.23)



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
GENDER NEUTRAL BATHROOM BUDGET
FEBRUARY 29, 2024**

Project Expense *		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)	7,9	\$ 2,000,000	\$ 4,367,996	\$ 446,540	\$ 4,814,536
Pre-construction Services		\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Seismic Retro Upgrade		\$ -	\$ -	\$ -	\$ -
1.5% Solar (Total Project Major Building)		\$ -	\$ -	\$ -	\$ -
Construction Contingency	6,7,9	\$ 104,000	\$ -	\$ 240,727	\$ 240,727
Construction Sub Total		\$ 2,184,000	\$ 4,367,996	\$ 767,267	\$ 5,135,263
Soft Cost					
Administrative Cost					
Legal Fees		\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	4,7,8	\$ 70,000	\$ 164,569	\$ (27,569)	\$ 137,000
Reimbursable Expenses	8	\$ 2,500	\$ 2,685	\$ 4,815	\$ 7,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ -	\$ -	\$ -	\$ -
Planning Cost					
Design Fees	3	\$ 248,000	\$ 290,696	\$ 4,634	\$ 295,330
A & E Reimbursable Expenses		\$ 5,000	\$ 617	\$ 4,383	\$ 5,000
Commissioning		\$ 15,000	\$ -	\$ -	\$ -
Printing & Plan Distribution		\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Hazardous Materials Consultant	2	\$ 30,000	\$ 26,127	\$ (3,127)	\$ 23,000
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review		\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	2	\$ 40,000	\$ 66,664	\$ (3,897)	\$ 62,767
Special Inspection and Testing	2	\$ 10,000	\$ 1,343	\$ 8,657	\$ 10,000
Miscellaneous Consultants	6,8	\$ -	\$ 4,622	\$ 4,178	\$ 8,800
Miscellaneous					
Legal Advertisements		\$ 2,500	\$ 1,167	\$ 1,333	\$ 2,500
Furniture, Fixtures, and Equipment (FF&E)	2,3,6,10	\$ -	\$ -	\$ -	\$ -
Technology	10	\$ -	\$ 76,708	\$ 792	\$ 77,500
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 500	\$ 609	\$ 91	\$ 700
System Development Charges		\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1,4,5,7,8,1	\$ 236,231	\$ -	\$ 51,944	\$ 51,944
Inflation		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 673,231	\$ 642,762	\$ 59,779	\$ 702,541
Total Project Cost		\$ 2,857,231	\$ 5,010,758	\$ 827,047	\$ 5,837,804

1. Reallocated within budget (11.30.22)
2. Reallocated within budget (03.31.23) \$ 645,223.66
3. Reduced from prior months for grant received and reallocated to Design Fee (06.30.23) \$ (2,462.15) \$ (1,231.08)
4. Reallocated within budget (06.30.23)
5. Reallocated within budget (08.31.23)
6. Reallocated within budget (09.30.23)
7. Increase budget for scope additions (11.30.23)

HMK COMPANY



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