



CAPITAL PROJECTS SUMMARY  
END OF MONTH REPORT – MAY 2022

**HMK**  
COMPANY

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

## GENERAL PROGRAM UPDATE

In May, three of the projects reached milestones in the design process, the Fleming Middle School Seismic Rehabilitation, Fruitdale Elementary School Addition and District Wide Restrooms Renovation projects all awarded their Construction Manager | General Contractor (CMGC) contracts. Fort Vannoy received the last of the necessary permits and Knife River is gearing up to start construction next month. The District Wide Restrooms Renovation project began the design process with a kickoff meeting.

## 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 May, we have requested 11 purchase orders and processed 7 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	10	\$764,184
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  
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	50%	
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

During May, Adroit Construction was awarded the contract for the Construction Manager | General Contractor (CM | GC) for this project. With Adroit onboard, they were able to provide some preliminary estimates for the project per the design to date. The project team met onsite to review the existing site conditions. Galli Group performed a geotechnical investigation to determine the requirements for the structure.

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, the design will continue to progress and should be through schematic design.

#### HIGHLIGHTS, CHALLENGES, SOLUTIONS

##### HIGHLIGHTS:

- Geotechnical Investigation

**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  
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	66%	
Design Development	05/01/22	06/17/22	33%	
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**

In this month, ZCS used a Matterport 3D camera to create a virtual map of the school to capture current site conditions, finishes, and other important data. Western Testing has been contracted to provide the special inspection services. Masonry and roofing contractors have been solicited for quotes to provide the patch back work following the testing. This is an ongoing process as most contractors are very busy in this market.

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

The design process will continue, now with Vitus construction involved in the preconstruction design process. Testing from the walls and roofs will be done in late June.

## **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

### **HIGHLIGHTS:**

- Special inspections firm hired (Western Testing)

### **CHALLENGES AND SOLUTIONS:**

- Obtaining competitive quotes from masonry and roofing contractors is challenging right now because of busy and expensive current market conditions and the small scope of work for patch backs after testing.

## **ADDITIONAL INFORMATION**

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

Mike Freeman, Project Manager  
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	06/20/22	15%	
Design Development	06/20/22	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**

Vitus Construction was awarded the contract for the Construction Manager | General Contractor (CM | GC) for this project after a formal proposal scoring process. The project team composed of HMK, ZCS, Vitus and the district met to kick off the design process by identifying the needs to be met by the project deliverables. The kickoff meeting also included a site visit of the 6 schools that will be impacted. G2 Consultants visited the sites to perform a hazardous material survey.

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

- Design Process Begins
- 3D Scans of All Sites by ZCS



## **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

### **HIGHLIGHTS:**

- Vitus Construction was hired as the CM | GC
- Design Kick Off Meeting and Site Visits

### **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  
541.499.7996

## **PROJECT PHOTO GALLERY**



Design Kick Off with ZCS, Soderstrom, Vitus, HMK and TRSD

## 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	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, Bureau of Labor and Industry (BOLI) forms have been sent in and paid for project compliance. A baseline schedule has been provided by Knife River. The submittal process is underway as several have already been exchanged and approved. Knife River has also submitted a Traffic Control Plan (TCP) for the project, which was approved by the County.

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD

In June, Knife River will begin demo work and start construction on the project.

#### HIGHLIGHTS, CHALLENGES, SOLUTIONS

##### HIGHLIGHTS:

- BOLI completed, TCP approved by County, and submittals approved in timely manner, ready for construction

##### 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  
541.499.7996



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
REVENUE BUDGET  
APRIL 30, 2022**

<b>Program Revenue <sup>1</sup></b>	Original Budget	Received to Date	Allocated to Date	Unallocated Balance	Revised Budget
<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  
APRIL 30, 2022**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<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	\$ 32,679	\$ 219,181	\$ 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	\$ 10,519	\$ 39,681	\$ 50,200
<b>Planning Cost</b>				
Design Fees	\$ 720,882	\$ 24,895	\$ 695,987	\$ 720,882
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	\$ -	\$ 101,150	\$ 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	\$ 3,087	\$ 2,413	\$ 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	\$ -	\$ 2,500	\$ 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	\$ -	\$ 792,809	\$ 792,809
Other District Costs	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
<b>Sub Total Soft Cost</b>	<b>\$ 2,642,451</b>	<b>\$ 84,735</b>	<b>\$ 2,557,716</b>	<b>\$ 2,642,451</b>
<b>Total Project Cost</b>	<b>\$ 9,611,001</b>	<b>\$ 84,735</b>	<b>\$ 9,526,266</b>	<b>\$ 9,611,001</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FRUITDALE ELEMENTARY BUDGET  
APRIL 30, 2022**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<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	\$ 7,965	\$ 294,435	\$ 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	\$ 600	\$ 400	\$ 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	\$ -	\$ 500	\$ 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>\$ 26,183</b>	<b>\$ 1,177,567</b>	<b>\$ 1,203,750</b>
<b>Total Project Cost</b>	<b>\$ 3,559,550</b>	<b>\$ 26,183</b>	<b>\$ 3,533,367</b>	<b>\$ 3,559,550</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FLEMING MIDDLE SCHOOL BUDGET  
APRIL 30, 2022**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<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	\$ 11,438	\$ 61,132	\$ 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	\$ 10,519	\$ 14,481	\$ 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	\$ 800	\$ 200	\$ 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>\$ 38,213</b>	<b>\$ 636,747</b>	<b>\$ 674,960</b>
<b>Total Project Cost</b>	<b>\$ 2,499,960</b>	<b>\$ 38,213</b>	<b>\$ 2,461,747</b>	<b>\$ 2,499,960</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FORT VANNOY ELEMENTARY BUDGET  
APRIL 30, 2022**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<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	\$ 2,934	\$ 16,556	\$ 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	\$ 30,482	\$ 7,770	\$ 22,712	\$ 30,482
A & E Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -
Commissioning	\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution	\$ -	\$ -	\$ -	\$ -
Hazardous Materials Consultant	\$ -	\$ -	\$ -	\$ -
Building Envelope Consultant	\$ -	\$ -	\$ -	\$ -
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 850	\$ -	\$ 850	\$ 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	\$ 30,188	\$ -	\$ 30,188	\$ 30,188
Other District Costs	\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>	<b>\$ 90,510</b>	<b>\$ 11,304</b>	<b>\$ 79,206</b>	<b>\$ 90,510</b>
<b>Total Project Cost</b>	<b>\$ 694,260</b>	<b>\$ 11,304</b>	<b>\$ 682,956</b>	<b>\$ 694,260</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
GENDER NEUTRAL BATHROOM BUDGET  
APRIL 30, 2022**

Project Expense *	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<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	\$ 7,867	\$ 62,133	\$ 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>\$ 9,034</b>	<b>\$ 664,197</b>	<b>\$ 673,231</b>
<b>Total Project Cost</b>	<b>\$ 2,857,231</b>	<b>\$ 9,034</b>	<b>\$ 2,848,197</b>	<b>\$ 2,857,231</b>

\* No Budget has been created yet for this Project



# HMK COMPANY



46 N Front Street, Suite 201  
Medford, OR 97501

P. 541.210.9845  
[mike.freeman@hmkco.org](mailto:mike.freeman@hmkco.org)

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