



CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – FEBRUARY 2024

HMK
COMPANY

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GENERAL PROGRAM UPDATE

February marked the conclusion of the design phase for Evergreen Elementary and the construction teams are preparing to bid that project next week. A few follow up items from the Fruitdale Elementary Addition project took place. These items were mainly regarding integration of the HVAC in the new addition with the existing school. At Southern Oregon Success Academy, Fleming Middle School and Illinois Valley High School, the restroom renovations are well underway and nearing their completion date next month.

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 February, we have requested 69 purchase orders and processed 248 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	33	\$ 1,485,043
Construction Contracts	36	\$17,748,937

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

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	100%	Complete
Bid and Award	3/5/24	3/31/24	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

To help finish up construction documents in the month of February, Spartan Plumbing was hired to scope out the underground storm water drains that run south to north on the east and west sides of the gym. We do not have any prior knowledge or documents confirming the layout of this drainage system, so ZCS is going to investigate with the help of Spartan Plumbing to incorporate this system and its needs in the design of the remodel. Construction drawings were turned over at the end of the month for bidding. With this set of drawings, the team is performing an additional constructability review and providing input on potential value engineering opportunities.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Ausland Group will host a pre-bid meeting in the month of March and bids from the subcontractors in attendance will be turned in two weeks later for Ausland to prepare a final Guaranteed Maximum Price for the project construction contract.
- Spartan Plumbing will return in March to install storm drain cleanouts.

- Western Wood Structures will investigate the existing glulam beams in the gym to assess their current condition, making note of any adjustments needed to be included in the remodeling construction.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Received 100% CD Drawings from ZCS.
- Storm drains mapped and the exit to nearby creek found on the east side of property.

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

541.499.7996

PROJECT PHOTO GALLERY

Spartan Plumbing using their camera scopes to investigate the drains



Exit Pipe found on east side of property



Aerial shots of Evergreen Elementary



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	85%	
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

Finishes have developed rapidly including the installation of flooring and tile. FRP is under way and expected to be complete within the next week. The completion of paint base coat has really tied these spaces together. Incorporating the school colors in both paint selection and tile color has been an exciting custom design touch that all campuses have appreciated. Installation of cabinets and countertops at IVHS concessions is next. Plumbing and electrical fixtures are schedule to be installed in the next couple weeks. The goal is to turn restrooms over for use at the end of spring break.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- FRP and final paint.
- Plumbing and electrical fixtures.
- Final clean and punch work.

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

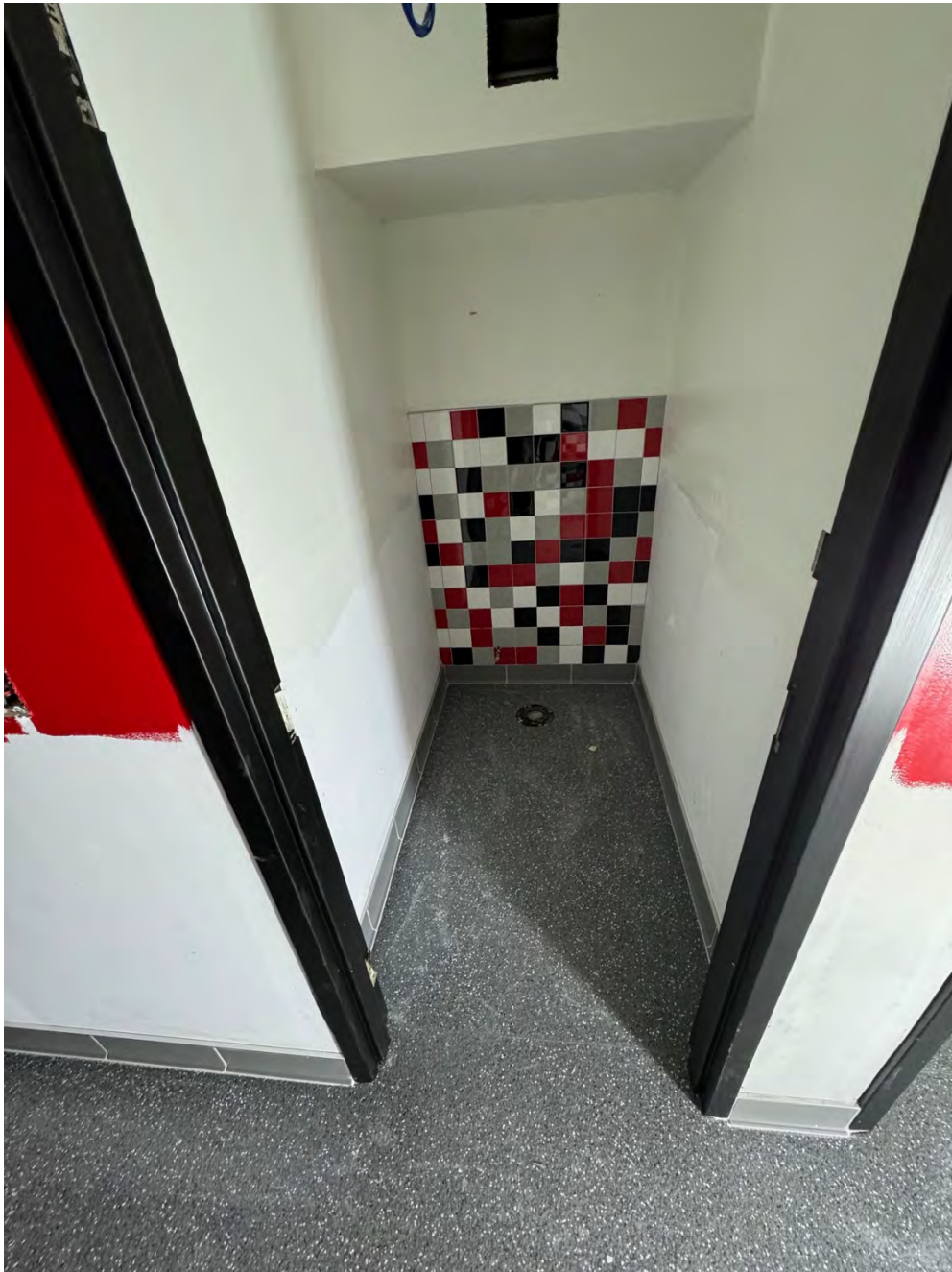
SOSA Nearing Final Stages of Finish Work





Finish Work at FMS







**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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