



CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – AUGUST 2023

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

August was the final push to get these projects wrapped up before staff and students returned to school. While there was some lingering outstanding items as a result of the long lead times and short construction window, all projects were able to be completed to a point that allowed students to start school in a safe space. Some work remains to be completed at Fleming Middle School Project and across the schools that received the Restroom Renovations. Fruitdale Elementary is complete and looks great. Evergreen Elementary Seismic has been progressing in design with some investigative work to determine existing conditions.

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 August, we have requested 58 purchase orders and processed 160 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	29	\$ 1,471,966
Construction Contracts	17	\$15,909,415

LOCAL VENDORS AND CONTRACTORS

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

SOUTHERN OREGON AREA VENDORS and CONTRACTORS

Adroit Construction
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

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	100%	Complete
Bid and Award	02/23/23	03/09/23	100%	Complete
Construction	03/20/23	08/18/23	100%	Complete
Owner Occupancy	08/19/23	08/20/23	100%	Complete
Post Occupancy Evaluation	08/20/23	09/20/23	25%	
Warranty Period	08/18/23	08/18/24	10%	
Other			0%	

CURRENT ACTIVITIES

During August, the work onsite was focused around completing the exterior of the building which includes the new parking lot, landscaping, and exterior finishes.

The new utility lines were tested and inspected in preparation for the new HVAC system that is tied into the existing school's system. The new furniture for the classrooms was installed and arranged. The project team was able to perform some final inspections notating any non-conforming work prior to teachers moving into the new space. The month concluded with staff moving into the new space and students starting out the school year in the new addition.

Overall, a successful project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Punchlist work.
- Completion of the final HVAC controls.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Staff and students started the school year in the new addition.

CHALLENGES AND SOLUTIONS:

- Currently there are no challenges facing the project as it is at completion.

ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager

mike.freeman@hmkco.org

541.499.7996

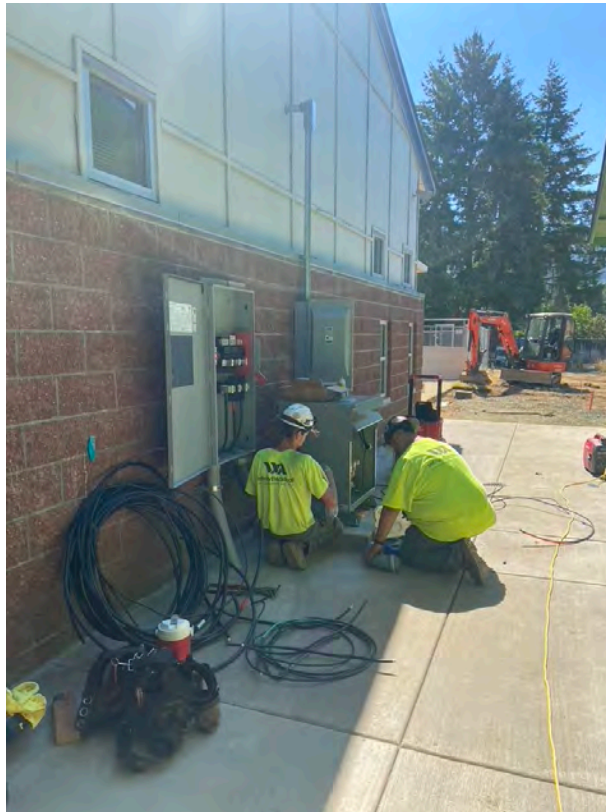
PROJECT PHOTO GALLERY

Interior of the New Classrooms/Addition





Electrical Service Install for New Addition



FLEMING MIDDLE SCHOOL

PROJECT SEISMIC RENOVATION

PROJECT DESCRIPTION

- Comprehensive seismic upgrade of Fleming Middle School's 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%	Complete
Design Development	09/01/22	1/31/23	100%	Complete
Construction Documents	2/01/23	4/15/23	100%	Complete
Bid and Award	4/20/23	05/15/23	100%	Complete
Construction	06/01/23	08/11/23	90%	
Owner Occupancy	08/12/23	08/13/23	100%	
Post Occupancy Evaluation	08/12/23	09/12/23	0%	
Warranty Period	08/12/23	08/12/24	0%	
Other			0%	

CURRENT ACTIVITIES

Construction began wrapping up in the month of August, finishing work in the Administrative Office building and Library building.

Completion deadlines were not met for other areas. With staff and students returning for another school year, construction teams have moved to working after-school hours, on Fridays and on weekends to continue towards completion of the project.

Preliminary punch walks began, approving completed work and reviewing what remains to be done for project completion.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Finishes will be installed over the new structural improvements.
- New roofing installation and project cleanup as work completes.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Construction is underway with followup cleaning and project closeout on the horizon.

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

Progress on Gym Roof and Walkways





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	100%	
Bid and Award	01/19/23	03/08/23	100%	
Construction	03/20/23	08/13/23	98%	
Building Commissioning	08/01/23	08/13/23	0%	
Owner Occupancy	08/28/23	08/28/23	99%	
Post Occupancy Evaluation	08/28/23	09/28/23	0%	
Warranty Period	09/28/23	09/28/24	0%	
Other			0%	

CURRENT ACTIVITIES

Heavy construction is complete, and restrooms were functional by the start of school on August 28 for all locations. Some of the sites required follow up on finishes for these spaces to be 100% complete. Due to long lead times on specialized materials, there remains minimal outstanding work for restrooms to be fully complete. Overall, the response on the updated facilities has been well received.

The next phase of the project is in design and estimating is underway.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Interior and exterior glazing.
- Final punch.
- Finalize next phase design and estimates.

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

Lincoln Savage Restroom



Lorna Byrne Restroom



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%	
Design Development	03/30/23	09/10/23	55%	
Construction Documents	09/11/23	1/21/24	0%	
Bid and Award	1/21/24	2/28/24	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

The Construction Manager|General Contractor (CM|GC) preproposal meeting was held onsite on Friday, August 11 which was attended by Adroit Construction, Ausland Group, Outlier Construction, and Vitus Construction. A proposal was received by all but Adroit Construction on the due date of August 29. All testing reports have been received to aid and improve design for the structure's seismic needs.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued Design Development process.
- Scoring and hiring a CM|GC firm.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- CM|GC RFP issued. Proposals received from Ausland, Outlier, and Vitus.

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

CM | GC Preproposal Meeting

Members of the proposing firms walk the site and take pictures.





**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
REVENUE BUDGET
AUGUST 31, 2023**

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	\$ -	\$ 6,416,781	\$ -	\$ 6,416,781
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	\$ -	\$ 12,110,456	\$ -	\$ 12,110,456

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



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
OVERALL BUDGET
AUGUST 31, 2023**

	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Program Expense				
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 7,461,526	\$ 5,042,229	\$ 12,503,755
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 441,388	\$ 441,388
Construction Sub Total	\$ 9,003,550	\$ 7,461,526	\$ 5,483,617	\$ 12,945,143
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	\$ 319,812	\$ 114,048	\$ 433,860
Reimbursable Expenses	\$ 9,500	\$ 8,986	\$ 5,514	\$ 14,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 44,404	\$ 20,596	\$ 65,000
Planning Cost				
Design Fees	\$ 970,882	\$ 684,371	\$ 356,050	\$ 1,040,421
A & E Reimbursable Expenses	\$ 17,600	\$ 3,010	\$ 14,590	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 44,516	\$ 41,494	\$ 86,010
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	\$ 134,716	\$ 51,434	\$ 186,150
Special Inspection and Testing	\$ 90,200	\$ 64,473	\$ 64,777	\$ 129,250
Miscellaneous Fees	\$ 3,800	\$ 42,807	\$ 4,794	\$ 47,600
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,656	\$ 2,197	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 75,645	\$ 193,855	\$ 269,500
Technology	\$ 139,000	\$ 25,731	\$ 113,269	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 1,997	\$ 903	\$ 2,900
System Development Charges	\$ 10,000	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 95,226	\$ 95,226
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,479,845	\$ 1,277,775	\$ 2,757,620
Total Project Cost	\$ 12,110,456	\$ 8,941,371	\$ 6,761,392	\$ 15,702,763

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
SCHOOL PROJECTS- ROLL UP BUDGET
AUGUST 31, 2023**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 6,301,637	\$ 4,122,118	\$ 10,423,755
Asbestos	\$ 160,000	\$ -	\$ 160,000	\$ 160,000
Seismic Retro Upgrade	\$ 1,700,000	\$ 1,159,889	\$ 760,111	\$ 1,920,000
Misc Consultants	\$ 3,800	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 441,388	\$ 441,388
Construction Sub Total	\$ 9,003,550	\$ 7,461,526	\$ 5,483,617	\$ 12,945,143
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	\$ 319,812	\$ 114,048	\$ 433,860
Reimbursable Expenses	\$ 9,500	\$ 8,986	\$ 5,514	\$ 14,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 44,404	\$ 20,596	\$ 65,000
Planning Cost				
Design Fees	\$ 970,882	\$ 684,371	\$ 356,050	\$ 1,040,421
A & E Reimbursable Expenses	\$ 17,600	\$ 3,010	\$ 14,590	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 44,516	\$ 41,494	\$ 86,010
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	\$ 134,716	\$ 51,434	\$ 186,150
Special Inspection and Testing	\$ 90,200	\$ 64,473	\$ 64,777	\$ 129,250
Miscellaneous Consultants	\$ 3,800	\$ 42,807	\$ 4,794	\$ 47,600
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,656	\$ 2,197	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 75,645	\$ 193,855	\$ 269,500
Technology	\$ 139,000	\$ 25,731	\$ 113,269	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 1,997	\$ 903	\$ 2,900
System Development Charges	\$ 10,000	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 95,226	\$ 95,226
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,479,845	\$ 1,277,775	\$ 2,757,620
Total Project Cost	\$ 12,110,456	\$ 8,941,371	\$ 6,761,392	\$ 15,702,763



THREE RIVERS SCHOOL DISTRICT RENOVATION PROJECTS FRUITDALE ELEMENTARY BUDGET AUGUST 31, 2023

		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Project Expense					
Hard Cost					
Maximum Allowable Construction Cost (MACC)	1,4	\$ 2,240,000	\$ 2,508,679	\$ 1,299,809	\$ 3,808,488
Misc Consultant		\$ 3,800	\$ -	\$ -	\$ -
Construction Contingency	1,4	\$ 112,000	\$ -	\$ 137,012	\$ 137,012
Construction Sub Total		\$ 2,355,800	\$ 2,508,679	\$ 1,436,821	\$ 3,945,500
Soft Cost					
Administrative Cost					
Legal Fees		\$ 3,750	\$ 391	\$ 3,359	\$ 3,750
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management	5	\$ 94,800	\$ 78,240	\$ 21,560	\$ 99,800
Reimbursable Expenses		\$ -	\$ 3,277	\$ 1,723	\$ 5,000
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report		\$ 25,200	\$ 19,000	\$ -	\$ 19,000
Planning Cost					
Design Fees		\$ 302,400	\$ 178,239	\$ 40,700	\$ 218,939
A & E Reimbursable Expenses		\$ 12,600	\$ 2,393	\$ 10,207	\$ 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	3	\$ 30,300	\$ 66,394	\$ 3,906	\$ 70,300
Special Inspection and Testing	2	\$ 20,200	\$ 10,249	\$ 12,001	\$ 22,250
Miscellaneous Consultants	2	\$ 3,800	\$ 39,922	\$ 3,879	\$ 43,800
Miscellaneous					
Legal Advertisements		\$ 1,000	\$ 661	\$ 339	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ 195,500	\$ 8,728	\$ 186,772	\$ 195,500
Technology		\$ 139,000	\$ 25,731	\$ 113,269	\$ 139,000
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	5	\$ 500	\$ 819	\$ 181	\$ 1,000
System Development Charges		\$ -	\$ -	\$ -	\$ -
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	2,3,5	\$ 189,000	\$ -	\$ 20,650	\$ 20,650
Other District Costs		\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost		\$ 1,203,750	\$ 444,600	\$ 579,454	\$ 1,024,054
Total Project Cost		\$ 3,559,550	\$ 2,953,279	\$ 2,016,275	\$ 4,969,554

1. Reallocated within Budget (03.31.23)
2. Reallocated within Budget (04.30.23)



THREE RIVERS SCHOOL DISTRICT RENOVATION PROJECTS FLEMING MIDDLE SCHOOL BUDGET AUGUST 31, 2023

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Asbestos		\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Seismic Retro Upgrade	3	\$ 1,700,000	\$ 1,159,889	\$ 760,111	\$ 1,920,000
Construction Contingency	3	\$ 85,000	\$ -	\$ -	\$ -
Construction Sub Total		\$ 1,825,000	\$ 1,159,889	\$ 800,111	\$ 1,960,000
Soft Cost					
Administrative Cost					
Legal Fees		\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management	3	\$ 72,570	\$ 80,429	\$ 17,141	\$ 97,570
Reimbursable Expenses		\$ 2,500	\$ 2,005	\$ 495	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ 25,000	\$ 15,259	\$ 9,741	\$ 25,000
Planning Cost					
Design Fees	2	\$ 140,000	\$ 220,140	\$ 19,860	\$ 240,000
A & E Reimbursable Expenses		\$ -	\$ -	\$ -	\$ -
Commissioning		\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution		\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Hazardous Materials Consultant	3	\$ 20,000	\$ 25,926	\$ 6,074	\$ 32,000
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review	2,3	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits		\$ 30,000	\$ 20,450	\$ 9,550	\$ 30,000
Special Inspection and Testing	3	\$ 35,000	\$ 30,162	\$ 11,838	\$ 42,000
Miscellaneous Consultants	1,2	\$ -	\$ 585	\$ 915	\$ 1,500
Miscellaneous					
Legal Advertisements		\$ 1,000	\$ 799	\$ 201	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ -	\$ -	\$ -	\$ -
Technology		\$ -	\$ -	\$ -	\$ -
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 500	\$ 438	\$ 62	\$ 500
System Development Charges		\$ -	\$ -	\$ -	\$ -
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1,2,3	\$ 337,390	\$ -	\$ 56,890	\$ 56,890
Inflation		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 674,960	\$ 396,193	\$ 143,767	\$ 539,960
Total Project Cost		\$ 2,499,960	\$ 1,556,082	\$ 943,878	\$ 2,499,960

1. Reallocated within budget (12.31.22)

2. Reallocated within budget (04.30.23)



THREE RIVERS SCHOOL DISTRICT RENOVATION PROJECTS GENDER NEUTRAL BATHROOM BUDGET AUGUST 31, 2023

Project Expense *		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)		\$ 2,000,000	\$ 3,086,804	\$ 1,020,713	\$ 4,107,517
Pre-construction Services		\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Seismic Retro Upgrade		\$ -	\$ -	\$ -	\$ -
1.5% Solar (Total Project Major Building)		\$ -	\$ -	\$ -	\$ -
Construction Contingency		\$ 104,000	\$ -	\$ 209,376	\$ 209,376
Construction Sub Total		\$ 2,184,000	\$ 3,086,804	\$ 1,310,089	\$ 4,396,893
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	\$ 70,000	\$ 105,115	\$ 11,885	\$ 117,000
Reimbursable Expenses		\$ 2,500	\$ 2,475	\$ 25	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ -	\$ -	\$ -	\$ -
Planning Cost					
Design Fees	3	\$ 248,000	\$ 251,059	\$ 44,941	\$ 296,000
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	\$ 18,590	\$ 5,320	\$ 23,910
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review		\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	2	\$ 40,000	\$ 44,035	\$ 17,965	\$ 62,000
Special Inspection and Testing	2	\$ 10,000	\$ 1,343	\$ 34,657	\$ 36,000
Miscellaneous Consultants		\$ -	\$ 2,300	\$ -	\$ 2,300
Miscellaneous					
Legal Advertisements		\$ 2,500	\$ 1,167	\$ 1,333	\$ 2,500
Furniture, Fixtures, and Equipment (FF&E)	2,3	\$ -	\$ 66,917	\$ 7,083	\$ 74,000
Technology		\$ -	\$ -	\$ -	\$ -
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 500	\$ 609	\$ 91	\$ 700
System Development Charges		\$ 10,000	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	2,4,5	\$ 236,231	\$ -	\$ 231	\$ 231
Inflation		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 673,231	\$ 508,642	\$ 133,999	\$ 642,641
Total Project Cost		\$ 2,857,231	\$ 3,595,446	\$ 1,444,088	\$ 5,039,534

1. Reallocated within budget (11.30.22)

2. Reallocated within budget (03.31.23)

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
EVERGREEN ELEMENTARY BUDGET
AUGUST 31, 2023**

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)		\$ 1,900,000	\$ -	\$ 1,900,000	\$ 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	\$ -	\$ 2,035,000	\$ 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	\$ 26,653	\$ 58,347	\$ 85,000
Reimbursable Expenses		\$ 2,000	\$ 274	\$ 1,726	\$ 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	\$ 24,733	\$ 225,267	\$ 250,000
A & E Reimbursable Expenses		\$ -	\$ -	\$ -	\$ -
Commissioning		\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution		\$ 500	\$ -	\$ 500	\$ 500
Hazardous Materials Consultant		\$ 15,000	\$ -	\$ 15,000	\$ 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	\$ 16,537	\$ 3,463	\$ 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	\$ 79,074	\$ 385,381	\$ 464,455
Total Project Cost		\$ 2,499,455	\$ 79,074	\$ 2,420,381	\$ 2,499,455

1. Recategorized expense (06.30.23)



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