



CAPITAL PROJECTS SUMMARY
END OF MONTH REPORT – MAY 2023

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

May marked the build-up to the summer push, where many of these projects will be completed in preparation for the 2023/2024 school year to start in August. The Fruitdale Elementary Project continued to make progress with the new addition, the Districtwide Restrooms Renovation project is well underway with progress at all six schools. Fleming Middle School went to bid and the Guaranteed Maximum Price (GMP) was awarded to Vitus Construction.

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 April, we have requested 33 purchase orders and processed 88 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	23	\$ 1,334,422
Construction Contracts	10	\$ 9,946,575

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	28%	
Owner Occupancy	08/19/23	08/20/23	0%	
Post Occupancy Evaluation	08/20/23	09/20/23	0%	
Warranty Period	08/18/23	08/18/24	0%	
Other			0%	

CURRENT ACTIVITIES

May focused largely on the completion of the site work. This is in preparation for Modern Building to begin the assembly of the foundation and prep work for the prefabricated Modular units which will arrive onsite in June. There was also a large focus on determining the proper pathways and approach for tying the existing utilities into the new addition. This work requires multiple pipes and conduits to be installed from the existing boiler room throughout the existing school to the new addition location. The foundations for the new additions were poured with concrete and the crane and modular units will begin to arrive mid-June.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Crane setting the new modular units for the addition.
- Installation of the utility runs in the existing school.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Building Foundations are installed.
- Modern Building beginning to mobilize onsite.

CHALLENGES AND SOLUTIONS:

- Currently there are some long lead components that pose a risk to the project schedule. We are carefully tracking to ensure receipt of these items prior to project completion but cannot suffer any delays.

ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager

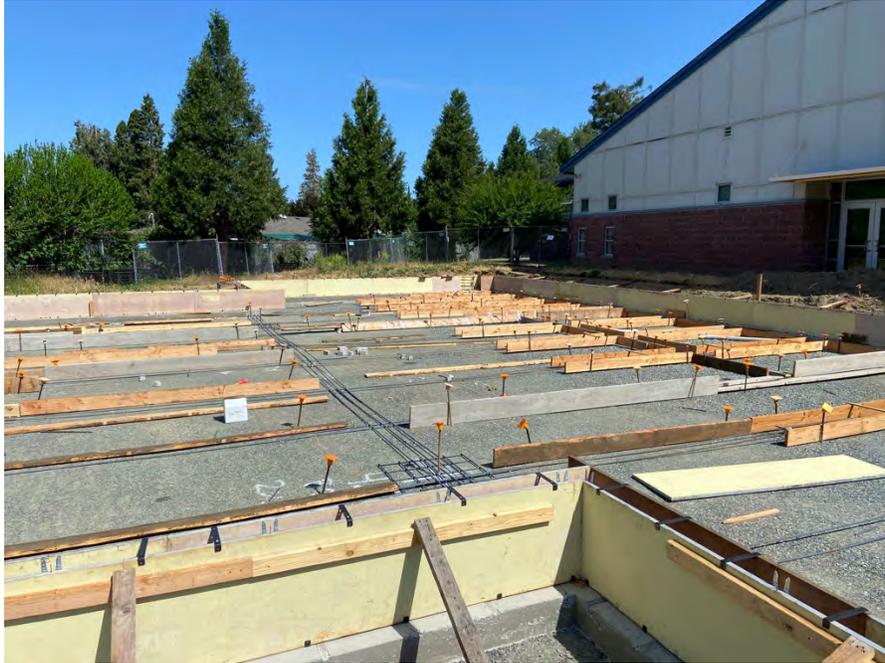
mike.freeman@hmkco.org

541.499.7996

PROJECT PHOTO GALLERY

Forms for Building Foundation Installed





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	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

During the month of May, this project went out to bid to get pricing from sub-contractors and establish the Guaranteed Maximum Price (GMP). While initial bids came in placing the project overbudget, Vitus Construction, HMK and Three Rivers School District worked to value engineer and reduce the overall cost of the project to get it back into a budget that satisfies the allowed state Seismic Rehabilitation Grant amount. Vitus Construction received an amendment to their contract to reflect the new GMP and sub-contractors began to procure material for the project slated for this summer. Beginning next month with the conclusion of the school year they will begin the physical construction work.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Construction Kick Off Meeting.
- Construction begins!

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Project was bid out and the contracts have been amended.

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

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	48%	
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

The month of May provided some visually gratifying progress on the first round of restroom renovations. Framing has finished and rough in of mechanical, electrical and plumbing has allowed for drywall to be near completion. Taping and texture of sheetrock is the next step which will allow for final finishes including paint and tile in the first half of June. Seeing the spaces develop has allowed for the concept to become more of a reality and provided a practical understanding of how these restrooms will function.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Paint and tile.
- Demo of second round of bathrooms where applicable.
- Installation of finish hardware and fixtures on round one of bathrooms.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

CHALLENGES AND SOLUTIONS:

- Working around supply chain delays to maintain schedule.

ADDITIONAL INFORMATION

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

Josh Whitaker, Project Manager

josh.whitaker@hmkco.org

541.601.3638

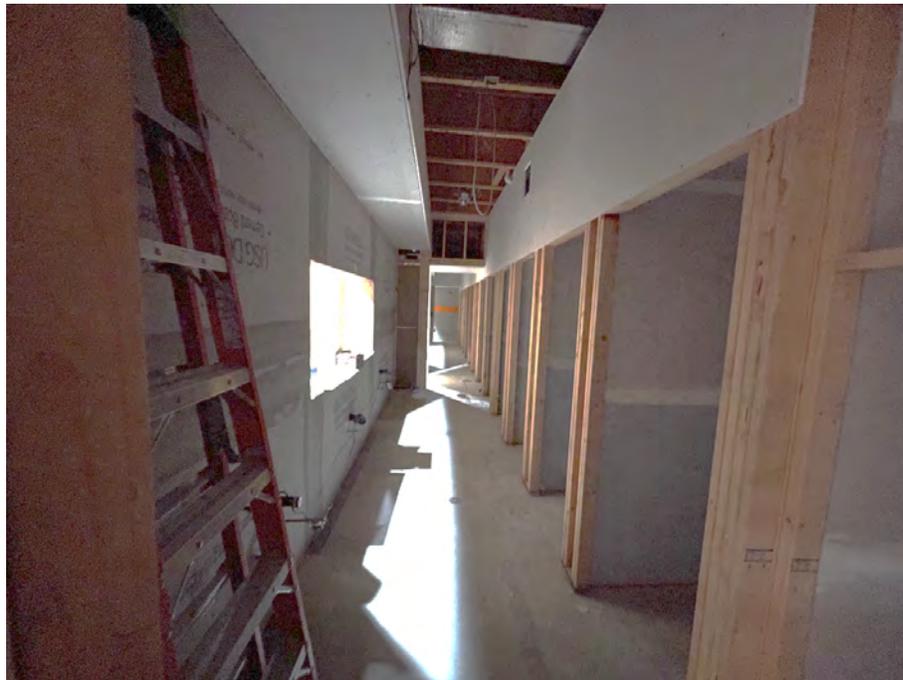
PROJECT PHOTO GALLERY

Hidden Valley Main Gym Corridor Entrance





Hidden Valley Restroom Common Space





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	20%	
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

While there is not a lot of physical activity taking place onsite, the design team is working to further the project design. An investigative demo plan was completed, and Western Testing was contracted to perform the work this summer. In addition, Galli Group will be performing geotechnical investigations that will provide the designers with critical information related to the soils that tie in to necessary seismic improvements.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued Design Development process.
- Investigative demo work onsite.
- Geotechnical investigations .

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Continuation of design.

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



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

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 987,347	\$ 11,249,100	\$ 12,236,447
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 573,696	\$ 573,696
Construction Sub Total	\$ 9,003,550	\$ 987,347	\$ 11,822,796	\$ 12,810,143
Soft Cost				
Administrative Cost				
Legal Fees	\$ 18,750	\$ 600	\$ 18,150	\$ 18,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 341,860	\$ 223,237	\$ 131,123	\$ 354,360
Reimbursable Expenses	\$ 9,500	\$ 4,628	\$ 9,872	\$ 14,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 36,662	\$ 28,338	\$ 65,000
Planning Cost				
Design Fees	\$ 970,882	\$ 484,866	\$ 504,555	\$ 989,421
A & E Reimbursable Expenses	\$ 17,600	\$ 1,415	\$ 16,185	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 26,195	\$ 47,815	\$ 74,010
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ 30,000	\$ 224	\$ 104,776	\$ 105,000
Plan Review & Building Permits	\$ 121,150	\$ 67,012	\$ 79,138	\$ 146,150
Special Inspection and Testing	\$ 90,200	\$ 32,606	\$ 89,644	\$ 122,250
Miscellaneous Fees	\$ 3,800	\$ 585	\$ 44,715	\$ 45,300
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,147	\$ 2,706	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 130,218	\$ 190,282	\$ 320,500
Technology	\$ 139,000	\$ 25,731	\$ 113,269	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 968	\$ 1,233	\$ 2,200
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	\$ -	\$ 296,726	\$ 296,726
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,063,198	\$ 1,829,422	\$ 2,892,620
Total Project Cost	\$ 12,110,456	\$ 2,050,545	\$ 13,652,218	\$ 15,702,763

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

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 987,347	\$ 9,389,100	\$ 10,376,447
Asbestos	\$ 160,000	\$ -	\$ 160,000	\$ 160,000
Seismic Retro Upgrade	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 1,700,000
Misc Consultants	\$ 3,800	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 573,696	\$ 573,696
Construction Sub Total	\$ 9,003,550	\$ 987,347	\$ 11,822,796	\$ 12,810,143
Soft Cost				
Administrative Cost				
Legal Fees	\$ 18,750	\$ 600	\$ 18,150	\$ 18,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 341,860	\$ 223,237	\$ 131,123	\$ 354,360
Reimbursable Expenses	\$ 9,500	\$ 4,628	\$ 9,872	\$ 14,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 36,662	\$ 28,338	\$ 65,000
Planning Cost				
Design Fees	\$ 970,882	\$ 484,866	\$ 504,555	\$ 989,421
A & E Reimbursable Expenses	\$ 17,600	\$ 1,415	\$ 16,185	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 100,800	\$ 100,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 26,195	\$ 47,815	\$ 74,010
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ 30,000	\$ 224	\$ 104,776	\$ 105,000
Plan Review & Building Permits	\$ 121,150	\$ 67,012	\$ 79,138	\$ 146,150
Special Inspection and Testing	\$ 90,200	\$ 32,606	\$ 89,644	\$ 122,250
Miscellaneous Consultants	\$ 3,800	\$ 585	\$ 44,715	\$ 45,300
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,147	\$ 2,706	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 130,218	\$ 190,282	\$ 320,500
Technology	\$ 139,000	\$ 25,731	\$ 113,269	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 968	\$ 1,233	\$ 2,200
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	\$ -	\$ 296,726	\$ 296,726
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,063,198	\$ 1,829,422	\$ 2,892,620
Total Project Cost	\$ 12,110,456	\$ 2,050,545	\$ 13,652,218	\$ 15,702,763



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

Project Expense		Original Budget		Paid to Date		Remaining Balance		Revised Budget
Hard Cost								
Maximum Allowable Construction Cost (MACC)	1	\$ 2,240,000	\$	281,192	\$	3,479,988	\$	3,761,180
Misc Consultant		\$ 3,800	\$	-	\$	-	\$	-
Construction Contingency	1	\$ 112,000	\$	-	\$	184,320	\$	184,320
Construction Sub Total		\$ 2,355,800		\$ 281,192		\$ 3,664,308		\$ 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		\$ 94,800	\$	70,707	\$	19,093	\$	89,800
Reimbursable Expenses		\$ -	\$	1,867	\$	3,133	\$	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	\$	132,739	\$	86,200	\$	218,939
A & E Reimbursable Expenses		\$ 12,600	\$	798	\$	11,802	\$	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	\$	19,140	\$	11,160	\$	30,300
Special Inspection and Testing	2	\$ 20,200	\$	4,289	\$	17,961	\$	22,250
Miscellaneous Consultants	2	\$ 3,800	\$	-	\$	43,800	\$	43,800
Miscellaneous								
Legal Advertisements		\$ 1,000	\$	661	\$	339	\$	1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ 195,500	\$	8,307	\$	187,193	\$	195,500
Technology		\$ 139,000	\$	25,731	\$	113,269	\$	139,000
Technology (Design)		\$ -	\$	-	\$	-	\$	-
Acoustics		\$ -	\$	-	\$	-	\$	-
Criminal Background Checks		\$ 500	\$	319	\$	181	\$	500
System Development Charges		\$ -	\$	-	\$	-	\$	-
Value Engineering		\$ -	\$	-	\$	-	\$	-
Utility Connection Fee		\$ 30,200	\$	-	\$	30,200	\$	30,200
Unallocated Owner Contingency	2	\$ 189,000	\$	-	\$	71,150	\$	71,150
Other District Costs		\$ 5,000	\$	3,934	\$	1,066	\$	5,000
Sub Total Soft Cost		\$ 1,203,750		\$ 294,504		\$ 729,550		\$ 1,024,054
Total Project Cost		\$ 3,559,550		\$ 575,696		\$ 4,393,858		\$ 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
MARCH 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	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 1,700,000
Construction Contingency	\$ 85,000	\$ -	\$ 85,000	\$ 85,000
Construction Sub Total	\$ 1,825,000	\$ -	\$ 1,825,000	\$ 1,825,000
Soft Cost				
Administrative Cost				
Legal Fees	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 72,570	\$ 54,207	\$ 18,363	\$ 72,570
Reimbursable Expenses	\$ 2,500	\$ 619	\$ 1,881	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 25,000	\$ 17,662	\$ 7,338	\$ 25,000
Planning Cost				
Design Fees	2 \$ 140,000	\$ 171,560	\$ 68,440	\$ 240,000
A & E Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -
Commissioning	\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Hazardous Materials Consultant	\$ 20,000	\$ 7,605	\$ 12,395	\$ 20,000
Building Envelope Consultant	\$ -	\$ -	\$ -	\$ -
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	2 \$ -	\$ -	\$ 75,000	\$ 75,000
Plan Review & Building Permits	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Special Inspection and Testing	\$ 35,000	\$ 22,134	\$ 12,866	\$ 35,000
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	\$ 300	\$ 200	\$ 500
System Development Charges	\$ -	\$ -	\$ -	\$ -
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1,2 \$ 337,390	\$ -	\$ 160,890	\$ 160,890
Inflation	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 674,960	\$ 275,472	\$ 399,488	\$ 674,960
Total Project Cost	\$ 2,499,960	\$ 275,472	\$ 2,224,488	\$ 2,499,960

1. Reallocated within budget (12.31.22)
2. Reallocated within budget (04.30.23)



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FORT VANNOY ELEMENTARY BUDGET
MARCH 31, 2023**

Project Expense		Original Budget		Paid to Date		Remaining Balance		Revised Budget
Hard Cost								
Maximum Allowable Construction Cost (MACC)	4	\$ 575,000	\$	706,155	\$	(98,405)	\$	607,750
Construction Contingency		\$ 28,750	\$	-	\$	-	\$	-
Construction Sub Total		\$ 603,750	\$	706,155	\$	(98,405)	\$	607,750
Soft Cost								
Administrative Cost								
Legal Fees		\$ -	\$	-	\$	-	\$	-
Bond Counsel		\$ -	\$	-	\$	-	\$	-
Bond Issuance Cost		\$ -	\$	-	\$	-	\$	-
Builders Risk Insurance		\$ -	\$	-	\$	-	\$	-
Project Management	4	\$ 19,490	\$	29,375	\$	5,115	\$	34,490
Reimbursable Expenses		\$ 2,500	\$	955	\$	1,545	\$	2,500
Other Administrative Charges		\$ -	\$	-	\$	-	\$	-
Site Cost								
Site Survey		\$ -	\$	-	\$	-	\$	-
Geo-Tech Report		\$ -	\$	-	\$	-	\$	-
Planning Cost								
Design Fees		\$ 30,482	\$	10,200	\$	25,282	\$	35,482
A & E Reimbursable Expenses		\$ -	\$	-	\$	-	\$	-
Commissioning		\$ -	\$	-	\$	-	\$	-
Printing & Plan Distribution		\$ -	\$	135	\$	-	\$	135
Hazardous Materials Consultant		\$ -	\$	-	\$	-	\$	-
Building Envelope Consultant		\$ -	\$	-	\$	-	\$	-
Construction Testing		\$ -	\$	-	\$	-	\$	-
Constructability Review		\$ -	\$	-	\$	-	\$	-
Plan Review & Building Permits		\$ 850	\$	3,837	\$	13	\$	3,850
Special Inspection and Testing	4	\$ 5,000	\$	6,182	\$	2,818	\$	9,000
Miscellaneous Consultants		\$ -	\$	-	\$	-	\$	-
Kitchen		\$ -	\$	-	\$	-	\$	-
Miscellaneous								
Legal Advertisements		\$ 1,000	\$	520	\$	333	\$	853
Furniture, Fixtures, and Equipment (FF&E)		\$ -	\$	-	\$	-	\$	-
Technology		\$ -	\$	-	\$	-	\$	-
Technology (Design)		\$ -	\$	-	\$	-	\$	-
Acoustics		\$ -	\$	-	\$	-	\$	-
Criminal Background Checks		\$ 1,000	\$	131	\$	69	\$	200
System Development Charges		\$ -	\$	-	\$	-	\$	-
Value Engineering		\$ -	\$	-	\$	-	\$	-
Utility Connection Fee		\$ -	\$	-	\$	-	\$	-
Unallocated Owner Contingency	4	\$ 30,188	\$	-	\$	-	\$	-
Other District Costs		\$ -	\$	-	\$	-	\$	-
Sub Total Soft Cost		\$ 90,510	\$	51,336	\$	35,174	\$	86,510
Total Project Cost		\$ 694,260	\$	757,490	\$	(63,230)	\$	694,260

1. Reallocated within budget (05.31.22)
2. Reallocated within budget (08.31.22)



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

Project Expense *	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 2,000,000	\$ -	\$ 4,107,517	\$ 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	\$ -	\$ 4,396,893	\$ 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	\$ 70,000	\$ 62,286	\$ 10,214	\$ 72,500
Reimbursable Expenses	\$ 2,500	\$ 1,111	\$ 1,389	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ -	\$ -	\$ -	\$ -
Planning Cost				
Design Fees	\$ 248,000	\$ 170,368	\$ 74,632	\$ 245,000
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	\$ -	\$ 36,000	\$ 36,000
Miscellaneous Consultants	\$ -	\$ -	\$ -	\$ -
Miscellaneous				
Legal Advertisements	\$ 2,500	\$ 1,167	\$ 1,333	\$ 2,500
Furniture, Fixtures, and Equipment (FF&E)	2 \$ -	\$ 121,912	\$ 3,088	\$ 125,000
Technology	\$ -	\$ -	\$ -	\$ -
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 500	\$ 218	\$ 283	\$ 500
System Development Charges	\$ 10,000	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	2 \$ 236,231	\$ -	\$ 47,231	\$ 47,231
Inflation	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 673,231	\$ 434,717	\$ 207,924	\$ 642,641
Total Project Cost	\$ 2,857,231	\$ 434,717	\$ 4,604,817	\$ 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
MARCH 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	\$ 2,500	\$ 209	\$ 2,291	\$ 2,500
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 85,000	\$ 6,662	\$ 78,338	\$ 85,000
Reimbursable Expenses	\$ 2,000	\$ 76	\$ 1,924	\$ 2,000
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 21,000	\$ -	\$ 21,000	\$ 21,000
Planning Cost				
Design Fees	\$ 250,000	\$ -	\$ 250,000	\$ 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	\$ -	\$ 20,000	\$ 20,000
Ed Specs	\$ -	\$ -	\$ -	\$ -
Kitchen	\$ -	\$ -	\$ -	\$ -
Miscellaneous				
Legal Advertisements	\$ 500	\$ -	\$ 500	\$ 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	\$ 7,170	\$ 457,285	\$ 464,455
Total Project Cost	\$ 2,499,455	\$ 7,170	\$ 2,492,285	\$ 2,499,455

HMK COMPANY



46 N Front Street, Suite 201
Medford, OR 97501
Mike Freeman
P. 541.499.7996
mike.freeman@hmkco.org

HMKCO.ORG