



CAPITAL PROJECTS SUMMARY
END OF MONTH REPORT – DECEMBER 2022

HMK
COMPANY

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GENERAL PROGRAM UPDATE

December was a continuation of the design process for Fleming Middle School, Fruitdale Elementary and the District Wide Restroom Renovations. With Evergreen Elementary advertised to procure a design firm, there was an onsite pre-proposal meeting for prospective engineering firms. Along the design process, estimates are being performed, scheduling is being reviewed and the drawing sets for bidding are getting closer to completion.

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 December, we have requested 22 purchase orders and processed 43 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	17	\$934,675
Construction Contracts	5	\$ 2,315,489

LOCAL VENDORS AND CONTRACTORS

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
Lawless Roofing
ORW Architects
Pariani Land Surveying
Powell Engineering
Vitus Construction
Western Testing
Van Rowe Mechanical
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	80%	
Bid and Award	02/23/23	03/09/23	0%	
Construction	03/10/23	08/18/23	0%	
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

December saw great progress on the design of this addition. The project team continued to fine tune the overall design of the 4-classroom addition. A Major Site Plan review was scheduled with the city of Grants Pass. This is a critical step in obtaining the appropriate permits for the construction of the new addition. A fire alarm design firm was hired to be a part of the project design and expansion of the school's fire alarm system.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Completion of the Construction Drawings (CD)
- Permit Submission

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Major Site Plan review with the city of Grants Pass

CHALLENGES AND SOLUTIONS:

- Currently there are no pending challenges on this project.

ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager

mike.freeman@hmkco.org

541.499.7996

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%	
Design Development	09/01/22	1/13/23	75%	
Construction Documents	10/18/22	4/15/23	0%	
Bid and Award	4/20/22	05/15/23	0%	
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

December included the continuation of design. The final bid drawings are nearing completion and the project team is beginning to look at assembling a bid schedule to be in a position to start construction this summer.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The design process will continue into Construction Documents (CD) Phase.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- The Design process continues.

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	95%	
Bid and Award	01/19/23	02/17/23	0%	
Construction	03/20/23	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

The Construction Drawings (CD) are nearly complete, and the project is very close to going out to bid. The overall construction schedule was evaluated and revised to account for some delays in design. The contractor put together an estimate based upon the latest set of drawings and the project was found to be within budget.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Bid opening
- Page Turn with contractor, architect, and District

HIGHLIGHTS, CHALLENGES, SOLUTIONS

CHALLENGES AND SOLUTIONS:

- There were some delays attributed to the design team but the project is on track now and will be entering construction within the next couple of months.

ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager

mike.freeman@hmkco.org

541.499.7996

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	0%	
Design Development	03/30/23	05/10/23	0%	
Construction Documents	05/11/23	06/21/23	0%	
Bid and Award	09/21/23	11/15/23	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

In December, this project was still the very beginning of the process. With the advertisement for Design Firm Request for Proposals (RFP), a mandatory pre-proposal meeting was held onsite on December 8th at Evergreen Elementary School. This gave prospective firms the opportunity to view the site and prepare a proposal for the project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Design proposal scoring and review.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Mandatory pre-proposal meeting onsite.

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
OCTOBER 31, 2022**

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
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	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 6,753,770	\$ -	\$ 9,611,001	\$ -	\$ 9,611,001

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



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
OVERALL BUDGET
OCTOBER 31, 2022**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 6,638,800	\$ 624,277	\$ 6,043,273	\$ 6,667,550
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 329,750	\$ -	\$ 301,000	\$ 301,000
Construction Sub Total	\$ 6,968,550	\$ 624,277	\$ 6,344,273	\$ 6,968,550
Soft Cost				
Administrative Cost				
Legal Fees	\$ 16,250	\$ 391	\$ 15,859	\$ 16,250
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ (6,955)	\$ -
Project Management	\$ 256,860	\$ 137,488	\$ 114,372	\$ 251,860
Reimbursable Expenses	\$ 7,500	\$ 3,346	\$ 9,154	\$ 12,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 50,200	\$ 36,662	\$ 13,538	\$ 50,200
Planning Cost				
Design Fees	\$ 720,882	\$ 131,737	\$ 594,145	\$ 725,882
A & E Reimbursable Expenses	\$ 17,600	\$ -	\$ 17,600	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 115,800	\$ 115,800
Printing & Plan Distribution	\$ 3,800	\$ 792	\$ 3,143	\$ 3,935
Hazardous Materials Consultant	\$ 65,100	\$ 16,042	\$ 49,058	\$ 65,100
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 101,150	\$ 3,837	\$ 100,313	\$ 104,150
Special Inspection and Testing	\$ 70,200	\$ 26,131	\$ 44,069	\$ 70,200
Miscellaneous Fees	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Miscellaneous				
Legal Advertisements	\$ 5,500	\$ 3,147	\$ 2,353	\$ 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	\$ 300	\$ 2,200	\$ 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	\$ -	\$ 784,674	\$ 784,674
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 2,642,451	\$ 376,727	\$ 2,265,724	\$ 2,642,451
Total Project Cost	\$ 9,611,001	\$ 1,001,004	\$ 8,609,997	\$ 9,611,001

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
SCHOOL PROJECTS- ROLL UP BUDGET
OCTOBER 31, 2022**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 4,815,000	\$ 624,277	\$ 4,219,473	\$ 4,843,750
Asbestos	\$ 120,000	\$ -	\$ 120,000	\$ 120,000
Seismic Retro Upgrade	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 1,700,000
Misc Consultants	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Construction Contingency	\$ 329,750	\$ -	\$ 301,000	\$ 301,000
Construction Sub Total	\$ 6,968,550	\$ 624,277	\$ 6,344,273	\$ 6,968,550
Soft Cost				
Administrative Cost				
Legal Fees	\$ 16,250	\$ 391	\$ 15,859	\$ 16,250
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ (6,955)	\$ -
Project Management	\$ 256,860	\$ 137,488	\$ 114,372	\$ 251,860
Reimbursable Expenses	\$ 7,500	\$ 3,346	\$ 9,154	\$ 12,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 50,200	\$ 36,662	\$ 13,538	\$ 50,200
Planning Cost				
Design Fees	\$ 720,882	\$ 131,737	\$ 594,145	\$ 725,882
A & E Reimbursable Expenses	\$ 17,600	\$ -	\$ 17,600	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 115,800	\$ 115,800
Printing & Plan Distribution	\$ 3,800	\$ 792	\$ 3,143	\$ 3,935
Hazardous Materials Consultant	\$ 65,100	\$ 16,042	\$ 49,058	\$ 65,100
Building Envelope Consultant	\$ 12,600	\$ -	\$ 12,600	\$ 12,600
Construction Testing	\$ -	\$ -	\$ -	\$ -
Constructability Review	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 101,150	\$ 3,837	\$ 100,313	\$ 104,150
Special Inspection and Testing	\$ 70,200	\$ 26,131	\$ 44,069	\$ 70,200
Miscellaneous Consultants	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Miscellaneous				
Legal Advertisements	\$ 5,500	\$ 3,147	\$ 2,353	\$ 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	\$ 300	\$ 2,200	\$ 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	\$ -	\$ 784,674	\$ 784,674
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 2,642,451	\$ 376,727	\$ 2,265,724	\$ 2,642,451
Total Project Cost	\$ 9,611,001	\$ 1,001,004	\$ 8,609,997	\$ 9,611,001



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FRUITDALE ELEMENTARY BUDGET
OCTOBER 31, 2022**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 2,240,000	\$ 9,085	\$ 2,230,915	\$ 2,240,000
Misc Consultant	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Construction Contingency	\$ 112,000	\$ -	\$ 112,000	\$ 112,000
Construction Sub Total	\$ 2,355,800	\$ 9,085	\$ 2,346,715	\$ 2,355,800
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	\$ 41,270	\$ 48,530	\$ 89,800
Reimbursable Expenses	\$ -	\$ 999	\$ 4,001	\$ 5,000
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 25,200	\$ 19,000	\$ 6,200	\$ 25,200
\$ -				
Planning Cost				
Design Fees	\$ 302,400	\$ 36,515	\$ 265,885	\$ 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
Miscellaneous				
Legal Advertisements	\$ 1,000	\$ 661	\$ 339	\$ 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	\$ 138	\$ 363	\$ 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	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 1,203,750	\$ 109,530	\$ 1,094,220	\$ 1,203,750
Total Project Cost	\$ 3,559,550	\$ 118,615	\$ 3,440,935	\$ 3,559,550



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FLEMING MIDDLE SCHOOL BUDGET
OCTOBER 31, 2022**

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	\$ 38,293	\$ 34,277	\$ 72,570
Reimbursable Expenses	\$ 2,500	\$ 596	\$ 1,904	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 25,000	\$ 17,662	\$ 7,338	\$ 25,000
Planning Cost				
Design Fees	\$ 140,000	\$ 51,640	\$ 88,360	\$ 140,000
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	\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Special Inspection and Testing	\$ 35,000	\$ 19,949	\$ 15,051	\$ 35,000
Miscellaneous Consultants	\$ -	\$ -	\$ -	\$ -
Miscellaneous				
Legal Advertisements	\$ 1,000	\$ 799	\$ 201	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)	\$ -	\$ -	\$ -	\$ -
Technology	\$ -	\$ -	\$ -	\$ -
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 500	\$ 31	\$ 469	\$ 500
System Development Charges	\$ -	\$ -	\$ -	\$ -
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	\$ 337,390	\$ -	\$ 337,390	\$ 337,390
Inflation	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 674,960	\$ 136,575	\$ 538,385	\$ 674,960
Total Project Cost	\$ 2,499,960	\$ 136,575	\$ 2,363,385	\$ 2,499,960



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FORT VANNOY ELEMENTARY BUDGET
OCTOBER 31, 2022**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 575,000	\$ 615,192	\$ (11,442)	\$ 603,750
Construction Contingency	\$ 28,750	\$ -	\$ -	\$ -
Construction Sub Total	\$ 603,750	\$ 615,192	\$ (11,442)	\$ 603,750
Soft Cost				
Administrative Cost				
Legal Fees	\$ -	\$ -	\$ -	\$ -
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 19,490	\$ 28,601	\$ (9,111)	\$ 19,490
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	\$ 5,000	\$ 6,182	\$ (1,182)	\$ 5,000
Miscellaneous Consultants	\$ -	\$ -	\$ -	\$ -
Kitchen	\$ -	\$ -	\$ -	\$ -
Miscellaneous				
Legal Advertisements	\$ 1,000	\$ 520	\$ 480	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)	\$ -	\$ -	\$ -	\$ -
Technology	\$ -	\$ -	\$ -	\$ -
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 1,000	\$ 131	\$ 869	\$ 1,000
System Development Charges	\$ -	\$ -	\$ -	\$ -
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	3 \$ 30,188	\$ -	\$ 22,053	\$ 22,053
Other District Costs	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 90,510	\$ 50,562	\$ 39,948	\$ 90,510
Total Project Cost	\$ 694,260	\$ 665,754	\$ 28,507	\$ 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
OCTOBER 31, 2022**

Project Expense *	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
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
Construction Sub Total	\$ 2,184,000	\$ -	\$ 2,184,000	\$ 2,184,000
Soft Cost				
Administrative Cost				
Legal Fees	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ (6,955)	\$ -
Project Management	\$ 70,000	\$ 29,324	\$ 40,676	\$ 70,000
Reimbursable Expenses	\$ 2,500	\$ 795	\$ 1,705	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ -	\$ -	\$ -	\$ -
Planning Cost				
Design Fees	\$ 248,000	\$ 33,382	\$ 214,618	\$ 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	\$ 8,437	\$ 21,563	\$ 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	\$ -	\$ -	\$ -	\$ -
Miscellaneous				
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	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 673,231	\$ 80,059	\$ 593,172	\$ 673,231
Total Project Cost	\$ 2,857,231	\$ 80,059	\$ 2,777,172	\$ 2,857,231

* No Budget has been created yet for this Project

HMK COMPANY



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