



CAPITAL PROJECTS SUMMARY  
END OF MONTH REPORT – AUGUST 2022

**HMK**  
COMPANY

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

## **GENERAL PROGRAM UPDATE**

The month of August saw some milestone accomplishments completed with design on Fleming Middle School Seismic Rehabilitation, District Wide Restroom Renovations and Fruitdale Elementary Classroom Addition. The Fort Vannoy parking lot addition was completed in time for the students to return to school, providing an improved traffic flow and much needed replacement of the existing lot.

## **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 16 purchase orders and processed 22 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	14	\$918,360
Construction Contracts	2	\$ 511,539

## **LOCAL VENDORS AND CONTRACTORS**

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

### **SOUTHERN OREGON AREA VENDORS and CONTRACTORS**

Adroit Construction  
G2 Consultants  
Galli Group  
HMK Company  
Knife River Materials  
KenCairn Landscape Architecture  
Lawless Roofing  
ORW Architects  
Pariani Land Surveying  
Powell Engineering  
Vitus Construction  
Western Testing  
ZCS Engineering & Architecture

## **FRUITDALE ELEMENTARY SCHOOL**

### **PROJECT CLASSROOM ADDITION AND PARKING LOT EXPANSION**

#### **PROJECT DESCRIPTION**

- Four classroom 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	10/04/22	10%	
Construction Documents	10/05/22	12/11/22	0%	
Bid and Award	12/12/22	1/9/23	0%	
Construction	01/30/23	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**

In August, with the Schematic Design (SD) documents now complete, ORW, Modern Building Systems and Adroit Construction started to compile an estimate that ensures in this early stage of the project the design is on track with the budget. Site investigations were performed by the mechanical and electrical designers to verify that the existing infrastructure can support the new design. The team will be moving into compiling Design Documents as the next step.

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

Next month the Design Team will begin to compile Design Documents and will be meeting with the Josephine County Planning Department to begin the pre-application process for permits.

#### **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

##### **HIGHLIGHTS:**

- Schematic Design Estimates in Process

### CHALLENGES AND SOLUTIONS:

- Currently this project has not encountered any challenges.

### ADDITIONAL INFORMATION

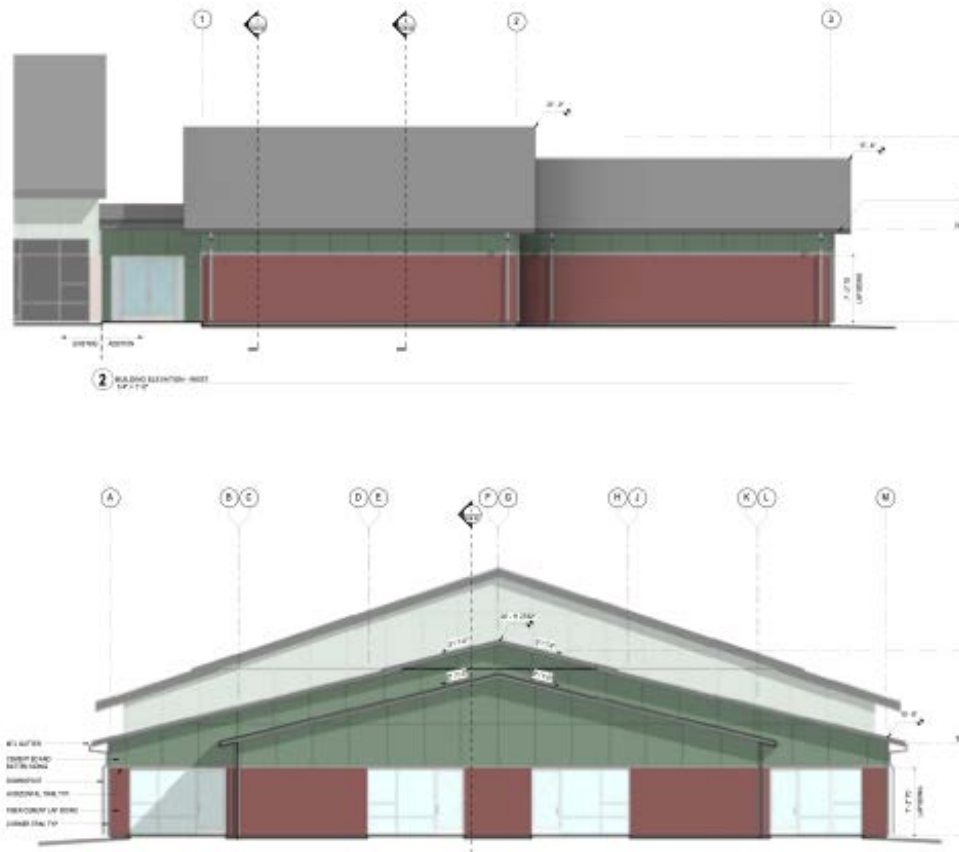
For questions, comments, or additional information, please contact:

Mike Freeman, Project Manager

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541.499.7996

### PROJECT PHOTO GALLERY



Conceptual Rendering of Addition

## **FLEMING MIDDLE SCHOOL**

### **PROJECT SEISMIC RENOVATION**

#### **PROJECT DESCRIPTION**

- Comprehensive seismic upgrade of FMS gymnasium, administration building, cafeteria, and library
- Funding made possible through Oregon's Seismic Rehabilitation Grant Program

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	03/01/22	08/31/22	100%	
Design Development	09/01/22	10/17/22	0%	
Construction Documents	10/18/22	11/12/22	0%	
Bid and Award	11/13/22	01/01/23	0%	
Construction	05/01/23	08/11/23	0%	
Owner Occupancy	08/12/23	08/13/23	0%	
Post Occupancy Evaluation	08/12/23	09/12/23	0%	
Warranty Period	08/12/23	08/12/24	0%	
Other			0%	

#### **CURRENT ACTIVITIES**

August involved much behind-the-scenes activity as ZCS Engineering furthered the design using the information gathered during the investigative demolition. The Project Team will be meeting this month to review the design and progress to date in order to complete the Schematic Design documents.

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

- The design process will continue into Design Development.

#### **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

##### **CHALLENGES AND SOLUTIONS:**

- Currently this project is not experiencing any significant challenges.



## **ADDITIONAL INFORMATION**

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

Mike Freeman, Project Manager

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## **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	09/30/22	0%	
Construction Documents	09/31/22	11/03/22	0%	
Bid and Award	11/03/22	12/04/22	0%	
Construction	12/07/22	08/13/23	0%	
Building Commissioning	08/01/23	08/13/23	0%	
Owner Occupancy	08/14/23	08/14/23	0%	
Post Occupancy Evaluation	08/14/23	09/14/23	0%	
Warranty Period	08/13/23	08/13/24	0%	
Other			0%	

#### **CURRENT ACTIVITIES**

Upon completion of the Schematic Design (SD) drawings and page turn with the Project Team, Vitus Construction assembled an estimate and schedule for construction. The Project Team will begin the next step in the design process by having a budget review meeting with the team to ensure the design is in line with the budget. Design Development has begun, and the Project Team will continue these design meetings.

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

- Estimate Review for SD Drawings
- Continued Design Development.

#### **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

##### **HIGHLIGHTS:**

- Estimate and Schedule Received



**CHALLENGES AND SOLUTIONS:**

- So far this project has not experienced any significant challenges.

**ADDITIONAL INFORMATION**

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

Mike Freeman, Project Manager

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## FORT VANNOY ELEMENTARY SCHOOL

### PROJECT PARKING LOT IMPROVEMENTS

#### PROJECT DESCRIPTION

- Parking lot expansion and traffic flow improvements

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Design	01/05/21	11/15/21	100%	Complete
Bid and Award	01/21/22	03/31/22	100%	Complete
Construction	06/15/22	08/26/22	100%	Complete
Owner Occupancy	08/29/22	08/31/22	100%	Complete
Post Occupancy Evaluation	08/26/22	09/13/22	0%	
Warranty Period	08/12/22	09/12/23	0%	
Other			0%	

#### CURRENT ACTIVITIES

In the month of August, the parking lot was completed. Some of the activities leading up to this accomplishment included Knife River forming and pouring concrete at all curbs and sidewalks, placing subgrade in the parking lot and paving. The District was able to take advantage of the construction to not only expand the parking lot but re-pave the entire lot. In addition, some existing sidewalks that included an accessible ramp was demolished and replaced, eliminating the previous lifted corners and potential safety issues. The parking lot was striped, and signage was placed.

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD

This project is complete.

#### HIGHLIGHTS, CHALLENGES, SOLUTIONS

##### HIGHLIGHTS:

- The parking lot was completed in time for the start of school year, marking a major accomplishment despite some setbacks and a delayed project start.

##### CHALLENGES AND SOLUTIONS:

- Some design modifications were made to the curbs allowing a smoother route for the bus traffic.

## **ADDITIONAL INFORMATION**

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## **PROJECT PHOTO GALLERY**



New east parking lot entrance





New sidewalks



Center drop-off loop





West side of new parking lot



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