

A photograph of a river flowing through a rocky landscape. The water is clear and white with foam as it cascades over large, grey boulders. The surrounding area is lush with green trees and foliage. The image is partially overlaid by a large, abstract purple and blue geometric shape on the left side.

CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – MARCH 2024

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

In March, Evergreen Elementary School Seismic project was out to bid while the District Wide Restroom Renovations came closer to a conclusion. As summer approaches, the Evergreen project is entering into the pre-construction planning and coordination phases with an anticipated start to construction in May.

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 March, we have requested 74 purchase orders and processed 263 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	35	\$ 1,514,148
Construction Contracts	39	\$17,771,111

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	100%	Complete
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

Spartan Plumbing returned on March 15th to jet out the storm drains on the east and west side of the gym and installed a cleanout on the east side. On this same day, Ausland Group held a pre-bid meeting for subcontractors to walk the site and get more information on the project.

Bids were due on March 26th, after which, Ausland Group was able to put together the package for creating their Guaranteed Maximum Price (GMP) for the total cost estimate of the project. The sub-contractor bids had good coverage and the project team is actively working to assemble the GMP to award the contract.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- A contract for Special Inspections Services will be awarded.
- Budgeting and Value Engineering. Project Team members will review budgets and project scope to finalize further changes before construction gets underway.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Storm drains cleared and cleanout installed.
- Sub bids received and GMP assembled.

CHALLENGES AND SOLUTIONS:

- Currently this project is not experiencing any significant challenges.

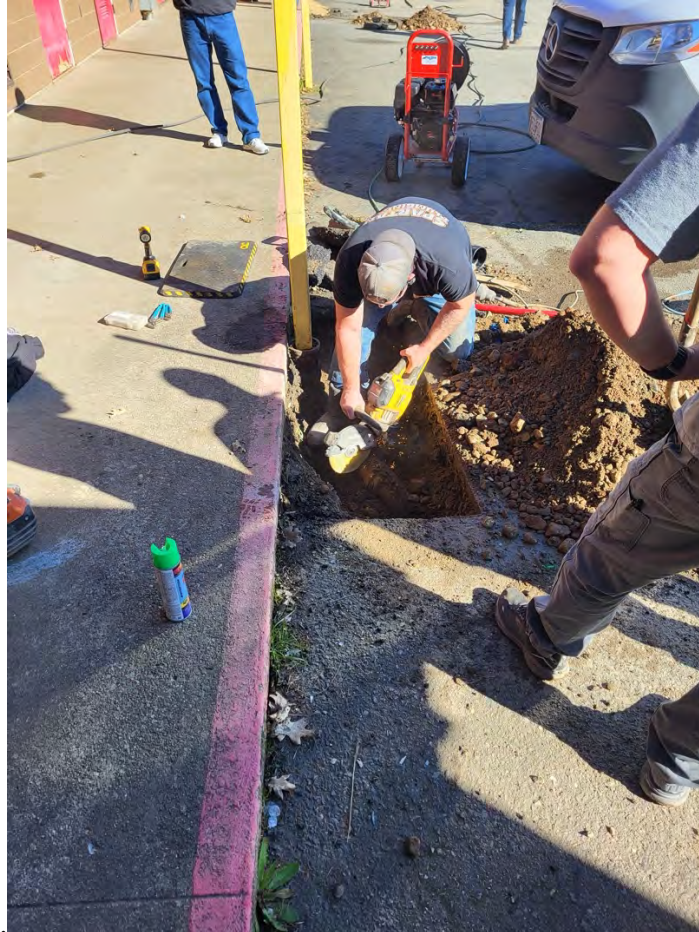
ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager
mike.freeman@hmkco.org
541.499.7996

PROJECT PHOTO GALLERY

Spartan Plumbing cutting out old pipes to install new cleanout



Prebid Meeting For Subcontractors





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	95%	
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

With the completion of construction, the District, architect, contractor and project managers are actively reviewing each location to ensure compliance with design requirements and quality assurance. Once reviewed, the contractor will resolve any outstanding issues to allow final completion. SOSA is operational while FMS requires installation of vape sensors before they can be opened. The IVHS concession is ready for occupation.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Punch work.
- Operation and maintenance manuals.
- As-built drawings.

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

IVHS Concessions Upon Completion



SOSA Bathroom Single User Restroom with Shower



FMS Near Completion for Occupancy





**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
REVENUE BUDGET
MARCH 31, 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	\$ 3,708,716	\$ 10,807,358	\$ -	\$ 10,807,358
Seismic Grant (Fleming)	\$ 2,499,960	\$ 2,499,960	\$ 2,499,960	\$ -	\$ 2,499,960
Seismic Grant (Evergreen)	\$ 2,499,455	\$ 165,797	\$ 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	\$ 6,374,473	\$ 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
MARCH 31, 2024**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 11,187,816	\$ 2,022,958	\$ 13,210,774
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 472,739	\$ 472,739
Construction Sub Total	\$ 9,003,550	\$ 11,187,816	\$ 2,495,697	\$ 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	\$ 457,238	\$ 26,622	\$ 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	\$ 84,241	\$ 19,009	\$ 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	\$ 1,919,660	\$ 897,860	\$ 2,817,520
Total Project Cost	\$ 12,110,456	\$ 13,107,477	\$ 3,393,556	\$ 16,501,033

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
SCHOOL PROJECTS- ROLL UP BUDGET
MARCH 31, 2024**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 9,072,647	\$ 2,058,127	\$ 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	\$ 11,187,816	\$ 2,495,697	\$ 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	\$ 457,238	\$ 26,622	\$ 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	\$ 84,241	\$ 19,009	\$ 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	\$ 1,919,660	\$ 897,860	\$ 2,817,520
Total Project Cost	\$ 12,110,456	\$ 13,107,477	\$ 3,393,556	\$ 16,501,033

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
EVERGREEN ELEMENTARY BUDGET
MARCH 31, 2024**

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)		\$ 1,900,000	\$ 13,560	\$ 1,886,440	\$ 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	\$ 13,560	\$ 2,021,440	\$ 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	\$ 33,331	\$ (13,331)	\$ 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	\$ 250,290	\$ 214,165	\$ 464,455
Total Project Cost		\$ 2,499,455	\$ 263,851	\$ 2,235,604	\$ 2,499,455

1. Recategorized expense (06.30.23)



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
GENDER NEUTRAL BATHROOM BUDGET
MARCH 31, 2024**

Project Expense *		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)	7,9	\$ 2,000,000	\$ 4,598,739	\$ 215,797	\$ 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	\$ 4,598,739	\$ 536,524	\$ 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	\$ 173,335	\$ (36,335)	\$ 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	\$ 4,317	\$ 5,683	\$ 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	\$ 654,501	\$ 48,040	\$ 702,541
Total Project Cost		\$ 2,857,231	\$ 5,253,240	\$ 584,564	\$ 5,837,804

1. Reallocated within budget (11.30.22)
2. Reallocated within budget (03.31.23)
3. Reduced from prior months for grant received and reallocated to Design Fee (06.30.23)
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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