

A photograph of a river flowing through a forest, with large grey rocks in the foreground and water cascading over them. The image is partially overlaid by a purple geometric shape on the left side.

# CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – NOVEMBER 2023

**HMK**  
COMPANY

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

## **GENERAL PROGRAM UPDATE**

During the month of November, the focus was around closeout activities at both the Fleming Seismic project and District Wide Restroom Renovations. Both of these projects are coming to completion and there are minimal items left to address. The District Wide Restroom Renovations project progressed to include some additional restrooms at both Fleming Middle School and Southern Oregon Success Academy, which is being considered Phase 2 of the project. Evergreen Elementary Seismic project began the process of integrating the new Construction Manager|General Contractor into the project team and they were able to visit the site to perform some investigative demo and exploration.

## **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 November, we have requested 53 purchase orders and processed 223 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	31	\$ 1,472,941
Construction Contracts	22	\$16,323,982

## **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  
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

## **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	100%	Complete
Owner Occupancy	08/12/23	08/13/23	100%	Complete
Post Occupancy Evaluation	10/23/23	12/23/23	50%	
Warranty Period	12/15/23	12/15/24	0%	
Other			0%	

### **CURRENT ACTIVITIES**

A final walk-thru was held on November 3<sup>rd</sup> to follow up on items still needing to be taken care of since the last walk thru on October 13<sup>th</sup>. The remaining items consist of minor details like paint touchups, which the contractor has been asked to send photos verifying completion when the remaining work noted on this final walk is done.

With active construction finished up, the work of finalizing change orders and pay applications is underway, making sure the project stays within budget.

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

- Finalization of remaining pay applications and change orders.
- Project Closeout.

## **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, Regional Director

[mike.freeman@hmkco.org](mailto: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.
- Inclusion of one additional restroom at FMS, restroom renovation at SOSA and re-establishing of the concessions at IVHS.

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	10/10/23	100%	
Building Commissioning	08/01/23	08/13/23	0%	
Owner Occupancy	08/28/23	08/28/23	100%	
Post Occupancy Evaluation	08/28/23	09/28/23	100%	
Warranty Period	10/31/23	10/31/24	8.3%	
Other			0%	

#### **CURRENT ACTIVITIES**

Operation and maintenance manuals have been submitted for Phase 1 and are under review. Once these are finalized, Phase 1 will be complete.

Bidding of Phase 2 is complete, allowing contracting and schedule development to be completed for Phase 2.

Demolition and abatement for Phase 2 is scheduled to take place starting mid-December to capitalize on the absence of staff and students over Christmas break. The start of construction will follow directly behind demo and abatement.

Early procurement of long lead items is in process to mitigate any potential impact to schedule for Phase 2.

## **ACTIVITIES SCHEDULED FOR NEXT PERIOD**

- Phase 2 permitting.
- Phase 2 demolition and abatement.
- Phase 2 material procurement.
- Phase 2 construction.

## **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:

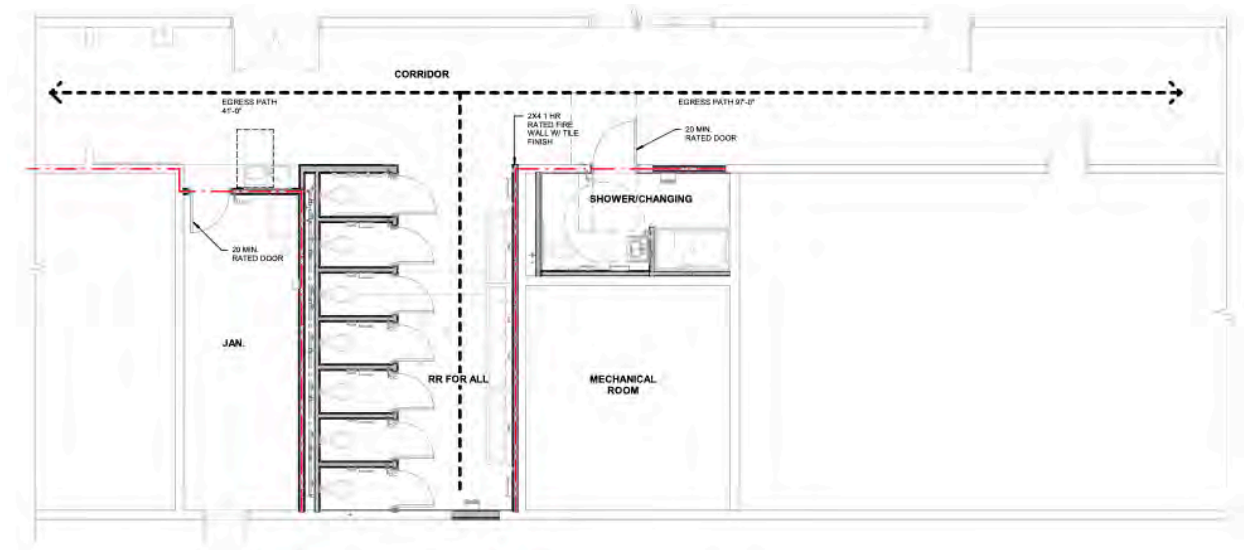
Josh Whitaker, Project Manager

[josh.whitaker@hmkco.org](mailto:josh.whitaker@hmkco.org)

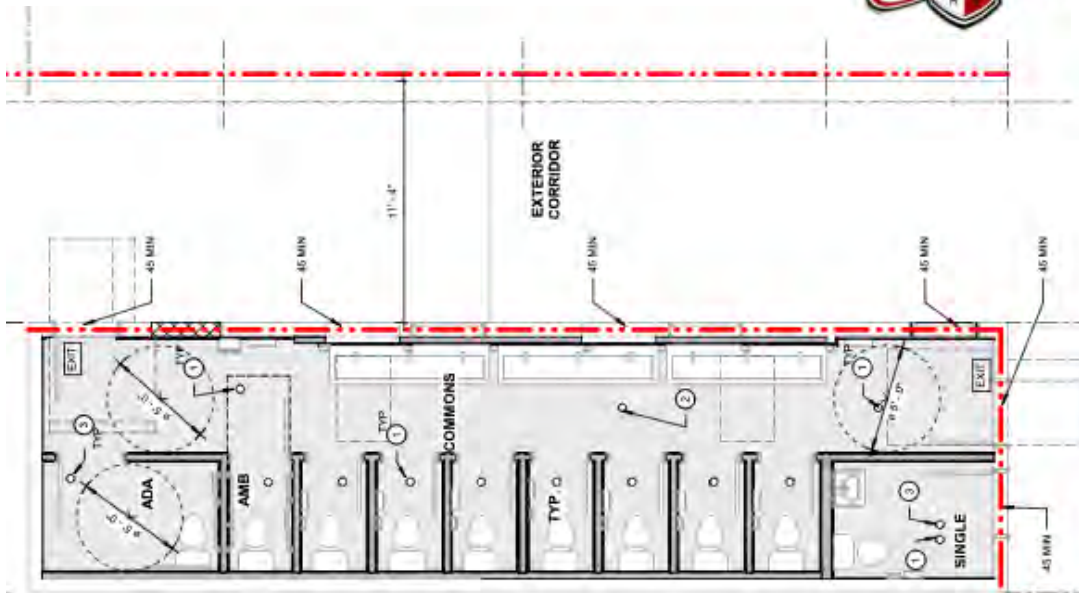
541.601.3638

## **PROJECT PHOTO GALLERY**

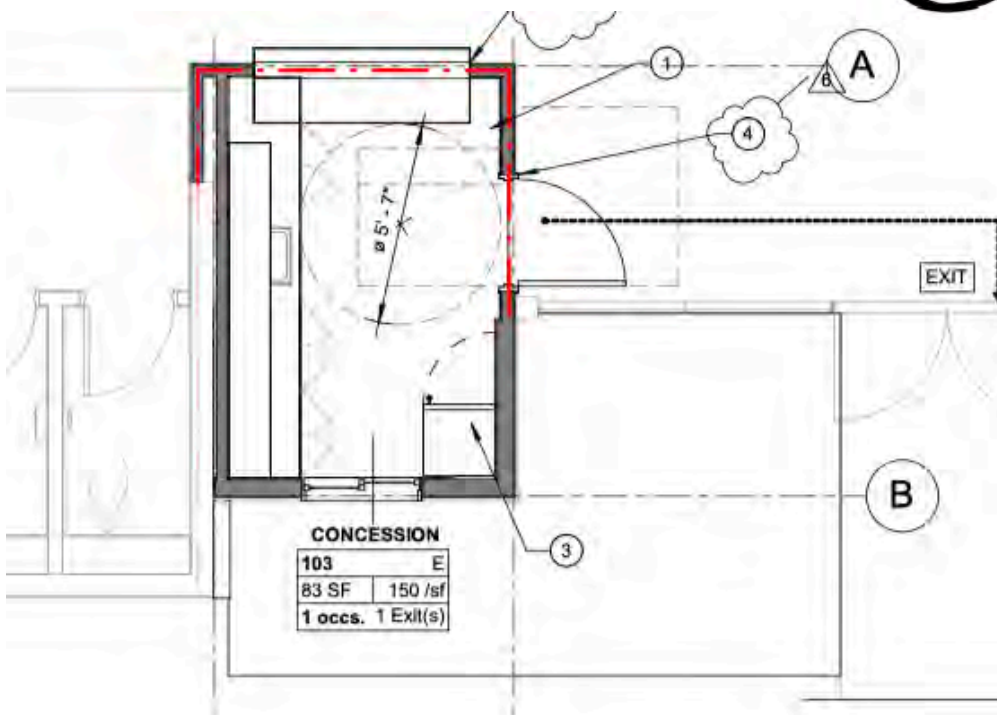
### **Southern Oregon Success Academy Restroom Layout**



## Fleming Middle School Restroom Layout



## Illinois Valley High School Concession Layout





## **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	1/21/24	50%	
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 design team is making progress towards construction documents to issue for subcontractor bidding in January, 2024. A design development meeting was held on Friday, November 17<sup>th</sup> with the District, Design Team, and the Construction Manager|General Contractor (CM|GC), Ausland Group, to go over current design drawings and consider some options for District preferences, as well as engage in the first pricing exercise with Ausland Group on board looking over the drawings.

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

- Receive price estimate for the Design Development documents.
- Continued progress on Construction Documents.

## **HIGHLIGHTS, CHALLENGES, SOLUTIONS**

### **HIGHLIGHTS:**

- Completion of the Design Development documents.

### **CHALLENGES AND SOLUTIONS:**

- Currently this project is not experiencing any significant challenges.

## **ADDITIONAL INFORMATION**

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

Mike Freeman, Regional Director

[mike.freeman@hmkco.org](mailto:mike.freeman@hmkco.org)

541.499.7996



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
REVENUE BUDGET  
NOVEMBER 30, 2023**

<b>Program Revenue <sup>1</sup></b>	<b>Original Budget</b>	<b>Received to Date</b>	<b>Allocated to Date</b>	<b>Unallocated Balance</b>	<b>Revised Budget</b>
<b>Bond and Other Proceeds</b>					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Premium	\$ -	\$ -	\$ -	\$ -	\$ -
OSCIM Grant	\$ -	\$ -	\$ -	\$ -	\$ -
ESSER (Fruitdale and Restroom Renovation)	\$ 3,559,550	\$ -	\$ 10,807,358	\$ -	\$ 10,807,358
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	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 9,253,225</b>	<b>\$ -</b>	<b>\$ 16,501,033</b>	<b>\$ -</b>	<b>\$ 16,501,033</b>

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



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
OVERALL BUDGET  
NOVEMBER 30, 2023**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Hard Cost</b>				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 9,020,366	\$ 4,190,408	\$ 13,210,774
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 472,739	\$ 472,739
<b>Construction Sub Total</b>	<b>\$ 9,003,550</b>	<b>\$ 9,020,366</b>	<b>\$ 4,663,147</b>	<b>\$ 13,683,513</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
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	\$ 395,900	\$ 87,960	\$ 483,860
Reimbursable Expenses	\$ 9,500	\$ 9,541	\$ 9,959	\$ 19,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 46,806	\$ 18,194	\$ 65,000
<b>Planning Cost</b>				
Design Fees	\$ 970,882	\$ 739,831	\$ 299,920	\$ 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	\$ 50,114	\$ 34,986	\$ 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	\$ 142,175	\$ 44,742	\$ 186,917
Special Inspection and Testing	\$ 90,200	\$ 64,473	\$ 38,777	\$ 103,250
Miscellaneous Fees	\$ 3,800	\$ 44,556	\$ 9,544	\$ 54,100
<b>Miscellaneous</b>				
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	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ 3,571	\$ 26,629	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 259,726	\$ 259,726
Other District Costs	\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
<b>Sub Total Soft Cost</b>	<b>\$ 3,106,906</b>	<b>\$ 1,652,762</b>	<b>\$ 1,307,545</b>	<b>\$ 2,960,307</b>
<b>Total Project Cost</b>	<b>\$ 12,110,456</b>	<b>\$ 10,673,128</b>	<b>\$ 5,970,692</b>	<b>\$ 16,643,820</b>

**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
SCHOOL PROJECTS- ROLL UP BUDGET  
NOVEMBER 30, 2023**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Hard Cost</b>				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 7,547,151	\$ 3,583,623	\$ 11,130,774
Asbestos	\$ 160,000	\$ -	\$ 160,000	\$ 160,000
Seismic Retro Upgrade	\$ 1,700,000	\$ 1,473,215	\$ 446,785	\$ 1,920,000
Misc Consultants	\$ 3,800	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 472,739	\$ 472,739
<b>Construction Sub Total</b>	<b>\$ 9,003,550</b>	<b>\$ 9,020,366</b>	<b>\$ 4,663,147</b>	<b>\$ 13,683,513</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
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	\$ 395,900	\$ 87,960	\$ 483,860
Reimbursable Expenses	\$ 9,500	\$ 9,541	\$ 9,959	\$ 19,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report	\$ 71,200	\$ 46,806	\$ 18,194	\$ 65,000
<b>Planning Cost</b>				
Design Fees	\$ 970,882	\$ 739,831	\$ 299,920	\$ 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	\$ 50,114	\$ 34,986	\$ 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	\$ 142,175	\$ 44,742	\$ 186,917
Special Inspection and Testing	\$ 90,200	\$ 64,473	\$ 38,777	\$ 103,250
Miscellaneous Consultants	\$ 3,800	\$ 44,556	\$ 9,544	\$ 54,100
<b>Miscellaneous</b>				
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	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ 3,571	\$ 26,629	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 259,726	\$ 259,726
Other District Costs	\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
<b>Sub Total Soft Cost</b>	<b>\$ 3,106,906</b>	<b>\$ 1,652,762</b>	<b>\$ 1,307,545</b>	<b>\$ 2,960,307</b>
<b>Total Project Cost</b>	<b>\$ 12,110,456</b>	<b>\$ 10,673,128</b>	<b>\$ 5,970,692</b>	<b>\$ 16,643,820</b>



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
FLEMING MIDDLE SCHOOL BUDGET  
NOVEMBER 30, 2023**

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Hard Cost</b>					
Asbestos		\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Seismic Retro Upgrade	3	\$ 1,700,000	\$ 1,473,215	\$ 446,785	\$ 1,920,000
Construction Contingency	3	\$ 85,000	\$ -	\$ -	\$ -
<b>Construction Sub Total</b>		<b>\$ 1,825,000</b>	<b>\$ 1,473,215</b>	<b>\$ 486,785</b>	<b>\$ 1,960,000</b>
<b>Soft Cost</b>					
<b>Administrative Cost</b>					
Legal Fees		\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management	3,4	\$ 72,570	\$ 99,174	\$ 18,396	\$ 117,570
Reimbursable Expenses		\$ 2,500	\$ 2,171	\$ 329	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ 25,000	\$ 17,662	\$ 7,338	\$ 25,000
<b>Planning Cost</b>					
Design Fees	2	\$ 140,000	\$ 231,360	\$ 8,640	\$ 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
<b>Miscellaneous</b>					
Legal Advertisements		\$ 1,000	\$ 799	\$ 201	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ -	\$ -	\$ -	\$ -
Technology		\$ -	\$ -	\$ -	\$ -
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 500	\$ 489	\$ 12	\$ 500
System Development Charges		\$ -	\$ -	\$ -	\$ -
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1,2,3,4	\$ 337,390	\$ -	\$ 36,890	\$ 36,890
Inflation		\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>		<b>\$ 674,960</b>	<b>\$ 428,777</b>	<b>\$ 111,183</b>	<b>\$ 539,960</b>
<b>Total Project Cost</b>		<b>\$ 2,499,960</b>	<b>\$ 1,901,992</b>	<b>\$ 597,968</b>	<b>\$ 2,499,960</b>

1. Reallocated within budget (12.31.22)
2. Reallocated within budget (04.30.23)
3. Reallocated within budget (08.31.23)
4. Reallocated within budget (11.30.23)

**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
EVERGREEN ELEMENTARY BUDGET  
NOVEMBER 30, 2023**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Hard Cost</b>				
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
<b>Construction Sub Total</b>	<b>\$ 2,035,000</b>	<b>\$ -</b>	<b>\$ 2,035,000</b>	<b>\$ 2,035,000</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	1 \$ 2,500	\$ -	\$ 2,500	\$ 2,500
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 85,000	\$ 29,458	\$ 55,542	\$ 85,000
Reimbursable Expenses	\$ 2,000	\$ 453	\$ 1,547	\$ 2,000
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 21,000	\$ 10,145	\$ 10,855	\$ 21,000
<b>Planning Cost</b>				
Design Fees	\$ 250,000	\$ 28,754	\$ 221,247	\$ 250,000
A & E Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -
Commissioning	\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution	\$ 500	\$ -	\$ 500	\$ 500
Hazardous Materials Consultant	\$ 15,000	\$ 5,598	\$ 9,402	\$ 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	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>				
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	\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>	<b>\$ 464,455</b>	<b>\$ 91,677</b>	<b>\$ 372,778</b>	<b>\$ 464,455</b>
<b>Total Project Cost</b>	<b>\$ 2,499,455</b>	<b>\$ 91,677</b>	<b>\$ 2,407,778</b>	<b>\$ 2,499,455</b>

1. Recategorized expense (06.30.23)



**THREE RIVERS SCHOOL DISTRICT  
RENOVATION PROJECTS  
GENDER NEUTRAL BATHROOM BUDGET  
NOVEMBER 30, 2023**

Project Expense *		Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Hard Cost</b>					
Maximum Allowable Construction Cost (MACC)	7,9	\$ 2,000,000	\$ 3,086,804	\$ 1,727,732	\$ 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
<b>Construction Sub Total</b>		<b>\$ 2,184,000</b>	<b>\$ 3,086,804</b>	<b>\$ 2,048,459</b>	<b>\$ 5,135,263</b>
<b>Soft Cost</b>					
<b>Administrative Cost</b>					
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	\$ 135,216	\$ 1,784	\$ 137,000
Reimbursable Expenses	8	\$ 2,500	\$ 2,685	\$ 4,815	\$ 7,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
<b>Site Cost</b>					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ -	\$ -	\$ -	\$ -
<b>Planning Cost</b>					
Design Fees	3	\$ 248,000	\$ 260,707	\$ 34,623	\$ 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	\$ 18,590	\$ 4,410	\$ 23,000
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review		\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	2	\$ 40,000	\$ 51,495	\$ 11,272	\$ 62,767
Special Inspection and Testing	2	\$ 10,000	\$ 1,343	\$ 8,657	\$ 10,000
Miscellaneous Consultants	6,8	\$ -	\$ 4,132	\$ 4,668	\$ 8,800
<b>Miscellaneous</b>					
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	\$ 7,460	\$ 2,540	\$ 10,000
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1,4,5,7,8,1	\$ 236,231	\$ -	\$ 194,731	\$ 194,731
Inflation		\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>		<b>\$ 673,231</b>	<b>\$ 567,683</b>	<b>\$ 277,645</b>	<b>\$ 845,328</b>
<b>Total Project Cost</b>		<b>\$ 2,857,231</b>	<b>\$ 3,654,487</b>	<b>\$ 2,326,104</b>	<b>\$ 5,980,591</b>

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)



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