

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 obscured by a large, abstract purple graphic in the bottom left corner.

CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – SEPTEMBER 2022

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

September saw continued design work on the Fruitdale Elementary Addition, Fleming Middle School Seismic and the District Wide Restroom Renovations Projects. Multiple site investigations were performed at the project sites.

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 September, we have requested 18 purchase orders and processed 26 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	14	\$918,360
Construction Contracts	4	\$ 2,240,489

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
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	11/04/22	10%	
Construction Documents	11/05/22	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

September saw a continuation of design occurring on this project. The School Board awarded Modern Building Systems the contract for supplying the pre-fabricated building for this project. This option was selected in order to provide the most economical approach to the project and provide the proper sized addition as well as some site improvements. Säzän Group visited the site to verify the existing mechanical system and help determine the best path for running the new hydronic and fire sprinkler lines to the new addition. Another site investigation was performed to measure the available flow in the existing fire sprinkler main line. HMK, ORW Architects and Powell Engineering met with the city planning department to review the design in the pre-application meeting prior to submitting permits.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

The team will be moving further into the Design Documents (DD) phase.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Schematic Design Estimates in Process

CHALLENGES AND SOLUTIONS:

- This project is seeing an impact from the current inflated pricing seen in the construction industry.

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 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	30%	
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

The month of September was quiet with the team continuing the Design process under the guidance of ZCS Engineering & Architecture.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The Design process will continue into Design Development (DD) 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	10/30/22	10%	
Construction Documents	10/31/22	12/03/22	0%	
Bid and Award	12/03/22	12/22/22	0%	
Construction	12/22/22	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

The team is currently working through the budget to ensure that the design is in alignment. In addition, the design team is looking at potential Value Engineering (VE) options to allow the District to still achieve the same goals at a more economical cost. Design Development is continuing.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued Design Development.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

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, Program Manager

mike.freeman@hmkco.org

541.499.7996



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
REVENUE BUDGET
AUGUST 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
AUGUST 31, 2022**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 6,638,800	\$ 76,145	\$ 6,591,405	\$ 6,667,550
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 329,750	\$ -	\$ 301,000	\$ 301,000
Construction Sub Total	\$ 6,968,550	\$ 76,145	\$ 6,892,405	\$ 6,968,550
Soft Cost				
Administrative Cost				
Legal Fees	\$ 16,250	\$ 391	\$ 15,859	\$ 16,250
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 256,860	\$ 107,481	\$ 144,379	\$ 251,860
Reimbursable Expenses	\$ 7,500	\$ 3,259	\$ 9,241	\$ 12,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 50,200	\$ 26,102	\$ 24,098	\$ 50,200
Planning Cost				
Design Fees	\$ 720,882	\$ 127,346	\$ 598,536	\$ 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	\$ 3,587	\$ 100,563	\$ 104,150
Special Inspection and Testing	\$ 70,200	\$ 21,389	\$ 48,811	\$ 70,200
Miscellaneous Fees	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Miscellaneous				
Legal Advertisements	\$ 5,500	\$ 3,068	\$ 2,432	\$ 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	\$ -	\$ 5,000	\$ 5,000
Sub Total Soft Cost	\$ 2,642,451	\$ 315,720	\$ 2,326,731	\$ 2,642,451
Total Project Cost	\$ 9,611,001	\$ 391,865	\$ 9,219,136	\$ 9,611,001

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

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 4,815,000	\$ 76,145	\$ 4,767,605	\$ 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	\$ 76,145	\$ 6,892,405	\$ 6,968,550
Soft Cost				
Administrative Cost				
Legal Fees	\$ 16,250	\$ 391	\$ 15,859	\$ 16,250
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 256,860	\$ 107,481	\$ 144,379	\$ 251,860
Reimbursable Expenses	\$ 7,500	\$ 3,259	\$ 9,241	\$ 12,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 50,200	\$ 26,102	\$ 24,098	\$ 50,200
Planning Cost				
Design Fees	\$ 720,882	\$ 127,346	\$ 598,536	\$ 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	\$ 3,587	\$ 100,563	\$ 104,150
Special Inspection and Testing	\$ 70,200	\$ 21,389	\$ 48,811	\$ 70,200
Miscellaneous Consultants	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Miscellaneous				
Legal Advertisements	\$ 5,500	\$ 3,068	\$ 2,432	\$ 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	\$ -	\$ 5,000	\$ 5,000
Sub Total Soft Cost	\$ 2,642,451	\$ 315,720	\$ 2,326,731	\$ 2,642,451
Total Project Cost	\$ 9,611,001	\$ 391,865	\$ 9,219,136	\$ 9,611,001



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

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 2,240,000	\$ -	\$ 2,240,000	\$ 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	\$ -	\$ 2,355,800	\$ 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	\$ 34,899	\$ 54,901	\$ 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	\$ 35,766	\$ 266,634	\$ 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	\$ 582	\$ 418	\$ 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	\$ -	\$ 5,000	\$ 5,000
Sub Total Soft Cost	\$ 1,203,750	\$ 98,395	\$ 1,105,355	\$ 1,203,750
Total Project Cost	\$ 3,559,550	\$ 98,395	\$ 3,461,155	\$ 3,559,550



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FLEMING MIDDLE SCHOOL BUDGET
AUGUST 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	\$ 34,412	\$ 38,158	\$ 72,570
Reimbursable Expenses	\$ 2,500	\$ 596	\$ 1,904	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 25,000	\$ 7,102	\$ 17,898	\$ 25,000
Planning Cost				
Design Fees	\$ 140,000	\$ 53,440	\$ 86,560	\$ 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	\$ 123,934	\$ 551,026	\$ 674,960
Total Project Cost	\$ 2,499,960	\$ 123,934	\$ 2,376,026	\$ 2,499,960



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

Project Expense		Original Budget		Paid to Date		Remaining Balance		Revised Budget
Hard Cost								
Maximum Allowable Construction Cost (MACC)	2	\$ 575,000	\$	76,145	\$	527,605	\$	603,750
Construction Contingency	2	\$ 28,750	\$	-	\$	-	\$	-
Construction Sub Total		\$ 603,750		\$ 76,145		\$ 527,605		\$ 603,750
Soft Cost								
Administrative Cost								
Legal Fees		\$ -	\$	-	\$	-	\$	-
Bond Counsel		\$ -	\$	-	\$	-	\$	-
Bond Issuance Cost		\$ -	\$	-	\$	-	\$	-
Builders Risk Insurance		\$ -	\$	-	\$	-	\$	-
Project Management		\$ 19,490	\$	14,241	\$	5,249	\$	19,490
Reimbursable Expenses		\$ 2,500	\$	869	\$	1,631	\$	2,500
Other Administrative Charges		\$ -	\$	-	\$	-	\$	-
Site Cost								
Site Survey		\$ -	\$	-	\$	-	\$	-
Geo-Tech Report		\$ -	\$	-	\$	-	\$	-
Planning Cost								
Design Fees	1	\$ 30,482	\$	10,090	\$	25,392	\$	35,482
A & E Reimbursable Expenses		\$ -	\$	-	\$	-	\$	-
Commissioning		\$ -	\$	-	\$	-	\$	-
Printing & Plan Distribution	2	\$ -	\$	135	\$	-	\$	135
Hazardous Materials Consultant		\$ -	\$	-	\$	-	\$	-
Building Envelope Consultant		\$ -	\$	-	\$	-	\$	-
Construction Testing		\$ -	\$	-	\$	-	\$	-
Constructability Review		\$ -	\$	-	\$	-	\$	-
Plan Review & Building Permits		\$ 850	\$	3,587	\$	263	\$	3,850
Special Inspection and Testing		\$ 5,000	\$	1,440	\$	3,560	\$	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	1+2	\$ 30,188	\$	-	\$	22,053	\$	22,053
Other District Costs		\$ -	\$	-	\$	-	\$	-
Sub Total Soft Cost		\$ 90,510		\$ 31,013		\$ 59,497		\$ 90,510
Total Project Cost		\$ 694,260		\$ 107,157		\$ 587,103		\$ 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
AUGUST 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	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 70,000	\$ 23,929	\$ 46,071	\$ 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	\$ 28,050	\$ 219,950	\$ 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	\$ 62,378	\$ 610,853	\$ 673,231
Total Project Cost	\$ 2,857,231	\$ 62,378	\$ 2,794,853	\$ 2,857,231

* No Budget has been created yet for this Project

HMK COMPANY



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