



CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – SEPTEMBER 2023

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

In September, most of the work revolved around final completion items at Fleming Middle School and across the District for the Restroom Renovations project. Lead times, material availability and sub-contractor performance contributed to these projects having remaining items to be addressed beyond the start of the school year. Evergreen made great strides in design with several design meetings occurring with the District to refine the scope. The process of hiring a Construction Manager|General Contractor was also underway for this project.

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 purchase orders and processed 187 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	30	\$ 1,472,441
Construction Contracts	18	\$15,843,700

LOCAL VENDORS AND CONTRACTORS

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

SOUTHERN OREGON AREA VENDORS and CONTRACTORS

Adroit Construction
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

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- CM | GC Proposal Scoring and Interviews

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

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	100%	Complete
Bid and Award	02/23/23	03/09/23	100%	Complete
Construction	03/20/23	08/18/23	100%	Complete
Owner Occupancy	08/19/23	08/20/23	100%	Complete
Post Occupancy Evaluation	08/20/23	09/20/23	100%	Complete
Warranty Period	08/18/23	08/18/24	17%	
Other			0%	

CURRENT ACTIVITIES

The punchlist was completed in September and the vast majority of the project was closed out. There is still just one piece remaining regarding the HVAC controls and how they are integrating with the existing school. A heat exchanger is being added and it is currently slated to arrive in October. With the conclusion of that install, the project will be complete.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Completion of the final HVAC controls.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Staff and students started the school year in the new addition.

CHALLENGES AND SOLUTIONS:

- Currently there are no challenges facing the project as it is at completion.

ADDITIONAL INFORMATION

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

Mike Freeman, Regional Director

mike.freeman@hmkco.org

541.499.7996

PROJECT PHOTO GALLERY

Completed Addition



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	98%	
Owner Occupancy	08/12/23	08/13/23	100%	
Post Occupancy Evaluation	10/23/23	12/23/23	0%	
Warranty Period	08/12/23	08/12/24	0%	
Other			0%	

CURRENT ACTIVITIES

During the month of September, the project team worked to wrap up some of the remaining elements of the project including flooring, paint, siding, finishes and roofing. Staff and students returned to the campus which limited contractor access, but the team was able to work afterhours and on the weekends to get closer to project completion. Roof work was completed ahead of the wet weather. Going into next month the team has remaining work in the locker room and on the roof. A punch list will be compiled, and the contractor will work to complete these items during October.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Punchlist walk through.
- Project Completion.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

CHALLENGES AND SOLUTIONS:

- Currently the contractors are struggling to keep the project schedule due to lack of resources.

ADDITIONAL INFORMATION

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

Mike Freeman, Regional Director

mike.freeman@hmkco.org

541.499.7996

PROJECT PHOTO GALLERY

Progress on the Gym





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	100%	
Bid and Award	01/19/23	03/08/23	100%	
Construction	03/20/23	10/10/23	99%	
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	10%	
Warranty Period	09/28/23	09/28/24	0%	
Other			0%	

CURRENT ACTIVITIES

Restrooms are complete and punch work review is in place. The next step is resolving any minor details to conform the project to design and owner expectations. This will be the final step in the construction process which will initiate the warranty period for this phase of work.

Design for the next phase of the project is complete and in review. The review process includes evaluation of the designs with considerations for budget and schedule and how that impacts each campus.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Resolution of punch walk findings.
- Review and approval of next phase design and budgets.

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

Lincoln Savage Restroom



Hidden Valley Restrooms



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	60%	
Construction Documents	09/11/23	1/21/24	0%	
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

With the proposals received for the Construction Manager|General Contractor (CM|GC) for the project, the district performed scoring and elected to interview both Vitus Construction and Ausland Group. These interviews were done on September 22nd and the District recommended Ausland Group for the contract award. This recommendation will go to the School Board in October.

The design team met with the HMK and the District to review the locker room layout and configuration evaluating how it will be impacted by the seismic work. A layout was presented and approved, allowing the design to proceed.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued Design Development process.
- Board Recommendation of CM|GC Contract.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- CM | GC Proposal Scoring and Interviews

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
541.499.7996



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

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
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	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 9,253,225	\$ -	\$ 12,110,456	\$ -	\$ 12,110,456

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



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

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 9,020,366	\$ 3,483,389	\$ 12,503,755
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 436,388	\$ 436,388
Construction Sub Total	\$ 9,003,550	\$ 9,020,366	\$ 3,919,777	\$ 12,940,143
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	\$ 362,462	\$ 81,398	\$ 443,860
Reimbursable Expenses	\$ 9,500	\$ 9,075	\$ 5,425	\$ 14,500
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	\$ 714,942	\$ 325,479	\$ 1,040,421
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	\$ 35,896	\$ 86,010
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	\$ 134,716	\$ 51,434	\$ 186,150
Special Inspection and Testing	\$ 90,200	\$ 64,473	\$ 64,777	\$ 129,250
Miscellaneous Fees	\$ 3,800	\$ 44,056	\$ 5,044	\$ 49,100
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,656	\$ 2,197	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 85,437	\$ 187,563	\$ 273,000
Technology	\$ 139,000	\$ 34,864	\$ 104,136	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 1,997	\$ 903	\$ 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	\$ -	\$ 85,226	\$ 85,226
Other District Costs	\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,585,959	\$ 1,176,661	\$ 2,762,620
Total Project Cost	\$ 12,110,456	\$ 10,606,325	\$ 5,096,438	\$ 15,702,763

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

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 7,547,151	\$ 2,876,604	\$ 10,423,755
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	\$ -	\$ 436,388	\$ 436,388
Construction Sub Total	\$ 9,003,550	\$ 9,020,366	\$ 3,919,777	\$ 12,940,143
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	\$ 362,462	\$ 81,398	\$ 443,860
Reimbursable Expenses	\$ 9,500	\$ 9,075	\$ 5,425	\$ 14,500
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	\$ 714,942	\$ 325,479	\$ 1,040,421
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	\$ 35,896	\$ 86,010
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	\$ 134,716	\$ 51,434	\$ 186,150
Special Inspection and Testing	\$ 90,200	\$ 64,473	\$ 64,777	\$ 129,250
Miscellaneous Consultants	\$ 3,800	\$ 44,056	\$ 5,044	\$ 49,100
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,656	\$ 2,197	\$ 5,853
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 85,437	\$ 187,563	\$ 273,000
Technology	\$ 139,000	\$ 34,864	\$ 104,136	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 1,997	\$ 903	\$ 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	\$ -	\$ 85,226	\$ 85,226
Other District Costs	\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 1,585,959	\$ 1,176,661	\$ 2,762,620
Total Project Cost	\$ 12,110,456	\$ 10,606,325	\$ 5,096,438	\$ 15,702,763



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FRUITDALE ELEMENTARY BUDGET
SEPTEMBER 30, 2023**

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)	1,4	\$ 2,240,000	\$ 3,754,193	\$ 54,295	\$ 3,808,488
Misc Consultant		\$ 3,800	\$ -	\$ -	\$ -
Construction Contingency	1,4	\$ 112,000	\$ -	\$ 137,012	\$ 137,012
Construction Sub Total		\$ 2,355,800	\$ 3,754,193	\$ 191,308	\$ 3,945,500
Soft Cost					
Administrative Cost					
Legal Fees		\$ 3,750	\$ 391	\$ 3,359	\$ 3,750
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management	5	\$ 94,800	\$ 102,677	\$ 7,123	\$ 109,800
Reimbursable Expenses		\$ -	\$ 3,277	\$ 1,723	\$ 5,000
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ 20,200	\$ 5,965	\$ -	\$ 5,965
Geo-Tech Report		\$ 25,200	\$ 19,000	\$ -	\$ 19,000
Planning Cost					
Design Fees		\$ 302,400	\$ 208,810	\$ 10,129	\$ 218,939
A & E Reimbursable Expenses		\$ 12,600	\$ 2,559	\$ 10,041	\$ 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	3	\$ 30,300	\$ 66,394	\$ 3,906	\$ 70,300
Special Inspection and Testing	2	\$ 20,200	\$ 10,249	\$ 12,001	\$ 22,250
Miscellaneous Consultants	2	\$ 3,800	\$ 39,839	\$ 3,961	\$ 43,800
Miscellaneous					
Legal Advertisements		\$ 1,000	\$ 661	\$ 339	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ 195,500	\$ 8,728	\$ 186,772	\$ 195,500
Technology		\$ 139,000	\$ 34,864	\$ 104,136	\$ 139,000
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	5	\$ 500	\$ 819	\$ 181	\$ 1,000
System Development Charges		\$ -	\$ -	\$ -	\$ -
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ 30,200	\$ 3,571	\$ 26,629	\$ 30,200
Unallocated Owner Contingency	2,3,5	\$ 189,000	\$ -	\$ 10,650	\$ 10,650
Other District Costs		\$ 5,000	\$ 4,827	\$ 173	\$ 5,000
Sub Total Soft Cost		\$ 1,203,750	\$ 513,289	\$ 510,765	\$ 1,024,054
Total Project Cost		\$ 3,559,550	\$ 4,267,481	\$ 702,073	\$ 4,969,554

1. Reallocated within Budget (03.31.23)
2. Reallocated within Budget (04.30.23)



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

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
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	\$ -	\$ -	\$ -
Construction Sub Total		\$ 1,825,000	\$ 1,473,215	\$ 486,785	\$ 1,960,000
Soft Cost					
Administrative Cost					
Legal Fees		\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management	3	\$ 72,570	\$ 92,123	\$ 5,448	\$ 97,570
Reimbursable Expenses		\$ 2,500	\$ 2,005	\$ 495	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ 25,000	\$ 17,662	\$ 7,338	\$ 25,000
Planning Cost					
Design Fees	2	\$ 140,000	\$ 220,140	\$ 19,860	\$ 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
Miscellaneous					
Legal Advertisements		\$ 1,000	\$ 799	\$ 201	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)		\$ -	\$ -	\$ -	\$ -
Technology		\$ -	\$ -	\$ -	\$ -
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 500	\$ 438	\$ 62	\$ 500
System Development Charges		\$ -	\$ -	\$ -	\$ -
Value Engineering		\$ -	\$ -	\$ -	\$ -
Utility Connection Fee		\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1,2,3	\$ 337,390	\$ -	\$ 56,890	\$ 56,890
Inflation		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 674,960	\$ 410,289	\$ 129,671	\$ 539,960
Total Project Cost		\$ 2,499,960	\$ 1,883,504	\$ 616,456	\$ 2,499,960

1. Reallocated within budget (12.31.22)
2. Reallocated within budget (04.30.23)



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

Project Expense *		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)		\$ 2,000,000	\$ 3,086,804	\$ 1,020,713	\$ 4,107,517
Pre-construction Services		\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Seismic Retro Upgrade		\$ -	\$ -	\$ -	\$ -
1.5% Solar (Total Project Major Building)		\$ -	\$ -	\$ -	\$ -
Construction Contingency	6	\$ 104,000	\$ -	\$ 204,376	\$ 204,376
Construction Sub Total		\$ 2,184,000	\$ 3,086,804	\$ 1,305,089	\$ 4,391,893
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	\$ 70,000	\$ 116,367	\$ 633	\$ 117,000
Reimbursable Expenses		\$ 2,500	\$ 2,475	\$ 25	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ -	\$ -	\$ -	\$ -
Planning Cost					
Design Fees	3	\$ 248,000	\$ 251,059	\$ 44,941	\$ 296,000
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	\$ 5,320	\$ 23,910
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review		\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits	2	\$ 40,000	\$ 44,035	\$ 17,965	\$ 62,000
Special Inspection and Testing	2	\$ 10,000	\$ 1,343	\$ 34,657	\$ 36,000
Miscellaneous Consultants	6	\$ -	\$ 3,632	\$ 168	\$ 3,800
Miscellaneous					
Legal Advertisements		\$ 2,500	\$ 1,167	\$ 1,333	\$ 2,500
Furniture, Fixtures, and Equipment (FF&E)	2,3,6	\$ -	\$ 76,708	\$ 792	\$ 77,500
Technology		\$ -	\$ -	\$ -	\$ -
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	2,4,5	\$ 236,231	\$ -	\$ 231	\$ 231
Inflation		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 673,231	\$ 531,018	\$ 116,623	\$ 647,641
Total Project Cost		\$ 2,857,231	\$ 3,617,822	\$ 1,421,712	\$ 5,039,534

1. Reallocated within budget (11.30.22)
2. Reallocated within budget (03.31.23)

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

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
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
Construction Sub Total		\$ 2,035,000	\$ -	\$ 2,035,000	\$ 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	\$ 21,920	\$ 63,080	\$ 85,000
Reimbursable Expenses		\$ 2,000	\$ 363	\$ 1,637	\$ 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	\$ 24,733	\$ 225,267	\$ 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		\$ -	\$ -	\$ -	\$ -
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	\$ 80,028	\$ 384,427	\$ 464,455
Total Project Cost		\$ 2,499,455	\$ 80,028	\$ 2,419,427	\$ 2,499,455

1. Recategorized expense (06.30.23)

HMK COMPANY



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