



CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – FEBRUARY 2023

HMK
COMPANY

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GENERAL PROGRAM UPDATE

February marked a busy month with all projects moving ahead. Both Fruitdale Elementary School and the District Wide Restroom Renovations Projects were bid in preparation to receive School Board approval in March. Fleming Middle School Seismic Renovation received an estimate, ensuring the project was in line with the budget, and the Evergreen Elementary Seismic Renovation Project contracted with a design firm.

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 February, we have requested 22 purchase orders and processed 54 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	17	\$934,675
Construction Contracts	5	\$ 2,315,489

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
Van Rowe Mechanical
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	11/28/22	100%	Complete
Construction Documents	12/01/22	01/26/23	100%	Complete
Bid and Award	02/23/23	03/09/23	50%	Bids Received
Construction	03/10/23	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

The project had a busy month in February with it going out to bid. Bids were received on February 23rd. Adroit Construction is vetting and qualifying the bids in preparation of compiling the Guaranteed Maximum Price (GMP) to be approved and accepted by the District. A constructability review is currently being performed on the finished Construction Documents. Permits have been submitted and are anticipated to be received in time to break ground in March. Next month, the GMP will be taken to the School Board for approval.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- School Board approval of the GMP.
- Construction Commencement.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Bidding – all bid packages received pricing.

CHALLENGES AND SOLUTIONS:

- Currently there are some long lead components that pose a risk to the project schedule. We are carefully tracking to ensure receipt of these items prior to project completion but cannot suffer any delays.

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 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%	
Design Development	09/01/22	1/31/23	100%	
Construction Documents	2/01/23	4/15/23	10%	
Bid and Award	4/20/23	05/15/23	0%	
Construction	06/01/23	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

In the month of February, 100% Design Development (DD) budget estimates were received from the Construction Manager|General Contractor(CM|GC), Vitus Construction. Different product specifications are being reviewed and considered to save costs and maintain efficiency and delivery schedules.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The design process will continue into the Construction Documents (CD) Phase and the estimates received will continue to be evaluated for compatibility within budget.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Design Development (DD) drawings are complete. Contractor budget estimate received.

CHALLENGES AND SOLUTIONS:

- Currently this project 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	10/31/22	100%	
Construction Documents	10/31/22	01/03/23	100%	
Bid and Award	01/19/23	03/08/23	50%	
Construction	03/20/23	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

This project was bid, and as indicated last month, the bids came in higher than preliminary reconciled estimates. Working with Vitus Construction, the Construction Manager | General Contractor (CMGC) on the project, we have revisited the bids received and were able to reduce the costs through scope clarification and some Value Engineering (VE) exercises. The project is currently scheduled to begin construction with abatement and demo at the schools.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Compilation of a Guaranteed Maximum Price (GMP).
- Board Approval of the GMP.
- Demo and Abatement commencement.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

CHALLENGES AND SOLUTIONS:

- Preliminary bids have come in higher than anticipated. The project team has been able to clarify scope and negotiate reduced costs on this project to bring it into alignment with the budget.

ADDITIONAL INFORMATION

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

Mike Freeman, Program Manager

mike.freeman@hmkco.org

541.499.7996

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	2%	Contracts Executed
Design Development	03/30/23	05/10/23	0%	
Construction Documents	05/11/23	06/21/23	0%	
Bid and Award	09/21/23	11/15/23	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 recommendation to award for design services was taken before the School Board in February and approved. The district is now working to execute the contract with the selected firm, ZCS Engineering & Architecture. Once the contract is executed, ZCS will begin to design the seismic upgrade.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Beginning of the design process

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- School Board award of design services to ZCS Engineering & Architecture

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



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
REVENUE BUDGET
JANUARY 31, 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 (Fleming)	\$ 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
JANUARY 31, 2023**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
District Wide Project	\$ -	\$ -	\$ -	\$ -
School Projects	\$ 8,578,800	\$ 767,833	\$ 7,843,717	\$ 8,611,550
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 396,000	\$ 396,000
Construction Sub Total	\$ 9,003,550	\$ 767,833	\$ 8,239,717	\$ 9,007,550
Soft Cost				
Administrative Cost				
Legal Fees	\$ 18,750	\$ 600	\$ 18,150	\$ 18,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 341,860	\$ 170,925	\$ 180,935	\$ 351,860
Reimbursable Expenses	\$ 9,500	\$ 3,462	\$ 11,038	\$ 14,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 71,200	\$ 36,662	\$ 34,538	\$ 71,200
Planning Cost				
Design Fees	\$ 970,882	\$ 282,647	\$ 693,235	\$ 975,882
A & E Reimbursable Expenses	\$ 17,600	\$ 1,166	\$ 16,434	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 115,800	\$ 115,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 19,327	\$ 60,773	\$ 80,100
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	\$ 6,917	\$ 117,233	\$ 124,150
Special Inspection and Testing	\$ 90,200	\$ 28,317	\$ 65,883	\$ 94,200
Miscellaneous Fees	\$ 3,800	\$ 585	\$ 3,815	\$ 4,400
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,147	\$ 2,853	\$ 6,000
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 8,307	\$ 187,193	\$ 195,500
Technology	\$ 139,000	\$ 15,261	\$ 123,739	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 569	\$ 2,431	\$ 3,000
System Development Charges	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 772,476	\$ 772,476
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 595,761	\$ 2,508,092	\$ 3,103,853
Total Project Cost	\$ 12,110,456	\$ 1,363,593	\$ 10,747,810	\$ 12,111,403

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
SCHOOL PROJECTS- ROLL UP BUDGET
JANUARY 31, 2023**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 6,715,000	\$ 767,833	\$ 5,979,917	\$ 6,747,750
Asbestos	\$ 160,000	\$ -	\$ 160,000	\$ 160,000
Seismic Retro Upgrade	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 1,700,000
Misc Consultants	\$ 3,800	\$ -	\$ 3,800	\$ 3,800
Construction Contingency	\$ 424,750	\$ -	\$ 396,000	\$ 396,000
Construction Sub Total	\$ 9,003,550	\$ 767,833	\$ 8,239,717	\$ 9,007,550
Soft Cost				
Administrative Cost				
Legal Fees	\$ 18,750	\$ 600	\$ 18,150	\$ 18,750
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 341,860	\$ 170,925	\$ 180,935	\$ 351,860
Reimbursable Expenses	\$ 9,500	\$ 3,462	\$ 11,038	\$ 14,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ 20,200	\$ 5,965	\$ 14,235	\$ 20,200
Geo-Tech Report	\$ 71,200	\$ 36,662	\$ 34,538	\$ 71,200
Planning Cost				
Design Fees	\$ 970,882	\$ 282,647	\$ 693,235	\$ 975,882
A & E Reimbursable Expenses	\$ 17,600	\$ 1,166	\$ 16,434	\$ 17,600
Commissioning	\$ 115,800	\$ -	\$ 115,800	\$ 115,800
Printing & Plan Distribution	\$ 4,300	\$ 792	\$ 3,643	\$ 4,435
Hazardous Materials Consultant	\$ 80,100	\$ 19,327	\$ 60,773	\$ 80,100
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	\$ 6,917	\$ 117,233	\$ 124,150
Special Inspection and Testing	\$ 90,200	\$ 28,317	\$ 65,883	\$ 94,200
Miscellaneous Consultants	\$ 3,800	\$ 585	\$ 3,815	\$ 4,400
Miscellaneous				
Legal Advertisements	\$ 6,000	\$ 3,147	\$ 2,853	\$ 6,000
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 8,307	\$ 187,193	\$ 195,500
Technology	\$ 139,000	\$ 15,261	\$ 123,739	\$ 139,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 3,000	\$ 569	\$ 2,431	\$ 3,000
System Development Charges	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ 30,200	\$ -	\$ 30,200	\$ 30,200
Unallocated Owner Contingency	\$ 810,264	\$ -	\$ 772,476	\$ 772,476
Other District Costs	\$ 5,000	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 3,106,906	\$ 595,761	\$ 2,508,092	\$ 3,103,853
Total Project Cost	\$ 12,110,456	\$ 1,363,593	\$ 10,747,810	\$ 12,111,403



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FRUITDALE ELEMENTARY BUDGET
JANUARY 31, 2023**

Project Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost				
Maximum Allowable Construction Cost (MACC)	\$ 2,240,000	\$ 61,678	\$ 2,178,322	\$ 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	\$ 61,678	\$ 2,294,122	\$ 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	\$ 52,751	\$ 37,049	\$ 89,800
Reimbursable Expenses	\$ -	\$ 1,071	\$ 3,929	\$ 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	\$ 83,215	\$ 219,185	\$ 302,400
A & E Reimbursable Expenses	\$ 12,600	\$ 550	\$ 12,050	\$ 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	\$ 3,080	\$ 27,220	\$ 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	\$ 661	\$ 339	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)	\$ 195,500	\$ 8,307	\$ 187,193	\$ 195,500
Technology	\$ 139,000	\$ 15,261	\$ 123,739	\$ 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	\$ 3,934	\$ 1,066	\$ 5,000
Sub Total Soft Cost	\$ 1,203,750	\$ 194,980	\$ 1,008,770	\$ 1,203,750
Total Project Cost	\$ 3,559,550	\$ 256,658	\$ 3,302,892	\$ 3,559,550



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FLEMING MIDDLE SCHOOL BUDGET
JANUARY 31, 2023**

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	\$ 46,315	\$ 26,255	\$ 72,570
Reimbursable Expenses	\$ 2,500	\$ 596	\$ 1,904	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 25,000	\$ 17,662	\$ 7,338	\$ 25,000
Planning Cost				
Design Fees	\$ 140,000	\$ 81,170	\$ 58,830	\$ 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	\$ 22,134	\$ 12,866	\$ 35,000
Miscellaneous Consultants	1 \$ -	\$ 585	\$ 15	\$ 600
Miscellaneous				
Legal Advertisements	\$ 1,000	\$ 799	\$ 201	\$ 1,000
Furniture, Fixtures, and Equipment (FF&E)	\$ -	\$ -	\$ -	\$ -
Technology	\$ -	\$ -	\$ -	\$ -
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 500	\$ 300	\$ 200	\$ 500
System Development Charges	\$ -	\$ -	\$ -	\$ -
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ -	\$ -
Unallocated Owner Contingency	1 \$ 337,390	\$ -	\$ 336,790	\$ 336,790
Inflation	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 674,960	\$ 177,166	\$ 497,794	\$ 674,960
Total Project Cost	\$ 2,499,960	\$ 177,166	\$ 2,322,794	\$ 2,499,960

1. Reallocated within budget (12.31.22)



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FORT VANNOY ELEMENTARY BUDGET
JANUARY 31, 2023**

Project Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)	4	\$ 575,000	\$ 706,155	\$ (98,405)	\$ 607,750
Construction Contingency		\$ 28,750	\$ -	\$ -	\$ -
Construction Sub Total		\$ 603,750	\$ 706,155	\$ (98,405)	\$ 607,750
Soft Cost					
Administrative Cost					
Legal Fees		\$ -	\$ -	\$ -	\$ -
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management	4	\$ 19,490	\$ 29,375	\$ 5,115	\$ 34,490
Reimbursable Expenses		\$ 2,500	\$ 955	\$ 1,545	\$ 2,500
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ -	\$ -	\$ -	\$ -
Geo-Tech Report		\$ -	\$ -	\$ -	\$ -
Planning Cost					
Design Fees		\$ 30,482	\$ 10,200	\$ 25,282	\$ 35,482
A & E Reimbursable Expenses		\$ -	\$ -	\$ -	\$ -
Commissioning		\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution		\$ -	\$ 135	\$ -	\$ 135
Hazardous Materials Consultant		\$ -	\$ -	\$ -	\$ -
Building Envelope Consultant		\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ -	\$ -	\$ -	\$ -
Constructability Review		\$ -	\$ -	\$ -	\$ -
Plan Review & Building Permits		\$ 850	\$ 3,837	\$ 13	\$ 3,850
Special Inspection and Testing	4	\$ 5,000	\$ 6,182	\$ 2,818	\$ 9,000
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	4	\$ 30,188	\$ -	\$ -	\$ -
Other District Costs		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 90,510	\$ 51,336	\$ 36,121	\$ 87,457
Total Project Cost		\$ 694,260	\$ 757,490	\$ (62,283)	\$ 695,207

1. Reallocated within budget (05.31.22)
2. Reallocated within budget (08.31.22)



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
GENDER NEUTRAL BATHROOM BUDGET
JANUARY 31, 2023**

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	\$ -	\$ 6,955	\$ 45	\$ 7,000
Project Management	\$ 70,000	\$ 39,114	\$ 30,886	\$ 70,000
Reimbursable Expenses	\$ 2,500	\$ 839	\$ 1,661	\$ 2,500
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ -	\$ -	\$ -	\$ -
Planning Cost				
Design Fees	\$ 248,000	\$ 108,062	\$ 139,938	\$ 248,000
A & E Reimbursable Expenses	\$ 5,000	\$ 617	\$ 4,383	\$ 5,000
Commissioning	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Printing & Plan Distribution	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Hazardous Materials Consultant	\$ 30,000	\$ 11,722	\$ 18,278	\$ 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	\$ -	\$ 229,231	\$ 229,231
Inflation	\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost	\$ 673,231	\$ 168,475	\$ 504,756	\$ 673,231
Total Project Cost	\$ 2,857,231	\$ 168,475	\$ 2,688,756	\$ 2,857,231

1. Reallocated within budget (11.30.22)

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
EVERGREEN ELEMENTARY BUDGET
JANUARY 31, 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	\$ 2,500	\$ 209	\$ 2,291	\$ 2,500
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 85,000	\$ 3,371	\$ 81,629	\$ 85,000
Reimbursable Expenses	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -
Site Cost				
Site Survey	\$ -	\$ -	\$ -	\$ -
Geo-Tech Report	\$ 21,000	\$ -	\$ 21,000	\$ 21,000
Planning Cost				
Design Fees	\$ 250,000	\$ -	\$ 250,000	\$ 250,000
A & E Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -
Commissioning	\$ -	\$ -	\$ -	\$ -
Printing & Plan Distribution	\$ 500	\$ -	\$ 500	\$ 500
Hazardous Materials Consultant	\$ 15,000	\$ -	\$ 15,000	\$ 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	\$ -	\$ 20,000	\$ 20,000
Ed Specs	\$ -	\$ -	\$ -	\$ -
Kitchen	\$ -	\$ -	\$ -	\$ -
Miscellaneous				
Legal Advertisements	\$ 500	\$ -	\$ 500	\$ 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	\$ 3,803	\$ 460,652	\$ 464,455
Total Project Cost	\$ 2,499,455	\$ 3,803	\$ 2,495,652	\$ 2,499,455

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