



CAPITAL PROJECTS SUMMARY
END OF MONTH REPORT – APRIL 2022

HMK
COMPANY

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GENERAL PROGRAM UPDATE

April was a continuation of March regarding procuring the appropriate firms to handle the design and construction of the various projects. Fort Vannoy kicked off construction with the contractors, design firm, Josephine County, HMK and the district. Construction Manager | General Contractor (CM|GC) proposals were received and scored for CM|GC firms for the Fruitdale Elementary, Fleming Middle School Seismic and district wide restroom renovation projects. Fruitdale Elementary design meetings continued. ZCS Engineering and Architecture was selected as the design firm for the district wide restroom renovations.

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 April, we have requested 6 purchase orders and processed 11 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	5	\$477,135
Construction Contracts	1	\$ 493,000

LOCAL VENDORS AND CONTRACTORS

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

SOUTHERN OREGON AREA VENDORS and CONTRACTORS

G2 Consultants
Galli Group
HMK Company
Knife River Materials
KenCairn Landscape Architecture
ORW Architects
Pariani Land Surveying
Powell Engineering
ZCS Engineering & Architecture

FRUITDALE ELEMENTARY SCHOOL

PROJECT CLASSROOM ADDITION AND PARKING LOT EXPANSION

PROJECT DESCRIPTION

- Four classroom modular 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	07/07/22	40%	
Design Development	07/08/22	08/04/22	0%	
Construction Documents	08/05/22	9/11/22	0%	
Bid and Award	09/06/22	10/24/22	0%	
Construction	05/01/23	08/18/23	0%	
Owner Occupancy	08/19/23	08/20/22	0%	
Post Occupancy Evaluation	08/20/23	09/20/23	0%	
Warranty Period	08/18/23	08/18/24	0%	
Other			0%	

CURRENT ACTIVITIES

At Fruitdale Elementary the design team continued to meet weekly to further define the project and create some renderings to look at how the addition will coordinate with the existing school. There were three proposals received from CM | GC firms for this project. The firms were Adroit Construction, Vitus Construction and Outlier Construction. On April 14th the proposals were scored and the scoring team elected to interview both Adroit and Vitus Construction.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, a geotechnical investigation will be taking place onsite. There will be a recommendation to award the CM | GC contract to the selected firm of Adroit Construction.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Interview of CM | GC firms

CHALLENGES AND SOLUTIONS:

- Working through the schedule to address procurement delays and long lead times

ADDITIONAL INFORMATION

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

Mike Freeman, Project Manager
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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	04/31/22	33%	
Design Development	05/01/22	06/17/22	0%	
Construction Documents	06/18/22	08/12/22	0%	
Bid and Award	09/01/22	11/01/22	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

HMK published the CM | GC RFP on March 9th and received a proposal from Ausland Group, Outlier Construction, and Vitus Construction each on April 13th. Members of the District scored these proposal responses on April 21st and selected Vitus Construction as the best CM | GC firm for the project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, a Preconstruction kickoff meeting will be held to get Vitus Construction onboarded with the continuing design process.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Vitus Construction CM | GC firm selected

CHALLENGES AND SOLUTIONS:

- So far this project has not experienced any significant challenges

ADDITIONAL INFORMATION

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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	05/20/22	10%	
Design Development	05/23/22	07/15/22	0%	
Construction Documents	07/18/22	10/03/22	0%	
Bid and Award	10/03/22	11/04/22	0%	
Construction	11/07/22	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 district received 2 proposals from CM | GC firms for this project. The district scored the proposals on April 18th. A request for proposals was published for the hazardous material survey at the various schools involved in this project. This survey is required and will provide the project team with a scope for abating the hazardous materials identified.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, design team meetings will begin for this project starting with a kickoff and site visits on May 12th and 13th.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- CM | GC Proposal Scoring

CHALLENGES AND SOLUTIONS:

- So far this project has not experienced any significant challenges

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PROJECT PHOTO GALLERY



Mandatory Pre-Proposal Meeting for CM | GC Firms

FORT VANNOY ELEMENTARY SCHOOL

PROJECT PARKING LOT IMPROVEMENTS

PROJECT DESCRIPTION

- Parking expansion and traffic flow improvements

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Design	01/05/21	11/15/21	100%	Complete
Bid and Award	01/21/22	03/31/22	100%	Complete
Construction	06/15/22	08/12/22	0%	
Owner Occupancy	08/13/22	08/13/22	0%	
Post Occupancy Evaluation	08/13/22	09/13/22	0%	
Warranty Period	08/12/22	09/12/23	0%	
Other			0%	

CURRENT ACTIVITIES

This month, a Preconstruction meeting was held between members of the District, HMK, Knife River, and the county to discuss project procedural expectations, schedules, and begin coordinated work on the project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

In May, Knife River will begin the submittal process that allows them to begin procuring materials for the project. Additional permitting will be taking place to satisfy the requirements from Josephine County Public Works.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Preconstruction meeting held, permitting and scheduling kicked off.

CHALLENGES AND SOLUTIONS:

- So far this project has not experienced any significant challenges

ADDITIONAL INFORMATION

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