



CAPITAL PROJECTS SUMMARY
END OF MONTH REPORT – MARCH 2023

HMK
COMPANY

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GENERAL PROGRAM UPDATE

March saw the most construction movement to date with the projects. The Fruitdale Elementary project broke ground this month beginning with site work, and the District Wide Restroom Renovations started abatement and demo. The Fleming Middle School Seismic project is going to be looking at bidding next month and the Evergreen Elementary Seismic project is starting in on design.

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 March, we have requested 29 purchase orders and processed 60 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	21	\$ 1,321,417
Construction Contracts	8	\$ 8,126,783

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
Knife River Materials
KenCairn Landscape Architecture
Lawless Roofing
Lucas Main Construction
Metal Masters
ORW Architects
Pariani Land Surveying
Powell Engineering
Spartan Plumbing
Vitus Construction
Western Testing
Van Rowe Mechanical
Viking Concrete Cutting
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	100%	Complete
Construction	03/20/23	08/18/23	5%	
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

It was an exciting month at Fruitdale. Beginning with the Board awarding the Guaranteed Maximum Price (GMP) Amendment to Adroit for the addition project, the approval was followed by construction kick-off. The project broke ground late March and Adroit mobilized onsite. Temporary construction fencing went up, the site was surveyed and staked, clearing and grubbing began and the site contractor, Lucas Main Construction, began to excavate for the building footprint.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Utility Tie-In.
- Building Excavation and Sub-Grade.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Approval of the GMP Amendment to Adroit Construction.
- Breaking Ground

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

PROJECT PHOTO GALLERY







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	80%	
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

On March 20th, a page turn meeting was held with Vitus Construction, ZCS, and District staff. The purpose of this meeting is to review design plans, as well as confirm that the features and design elements are what the District expects. This also helps the contractor confirm that the specifications listed are approved and determine procurement and installation details. Collaboration meetings like this are held to avoid changes in the future, which could result in delays or added costs for the project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The design process for Construction Documents (CD) continues.

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	100%	
Construction	03/20/23	08/13/23	5%	
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

Abatement and demo at the schools was executed over Spring break to ensure safety of all staff and students and to mitigate interruptions. Each active construction area has been elaborately partitioned off from the functioning spaces of campus to continue prioritizing above noted concerns. As work progresses, continuous review of the workspaces and exterior staging areas will be performed. The demo proved to be very successful and is an encouraging start to the project with minimal unknown conditions revealed.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Beginning of construction at demoed areas.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

CHALLENGES AND SOLUTIONS:

- Minimizing interruptions while maximizing production to maintain schedule for end of summer completion.

ADDITIONAL INFORMATION

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

Josh Whitaker, Project Manager

josh.whitaker@hmkco.org

541.601.3638

PROJECT PHOTO GALLERY









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%	
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

This project is early in the design process and ZCS is starting to review the existing conditions, compare those to as-built drawings and begin to formulate a design to seismically renovate the Cafeteria and Gymnasium.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Starting the Design Development process.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- In contract with ZCS Engineering
- Beginning Design

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	\$ 773,508	\$ 7,838,042	\$ 8,611,550
Program Level	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 424,750	\$ -	\$ 396,000	\$ 396,000
Construction Sub Total	\$ 9,003,550	\$ 773,508	\$ 8,234,042	\$ 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	\$ 368,614	\$ 607,268	\$ 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	\$ 19,547	\$ 60,553	\$ 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	\$ 7,694	\$ 116,456	\$ 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	\$ 2,706	\$ 5,853
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	\$ 1,631	\$ 2,200
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	\$ 682,725	\$ 2,420,181	\$ 3,102,906
Total Project Cost	\$ 12,110,456	\$ 1,456,233	\$ 10,654,223	\$ 12,110,456

**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	\$ 773,508	\$ 5,974,242	\$ 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	\$ 773,508	\$ 8,234,042	\$ 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	\$ 368,614	\$ 607,268	\$ 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	\$ 19,547	\$ 60,553	\$ 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	\$ 7,694	\$ 116,456	\$ 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	\$ 2,706	\$ 5,853
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	\$ 1,631	\$ 2,200
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	\$ 682,725	\$ 2,420,181	\$ 3,102,906
Total Project Cost	\$ 12,110,456	\$ 1,456,233	\$ 10,654,223	\$ 12,110,456



**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	\$ 67,353	\$ 2,172,647	\$ 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	\$ 67,353	\$ 2,288,447	\$ 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	\$ 116,935	\$ 185,465	\$ 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	\$ 3,858	\$ 26,442	\$ 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	\$ 229,477	\$ 974,273	\$ 1,203,750
Total Project Cost	\$ 3,559,550	\$ 296,830	\$ 3,262,720	\$ 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	\$ 333	\$ 853
Furniture, Fixtures, and Equipment (FF&E)		\$ -	\$ -	\$ -	\$ -
Technology		\$ -	\$ -	\$ -	\$ -
Technology (Design)		\$ -	\$ -	\$ -	\$ -
Acoustics		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ 1,000	\$ 131	\$ 69	\$ 200
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	\$ 35,174	\$ 86,510
Total Project Cost		\$ 694,260	\$ 757,490	\$ (63,230)	\$ 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
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	\$ 160,309	\$ 87,691	\$ 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	\$ 11,942	\$ 18,058	\$ 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	\$ 220,942	\$ 452,289	\$ 673,231
Total Project Cost	\$ 2,857,231	\$ 220,942	\$ 2,636,289	\$ 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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