

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 overlaid by a large, abstract purple and blue geometric shape on the left side.

CAPITAL PROJECTS SUMMARY

END OF MONTH REPORT – DECEMBER 2023

HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

In December, work wrapped up at Fleming Middle School on the Seismic project, while at the same time work began on the additional restroom upgrade at the site. The Evergreen Elementary School Seismic project was able to make great use of the Construction Manager | General Contractor by receiving the first project estimate and constructability report. A couple of warranty items were addressed at Fruitdale Elementary School and among District Wide Restroom Renovation sites. Similar to the Fleming Middle School restroom, abatement began at Southern Oregon Success Academy.

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 December, we have requested 59 purchase orders and processed 232 invoices.

| Contract Type | Number of Contracts | Value |
|--|---------------------|--------------|
| Professional Service Agreements / Design Contracts | 32 | \$ 1,482,575 |
| Construction Contracts | 27 | \$17,533,844 |

LOCAL VENDORS AND CONTRACTORS

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

SOUTHERN OREGON AREA VENDORS and CONTRACTORS

Adroit Construction
Ausland Group
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

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 | 100% | Complete |
| Owner Occupancy | 08/12/23 | 08/13/23 | 100% | Complete |
| Post Occupancy Evaluation | 10/23/23 | 12/23/23 | 100% | |
| Warranty Period | 12/15/23 | 12/15/24 | 5% | |
| Other | | | 0% | |

CURRENT ACTIVITIES

With active construction completed, the work of finalizing construction documentation was worked out through the month of December. Closeout documentation has been submitted for the Seismic Rehabilitation Grant to issue payment for the project and the warranty period has begun. This warranty period initiates the duration of time where contractors are obligated to fix any issues that may arise from faulty construction or material failures during this first year after installation.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Project is complete!

HIGHLIGHTS, CHALLENGES, SOLUTIONS

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

PROJECT PHOTO GALLERY

7/7/23



7/28/23



7/28/23



8/18/23



DISTRICT WIDE RESTROOM RENOVATIONS

PROJECT RESTROOM UPGRADES and CONCESSIONS RESTORATION (Phase 2)

PROJECT DESCRIPTION

- Phase 2 includes reconstructed spaces with new finishes and Americans with Disabilities Act (ADA) upgrades at FMS, SOSA and re-establishing of the concessions at IVHS.
- Restrooms to be individual rooms with full height walls, hollow metal frames with wood doors.
- The restored concessions space will include indoor and outdoor service options.

| SCHEDULE & KEY MILESTONES | START | COMPLETION | % CPL | COMMENT |
|---------------------------|----------|------------|-------|---------|
| Pre-Design & Schematics | 05/08/23 | 07/11/23 | 100% | |
| Design Development | 07/11/23 | 09/7/23 | 100% | |
| Construction Documents | 09/7/23 | 11/28/23 | 100% | |
| Bid and Award | 09/21/23 | 12/04/23 | 100% | |
| Construction | 12/22/23 | 03/29/24 | 10% | |
| Building Commissioning | 03/22/24 | 03/29/24 | 0% | |
| Owner Occupancy | 03/29/24 | 03/29/24 | 0% | |
| Post Occupancy Evaluation | 03/29/24 | 04/29/24 | 0% | |
| Warranty Period | 03/29/24 | 03/29/25 | 0% | |
| Other | | | 0% | |

CURRENT ACTIVITIES

Demolition and abatement are the most invasive part of the construction process, and both were completed over Christmas break. Utilizing this timeframe for unlimited access ensured minimal disturbance to staff and students.

Subgrade plumbing work is already underway in these spaces demonstrating an encouraging start to the second phase of the project.

Several materials with long lead times have already been procured to support a short schedule duration and support on-time completion.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Phase 2 material procurement.
- Phase 2 construction.

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

Demolition at Fleming Middle School







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 | 100% | Complete |
| Construction Documents | 09/11/23 | 2/21/24 | 75% | |
| Bid and Award | 2/21/24 | 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

Throughout the month of December, the design team continued making progress towards construction documents to issue for subcontractor bidding and Ausland Group produced a constructability estimate of costs based on current drawing information available.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Review Ausland Group's 50% DD constructability report with ZCS and the District.
- Continue progress on Construction Documents, prepare for sub bidding.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

- Received 50% DD Constructability Report from Ausland Group.

CHALLENGES AND SOLUTIONS:

- Currently this project is not experiencing any significant challenges.

ADDITIONAL INFORMATION

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

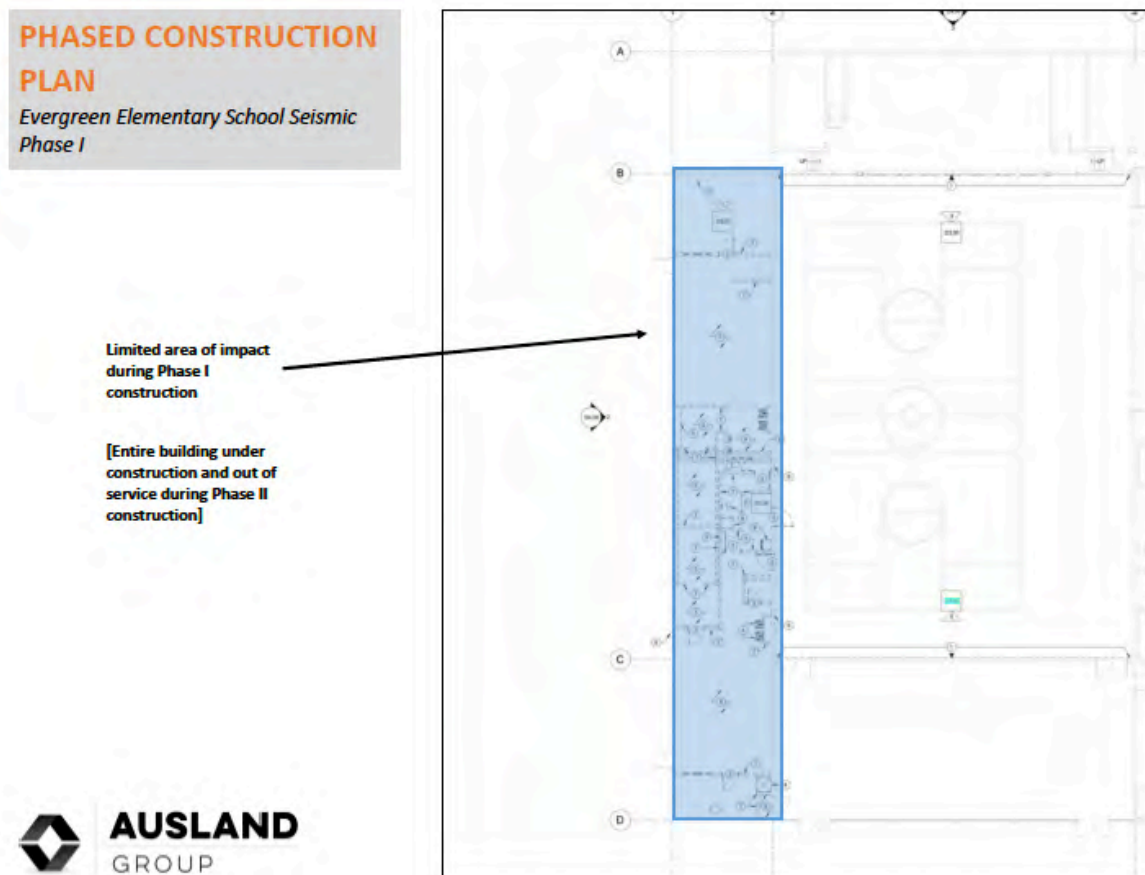
Mike Freeman, Program Manager

mike.freeman@hmkco.org

541.499.7996

PROJECT PHOTO GALLERY

Exhibits from Ausland's report highlighting phase 1 construction site plans



SITE LOGISTICS PLAN

Evergreen Elementary School Seismic
Phase I (May 1 - June 5)

LINE TYPES

- Perimeter Security Fencing – 6'
- Gate
- - - - - Opaque Fence Screening
- ← Vehicular Circulation
- Waste/Recycle Area
- - - - - ADA Accessible Route
- Scaffold Structure
- Construction Staging Area
- Contractor Office
- Toilet/Wash Facilities

SIGNAGE

- 1 Ausland Group Sign
- 2 Ausland Standard Construction Entry Signage
- 3 Custom sign on barricade: "Emergency Exit Only – please use another exit"
- 4 Custom sign on barricade: "Stairs Closed – please enter via ramp →"





**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
REVENUE BUDGET
DECEMBER 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 | \$ - | \$ 10,807,358 | \$ - | \$ 10,807,358 |
| 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 | \$ - | \$ 16,501,033 | \$ - | \$ 16,501,033 |

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



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
OVERALL BUDGET
DECEMBER 31, 2023**

| Program Expense | Original Budget | Paid to Date | Remaining Balance | Revised Budget |
|---|----------------------|----------------------|---------------------|----------------------|
| Hard Cost | | | | |
| District Wide Project | \$ - | \$ - | \$ - | \$ - |
| School Projects | \$ 8,578,800 | \$ 10,346,554 | \$ 2,864,220 | \$ 13,210,774 |
| Program Level | \$ - | \$ - | \$ - | \$ - |
| Construction Contingency | \$ 424,750 | \$ - | \$ 472,739 | \$ 472,739 |
| Construction Sub Total | \$ 9,003,550 | \$ 10,346,554 | \$ 3,336,959 | \$ 13,683,513 |
| 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 | \$ 424,879 | \$ 58,981 | \$ 483,860 |
| Reimbursable Expenses | \$ 9,500 | \$ 9,541 | \$ 9,959 | \$ 19,500 |
| 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 | \$ 805,246 | \$ 234,505 | \$ 1,039,751 |
| 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 | \$ 34,986 | \$ 85,100 |
| 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 | \$ 142,175 | \$ 44,742 | \$ 186,917 |
| Special Inspection and Testing | \$ 90,200 | \$ 65,474 | \$ 37,776 | \$ 103,250 |
| Miscellaneous Fees | \$ 3,800 | \$ 45,106 | \$ 8,994 | \$ 54,100 |
| Miscellaneous | | | | |
| Legal Advertisements | \$ 6,000 | \$ 3,656 | \$ 2,197 | \$ 5,853 |
| Furniture, Fixtures, and Equipment (FF&E) | \$ 195,500 | \$ 8,728 | \$ 186,772 | \$ 195,500 |
| Technology | \$ 139,000 | \$ 111,572 | \$ 104,928 | \$ 216,500 |
| Technology (Design) | \$ - | \$ - | \$ - | \$ - |
| Acoustics | \$ - | \$ - | \$ - | \$ - |
| Criminal Background Checks | \$ 3,000 | \$ 2,048 | \$ 852 | \$ 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 | \$ - | \$ 259,726 | \$ 259,726 |
| Other District Costs | \$ 5,000 | \$ 4,827 | \$ 173 | \$ 5,000 |
| Sub Total Soft Cost | \$ 3,106,906 | \$ 1,748,707 | \$ 1,211,600 | \$ 2,960,307 |
| Total Project Cost | \$ 12,110,456 | \$ 12,095,260 | \$ 4,548,560 | \$ 16,643,820 |

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

| Project Expense | Original Budget | Paid to Date | Remaining Balance | Revised Budget |
|--|----------------------|----------------------|---------------------|----------------------|
| Hard Cost | | | | |
| Maximum Allowable Construction Cost (MACC) | \$ 6,715,000 | \$ 8,231,384 | \$ 2,899,390 | \$ 11,130,774 |
| Asbestos | \$ 160,000 | \$ - | \$ 160,000 | \$ 160,000 |
| Seismic Retro Upgrade | \$ 1,700,000 | \$ 2,115,170 | \$ (195,170) | \$ 1,920,000 |
| Misc Consultants | \$ 3,800 | \$ - | \$ - | \$ - |
| Construction Contingency | \$ 424,750 | \$ - | \$ 472,739 | \$ 472,739 |
| Construction Sub Total | \$ 9,003,550 | \$ 10,346,554 | \$ 3,336,959 | \$ 13,683,513 |
| 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 | \$ 424,879 | \$ 58,981 | \$ 483,860 |
| Reimbursable Expenses | \$ 9,500 | \$ 9,541 | \$ 9,959 | \$ 19,500 |
| 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 | \$ 805,246 | \$ 234,505 | \$ 1,039,751 |
| 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 | \$ 34,986 | \$ 85,100 |
| 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 | \$ 142,175 | \$ 44,742 | \$ 186,917 |
| Special Inspection and Testing | \$ 90,200 | \$ 65,474 | \$ 37,776 | \$ 103,250 |
| Miscellaneous Consultants | \$ 3,800 | \$ 45,106 | \$ 8,994 | \$ 54,100 |
| Miscellaneous | | | | |
| Legal Advertisements | \$ 6,000 | \$ 3,656 | \$ 2,197 | \$ 5,853 |
| Furniture, Fixtures, and Equipment (FF&E) | \$ 195,500 | \$ 8,728 | \$ 186,772 | \$ 195,500 |
| Technology | \$ 139,000 | \$ 111,572 | \$ 104,928 | \$ 216,500 |
| Technology (Design) | \$ - | \$ - | \$ - | \$ - |
| Acoustics | \$ - | \$ - | \$ - | \$ - |
| Criminal Background Checks | \$ 3,000 | \$ 2,048 | \$ 852 | \$ 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 | \$ - | \$ 259,726 | \$ 259,726 |
| Other District Costs | \$ 5,000 | \$ 4,827 | \$ 173 | \$ 5,000 |
| Sub Total Soft Cost | \$ 3,106,906 | \$ 1,748,707 | \$ 1,211,600 | \$ 2,960,307 |
| Total Project Cost | \$ 12,110,456 | \$ 12,095,260 | \$ 4,548,560 | \$ 16,643,820 |



**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
FLEMING MIDDLE SCHOOL BUDGET
DECEMBER 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 | 3 | \$ 1,700,000 | \$ 2,115,170 | \$ (195,170) | \$ 1,920,000 |
| Construction Contingency | 3 | \$ 85,000 | \$ - | \$ - | \$ - |
| Construction Sub Total | | \$ 1,825,000 | \$ 2,115,170 | \$ (155,170) | \$ 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 | 3,4 | \$ 72,570 | \$ 112,752 | \$ 4,818 | \$ 117,570 |
| Reimbursable Expenses | | \$ 2,500 | \$ 2,171 | \$ 329 | \$ 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 | \$ 238,700 | \$ 1,300 | \$ 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 | \$ - | \$ 1,135 | \$ 365 | \$ 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 | \$ 489 | \$ 12 | \$ 500 |
| System Development Charges | | \$ - | \$ - | \$ - | \$ - |
| Value Engineering | | \$ - | \$ - | \$ - | \$ - |
| Utility Connection Fee | | \$ - | \$ - | \$ - | \$ - |
| Unallocated Owner Contingency | 1,2,3,4 | \$ 337,390 | \$ - | \$ 36,890 | \$ 36,890 |
| Inflation | | \$ - | \$ - | \$ - | \$ - |
| Sub Total Soft Cost | | \$ 674,960 | \$ 450,245 | \$ 89,715 | \$ 539,960 |
| Total Project Cost | | \$ 2,499,960 | \$ 2,565,415 | \$ (65,454) | \$ 2,499,960 |

1. Reallocated within budget (12.31.22)
2. Reallocated within budget (04.30.23)
3. Reallocated within budget (08.31.23)
4. Reallocated within budget (11.30.23)

**THREE RIVERS SCHOOL DISTRICT
RENOVATION PROJECTS
EVERGREEN ELEMENTARY BUDGET
DECEMBER 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 | 1 | \$ 2,500 | \$ - | \$ 2,500 | \$ 2,500 |
| Bond Counsel | | \$ - | \$ - | \$ - | \$ - |
| Bond Issuance Cost | | \$ - | \$ - | \$ - | \$ - |
| Builders Risk Insurance | | \$ - | \$ - | \$ - | \$ - |
| Project Management | | \$ 85,000 | \$ 36,551 | \$ 48,449 | \$ 85,000 |
| Reimbursable Expenses | | \$ 2,000 | \$ 453 | \$ 1,547 | \$ 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 | \$ 65,161 | \$ 184,839 | \$ 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 | \$ 17,537 | \$ 2,463 | \$ 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 | \$ 136,178 | \$ 328,277 | \$ 464,455 |
| Total Project Cost | | \$ 2,499,455 | \$ 136,178 | \$ 2,363,277 | \$ 2,499,455 |

1. Recategorized expense (06.30.23)



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

| Project Expense * | | Original Budget | Paid to Date | Remaining Balance | Revised Budget |
|--|-------------|---------------------|---------------------|---------------------|---------------------|
| Hard Cost | | | | | |
| Maximum Allowable Construction Cost (MACC) | 7,9 | \$ 2,000,000 | \$ 3,771,037 | \$ 1,043,499 | \$ 4,814,536 |
| Pre-construction Services | | \$ 80,000 | \$ - | \$ 80,000 | \$ 80,000 |
| Seismic Retro Upgrade | | \$ - | \$ - | \$ - | \$ - |
| 1.5% Solar (Total Project Major Building) | | \$ - | \$ - | \$ - | \$ - |
| Construction Contingency | 6,7,9 | \$ 104,000 | \$ - | \$ 240,727 | \$ 240,727 |
| Construction Sub Total | | \$ 2,184,000 | \$ 3,771,037 | \$ 1,364,226 | \$ 5,135,263 |
| 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 | 4,7,8 | \$ 70,000 | \$ 143,525 | \$ (6,525) | \$ 137,000 |
| Reimbursable Expenses | 8 | \$ 2,500 | \$ 2,685 | \$ 4,815 | \$ 7,500 |
| Other Administrative Charges | | \$ - | \$ - | \$ - | \$ - |
| Site Cost | | | | | |
| Site Survey | | \$ - | \$ - | \$ - | \$ - |
| Geo-Tech Report | | \$ - | \$ - | \$ - | \$ - |
| Planning Cost | | | | | |
| Design Fees | 3 | \$ 248,000 | \$ 282,375 | \$ 12,955 | \$ 295,330 |
| 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 | \$ 4,410 | \$ 23,000 |
| Building Envelope Consultant | | \$ - | \$ - | \$ - | \$ - |
| Construction Testing | | \$ - | \$ - | \$ - | \$ - |
| Constructability Review | | \$ - | \$ - | \$ - | \$ - |
| Plan Review & Building Permits | 2 | \$ 40,000 | \$ 51,495 | \$ 11,272 | \$ 62,767 |
| Special Inspection and Testing | 2 | \$ 10,000 | \$ 1,343 | \$ 8,657 | \$ 10,000 |
| Miscellaneous Consultants | 6,8 | \$ - | \$ 4,132 | \$ 4,668 | \$ 8,800 |
| Miscellaneous | | | | | |
| Legal Advertisements | | \$ 2,500 | \$ 1,167 | \$ 1,333 | \$ 2,500 |
| Furniture, Fixtures, and Equipment (FF&E) | 2,3,6,10 | \$ - | \$ - | \$ - | \$ - |
| Technology | 10 | \$ - | \$ 76,708 | \$ 792 | \$ 77,500 |
| 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 | 1,4,5,7,8,1 | \$ 236,231 | \$ - | \$ 194,731 | \$ 194,731 |
| Inflation | | \$ - | \$ - | \$ - | \$ - |
| Sub Total Soft Cost | | \$ 673,231 | \$ 597,660 | \$ 247,668 | \$ 845,328 |
| Total Project Cost | | \$ 2,857,231 | \$ 4,368,697 | \$ 1,611,894 | \$ 5,980,591 |

1. Reallocated within budget (11.30.22)
2. Reallocated within budget (03.31.23)
3. Reduced from prior months for grant received and reallocated to Design Fee (06.30.23)
4. Reallocated within budget (06.30.23)
5. Reallocated within budget (08.31.23)
6. Reallocated within budget (09.30.23)
7. Increase budget for scope additions (11.30.23)

HMK COMPANY



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