



Gold Beach Junior/Senior High School

# CENTRAL CURRY SCHOOL DISTRICT CAPITAL BOND PROGRAM

END OF MONTH REPORT – MARCH 2025

**HMK**  
COMPANY  
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## GENERAL PROGRAM UPDATE

During the month of March, the Central Curry School District's Bond Program made significant strides in preparing for the critical summer construction period at both Gold Beach High School and Riley Creek Elementary. Activities focused heavily on site preparation, detailed coordination, and procurement efforts to maintain project momentum and minimize future disruptions.

At Gold Beach High School, demolition activities in the locker rooms were completed, including removal of old tile, ceilings, and fixtures. Plumbing rough-ins were initiated, and preliminary inspections were conducted by the County of Gold Beach. Key coordination occurred between S+B James, Pacwest Plumbing, and Viking Saw Cutting to ensure that the complex shower room slab and subgrade preparations stayed on track.

Meanwhile, Riley Creek Elementary also advanced internal upgrades, with restroom demolition and plumbing rough-ins scheduled. A major factor shaping planning was the anticipated City of Gold Beach water main replacement project slated for summer, which overlaps with parking lot work. Coordination meetings were held to avoid conflicts, with the City requesting S+B James to assist with portions of the work.

Additionally, the project team ramped up efforts to finalize procurement for long lead-time materials. This includes lighting, tile, vinyl windows, carpet (Tarket), and door/hardware packages. The team emphasized the urgency of placing orders to avoid delays due to nationwide construction material demand. Specific focus was given to MDA breakers and LED light updates, which remain critical for maintaining the summer installation timeline.

Meetings held throughout March (and early April) also brought clarity to the project's risk areas, including RFIs around backfill compaction, slab details, and lighting fixture revisions. A weekly RFI coordination meeting was established to streamline technical resolution and ensure faster turnaround times. Notably, several Change Order Requests were submitted this month for shower subgrade prep, ceiling demo, and additional tile work, all critical to maintaining progress on the locker room renovations.

Altogether, March marked a productive period that laid the groundwork for the high-intensity work scheduled for the summer. The bond team, architects, and construction partners remained aligned in their commitment to delivering improvements efficiently, on time, and with minimal disruption to students and staff.

## CURRENT ACTIVITIES

Onsite activity in March was steady and productive. At Gold Beach High School, the focus was on preparing the boys' and girls' locker rooms for renovation. S+B James Construction managed the removal of old finishes and fixtures, while PacWest Plumbing handled plumbing rough-ins for new restrooms and showers. Viking Saw Cutting and Global Pacific Environmental assisted with demo and slab prep work, and Reese Electric began electrical rough-ins.



At Riley Creek Elementary, demolition work also began in restrooms 119 and 120. Plumbing and electrical rough-ins followed, along with framing and preparation for drywall. The design and construction teams remained busy coordinating material submittals and approvals for upcoming work. The pace of procurement and submittal reviews picked up to keep projects aligned with upcoming installation milestones in April and May.



## ACTIVITIES SCHEDULED FOR NEXT MONTH

In April, concrete slab pour-backs are scheduled at Gold Beach High School, followed by wall framing, drywall, ceiling installations, and continued MEP rough-ins. Tile work and paint prep will begin shortly after. At Riley Creek, drywall installation in restrooms is planned for late April, followed by interior finishes in early May.

Procurement remains a key focus, with Tarket carpet, lighting, and windows in the ordering phase to ensure timely delivery. A new weekly RFI review meeting was added to support better coordination and timely decision-making. These efforts are keeping the project on track as we move toward the busiest construction window this summer.

## PROJECT ADMINISTRATION

Project administration and accounting support are two key areas critical to Program success. This is a combined effort of HMK Company and CCSD Accounting Department. As of March 19, 2025, we have requested 41 purchase orders and processed 120 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	13	\$ 224,535
Construction Contracts	28	\$ 14,339,325

## CHALLENGES & SOLUTIONS

The team continues to manage project coordination and scheduling with a proactive approach. A few construction details required follow-up through RFIs, which are being addressed through regular team meetings and weekly check-ins. Material ordering is being closely tracked to avoid delays, and contractors are working to confirm timelines and keep installations moving forward.

There was also some coordination with the City of Gold Beach around possible utility work near Riley Creek, which is being reviewed to avoid conflict with the project schedule. These items are being handled efficiently to maintain progress and keep the overall project timeline on track.

## Additional Information

For questions, comments, or for further information, please contact:

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**CENTRAL CURRY SCHOOL DISTRICT No. 1**  
**BOND PROJECT**  
**PROGRAM LEVEL BUDGET**  
**FEBRUARY 28, 2025**

Program Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Soft Cost</b>					
<b>Administrative Cost</b>					
Legal Fees	2	\$ -	\$ 6,449	\$ 15,752	\$ 22,200
Bond Counsel	1	\$ 40,000	\$ 68,000	\$ -	\$ 68,000
Bond Issuance Cost	1	\$ 192,677	\$ 163,527	\$ 1,150	\$ 164,677
Builders Risk Insurance		\$ -	\$ -	\$ -	\$ -
Project Management		\$ 587,987	\$ 326,742	\$ 261,245	\$ 587,987
Reimbursable Expenses		\$ -	\$ -	\$ -	\$ -
Other Administrative Charges		\$ 46,800	\$ -	\$ 46,800	\$ 46,800
Printing & Plan Distribution		\$ -	\$ -	\$ -	\$ -
Criminal Background Checks		\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>		<b>\$ 867,464</b>	<b>\$ 564,717</b>	<b>\$ 324,947</b>	<b>\$ 889,664</b>
<b>Total Program Level Cost</b>		<b>\$ 867,464</b>	<b>\$ 564,717</b>	<b>\$ 324,947</b>	<b>\$ 889,664</b>

1. Reclass within Budget (11.30.23)



**CENTRAL CURRY SCHOOL DISTRICT No. 1**  
**BOND PROJECT**  
**OVERALL BUDGET**  
**FEBRUARY 28, 2025**

<b>Program Expense</b>	<b>Original Budget</b>	<b>Paid to Date</b>	<b>Remaining Balance</b>	<b>Revised Budget</b>
<b>Hard Cost</b>				
Maximum Allowable Construction Cost (MACC)	\$ 10,396,952	\$ 2,688,159	\$ 11,477,884	\$ 14,166,043
Green Energy Technology	\$ -	\$ -	\$ -	\$ -
Asbestos Abatement	\$ -	\$ -	\$ -	\$ -
District Managed	\$ 100,000	\$ 109,671	\$ -	\$ 109,671
Construction Contingency	\$ 547,207	\$ -	\$ 617,272	\$ 617,272
<b>Construction Sub Total</b>	<b>\$ 11,044,159</b>	<b>\$ 2,797,830</b>	<b>\$ 12,095,156</b>	<b>\$ 14,892,986</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	\$ 6,700	\$ 6,449	\$ 15,752	\$ 22,200
Bond Counsel	\$ 40,000	\$ 68,000	\$ -	\$ 68,000
Bond Issuance Cost	\$ 192,677	\$ 163,527	\$ 1,150	\$ 164,677
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 587,987	\$ 326,742	\$ 261,245	\$ 587,987
Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -
Other Administrative Charges	\$ 46,800	\$ -	\$ 46,800	\$ 46,800
<b>Site Cost</b>				
Site Survey	\$ 109,900	\$ 26,785	\$ 5,215	\$ 32,000
Geo-Tech Report	\$ 109,900	\$ 38,740	\$ 11,260	\$ 50,000
<b>Planning Cost</b>				
Design Fees	\$ 1,098,300	\$ 1,004,229	\$ 540,771	\$ 1,545,000
A & E Reimbursable Expenses	\$ 25,000	\$ 9,884	\$ 6,616	\$ 16,500
Commissioning	\$ 307,500	\$ 1,723	\$ 149,277	\$ 151,000
Hazardous Materials Consultant	\$ 65,400	\$ 15,315	\$ 141,685	\$ 157,000
Building Envelope Consultant	\$ 76,000	\$ -	\$ 105,000	\$ 105,000
Constructability Review	\$ 225,000	\$ -	\$ 200,000	\$ 200,000
Special Inspection and Testing	\$ 78,500	\$ -	\$ 64,000	\$ 64,000
Plan Review & Building Permits	\$ 273,400	\$ 131,100	\$ 54,791	\$ 185,892
Printing & Plan Distribution	\$ 2,000	\$ -	\$ -	\$ -
Miscellaneous Fees	\$ 219,000	\$ -	\$ 160,000	\$ 160,000
Ed Specs	\$ -	\$ -	\$ -	\$ -
Kitchen	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>				
Legal Advertisements	\$ 8,200	\$ 1,996	\$ 7,004	\$ 9,000
Furniture, Fixtures, and Equipment (FF&E)	\$ 353,500	\$ -	\$ 150,000	\$ 150,000
Technology	\$ 216,000	\$ -	\$ 130,000	\$ 130,000
Technology (Design)	\$ -	\$ -	\$ -	\$ -
Acoustics	\$ -	\$ -	\$ -	\$ -
Criminal Background Checks	\$ 2,250	\$ -	\$ 1,500	\$ 1,500
System Development Charges	\$ -	\$ -	\$ 30,000	\$ 30,000
Value Engineering	\$ -	\$ -	\$ -	\$ -
Utility Connection Fee	\$ -	\$ -	\$ 20,000	\$ 20,000
Unallocated Owner Contingency	\$ 547,995	\$ -	\$ 479,108	\$ 479,108
Inflation	\$ -	\$ -	\$ -	\$ -
<b>Sub Total Soft Cost</b>	<b>\$ 4,592,009</b>	<b>\$ 1,794,489</b>	<b>\$ 2,581,175</b>	<b>\$ 4,375,664</b>
<b>Total Project Cost</b>	<b>\$ 15,636,168</b>	<b>\$ 4,592,319</b>	<b>\$ 14,676,330</b>	<b>\$ 19,268,650</b>