



Gold Beach Junior/Senior High School

# CENTRAL CURRY SCHOOL DISTRICT CAPITAL BOND PROGRAM

END OF MONTH REPORT – May 2025



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## GENERAL PROGRAM UPDATE

As the school year ends and summer begins, the Central Curry School District Bond Program has transitioned into its most active construction window. June marks a major turning point for both Gold Beach Junior/Senior High School and Riley Creek Elementary, as the project teams shift focus from planning and preparation to active on-site execution. This "flip" into summer construction has been carefully coordinated to maximize progress while campuses are unoccupied, reducing disruption to students and staff.

A key focus this month has been the review and finalization of markups for procurement. With long-lead items such as HVAC units, lighting systems, and specialized flooring materials critical to keeping the construction schedule on track, ensuring timely orders has been a top priority. The team continues to work closely with contractors and suppliers to verify specifications and delivery timelines, aiming to avoid any delays in the construction phases.

In tandem, the district and HMK Company have been conducting frequent site meetings and oversight reviews to align all teams on the evolving schedule, responsibilities, and safety protocols. These coordinated efforts are crucial for maintaining momentum as demolition, utility work, and interior renovations begin to ramp up. The project remains aligned with its core goals of improving safety, modernizing facilities, and enhancing educational environments across both campuses.

## CURRENT ACTIVITIES

June marked the official start of full-scale construction at both Gold Beach High School and Riley Creek Elementary, with demolition and early infrastructure work taking center stage.

At **Gold Beach High School**, preparations and work inside the locker rooms have progressed steadily. Floor grinding and prep work for polished concrete was conducted throughout the month by Brandsen Hardwood Floors, and is on track for completion by the end of June. Tile installation is scheduled to begin mid-month, with materials arriving on site the week of June 10. Plumbing contractors from Pacwest completed the installation of urinals in Room 176, with additional restroom work underway. The project team also began forming and pouring concrete pads for heat pumps and bollards—though coordination at Riley Creek is ongoing due to layout constraints.

Demolition activities officially began June 16 at GBHS, starting with the administrative areas, restrooms, and the inclusive bathroom. The demolition is progressing outward from the cafeteria and the north side of the building. Notably, the removal of a large vault in the administration wing has presented an early challenge due to structural constraints.



At **Riley Creek Elementary**, demo work also commenced on June 16, beginning in the administration and restroom areas before moving west toward the library and then north. As demolition proceeds, windows are being boarded up in sequence. Teams are actively coordinating access and HVAC installation logistics on the building's east side to maintain progress flow and site safety.

Both schools are undergoing continuous inspections, with no safety incidents reported as of the latest meetings. RFIs (Requests for Information) and submittals are being addressed promptly to maintain schedule efficiency and ensure material compatibility across all areas of renovation.

## 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 April 30, 2025, we have requested 45 purchase orders and processed 125 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	17	\$ 171,192
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.



## ACTIVITIES SCHEDULED FOR NEXT MONTH

July is poised to be one of the most intensive construction months for the Central Curry School District Bond Program, with numerous trades working in tandem across both campuses to meet tight summer deadlines before the new school year.

At **Gold Beach High School**, key activities will include:

- Continued flooring and tile installation in restrooms and locker rooms, with tile work expected to finish by mid-July.
- Drywall work, taping, and painting will commence in renovated spaces, including administrative and restroom areas.
- New HVAC system installation will begin as mechanical units arrive and rooftop work is coordinated with structural teams.
- Ceiling grid installation in finished areas will start toward the end of the month.
- Sitework including final concrete pours and landscape grading around HVAC pads and building perimeters.

At **Riley Creek Elementary**, the construction team will focus on:

- Rough-in work for mechanical, electrical, and plumbing systems within the administration wing, restrooms, and kitchen.
- Interior framing and drywall in renovated areas, scheduled to progress as soon as demolition and abatement conclude.
- Window and storefront installations, scheduled to begin mid-July, following final layout coordination.
- Flooring prep and tile installation in restrooms and other renovated zones.
- Exterior improvements such as sidewalk grading, foundation work for new entries, and fencing installation.

## ADDITIONAL INFORMATION

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

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## PROJECT PHOTO GALLERY

### Gold Beach High School Air and water infiltration test





**CENTRAL CURRY SCHOOL DISTRICT No. 1**  
**BOND PROJECT**  
**REVENUE BUDGET**  
**APRIL 30, 2025**

<b>Program Revenue <sup>1</sup></b>	<b>Original Budget</b>	<b>Received to Date</b>	<b>Allocated to Date</b>	<b>Unallocated Balance</b>	<b>Revised Budget</b>
<b>Bond and Other Proceeds</b>					
Bond Proceeds	\$ 15,000,000	\$ 15,000,000	\$ 15,000,000	\$ -	\$ 15,000,000
Bond Premium	\$ 1,469,667	\$ 1,469,667	\$ 268,650	\$ 1,201,017	\$ 1,469,667
OSCIM Grant	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 4,000,000
Miscellaneous Grant	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ 604,097	\$ -	\$ 604,097	\$ 604,097
Other Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 20,469,667</b>	<b>\$ 21,073,764</b>	<b>\$ 19,268,650</b>	<b>\$ 1,805,114</b>	<b>\$ 21,073,764</b>

The financial statement presentation has been prepared as a courtesy by HMK. They are based on information derived from ledgers provided by the agency, which have not been independently verified. The financial information included in this presentation is unaudited and should be used for informational purposes only and should not be relied upon for any other use.



**CENTRAL CURRY SCHOOL DISTRICT No. 1**  
**BOND PROJECT**  
**OVERALL BUDGET**  
**APRIL 30, 2025**

	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Program Expense</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	\$ 10,049	\$ 12,152	\$ 22,200
Bond Counsel	\$ 40,000	\$ 68,000	\$ -	\$ 68,000
Bond Issuance Cost	\$ 192,677	\$ 170,322	\$ (5,645)	\$ 164,677
Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 587,987	\$ 386,134	\$ 201,853	\$ 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	\$ 1,112,372	\$ 432,628	\$ 1,545,000
A & E Reimbursable Expenses	\$ 25,000	\$ 9,884	\$ 6,616	\$ 16,500
Commissioning	\$ 307,500	\$ 2,063	\$ 148,937	\$ 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	\$ 141,935	\$ 43,957	\$ 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>\$ 1,983,595</b>	<b>\$ 2,392,069</b>	<b>\$ 4,375,664</b>
<b>Total Project Cost</b>	<b>\$ 15,636,168</b>	<b>\$ 4,781,425</b>	<b>\$ 14,487,224</b>	<b>\$ 19,268,650</b>