



December 17, 2025

David Valenzuela, Superintendent  
Three Rivers School District  
8550 New Hope Road  
Grants Pass, Oregon 97527

Re: Three Rivers School District  
Seismic Retrofit Project  
Lincoln Savage Middle School  
Recommendation to Award Contract for Construction Manager | General Contractor

Dear David,

The Three Rivers School District received two Construction Manager | General Contractor (CM|GC) request for proposals (RFP) responses, from Adroit Construction Co. and Vitus Construction. After careful review and consideration, the Scoring Committee and HMK Company recommend that the Three Rivers School District enter into a CM|GC contract with Adroit Construction Co.

Adroit Construction Co. is a Contractor of good reputation that has the committed resources to provide the required services for the project. Their proposed CM|GC fee is 4.95%. Within the RFP response, Adroit Construction Co. has assembled a thoughtful and comprehensive local contractor and vendor plan that we believe will facilitate significant local participation.

We are asking that the Board of Directors take action to award the CM|GC Contract for the Seismic Retrofit Project at Lincoln Savage Middle School to Adroit Construction Co. This request will enable Adroit Construction Co. to immediately engage with the project team as we look at the various design and construction options for the project. We request that the board authorize a Pre-Construction Services contract in the amount Not to Exceed \$75,000.00.

As a point of reference, once the project has been bid and a Guaranteed Maximum Price (GMP) has been determined, a recommendation to award a GMP Amendment for the Project will be brought to the Board of Directors for acceptance and authorization.

Sincerely,

A handwritten signature in cursive script that reads 'Joshua Whitaker'.

Joshua Whitaker  
Project Manager  
HMK Company

Att: Scoring Tally



THREE RIVERS SCHOOL DISTRICT  
LINCOLN SAVAGE MIDDLE SCHOOL SEISMIC RETROFIT PROJECT  
CM/JGC REQUEST FOR PROPOSAL  
Wednesday, December 3, 2025

	Adroit Construction														Vitus Construction													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	34.75	15.00	10.00	15.00	16.63	8.25	3.88	10.00	9.50	10.00	5.00	4.75	142.75	P	31.50	11.88	9.25	12.25	15.13	8.75	4.25	9.25	7.00	7.50	4.13	5.00	125.88

<u>Criteria</u>	<u>150 Possible Points</u>
1	Cover Letter: (P/F)
2	Company Overview: (35 Points Max)
3	Similar Project History: (15 Points Max)
4	Safety: (10 Points Max)
5	Firm Experience: (15 Points Max)
6	Staffing & Staff Qualifications: (20 Points Max)
7	Fees: (10 Points Max)
8	General Conditions: (5 Points Max)
9	Cost Estimating: (10 Points Max)
10	Value Engineering: (10 Points Max)
11	Constructability Review: (10 Points Max)
12	Subcontractor/Supplier Recruitment, general: (5 Points Max)
13	Subcontractor/Supplier Recruitment, local: (5 Points Max)