EXHIBIT B TO BOARD RESOLUTIONS

PROPOSED FINDINGS
PURSUANT TO ORS 279C.335 AND OAR 137-049-0610, -0620, -0630, and -0690
BY THE THREE RIVERS SCHOOL DISTRICT
LINCOLN SAVAGE MIDDLE SCHOOL SESIMIC RETROFIT PROJECT

On November 18, 2026, the Three Rivers School District (the "District") submitted a request for exemption from the competitive bidding requirements of ORS Chapter 279C.335(1), pursuant to ORS 279C.335(2), for a project referred to as the Lincoln Savage Middle School Seismic Retrofit Project. This exemption is sought to allow the District to utilize an alternative contracting method for this Project. Specifically, the District proposes to implement a Two-Step Request for Qualifications | Invitation to Bid (RFQ | ITB) procurement process.

(a) A **Request for Qualifications (RFQ)** to identify contractors who demonstrate exceptional qualifications based on experience, personnel, and resources to perform the Project in alignment with the District's requirements; and

(b) An **Invitation to Bid (ITB)** conducted in accordance with the competitive bidding standards and procedures of the Oregon Public Contracting Code. Participation in the ITB process will be limited to contractors pre-qualified through the RFQ process.

ORS 279c.335(2)(b)-- In approving a finding under this paragraph, the…the local contract review board shall consider the type, cost and amount of the contract…

OAR 137-049-0630 Descriptions. Findings supporting a competitive bidding exemption must describe with specific any Alternative Contracting Method to be used in lieu of competitive bidding, including, but not limited to, whether a one-step (request for Proposals), two-step (beginning with a Request for Qualifications, followed by a Invitation to Bid) or other solicitation process will be utilized. The Findings may also describe anticipated characteristics or features of the resulting Public Improvement Contract. However, the purpose of an exemption from competitive bidding is limited to a determination of the Procurement method. Any unnecessary or incidental descriptions of the specific details of the anticipated Contract within the supporting Findings are not binding upon the Contracting Agency. The parameters of the Public Improvement Contract are those characteristics or specifics that are announced in the Solicitation Document.

The Board is requested to approve the following findings:

The Three Rivers School District Board of Directors, having considered the evidence at the public hearing concerning this request, finds:

1. The District is a local government body organized and existing under the laws of the State of Oregon.

2. The School Board is the local contract review board for the Three Rivers School District.

With regarding to ORS 279C.335, the Board has considered the following in its decision to exempt the Project from competitive bidding and use the Two-Step RFQ | ITB procurement process:

a. The exemption is unlikely to encourage favoritism in the awarding of the public improvement contract or substantially diminish competition for the public improvement contract.

Analysis:

The District will select a minimum of four qualified contractors through a competitive RFQ process that fosters competition and focuses on delivering value to the District with no favoritism through an objective point-scoring system. The District will administer an openly advertised RFQ process in a manner that will attract competition. They will issue an ITB to the pre-qualified contractors with the bid being awarded to the bidder with the low responsive bid. Pre-Bid Open House will be publicly advertised with instructions for interested sub-contractors and material suppliers to submit bids to the pre-qualified contractors.

"Sub-contractable" work will be procured through the ITB process that will be issued with instructions to subcontractors to submit their bids to the pre-qualified contractors.

Finding: The process used by the District makes the exemption unlikely to encourage favoritism in the awarding of the Projects or substantially diminish competition for the Projects.

b. Awarding a public improvement contract under the exemption is likely to result in substantial cost savings and other substantial benefits to the District.

Analysis:

The renovated District facilities will facilitate better working environments, providing safer and more efficient buildings. The Two-Step RFQ | ITB procurement process will help to maximize the quality of work by the prequalification of highly qualified contractors.

Findings Under ORS 279C.335(2)(b)

Information related to each of the requirements of ORS 279C.335(2)(b) is as follows:

(A) How many persons are available to bid.

Information considered by the District:

The District will identify a minimum of four highly qualified contractors who possess extensive experience in delivering public projects. This pool of contractors will have demonstrated a strong capability to meet the District's project needs, ensuring a competitive and competent bidding process.

(B) The construction budget and the projected operating costs for the completed public improvement.

Information considered by the District:

The total construction budget is $1,850,000.00.

(C) Public benefits that may result from granting the exemption.

Information considered by the District:

The public benefits anticipated from granting this exemption include significant cost savings for the District and, by extension, the public. These savings are derived from ensuring that only highly qualified contractors are eligible to compete for the Project. By pre-qualifying bidders, the District ensures that participating contractors are both responsible and responsive, with demonstrated capacity, experience, and commitment to quality. This process preserves the benefits of competitive bidding while safeguarding against the risks of underqualified or unresponsive contractors.

i. A reduction in both the quantity and complexity of requests for information (RFIs) and clarifications, minimizing potential delays and administrative burdens during the Project;

ii. A decrease in the number, intricacy, and monetary impacts of change order requests, fostering budget stability throughout the Project;

iii. Streamlined submission and approval processes for shop drawings, enhancing efficiency and maintaining schedule integrity;

iv. A simplified close-out process, achieved by reducing the number and scope of "punch list" items requiring contractor corrections, ensuring a timely and organized conclusion to the Project; and

v. Minimized post-completion deficiencies, which will lessen the District's administrative effort related to warranty claims and ensure long-term value from the completed Project.

(D) Whether value engineering techniques may decrease the cost of the public improvement.

Information considered by the District:

The District anticipates that engaging a highly qualified contractor will result in advantageous engineering and construction design modifications throughout the Project. A contractor selected through the Two-Step RFQ | ITB procurement process outlined in these Findings is better positioned to identify value engineering opportunities, implement those opportunities effectively, and contribute to accurate assessments of their cost implications. This approach is expected to optimize project outcomes and achieve cost efficiencies.

(E) The cost and availability of specialized expertise that is necessary for the public improvement.

Information considered by the District:

The Project requires specialized expertise in local government construction to mitigate the risks of cost and schedule overruns by promoting greater contractor efficiency and accuracy. The District's adoption of the Two-Step RFQ | ITB procurement process is specifically designed to enhance its ability to select a highly qualified contractor possessing the necessary specialized expertise to ensure successful Project delivery.

(F) Any likely increases in public safety.

Information considered by the District:

Construction work for the Project will be conducted in strict compliance with OR-OSHA safety regulations. Pre-qualified contractors will be required to demonstrate exceptional qualifications and provide evidence of construction safety practices that uphold the highest standards of integrity. Ensuring the safety of staff and other individuals during construction is a paramount priority for the District.

(G) Whether granting the exemption may reduce risks to the contracting agency, the state agency or the public that are related to the public improvement.

Information considered by the District:

Utilizing the Two-Step RFQ | ITB procurement process enables the District to mitigate the risk of engaging an underqualified or minimally qualified contractor, a potential drawback of the traditional competitive bidding process. This approach preserves the cost-efficiency benefits of competitive bidding during the second stage of the selection process while ensuring the selection of a contractor with the necessary qualifications to successfully execute the Project.

(H) Whether granting the exemption will affect the sources of funding for the public improvement;

Information considered by the District:

Granting the exemption will not influence the sources of funding for the Project, which is a Seismic Rehabilitation Grant through the State of Oregon. Given the critical nature of the Project budget, it is essential to minimize cost overruns. For the reasons outlined in these Findings, it is reasonable to anticipate that selecting and retaining a highly qualified contractor will significantly enhance the likelihood of adhering to the Project budget.

(I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement.

Information considered by the District:

Current market conditions in the region are a concern. The construction industry is experiencing a slowdown, with a limited number of projects available for bidding. As a result, contractors lacking the specialized expertise required for the Project may nevertheless submit bids. In a traditional competitive bidding process, without the rigorous pre-selection criteria outlined in these Findings, the District could be compelled to award the Project contract to a minimally qualified contractor who, either intentionally or inadvertently, underestimated Project costs. Such a scenario would undermine the benefits outlined in these Findings and significantly increase the risk of delays, cost overruns, and substandard work quality.

(J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement.

Information considered by the District:

Granting the exemption and awarding the contract to a highly qualified and experienced prime contractor will enhance the Project team's ability to effectively coordinate the modernization of an occupied building. This expertise is essential to managing the size and

technical complexity of the Project while minimizing disruptions and ensuring successful execution.

(K) Whether the public improvement involves new construction or renovates or remodels an existing structure.

Information considered by the District:

The Lincoln Savage Middle School Seismic Retrofit Project primarily involves the structural strengthening and modernization of the existing gymnasium. This work is not new construction but the rehabilitation of an essential community asset to meet current seismic safety standards.

The proposed seismic retrofit will strengthen the building's structural system by establishing a complete seismic load path, eliminating building hinge conditions, providing seismic separation joints, upgrading shear walls and diaphragms, improving wall anchorage and force-transfer connections, and reinforcing deficient gymnasium trusses to meet current seismic standards. Nonstructural improvements will include anchoring and bracing emergency power and lighting systems, mechanical and electrical equipment, piping, ductwork, canopies, partitions, and other fall-prone contents; installing seismic shutoff valves and flexible couplings on hazardous material and gas lines; and securing building components that could pose life-safety risks during an earthquake. Collectively, these upgrades are intended to improve seismic performance, protect occupants, reduce damage, and enhance the school's ability to remain operational following a major seismic event.

(L) Whether the public improvement will be occupied or unoccupied during construction.

Information considered by the District:

Construction will occur while Lincoln Savage Middle School remains an active and occupied campus. Students, staff, and community members will be present during portions of the seismic rehabilitation work, requiring the highest level of planning, communication, and safety oversight. The District recognizes that rehabilitation of an existing school facility within an occupied environment introduces unique challenges, particularly when the scope involves seismic strengthening and modernization of critical structural elements.

To ensure the safety of all building occupants, the Project will require strict adherence to site-specific safety protocols, careful sequencing of work, and close coordination with school administration. The District will rely on the selected contractor's proven experience in the seismic retrofit of occupied educational facilities, ensuring minimal disruption to teaching and learning while maintaining compliance with the objectives of the State of Oregon's Seismic Rehabilitation Grant Program—protecting life safety, enhancing resilience, and preserving essential educational infrastructure.

(M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions.

Information considered by the District:

The Project consists of a single phase.

(N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.

Information considered by the District:

The District has engaged consultants from HMK Company and an architect/engineer, all of whom possess substantial training and experience in alternative contracting methods. These consultants bring expertise in the use of RFQ and other alternative contracting processes, ensuring that the implementation of the Two-Step RFQ | ITB procurement process for the Project will achieve meaningful cost savings and other benefits. Additionally, their involvement provides the District with the necessary capability and resources to effectively manage, negotiate, administer, and enforce the terms of the public improvement contract.