HMK COMPANY

November 19, 2026

Steve Mitzel, Executive Director of Operations
Ashland School District
885 Siskiyou Boulevard
Ashland, Oregon 97520

Re: Ashland School District
Seismic Retrofit Project
Helman Elementary School
Recommendation to Award Contract for Construction Manager | General Contractor

Dear Steve,

The Ashland School District received six Construction Manager | General Contractor (CM|GC) request for proposals (RFP) responses, from Adroit Construction, JB Steel Construction, Outlier Construction, RA Build Group, S+B James Construction, and Vitus Construction for the Seismic Retrofit Project at Helman Elementary School. After careful review and consideration, the Scoring Committee and HMK Company recommend that the Ashland School District enter into a CM|GC Contract with Adroit Construction.

Adroit Construction 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 2.95%.

We are asking that the Board of Directors take action to award the CM|GC Contract for the Seismic Retrofit Project at Helman Elementary School to Adroit Construction. This request will enable Adroit Construction 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 $25,000.00.

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,

Joshua Whitaker

Joshua Whitaker
Regional Director
HMK Company

Att: Scoring Tally

ASHLAND SCHOOL DISTRICT
HELMAN ELEMENTARY SEISMIC RETROFIT PROJECT
CM|GC REQUEST FOR PROPOSAL
October 29, 2026

	Adroit Construction														JB Steel 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	33.33	14.67	9.00	14.00	18.00	9.00	4.33	9.67	9.33	9.00	5.00	5.00	140.33	P	22.33	9.33	8.00	7.67	14.67	6.00	2.67	6.33	5.67	6.00	3.17	3.17	95.00

	Outlier Construction														RA Build Group													
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	19.83	9.33	6.33	9.67	11.67	8.67	2.67	5.67	5.67	5.67	3.33	3.33	91.83	P	6.67	0.00	1.33	0.33	3.33	1.83	0.33	0.33	0.33	0.33	0.33	0.33	15.50

	S+B James 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	30.00	14.00	9.00	14.33	19.00	6.33	3.00	8.00	8.00	7.33	3.67	3.67	126.33	P	28.33	14.00	6.00	14.00	18.00	10.00	4.67	8.67	8.67	8.67	4.67	4.67	130.33

Criteria	**150 Possible Points**
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)**