

**ESTACADA SCHOOL DISTRICT
BOARD AGENDA SUPPORTING DOCUMENT**

Regular Meeting of January 14, 2026

ITEM: Approval of Intent to award CM/CG contract to

PREPARED BY: Scott Pillar

TYPE OF ITEM: Action Item

BACKGROUND INFORMATION:

In September of 2025 the District released a Request for Proposals (RFP) to select a Construction Manager/General Contractor (CM/GC) to provide construction and construction management services for the upcoming seismic rehabilitation of the High School Commons.

Eight firms responded to the RFP. An RFP review committee was established consisting of two Board members and five staff members. Following an initial review and ranking of the proposals, three firms were invited to interview with the committee on December 10, 2025.

After interviewing the three finalists and deliberating, the committee recommends that the Board approve the intent to award the CM/GC contract to CB Construction LLC of La Grande, Oregon.

FINANCIAL INFORMATION

At this phase of the process, there is a potential cost of up to \$10,000 to the District for preconstruction services. These costs cover work performed by the selected proposer to collaborate with engineers and subcontractors to develop a Guaranteed Maximum Price (GMP) which completes the project scope within the approved project budget. It is rare to have that much in pre construction costs.

Once an acceptable GMP is established, the next phase of the contract is initiated, and a contract addendum is executed for the construction phase of the project. If the firm is unable to develop an acceptable GMP, the District remains responsible for the preconstruction costs incurred although they are fully reimbursable through the seismic grant.

RECOMMENDATION

Approve the intent to award the CM/GC contract to CB Construction, Inc. LaGrande, Oregon and direct staff to begin drafting the CM/GC contract.