



## SCHOOL BOARD MEETING REPORT

**Board Meeting Date:** 9/14/22 **Superintendent:** Dave Valenzuela

**Administrator/Staff:** Lisa Cross

**Type of Item:**  *Informational*  *Action*

**Please state your proposal briefly and clearly. What do you want the board to know, discuss, or decide?**

Per ORS 279A.215, I would like the Board to approve the attached contract with Modern Building Supply in the amount of \$1,661,790 using the Permissive Cooperative Procurement Contract through Salem-Keizer School District, PA 2018-226. This contract is for the purchase of a 4,760 square foot building for the Fruitdale Classroom addition. A public notice of intent has been published and to-date, no comments have been received.

**Provide history/background information on your proposal:**

The District has worked closely with engineers and architects to design a 4-classroom modular building addition for Fruitdale Elementary. The District has worked with Modern Building on several projects, they are responsive to District needs, cost effective, and timely.

**List the advantages of your proposal:**

Using Modern Building is an efficient use of grant funds and timelines.

**List possible disadvantages of your proposal:**

**List possible alternatives that could also offer a solution to your proposal. Why were they not recommended?**

**Superintendent's recommendation(s):** **Approve:** Yes  No



September 14, 2022

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

Re: Three Rivers School District  
Contract for Modular Building Purchase  
Fruitdale Elementary School  
Recommendation for Board Award

Dear David,

After careful review and consideration, HMK Company recommends that you award the contract for Modular Building Purchase to Modern Building Systems, Inc. in the amount of \$1,661,790.00. This is a Permissive Cooperative Procurement Contract through Salem-Keizer School District No. 24J, PA 2018-226.

Modern Building Systems, Inc. is a firm of good reputation. The District is in compliance in awarding to Modern Building Systems, Inc.

We are requesting that the Three Rivers School Board award the contract for Modular Building Purchase to Modern Building Systems, Inc. at the September 14, 2022, Board Meeting for the Not to Exceed amount of \$1,661,790.00.

If you have any questions, please do not hesitate to contact me to discuss.

Sincerely,

*Mike Freeman*

Mike Freeman  
Program Manager  
HMK Company

**Quoted to:** 3 Rivers SD

**Attn:** Bldg Type Classroom Type of Blding? V-N

**Project Name:** Fruitdale Elem State Tag Oregon

**Sale Price:** \$1,661,790 Width 84 Building SF 4760

Length 68

**Bonds** 2% if required

**Design Loads:** Floor Walls Roof  
40psf Vult=140mph, 3 sec, exp I 25 lb

<b>Site Work</b>	<b>Excavation &amp; Backfill</b>	By Others
	<b>Local Permit</b>	By Others
	<b>Foundation System</b>	Concrete Stemwall
	<b>Tiedowns</b>	As required 6
	<b>Foundation Plans</b>	Yes
	<b>Delivery</b>	Yes
	<b>Connecting Corridor</b>	Yes w/(2) dbl doors, hardware, int/ext finishes.
	<b>Skirting</b>	Yes
	<b>Gutters, Downspouts</b>	By Others
	<b>Plumbing Manifold</b>	Yes
<b>Site Utilites</b>	By Others	
<b>Special Systems</b>	By Others	

<b>Frame</b>	<b>I-Beam</b>	
	<b>Axles</b>	
	<b>Tires</b>	
	<b>Hitch</b>	

<b>Floor System</b>	<b>Floor Joist</b>	2x8 #2&Btr KD
	<b>Floor Rims</b>	7.25 Micro-Lam
	<b>Offset Rims</b>	None
	<b>Decking 1st Layer</b>	3/4 cdx
	<b>Decking 2nd Layer</b>	3/8 ccp Entire Floor Area
	<b>Insulation</b>	R-30 Cellulose / Fiberglass

<b>Exterior Finish</b>	<b>Exterior Siding</b>	Hardie Panel
	<b>Corner Trims</b>	Wood Trim - Corners
	<b>Fasica Trims</b>	Wood Trim - Fasica
	<b>Window Trims</b>	Wood Trim - Windows
	<b>Sheathing</b>	None
	<b>Studs</b>	2x6 Stud Grade KD
	<b>Insulation</b>	R-21

<b>Interiors Finish</b>	<b>Sheet Vinyl - Florever</b>	None
	<b>L.V.T. 1/8"</b>	Thru Out Building
	<b>Carpet 26oz Nylon</b>	None
	<b>Base</b>	Mercer Rubberlyte 4" Thru Out
	<b>Ceiling Height</b>	9 ft.
	<b>Wall Covering</b>	1/2" Vinyl Wrapped Tack Board over 5/8" Sheetrock
	<b>Mini-Blinds</b>	Qty - None
<b>Window Trims</b>	To Match Interior Door Finish	

<b>Roof</b>	<b>Roof Covering</b>	<b>Composition Roofing 30 year Roofing</b>	
	<b>Sheathing</b>	7/16 wfr	
	<b>Rafters</b>	2x10 #2&Btr KD	24 "o.c.
	<b>Special Conditions</b>		
	<b>Architectural</b>	None	<b>4.00 /12 Roof Pitch</b>
	<b>Insulation</b>	R-38	
	<b>Ceiling</b>	T-Bar	

<b>Windows and Doors</b>	<b>Exterior Door</b>	Qty - 4	<b>3/0x7/0 Hm/Hm w half lite and 3' sidelites</b>
	<b>Exterior Door</b>	Qty - 1	<b>6/0x7/0 Hm/Hm w half lites</b>
	<b>Exterior Door</b>	Qty -	
	<b>Exterior Hardware</b>	<b>D53PD Rhodes Lever</b>	Closer LCN 4041 or equal
	<b>Window-Vinyl</b>	Qty -	
	<b>Window-Vinyl</b>	Qty -	
	<b>Window-Vinyl</b>	Qty -	
	<b>Window-Vinyl</b>	Qty - 8	4/0x6/0 Fixed DG Vinyl
	<b>Window-Vinyl</b>	Qty -	
	<b>Window-Vinyl</b>	Qty -	
	<b>Windows- Interior</b>	Qty -	
	<b>Interior Door</b>	Qty - 10	<b>3/0x7/0 SC Birch HM (4) w half lite &amp; s3' sidelite</b>
	<b>Interior Door</b>	Qty -	
<b>Interior Hardware</b>	<b>D70S Rhodes/Lever</b>	A40S Rhodes/Lever <b>on Restroom Doors</b>	

<b>Accessories</b>	<b>Shelving</b>	None	
	<b>Cabinetry</b>	None	
	<b>Whiteboards</b>	Qty -	10
	<b>Bulletin Boards</b>	Qty -	10
	<b>R.R Partition - Hadrian</b>	Qty -	
	<b>Urinal Screens</b>	Qty -	
	<b>TP Dual Roll Disp</b>	Qty -	4
	<b>18x36 Glass Mirror</b>	Qty -	1
	<b>Grab bars</b>	Qty -	1
	<b>Cup Dispenser</b>	Qty -	
	<b>Paper Towel Disp</b>	Qty -	
	<b>Towel Disp</b>	Qty -	
	<b>Soap Disp</b>	Qty -	
<b>Shower Curtain</b>	Qty -		

<b>Appliances</b>	<b>Range 30" Free Standing</b>	Qty -
	<b>Rangehood</b>	Qty -
	<b>Refrigerator 14cf</b>	Qty -
	<b>Disposal</b>	Qty -
	<b>Dishwasher Std</b>	Qty -
	<b>Freezer</b>	Qty -
	<b>Washer</b>	Qty -
	<b>Dryer</b>	Qty -

<b>Mechanical System</b>	<b>Heat</b>	<b>Allowance of \$ 80,000 included</b>	
	<b>Cooling</b>		
	<b>Thermostat</b>		
	<b>Plenum Walls</b>	Qty -	
	<b>Ductwork</b>	Sheet Metal	

<b>Plumbing</b>	Refer H2O		Qty -	
	Toilets wall hung		Qty -	3
	Toilets HC wall hung		Qty -	1
	Trough sink SS		Qty -	1
	Sinks		Qty -	4
	Hot water heater		Qty -	1
	Plumbing Tree		Qty -	1
	Hose bib		Qty -	
	Washer/Dryer hookups		Qty -	
	Single Level Water Cooler		Qty -	
	Dual Level WC w bottle fill		Qty -	1
	Tub Shower Combo		Qty -	
	Shower Std		Qty -	
	Shower HC w/o Seat		Qty -	
	Shower HC w/Seat		Qty -	
	Supply Piping	Wirsbo		
	Waste Piping	ABS		
Sprinkler System	Yes		without Backflow Preventor	

<b>Electrical System</b>	Panel	(2) 200 amp 120/240 panel 1 phase 2" stubout		
	Meter Base	None		
	Wiring System	Conduit & MC Cable		
	Recepts	Qty - 40	120 volt duplex plug	
	Recepts	Qty - 4	120 volt GFI duplex plug	
	Recepts	Qty -		
	Recepts	Qty -		
	Recepts	Qty - 5	120 volt weather proof plug	
	Recepts	Qty -		
	Recepts	Qty - 5	120 volt clock plug	
	Recepts	Qty -		
	Switches	Qty - 7	Switch	
	Switches	Qty - 8	3 way Switch	
	Switches	Qty -		
	Switches	Qty -		
	Switches	Qty -		
	Switches	Qty -		
	Empty J-Boxes	Qty - 32	J-box/conduit	<b>Stubbed into Ceiling Space</b>
	Other	Qty -		
	Lights	Qty -		
	Lights	Qty - 40	2X4 T-Bar Fixtures with LED lamps	
	Lights	Qty -		
	Lights	Qty -		
	Lights	Qty - 5	Exit light	
	Lights	Qty - 4	Emergency Light	
	Bath Light's	Qty - 4	Toilet wall bracket with 2 60 watt A19 lamp	
Exhaust Fans	Qty - 4	Ceiling fan rated at 110 C.F.M		
Porch Lights	Qty - 5	MBS standard Porchlight fixture with LED lamp w/PE		