

SCHOOL BOARD MEETING REPORT

Board Meeting Date:	3/8/23	Superintendent:	Dave Valenzuela
Administrator/Staff:	Lisa Cross		
Type of Item:	<i>Informational</i> X	Action	
• • •	al briefly and clearly. Wha	at do you want the boa	rd to know, discuss, or
decide? We are requesting the board a	pprove a building construction of	contract, with a guaranteed	maximum price of \$2,085,222
o Adroit Construction for the cl	lassroom addition at Fruitdale E	lementary.	
•	and information on your pr	-	
the award of the contract to Ad	Construction Manager/General (Iriot Construction, Since that time	ne Adroit has worked with th	e architectural engineer and
Modem Building to provide the oudget.	classroom addition that meets	the needs of the district and	d is now within the required
List the advantages of yo	our proposal: kimum price allows Adroit Constr	rution to complete this proje	act within the timeline required
or the grant.	amum price allows Adroit Constr	uction to complete this proje	ect within the timeline required
List possible disadvantaç	nes of your proposal:		
List possible disadvantag	jes or your proposur.		
l ist nossible alternatives	that could also offer a so	lution to your proposal	. Why were they not
recommended?	that could also offer a so	iddon to your proposar	, willy were they not
Superintendent's recomn	nendation(s):	Approve: Yes	X No



March 8, 2023

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

RE: Three Rivers School District

Construction Manager | General Contractor (CM|GC)

GMP - Amendment 1 for the

Fruitdale Elementary School Project

Dear Dave,

After careful review and consideration, HMK Company recommends that you award Guaranteed Maximum Price (GMP) Amendment 1 for the Building Construction Package to Adroit Construction Company in the amount of \$2,010,222.00.

The original Contract amount of \$75,000.00, and this GMP Amendment 1 for \$2,010,222.00, will bring the total Not to Exceed sum to \$2,085,222.00.

We are asking that the Three Rivers School District Board take action to award the CM|GC GMP Amendment 1 for the Fruitdale Elementary School Project to Adroit Construction Company for the additional Not to Exceed sum of \$2,010,222.00 at the March 8, 2023, Board Meeting, for a Total Not to Exceed Contract sum of \$2,085,222.00.

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

Sincerely,

Mike Freeman

Mike Freeman Program Manager HMK Company

Att: GMP 1 Contract Documents

Page 2 2/28/2023 2:48 PM

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Standard Estimate Report Fruitdele Elementary Addition - BP 01 GMP

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Standard Estimate Report Fruitdale Elementary Addition - BP 01 GMP

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Standard Estimate Report Fruitdale Elementary Addition - BP 01 GMP

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Standard Estimate Report Fruitdale Elementary Addition - BP 01 GMP

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2,426.62 Labor hours

Estimate Totals

Rate		4.850 %
Totals	1,784,046	2,010,222 2,010,222
Description Amount Labor 194,726 Mahera 57,800	8ubcontract 1,510,113 Equiporner 20,000 Cubra 11,308 Base Construction 1,784,946 Lability Insurance 1 15,077	

Fruitdale Elementary School Exclusions & Qualifications List - BP 01



Updated: 2/28/23

Exclusions & Qualifications

- 1 All permits, fees, plan check fees, SDC's, trade permit fees, utility connection fees or other Authority Having Jurisdiction fees are excluded.
- 2 Changes to plans and specifications as a result of city, county, state or other review are excluded.
- 3 All water meters and connection fees are excluded.
- 4 Soils testing & contaminated soil removal/remediation is excluded.
- Materials testing, quality assurance testing, performance testing, leakage testing, 3rd party envelope inspections and special inspections are excluded and to be provided via third party by owner.
- 6 Excludes relocating or burying existing powerlines or other utilities not shown.
- 7 State inspection, certification & licensing fees are excluded.
- 8 Commissioning fees, third party testing fees and all work related to commissioning are excluded.
- 9 All FF&E is excluded unless specifically identified in contractor's budget.
- 10 All engineering & architecture is excluded, with the exception of deferred submittals.
- 11 Excavation and replacement of unsuitable soils is excluded.
- 12 Hard rock excavation is excluded.
- 13 Structural soil for tree roots under paved/site concrete flatwork is excluded. None shown in plans/specs currently.
- 14 Excludes costs for warranty bonds.
- 15 As-builts will be provided in PDF form.
- 16 Contractor General Conditions are included for a total of 5.5 months of construction.
- 17 Builder's risk insurance is excluded, to be provided by others. Adroit to be named as additionally insured.

Tie-in to existing fire sprinkler line from existing Mech Room C174 down to new modular addition has been included in this bid with new 4º line.

- 18 Bid assumes existing riser has adequate pressure to supply new fire sprinkler system as designed by MBS and per NFPA requirements. No new fire vault or service has been included in this bid.
- Connection to existing irrigation system assumes adequate pressure to serve new irrigation system as designed. Existing double check valve to remain.
- No fire alarm work has been included in this bid, with the exception of (1) 2° conduit from existing Fire Alarm Control Panel to mezzanine in new addition. All other work to be performed by others.
- 21 Excludes unknown off site/utility improvements/extensions/replacement.
- 22 Building Information Modeling (BIM) has not been included in this budget.
- Fencing/gates package has been bld using standard school specs and includes approx. 190' of 6' high galvanized chain link fencing, 1ea 20' double swing gate (not atuminum), 1ea walk gate with standard hardware and 2ea walk gates with panic hardware.
- 24 No abatement has been included in this budget, none known to be required for limited demo scope.
- 25 Temporary facilities for use by FES to allow for ongoing school activities (trailers, utilities, etc.) are excluded.
- Excludes new or amended irrigation systems for existing landscaping to remain. Existing heads will be adjusted to ensure adequate coverage for new to existing lawn areas.
- 27 Casework has not been included in this bid, to be provided by MBS.
- 28 Underfloor vapor barrier has not been included in this bid, to be provided by MBS.
- 29 Markerboards/tackboards have not been included in this proposal, to be provided by MBS.
- 30 Gutters assumed as standard continuous gutter with kynar finish, downspout transitions per Det.418/C6.0.
- 31. No appliances have been included in this bid, to be provided and installed by others if required.
- 32 Bid assumes existing 800A electrical service has adequate capacity to serve new addition.
- 33 Equipment connections have been included per mechanical equipment connection schedule on E02.00. 34 Low voltage systems bid per the responsibility matrix on E00.02.
- 35 Site lighting that has been included in this are (3) LED light poles and (4) LED light bollards. LED wall packs and egress lighting on addition to be provided by MBS.
- 36 Excludes vent wells/grates around new addition, to be provided by MBS.
- 37 Bid assumes existing building's telecommunication services are adequately sized to serve the new addition and existing IDF/MDF rack and
- equipment can remain in place. Bid includes (2) 2" conduits from existing IDF Room A146 to new IDF cabinet in addition mezzanine.
- 38 Excludes hose bibbs on new addition, to be provided by MBS.
- 39 Geotech report to become part of contract documents as an exhibit.
- Domestic water supply system assumes adequate pressure, booster pumps and pressure reducing valves have not been included in this budget. Bid includes tie in of new 2* domestic water line to existing 2-1/2* line per PO4.01.
- 41 Project administration will be conducted via contractor provided Procore Project Management software (RFI's, submittals, change orders, etc.).
- 42 Bid does not include contractor provided coordination drawings, these may be added to contractors scope, but will result in added costs.
- 43 Project will require weekly on site progress meetings.
- 44 Contractor will provide photo documentation of the project via procore project management software.
- 45 Routing/tie-in of new building sewer per C5.0 with extension into building per P03.01. No other sanitary sewer lines have been included.
- 46 No furniture has been included in this bid, to be provided by others.
- 47 Construction of connecting corridor to existing school has not been included in this bid, to be provided by MBS. Demo of existing site items (solar equipment, fencing, trees and sidewalk) per C1.2 along with existing storefront windows/doors, canopy, soffit
- 48 finish/insulation, flooring transition, t-bar, brick veneer and siding per A13.10 have been included in this bid to facilitate connection to existing school.
 - Bid does not include any modular construction of new addition including footing/stemwall foundation, wood framing, insulation, roofing, siding, windows/doors (interior and exterior), drywall/texture, painting (Interior and exterior), acoustical cellings, lighting, flooring, wall coverings
- 49 casework, expansion joint covers, repair/patching of existing siding/finishes, plumbing fixtures/piping, grilles/diffusers for HVAC system and short duct runs in interstitial truss space, electrical work (other than what is identified in the plans/specs), bathroom accessories, fire caulking, sealants (interior and exterior) or any other item not specifically listed in the bid. This also excludes trucking, traffic control, crane and any other item required to place modular buildings.
- 50 Substantial Completion will not be delayed or Impacted by result of work being performed by Modern Building Systems.
- GC will not be held responsible for any items provided and/or installed by Modern Building Systems, including functionality and code compliance of their systems that are being ited into per the contract documents.
- 52 GC does not accept responsibility for punchlist/warranty dates or completion of items associated with the new addition outside of items included in Adroit Construction's scope of work.

Painting bid includes painting new exposed MEP lines running from existing school areas per M01.02, P04.01 & E01.02 to new addition. Scope

- 53 includes painting 3" condensing loop (Supply and Return), 4" fire sprinkler line, 2" electrical feeder conduit, 2" fire alarm conduit, 2" domestic water line and (2) 2º low voltage conduits. These lines will be painted in place and will all be painted the same color and sheen.
 - New 3* condensing loop to be tied into existing system at Mechanical Room C174 with routing to new addition as shown on M01.02.
- 54 Powdercoated knee braces have been included in bid for support and routing for this new condensing loop, main electrical feeder conduit, fire sprinkler line, fire alarm conduit, domestic water line and low voltage conduits.
- AC paving for new parking lot has been bid as 3° light duty paving for standard vehicle traffic, trench patching in existing parking lot has been bid as 4°.
- 56 Window blinds have been included as an allowance until final quantities, locations, type and sizes can be confirmed.
- 57 Bike racks bid as standard inverted U shape powdercoated black, as custom color of existing bike racks was not provided.
- 58 Excludes mock ups, as specs referencing mock ups associated with current scope of work are not applicable. HVAC System has been bid per the contract documents however is not constructable as currently designed. The project team understands that
- future modifications will need to be made to produce a fully functioning system that also has future capability to be tied into existing building controls that are no longer supported. Due to current schedule constraints associated with the project, final HVAC design and pricing adjustments will be confirmed at a later date.
- 60 Section 015713 1.058 is excluded. Erosion and sedimentation control plan was provided in the plan set.
- 61 Bid assumes adequate existing water supply for all irrigation, fixtures and building systems.
- 62 Section 017000 3.17 (Architecture Fees) is excluded.
- 63 lincludes an allowance for plywood floor protection in existing Gym C170 and Main Hallway B122 for MEP tie-ins back to Existing Mechanical Room C174 & Electrical Room C177.
- Includes an allowance for removal, reinstallation and partial replacement (if necessary) of T-bar in existing Main Hallway B122 to accommodate new MEP routing.
- Oontractor will provide a space inside Adroit's onsite job trailer for owner's rep, but size requirements and separate keyed lock per Section 015000 1.16D are excluded. Adroit will provide necessary space for project meetings per Section 015000 1.16D1.
- Subcontractors will be required to provide GL insurance \$1million per occurrence & \$2million aggregate. GC will provide minimum 66 \$2million/\$4million coverage.
- 67 BOLI fee has been excluded, to be covered by owner.
- 68 Excludes costs for subcontractor bonding at this time, CMGC & owner may chose to add subcontractor bonding as needed.
- 69 CMGC payment and performance bonds are included.
- 70 CMGC GL. Auto & workman's comp insurance is included.
- 71 CMGC contingency of 5% is included.
- 72 CMGC overhead and fee of 4.95% is included.
- 73 CMGC Preconstruction Fee has not been included in this bid.
- 74 Two hard copies and searchable PDF O&M manuals will be provided.
- 75 Project has been bid with the Intent of a single phase of construction.

Allowances:

1 Plywood floor protection \$16,260,00 2 Acoustical ceiling removal/reinstallation/replacement \$14,400.00 3 Window shades \$13,000.00

Fruitdale Elementary Addition Building Alternate List - BP 01 GMP



	2/28/23				posed		Revisea	
GC #	DESCRIPTION	Modified Date	Open Deduct	Open Add	Rejected	Accepted	Estimate	Comments
et Es	timate, February 28, 2023 (4,840 SF)						2,043,837	
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2	Install Voice Data Cabling including install/terminate/test 26aa Cat 6 Cables for Data Outlets, 3ea Cat 6 cables for Cameras, 12ea Cat 6 cables for Clocks & Speakers and 10ea Cat 6 cables for WAP's.	2/28/23		\$24, 6 51			2,010,222	
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