



SCHOOL BOARD MEETING REPORT

Board Meeting Date: 3/8/23 **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?

We are requesting the board approve a building construction contract, with a guaranteed maximum price of \$2,085,222 to Adroit Construction for the classroom addition at Fruitdale Elementary.

Provide history/background information on your proposal:

The district issued an RFP for Construction Manager/General Contractor services and in April 2022, the board approved the award of the contract to Adroit Construction. Since that time Adroit has worked with the architectural engineer and Modern Building to provide the classroom addition that meets the needs of the district and is now within the required budget.

List the advantages of your proposal:

Approving the guaranteed maximum price allows Adroit Construction to complete this project within the timeline required for the grant.

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



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

Standard Estimate Report
Fruithdale Elementary Addition - BP 01 GMP

Item	Description	Takeoff Qty	Unit Cost	Labor	Amount	Unit Cost	Material	Amount	Unit Cost	Subcontract	Amount	Equipment	Amount	Other	Amount	Total	Amount	
01-00-00.00 GENERAL CONDITIONS																		
04-01-10.00	General Conditions Mobilization & Demo-01 General Conditions	1.00	IsuM	-	-	-	2,000.00 /IsuM 2,000.00 /IsuM	2,000	2,000	-	-	-	-	-	-	-	2,000	2,000
01-11-20.00	Postage Postage-01 Postage	1.00	IsuM	-	-	-	-	-	-	-	-	-	-	-	-	-	500	500
01-31-18.00	Project Manager Project Manager-01 Project Manager	24.00	Wk	1,250.00 /Wk 5,454.545/mo	30,000	30,000	-	-	-	-	-	-	-	-	-	-	30,000	30,000
01-31-23.00	Field Engineer Field Engineer-01 Field Engineer	24.00	Wk	800.00 /Wk 3,480.909/mo	19,200	19,200	-	-	-	-	-	-	-	-	-	-	19,200	19,200
01-31-38.00	Supervision Supervision-01 Supervision	24.00	Wk	4,275.00 /Wk 18,954.545/mo	102,600	102,600	-	-	-	-	-	-	-	-	-	-	102,600	102,600
01-31-57.00	Drawings/Prints Drawings/Prints-01 Drawings/Prints	1.00	IsuM	-	-	-	2,000.00 /IsuM 2,000.00 /IsuM	2,000	2,000	-	-	-	-	-	-	-	2,000	2,000
01-31-62.00	Travel Expenses 1/2 Ton Pickup - Superintendent-01 Travel Expenses	6.00	mo	-	-	-	-	-	-	-	-	2,400	2,400	-	-	-	2,400	2,400
01-31-72.00	Background Checks Substance Abuse Testing-01 Background Checks-01	5.50 5.50	mo mo	-	-	-	250.00 /mo 250.00 /mo	1,375	1,375	-	-	-	-	-	-	-	1,375	1,375

Standard Estimate Report
Fruildale Elementary Addition - BP 01 GMP

Item	Description	Takeoff Qty	Labor		Material		Subcontract	Equipment	Other	Total
			Amount	Unit Cost	Amount	Unit Cost				
	Small Tools	1.00		2,000.00 /sum						2,000
01-52-35.00	Temp Office	6.00								3,000
	1000 Temp Office-01	1.00								1,500
	1010 Delivery/Setup-01	1.00								3,500
	1020 Computer/IT Support-01	1.00	2,000.00 /ea	1,500.00 /ea						1,800
	1030 Copy Machine-01	6.00		300.00 /mo						660
	1040 Drinking Water-01	5.50								860
	Temp Office		333.333/mo					4,500		10,460
	6.00 mo			550.00 /mo						
	2,079.98 Equipment hours									
01-52-45.00	Temp Toilet	6.00								3,600
	1000 Temp Toilet-01									3,600
	Temp Toilet									
	6.00 mo									
	1,039.98 Equipment hours									
01-55-30.00	Temp Roads/Parking	5.50	0.00							275
	1000 Employee Parking & Shuttle-01			50.00 /mo						275
	Temp Roads/Parking									
	5.50 mo									
	1,906.63 Labor hours									
01-58-20.00	Project Signs	2.00								1,200
	1000 Project Signs-01			600.00 /ea						1,200
	Project Signs									
	2.00 ea									
01-73-41.00	First Aid & Fire Extinguishers	1.00								400
	1000 First Aid Supplies-01			400.00 /sum						400
	1000 Safety Rails-01			300.00 /sum						300
	First Aid & Fire Extinguishers									
	1.00 isum									
	1.00 Labor hours									
01-73-46.00	Safety/OSHA	1.00								2,000
	1000 GC Safety Equipment			2,000.00 /sum						2,000
	1000 Safety Coordinator	24.00	100.00 /wk							2,400
	Safety/OSHA									
	5.50 mo									
	960.00 Labor hours									
01-78-45.00	Punch list	1.00								6,500
	1000 Warranty & Punchlist-01			6,500.00 /sum						6,500

Standard Estimate Report
Fruitdale Elementary Addition - BP 01 GMP

Item	Description	Takeoff Qty	Unit Cost	Amount	Unit Cost	Amount	Subcontract	Equipment	Other	Total
				Unit Cost	Amount	Unit Cost	Amount	Amount	Amount	Amount
	Fire Protection	1.00	ls	49,772.00	49,772.00					49,772
FIRE SUPPRESSION										
				0	0	10.075/sf	49,772	0	0	49,772
				4,940.00	sf					
MECHANICAL										
22-00-00.00										
22-01-20.00	1010 Plumbing Package-BP 17 Includes condensing loop, domestic line, fabricated/powdercoated knee braces, condensing tie-ins to WSHF's	1.00	ls	207,600.00	207,600.00					207,600
	Plumbing			207,600.00	207,600.00					207,600
				1.00	ls					
MECHANICAL										
				0	0	42.024/sf	207,600	0	0	207,600
				4,940.00	sf					
HVAC										
23-00-00.00										
23-01-20.00	1000 HVAC Package (Dry) BP 18 Grilles & Diffusers by Modern	1.00	ls	405,297.00	405,297.00					405,297
	HVAC			405,297.00	405,297.00					405,297
				1.00	ls					
HVAC										
				0	0	82.044/sf	405,297	0	0	405,297
				4,940.00	sf					
ELECTRICAL										
26-00-00.00										
26-01-20.00	1060 Electrical Package-BP 19 Electrical	1.00	ls	153,770.00	153,770.00					153,770
	Electrical			153,770.00	153,770.00					153,770
				1.00	ls					
ELECTRICAL										
				0	0	31.128/sf	153,770	0	0	153,770
				4,940.00	sf					

Standard Estimate Report
Fruitdale Elementary Addition - BP 01 GMP

Item	Description	Takeoff Qty	Unit Cost	Labor	Amount	Material	Amount	Unit Cost	Subcontract	Amount	Equipment	Amount	Other	Amount	Total
31-00-00.00 SITEWORK															
31-25-40.00	Site Work	1.00	Is						321,421						321,421
1000	Site Work Protection-BP 05								321,421						321,421
	Site Work	1.00	Is						321,421						321,421
32-00-00.00 EXTERIOR IMPROVEMENTS															
32-01-45.00															
4,940.00 sf															
32-12-20.00															
1010	Landscaping	1.00	Is						105,500						105,500
	Landscaping-BP 13								105,500						105,500
	Landscaping	1.00	Is						40,460						40,460
32-15-20.00															
1000	Asphalt Paving	1.00	Is						40,460						40,460
	Asphalt Paving-BP 14								40,460						40,460
	3" AC. Topsoil Patching														
	Asphalt Paving	1.00	Is						40,460						40,460
32-17-40.00															
1000	Parking Lines	1.00	Is						2,075						2,075
	Parking Lines-BP 15								2,075						2,075
	Parking Lines	1.00	Is						2,075						2,075
32-30-10.00															
Site Services/Maintenance/Logistics															
1000	General/Periodic Cleanup-01	5.50	mo	2,121.00	11,688	100.00	550								12,216
	Dump Fees-01	12.00	ea	125.00	1,500	450.00	5,400								6,900
1000	Fuel & Cartage-01	5.50	mo	400.00	2,200	400.00	2,200								4,400
1000	Traffic Control-01	1.00	IsuM	2,000.00	2,000	2,000.00	2,000								4,000
1000	Temporary Easements & Services Connections-01	5.50	mo										2,200		2,200
1000	Temporary Gas Blls-01	1.00	IsuM	2,000.00	2,000	2,000.00	2,000								4,000
1000	Temporary Gas Blls-01	3.00	mo										1,875		1,875
1000	Temporary Heating Equipment & Labor-01	3.00	mo	250.00	750	250.00	750						1,125		2,625
1000	Weather Protection-01	1.00	IsuM	1,250.00	1,250	1,250.00	1,250								2,500
1000	Temporary Fencing-01	700.00	lf	1.00	700										700
1000	Tree Protection Fencing-01	300.00	lf	1.00	300										300
	Site Services/Maintenance/Logistics			22,365.50	22,366	14,150.00	14,150					8,000	5,200		49,716
	1.00 IsuM														
	2,426.62 Labor hours														
32-31-20.00															
1000	Fencing & Gates	1.00	Is						81,781						81,781
	Chainlink Fencing & Gates-BP 12								81,781						81,781
1000	VE Option	1.00	Is						0.00						0.00

Standard Estimate Report
Fruitdale Elementary Addition - BP 01 GMP

Item	Description	Takeoff Qty	Unit Cost	Amount	Unit Cost	Amount	Material	Unit Cost	Amount	Subcontract	Unit Cost	Amount	Equipment	Unit Cost	Amount	Other	Unit Cost	Amount
32-31-20.00	Fencing & Gates Quality Fence to build double swing gate at entry to new parking lot per standard school specs - not aluminum Fencing & Gates	1.00	ls	61,791.00		61,791.00									61,791			61,791
32-33-20.00	Bicycle Racks Bicycle Racks-BP 8-Supply Bicycle Racks	1.00	ls	1,482.00		1,482.00									1,482			1,482
32-33-45.00	Bicycle Racks Bicycle Racks-BP 8-Install Bicycle Racks	1.00	ls	1,200.00		1,200.00									1,200			1,200
EXTERIOR IMPROVEMENTS																		
4,940.00 sf																		
2,426.62 Labor hours																		
			4.527/sf	23,366	2.884/sf	14,150	43.018/sf	212,508	8,000	5,200	262,224							

Standard Estimate Report
Fruitdale Elementary Addition - BP 01 GMP

Estimate Totals

Description	Amount	Totals	Rate
Labor	194,726		
Material	57,900		
Subcontract	1,510,113		
Equipment	20,000		
Other	11,308		
Base Construction	1,794,046	1,794,046	
Liability Insurance-01	15,077		0.750 %
Bond-01	15,077		0.750 %
Contractor Contingency-01	81,210		5.000 %
OH & P	84,813		4.850 %
Total	2,010,222	2,010,222	

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.
- 5 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 4" 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.
- 19 Connection to existing irrigation system assumes adequate pressure to serve new irrigation system as designed. Existing double check valve to remain.
- 20 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.
- 23 Fencing/gates package has been bid using standard school specs and includes approx. 190' of 6' high galvanized chain link fencing, 1ea 20' double swing gate (not aluminum), 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.
- 26 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.416/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.
- 40 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 P04.01.
- 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 ceilings, lighting, flooring, wall coverings, 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.
- 49 Substantial Completion will not be delayed or impacted by result of work being performed by Modern Building Systems.
- 50 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 tied into per the contract documents.
- 51 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.
- 52

- Painting bid includes painting new exposed MEP lines running from existing school areas per M01.02, P04.01 & E01.02 to new addition. Scope 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) 2" 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.
- 55 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.
- 59
- 60 Section 015713 1.05B 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 Includes 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.
- 64 Includes an allowance for removal, reinstallation and partial replacement (if necessary) of T-bar in existing Main Hallway B122 to accommodate new MEP routing.
- 65 Contractor 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.
- 66 Subcontractors will be required to provide GL insurance \$1million per occurrence & \$2million aggregate. GC will provide minimum \$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



Updated: 2/28/23

GC #	DESCRIPTION	Modified Date	Proposed				Revised Estimate	Comments
			Open Deduct	Open Add	Rejected	Accepted		
Bid Set Estimate, February 28, 2023 (4,840 SF)						2,043,837		
1	Remove 20' x 20' Mechanical Room (20' x 20' x 8' High) and 20' x 20' x 8' High Mechanical Room (20' x 20' x 8' High) and 20' x 20' x 8' High Mechanical Room (20' x 20' x 8' High) and 20' x 20' x 8' High Mechanical Room (20' x 20' x 8' High)	2/27/23	(\$33,615)			(\$33,615)	2,010,222	
2	Install Voice Data Cabling including install/terminate/test 26ea 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		\$24,651			2,010,222	
3							2,010,222	
4							2,010,222	
5							2,010,222	
6							2,010,222	
7							2,010,222	
8							2,010,222	
9							2,010,222	
10							2,010,222	
11							2,010,222	
12							2,010,222	
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19							2,010,222	
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23							2,010,222	
24							2,010,222	
25							2,010,222	
						2,010,222		
						2,010,222		
			(\$33,615)	24,651		(\$33,615)	2,010,222	