



## SCHOOL BOARD MEETING REPORT

**Board Meeting Date:** 5/18/22 **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?**

It is recommended the Board approve the following CMGC contracts and authorize Pre-Construction Service contracts for:

- \* Fruitdale Classroom Addition - CMGC contract with Adroit Construction Company and a Pre-Construction service contract, not to exceed \$75,000.
- \* Fleming Seismic Renovation - CMGC contract with Vitus Construction, Inc. and a Pre-Construction service contract, not to exceed \$75,000.
- \* District Wide Restroom Renovation - CMGC contract with Vitus Construction, Inc. and a Pre-Construction service contract, not to exceed \$75,000.

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

Over the past two months, these projects had an RFP issued for Construction Manager / General Contractor (CMGC) services, held mandatory pre-bid meetings and were evaluated on several weighted factors. Full details for each contract are attached. Upon completion of pre-construction, design and bidding the CMGC will submit a contract with a Guaranteed Maximum Price (GMP) for approval by the Board.

**List the advantages of your proposal:**

Approving these contracts will allow the projects to continue on schedule.

**List possible disadvantages of your proposal:**

N/A

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

**Superintendent's recommendation(s):**

**Approve:** Yes  No



May 18, 2022

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

RE: Three Rivers School District  
Fruitdale Elementary School  
Construction Manager | General Contractor (CM|GC)  
Recommendation to Award

Dear Mr. Valenzuela,

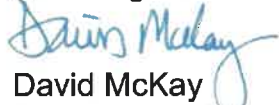
The Three Rivers School District received three Construction Manager|General Contractor (CM|GC) RFP responses from the following firms: Adroit Construction Company, Outlier Construction Company and Vitus Construction, Inc. After careful review and consideration, the Fruitdale Elementary School Scoring Committee and HMK Company recommend that the Three Rivers School District enter into a CM|GC contract with Adroit Construction Company.

We are asking that the School Board take action to award the CM|GC Contract for the Fruitdale Elementary School Project to Adroit Construction Company at the May 18, 2022, Board Meeting. This request will enable Adroit Construction Company 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 \$75,000.00.

Adroit Construction Company is a contractor of good reputation that has the committed resources to provide the required services for the project.

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

Kind Regards,

  
David McKay  
Principal in Charge

Attached: Scoring Matrix



THREE RIVERS SCHOOL DISTRICT  
 FRUITDALE ELEMENTARY SCHOOL  
 CM|GC REQUEST FOR PROPOSAL  
 APRIL 14, 2022

	Adroit													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	34.00	13.67	10.00	14.33	19.33	9.00	4.00	9.67	9.67	10.00	5.00	5.00	143.67

	Outlier													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	30.00	14.00	7.00	14.00	18.33	9.00	4.33	8.67	9.67	9.67	4.33	4.33	133.33

	Vitus													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	34.33	13.67	8.67	13.67	17.67	9.00	4.67	8.67	9.00	9.67	4.33	4.67	138.00

- 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)**



May 18, 2022

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

RE: Three Rivers School District  
Fleming Middle School  
Construction Manager | General Contractor (CM|GC)  
Recommendation to Award

Dear Mr. Valenzuela,

The Three Rivers School District received three Construction Manager|General Contractor (CM|GC) RFP responses from the following firms: Ausland Group, Outlier Construction Company and Vitus Construction, Inc. After careful review and consideration, the Fleming Middle School scoring committee and HMK Company recommend that the Three Rivers School District enter into a CM|GC contract with Vitus Construction, Inc.

We are asking that the School Board take action to award the CM|GC Contract for the Fleming Middle School Project to Vitus Construction, Inc. at the May 18, 2022, Board Meeting. This request will enable Vitus Construction, Inc. 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 \$75,000.00.

Vitus Construction, Inc. is a contractor of good reputation that has the committed resources to provide the required services for the project.

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

Kind Regards,

A handwritten signature in blue ink that reads 'David McKay'.

David McKay  
Principal in Charge

Attached: Scoring Matrix



THREE RIVERS SCHOOL DISTRICT  
 FLEMING MIDDLE SCHOOL  
 CM|GC REQUEST FOR PROPOSAL  
 APRIL 21, 2022

Ausland														
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	33.75	14.25	8.50	14.50	20.00	9.00	3.25	9.50	8.75	8.75	5.00	5.00	140.25

Outlier														
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	31.75	11.50	8.50	12.75	19.00	8.25	5.00	8.50	9.75	9.25	4.75	4.50	133.50

Vitus														
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	34.75	14.75	10.00	13.25	17.50	10.00	4.25	8.75	9.75	9.50	4.75	4.75	142.00

- | <u>Criteria</u> | <u>150 Possible Points</u>                                  |
|-----------------|---|
| 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)   |



May 18, 2022

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

RE: Three Rivers School District  
District Wide Restrooms Renovation  
Construction Manager | General Contractor (CM|GC)  
Recommendation to Award

Dear Mr. Valenzuela,

The Three Rivers School District received two Construction Manager|General Contractor (CM|GC) RFP responses from the following firms: Ausland Group and Vitus Construction, Inc. After careful review and consideration, the District Wide Restrooms Renovation scoring committee and HMK Company recommend that the Three Rivers School District enter into a CM|GC contract with Vitus Construction, Inc.

We are asking that the School Board take action to award the CM|GC Contract for the District Wide Restrooms Renovation Project to Vitus Construction, Inc. at the May 18, 2022, Board Meeting. This request will enable Vitus Construction, Inc. 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 \$75,000.00.

Vitus Construction, Inc. is a contractor of good reputation that has the committed resources to provide the required services for the project.

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

Kind Regards,

A handwritten signature in blue ink that reads 'David McKay'.

David McKay  
Principal in Charge

Attached: Scoring Matrix





THREE RIVERS SCHOOL DISTRICT  
 DISTRICT WIDE RESTROOMS RENOVATION  
 CM|GC REQUEST FOR PROPOSAL  
 APRIL 18, 2022

	Ausland													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	32.50	13.25	7.75	12.50	19.00	7.75	4.00	9.50	10.00	8.75	4.50	5.00	134.50

	Vitus													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	35.00	13.25	9.50	13.50	18.00	10.00	5.00	9.25	9.75	9.25	4.75	4.50	141.75

- |                        |  |
|------------------------|--|
| <b><u>Criteria</u></b> | <b>150 Possible Points</b>   |
| 1                      | <b>Cover Letter: (P/F)</b>   |
| 2                      | <b>Company Overview: (35 Points Max)</b>                           |
| 3                      | <b>Similar Project History: (15 Points Max)</b>                    |
| 4                      | <b>Safety: (10 Points Max)</b>                                     |
| 5                      | <b>Firm Experience: (15 Points Max)</b>                            |
| 6                      | <b>Staffing &amp; Staff Qualifications: (20 Points Max)</b>        |
| 7                      | <b>Fees: (10 Points Max)</b>                                       |
| 8                      | <b>General Conditions: (5 Points Max)</b>                          |
| 9                      | <b>Cost Estimating: (10 Points Max)</b>                            |
| 10                     | <b>Value Engineering: (10 Points Max)</b>                          |
| 11                     | <b>Constructability Review: (10 Points Max)</b>                    |
| 12                     | <b>Subcontractor/Supplier Recruitment, general: (5 Points Max)</b> |
| 13                     | <b>Subcontractor/Supplier Recruitment, local: (5 Points Max)</b>   |