



## SCHOOL BOARD MEETING REPORT

**Board Meeting Date:** 15-Jan-20 **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 asking the Board to award the Design-Build Construction Contract for the Illinois Valley and Hidden Valley High School Gymnasium Seismic projects to Ausland Group.

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

A district RFP was issued and responses were received from Ausland Group, Outlier Construction LLC, and Vitus Construction. A committee of 5 evaluated and scored the proposals and reference checks were reviewed. The scoring sheet, cost model and recommendations from the District's project manager HMK Company are included for your reference.

**List the advantages of your proposal:**

Approving Ausland secures a contractor who has a great track record with TRSD as well as other school district seismic renovations, has the needed resources to complete the project within specified timelines and has a plan to use local vendors.

**List possible disadvantages of your proposal:**

none

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

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

**Approve:** Yes  No



January 8, 2020

David Valenzuela, Superintendent  
Three Rivers School District  
PO Box 160  
Murphy, Oregon 97533

Re: Recommendation for Award of Contract for Construction  
Illinois Valley High School Gymnasium  
Seismic Rehabilitation Project

Dear David,

The District received three Design-Build Contractor RFQ/RFP responses, one from Ausland Group, one from Outlier Construction LLC, and one from Vitus Construction. After careful review and consideration, the District scoring committee and HMK Company recommend that the District enter into a Design-Build Construction contract with Ausland Group for the Guaranteed Maximum Price of \$919,032.00.

Ausland Group is a contractor of good reputation that has the committed resources to provide the required services for the project. Within the RFP response Ausland Group has assembled a thoughtful and comprehensive local contractor and vendor plan that we believe will facilitate significant local participation.

We are asking that the School Board award the Design-Build Construction Contract for the Illinois Valley High School Gymnasium Seismic Rehabilitation Project to Ausland Group at the January 15, 2020 Board Meeting for the not to exceed amount of \$919,032.00.

Sincerely,

  
David McKay  
Principal in Charge



January 8, 2020

David Valenzuela, Superintendent  
Three Rivers School District  
PO Box 160  
Murphy, Oregon 97533

Re: Recommendation for Award of Contract for Construction  
Hidden Valley High School Gymnasium  
Seismic Rehabilitation Project

Dear David,

The District received three Design-Build Contractor RFQ/RFP responses, one from Ausland Group, one from Outlier Construction LLC, and one from Vitus Construction. After careful review and consideration, the District scoring committee and HMK Company recommend that the District enter into a Design-Build Construction contract with Ausland Group for the Guaranteed Maximum Price of \$1,183,979.00.

Ausland Group is a contractor of good reputation that has the committed resources to provide the required services for the project. Within the RFP response Ausland Group has assembled a thoughtful and comprehensive local contractor and vendor plan that we believe will facilitate significant local participation.

We are asking that the School Board award the Design-Build Construction Contract for the Hidden Valley High School Gymnasium Seismic Rehabilitation Project to Ausland Group at the January 15, 2020 Board Meeting for the not to exceed amount of \$1,183,979.00.

Sincerely,

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

David McKay  
Principal in Charge



**THREE RIVERS SCHOOL DISTRICT  
ILLINOIS VALLEY HIGH SCHOOL GYMNASIUM  
HIDDEN VALLEY HIGH SCHOOL GYMNASIUM  
SCORE AGGREGATE SHEET**

Criteria	Ausland								Outlier								Vitus								Firm Name																	
	1	2	3	4	5	6	7	8	Total	1	2	3	4	5	6	7	8	Total	1	2	3	4	5	6	7	8	Total	1	2	3	4	5	6	7	8	Total						
Scorer 1	10	15	15	15	20	15	10	90	5	5	15	10	10	10	5	60	10	15	10	15	15	0	5	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scorer 2	10	12	15	15	15	12	10	79	5	10	5	10	10	10	8	53	10	15	12	12	15	12	10	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scorer 3	10	14	15	15	19	14	10	87	5	10	10	10	15	15	10	70	10	15	15	15	17	15	10	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scorer 4	10	15	15	15	20	15	10	90	0	5	15	5	10	0	4	39	10	10	15	15	20	15	10	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scorer 5	8	12	12	12	18	10	8	72	9	10	8	12	17	13	8	68	7	11	9	12	15	14	8	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	68	72	72	92	66	48	418	40	53	52	62	48	35	290	66	61	69	82	56	43	377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
<b>Average</b>	<b>83.6</b>								<b>58.0</b>								<b>75.4</b>								<b>0.0</b>																	

- Criteria
- 1 Qualifications (P/F)
  - 2 Similar Project History/Safety (15)
  - 3 Firm Experience (15)
  - 4 Staff and Staffing Qualifications (15)
  - 5 Project Approach (20)
  - 6 Fees (15)
  - 7 General Conditions (Not Scored)
  - 8 Other Services (10)



**THREE RIVERS SCHOOL DISTRICT  
PROJECT COST MODEL  
ILLINOIS VALLEY HIGH SCHOOL  
SEISMIC RETROFIT PROJECT  
DECEMBER 31, 2020**

<b>Project Expense</b>	<b>HMK ESTIMATE</b>	<b>AUSLAND</b>	<b>OUTLIER</b>	<b>VITUS</b>
<b>Construction Cost</b>				
<b>IVHS Seismic Rehabilitation</b>				
Contractor GMP	\$ 893,086	\$ 919,032	\$ 925,200	\$ 849,818
Asbestos Abatement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Construction Sub Total</b>	<b>\$ 943,086</b>	<b>\$ 969,032</b>	<b>\$ 975,200</b>	<b>\$ 899,818</b>
<b>Soft Cost</b>				
Legal Fees	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Project Management	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Hazardous Material Consultant	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Geo Tech Consultants	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Design Fees	\$ 100,000			
Reimbursables	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Printing & Plan Distribution	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Special Inspections and Testing	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Legal Advertisements	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Plan Review & Building Permits	\$ 17,500			
Criminal Background Checks	\$ 500	\$ 500	\$ 500	\$ 500
Other District Costs	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Construction Contingency 5.0%	\$ 47,154	\$ 48,452	\$ 48,760	\$ 44,991
Unallocated Owner Contingency	\$ 106,239	\$ 196,495	\$ 190,019	\$ 269,170
<b>Sub Total Soft Cost</b>	<b>\$ 430,893</b>	<b>\$ 404,947</b>	<b>\$ 398,779</b>	<b>\$ 474,161</b>
<b>Total Project Cost</b>	<b>\$ 1,373,979</b>	<b>\$ 1,373,979</b>	<b>\$ 1,373,979</b>	<b>\$ 1,373,979</b>
<b>Project Funding</b>				
Seismic Grant	\$ 1,373,979	\$ 1,373,979	\$ 1,373,979	\$ 1,373,979



**THREE RIVERS SCHOOL DISTRICT  
PROJECT COST MODEL  
HIDDEN VALLEY HIGH SCHOOL  
SEISMIC RETROFIT PROJECT  
DECEMBER 31, 2020**

<b>Project Expense</b>	<b>HMK ESTIMATE</b>	<b>AUSLAND</b>	<b>OUTLIER</b>	<b>VITUS</b>
<b>Construction Cost</b>				
<b>HVHS Seismic Rehabilitation</b>				
Contractor GMP	\$ 971,069	\$ 1,183,979	\$ 987,800	\$ 931,380
Asbestos Abatement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Construction Sub Total</b>	<b>\$ 1,021,069</b>	<b>\$ 1,233,979</b>	<b>\$ 1,037,800</b>	<b>\$ 981,380</b>
<b>Soft Cost</b>				
Legal Fees	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Project Management	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Hazardous Material Consultant	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Geo Tech Consultants	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Design Fees	\$ 100,000			
Reimbursables	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Printing & Plan Distribution	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Special Inspections and Testing	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Legal Advertisements	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Plan Review & Building Permits	\$ 17,500			
Criminal Background Checks	\$ 500	\$ 500	\$ 500	\$ 500
Other District Costs	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Construction Contingency 5.0%	\$ 51,053	\$ 61,699	\$ 51,890	\$ 49,069
Unallocated Owner Contingency	\$ 144,331	\$ 38,275	\$ 244,263	\$ 303,504
<b>Sub Total Soft Cost</b>	<b>\$ 472,884</b>	<b>\$ 259,974</b>	<b>\$ 456,153</b>	<b>\$ 512,573</b>
<b>Total Project Cost</b>	<b>\$ 1,493,953</b>	<b>\$ 1,493,953</b>	<b>\$ 1,493,953</b>	<b>\$ 1,493,953</b>
<b>Project Funding</b>				
Seismic Grant	\$ 1,493,953	\$ 1,493,953	\$ 1,493,953	\$ 1,493,953