



Recommendation for award of interior renovations at FRMS (spring/summer 2026)

Request:

To award the above referenced project to GBC Construction, LLC for \$1,733,000.

Rationale:

This project includes work at Fern Ridge Middle School and is comprised of renovations to the science classrooms and support spaces, main restrooms off library, music rooms, maker lab, and special education and associated surrounding surfaces and systems. The Fern Ridge School District publicly advertised this project on 2/24/26. The design package was generated by Rowell Brokaw Architects.

A pre-bid walk was conducted on 3/2/26. Sixteen contractors attended, eight of them general contractors.

Bids were received and opened on 3/12/26.

Four bids were received:

GBC Construction, LLC at \$1,733,000 (located in Corvallis, OR)

First Cascade at \$1,799,000

Ordell Construction at \$1,849,42

Wildish Building Company at \$1,899,900

All bids were found to be responsive to all bid criteria. With only an 8.8% differential top to bottom, R&C has confidence that the bids received were aligned with the bid documents as provided.

The architect's estimate for this work was \$2,900,000. While there is a reduction in general construction on the market, which is creating strong competition, AND most issues regarding tariffs have subsided, those would only explain some of the low bidding. R&C believes the architect's estimate was not reflective of the current market. Very little of the early design was reduced as a result of the schematic level design estimate, so the project remained intact.

Funding / Schedule:

Funding for this work comes from the project budget for Work Package #2 – Classroom and Restroom Renovations (Multi-Site) and is the second phase of a two-summer project. This work will start in May 2026 in the maker lab and special education spaces and then move to the rest of the remodel once school is out. The first phase was the renovations to science and restrooms at EHS and to the gymnasium and restrooms at Veneta. The overall project budget was approved by the Board of Directors in the summer of 2024. This is the last of the planned work under this work package budget.

Recommendation:

The Board of Directors approves the award to GBC Construction, LLC for the 2026 FRMS Interior Renovations Project for a total of \$1,733,000.

Board Meeting: March 16, 2026