



November 20, 2024

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

Re: Three Rivers School District
Seismic Rehabilitation Project
Fort Vannoy Elementary School
Recommendation to Award Contract for Construction Manager | General Contractor

Dear David,

The Three Rivers School District received four Construction Manager | General Contractor (CM|GC) request for proposal (RFP) responses; from Ausland Group, Outlier Construction, S&B James Construction and Vitus Construction. After careful review and consideration, the District Scoring Committee and HMK Company recommend that the District enter into a CM|GC contract with Ausland Group.

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 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 take action to award the CM|GC Contract for the Seismic Rehabilitation Project at Fort Vannoy Elementary School to Ausland Group at the November 20, 2024, Board Meeting. This request will enable Ausland Group 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.

As a point of reference, once the project has been bid and a Guaranteed Maximum Price (GMP) has been determined, a recommendation to award a GMP Amendment for the Project will be brought to the Board for acceptance and authorization.

Sincerely,

Mike Freeman

Mike Freeman
Regional Director
HMK Company

Enc: District Scoring Tally



Criteria	Ausland Group														Outlier Construction														S&B James Construction														Vitus Construction													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	P	34.50	14.50	9.50	13.50	19.50	9.75	5.00	10.00	10.00	10.00	5.00	5.00	146.25	P	34.50	12.75	9.50	12.00	18.25	5.75	4.25	9.50	9.50	9.50	4.75	4.75	135.00	P	34.75	14.25	10.00	13.75	20.00	6.00	3.75	9.50	9.50	9.50	4.75	4.75	140.50	P	31.00	15.00	9.00	12.00	18.25	8.75	5.00	10.00	10.00	9.75	5.00	5.00	138.75

- 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)**