



## 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 \$3,801,072 to Vitus Construction for the renovation and repair of restrooms at six schools in the district; Fleming Middle School, Lincoln Savage Middle School, Lorna Byrne Middle School, Illinois Valley High School, North Valley High School, and Hidden Valley High School.

**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 Vitus Construction. Since that time, architectural engineering, sub contractor proposals, and value engineering have been completed. The Guaranteed Maximum Price is the total cost for the scope of services requested by the district at this time.

**List the advantages of your proposal:**

Vitus has worked closely with the district, architects, and engineers to provide a construction project that meets the needs of the district and is within the budget requested.

**List possible disadvantages of your proposal:**

None at this time

**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  
District Wide Restroom Renovations 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 Vitus Construction, Inc. in the amount of \$3,726,072.00.

The original Contract amount of \$75,000.00, and this GMP Amendment 1 for \$3,726,072.00, will bring the total Not to Exceed sum to \$3,801,072.00.

We are asking that the Three Rivers School District Board take action to award the CM|GC GMP Amendment 1 for the District Wide Restroom Renovations Project to Vitus Construction, Inc. for the additional Not to Exceed sum of \$3,726,072.00 at the March 8, 2023, Board Meeting, for a Total Not to Exceed Contract sum of \$3,801,072.00.

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



# VITUS

CONSTRUCTION INC.

February 28, 2023

Three Rivers School District  
Attn: Josh Whitaker, HMK Company  
46 M Front Street Suite 201  
Medford, Oregon 97501

Re: Three Rivers School District-District Wide Restrooms Renovations  
Guaranteed Maximum Price Not to Exceed

Josh,

Please find the budget below per the 100% construction drawings by ZCS Engineering dated 1/5/2023, Addendum #1 released 1/20/23. Proposal is priced with using ceramic tile without epoxy elements, includes the cost of vapor sensors, and trough sinks.

**Guaranteed Max Price**

Fleming Middle School	\$ 423,664.00
Lincoln Savage Middle School	\$ 437,027.00
Lorna Byrne Middle School	\$ 443,129.00
Hidden Valley High School	\$ 890,267.00
Illinois Valley High School	\$ 872,980.00
North Valley High School	\$ 659,005.00
<b>Total</b>	<b>\$ 3,726,072.00</b>

Clarifications:

- Permits to be obtained by others.

Thank you for the opportunity to quote your project.

Best regards,

Corey E. Vitus  
President

**FLEMING MIDDLE SCHOOL**

**Tile**

	<b>LABOR</b>	<b>SUB</b>	<b>EQ OR GEN</b>	<b>TOTAL</b>
PERMIT	\$	-		\$ -
WATER / PHONE				\$ -
TEMP TOILET	\$ -	\$ -	\$ 900	\$ 900
JOB OFFICE			\$ 800	\$ 800
TEMP FENCE			\$ 600	\$ 600
NAILS / HARDWARE			\$ 2,500	\$ 2,500
MISC SUPPLY			\$ 2,500	\$ 2,500
TOOLS AND EQ RENTAL			\$ 2,000	\$ 2,000
FINAL CLEANING			\$ 3,000	\$ 3,000
SUPERVISION	\$ 31,350	\$ -	\$ -	\$ 31,350
ASBESTOES		\$ 4,794		\$ 4,794
CONCRETE DEMO/ EXCAVATION				\$ -
BUILDING DEMOLITION		\$ 13,914		\$ 13,914
				\$ -
BUILDING CONCRETE	\$ -	\$ 4,176	\$ -	\$ 4,176
STRUCTURAL STEEL		\$ 6,200		\$ 6,200
ROUGH CARPENTRY		\$ 9,000	\$ 6,260	\$ 15,260
				\$ -
INSULATION		\$ 1,183		\$ 1,183
				\$ -
STEEL DOORS AND FRAMES	\$ 8,500	\$ 24,241		\$ 32,741
MIRRORS		\$ 8,670	\$ 480	\$ 9,150
GYP. AND CEILING		\$ 21,094		\$ 21,094
TILE		\$ 27,651		\$ 27,651
FINISH FLOORING		\$ 7,793		\$ 7,793
FRP		\$ 9,856		\$ 9,856
PAINTING		\$ 7,000		\$ 7,000
TOILET PARTICIANS				\$ -
TOILET ACCESSORIES	\$ 2,280	\$ 3,369		\$ 5,649
				\$ -
FIRE SPRINKLERS ALLOW				\$ -
PLUMBING		\$ 131,044	\$ 25,498	\$ 156,542
HYDRONIC		\$ -	\$ -	\$ -
HVAC		\$ 12,715	\$ -	\$ 12,715
TAB				\$ -
ELECTRICAL		\$ 23,858	\$ (3,464)	\$ 20,394
			<b>BID</b>	<b>\$423,664</b>

**LINCOLN SAVAGE MIDDLE SCHOOL**

	<b>LABOR</b>	<b>SUB</b>	<b>EQ OR GEN</b>	<b>TOTAL</b>
PERMIT	\$	-		\$0
WATER / PHONE				\$0
TEMP TOILET	\$ -	\$ -	\$ 900	\$900
JOB OFFICE			\$ 800	\$800
TEMP FENCE			\$ 600	\$600
NAILS / HARDWARE			\$ 2,500	\$2,500
MISC SUPPLY			\$ 2,500	\$2,500
TOOLS AND EQ RENTAL			\$ 2,000	\$2,000
FINAL CLEANING			\$ 3,000	\$3,000
SUPERVISION	\$ 31,350	\$ -	\$ -	\$31,350
ASBESTOES	\$	8,653		\$8,653
CONCRETE DEMO/ EXCAVATION				\$0
BUILDING DEMOLITION	\$	7,956		\$7,956
				\$0
BUILDING CONCRETE	\$ -	\$ 4,176	\$ -	\$4,176
STRUCTURAL STEEL		\$ 6,200		\$6,200
ROUGH CARPENTRY		\$ 17,805		\$17,805
				\$0
INSULATION	\$	1,210		\$1,210
				\$0
STEEL DOORS AND FRAMES	\$ 8,500	\$ 24,241		\$32,741
MIRRORS/ LAMINATED GLASS		\$ 10,440	\$ 6,090	\$16,530
GYP. AND CEILING		\$ 15,965		\$15,965
TILE		\$ 38,376		\$38,376
FINISH FLOORING		\$ 7,793		\$7,793
FRP		\$ 10,208		\$10,208
PAINTING		\$ 6,000		\$6,000
TOILET PARTICIANS				\$0
TOILET ACCESSORIES	\$ 3,040	\$ 3,478		\$6,518
				\$0
FIRE SPRINKLERS ALLOW				\$0
PLUMBING	\$	131,044	\$ 25,498	\$156,542
HYDRONIC	\$	-	\$ -	\$0
HVAC	\$	11,855	\$ -	\$11,855
TAB				\$0
ELECTRICAL	\$	23,536	\$ (3,344)	\$20,192
			<b>BID</b>	<b>\$437,027</b>

**LORNA BYRNE MIDDLE SCHOOL**

	<b>LABOR</b>	<b>SUB</b>	<b>EQ OR GEN</b>	<b>TOTAL</b>
PERMIT	\$	-		\$0
WATER / PHONE				\$0
TEMP TOILET	\$ -	\$ -	\$ 900	\$900
JOB OFFICE			\$ 800	\$800
TEMP FENCE			\$ 600	\$600
NAILS / HARDWARE			\$ 2,500	\$2,500
MISC SUPPLY			\$ 2,500	\$2,500
TOOLS AND EQ RENTAL			\$ 2,000	\$2,000
FINAL CLEANING			\$ 3,200	\$3,200
SUPERVISION	\$ 31,350	\$ -	\$ -	\$31,350
ASBESTOES	\$	-		\$0
CONCRETE DEMO/ EXCAVATION				\$0
BUILDING DEMOLITION	\$	42,628		\$42,628
LOCKERS	\$	1,047		\$1,047
BUILDING CONCRETE	\$ -	\$ 3,480	\$ -	\$3,480
				\$0
ROUGH CARPENTRY	\$	8,000	\$ 9,420	\$17,420
STRUCTURAL STEEL	\$	2,400		\$2,400
INSULATION	\$	2,411		\$2,411
				\$0
STEEL DOORS AND FRAMES	\$ 9,500	\$ 26,534		\$36,034
MIRRORS/ LAMINATED GLASS	\$	4,745		\$4,745
GYP. AND CEILING	\$	24,970		\$24,970
TILE	\$	17,876		\$17,876
FINISH FLOORING	\$	3,660		\$3,660
FRP	\$	15,840		\$15,840
PAINTING	\$	7,000		\$7,000
TOILET PARTICIANS				\$0
TOILET ACCESSORIES	\$ 4,465	\$ 5,038		\$9,503
				\$0
FIRE SPRINKLERS ALLOW				\$0
PLUMBING	\$	121,580	\$ 25,938	\$147,518
HYDRONIC	\$	-	\$ -	\$0
HVAC	\$	15,975	\$ -	\$15,975
TAB				\$0
ELECTRICAL	\$	25,120	\$ (3,349)	\$21,771
			<b>BID</b>	<b>\$443,129</b>

**HIDDEN VALLEY HIGH SCHOOL**

	<b>LABOR</b>	<b>SUB</b>	<b>EQ OR GEN</b>	<b>TOTAL</b>
PERMIT	\$	-		\$0
WATER / PHONE				\$0
TEMP TOILET	\$ -	\$ -	\$ 900	\$900
JOB OFFICE			\$ 800	\$800
TEMP FENCE			\$ 600	\$600
NAILS / HARDWARE			\$ 2,500	\$2,500
MISC SUPPLY			\$ 2,500	\$2,500
TOOLS AND EQ RENTAL			\$ 2,000	\$2,000
FINAL CLEANING			\$ 3,200	\$3,200
SUPERVISION	\$ 31,350	\$ -	\$ -	\$31,350
ASBESTOES	\$	-		\$0
CONCRETE DEMO/ EXCAVATION				\$0
BUILDING DEMOLITION	\$	54,400		\$54,400
LOCKERS	\$	2,573		\$2,573
BUILDING CONCRETE	\$ -	\$ 9,925	\$ -	\$9,925
				\$0
ROUGH CARPENTRY	\$	11,076	\$ 18,244	\$29,320
SOLID SURFACE - FINISH CARPENTRY	\$ 1,200	\$ 3,100		\$5,100
INSULATION	\$	3,797		\$3,797
				\$0
STEEL DOORS AND FRAMES	\$ 16,500	\$ 46,175		\$62,675
MIRRORS/ LAMINATED GLASS	\$	11,035	\$ 2,135	\$13,170
GYP. AND CEILING	\$	44,300		\$44,300
TILE	\$	62,324		\$62,324
FINISH FLOORING	\$	17,930		\$17,930
FRP	\$	12,320		\$12,320
PAINTING	\$	13,000		\$13,000
TOILET PARTICIANS				\$0
TOILET ACCESSORIES	\$ 7,600	\$ 7,223		\$14,823
				\$0
FIRE SPRINKLERS ALLOW				\$0
PLUMBING	\$	308,287	\$ 74,878	\$383,165
HYDRONIC	\$	-	\$ -	\$0
HVAC	\$	25,310	\$ -	\$25,310
TAB				\$0
ELECTRICAL	\$	50,270	\$ (8,213)	\$42,057
			<b>BID</b>	<b>\$890,267</b>

**ILLINOIS VALLEY HIGH SCHOOL**

	<b>LABOR</b>	<b>SUB</b>	<b>EQ OR GEN</b>	<b>TOTAL</b>
PERMIT	\$	-		\$0
WATER / PHONE				\$0
TEMP TOILET	\$ -	\$ -	\$ 900	\$900
JOB OFFICE			\$ 800	\$800
TEMP FENCE			\$ 600	\$600
NAILS / HARDWARE			\$ 2,500	\$2,500
MISC SUPPLY			\$ 2,500	\$2,500
TOOLS AND EQ RENTAL			\$ 2,000	\$2,000
FINAL CLEANING			\$ 3,200	\$3,200
SUPERVISION	\$ 31,350	\$ -	\$ -	\$31,350
ASBESTOES	\$	-		\$0
CONCRETE DEMO/ EXCAVATION				\$0
BUILDING DEMOLITION	\$	56,281		\$56,281
LOCKERS	\$	2,573		\$2,573
BUILDING CONCRETE	\$ -	\$ 8,409	\$ -	\$8,409
				\$0
ROUGH CARPENTRY	\$	13,047	\$ 18,320	\$31,367
SOLID SURFACE - FINISH CARPENTRY	\$ 1,400	\$ 6,450		\$8,850
INSULATION	\$	4,344		\$4,344
				\$0
STEEL DOORS AND FRAMES	\$ 16,000	\$ 44,772		\$60,772
MIRRORS/ LAMINATED GLASS	\$	10,725	\$ 2,980	\$13,705
GYP. AND CEILING	\$	46,480		\$46,480
TILE	\$	53,836		\$53,836
FINISH FLOORING	\$	18,395		\$18,395
FRP	\$	27,104		\$27,104
PAINTING	\$	12,000		\$12,000
TOILET PARTICIANS				\$0
TOILET ACCESSORIES	\$ 6,650	\$ 6,448		\$13,098
				\$0
FIRE SPRINKLERS ALLOW				\$0
PLUMBING	\$	303,765	\$ 54,589	\$358,354
HYDRONIC	\$	-	\$ -	\$0
HVAC	\$	23,595	\$ -	\$23,595
TAB				\$0
ELECTRICAL	\$	48,288	\$ (7,575)	\$40,713
			<b>BID</b>	<b>\$872,980</b>



**NORTH VALLEY HIGH SCHOOL**

	<b>LABOR</b>	<b>SUB</b>	<b>EQ OR GEN</b>	<b>TOTAL</b>
PERMIT	\$	-		\$0
WATER / PHONE				\$0
TEMP TOILET	\$ -	\$ -	\$ 900	\$900
JOB OFFICE			\$ 800	\$800
TEMP FENCE			\$ 600	\$600
NAILS / HARDWARE			\$ 2,500	\$2,500
MISC SUPPLY			\$ 2,500	\$2,500
TOOLS AND EQ RENTAL			\$ 2,000	\$2,000
FINAL CLEANING			\$ 3,200	\$3,200
SUPERVISION	\$ 31,350	\$ -	\$ -	\$31,350
ASBESTOES				\$0
CONCRETE DEMO/ EXCAVATION				\$0
BUILDING DEMOLITION	\$	39,585		\$39,585
				\$0
BUILDING CONCRETE	\$ -	\$ 7,079	\$ -	\$7,079
				\$0
ROUGH CARPENTRY	\$ 3,800	\$ 14,388		\$23,728
SOLID SURFACE - FINISH CARPENTRY	\$ 1,200	\$ 6,450		\$8,450
INSULATION		\$ 3,110		\$3,110
				\$0
STEEL DOORS AND FRAMES	\$ 13,000	\$ 36,354		\$49,354
MIRRORS/ LAMINATED GLASS		\$ 7,760	\$ 2,135	\$9,895
GYP. AND CEILING		\$ 36,780		\$36,780
TILE		\$ 40,562		\$40,562
FINISH FLOORING		\$ 12,484		\$12,484
FRP		\$ 8,448		\$8,448
PAINTING		\$ 8,400		\$8,400
TOILET PARTICIANS				\$0
TOILET ACCESSORIES	\$ 4,750	\$ 6,145		\$ 10,895
				\$0
FIRE SPRINKLERS ALLOW				\$0
PLUMBING	\$	209,000	\$ 57,879	\$266,879
HYDRONIC	\$	-	\$ -	\$0
HVAC	\$	21,750	\$ -	\$21,750
TAB				\$0
ELECTRICAL	\$	36,335	\$ (5,760)	\$30,575
			<b>BID</b>	<b>\$659,005</b>

TOTAL SIX SCHOOLS W/ VAPE \$ 3,726,072