



February 17, 2026

Re: Redmond School District  
Cooling Retrofit Project  
Sage Elementary School and Terrebonne Community School  
Notification to Interested Parties of Intent to Award CM|GC Contract

Dear Interested Party,

Redmond School District has declined interviews and intends to award a Construction Manager | General Contractor (CM|GC) Contract to Kirby Nagelhout Construction Company for the Cooling Retrofit Projects at Sage Elementary School and Terrebonne Community School.

This Notification is pursuant to the Request for Proposal Section II.A, ORS 279C.375(2) and OAR 137-049-0395.

Thank you for the time and effort spent in preparing your responses for this project. We will be available to schedule a debrief meeting with interested firms upon request, once a contract has been awarded.

If you have any questions, please feel free to contact Erin Donoghue, Project Manager, at (925) 451-3528 or [erin.donoghue@hmkco.org](mailto:erin.donoghue@hmkco.org).

Sincerely,

  
Erin Donoghue (Feb 17, 2026 13:23:04 PST)

Erin Donoghue  
Project Manager  
HMK Company

Attached: Scoring Tally



REDMOND SCHOOL DISTRICT  
 TERREBONNE CS & SAGE ES COOLING RETROFIT PROJECT  
 CM|GC REQUEST FOR PROPOSAL  
 WEDNESDAY, FEBRUARY 11, 2026

	Kellcon													SunWest Builders														
Criteria	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	0	32.33	13.67	10.00	14.00	20.00	9.67	3.33	0.00	10.00	10.00	5.00	5.00	133.00	0	34.33	13.67	10.00	13.67	18.00	8.67	5.00	0.00	10.00	10.00	5.00	5.00	133.33

	Apex Mechanical													Piper Mechanical														
Criteria	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	0	31.33	14.00	10.00	14.00	20.00	6.33	4.00	0.00	10.00	10.00	5.00	5.00	129.67	0	31.00	14.33	10.00	14.67	18.33	7.00	4.50	0.00	10.00	10.00	5.00	5.00	129.83

	KNCC													
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Average Score	0	35.00	14.00	10.00	14.67	20.00	8.67	4.50	0.00	10.00	10.00	5.00	5.00	136.83

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|-----------------|---|
| <b>Criteria</b> | <b>140 Possible Points</b>                                  |
| 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)   |