

September 11, 2015

RFQ – A&E Services – Three New Elementary Schools

Addendum #1

From: Robert Collins
Snr. Project Manager
Day CPM Services

REQUEST FOR QUALIFICATIONS

Architecture/Engineering Services

Reynolds School District Three New Elementary Schools

The RFQ for the above referenced project and the work covered are modified as follows, and except as set forth herein, otherwise remain unchanged and in full effect. This addendum is part of the RFQ solicitation Documents for the above named project and modifies the original RFQ Documents dated August 26, 2015. Acknowledgement of receipt of this addendum is required as part of the Proposal.

Item # 1 ADDITIONS

SECURITY VERIFICATION

“SECURITY AND BACKGROUND CHECK REQUIREMENTS”

Our sites will be considered an open site for the purposes of this project. This means that a fingerprint based criminal history verification will be conducted on all personnel employed by the consultant and sub-consultants on the project. This means that unsupervised contact between project personnel and students may occur. “Unsupervised contact” with students means contact that provides the person opportunity and probability for personal communication or touch with students when not under direct District supervision.

As required by ORS 326.603, Consultant shall ensure that Consultant, any sub-consultants, and their officers, employees, and agents will have no direct, unsupervised contact with students while on District property. Consultant shall work with District to ensure compliance with this requirement. Consultant authorizes District to obtain information about Consultant and its history and to conduct a criminal background check, including analysis of fingerprints of any Consultant's or sub-consultant's officers, employees, or agents.

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Consultant shall cause its employees and/or sub-consultants, if any, to authorize District to conduct these background checks. Consultant shall pay \$59.00 for processing the background check in addition to required fingerprinting and notary services.. Consultant and sub-consultants must supply fingerprint cards for each employee proposed to work on the project to the District when applying for the security check. District may deduct the cost of such fees from a progress or final payment to Consultant under this Contract, unless Consultant elects to pay such fees directly at the time of application for the security check. All consultants and their employees whether full time or part time working at District sites must undergo a criminal history verification for disqualifying convictions per ORS 342.143

As mentioned criminal history verification checks will be conducted at the consultant's expense, by RSD. Prior to entry of a consultant's employees onto a jobsite, the Consultant shall provide a list of its employees who have successfully undergone the criminal history verification check.

Upon Contract execution, the Consultant will supply a list of projected Consultant personnel as well as Sub Consultant personnel. These people will be expected to attend a meeting as a group to complete paperwork and undergo mobile fingerprinting services. They will then receive a temporary badge until final approval and issuance of final badge.

Item # 2 CONSULTANT REMUNERATION

Reynolds School District's preferred method of payment is by a Procurement Card (P-Card), a commercial Visa credit card, to both improve and expedite the purchasing and payment process. Reynolds School District will not pay convenience fees, surcharges or any additional costs for payments made by credit card. If the successful vendor has indicated that they will accept such payment, further information will be available at time of award. Please indicate in proposal acceptance of this process.

Item # 3 ADDITIONAL SERVICES

The District wishes to express its interest in the possibility of amending the contract for the firm/firms selected to perform work provided for in the referenced RFQ to provide additional design services for non-bond related Capital Improvement projects.

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Item # 4 REVISIONS

(Please note the revision in bold italics below)

F. Proposal Requirements

“Each proposer’s submission in response to this RFQ must:

1. **Include** one original (marked as such), ***nine (9)*** copies, and one (1) PDF copy on a USB flash drive with a file size less than 10MB.”

(Revise the following to read as indicated)

“6. Qualifications Proposals must include the following information:

A list of sub-consultants proposed to be used on the Project as per Section ~~12~~ ***11*** below;”

G. Selection Criteria

vii). Collective, concise and comprehensive presentation of information (10 pts). Please add ***“Proposal not to exceed 30 pages single sided, 15 pages two sided. Cover Letter, resumes and required attachments excluded from this page count”***

Item # 5 QUESTIONS

1. “We are interested in touring all three school sites.”

There will be tour of the three sites starting at Troutdale ES on Wednesday September 16 at 9:00 a.m. Address is: 648 SE Harlow Avenue, Troutdale. Email Bob Collins if you plan to attend.

2. “In reference to the section associated with the sealed envelope containing fees and rates (Page 9, Item #4), if selected to interview, does the District have a specific matrix template that they would like filled out and is this document available in an excel format/ template for use by those to be interviewed? Or does the District only want to see rate schedules?”

This document is provided as Attachment #2 of this Addendum.

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3. Can we get electronic copies of the conceptual program and site plans for each school that was included in the pre-proposal meeting handouts?

Copies of these handouts will be included in this Addendum as Attachment #4-6.

4. Please clarify the District's goals for sustainability for these projects, particularly any LEED certification levels.

There has not been a decision made on pursuing LEED certification at this time. The District does anticipate that the three replacement Elementary Schools will achieve high sustainability design standards as budget and further discussions evolve.

5. Will there be one RSD Steering Committee for all three schools, or individual committees for each school?

There will be one RSD Steering for all three school replacement projects.

6. Can you tell us who will be on the interview panel?

District administrators, staff and a Board Member.

7. Has RSD already completed the entitlement / land use process for the three school sites? If not, please clarify if this scope should be part of the A/E proposal.

The District has commenced on this process. The District will expect assistance from the selected firm or firms with the specific A/E scope to be developed during contract discussion.

8. Does RSD intend to award all three schools to one GC?

That is a possibility; but, contractor selection strategy has not been determined at this time.

9. Are there RSD Design Standards available? If so, when do you anticipate them being provided?

Design Standards are currently being documented with final work to be completed in collaboration with successful A/E firm/s input.

10. Please confirm if the capacities for Wilkes Elementary are 451 existing and 527 proposed, as noted on the bond budget summary. There is a discrepancy between pages 2 and 4 of the pre-proposal meeting handout.

The current planned capacity is 527 students.

11. Draft Program Schedule Questions:

- a. The Schematic Design schedule indicates that activities "SD cost estimate" and "RSD review/approval" run concurrently. The time duration for cost estimate appears fairly tight, so there is not likely time to reconcile VE prior to DD, per this schedule.
Question: Is the intent to proceed into DD immediately following completion of the SD cost estimate and deal with potential VE in DD?

The District and its representatives will provide adequate time for cost estimate and VE before commencing DD.

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- b. The Design Development schedule indicates activity “VE & Adjustments to DD Documents” prior to completion of activity “CM/GC’s Cost Estimate and Preliminary Schedule”. **Question:** Is it the intent to base VE decisions on the A/E teams’ cost estimator? Can you clarify the intended process for reconciliation with CM/GC’s estimating process?

The schedule attached to the RFQ is in general terms. The estimating and reconciliation process will occur in an efficient and logical order.

- c. Please provide clarification of the note “60% CDs” in schedule line 46 “Development of DD Documents”. **Question:** Is it the intent that the DD documents be developed to a 60% CD level?

NO.

- d. Please clarify/correct the milestones for Permitting. Schedule Line Item 65 “Submit for Building Permit” is shown in mid-August, 2016, which correlates to the completion of the CD phase activities. However subsequent Permitting activities appear on earlier dates. Schedule Line Item 66 “Plan Review Period” is shown in July, 2016; Line Item 67 “Plan Review Comments and Response Period” is shown in April, 2016; and Line Item 68 “Building Permit Issued” is shown in late February, 2016.

The schedule is in general terms without dates being 100% confirmed. Program and design schedule will continue to be developed in the coming weeks.

12. Will the Elementary Schools project use the same A/E Fee Template that was issued via addendum for the High School project? Is there an electronic/writable version that will be issued?

See attachment #2 of this addendum.

13. Are personal resumes, tabs and attachments excluded from the page count?

That is correct. Refer to Item #4 above.

14. Submission shall be 8 copies and one original?

There shall be one original and 9 copies plus proposal file in PDF format on memory stick not to exceed 10 Mb.

15. Is the project delivery method to be CM/GC?

This has been discussed but not decided upon.

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16. Please define the required consultants that should be included in the proposal – how many specialty consultants?

The A/E team shall be determined by the A/E firm. Please refer to Attachment B of the RFQ.

17. What is the desired LEED level of certification?

Refer to answer to Question #4 above.

18. Please clarify the schedule for the elementary schools. Is this a fast track design schedule, if so, what is driving this? It appears that there would be adequate time to design and construct these schools without multiple bid/document packages. Can we propose an alternative schedule for the work?

The A/E firm or firms will be part of a collaborative team and will be expected to provide suggestions and recommendations in the best interest of the District and the Bond Program.

19. Please identify the construction cost estimate for each school. It appears that the handout is identifying total project cost.

Refer to answer to attachment #3 for draft Construction Cost.

Item # 6 ATTACHMENTS.

Attachments consist of:

- 1. RFQ – A&E Services – Three new Elementary Schools Pre Proposal Mandatory Sign In sheet.**
- 2. Architectural Fee Schedule – Template (To be completed only by firms selected for interview)**
- 3. Three New Elementary Schools - Projected Cash Flow**
- 4. Wilkes ES Master Planning document**
- 5. Fairview ES Master Planning document**
- 6. Troutdale ES Master Planning document**



Date | time 9/01/2015 2:00 PM

Reynolds On-Line Academy - Building A
2408 SW Halsey Street Troutdale, OR

Company Name	Attendee Name	E-Mail	Office Phone	cell phone
DOWA-IBI GROUP	DAN HESS	dan.hess@ibigroup.com	503-226-6950	503-970-4435
STEELE ASSOCIATES	PATRICE ANDERSON	panderson@steele-arch.com	541-382-9867	541-728-8635
INTUITION ARCHITECTS	RENE BERNOT	RBERNOT@MAHLMAN.COM	503 224 4032	—
BOORA Architects	John O'Toole	otooleje@boora.com	503-226-1575	—
BOORA ARCHITECTS	MIGUEL HIDALGO	HIDALGO@BOORA.COM	503-226-1575	—
EDMUND TAWIAH	TC			
TCC & ASSOCIATES CIVIL ENGINEERING	EDMUND TAWIAH	etawiah@TCCENGR.com	503-277-8143	SAME
GRI	WES SPANG	WSPANG@GRI.COM	503-641-3478	SAME

Date | time 9/01/2015 2:00 PM

 Reynolds On-Line Academy - Building A
 2408 SW Halsey Street Troutdale, OR

Company Name	Attendee Name	E-Mail	Office Phone	cell phone
MARY AASLAND	PACE ENGINEERS	MARIA@PACEENGRS.COM	503-577-3222	425-941-1768
ALEX HOLSER	DPSIS ARCHITECTURE	ALEX@DPSISARCH.COM	503-525-9511	503-329-1580
Mark Stoller	Opsis	marks@opsisarch.com	503 221-0150	503 327-3163
Skanska	Jeff Fisher	jeff.fisher@skanska.com	(503) 382-9111	(503) 534-2243
System Commissioning SCC	Dennis Anderson	SCCcx@Comcast.net	(503) 663-3021	(503) 519-9396
AXIS DESIGN GROUP	STEVEN EGGLESTON	steven@axisdesigngroup.com	503 284 0908	503 912 9983
SOLARC Architecture? Engineering	Dana Matheny	danam@solarc-ae.net	(503) 223 5253	804-502-6221
Deb France GH planning+design	Deb France	debfrance@chpd.net	503 280 8000	503 320 7510

Date | time 9/01/2015 2:00 PM

 Reynolds On-Line Academy - Building A
 2408 SW Halsey Street Troutdale, OR

Company Name	Attendee Name	E-Mail	Office Phone	cell phone
BERONA ENGINEERS, INC MELHOR BERONA	M-E-P (MBE) (MWESB) MELHOR BERONA	mberona@beronaengineers.com	425 744-6033	206-498-9756
Cardno (civil)	Matt Lewis	matl.lewis@cardno.com	503 419-2500	503 380-5987
BBL ARCHITECTS	DOUG PRUITT	DOUG@BBLARCHITECTS.COM	503-635-4425	503-381-3846
LEEKA ARCHITECTURE	NEIL LEE	NEIL.LEE@LEEKAINC.COM	503 644-4222	503-890-1061
MAHLUM	DIANE SHINER	DSHINER@MAHLUM.COM	503 224-4032	503 310-4240
HHPR	Lou Reynoldson (Laura "Lou")	laurar@hhpr.com	503- 221-1131	—
Cundiff Engineering, Inc. (MEP) (ESB)	Nabeel Shaaban	nabeels@cundiffengineering.com	503-521-7260	—
PBS ENGINEERING + ENVIRONMENTAL	DEREK MAY	derek@pbsenv.com	503-248-1939	503-209-1481

Date | time 9/01/2015 2:00 PM

 Reynolds On-Line Academy - Building A
 2408 SW Halsey Street Troutdale, OR

Company Name	Attendee Name	E-Mail	Office Phone	cell phone
Oh planning + design	Andrew Pearson	andrew.pearson@dohpd.net	503 280-8000	503 44-1936
System Design Consultants Inc	Kelly M Johnson	Kelly@SDCPDX.com	503. 248.0227	/
	GARY BARO	GARY@SDCPDX.COM	503 248- 0227	503 260- 4489
SODERSTROM ARCHITECTS	HENRY FITZGIBBON	henry@SDRA.COM	503 228-5617	503 704-7906
Columbia West Engineering	Mike Baroet	mike@ Columbiawestengineering .com	360-823-2900	360-836- 7313
INTERFACE ENGINEERING	JIM SAITEM	jims@ interfaceeng.com	503-382-2200	503- 922- 3355
RICHARD HIGGINS RICHARD HIGGINS BKB ARCHITECTS	RICHARD HIGGINS	rhiggins@bkb.com	503 535.0707	503 860.4272
PSI	Emily Tait	emily.tait@psiusa.com	503-289- 1778	—



Date | time 9/01/2015 2:00 PM

Reynolds On-Line Academy - Building A
2408 SW Halsey Street Troutdale, OR

Company Name	Attendee Name	E-Mail	Office Phone	cell phone
Bassetti Architects	Julie Flattery	jflattery@bassettiarch.com	503-224-9162	
BASSETTI ARCHITECTS	LINDA CAMERON	LCAMERON@BASSETTIARCH.COM	503.224.9162	503.784.5070
YOST GRUBE HALL ARCHITECTURE	STUART WEIR	stuartw@ygh.com	503-221-0150	503.312.0060
SKANSKA	TIM BAUGUS	TIM.BAUGUS@SKANSKA.COM	503 789 5563	11

Architectural FEE Schedule- TEMPLATE



Responsible Party	Total	Part I Programming Schematic Design	Part II Design Development Services	Part III Construction Document Services	Part IV Bidding Services	Part V Construction & Contract Admin.	Part VI Warranty Period Services
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Note: For Basic Services refer to Design Responsibility Matrix Attachment C

Construction Estimated Cost per RFP		12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
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TOTAL FEES

Total 'Normal' Design Fee Rate	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total 'Normal' Design Fee	Basic Services	0	0	0	0	0	0	0

ARCHITECTURE AND INTERIOR DESIGN

Basic Building Cost Fee Rate %	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Architecture/Interior Design Fee	Basic Services	0	0	0	0	0	0	0
Reimbursable Expenses (x%)	Basic Services	0	0	0	0	0	0	0

PRIMARY SUB-CONSULTANTS (Note: These services may be performed directly by responding firm)

Basic Building Cost Fee Rate %	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Mech-Plumbing Design Fee	Basic Services	0	0	0	0	0	0	0

Basic Building Cost Fee Rate %	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Electrical / Low Voltage: Design Fee	Basic Services	0	0	0	0	0	0	0

Basic Building Cost Fee Rate %	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Structural Design Fee	Basic Services	0	0	0	0	0	0	0

Basic Building Cost Fee Rate %	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Civil Design Fee	Basic Services	0	0	0	0	0	0	0

Basic Building Cost Fee Rate %	Basic Services	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Landscape Design Fee	Basic Services	0	0	0	0	0	0	0

TOTAL PRIMARY SUB- CONSULTS		0	0	0	0	0	0	0
Reimbursable Expenses (x%)	Basic Services	0	0	0	0	0	0	0

Total Architecture Fee %	Basic Services	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Primary Sub-Consultant Fee %	Basic Services	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

SPECIAL SUB-CONSULTANTS (Note: These services may be performed directly by responding firm)

Specialty Lighting	Basic service	0	0	0	0	0	0	0
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Architectural FEE Schedule- TEMPLATE



	Responsible Party	Total	Part I Programming Schematic Design	Part II Design Development Services	Part III Construction Document Services	Part IV Bidding Services	Part V Construction & Contract Admin.	Part VI Warranty Period Services
Graphics & Signage Code, Room	Basic service	0	0	0	0	0	0	0
Security	Basic service	0	0	0	0	0	0	0
Sustainability	Basic service	0	0	0	0	0	0	0
Value Analysis / Value Engineering	Basic service	0	0	0	0	0	0	0
Parking Consultant	Basic service	0	0	0	0	0	0	0
Fire/Life Safety	Basic service	0	0	0	0	0	0	0
Food Service	Basic service	0	0	0	0	0	0	0
Elevator Consultant (If elevator is applicable)	Basic service	0	0	0	0	0	0	0
Hardware	Basic service	0	0	0	0	0	0	0
A/E PEER review - QA/QC	Basic service	0	0	0	0	0	0	0
TOTAL SPECIAL SUB-CONSULTANTS		0	0	0	0	0	0	0
Reimbursable Expenses NTE (4%)		0	0	0	0	0	0	0

Total Architecture Fee %	A/E	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Primary Sub-Consultant Fee %	A/E	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Other Sub-Consultants Fee %		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

FEE BUDGET SUMMARY

Total Architecture Fees	A/E	0	0	0	0	0	0	0
Total Primary Sub-Consultant Fees	A/E	0	0	0	0	0	0	0
Total 'Normal' Design Fees	A/E	0	0	0	0	0	0	0
Percent of Construction Cost	A/E	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Total Special Sub-Consultants Fees	A/E	0	0	0	0	0	0	0
Total Design Fees	A/E	0	0	0	0	0	0	0
Percent of Construction Cost	A/E	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

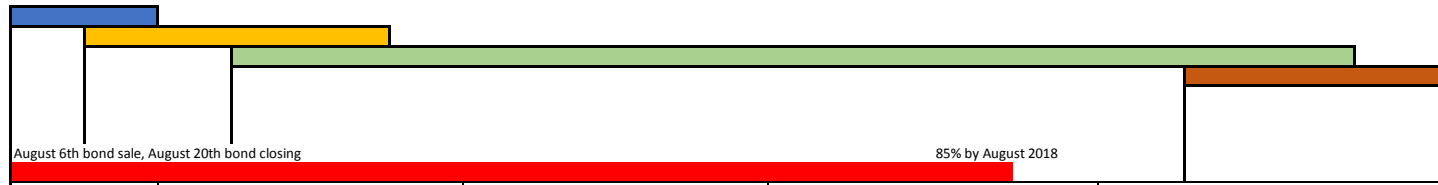
Total Reimbursable Expenses	A/E	0	0	0	0	0	0	0
Total Design Fees & Expenses	A/E	0	0	0	0	0	0	0

Vibration/Acoustics	Suppl. Service	0	0	0	0	0	0	0
Non Code Required Signage & Wayfinding	Suppl. Service	0	0	0	0	0	0	0
Building Envelope Consultant	Suppl. Service	0	0	0	0	0	0	0
Roofing Consultant	Suppl. Service	0	0	0	0	0	0	0
FFE - Furnishings, Fixtures & Equipment	Suppl. Service	0	0	0	0	0	0	0

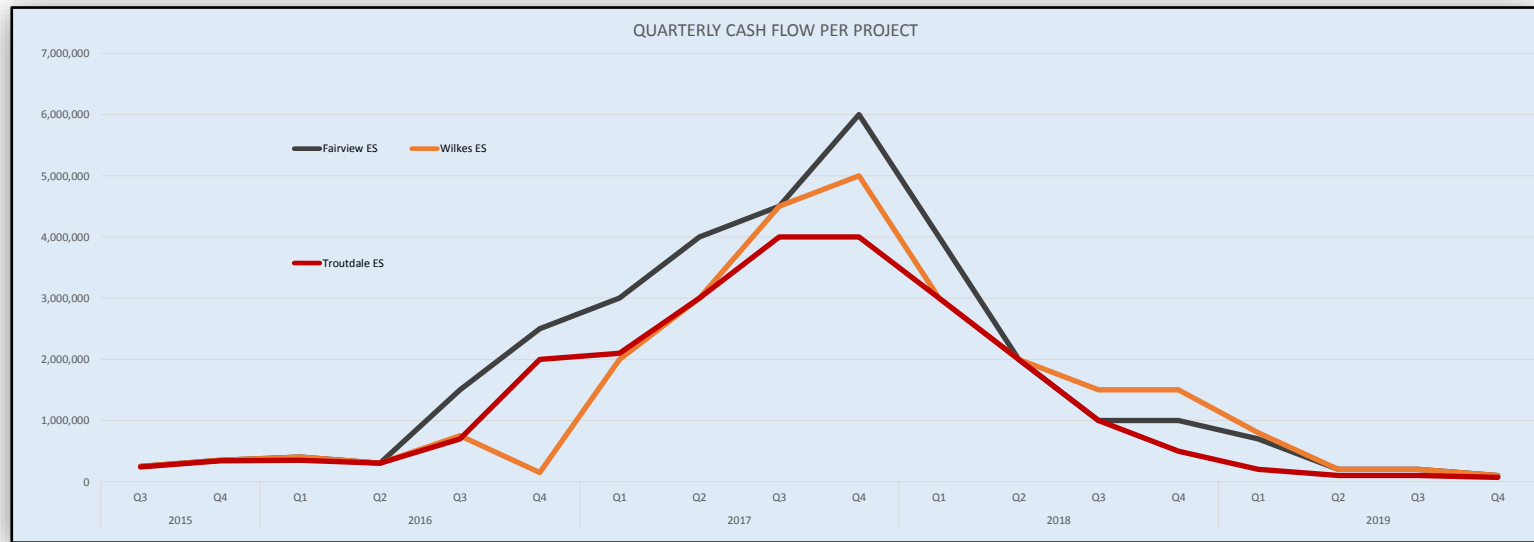
REYNOLDS SCHOOL DISTRICT
 BOND CASH FLOW- 2015 THREE ES
 9-11-2015 - DRAFT



Front End- A/E, GC
 Design & Entitlements
 Construction
 Closeout



BOND PROJECTS	Budget Estimate	Const. use 70%	2015		2016				2017				2018				2019				Total	Total
			Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Fairview ES	32,000,000	22,400,000	250,000	350,000	400,000	300,000	1,500,000	2,500,000	3,000,000	4,000,000	4,500,000	6,000,000	4,000,000	2,000,000	1,000,000	1,000,000	700,000	200,000	200,000	100,000	32,000,000	
Wilkes ES	26,000,000	18,200,000	250,000	350,000	400,000	300,000	750,000	150,000	2,000,000	3,000,000	4,500,000	5,000,000	3,000,000	2,000,000	1,500,000	1,500,000	800,000	200,000	200,000	100,000	26,000,000	
Troutdale ES	24,000,000	16,800,000	240,000	340,000	350,000	300,000	700,000	2,000,000	2,100,000	3,000,000	4,000,000	4,000,000	3,000,000	2,000,000	1,000,000	500,000	200,000	100,000	100,000	70,000	24,000,000	
Total	82,000,000	57,400,000	740,000	1,040,000	1,150,000	900,000	2,950,000	4,650,000	7,100,000	10,000,000	13,000,000	15,000,000	10,000,000	6,000,000	3,500,000	3,000,000	1,700,000	500,000	500,000	270,000	82,000,000	
Cumulative			740,000	1,780,000	2,930,000	3,830,000	6,780,000	11,430,000	18,530,000	28,530,000	41,530,000	56,530,000	66,530,000	72,530,000	76,030,000	79,030,000	80,730,000	81,230,000	81,730,000	82,000,000	82,000,000	
Construction- 3 ES																					57,400,000	
																					57,400,000	





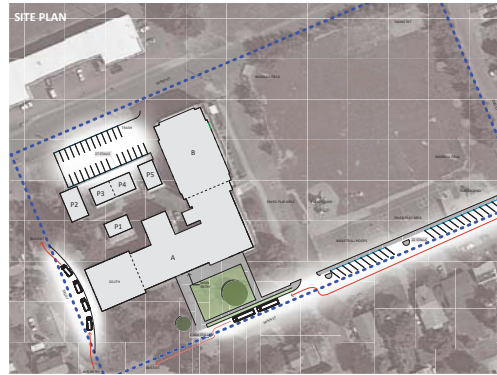
SITE ID: 09

FAIRVIEW ELEMENTARY

225 MAIN STREET, FAIRVIEW, OR 97204



EXISTING CONDITIONS



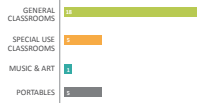
FACILITY BACKGROUND

CITY: Fairview
 YEAR BUILT: 1926
 ADDITIONS: 1953/62/68/84+
 BUILDING AREA: 63,066 sf
 SITE AREA: 4.77 acres
 2013-2014 ENROLLMENT: 408
 PRIMARY STRUCTURE: Wood & Concrete
 ROOF TYPE: Built-up



EXTERIOR VIEW

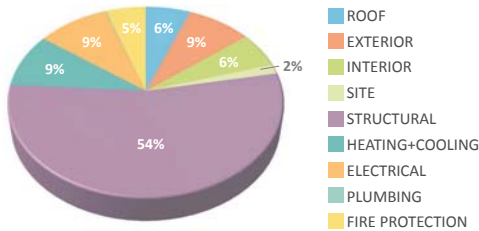
ROOM TYPE DISTRIBUTION



TYPICAL CLASSROOM

FACILITY CONDITION ASSESSMENT

FACILITY REPAIR COST ALLOCATION

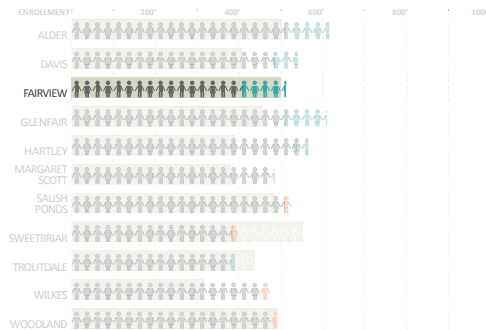


FACILITY CONDITION INDEX

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FACILITY PROGRAM ASSESSMENT

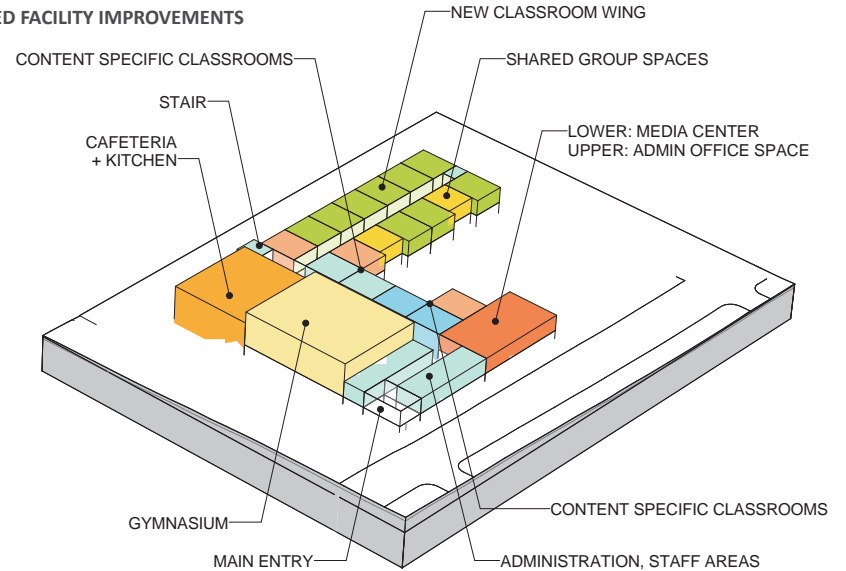
ONE STUDENT SYMBOL = 25 STUDENTS
 CURRENTLY ENROLLED BUT DEFICIENT WITHIN RECOMMENDED CLASSROOM CAPACITY
 EXCESS AVAILABLE ENROLLMENT WITHIN RECOMMENDED CLASSROOM CAPACITY
 BUILDING CAPACITY PROVIDING MINIMUM GSF PER STUDENT:
 ELEMENTARY SCHOOL: 125 GSF
 MIDDLE SCHOOL: 146 GSF
 HIGH SCHOOL: 163 GSF
 ALTERNATIVE SCHOOL: 300 GSF



NOTE: PLANS ARE NOT TO SCALE

NEW PLANS

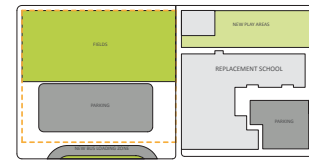
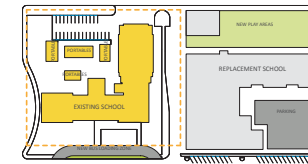
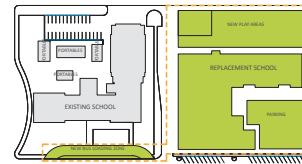
PROPOSED FACILITY IMPROVEMENTS



PHASE 1: CONSTRUCT REPLACEMENT SCHOOL

PHASE 2: DEMOLISH EXISTING SCHOOL

PHASE 3: RE-WORK SITE, PARKING AND FIELDS



ESTIMATED COST OF FACILITY IMPROVEMENTS

NO.	SCHOOL	FACILITY	DESCRIPTION	BUILDING AREA (SF)	FCA COST	SITE IMPROVEMENTS			CONCEPTS			TOTAL CONCEPT COST	CONCEPT + FCA TOTAL COST	TOTAL COST + INFLATION (4%/YR)	SOFT COSTS: FEES, FF&E (30%)	15% CONTINGENCY	SITE BUDGET TOTAL		
						SF	COST/SF	TOTAL	RENOVATION SF	COST/SF	TOTAL							ADDITION SF	COST/SF
1	9	FAIRVIEW	REPLACEMENT	63,066	\$0	136,144	\$15	\$2,312,160	0	-	\$0	73,902	\$217	\$16,036,734	\$18,348,894	\$ 21,284,717	\$6,385,415	\$3,192,708	\$30,862,840

EXISTING + NEW COMPARISON

	EXISTING	PROPOSED
BUILDING AREA (SF):	63,066	73,902
PROGRAMMED CAPACITY:	515	570
GROSS AREA PER STUDENT:	122.5 SF	129.7 SF
FULL DAY KINDERGARTEN:	NO	YES
GENERAL CLASSROOMS:	18	19
SPECIAL USE CLASSROOMS:	5	5
COMPUTER LABS:	2	2
MUSIC & SCIENCE/ART:	1	2
PORTABLES:	5	0
CAFETERIA AREA (SF):	2170	4050
CAFETERIA CAPACITY:	144	270

LEGEND

- NEW CONSTRUCTION
- RENOVATION OF EXISTING
- DEMOLITION
- ADDITIONAL SHARED SPACE REQUIRED TO MEET STANDARD GROSS AREA PER STUDENT
- BUS PATH OF TRAVEL
- PARENT PATH OF TRAVEL

YOUR INPUT AND QUESTIONS ARE NEEDED!

PLEASE COMPLETE THE ONLINE SURVEY BEFORE YOU EXIT



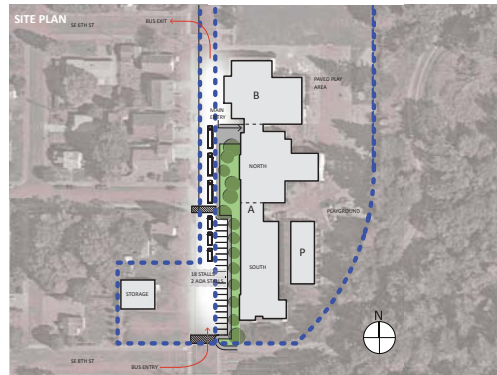
SITE ID: 27

TROUTDALE ELEMENTARY

648 SE HARLOW AVENUE, TROUTDALE, OR 97060



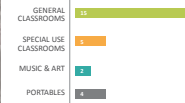
EXISTING CONDITIONS



FACILITY BACKGROUND

CITY: Troutdale
 YEAR BUILT: 1926
 ADDITIONS: 1949/55/70/73+
 BUILDING AREA: 54,883 sf
 SITE AREA: 3.98 acres
 2013-2014 ENROLLMENT: 375
 PRIMARY STRUCTURE: Wood Framing & Rein. Conc. Built-up
 ROOF TYPE:

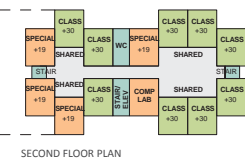
ROOM TYPE DISTRIBUTION



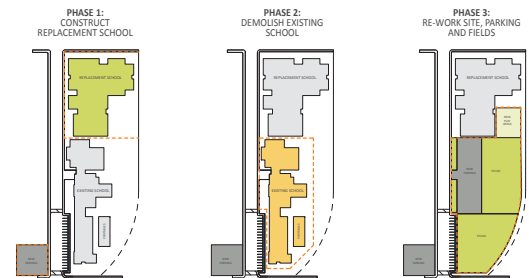
GYMNASIUM

NEW PLANS

PROPOSED FACILITY IMPROVEMENTS

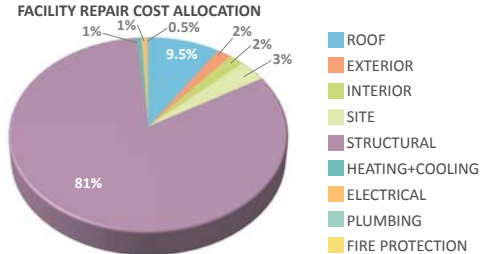


SECOND FLOOR PLAN



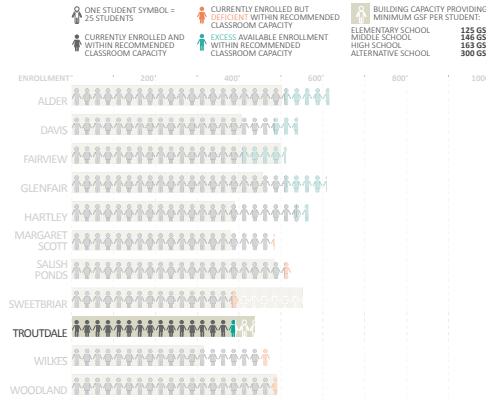
TYPICAL CLASSROOM

FACILITY CONDITION ASSESSMENT



FACILITY CONDITION INDEX: 0.43

FACILITY PROGRAM ASSESSMENT



STAFF PRIORITIES + COMMENTS

TROUTDALE FEBRUARY 18, 2014	TOTAL SURVEYS: 18	SITE INITIATIVE	BUILDING INITIATIVE	PROGRAM INITIATIVE
3	1	Site Safety: Paving, Lighting, Fencing, CCTV		
3	1	Site Traffic Flow: Separate Bus Flow from Passenger Vehicles		
11	1	Access Control at Perimeter Doors, Auto Door Locks, Classroom Door Locking Hardware		
5	1	Secure Vestibule at Main Entry		
3	1	Water Closet Optimization to Meet Code Requirements		
7	1	Energy Efficiency: Insulation, Mechanical Systems, Lighting, Reinvesting Cost Savings into Budget		
2	1	Community Outreach Spaces Near the Front Door		
7	1	Provide Covered Walkways Where/If Portable Classrooms Remain		
11	1	Removal of Portables District-Wide, Especially Portables Without Water Closets		
15	1	Adequate Classroom Power and Data For Technology Needs		
8	1	Computer Labs: 2 Per School (in Lieu of Power/electrical Upgrades)		
8	1	Adaptable Science + Art Classrooms Provided for Elementary, Middle, & High School		
3	1	Provide Space for Music Programs		
16	1	K-2 Classrooms: Limit Class Size to 25 Students for Improved Performance		
16	1	Covered Play Areas at All Elementary Schools		
0	1	Outdoor Athletic Facilities: All Tracks and High School Stadium		
0	1	Modernize Bleachers to Working Condition		
0	1	Locker Rooms: Capacity, Quality, and Layout		

COMMENTS/QUESTIONS

- Elementary school classroom sizes: Intermediate (4th & 5th) should have larger space/classrooms than primary K-3 rooms.
- Desired in-class components: storage, shelving, drying shelves, closed closets, large walls for displaying teaching charts, large smart boards, hanging projectors, big windows, low cubbies in hall so kids can store backpack/coats but teachers can display art above cubbies.
- Desired in-building components: art room, large storage room, book rooms, wide hallways, safety CCTV, dual exits on all classrooms, front entrance with secure vestibule.
- Large classrooms wanted. Our classrooms are cramped. Almost no room for carpet time with students in many rooms.
- Separating passenger and buses would be good as it can get very congested.
- Security should be a priority and a way to ensure only authorized/locked-in persons can enter the main part of the building.
- Technology needs should be considered. We have iPads but not the support to use them effectively in the classrooms.

ESTIMATED COST OF FACILITY IMPROVEMENTS

NO.	SCHOOL	FACILITY	DESCRIPTION	BUILDING AREA (SF)	FCA COST	SITING IMPROVEMENTS			CONCEPTS			TOTAL CONCEPT COST	CONCEPT + FCA TOTAL COST	TOTAL COST + INFLATION (4%/YR)	SOFT COSTS: FEES, FF&E (30%)	15% CONTINGENCY	SITE BUDGET TOTAL			
						SF	COST/SF	TOTAL	RENOVATION	ADDITION	TOTAL									
2	27	TROUTDALE	REPLACEMENT	54,883	\$0	106,377	\$15	\$1,595,655	0	-	\$0	\$9,136	\$222	\$13,128,192	\$14,723,847	\$14,723,847	\$17,668,616	\$5,300,585	\$2,650,292	\$25,618,494

EXISTING + NEW COMPARISON

	EXISTING	PROPOSED
BUILDING AREA (SF):	54,883	59,136
PROGRAMMED CAPACITY:	394	450
GROSS AREA PER STUDENT:	139 SF	131.4 SF
FULL DAY KINDERGARTEN:	NO	YES
GENERAL CLASSROOMS:	15	16
SPECIAL USE CLASSROOMS:	4	5
COMPUTER LABS:	0	2
MUSIC & SCIENCE/ART:	1	2
PORTABLES:	4	0
CAFETERIA AREA (SF):	2808	3672
CAFETERIA CAPACITY:	185	244

LEGEND

- NEW CONSTRUCTION
- RENOVATION OF EXISTING
- DEMOLITION
- ADDITIONAL SHARED SPACE REQUIRED TO MEET STANDARD GROSS AREA PER STUDENT
- BUS PATH OF TRAVEL
- PARENT PATH OF TRAVEL

YOUR INPUT AND QUESTIONS ARE NEEDED! PLEASE COMPLETE THE ONLINE SURVEY BEFORE YOU EXIT

NOTE: PLANS ARE NOT TO SCALE



SITE ID: 30

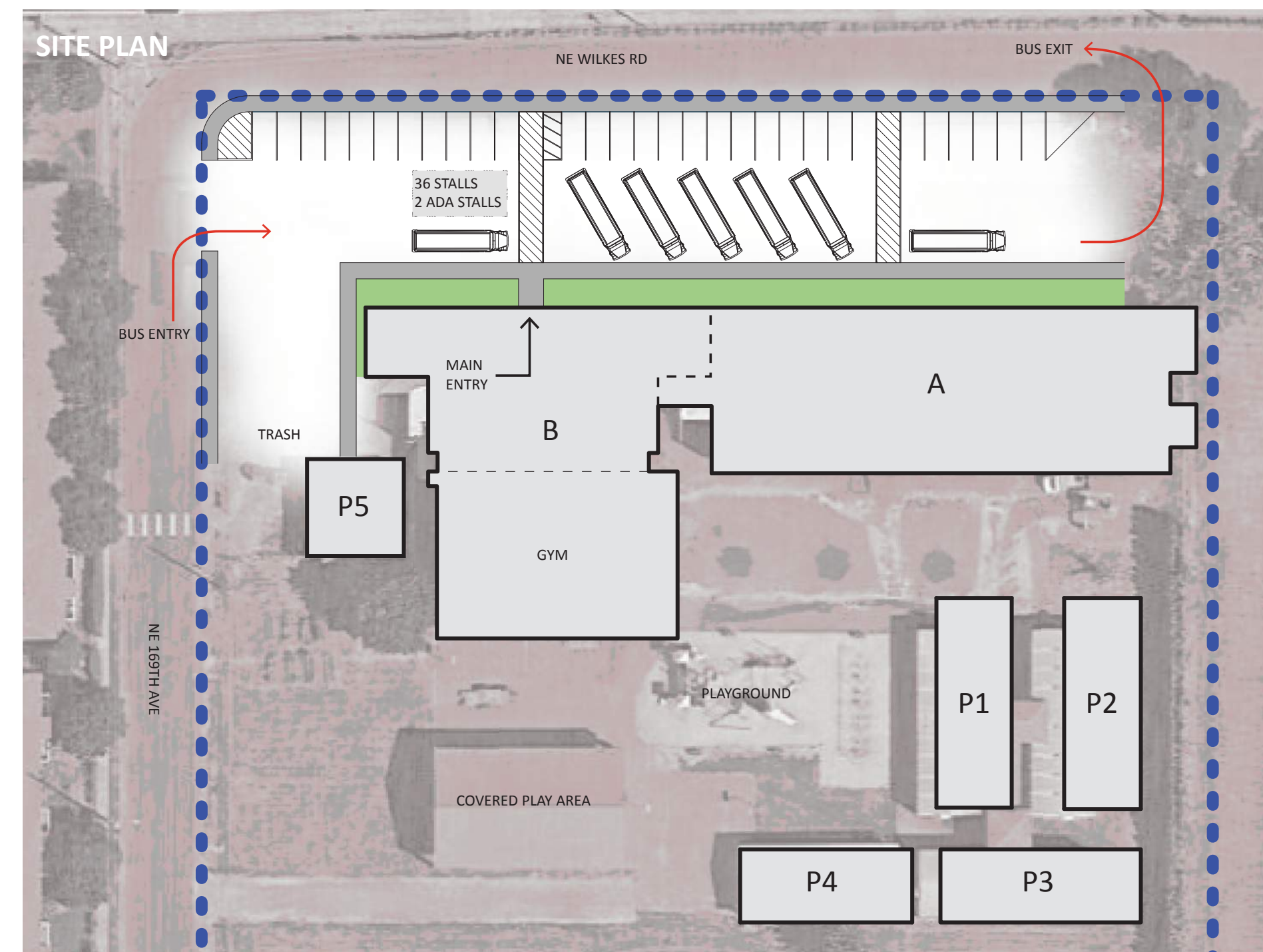
WILKES ELEMENTARY

17020 NE WILKES, GRESHAM, OR 97230



EXISTING CONDITIONS

NEW PLANS



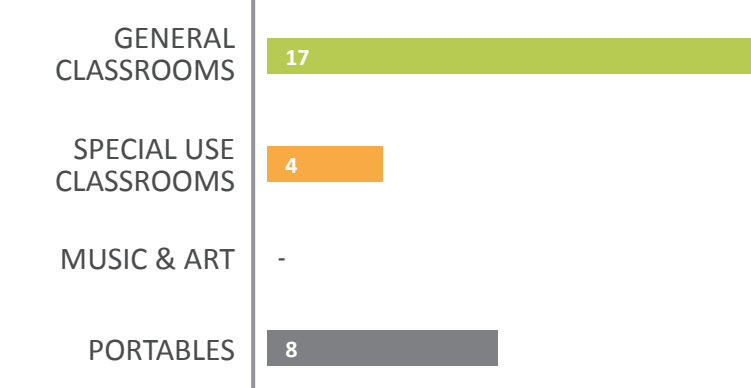
FACILITY BACKGROUND

CITY: Gresham
 YEAR BUILT: 1913
 ADDITIONS: 1938/48/49/73+
 BUILDING AREA: 40,150 sf
 SITE AREA: 5.16 acres
 2013-2014 ENROLLMENT: 474
 PRIMARY STRUCTURE: Wood framing & CMU
 ROOF TYPE: Built-up & Corrugated Metal



EXTERIOR VIEW

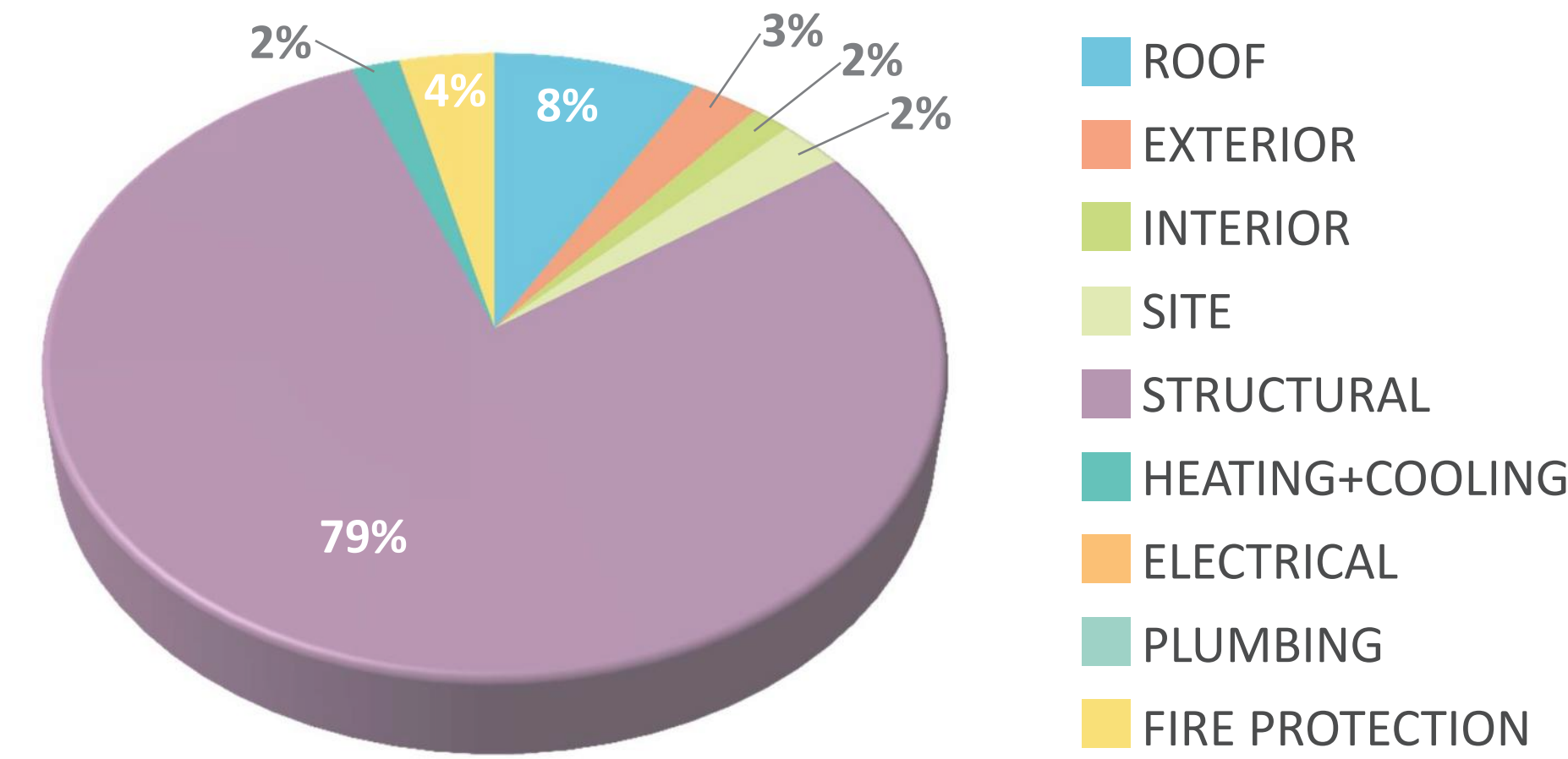
ROOM TYPE DISTRIBUTION



GYMNASIUM

FACILITY CONDITION ASSESSMENT

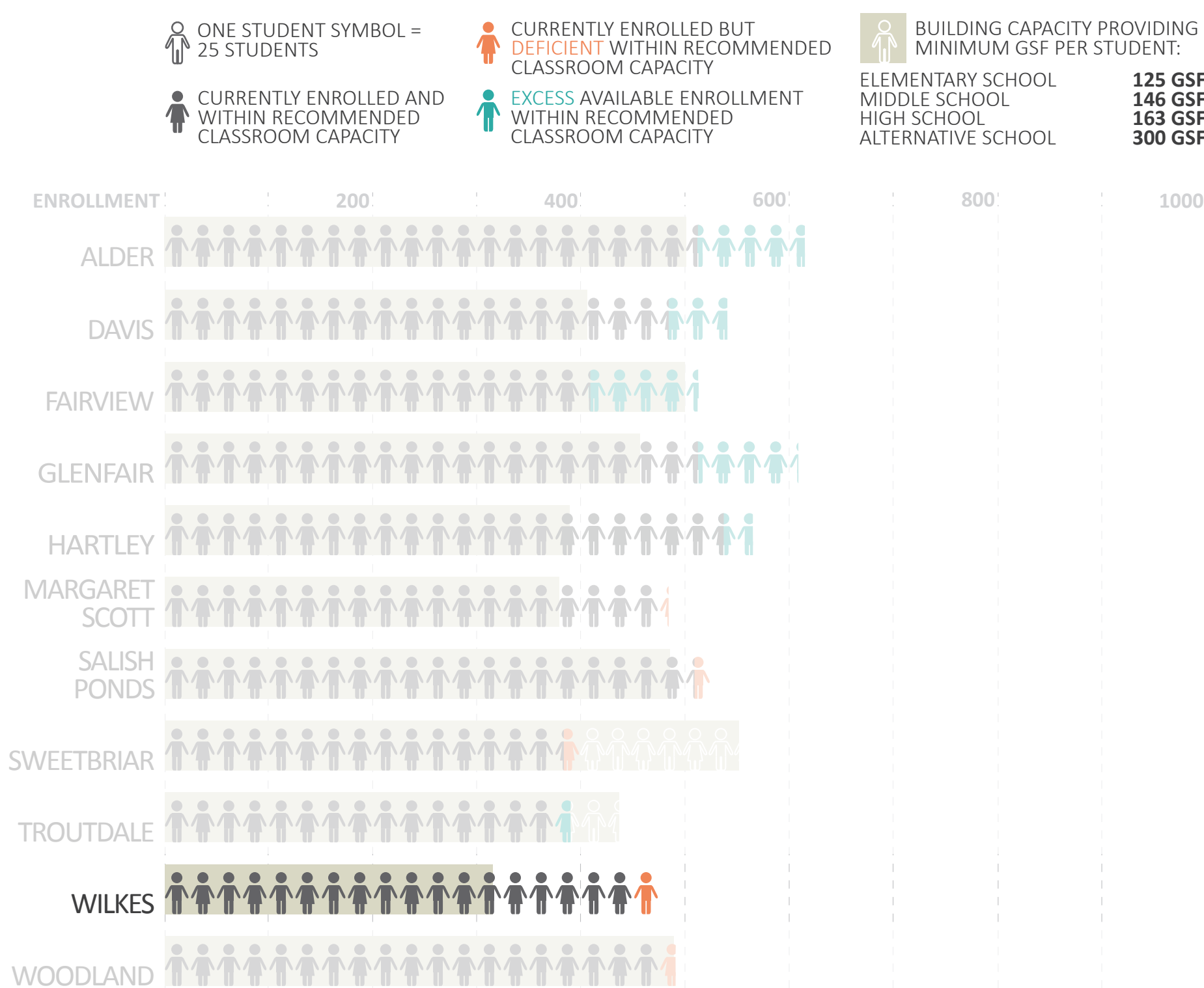
FACILITY REPAIR COST ALLOCATION



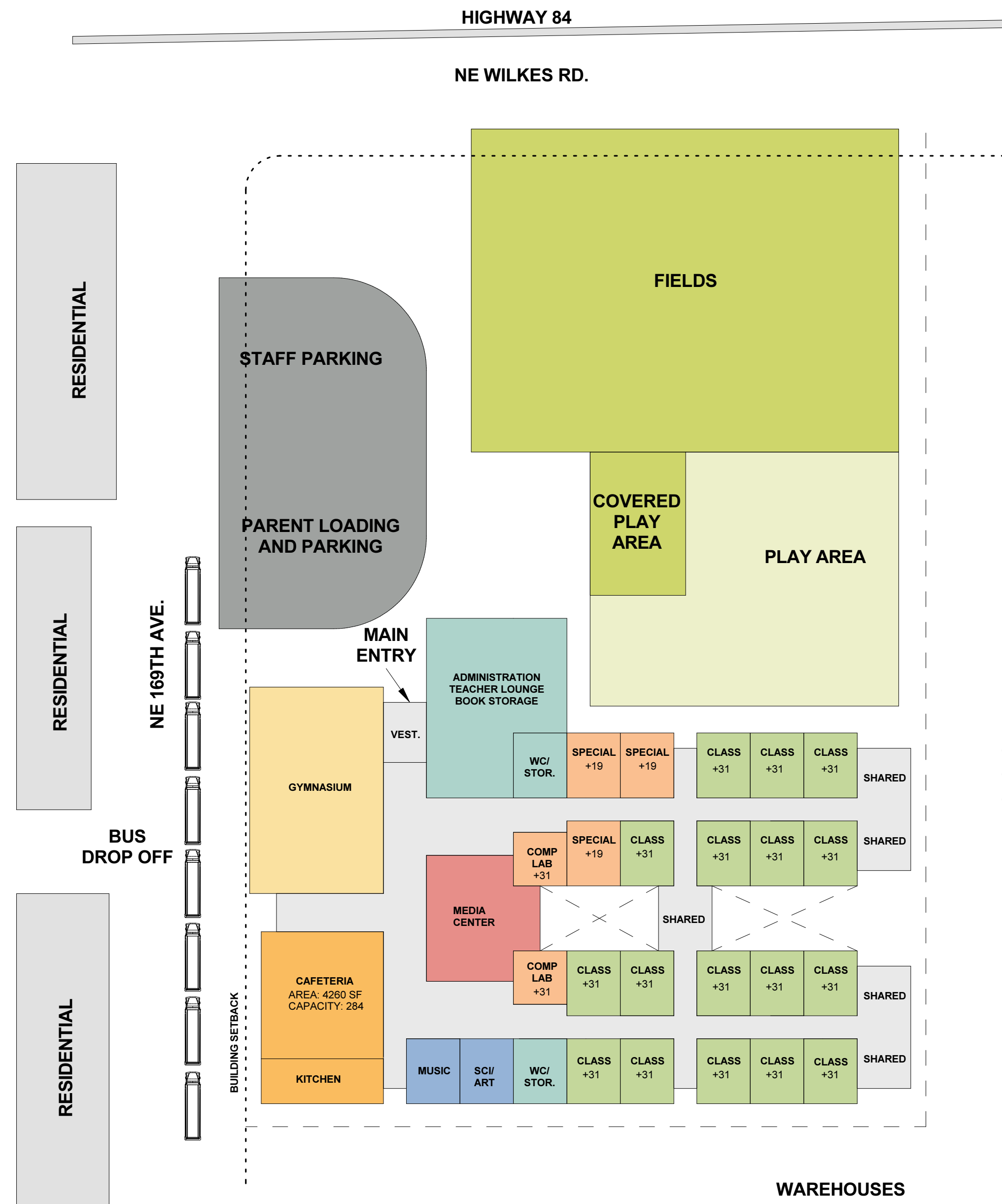
FACILITY CONDITION INDEX

0.57

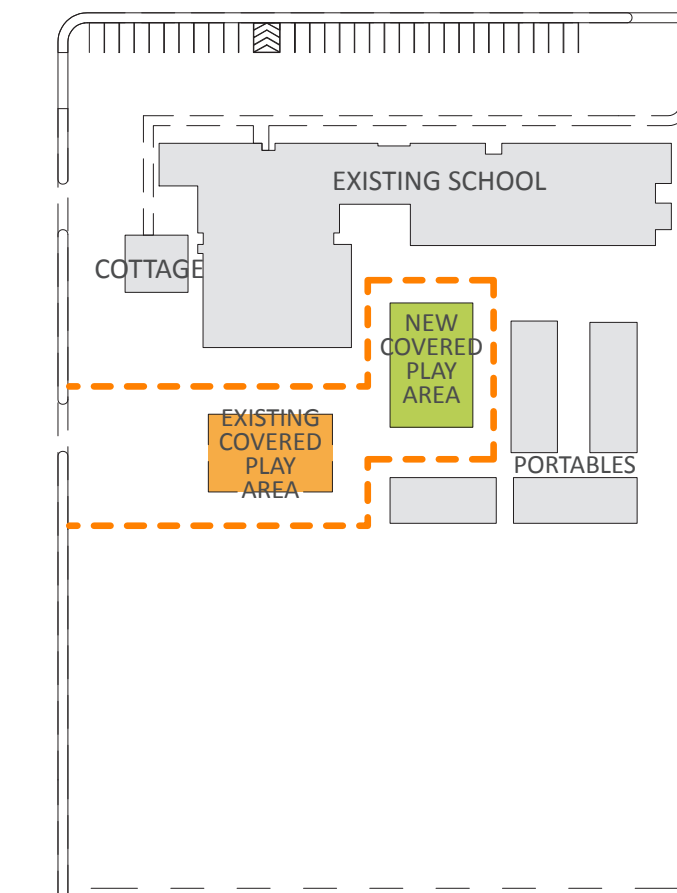
FACILITY PROGRAM ASSESSMENT



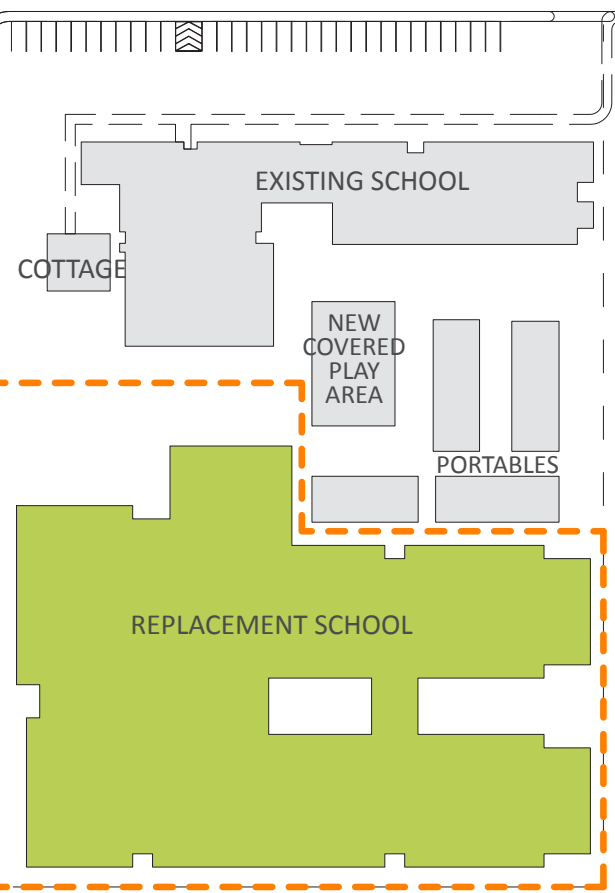
PROPOSED FACILITY IMPROVEMENTS



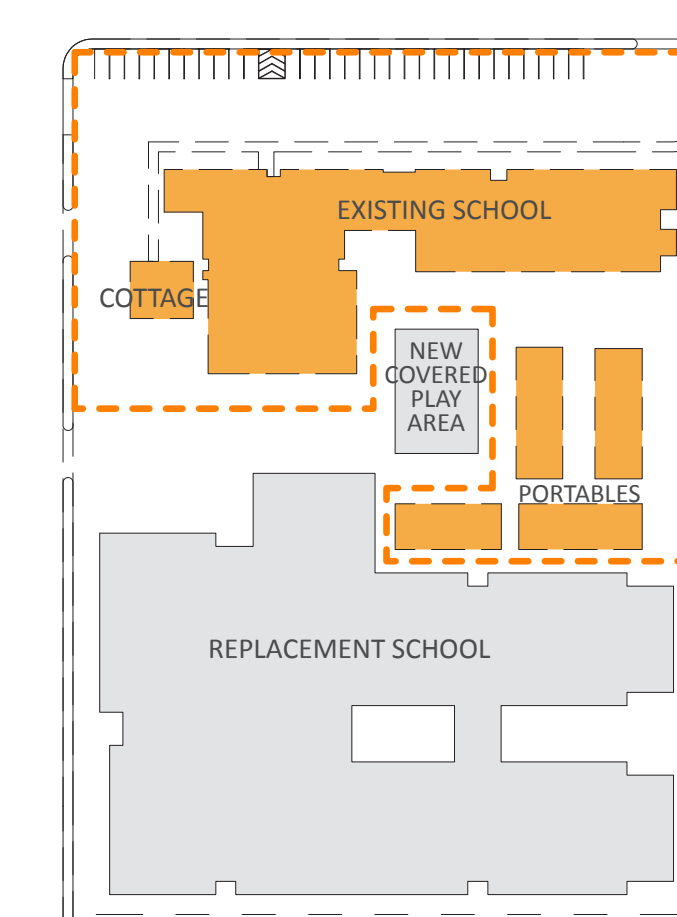
PHASE 1: BUILD NEW COVERED PLAY AREA



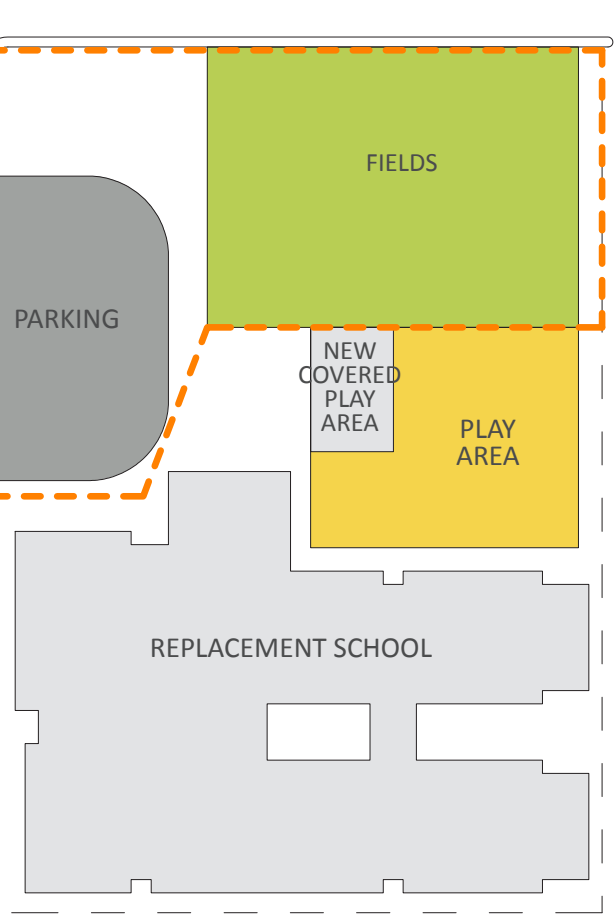
PHASE 2: CONSTRUCT REPLACEMENT SCHOOL



PHASE 3: DEMOLISH EXISTING SCHOOL



PHASE 4: RE-WORK SITE/BUS AND FIELDS



STAFF PRIORITIES + COMMENTS

WILKES FEBRUARY 19, 2014	TOTAL SURVEYS	SITE INITIATIVE	BUILDING INITIATIVE	PROGRAM INITIATIVE
5	22	Site Safety: Paving, Lighting, Fencing, CCTV		
6	22	Site Traffic Flow: Separate Bus Flow from Passenger Vehicles		
10	22	Access Control at Perimeter Doors, Auto Door Locks, Classroom Door Locking Hardware		
11	22	Secure Vestibule at Main Entry		
2	22	Water Closet Optimization to Meet Code Requirements		
6	22	Energy Efficiency: Insulation, Mechanical Systems, Lighting, Reinvesting Cost Savings Into Budget		
2	22	Community Outreach Spaces Near the Front Door		
1	22	Provide Covered Walkways Where/if Portable Classrooms Remain		
10	22	Removal of Portables District-Wide, Especially Portables Without Water Closets		
12	22	Adequate Classroom Power and Data For Technology Needs		
7	22	Computer Labs: 2 Per School (In Lieu of Power/electrical Upgrades)		
13	22	Adaptable Science + Art Classrooms Provided for Elementary, Middle, & High School		
7	22	Provide Space for Music Programs		
20	22	K-2 Classrooms: Limit Class Size to 25 Students for Improved Performance		
9	22	Covered Play Areas at All Elementary Schools		
3	22	Outdoor Athletic Facilities: All Tracks and High School Stadium		
0	22	Modernize Bleachers to Working Condition		
0	22	Locker Rooms: Capacity, Quality, and Layout		

COMMENTS/QUESTIONS

- Limit intermediate (3-5) classrooms to 30 students max
- #1 priority: limit class size to 25 for K-12 classrooms (2)
- Need reasonable (29) class sizes for 3-5 (2)
- Limit class size for 3-5 classrooms to 25
- 3-5 classrooms limit 28 or less
- Lower class size for all grades

ESTIMATED COST OF FACILITY IMPROVEMENTS

PRIORITY RATING	SCHOOL SITE #	FACILITY	DESCRIPTION	BUILDING AREA (SF)	FCA COST	CONCEPTS														
						SITE IMPROVEMENTS			RENOVATION			ADDITION			TOTAL CONCEPT COST	CONCEPT + FCA TOTAL COST	TOTAL COST + INFLATION (4%/Yr)	SOFT COSTS: FEES, FF&E (30%)	15% CONTINGENCY	SITE BUDGET TOTAL
						SF	COST/SF	TOTAL	SF	COST/SF	TOTAL	SF	COST/SF	TOTAL						
2	30	WILKES	REPLACEMENT	40,150	\$0	81,959	\$15	\$1,229,385	0	-	\$0	66,076	\$227	\$14,999,252	\$16,228,637	\$16,228,637	\$18,825,219	\$5,647,566	\$2,823,783	\$27,296,567

EXISTING + NEW COMPARISON

	EXISTING	PROPOSED
BUILDING AREA (SF):	50,913	51,864
PROGRAMMED CAPACITY:	568	568
GROSS AREA PER STUDENT:	89.6 SF	91.3 SF ¹
FULL DAY KINDERGARTEN:	YES	YES
GENERAL CLASSROOMS:	20	20
SPECIAL USE CLASSROOMS:	5	5
COMPUTER LABS:	1	1
MUSIC & SCIENCE/ART:	1	1
PORTABLES:	0	0
CAFETERIA AREA (SF):	4137	4260
CAFETERIA CAPACITY:	275	284

¹ NEED 19,136 SF OF SHARED SPACE TO REACH 125 SF/STUDENT RATIO.

LEGEND

- NEW CONSTRUCTION
- RENOVATION OF EXISTING
- DEMOLITION
- ADDITIONAL SHARED SPACE REQUIRED TO MEET STANDARD GROSS AREA PER STUDENT
- BUS PATH OF TRAVEL
- PARENT PATH OF TRAVEL

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