

July 22, 2016

**RFP– CM/GC Reynolds Fairview Replacement Elementary School**

**Addendum #2**

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From: Robert Collins  
Senior Project Manager  
Day CPM Services

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REQUEST FOR PROPOSALS

CM/GC for the Reynolds Fairview Replacement Elementary School

Reynolds School District

The RFP 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 RFP solicitation Documents for the above named project and modifies the original RFP Documents dated July 1, 2016. Acknowledgement of receipt of this addendum is required as part of the Proposal.

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**Item #1 1.6 Mandatory Pre-Proposal Briefing and Site Tour: (Questions & Responses)**

- Question: Clarification regarding the Community Engagement program for faculty/staff?
- **Response: Looking for innovation from CM/GC proposer for what we can do along the journey to engage the community.**
- Question: The date of substantial completion is noted in the RFP at the end of August 2018, could there be or is there an incentive to occupy earlier?
- **Response: The date of substantial completion noted in the Contract is Appendix B is for the entire work. It is expected that there may be areas such as classroom, the administration space, or other areas of the new school that may become substantially complete prior the entire project. The District is looking for the assistance of their CM/GC to provide some of space for partial substantial completion for furniture move in, or staff occupancy for preparation of the entire work being substantially complete.**
- Question: Potential for Early Work Amendment option for November of 2016, but work will start for CM/GC in March 2017?
- **Response: The draft Master Schedule allows for and EWA, but is intended only to provide an option to the CM/GC. This is presently linked to the end of**

**the 50% Construction Documents, and could potentially come sooner or later depending on what the CM/GC that is selected and the team determine is best for the project.**

- Question: The RFP mentioned "Wetlands"?
- **Response: There are no wetlands that have been identified on the Fairview School Site.**
- Questions: Confirmation of availability of staging area across Depot Street?
- **Response: The District has received permission from local neighbor that owns that lot to use for staging and lay down.**
- Question: Special phasing considerations which may want to be addressed, during final design and construction planning, such as:
  - retention of existing playground areas during construction
  - temporary exits from the existing building
  - temporary vehicular circulation/traffic control measures
- **Response: The School District will be looking for the successful CM/GC to provide consideration of all these elements of necessary staging and sequencing of the work when selected.**
- Question: Extraordinary on-site security measures such as on personnel present during non-work hours, surveillance equipment, lighting, and whether these measures are to be proposed during pre-construction services?
- **Response: This would not be necessary during pre-construction services of the CM/GC. During the phase II services of the CM/GC will need to develop the necessary security and safety measures for new school site while under construction, and the existing school while in service.**

**Item #2 Written request received about the Proposal due date of August 1, 2016:**

- Question: Would it be possible for you to consider extending the deadline to August 8th so that our team can dig deeper into our approach to the project?
- **Response: In order to meet the School Board approval of the selection it will not be possible to extend the due date from August 1, 2016.**

**Item #3 § 2.5.1 Milestones: (Provide the following changes in bold & underlined)**

Projected significant milestones for this procurement are as follows:

RFP issue date	July 1, 2016
Mandatory pre-proposal meeting at 10:00 AM	July 19, 2016
Deadline for proposer questions	July 21, 2016

RFP Addenda issuance	July 22, 2016
<b>Proposals due at 2:00 PM</b>	<b>August 1, 2016</b>
Shortlisted firms identified	August 5 <del>10</del> , 2016
Proposer interviews	August 9 <del>16</del> , 2016
Notice of Intent to Award	August 10 <del>17</del> , 2016
End of Protest Period	August 17 <del>24</del> , 2016
Board approval of Selection	August 24, 2016
Beginning of services	August 25, 2016

**Item #4 Attachments:**

- Corrected Mandatory pre-proposal agenda held on July 19, 2016
- Signup Sheet for the Mandatory pre-proposal meeting held on July 19, 2016

End of Addendum # 2



**(Corrections: cross out incorrect items & bold underlined changes)**

Construction Management/General Contractor Pre-Proposal Meeting Information presented for the  
Reynold School District – Fairview Replacement Elementary School

July 19<sup>th</sup>, 2016 @ 10:00 a.m.

I. Introduction

A. Project Description, (CM/GC Services for the Fairview Replacement Elementary School)

**B. Sign-in Sheet must be signed, (This was a mandatory pre-proposal meeting)**

C. Reynolds School District: Rachel Hopper

Day CPM Services: Bob Collins/Bond Program Manager

**Glenn Schnaidt/Sr. Project Manager**

Frank Berg/Tech Support

Dave Wang/Construction Manager

BLRB Architects: Doug DuCharme

II. Request for Proposals

A. Proposal are due 2:00 PM PDST, on August 1, 2016, (1 Original, 7 Copies, & PDF on USB flash drive required)

Scope of Work – Section 1 of the RFP

Proposal Process – Section 2 of the RFP

Proposal Requirements – Section 3 of the RFP

Proposal Form – Section 4 of the RFP

Evaluation of Proposals – Section 5 of the RFP

B. Project overview

- Fairview Replacement Elementary School, (855 pages in all)
- Present Budget of \$22.7 M for all costs associated with Construction including contingency
- Present Draft Schedule for Reynolds 2015 Bond Project is provided in Appendix D and the Fairview Replacement Elementary School is on sheets 5 and the top of sheet 6.

C. Selection Process

- § 2.5 Reynolds SD decided due to the complexity of sequencing, safety and security elements of a shared occupied site, budget constraints, and the tight schedule to use CM/GC approach. Findings of Fact were developed, and a Public Hearing conducted resulting in a School Board Resolution. (Findings of Fact are a part of the Appendix A)
- RFP approach is to be used based on the proposed CM/GC qualifications, prior experience, project approach, fees, and other relevant factors.

D. Schedule for Selection

- Schedule provides the approximate schedule for the selection & beyond, which, (at this point), **we has have slight changes to the development of the shortlist, and interviews.**
- The Draft Project Master Schedule of Attachment D is subject to change but will be the basis for Phase I & Phase II Services

E. Section 2.7 Scope of CM/GC Services to be provided

1. Phase I – (Pre-construction Services)
  - This Stage is clearly spelled out in § 2.7.1 of the RFP
  - GMP will be developed during Phase I Services, (potential Early Work Amendments, (EWA)
2. Phase II – (Post GMP Construction Services) §2.7.2 of the RFP
  - The bid and buy out
  - Construction
  - Demo/abatement & site development
3. §2.7.3 Special Requirements
  - K. ARC Document Solutions – Hyperlinking Services
  - L. Security Verification “Security & Background Check requirements”
  - Work with Owner Security Contractor “Sonitrol Pacific”

F. Proposal Requirements

- Questions for Addendum no later than End of Day Wednesday, July 20, 2016
- Final Addendum issuance on Friday, July 22, 2016
- Proposals for CM/GC Services due 2:00 PM August 1, 2016
- Proposal Form – Section 4, (**Must be included in Proposals**)

G. Required Submissions - §3.2.2

- Management of the Work – 3.2.2.1
  - Items a. through e.
- Proposed Personnel & Organization – 3.2.2.2
  - Items a. through d.
- Cost Management – 3.2.2.3
  - Items a. though e.
- Schedule, Quality Control, and Safety and Community Engagement Program
  - Items a. through e.
- Local Conditions/MWESBE Utilization – 3.2.2.5 (Ron White)
  - Items a. through c.
- Fees Proposal - §3.2.3
  - Preconstruction Services, Fee is actual cost not-to-exceed basis (We understand that free preconstruction services can have the same or similar value for these services)
  - Fee, as a percentage of GMP, review sample contracts Appendix B & C
  - General Conditions Costs per Exhibit C of Appendix B, Sample CM/GC Contract
- References
  - May be contacted prior to or after Interviews

#### H. Interview Information

- Notification to finalists on **August 10, 2016, changed from August 8, 2016**
- Interview on Tuesday **August 16, 2016, changed from August 11, 2016**
- CM/GC, Project Manager & Superintendent to attend at a minimum
- Purpose of Interview – List of Questions for Proposers to address

#### I. Proposal Evaluation Criteria

- 15 Points - Management of the Work
- 20 Points - Proposed personnel & project organization
- 15 Points - Cost management
- 15 Points - Schedule, quality control & safety plans
- 15 Points - Local knowledge & MWESB utilization & Community Partnership
- 20 Points - Fee Proposal
- ~~50~~ **75** Points - Interview

#### J. Final Selection

- Anticipated notice of Tentative Award **August 17, 2016, changed from August 12, 2016**
- Agency Contract Approval of Phase One Services **August 25, 2016**

#### III. Design Summary & Update – (BLRB Architects)

- Update & presentation of design information which may be issued in Addendum 1

#### IV. Form Contract & General Conditions

- Stage One – Preconstruction Services
- Stage Two – CM/GC Contract refer to ~~Attachment~~ **Appendix B** and C, State of Oregon Public Works Contract & General Conditions
- Negotiations and suggested changes entertained only if general scope remains the same and the field of competition does not change as a result of material changes to the requirements in RFP

#### V. Handouts

- Security Background Check Applications
- Others

#### VI. Tours of Project sites

- Schedule of site tour after this mandatory pre-proposal meeting.

Date | Time 7/19/2016 10:00 AM

Fairview CM/GC Pre-Proposal Meeting - Fairview City Hall

Company Name	Attendee Name	E-Mail	Office Phone	Cell Phone
Premile Construction	Mathew Dalko	md@premlc.com	503 6881000	503 37570546
Farkis Construction	James Johnston	james.johnstone@farkisconstruction.com	971-517-1566	
LG Pence Construction	Shannon Parker	shannonp@lcp.com	503 399-7123	503-881-4240
Skanska	Philip Carter	philip.carter@skanska.com	503-382-0900	503-329-8638
Lease Crutcher Lewis	Jeff Galt	Jeff.galt@lewisbuilds.com	503 805 1507	503-223-0520
KIRBY MACHELHOUT CONSTRUCTION Co.	CHRIS FEAR	CHRISP@KIRBYMACHELHOUT.com	503-530-8420	503-522-1346
Karen Wiffling Northwest Enforcement		karen@nwenforcement.com		503-380-0200
Veronica Robinson Northwest Flag & Fence		v.robinson@nwflagfence.com	503-1060-8382	360-907-4604



Date | Time 7/19/2016 10:00 AM

Fairview CM/GC Pre-Proposal Meeting - Fairview City Hall

Company Name	Attendee Name	E-Mail	Office Phone	Cell Phone
EMERICK	SAMANTHA JORDAN	Samanthaj@emerick.com	503-277-5531	—
TRIPLET WELLMAN	ERIC HALL	NICK@TRIPLETWELLMAN.COM	503-582-4188	
LEWIS Cauterer Lewis	Mike Eckman	Mike.Eckman@LewisRues.com	503-223-0500	
Day CPM	Frank Berg	.	503-353-6816	
Robinson Construction Co	Adam Bramley	adam.b@robcon.com	(503) 645-8531	
Day CPM	Deann Schmidt	gschmidt@daycpm.com	503-754-0282	
P&C Construction	Sabrina Henkhaus	SHENKAUS@GUILTBYPOND.COM	503-665-0165	503-360-5209
Robinson Construction	Blake Mills	bmills@robcon.com	503 645 4531	503 201 8537



Date | Time 7/19/2016 10:00 AM

Fairview CM/GC Pre-Proposal Meeting - Fairview City Hall

Company Name	Attendee Name	E-Mail	Office Phone	Cell Phone
Bremik Const	Teremy Symolon	jis@bremik.com	503-688-1000	503-756-9136
Bremik	Shalyn Wiffs	sw@bremik.com	503 6881000	
Leg Reuse.	KIERON SPELLMAN	kierons@lccfp.com	503-252-3802	503-754-9650
SKANSKA	Doug Healy	doug.healy@skanska.com	503-382-0900	503-511-1261
Skanska	Sean Walker	sean.walker@skanska.com	503 382-0900	503-819-8725
Ron WINE	Preobity/Dan	RonPreobityBuilders.com	503-880-8809	
Sydney Schilling	" "	CSr@besthy.net		