

August 9, 2016

RFP– CM/GC Reynolds Troutdale Replacement Elementary School

Addendum #1

From: Robert Collins
Senior Project Manager
Day CPM Services

REQUEST FOR PROPOSALS

CM/GC for the Reynolds Troutdale 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 19, 2016. Acknowledgement of receipt of this addendum is required as part of the Proposal.

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

- Question: What kind of challenges has the district faced with Wilkes that is pushing the other schools schedule back?
- **Response: At the end of schematic design there is a requirement to reconcile the project budget with the design prior to moving into the design development phase. This has brought about a value engineering exercise prior to the CM/GC coming aboard, but because the other elementary schools are similar they should be in better shape as Wilkes is ready to move forward. The final contract negotiations on Wilkes has put the CM/GC selection in close start of the design development process as originally planned, and the schedule should be able to absorb the delay at this point.**
- Question: What Fire Marshal requirements are there at this point in the Design?
- **Response: Due to the proximity of the proposed design it will be important for the Fire Marshal to be involved with the staging and sequencing of the work during construction to provide adequate egress and exiting occupancy and fire truck access at the existing school. One of the main reasons for the use of this alternate method of contracting is to have the CM/GC provide his expertise in developing a safe and secure sequence of operations of the existing school facility during the construction of the new replacement school.**

- Question: What is the current square footage of the school and what is the planned square footage?
- **Response: The current square footage of the school is approximately 54,883, and the new school square footage is 71,600.**
- Question: Can you define the “Outdoor Learning” areas shown on the site plan regarding fixtures or equipment?
- **Response: At this point there are no permanent fixtures or equipment provided for those spaces. They are simply identified for the use around the classroom pods.**
- Question: What is the clear distances between new and existing schools?
- **Response: The area between the existing gymnasium, and the new south classroom pods is close, and can be seen on the Troutdale ES Demo Plan that is included with the schematic drawings in Appendix A.**
- Question: Are the limits of the existing play area vs. the new construction fully defined?
- **Response: The limits are shown on the Demo Plan, but it is important to understand that the CM/GC will be instrumental in the development of a practical sequencing plan.**
- Questions: are there any physical conflicts that be identified between the new and existing structures at this point in the design.
- **Response: Yes, at this point the new play structure at the south end of the new facility conflicts with the library of the existing school.**
- Question: Will the existing building on the lot on the northwest corner of SE 8th Street and SE Harlow Avenue be demolished prior to construction starting?
- **Response: The existing building will need to be demolished for the new parking lot, but it might be deemed useable as a secure enclosure for storage by the CM/GC for construction. The final decision will come as a team.**

Item #2 Section 5. Evaluation of Proposals, §5.4, 7: (Provide the following changes in bold & underlined and stuck through as deleted and stuck through as deleted)

- 7 Interview of short listed Finalist (~~70~~ 75 points)

Item #3 EXHIBIT C of the CM/GC Contract in Appendix C: (Provide the following changes in bold & underlined and stuck through as deleted and stuck through as deleted)

The table below states the categories of specific General Conditions Work costs that support the Cost for General Conditions Work that will be payable under the Contract. The total Cost for General Conditions Work shown below, based on the categories of General Conditions Work below, shall be the not to exceed amount that will be payable to CM/GC for General Conditions Work, regardless of the final Project cost or the actual construction period required

to complete the Project. All items of General Conditions Work listed by Owner in the table below will be compensated ~~in~~ **on** a not to exceed amount on a cost reimbursement basis. Any item of Work that might customarily be considered to be General Conditions Work by CM/GC but which Owner has not listed in the table below may be compensated on a cost reimbursement basis if it is described as Cost of the Work in Article 8.

Item #4 Reynolds School District GENERAL CONDITIONS for Public Improvement Contracts in Appendix C: (Provide the following changes in bold & underlined and stuck through as deleted)

Appendix B C

Item #5 Attachments:

- Corrected Mandatory pre-proposal agenda held on August 4, 2016
- Signup Sheet for the Mandatory pre-proposal meeting held on August 4, 2016
- Appendix D – Draft Project Schedule

End of Addendum #1



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

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

August 4th, 2016 @ 10:00 a.m.

I. Introduction

A. Project Description, (CM/GC Services for the Troutdale 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: Glenn Schnaidt/Sr. Project Manager

Frank Berg/Tech Support

Dave Wang/Construction Manager

Shannon Earley/Management Assistant

BLRB Architects: Melissa Guarin & **Doug Mazzocco**

II. Request for Proposals

A. Proposal are due 2:00 PM PDST, on August 19, 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

- Troutdale Replacement Elementary School, (670 pages in all)
- Present Budget of \$22.9 M for all costs associated with Construction including contingency
- Present Draft Schedule for Reynolds 2015 Bond Project will be provided in the next Addendum to be included in Appendix D and the Troutdale Replacement Elementary School is on sheet 6 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 on page 5 of the RFP provides the approximate schedule for the CM/GC selection & beyond for all the bond projects.
- 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 Friday, August 5, 2016
- Final Addendum issuance on Tuesday, August 9, 2016
- Proposals for CM/GC Services due 2:00 PM August 19, 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 26, 2016**
- Interview on Tuesday **August 30, 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
- 70 are shown, but this will change to 75 Points - Interview

J. Final Selection

- Anticipated notice of Tentative Award **August 31, 2016**
- Agency Contract Approval of Phase One Services **September 14, 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 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 8/4/2016 10:00 AM

Troutdale CM/GC Pre-Proposal Meeting - Fairview Community Center

Company Name	Attendee Name	E-Mail	Office Phone	Cell Phone
Bremik Construction	Shalyn Wicks	sw@bremik.com	503 688 1000	503 957 2876
Bremik Construction	Matthew Dalla Corte	mdc@bremik.com	503 688 1000	503 757 0546
P&C Construction	Sabrina Henkhaus	SHENKHAUS@BUILTBYPANDC.COM	503-665-0165	503-360-5204
UNITED RENTAL TRENCH SAFETY	JIM CRAIG	JCRAIG@UR.COM	503-209 2221	
UNITED RENTALS TRENCH SAFETY	DAN MYARS	DMYARS3@UR.COM	503 255 3449	503 896-6012
SKANSKA USA BUILDING	Doug Healy	doug.healy@skanska.com	503-382 0900	503-519 1261
Todd Construction	Brent Schader	bschader@toddconstruction.com	503-620-7652	503-620 789-4588
Northwest Enforcement Robinson Northwest Flag and Fence	Jerome Robinson	info@nwenforcement.com	503-660-8382	360-907-4604



Date | Time 8/4/2016 10:00 AM


Troutdale CM/GC Pre-Proposal Meeting - Fairview Community Center

Company Name	Attendee Name	E-Mail	Office Phone	Cell Phone
LEASE CRUTCHER LEWIS	MIKE LEVESQUE	MIKE.LEVESQUE@ LEWISBUILDS.COM	503.223. 0500	503.793. 2911
LCG PENCE	CA WHITE	CAW@LCGP.COM	503.252. 3802	503.932 8708
KIRBY NAGELHOUT CONSTRUCTION CO.	CHRIS PRAHL	CHRISP@KIRBYNAGELHOUT .COM	503-530- 8420	503-522- 1346
TRIPLETT WELLMAN	ERIC HALL	NICK@TRIPLETTWELLMAN .COM	503.982 4188	971-235 1353



Project: Preliminary Project Schedule 2
Date: June 30, 2016


Summary
Project Su

Deadline 

Reynolds School District 2015 Bond Projects Draft Master Schedule

ID	Task Name	Duration	Start	Finish	2015				2016				2017				2018				2019				2020	
					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
53	Review prelim. Concepts w/ RHS & District Staff	1 day	Wed 4/6/16	Wed 4/6/16					1 day																	
54	Design Review meeting - Concept design develm't select preferred schen	1 day	Thu 4/14/16	Thu 4/14/16					1 day																	
55	Mt'g District Staff review of building systems options (HVAC & Elect.)	1 day	Tue 4/19/16	Tue 4/19/16					1 day																	
56	Design review mt'g. - ext. concepts, site plan, prelim. Sustainability disc.	1 day	Tue 5/3/16	Tue 5/3/16					1 day																	
57	Mt'g w/ Staff for security & educational tech. concepts	1 day	Thu 5/5/16	Thu 5/5/16					1 day																	
58	Design review mt'g. - site plan review & floor plan development	1 day	Mon 6/6/16	Mon 6/6/16					1 day																	
59	Design review mt'g. - final review of SD Plans, Ext. Elev., & site plan	1 day	Thu 6/9/16	Thu 6/9/16					1 day																	
60	Owner Review & Comment and SD Estimate	10 days	Fri 6/10/16	Thu 6/23/16					10 days																	
61	CM/GC Selection Process	45 days	Thu 6/9/16	Wed 8/10/16					45 days																	
62	GM/GC Proposal Process	28 days	Thu 6/9/16	Mon 7/18/16					28 days																	
63	Review of Proposals & Shortlist	5 days	Tue 7/19/16	Mon 7/25/16					5 days																	
64	CM/GC Interviews	1 day	Thu 7/28/16	Thu 7/28/16					1 day																	
65	CM/GC Tentative Award	1 day	Fri 7/29/16	Fri 7/29/16					1 day																	
66	CM/GC Contract Negotiations	5 days	Mon 8/1/16	Fri 8/5/16					5 days																	
67	School Board Approval of CM/GC Phase I	1 day	Wed 8/10/16	Wed 8/10/16					1 day																	
68	Design Development Phase	52 days	Fri 6/24/16	Mon 9/5/16					52 days																	
69	Design Development	42 days	Fri 6/24/16	Mon 8/22/16					42 days																	
70	Owner Review & Comment	10 days	Tue 8/23/16	Mon 9/5/16					10 days																	
71	Construction Document Phase	95 days	Tue 8/23/16	Mon 1/2/17					95 days																	
72	Receive CMGC Comments on DD Documents	1 day	Tue 9/6/16	Tue 9/6/16					1 day																	
73	Development of 50% Construction Documents for CMGC	30 days	Tue 8/23/16	Mon 10/3/16					30 days																	
74	Owner & CM/GC Review & Comment	15 days	Tue 10/4/16	Mon 10/24/16					15 days																	
75	Development of 90% Construction Documents for CMGC	20 days	Tue 10/25/16	Mon 11/21/16					20 days																	
76	Owner & CM/GC Review & Comment	15 days	Tue 11/22/16	Mon 12/12/16					15 days																	
77	Finalize Construction Documents	15 days	Tue 12/13/16	Mon 1/2/17					15 days																	
78	Conditional Use and Permitting Process	211 days	Mon 3/28/16	Mon 1/16/17					211 days																	
79	Conditional Use Completeness Process	25 days	Mon 3/28/16	Fri 4/29/16					25 days																	
80	Conditional Use Application, Public Notice to Neighbors	45 days	Mon 5/2/16	Fri 7/1/16					45 days																	
81	Conditional Use Approval and Appeal Period	10 days	Mon 7/4/16	Fri 7/15/16					10 days																	
82	Issue 90% CDs for Permitting	40 days	Tue 11/22/16	Mon 1/16/17					40 days																	
83	Phase I CM/GC Preconstruction Services	110 days	Thu 8/11/16	Wed 1/11/17					110 days																	
84	CM/GC evaluates Owner's Program to Budget Requirements	10 days	Thu 8/11/16	Wed 8/24/16					10 days																	
85	CM/GC to develop Project Schedule	73 days	Thu 8/11/16	Mon 11/21/16					73 days																	
86	Assist in planning, VE, and Finalization of DD Docs	8 days	Thu 8/25/16	Mon 9/5/16					8 days																	
87	CM/GC to provide DD Constructability Review & Estimate	11 days	Mon 8/22/16	Mon 9/5/16					11 days																	
88	Assist in planning, VE, and Finalization of CD Docs	55 days	Tue 9/6/16	Mon 11/21/16					55 days																	
89	CM/GC to provide 50% CD Const. Review and Estimate	15 days	Tue 10/4/16	Mon 10/24/16					15 days																	
90	Cont. to assist in planning, VE, and Finalization of CD Docs	20 days	Tue 10/25/16	Mon 11/21/16					20 days																	
91	CM/GC to provide GMP	15 days	Tue 11/22/16	Mon 12/12/16					15 days																	
92	Phase II Contract Negotiations	5 days	Tue 12/13/16	Mon 12/19/16					5 days																	
93	School Board Approval of CM/GC Phase II	1 day	Wed 1/11/17	Wed 1/11/17					1 day																	
94	Phase II CM/GC Construction Services	542 days	Tue 10/4/16	Wed 10/31/18					542 days																	
95	Potential EWA for Site Prep & Early Mobilization	90 days	Tue 10/4/16	Mon 2/6/17					90 days																	
96	CM/GC Bid Package I (Others per CM/GC)	20 days	Thu 1/12/17	Wed 2/8/17					20 days																	
97	Bid Reconciliation	5 days	Thu 2/9/17	Wed 2/15/17					5 days																	
98	Mobilize & Start Work	1 day	Thu 2/16/17	Thu 2/16/17					1 day																	
99	Construction of Bid Packages	400 days	Fri 2/17/17	Thu 8/30/18					400 days																	
100	Substantial Completion	1 day	Fri 8/31/18	Fri 8/31/18																						
101	Final Completion	43 days	Mon 9/3/18	Wed 10/31/18																						
102	Project Schedule for District Wide Secure Vestibules	699 days	Thu 1/14/16	Tue 9/18/18					699 days																	
103	Pre-design/Schematic Design Phase	30 days	Thu 1/14/16	Wed 2/24/16					30 days																	
104	Site visits, verification, & Schematic Design	28 days	Thu 1/14/16	Mon 2/22/16					28 days																	

Project: Preliminary Project Schedule 2
Date: June 30, 2016

Task 
Split 

Progress 
Milestone 

Summary 
Project Summary 

External Tasks 
External Milestone 

Deadline 

Reynolds School District 2015 Bond Projects Draft Master Schedule

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					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
105	Owner Review & Comment	2 days	Tue 2/23/16	Wed 2/24/16																						
106	CM/GC Selection Process	43 days	Mon 3/28/16	Wed 5/25/16																						
107	GM/GC Proposal Process	24 days	Mon 3/28/16	Thu 4/28/16																						
108	Review of Proposals & Shortlist	4 days	Fri 4/29/16	Wed 5/4/16																						
109	CM/GC Interviews	1 day	Tue 5/10/16	Tue 5/10/16																						
110	CM/GC Tentative Award	1 day	Wed 5/11/16	Wed 5/11/16																						
111	CM/GC Contract Negotiations	5 days	Thu 5/12/16	Wed 5/18/16																						
112	School Board Approval of CM/GC Phase I	1 day	Wed 5/25/16	Wed 5/25/16																						
113	Design Development Phase	49 days	Thu 2/25/16	Tue 5/3/16																						
114	Design Development	45 days	Thu 2/25/16	Wed 4/27/16																						
115	Owner Review & Comment	4 days	Thu 4/28/16	Tue 5/3/16																						
116	Construction Document Phase	101 days	Wed 5/4/16	Wed 9/21/16																						
117	Receive District Comments on DD Documents	1 day	Wed 5/4/16	Wed 5/4/16																						
118	Development of 90% CD for 3 ES	15 days	Wed 5/4/16	Tue 5/24/16																						
119	Owner & CM/GC Review & Comment	5 days	Wed 5/25/16	Tue 5/31/16																						
120	Finalize CD for 3 ES	5 days	Wed 6/1/16	Tue 6/7/16																						
121	Development of 90% CD for 5 ES & 3 MS	20 days	Thu 6/30/16	Wed 7/27/16																						
122	Owner & CM/GC Review & Comment	5 days	Thu 7/28/16	Wed 8/3/16																						
123	Finalize CD for 5 ES & 3 MS	5 days	Thu 8/4/16	Wed 8/10/16																						
124	Development of 90% CD for Reynolds Learning Academy W. & Edgefield	20 days	Thu 8/11/16	Wed 9/7/16																						
125	Owner & CM/GC Review & Comment	5 days	Thu 9/8/16	Wed 9/14/16																						
126	Finalize CD for 5 ES & 3 MS	5 days	Thu 9/15/16	Wed 9/21/16																						
127	Permitting Process	517 days	Fri 6/3/16	Mon 5/28/18																						
128	Issue 90% CDs for Permitting for 3 ES	21 days	Fri 6/3/16	Fri 7/1/16																						
129	Issue 90% CDs 5 ES & 3 MS	20 days	Mon 5/1/17	Fri 5/26/17																						
130	Issue 90% CDs Reynolds Learning Academy-W & Edgefield Campus	20 days	Tue 5/1/18	Mon 5/28/18																						
131	Phase I CM/GC Preconstruction Services	511 days	Wed 5/25/16	Wed 5/9/18																						
132	CM/GC evaluates Owner's Program to Budget Requirements	5 days	Thu 5/26/16	Wed 6/1/16																						
133	CM/GC to develop Project Schedule	20 days	Thu 5/26/16	Wed 6/22/16																						
134	Assist in planning, VE, and Finalization Plans 3 ES	15 days	Thu 5/26/16	Wed 6/15/16																						
135	CM/GC to provide CD 3 ES Constructability Review & Estimate	9 days	Wed 5/25/16	Mon 6/6/16																						
136	Development of EWA #1 for 3 ES	1 day	Tue 6/7/16	Tue 6/7/16																						
137	School Board Approval of EWA #1 for 3 ES	1 day	Wed 6/8/16	Wed 6/8/16																						
138	Assist in planning, VE, and CD Docs - 5 ES & 3 MS	20 days	Wed 6/1/16	Tue 6/28/16																						
139	CM/GC provide 90% CD Const. Review & Estimate 5 ES & 3 MS	5 days	Thu 9/8/16	Wed 9/14/16																						
140	CM/GC to provide GMP for EWA #2 - 5 ES & 3 MS	5 days	Mon 5/1/17	Fri 5/5/17																						
141	School Board Approval of EWA #2 - 5 ES & 3 MS	1 day	Wed 5/10/17	Wed 5/10/17																						
142	Cont. to assist in planning, VE, and Finalization Plans R L A W & Fairview	24 days	Thu 8/11/16	Tue 9/13/16																						
143	CM/GC provide 90% CD Const. Review & Estimate RLA W & Fairview	5 days	Wed 9/14/16	Tue 9/20/16																						
144	CM/GC to provide GMP for EWA #3 - RLA W & Edgefield	5 days	Mon 4/30/18	Fri 5/4/18																						
145	School Board Approval of EWA #3 - RLA W & Edgefield	1 day	Wed 5/9/18	Wed 5/9/18																						
146	Phase II CM/GC Construction Services	591 days	Tue 6/14/16	Tue 9/18/18																						
147	CM/GC EWA #1 - 3 ES Bid Package	16 days	Tue 6/14/16	Tue 7/5/16																						
148	Bid Reconciliation	5 days	Wed 7/6/16	Tue 7/12/16																						
149	Mobilize & Start Work	1 day	Wed 7/13/16	Wed 7/13/16																						
150	Construction of EWA #1 - 3 ES	33 days	Fri 7/22/16	Tue 9/6/16																						
151	Substantial Completion	1 day	Wed 9/7/16	Wed 9/7/16																						
152	Final Completion	10 days	Thu 9/8/16	Wed 9/21/16																						
153	CM/GC EWA #2 for 5 ES & 3 MS Bid Package	20 days	Thu 5/11/17	Wed 6/7/17																						
154	Bid Reconciliation	5 days	Thu 6/8/17	Wed 6/14/17																						
155	Mobilize & Start Work	1 day	Thu 6/15/17	Thu 6/15/17																						
156	Construction of 5 ES & 3 MS	57 days	Fri 6/16/17	Mon 9/4/17																						

Project: Preliminary Project Schedule 2
Date: June 30, 2016

Task
Split

Progress
Milestone

Summary
Project Summary

External Tasks
External Milestone

Deadline



Reynolds School District 2015 Bond Projects

Draft Master Schedule

ID		Task Name	Duration	Start	Finish	2015				2016				2017				2018				2019				2020	
						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
157		Substantial Completion	1 day	Tue 9/5/17	Tue 9/5/17																						
158		Final Completion	10 days	Wed 9/6/17	Tue 9/19/17																						
159		CM/GC EWA #3 - RLA W & Edgefield Bid Package	20 days	Thu 5/10/18	Wed 6/6/18																						
160		Bid Reconciliation	5 days	Thu 6/7/18	Wed 6/13/18																						
161		Mobilize & Start Work	1 day	Thu 6/14/18	Thu 6/14/18																						
162		Construction of RLA W & Edgefield Bid Package	57 days	Fri 6/15/18	Mon 9/3/18																						
163		Substantial Completion	1 day	Tue 9/4/18	Tue 9/4/18																						
164		Final Completion	10 days	Wed 9/5/18	Tue 9/18/18																						
165		Project Schedule for Wilkes ES Replacement	727 days	Tue 1/19/16	Wed 10/31/18																						
166		Pre-design/Schematic Design Phase	89 days	Tue 1/19/16	Fri 5/20/16																						
167		Programming, verification, & Schematic Design	79 days	Tue 1/19/16	Fri 5/6/16																						
168		Programming meeting w/ District Staff 1:00 - 5:00 p.m.	1 day	Tue 1/19/16	Tue 1/19/16																						
169		Programming meeting w/ District Staff 8:00 a.m. - Noon	1 day	Wed 1/20/16	Wed 1/20/16																						
170		Programming meeting w/ District Staff AM or PM	1 day	Thu 1/21/16	Thu 1/21/16																						
171		Programming meeting w/ District Staff 1/2 Day Each	5 days	Mon 2/1/16	Fri 2/5/16																						
172		Owner Review & Comment	10 days	Mon 5/9/16	Fri 5/20/16																						
173		CM/GC Selection Process	46 days	Wed 5/11/16	Wed 7/13/16																						
174		GM/GC Proposal Process	23 days	Wed 5/11/16	Fri 6/10/16																						
175		Review of Proposals & Shortlist	5 days	Fri 6/10/16	Thu 6/16/16																						
176		CM/GC Interviews	1 day	Tue 6/21/16	Tue 6/21/16																						
177		CM/GC Tentative Award	1 day	Wed 6/22/16	Wed 6/22/16																						
178		CM/GC Contract Negotiations	5 days	Thu 6/23/16	Wed 6/29/16																						
179		School Board Approval of CM/GC Phase I	1 day	Wed 7/13/16	Wed 7/13/16																						
180		Design Development Phase	55 days	Mon 5/23/16	Fri 8/5/16																						
181		Design Development	45 days	Mon 5/23/16	Fri 7/22/16																						
182		Owner Review & Comment	10 days	Mon 7/25/16	Fri 8/5/16																						
183		Construction Document Phase	96 days	Mon 8/8/16	Mon 12/19/16																						
184		Receive CMGC Comments on DD Documents	1 day	Mon 8/8/16	Mon 8/8/16																						
185		Development of 50% Construction Documents for CMGC	30 days	Tue 8/9/16	Mon 9/19/16																						
186		Owner & CM/GC Review & Comment	15 days	Tue 9/20/16	Mon 10/10/16																						
187		Development of 90% Construction Documents for CMGC	20 days	Tue 10/11/16	Mon 11/7/16																						
188		Owner & CM/GC Review & Comment	15 days	Tue 11/8/16	Mon 11/28/16																						
189		Finalize Construction Documents	15 days	Tue 11/29/16	Mon 12/19/16																						
190		Issue 90% CDs for Permitting	1 day	Tue 11/8/16	Tue 11/8/16																						
191		Conditional Use and Permitting Process	171 days	Mon 5/9/16	Mon 1/2/17																						
192		Conditional Use Completeness Process	25 days	Mon 5/9/16	Fri 6/10/16																						
193		Conditional Use Application, Public Notice to Neighbors	100 days	Mon 6/13/16	Fri 10/28/16																						
194		Conditional Use Approval and Appeal Period	10 days	Mon 10/31/16	Fri 11/11/16																						
195		Building Permit	40 days	Tue 11/8/16	Mon 1/2/17																						
196		Phase I CM/GC Preconstruction Services	110 days	Thu 7/14/16	Wed 12/14/16																						
197		CM/GC evaluates Owner's Program to Budget Requirements	5 days	Thu 7/14/16	Wed 7/20/16																						
198		CM/GC to develop Project Schedule	83 days	Thu 7/14/16	Mon 11/7/16																						
199		Assist in planning, VE, and Finalization of DD Docs	17 days	Thu 7/14/16	Fri 8/5/16																						
200		CM/GC to provide DD Constructability Review & Estimate	10 days	Mon 7/25/16	Fri 8/5/16																						
201		Assist in planning, VE, and Finalization of CD Docs	66 days	Mon 8/8/16	Mon 11/7/16																						
202		CM/GC to provide 50% CD Const. Review and Estimate	14 days	Tue 9/20/16	Fri 10/7/16																						
203		Cont. to assist in planning, VE, and Finalization of CD Docs	15 days	Tue 11/8/16	Mon 11/28/16																						
204		CM/GC to provide GMP	15 days	Tue 11/8/16	Mon 11/28/16																						
205		Phase II Contract Negotiations	10 days	Tue 11/29/16	Mon 12/12/16																						
206		School Board Approval of CM/GC Phase II	1 day	Wed 12/14/16	Wed 12/14/16																						
207		Phase II CM/GC Construction Services	552 days	Tue 9/20/16	Wed 10/31/18																						
208		Potential EWA for Site Prep & Early Mobilization	90 days	Tue 9/20/16	Mon 1/23/17																						

Project: Preliminary Project Schedule 2
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External Tasks
External Milestone

Deadline



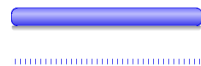
Reynolds School District 2015 Bond Projects

Draft Master Schedule

ID		Task Name	Duration	Start	Finish	2015				2016				2017				2018				2019				2020	
						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
209		CM/GC Bid Package I (Others per CM/GC)	20 days	Thu 12/15/16	Wed 1/11/17									20 days													
210		Bid Reconciliation	5 days	Thu 1/12/17	Wed 1/18/17									5 days													
211		Mobilize & Start Work	1 day	Thu 1/19/17	Thu 1/19/17									1 day													
212		Construction Replacement School	365 days	Mon 1/23/17	Fri 6/15/18									365 days													
213		Remediation & Demolition of Existing ES & Field installation	54 days	Mon 6/18/18	Thu 8/30/18													54 days									
214		Substantial Completion	1 day	Fri 8/31/18	Fri 8/31/18																1 day						
215		Final Completion	43 days	Mon 9/3/18	Wed 10/31/18																43 days						
216		Project Schedule for Fairview ES Replacement	707 days	Mon 2/15/16	Tue 10/30/18									707 days													
217		Pre-design/Schematic Design Phase	105 days	Mon 2/15/16	Fri 7/8/16									105 days													
218		Programming, verification, & Schematic Design	95 days	Mon 2/15/16	Fri 6/24/16									95 days													
219		Programming meet'g with District 1/2 days syncopate w/ Wilkes	5 days	Mon 2/15/16	Fri 2/19/16									5 days													
220		Programming meet'g with District 1/2 days	4 days	Tue 3/15/16	Fri 3/18/16									4 days													
221		Owner Review & Comment	10 days	Mon 6/27/16	Fri 7/8/16									10 days													
222		CM/GC Selection Process	40 days	Thu 6/30/16	Wed 8/24/16									40 days													
223		GM/GC Proposal Process	23 days	Thu 6/30/16	Mon 8/1/16									23 days													
224		Review of Proposals & Shortlist	4 days	Tue 8/2/16	Fri 8/5/16									4 days													
225		CM/GC Interviews	1 day	Tue 8/9/16	Tue 8/9/16									1 day													
226		CM/GC Tentative Award	1 day	Wed 8/10/16	Wed 8/10/16									1 day													
227		CM/GC Contract Negotiations	5 days	Thu 8/11/16	Wed 8/17/16									5 days													
228		School Board Approval of CM/GC Phase I	1 day	Wed 8/24/16	Wed 8/24/16									1 day													
229		Design Development Phase	50 days	Mon 7/11/16	Fri 9/16/16									50 days													
230		Design Development	40 days	Mon 7/11/16	Fri 9/2/16									40 days													
231		Owner / CM/GC Review & Comment	10 days	Mon 9/5/16	Fri 9/16/16									10 days													
232		Construction Document Phase	96 days	Mon 9/19/16	Mon 1/30/17									96 days													
233		Receive CMGC Comments on DD Documents	1 day	Mon 9/19/16	Mon 9/19/16									1 day													
234		Development of 50% Construction Documents for CMGC	30 days	Tue 9/20/16	Mon 10/31/16									30 days													
235		Owner & CM/GC Review & Comment	15 days	Tue 11/1/16	Mon 11/21/16									15 days													
236		Development of 90% Construction Documents for CMGC	20 days	Tue 11/22/16	Mon 12/19/16									20 days													
237		Owner & CM/GC Review & Comment	15 days	Tue 12/20/16	Mon 1/9/17									15 days													
238		Finalize Construction Documents	15 days	Tue 1/10/17	Mon 1/30/17									15 days													
239		Issue 90% CDs for Permitting	1 day	Tue 12/20/16	Tue 12/20/16									1 day													
240		Permitting Process	40 days	Wed 12/21/16	Tue 2/14/17									40 days													
241		Building Permit	40 days	Wed 12/21/16	Tue 2/14/17									40 days													
242		Phase I CM/GC Preconstruction Services	120 days	Thu 8/25/16	Wed 2/8/17									120 days													
243		CM/GC evaluates Owner's Program to Budget Requirements	5 days	Thu 8/25/16	Wed 8/31/16									5 days													
244		CM/GC to develop Project Schedule	83 days	Thu 8/25/16	Mon 12/19/16									83 days													
245		Assist in planning, VE, and Finalization of DD Docs	17 days	Thu 8/25/16	Fri 9/16/16									17 days													
246		CM/GC to provide DD Constructability Review & Estimate	10 days	Mon 9/5/16	Fri 9/16/16									10 days													
247		Assist in planning, VE, and Finalization of CD Docs	66 days	Mon 9/19/16	Mon 12/19/16									66 days													
248		CM/GC to provide 50% CD Const. Review and Estimate	15 days	Tue 11/1/16	Mon 11/21/16									15 days													
249		Cont. to assist in planning, VE, and Finalization of CD Docs	30 days	Tue 12/20/16	Mon 1/30/17									30 days													
250		CM/GC to provide GMP	15 days	Tue 12/20/16	Mon 1/9/17									15 days													
251		Phase II Contract Negotiations	5 days	Tue 1/10/17	Mon 1/16/17									5 days													
252		School Board Approval of CM/GC Phase II	1 day	Wed 2/8/17	Wed 2/8/17									1 day													
253		Phase II CM/GC Construction Services	521 days	Tue 11/1/16	Tue 10/30/18									521 days													
254		Potential EWA for Site Prep & Early Mobilization	60 days	Tue 11/1/16	Mon 1/23/17									60 days													
255		CM/GC Bid Package I (Others per CM/GC)	20 days	Thu 2/9/17	Wed 3/8/17									20 days													
256		Bid Reconciliation	5 days	Thu 3/9/17	Wed 3/15/17									5 days													
257		Mobilize & Start Work	1 day	Thu 3/16/17	Thu 3/16/17									1 day													
258		Construction Replacement School	321 days	Fri 3/24/17	Fri 6/15/18									321 days													
259		Remediation & Demolition of Existing ES & Field installation	54 days	Mon 6/18/18	Thu 8/30/18													54 days									
260		Substantial Completion	1 day	Fri 8/31/18	Fri 8/31/18																1 day						

Project: Preliminary Project Schedule 2
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External Tasks
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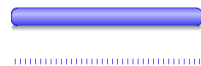


Reynolds School District 2015 Bond Projects Draft Master Schedule

ID	Task Name	Duration	Start	Finish	2015				2016				2017				2018				2019				2020	
					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
261	Final Completion	40 days	Wed 9/5/18	Tue 10/30/18																						
262	Project Schedule for Troutdale ES Replacement	693 days	Mon 3/7/16	Wed 10/31/18																						
263	Pre-design/Schematic Design Phase	106 days	Mon 3/7/16	Mon 8/1/16																						
264	Programming, verification, & Schematic Design	96 days	Mon 3/7/16	Mon 7/18/16																						
265	Programming meet'g with District 1/2 days syncopate w/ Wilkes	5 days	Mon 3/7/16	Fri 3/11/16																						
266	Programming meet'g with District 1/2 days	4 days	Mon 3/14/16	Thu 3/17/16																						
267	Owner Review & Comment	10 days	Tue 7/19/16	Mon 8/1/16																						
268	CM/GC Selection Process	42 days	Tue 7/19/16	Wed 9/14/16																						
269	GM/GC Proposal Process	24 days	Tue 7/19/16	Fri 8/19/16																						
270	Review of Proposals & Shortlist	5 days	Mon 8/22/16	Fri 8/26/16																						
271	CM/GC Interviews	1 day	Tue 8/30/16	Tue 8/30/16																						
272	CM/GC Tentative Award	1 day	Wed 8/31/16	Wed 8/31/16																						
273	CM/GC Contract Negotiations	5 days	Thu 9/1/16	Wed 9/7/16																						
274	School Board Approval of CM/GC Phase I	1 day	Wed 9/14/16	Wed 9/14/16																						
275	Design Development Phase	50 days	Tue 8/2/16	Mon 10/10/16																						
276	Design Development	40 days	Tue 8/2/16	Mon 9/26/16																						
277	Owner / CM/GC Review & Comment	10 days	Tue 9/27/16	Mon 10/10/16																						
278	Construction Document Phase	96 days	Tue 10/11/16	Tue 2/21/17																						
279	Receive CMGC Comments on DD Documents	1 day	Tue 10/11/16	Tue 10/11/16																						
280	Development of 50% Construction Documents for CMGC	30 days	Wed 10/12/16	Tue 11/22/16																						
281	Owner & CM/GC Review & Comment	15 days	Wed 11/23/16	Tue 12/13/16																						
282	Development of 90% Construction Documents for CMGC	20 days	Wed 12/14/16	Tue 1/10/17																						
283	Owner & CM/GC Review & Comment	15 days	Wed 1/11/17	Tue 1/31/17																						
284	Finalize Construction Documents	15 days	Wed 2/1/17	Tue 2/21/17																						
285	Issue 90% CDs for Permitting	1 day	Wed 1/11/17	Wed 1/11/17																						
286	Conditional Use and Permitting Process	167 days	Tue 7/19/16	Wed 3/8/17																						
287	Conditional Use Completeness Process	25 days	Tue 7/19/16	Mon 8/22/16																						
288	Conditional Use Application, Public Notice to Neighbors	45 days	Tue 8/23/16	Mon 10/24/16																						
289	Conditional Use Approval and Appeal Period	10 days	Tue 10/25/16	Mon 11/7/16																						
290	Building Permit	40 days	Thu 1/12/17	Wed 3/8/17																						
291	Phase I CM/GC Preconstruction Services	114 days	Thu 9/15/16	Tue 2/21/17																						
292	CM/GC evaluates Owner's Program to Budget Requirements	5 days	Thu 9/15/16	Wed 9/21/16																						
293	CM/GC to develop Project Schedule	84 days	Thu 9/15/16	Tue 1/10/17																						
294	Assist in planning, VE, and Finalization of DD Docs	18 days	Thu 9/15/16	Mon 10/10/16																						
295	CM/GC to provide DD Constructability Review & Estimate	10 days	Tue 9/27/16	Mon 10/10/16																						
296	Assist in planning, VE, and Finalization of CD Docs	66 days	Tue 10/11/16	Tue 1/10/17																						
297	CM/GC to provide 50% CD Const. Review and Estimate	15 days	Wed 11/23/16	Tue 12/13/16																						
298	Cont. to assist in planning, VE, and Finalization of CD Docs	30 days	Wed 1/11/17	Tue 2/21/17																						
299	CM/GC to provide GMP	15 days	Wed 1/11/17	Tue 1/31/17																						
300	Phase II Contract Negotiations	5 days	Wed 2/1/17	Tue 2/7/17																						
301	School Board Approval of CM/GC Phase II	1 day	Wed 2/8/17	Wed 2/8/17																						
302	Phase II CM/GC Construction Services	506 days	Wed 11/23/16	Wed 10/31/18																						
303	Potential EWA for Site Prep & Early Mobilization	60 days	Wed 11/23/16	Tue 2/14/17																						
304	CM/GC Bid Package I (Others per CM/GC)	20 days	Thu 2/9/17	Wed 3/8/17																						
305	Bid Reconciliation	5 days	Thu 3/9/17	Wed 3/15/17																						
306	Mobilize & Start Work	1 day	Thu 3/16/17	Thu 3/16/17																						
307	Construction Replacement School	326 days	Fri 3/17/17	Fri 6/15/18																						
308	Remediation & Demolition of Existing ES & Field installation	54 days	Mon 6/18/18	Thu 8/30/18																						
309	Substantial Completion	1 day	Fri 8/31/18	Fri 8/31/18																						
310	Final Completion	43 days	Mon 9/3/18	Wed 10/31/18																						
311	Completion of all remaining 2015 Bond Projects	200 days	Thu 11/1/18	Wed 8/7/19																						

Project: Preliminary Project Schedule 2
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