

August 9, 2016

RFP– CM/GC Reynolds Troutdale Replacement Elementary School

Addendum #1

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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 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.

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**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 8<sup>th</sup> 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 4<sup>th</sup>, 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 Wirfs	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	JCRAG@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 <del>Robinson</del> 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 PAHL	CHRISP@KIRBYNAGELHOUT .COM	503-530- 8420	503-522- 1346
TRIPLETT WELLMAN	ERIC HALL	NICK@TRIPLETTWELLMAN .COM	503.982 4188	971-235 1353



## 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
1																										
2	<b>Full Project Duration</b>	<b>058 days</b>	<b>Mon 7/20/15</b>	<b>Wed 8/7/19</b>	<b>1058 days</b>																				<b>Full Project Duration</b>	
3	<b>Pre-Design Selections &amp; Services</b>	<b>217 days</b>	<b>Mon 7/20/15</b>	<b>Tue 5/17/16</b>	<b>217 days</b>																				<b>Pre-Design Selections &amp; Services</b>	
4	<b>Surveying, Level 1 Environmental, Geotechnical, Selections</b>	<b>72 days</b>	<b>Mon 7/20/15</b>	<b>Tue 10/27/15</b>	<b>72 days</b>																				<b>Surveying, Level 1 Environmental, Geotechnical, Selections</b>	
5	Develop RFP	49 days	Mon 7/20/15	Thu 9/24/15	<b>49 days</b>																				<b>Develop RFP</b>	
6	Solicitation of RFP	10 days	Fri 9/25/15	Thu 10/8/15	<b>10 days</b>																				<b>Solicitation of RFP</b>	
7	Selection and Contract Awards	13 days	Fri 10/9/15	Tue 10/27/15	<b>13 days</b>																				<b>Selection and Contract Awards</b>	
8	<b>Geotechnical Investigation</b>	<b>26 days</b>	<b>Mon 3/21/16</b>	<b>Mon 4/25/16</b>	<b>26 days</b>																				<b>Geotechnical Investigation</b>	
9	Field Study RHS	5 days	Mon 3/21/16	Fri 3/25/16	<b>5 days</b>																				<b>Field Study RHS</b>	
10	Field Study 3 ES	5 days	Mon 3/21/16	Fri 3/25/16	<b>5 days</b>																				<b>Field Study 3 ES</b>	
11	Geo Report Development RHS	20 days	Mon 3/28/16	Fri 4/22/16	<b>20 days</b>																				<b>Geo Report Development RHS</b>	
12	Geo Report Development 3 ES	20 days	Mon 3/28/16	Fri 4/22/16	<b>20 days</b>																				<b>Geo Report Development 3 ES</b>	
13	Issue Geotech Report RHS	1 day	Mon 4/25/16	Mon 4/25/16	<b>1 day</b>																				<b>Issue Geotech Report RHS</b>	
14	Issue Geotech Report 3 ES	1 day	Mon 4/25/16	Mon 4/25/16	<b>1 day</b>																				<b>Issue Geotech Report 3 ES</b>	
15	<b>Environment Investigations</b>	<b>107 days</b>	<b>Mon 12/21/15</b>	<b>Tue 5/17/16</b>	<b>107 days</b>																				<b>Environment Investigations</b>	
16	Field Study RHS	6 days	Mon 3/28/16	Mon 4/4/16	<b>6 days</b>																				<b>Field Study RHS</b>	
17	Field Study 3 ES	9 days	Mon 12/21/15	Thu 12/31/15	<b>9 days</b>																				<b>Field Study 3 ES</b>	
18	Hazmat Report Development RHS	30 days	Tue 4/5/16	Mon 5/16/16	<b>30 days</b>																				<b>Hazmat Report Development RHS</b>	
19	Hazmat Report Development 3 ES	40 days	Mon 1/4/16	Fri 2/26/16	<b>40 days</b>																				<b>Hazmat Report Development 3 ES</b>	
20	Issue Hazmat Report RHS	1 day	Tue 5/17/16	Tue 5/17/16	<b>1 day</b>																				<b>Issue Hazmat Report RHS</b>	
21	Issue Hazmat Report 3 ES	1 day	Mon 2/29/16	Mon 2/29/16	<b>1 day</b>																				<b>Issue Hazmat Report 3 ES</b>	
22	<b>Boundary &amp; Utility Surveys</b>	<b>100 days</b>	<b>Mon 11/16/15</b>	<b>Fri 4/1/16</b>	<b>100 days</b>																				<b>Boundary &amp; Utility Surveys</b>	
23	Field Study RHS	12 days	Mon 11/16/15	Tue 12/1/15	<b>12 days</b>																				<b>Field Study RHS</b>	
24	Field Study 3 ES	15 days	Mon 3/7/16	Fri 3/25/16	<b>15 days</b>																				<b>Field Study 3 ES</b>	
25	Survey Report Development RHS	18 days	Wed 12/2/15	Fri 12/25/15	<b>18 days</b>																				<b>Survey Report Development RHS</b>	
26	Survey Report Development 3 ES	15 days	Mon 3/14/16	Fri 4/1/16	<b>15 days</b>																				<b>Survey Report Development 3 ES</b>	
27	Issue Survey RHS	1 day	Mon 12/28/15	Mon 12/28/15	<b>1 day</b>																				<b>Issue Survey RHS</b>	
28	Issue Survey 3 ES	11 days	Fri 3/18/16	Fri 4/1/16	<b>11 days</b>																				<b>Issue Survey 3 ES</b>	
29	<b>Alternative Method of Contracting Process (CM/GC)</b>	<b>30 days</b>	<b>Thu 10/1/15</b>	<b>Wed 11/11/15</b>	<b>30 days</b>																				<b>Alternative Method of Contracting Process (CM/GC)</b>	
30	Develop Findings	8 days	Thu 10/1/15	Mon 10/12/15	<b>8 days</b>																				<b>Develop Findings</b>	
31	Present Draft Finding to RS Board	7 days	Tue 10/13/15	Wed 10/21/15	<b>7 days</b>																				<b>Present Draft Finding to RS Board</b>	
32	Publish Notice of Public Hearing for Findings	14 days	Thu 10/22/15	Tue 11/10/15	<b>14 days</b>																				<b>Publish Notice of Public Hearing for Findings</b>	
33	Public Hearing & RS District Resolution for Use of Alt. Method	1 day	Wed 11/11/15	Wed 11/11/15	<b>1 day</b>																				<b>Public Hearing &amp; RS District Resolution for Use of Alt. Method</b>	
34	<b>A/E Selection Process</b>	<b>118 days</b>	<b>Mon 8/3/15</b>	<b>Wed 1/13/16</b>	<b>118 days</b>																				<b>A/E Selection Process</b>	
35	RFQ Development	12 days	Mon 8/3/15	Tue 8/18/15	<b>12 days</b>																				<b>RFQ Development</b>	
36	RFQ Process	25 days	Wed 8/19/15	Tue 9/22/15	<b>25 days</b>																				<b>RFQ Process</b>	
37	RFQ Selection	20 days	Wed 9/23/15	Tue 10/20/15	<b>20 days</b>																				<b>RFQ Selection</b>	
38	RFP Development	16 days	Wed 10/21/15	Wed 11/11/15	<b>16 days</b>																				<b>RFP Development</b>	
39	RFP Process	14 days	Thu 11/12/15	Tue 12/1/15	<b>14 days</b>																				<b>RFP Process</b>	
40	Proposal Received, Selection Made, & Tentative Awards	12 days	Wed 12/2/15	Thu 12/17/15	<b>12 days</b>																				<b>Proposal Received, Selection Made, &amp; Tentative Awards</b>	
41	A/E Contract Negotiations	18 days	Fri 12/18/15	Tue 1/12/16	<b>18 days</b>																				<b>A/E Contract Negotiations</b>	
42	A/E Contracts Approved by Reynolds School Board	1 day	Wed 1/13/16	Wed 1/13/16	<b>1 day</b>																				<b>A/E Contracts Approved by Reynolds School Board</b>	
43	<b>Design, GM/GC Selection, and Phase I &amp; II Services</b>	<b>738 days</b>	<b>Mon 1/4/16</b>	<b>Wed 10/31/18</b>	<b>738 days</b>																				<b>Design, GM/GC Selection, and Phase I &amp; II Services</b>	
44	<b>Project Schedule for the RHS Addition &amp; Renovation</b>	<b>738 days</b>	<b>Mon 1/4/16</b>	<b>Wed 10/31/18</b>	<b>738 days</b>																				<b>Project Schedule for the RHS Addition &amp; Renovat</b>	
45	<b>Pre-design/Schematic Design Phase</b>	<b>124 days</b>	<b>Mon 1/4/16</b>	<b>Thu 6/23/16</b>	<b>124 days</b>																				<b>Pre-design/Schematic Design Phase</b>	
46	Site visits, verification, & Schematic Design	60 days	Mon 1/4/16	Fri 3/25/16	<b>60 days</b>																				<b>Site visits, verification, &amp; Schematic Design</b>	
47	Project Launch	1 day	Tue 1/12/16	Tue 1/12/16	<b>1 day</b>																				<b>Project Launch</b>	
48	Review Existing Education Program w/ RHS & Staff	1 day	Tue 3/8/16	Tue 3/8/16	<b>1 day</b>																				<b>Review Existing Education Program w/ RHS &amp; Staff</b>	
49	Project Visioning & Goal Setting Session	1 day	Tue 3/15/16	Tue 3/15/16	<b>1 day</b>																				<b>Project Visioning &amp; Goal Setting Session</b>	
50	Prepare Draft Program/review with District	1 day	Thu 3/17/16	Thu 3/17/16	<b>1 day</b>																				<b>Prepare Draft Program/review with District</b>	
51	Community design session - concept devel. w/ RHS staff & community	1 day	Mon 4/4/16	Mon 4/4/16	<b>1 day</b>																				<b>Community design session - concept devel. w/ RHS staff &amp; community</b>	
52	Virtual tour & site visits of similar HS additions Project w/ RHS staff	1 day	Tue 4/5/16	Tue 4/5/16	<b>1 day</b>																				<b>Virtual tour &amp; site visits of similar HS additions Project w/ RHS staff</b>	

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

Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			



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
105	Owner Review & Comment	2 days	Tue 2/23/16	Wed 2/24/16																						
106	<b>CM/GC Selection Process</b>	<b>43 days</b>	<b>Mon 3/28/16</b>	<b>Wed 5/25/16</b>																						
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	<b>Design Development Phase</b>	<b>49 days</b>	<b>Thu 2/25/16</b>	<b>Tue 5/3/16</b>																						
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	<b>Construction Document Phase</b>	<b>101 days</b>	<b>Wed 5/4/16</b>	<b>Wed 9/21/16</b>																						
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	<b>Permitting Process</b>	<b>517 days</b>	<b>Fri 6/3/16</b>	<b>Mon 5/28/18</b>																						
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	<b>Phase I CM/GC Preconstruction Services</b>	<b>511 days</b>	<b>Wed 5/25/16</b>	<b>Wed 5/9/18</b>																						
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	<b>Phase II CM/GC Construction Services</b>	<b>591 days</b>	<b>Tue 6/14/16</b>	<b>Tue 9/18/18</b>																						
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																						

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Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			



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	<b>Project Schedule for Fairview ES Replacement</b>	<b>707 days</b>	<b>Mon 2/15/16</b>	<b>Tue 10/30/18</b>									<b>707 days</b>														
217	<b>Pre-design/Schematic Design Phase</b>	<b>105 days</b>	<b>Mon 2/15/16</b>	<b>Fri 7/8/16</b>									<b>105 days</b>														
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	<b>CM/GC Selection Process</b>	<b>40 days</b>	<b>Thu 6/30/16</b>	<b>Wed 8/24/16</b>									<b>40 days</b>														
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	<b>Design Development Phase</b>	<b>50 days</b>	<b>Mon 7/11/16</b>	<b>Fri 9/16/16</b>									<b>50 days</b>														
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	<b>Construction Document Phase</b>	<b>96 days</b>	<b>Mon 9/19/16</b>	<b>Mon 1/30/17</b>									<b>96 days</b>														
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	<b>Permitting Process</b>	<b>40 days</b>	<b>Wed 12/21/16</b>	<b>Tue 2/14/17</b>									<b>40 days</b>														
241	Building Permit	40 days	Wed 12/21/16	Tue 2/14/17									40 days														
242	<b>Phase I CM/GC Preconstruction Services</b>	<b>120 days</b>	<b>Thu 8/25/16</b>	<b>Wed 2/8/17</b>									<b>120 days</b>														
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	<b>Phase II CM/GC Construction Services</b>	<b>521 days</b>	<b>Tue 11/1/16</b>	<b>Tue 10/30/18</b>									<b>521 days</b>														
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						

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Task Progress Summary External Tasks Deadline   
 Split Milestone Project Summary External Milestone

