



REQUEST FOR PROPOSALS ADDENDUM REYNOLDS SCHOOL DISTRICT DESIGN-BUILD

Original RFP issued September 25, 2023
Addendum 1 issued October 10, 2023

OWNER

Reynolds School District
1204 NE 201st Ave
Fairview, OR 97024

SINGLE POINT OF CONTACT

Steve Blum
procurement@rsd7.net
503-661-7200 x3433

MANDATORY PRE-PROPOSAL MEETING

October 4, 2023 - 10:00AM - 20311 NE Glisan Street, OR (Building C)

PROPOSALS DUE:

October 24, 2023 - 2:00PM – **To be submitted electronically via email to**
procurement@rsd7.net

This Addendum 01 forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. This Addendum consists of a title page, 3 pages of clarifications and answers to questions, 2 pages of Exhibit A showing the Pre-proposal meeting attendees and 8 pages Exhibit B identifying additional performance specifications of the Reynolds elementary school play areas included in this program.

Clarification regarding 0200 – Instructions to Proposers section – Procurement Schedule.

The District reserves the right to modify the schedule as needed. Modifications will be issued by addendum.

Event	Date, Time, Location
RFP Documents Available	September 25, 2023
Mandatory Pre-Proposal Meeting	October 4, 2023 - 10:00AM - 20311 NE Glisan Street, OR (Building C)
Request for Clarifications	October 17, 2023 – 5:00PM
Addenda Deadline	October 20, 2023 – 5:00PM
Written Proposals Due	October 24, 2023 - 2:00PM - 1204 NE 201st Ave, Fairview, OR
Presentations & Interviews Estimated:	October 25, 2023 <u>November 1, 2023</u>
Notice of Intent to Award Estimated:	November 1, 2023 <u>November 6, 2023</u>
Award Protest Period	7 business days after Intent to Award is issued.
Contract Negotiation	14 business days after Award Protest Period.

Clarification regarding 0200 – Instructions to Proposers section – Proposal submission.

All RFP response files up to 20mb should be submitted electronically via e-mail to procurement@rsd7.net. If your RFP response file is over 20mb, please use <https://securefiles.rsd7.net/>, select “Drop-off” and then email your electronic proposal to Name: Steve Blum, Email: sblum@rsd7.net. Please add a short note to the Recipient indicating this is in response to RFP Design-Build. There is a box titled “Click to Add Files or Drag Them Here” to attach your RFP response file(s). This link can support files up to 20gb.

It is the sole responsibility of the proposer to verify that their emailed proposal response was received. You can reach out to Steve Blum at procurement@rsd7.net for any questions.

Clarification regarding 0100 – Project Objectives – *Text in italics is new*

The Reynolds School District “The District”, is seeking a design-build contractor (“DBC” or “Contractor”) to provide design services and construction for a series of projects located in the Reynolds School District in Multnomah County, Oregon (the “Project”). The goals and requirements of the Projects include the following:

1. To design and build a covered play areas at 3 Reynolds elementary schools (Alder, Davis and Glenfair elementary schools). These areas will be used for outdoor recreation time in inclement weather and before and after school gathering areas. The District is requesting these areas include lighting, ADA accessibility and can be easily and visibly manageable.

- ~~2. To remove old playground equipment and install new playground equipment at 3 Reynolds elementary schools (Hartley, Sweetbrier and Woodland elementary schools).~~
2. *To remove old playground equipment at Glenfair, Hartley and Woodland. Install new equipment at Glenfair and Woodland.*
- ~~3. To replace the engineered wood fiber (bark chips) at 8 Reynolds elementary schools (Alder, Davis, Glenfair, Hartley, Margaret Scott, Salish Ponds, Sweetbrier and Woodland elementary schools) and replace it with soft fall rubber surfacing.~~
3. *To replace the engineered wood fiber (bark chips) at 8 Reynolds elementary schools (Alder, Davis, Glenfair, Hartley, Margaret Scott, Salish Ponds, Sweetbrier and Woodland elementary schools) and replace it with rubber play surfacing.*
4. All projects need to be complete no later than **September 30, 2024** with all invoices submitted and paid for.
5. The Project requires the designs to comply with State of Oregon ("State") standards relevant to building performance for construction, and technical specifications requirements. The Project must also comply with other applicable federal, State, and local codes and regulations.
6. The projects require work to be done while schools are in session and considerations will need to be made to limit the impacts to the students, teachers, and school staff.
7. The Project is subject to the requirements of an exemption from competitive bidding proceeding, pursuant to ORS 279C.335(2), before Reynolds School Board "The Board". The District has obtained an exemption order from The Board, and must comply with the terms of that exemption order, in order to proceed with a request for Proposal process and to award a design-build contract ("Contract" or "Design-Build Contract") pursuant to that process.

Additional information

Additional performance specifications for the 8 elementary school are attached as Exhibit B.

Builders Risk insurance will be carried by Reynolds School District

The following questions have been submitted in response to this RFP.

1. May I get a copy of the pre-bid meeting attendance list for the Design-Building RFP?

A. The pre-proposal meeting attendance list is attached as Exhibit A.

2. Could I please get an engineer's estimate or cost range for these projects, if one is available?

3. What is the estimated construction budget?

A. The District will not be providing estimates/cost ranges/budgets.

4. Are you looking for a schematic design?

A. We are only looking for massing documents.

5. What team are you looking for this project? Are you looking for just a contractor?

A. We are looking for a joint venture contractor and design partner.

6. Are there DBE requirements?

A. No there are not.

7. The procurement schedule on page 5 states that the RFP is due on 10/24/23 and presentations/interviews would be conducted on 10/25/23. Is it the District's intent to hold interviews the day after proposals have been submitted?

A. Interviews will be held on November 1, 2023. See Schedule updated above in Clarification regarding 0200 – Instructions to Proposers section – Procurement Schedule.

8. The RFP requests (3) project references. Please confirm if this is (3) references total or (3) references for the Contractor and (3) references for the Designer?

A. 3 project references for both the designer and the contractor but these references do not need to show a time where the designer and contractor have worked together on a Design Build project.

9. Can the District please clarify the level of detail required for the “conceptual plans” as mentioned on page 11 on the RFP – plans only, or massing and materials, etc.?

A. The District is looking for massing plans only.

10. In section 0300 – Evaluation Criteria, the RFP states that the submitting team is to provide “up to six (6) projects” for the project experience section. Can the District please clarify if this is six projects between the architect and contractor or six projects for each firm?

A. 3 projects for the Architect, 3 projects for the contractor.

11. Additionally, the RFP states that “all proposals shall include three (3) project references” for the references section. Can the District please clarify if this is three references between the architect and contractor or three references for each firm?

A. 3 references for each separately

12. We are curious if the district is interested in having a design consultant included in the RFP or if they are planning to have the GC and themselves do more of the playground design and coordination direct with the playground manufacturer?

A. The intent of the RFP is for a general contractor to team with an architect/ landscape architect or architect to team with the general contractor in a team approach. The district is not looking for a separate landscape architect to do design outside of the RFP scope of work.

Reynolds School District – RSD ESSER Play Area Upgrades Sign-In Sheet**(Pre-bid meeting 10/04/2023)**

name, company you represent, phone number, and email address.

Kevin Struckart	Emerick Construction	503-777-5531	Bids@Emerick.com
Nate Hidalgo	Bassetti Architects	503 360 4602	nhidalgo@bassettiaarch.com
Amanda Deats	Bremik	503 307 5215	Bids@Bremik.com
Will Turner	Cedar mill Construction	503-885-9370	will@cedarmill.com
NATE BUDDRESS	LEASE CRUTCHER LEWIS	971-563-0020	NATE.BUDDRESS@LEWISBUILDING.COM
Robert Frazier Grant Larsen	Kirby Nagelhout	503-530-8420	robertf@kirbynagelhout.com
Darrel Flint	Inline commercial construction	503-642-5117	DarrelF@Inline-co.com
Garland Dags	Cameron McCarthy Landscape	541-410-0962	gdags@cameronmccarthy.com
Parker Verhaeghe	P+L Construction	503-572-6848	Parker@builtbypandc.com

MARLENE
GILLISSODERSTROM
ARCHITECTS

503.228.5617 marlene@soderstrom.com

BRETT
PERRINE

RSD

909-721
9006

bperrine@rsd7.net

<u>Name</u>	<u>Company</u>	<u>Phone</u>	<u>Email</u>
Joe Echeverri	Bassetti Architects	503-224-9662	joecheverri@bassettiarch.com
Justin Lyons	DLR Group	253-973-6784	jlyons@dlrgrp.com
Scott Conway	First Cascade	503-689-8970	scottc@firstcascadecorp.com
Steve Blum	Reynolds School District	503-661-7200 Ext. 3433	
Joanna Williams	RSD	X3415	jwilliams@rsd7.net
Wade Bakley	RSD	"	wbakley@rsd7.net
Kaylie Jeffries	RSD	X3213	kjeffries@rsd7.net

Performance Specifications

Covered Play Structures

Summary

Furnish all labor, materials and equipment required for the installation of open side pre-manufactured metal building covered play area.

Submittals

- A. Product data: For each type of metal building system component, Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for the structural-steel-framing system and the sheet metal roofing system
- B. Shop Drawings: Include shop drawings for Anchor-bolt plans, Structural Framing Drawings, and sheet metal roofing layout
- C. Manufacturer Accreditation: Statement that metal building system and components were designed and produced by a manufacturer accredited according to the international accreditation Service's AC472, AISC Certification for Category MB
- H. Welding Certificates: Qualify procedures and personnel according to the following:
 - i) AWS D1.1/D1.1M, "Structural Welding Code -Steel"

Design Criteria

1. Assumes an overall structure dimension of 40' x 80'
2. Play area to be Asphalt pavement, replace any damaged adjacent asphalt, confirm scope with the district during design (Davis ES)
 - a. Include play striping plan for asphalt play surface (four-square, hop scotch, Map of America)
3. Structural components to be a minimum of (insert level of steel), galvanized vs painted
4. Standing seam metal roof system with gutters and downspouts, tie into existing underground storm water infrastructure or install drainage compatible with sheet drainage of the structure.
 - ~~a. Include bird netting on the underside of the structure.~~
 - b. Paint structural components with a high-performance-coating (HPC)
5. Include two basketball backboards and rims, mounted to a steel post with a footing
6. Covered play areas are to be ADA accessible
7. Include LED exterior rated light fixtures with both daylight-controlled sensors and manual operation

8. Include conduit pathways for future security camera installation at all four corners
9. Include pathway for future photovoltaic array installation (2) 6" PVC conduits.

Rubber Play Surfacing

Design Criteria

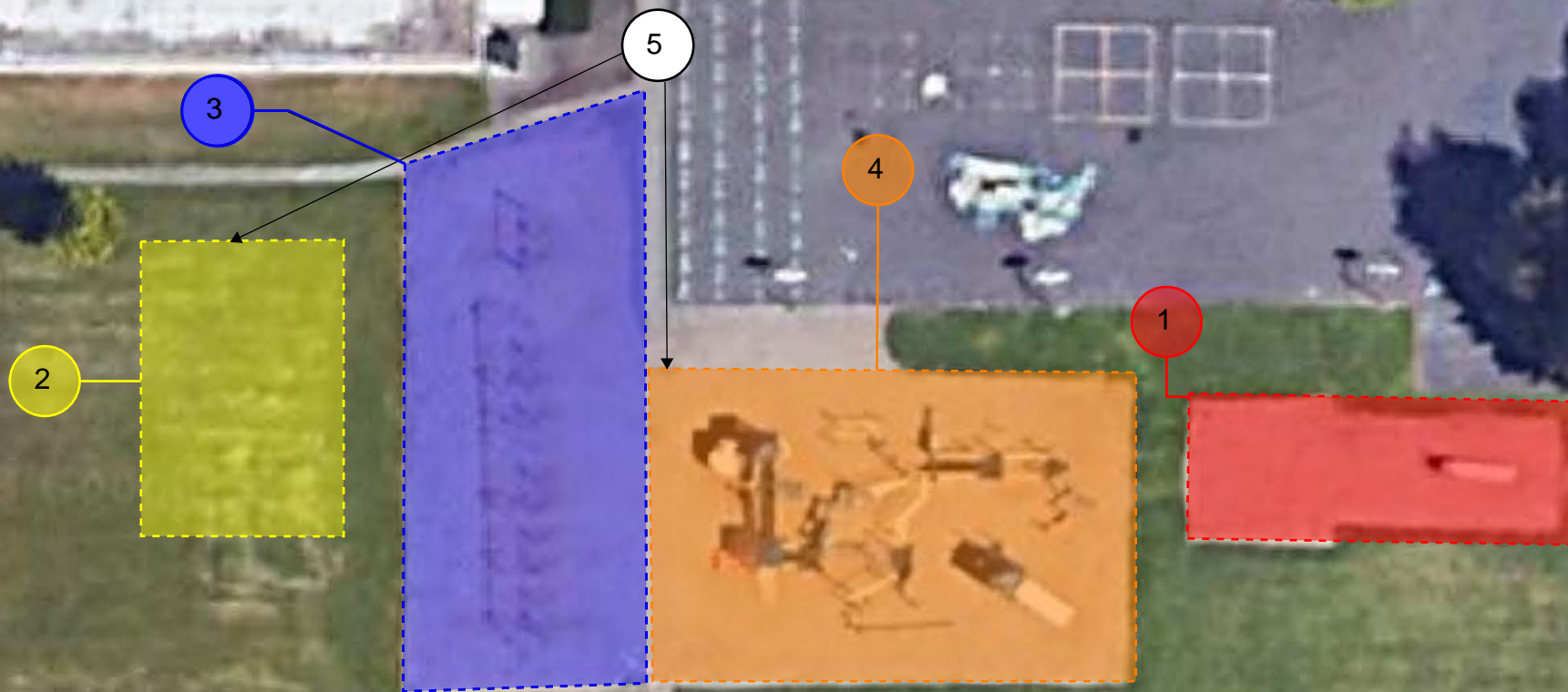
1. Provide a concrete slab and curbs with sufficient drainage.
2. District preference is adhered rubber tile play surfacing
3. Provide an ADA entrance and sidewalk connection to the area receiving new rubber play surfacing
4. Provide a warranty for the installation.

Playground Equipment

Design Criteria

1. The design assumes 6 play structures with owner approval and input
2. Metal hardware shall be rust and corrosion resistant and tamper resistant where applicable
3. Chains used for swings shall be thermoplastic coated where required
4. Tube steel used in most applications shall be heavy-gauge and pre-galvanized, All steel tube parts shall comply with ASTM Standards: A-500/A-513 (Steel Tubing)
5. Tube steel to be PVC Coated where applicable
6. All steel deck standing surfaces shall have a slip resistant coating minimum of 100 mil average thickness
7. Steel walls shall be finished with a multi-stage baked-on powder coat finish
8. Vertical deck fillers shall be made from 12-gauge sheet steel and powder coated after fabrication
9. Provide a warranty for the equipment

Alder Elementary School



- 1 No work in this area
- 2 Desired location of new covered play structure
- 3 Existing engineered wood fiber, swingset to remain
- 4 Remove existing engineered wood fiber, replace with new rubber play surface. Existing play equipment to remain in place.
- 5 Provide ADA connection to Area 4 and to the new covered play structure in Area 2

Reference Photos of Existing Conditions



Conceptual Plan Approved: ☒ Yes ☐ No, list comments below

Signature:

Date:

Comments:

Davis Elementary School

- 1 Desired location of new covered play structure
- 2 Existing engineered wood fiber, play equipment to remain
- 3 Remove existing engineered wood fiber, replace with new rubber play surface
- 4 Provide ADA connection to Area 4 and to the new covered play structure in Area 2



Reference Photos of Existing Conditions



Conceptual Plan Approved: Yes ✓ No, list comments below

Signature:

Date:

Comments:

Add alternate scopes of work, remove dome climbing equipment, Re stripe asphalt play area, install Basketball hoops on covered play

Glenfair Elementary School

Discussed option of moving swings to this end of the play area

-
- The image is an aerial photograph of a school playground. A large blue rectangular area is outlined with a dashed line, representing a proposed new play area. To its right is a red rectangular area, also outlined with a dashed line, representing existing equipment to remain. Below the red area is a yellow rectangular area, outlined with a dashed line, representing a desired location for a new covered play structure. Four numbered callouts are present: 1 (yellow circle) points to the yellow area; 2 (red circle) points to the red area; 3 (blue circle) points to the blue area; and 4 (white circle) points to a path leading from the blue area towards the yellow area. A text box on the left points to the western end of the blue area with the text 'Discussed option of moving swings to this end of the play area'.
- 1 Desired location of new covered play structure
 - 2 Existing engineered wood fiber, play equipment to remain
 - 3 Remove existing engineered wood fiber, replace with new rubber play surface and new play equipment, move existing swing set to west end of new play area
 - 4 Provide ADA connection to Area 3 and to the new covered play structure in Area 1

Reference Photos of Existing Conditions



**View of playground to receive
new rubber play surface and
new play equipment**



**View of desired covered play
structure location**

Conceptual Plan Approved: Yes No, list comments below

Signature:

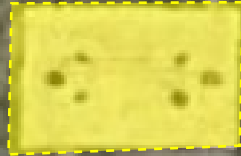
Date:

Comments:

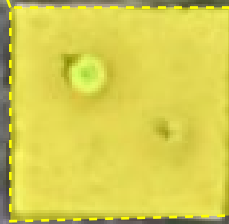
Hartley Elementary School



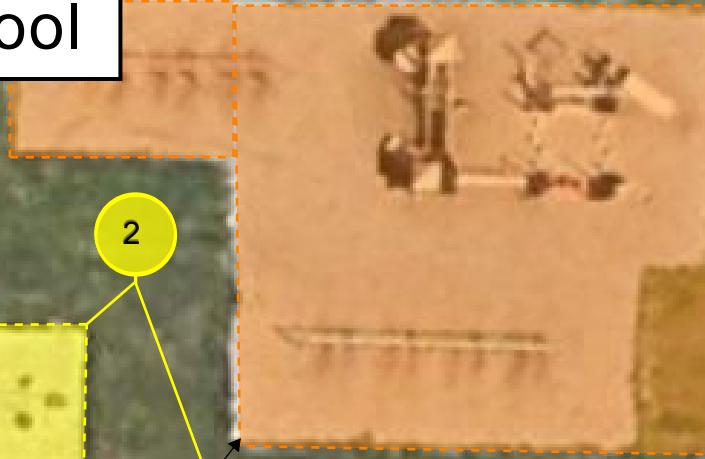
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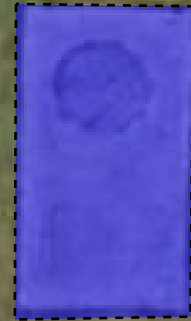
2



4



5



3



Existing to remain, no work in this area



Demolish play equipment, remove engineered wood fiber, seed areas with grass



Remove old play equipment if budget allows



Provide ADA connection to Area 5



Resurface large main play area

Reference Photos of Existing Conditions



View of playground to receive new rubber play surface



View of playgrounds to be demolished and areas planted with grass

Conceptual Plan Approved: Yes No, list comments below

Signature:

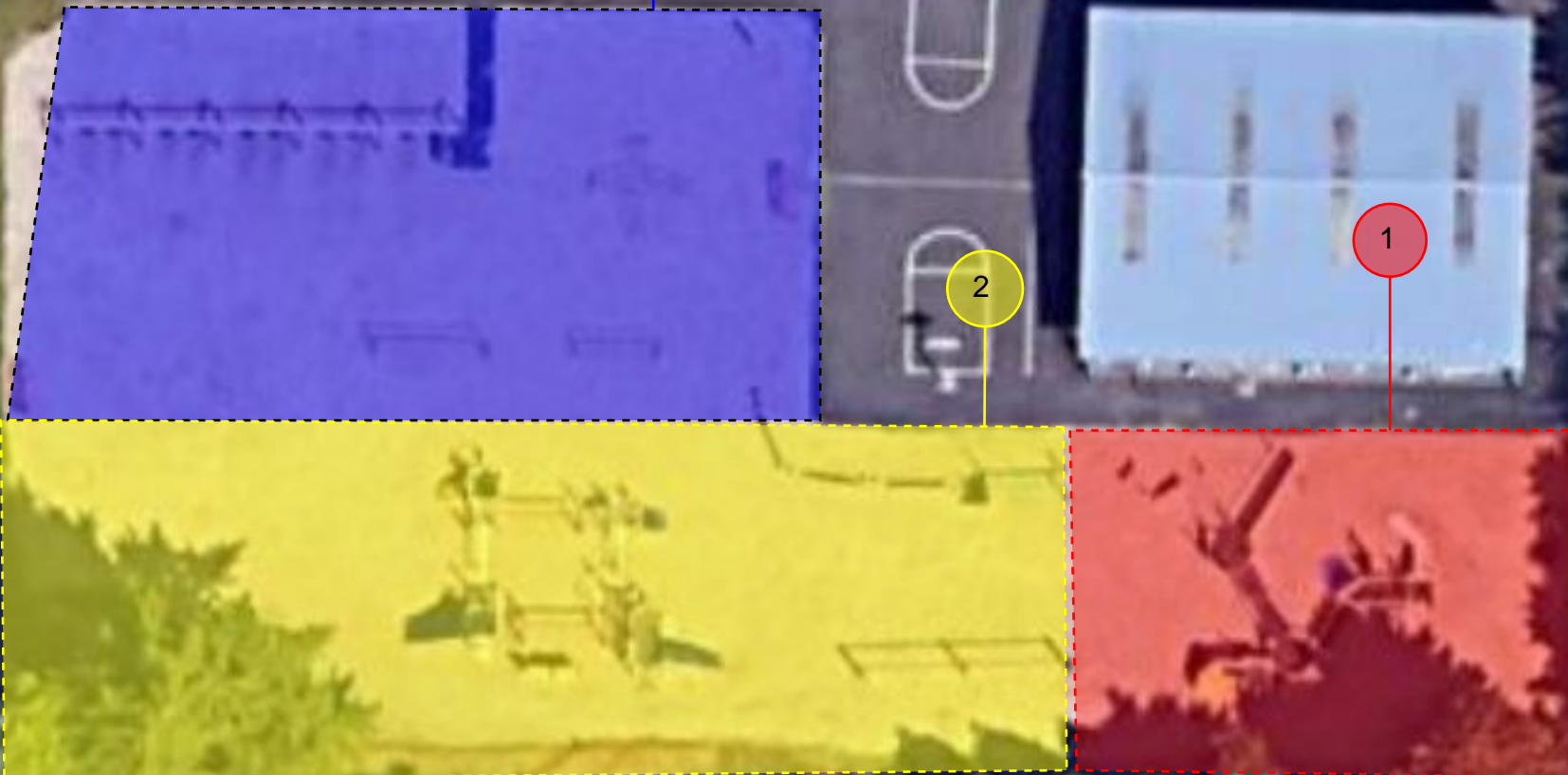
Date:

Comments:

Margaret Scott Elementary School

- 1 Priority #1 for new Play Surface
- 2 Priority #2 for new Play Surface
- 3 Priority #3 for new Play Surface

Note: Additional areas will be incorporated as budget allows



Reference Photos of Existing Conditions



Conceptual Plan Approved: Yes ✓ No, list comments below

Signature:

Date:

Comments:

Salish Ponds Elementary School

Reynolds School District

2

1

1

Remove existing play equipment in this area

2

Remove existing engineered wood fiber, replace with new rubber play surface and new play equipment

Additional alternate scopes of work: Fencing along the north side of the property, basketball hoops mounted on the existing building

Reference Photos of Existing Conditions



View of playground to receive
new rubber play surface



View of old play equipment to
be removed

Conceptual Plan Approved: Yes ☒ No, list comments below

Signature:

Date:

Comments:

Sweetbriar Elementary School



- 1 Existing to remain, no work in these areas
- 2 Remove existing engineered wood fiber, replace with new rubber play surface
- 3 Provide ADA connection to Area 2

Reference Photos of Existing Conditions



Conceptual Plan Approved: Yes ✓ No, list comments below

Signature:

Date:

Comments: May need to move fence back on blue playground for clearances,
re-paint green playground

Woodland Elementary School

- 1 Existing to remain, no work in these areas
- 2 Remove existing engineered wood fiber, replace with new rubber play surface and new play equipment with ADA
- 3 Repair/Replace existing ADA swing.



Reference Photos of Existing Conditions



Conceptual Plan Approved: Yes ✓ No, list comments below

Signature:

Date:

Comments: