

# SEASIDE SCHOOLS

## CONSTRUCTION PROJECT



**SCHOOL BOND PASSES!**  
**Thank you!**



# 2017 GO-BOND PROJECT MANDATORY PRE-PROPOSAL MEETING AGENDA

- **Arrive and sign-in**
- **Review RFP with Q&A 1.30 pm – 2.30 pm**
- **Site walk-through 2.30 pm – 3.30 pm**

# PROJECT BACKGROUND

- **Seaside School District serves 1,550 students across South Clatsop County**
- **3 out of the 4 schools are at or near sea level and under significant threat in event of a tsunami**

As part of the 2017 GO BOND project the following scope is planned

- Close three obsolete buildings in the tsunami inundation zones
- Combine two elementary schools at an existing location. Expand the existing school facility to accommodate the combined student population
- Develop a new state-of-art campus to include a new middle school and new high school

# PROJECT OVERVIEW

## PROGRAM

BUILDING	GROSS SQFT
<b>ELEMENTARY SCHOOL</b>	
EXISTING	67,000
NEW	31,000
<b>MIDDLE SCHOOL</b>	
NEW	33,000
<b>MIDDLE &amp; HIGH SCHOOL SHARED</b>	
NEW	50,481
<b>HIGH SCHOOL</b>	
NEW	86,000

- Construction budget \$82 million
- Existing School District Property ~ 19 Acres
- Weyerhaeuser donated property ~ 80 Acres
- Substantial completion by August 2020

# CM/GC PROPOSAL MILESTONES

RFP issue date	April 10, 2017
Mandatory pre-proposal meeting at 1:30 p.m.	April 17, 2017
Deadline for proposer questions/protest of RFP	May 1, 2017
RFP Addenda issuance	May 2, 2017
Proposals due at 4:00 PM	May 9, 2017
Shortlisted firms identified	May 16, 2017
Proposer interviews	May 23, 2017
Notice of Intent to Award	May 24, 2017
Protest of Award	May 31, 2017
Board approval of Selection	June 2017
Beginning of services	June 2017

# CM/GC STRATEGY

- District will hire one CM/GC
- Budget includes preconstruction, construction services and construction contingency
- The project is Guaranteed Maximum Price (GMP) and all savings will revert back to the District

# CM/GC RFP PROPOSAL SUBMISSION REQUIREMENTS

- Fully executed Appendix A followed by completed cover letter with authorized signature (Section 3.2.1 and Section 3.2.2.1)
- Project approach and understanding (Section 3.2.2.2)
- Project personnel and organization (Section 3.2.2.3)
- Cost management (Section 3.2.2.4), schedule, quality control and safety (Section 3.2.2.5)
- Local conditions, MWESB utilization and community partnerships (Section 3.2.2.6)
- Any deviations from the RFP (Section 3.2.2.8)
- Response to section 3.2.2 shall not exceed 40 single-sided or 20 double-sided 8.5 x 11 pages
- Submit 7 hard copies and 1 PDF copy on USB Flash drive not larger than 10 MB in a sealed envelope that is plainly marked “Proposal to Provide CM/GC Services – Seaside School District 2017 Bond Project”

# FEE & PRICE PROPOSAL (APPENDIX F)

Appendix F is scored but not part of page count

- Preconstruction Services – Not scored but part of the evaluation review. Provide estimated total cost and proposed hourly rates
- Construction Services – Scored but not part of the page count
  - General Conditions – Identify and estimate the cost of expenses (other than direct cost)
    - ✓ Max 5 points
    - ✓ Scored on Median

Example scoring criteria for General Conditions			
Proposer	Fees	Highest Ranking Fee	Score
	Total Proposal all parts scored	Median fee/ proposer fee	Maximum points x %
1	\$ 4,100,000	100%	5.0
2	\$ 4,500,000	91%	4.6
3	\$ 3,000,000	73%	3.7
4	\$ 2,500,000	61%	3.0
5	\$ 4,800,000	85%	4.3



# FEE & PRICE PROPOSAL (APPENDIX F)

- Fixed Fee, Bonds and Insurance – provide % of the GMP or Cost of Work
  - ✓ Max 15 points
  - ✓ Scored on formula

Example scoring criteria for Fees, Bonds and Insurance

Proposer	Fees	Highest Ranking Fee	Score
	Total		
	Proposal all parts scored	Low fee/ proposer fee	Maximum points x %
1	\$ 1,850,000	100%	15.0
2	\$ 4,500,000	41%	6.2
3	\$ 3,000,000	62%	9.3
4	\$ 2,500,000	74%	11.1
5	\$ 4,800,000	39%	5.8

- Self-performed Work – Will need to follow contractual process and statutes

# CM/GC RFP PROPOSAL EVALUATION CRITERIA

## WRITTEN PROPOSAL

- Project approach and understanding – 40 points
- Project personnel and project organization – 25 points
- Cost management – 20 points
- Schedule, quality and safety plans – 20 points
- Local conditions, MWESB utilization and Community engagement – 25 points
- Fee & Price proposal – 20 points

**TOTAL – 150 points**

## INTERVIEW

- Provided through an Addendum to the short listed firms

**TOTAL – 100 points**

# CONSULTANT SELECTION PROCESS

- All responsive proposals will be evaluated by the selection committee
- Proposals will be evaluated, scored and ranked
- Evaluation may include request for additional information and interviews
- The evaluation committee will make a recommendation to the Seaside School District who will make the final decision to select the CM/GC
- District will award contract to the responsible Proposer whose proposal the District determines in writing is the most advantageous to the district based upon the evaluation process and the criteria described in the RFP

# CONSULTANTS

- Owner's Representative – DAY CPM
- Architect – DOWA-IBI
- Land Use – Winterbrook Planning
- Environmental – Environmental Science & Assessment
- Geotechnical – GeoDesign
- Arborist – AKS Engineering
- Legal – Miller Nash Graham & Dunn LLP

# RFP UPDATES

- Pre-proposal meeting presentation
- Pre-Proposal meeting sign-in sheet
- RFP questions and clarifications
- Addendums
  - Last addendum May 2, 2017
  - Boundary survey April 21st
- RFP supporting documents
  - <https://orpin.oregon.gov>
  - <http://www.seaside.k12.or.us>