

# **BOARD MATERIALS**

**LINCOLN COUNTY SCHOOL DISTRICT  
BOARD OF DIRECTORS/LOCAL CONTRACT REVIEW BOARD  
EXECUTIVE, LCRB, SPECIAL SESSIONS  
Tuesday, August 9, 2011- 6:15 p.m. and 6:30 p.m.  
Yaquina View Building  
Newport, Oregon**

**LINCOLN COUNTY SCHOOL DISTRICT  
Local Contract Review Board/  
LCSD Board of Directors  
Tuesday, August 9, 2011  
Beginning at 6:15 p.m.  
Yaquina View Building  
Newport, Oregon**

**AGENDA**

**Page**

**6:15 p.m. Exec. ORS 192.660(2)(e) Real Property Transactions**

**6:30 p.m. LOCAL CONTRACT REVIEW BOARD**

- I. Call to Order- Establishment of a Quorum**
- II. Public Hearing- Exemption from Competitive Bidding Requirements for a Public Improvement Contract (Toledo High Locker Room Project)**

The Lincoln County School District Board of Directors, acting in its capacity as the LCSD Local Contract Review Board, will conduct a public hearing during its special session meeting on August 9, 2011 to hear and take testimony on creation of an exemption from competitive bidding requirements for a public improvement contract for the above referenced project. The draft findings are available for public review at the District Office for Lincoln County School District at 459 SW Coast Highway, Newport, Oregon.

- A. Testimony in Support**
- B. Public Comment**

- III. DECISION: Findings of Fact- Toledo High Locker Room Project 1-6**
- IV. DECISION: RFP for Toledo High Locker Room Project 7-20**
- V. Adjourn**

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**Reconvene as LCSD Board of Directors**

- I. Discussion/DECISION: Synthetic Turf Sports Field-Waldport High 21-23**
- II. Adjourn**

**LINCOLN COUNTY SCHOOL DISTRICT  
REGULAR BOARD MEETING AGENDA  
8-9-11**

**ITEM:**

**TOPIC:** Local Contract Review Board- Public Hearing, RFP

**PREPARED BY:** Laurie Urquhart

**WILL BE PRESENTED BY:** Rich Belloni

**TYPE OF ITEM:** Consent  Information  Discussion  Decision

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**DESCRIPTION OF AGENDA ITEM:**

The LCSD Board of Directors acting in its capacity as the Local Contract Review Board will conduct a public hearing during its special session meeting on August 9, 2011 to hear and take testimony on creation of an exemption from competitive bidding requirements for a public improvement project at Toledo High School in Toledo.

The LCRB will consider and adopt findings of fact for the project and will also consider the Request for Proposals for the project (draft attached).

**SUPERINTENDENT'S RECOMMENDATION:**

The Superintendent recommends the LCRB approve findings of fact and the use of the Construction Manager/General Contractor process for the Toledo High Locker Room project. The Superintendent also recommends the Board approve the Request for Proposals for this project.

**ADDITIONAL MATERIAL** Attached: Yes  No  Available: Yes  No

# **Toledo High School Locker Room Facilities Project**

## **Lincoln County School District**

### **Findings in Support of an Exemption from Competitive Bidding August 9, 2011**

#### **1. General**

ORS 279C.335 (2) permits a local contract review board to exempt contracts from traditional competitive bidding upon approval of findings of fact showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition, and that the process will result in substantial cost savings to the public agency.

ORS 279C.400 – ORS 279C.410 describe the Request for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410 (8), a public agency using the Request for Proposals method may award a contract to the responsible proposer “whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the request for proposals and, when applicable, the outcome of any negotiations authorized by the request for proposals.”

#### **2. Background**

The Lincoln County School District (LCSD) desires to renovate and expand its locker room facilities at Toledo High School. Contemplated renovation and expansion work includes:

- The addition of approximately 2,200 sq. ft. of new construction.
- The renovation of another 3,200 sq. ft. within the existing weight room and storage areas adjacent to the existing gym.
- New locker room and team room facilities.
- New lockers and benches, ceramic tile finishes in the shower and toilet areas, and upgrades to mechanical and electrical systems.

LCSD expects to start the project by October 2011, and to complete the project by March 1, 2012. A final schedule will be determined through the project development process. Construction will occur while school is in session.

LCSD proposes to undertake expansion and renovation of the Toledo High School Locker Room Facilities using the Construction Management / General Contractor (CM/GC) method of contracting with a proposer selected through the Request for

Proposals method of solicitation. The CM/GC contractor will assist with construction planning and design for the project.

### **3. Findings -- Information**

#### **(a) Operational, Budget and Financial Data**

The preliminary construction budget for the work to be performed is \$1,500,000.

#### **(b) Public Benefit**

The public will benefit from improvements to the Toledo High School facilities. The expansion and renovation of existing locker room facilities will allow LCSD to provide recreational and athletic opportunities to children in the district and to meet anticipated future athletic requirements for the District. Improvements to mechanical and electrical systems are expected to improve energy efficiency and reduce operating costs. The project will also serve the public by renovating facilities that are past their useful life and by maintaining the repair of existing facilities.

Use of CM/GC process will allow LCSD to accomplish these important goals with a schedule and construction process that will cause minimal disruption to the continuing use of school facilities.

#### **(c) Value Engineering**

The negotiated contract approach gives the contractor an increased opportunity to engage in value engineering (the process of identifying construction economies that can be achieved through incorporation of design revisions/refinements), which increases the likelihood of cost savings to LCSD.

#### **(d) Specialized Expertise**

As discussed below in subsection (g), the project will require special knowledge and experience due to the schedule and process constraints of construction and the unique environmental considerations of construction on the Oregon Coast. Additionally, specialized expertise is required to minimize disruption of school activities during construction. Use of the CM/GC process will allow LCSD to select a construction manager that possesses the expertise required to complete the construction effectively.

#### **(e) Public Safety**

Due to the timing of construction, safety is of the utmost importance. All work will be performed in accordance with OR-OSHA safety regulations. LCSD and the contractor will work with the public to minimize hazards related to construction. The project will lead to improved public safety by removing outdated facilities that are past their useful life and by modernizing facilities and improving the state of repair at Toledo High School.

(f) Market Conditions

It is expected that there will be several competitors available to propose as general contractors on this project.

(g) Technical Complexity

The various technical complexities of the project are best addressed by a collaborative team effort of LCSD and a CM/GC contractor:

1) LCSD's established overall bond budget cannot be exceeded. It is important to maintain the highest level of project management throughout all phases of design and construction. Value engineering and constructability evaluations performed by the CM/GC are vital to the success of this project. The establishment of a guaranteed maximum price at the earliest possible date will be of great benefit to the District, and is only possible under a CM/GC approach.

2) The schedule for this project is critical. Facilities must be complete and fully operational by March 1, 2012.

3) School operations will continue during the construction of the new locker room facilities. Critical issues will include maintaining a safe school environment for students and staff, delivery and staging of construction materials with minimum impact on school operations, and the continuity of mechanical and electrical services during construction.

4) Construction on the Oregon Coast requires unique skills and experience to avoid water intrusion, wind damage, schedule delays, and unexpected cost overruns due to inclement weather. The impact of severe winter storms with torrential wind-driven rains offers unique construction challenges. The CM/GC contractor's input regarding maintaining facility operations during construction and avoiding potential delays to construction date will ensure that the project is completed with a minimum of disruption or delay to students or staff.

(h) Funding Sources

The project will be funded by LCSD using bond revenues.

**4. Findings – Competition and Cost Savings**

Use of the proposed alternative contracting method is unlikely to encourage favoritism or diminish competition and will result in substantial cost savings to LCSD.

(a) Unlikely to Encourage Favoritism or Diminish Competition

Favoritism will not play a role in the selection of a contractor for this project. The selection will be conducted through an open and advertised Request for Proposal process. All qualified firms will be invited to submit proposals. LCSD will publish a legal notice in the Daily Journal of Commerce in order to provide project information to all interested contractors. LCSD will also publicly advertise the RFP to prospective bidders in any other manner it thinks appropriate to obtain solicitations from as many qualified and interested proposers as is feasible.

All qualified firms will be able to participate in an open, competitive selection process. Contractor selection will be based upon criteria relating to price, quality of performance, and other factors specified in the RFP documents or developed through discussions with competitive proposers. The RFP will provide an opportunity for bidders to protest the District's awards.

(b) Will Result in Substantial Cost Savings

Use of the CM/GC process will lead to substantial cost savings by reducing the time of construction and permitting increased use of the school facilities and by encouraging the development of cost-saving construction processes.

Time Savings

The nature of the project requires construction to occur within a tight schedule; as noted above, the need to complete work by March 1, 2012, the continued use of the school during construction, and the possible intervention of weather will limit the number of days available for completion of this project. The CM/GC process will permit the project to be completed more quickly than would be possible through traditional contracting methods, resulting in greater safety and utility to LCSD and to the general public.

LCSD has a projected budget for this project, and intends to adhere to that budget as closely as possible. Early reliable pricing provided by the CM/GC contractor during the design phase will reduce the potential for time delays due to later discovery of higher-than-anticipated costs and consequent changes of direction.

Cost Savings

The Request for Proposal method and the use of a CM/GC will permit LCSD to choose a contractor based upon considerations of quality of construction, expertise useful to handling the technical challenges of the project, and other qualities that will lead to substantial cost savings over the lifespan of the improvement.

Use of experienced contractors in the CM/GC process will allow LCSD to avoid potential labor fluctuations or scarcities resulting from schedule demands, weather events, or labor fluctuations or scarcities. The CM/GC process

will allow LCSD to allocate the risk of unexpected problems and construction defects in a manner likely to result in long-term cost savings, and will allow LCSD to benefit from value engineering in the construction process.



# Lincoln County School District

**DRAFT**

Request for Proposals

for

Construction Manager/General Contractor (CM/GC) Services

Toledo High School Locker Room Facilities Project

August 9, 2011

DRAFT

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APPENDIX A      DETAILED SCOPE OF WORK

APPENDIX B      CONCEPTUAL DRAWINGS

APPENDIX C      SAMPLE CM/GC AGREEMENT

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APPENDIX D      SAMPLE GENERAL CONDITIONS TO CM/GC AGREEMENT

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## **1. SCOPE OF WORK**

### **1.1 Project Description**

The Toledo High School Locker Room Facilities project is one of several which are included in a \$63 million bond approved by voters in May of 2011; to construct new school facilities, additions, and improvements at school sites within Lincoln County. The District has determined that a CM/GC process is most beneficial for this project.

This project involves the addition of approximately 2,200 sq. ft. of new construction and the renovation of another 3,200 sq. ft. within the existing weight room and storage areas adjacent to the existing gym. The project will provide the school with new locker room and team room facilities as well as additional space and functionality for the custodial staff.

The new construction portion of this project will occur on a pre-established building pad consisting of compacted crushed rock. The construction will consist of concrete slab-on-grade, wood framing, sloped roofs with asphalt shingles, fiber cement siding, and vinyl windows. The project will include new lockers and benches, ceramic tile finishes in the shower and toilet areas, and upgrades to mechanical and electrical systems.

Timing and safety are critical in this project, as the school will remain operational during construction. The Work will be issued in two packages, which will consist of a Shell Package and a Build-out Package, which will include the majority of the mechanical and electrical work. Construction is scheduled to commence during October, 2011, and be complete by March 1, 2012. The preliminary project construction budget is \$1,500,000. Conceptual drawings are attached as Appendix B.

### **1.2 Scope of CM/GC Services**

The project work scope and primary work elements are described in Appendix A.

## **2. PROPOSAL PROCESS**

### **2.1 General**

#### **2.1.1. Evaluation of Proposals**

Proposals will be evaluated by an evaluation team selected by Lincoln County School District (LCSD). The evaluation will be in accordance with Section 5 of this document, Evaluation of Proposals, and may include requests by the team for additional information and interviews to determine and clarify the experience and responsibility of the proposer. The evaluation team will make a recommendation to the Lincoln County School District Board (Board), who will make the final decision to select the CM/GC.

#### **2.1.2. Obligation to Award**

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The issuance of this RFP, and the receipt and evaluation of proposals does not obligate LCSD to award a contract. LCSD will not pay any costs incurred in responding to this RFP. LCSD may cancel this procurement without liability at any time prior to LCSD's execution of a contract.

### **2.1.3. Commencement of Work**

The successful proposer may commence work only after LCSD delivers a fully executed contract to that proposer.

### **2.1.4. Questions**

Questions pertaining to this RFP should be presented by electronic mail to:

Rich Belloni  
Director of Support Services  
Lincoln County School District  
Rich.Belloni@lincoln.k12.or.us

Questions must be received not later than 12:00 PM on August 18, 2011. Questions will be compiled and collectively addressed via electronic mail prior to the deadline for receipt of proposals.

## **2.2. Pre-Proposal Interpretation of Contract Documents**

### **2.2.1 Changes to RFP**

**2.2.1.1.** LCSD reserves the right to make changes to the RFP. Changes will be made by written addendum which will be issued electronically to all prospective proposers on LCSD's list of RFP holders. Prospective proposers must provide their name and e-mail address to LCSD to ensure they are provided with the answers to any questions asked by other proposers and any changes made to the RFP.

**2.2.1.2.** Prospective proposers may request or suggest any change to the RFP by submitting a written request in electronic form. The request shall specify the provision of the RFP in question and contain an explanation of the requested change. The request must be submitted at least seven (7) calendar days prior to the date set for receipt of proposals.

**2.2.1.3.** The evaluation team will evaluate all requests submitted but will not be obligated to accept the requested change.

### **2.2.2. Amend or Withdraw proposal**

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A proposer may amend or withdraw its proposal any time prior to the time and date established for submission of proposals.

### **2.3. Public Disclosure of Proposals**

**2.3.1** Any information provided to LCSD pursuant to this RFP is subject to public disclosure pursuant to Oregon's public records laws (ORS 192.410 to 192.505).

**2.3.2** The general requirement for public disclosure is subject to a number of exemptions. Each page containing information deemed by the proposer as necessary to remain exempt from public disclosure after proposals have been evaluated (e.g., pages containing trade secret, economic development information, etc.) should be plainly marked. Marked pages should be placed in a group separate from the remainder of the proposal.

**2.3.3.** The fact that a proposer marks and segregates certain information as exempt from disclosure does not mean that the information is necessarily exempt. LCSD will make an independent determination regarding exemptions applicable to information that has been properly marked and segregated. Information that has not been properly marked and segregated may be disclosed in response to a public records request. When exempt information is mixed with nonexempt information, the nonexempt information must be disclosed. LCSD will redact pages that include both exempt and nonexempt information to allow disclosure of the nonexempt information.

**2.3.4.** Unless expressly provided otherwise in this RFP or in a separate communication, LCSD does not agree to withhold from public disclosure any information submitted in confidence by a proposer unless the information is otherwise exempt under Oregon law. LCSD considers proposals submitted in response to this RFP to be submitted in confidence only until LCSD's evaluation is complete, and agrees not to disclose proposals until LCSD has completed its evaluation of all proposals and publicly announced the results.

### **2.4 Submission of Proposals**

Each proposer's submission in response to this RFP must:

**2.4.1.1.** Include one original (marked as such) and 10 copies;

**2.4.1.2.** Include the completed and executed Proposal form (Section 4 of this RFP) as the first page of the original submission of each copy;

**2.4.1.3.** Be submitted in a sealed envelope that is plainly marked "Proposal to Provide CM/GC Services – Lincoln County School District Toledo High School Locker Rooms Project" and bears the proposer's name, address, telephone number, and email address; and

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2.4.1.4. Be delivered to the following address not later than 2:00 PM, August 23, 2011:

Rich Belloni  
Director of Support Services  
Lincoln County School District  
P.O. Box 1110  
459 S. Coast Highway  
Newport, OR 97365

LCSD may, at its option, decline to consider late submissions.

## **2.5 Schedule**

### **2.5.1 Milestones**

Projected significant milestones for this procurement are as follows:

August 10, 2011	Advertisement of RFP
August 23, 2011	Receipt of Proposals
September 2, 2011	Interviews with LCSD evaluation team (if required)
September 5, 2011	Notice of Intent to Award
September 12, 2011	Board award of construction services contract

### **2.5.2. Period of Irrevocability**

Proposals shall be offers that are irrevocable for a period of sixty (60) calendar days after the time and date proposals are due. Proposals shall contain the name, address and telephone number of an individual or individuals with authority to bind the company during the period in which the proposal will be evaluated.

## **2.6 Objections and Protests**

### **2.6.1. Process**

A proposer or prospective proposer who wishes to object or protest any aspect of this procurement must deliver a written protest to:

Rich Belloni  
Director of Support Services  
Lincoln County School District  
P.O. Box 1110  
459 S. Coast Highway  
Newport, OR 97365

A protest is delivered when it is actually received by the aforementioned addressee.

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A protest shall be deemed to include only the documents timely delivered pursuant to this paragraph. It must clearly state all of the grounds for the protest and must include all arguments and evidence in support of the protest. Testimonial evidence may be submitted by affidavit. LCSD may investigate as it deems appropriate in reviewing the protest and will issue a written response to the protest. LCSD may proceed with contract award, execution, and performance while a protest is pending.

### **2.6.2 Timeliness**

**2.6.2.1.** If the protest relates to matters that are apparent on the face of the solicitation documents or that are otherwise known or should have been known to the protester, the protest must be delivered no later than seven (7) calendar days prior to the deadline for LCSD's receipt of proposals.

**2.6.2.2.** If the protest relates to other matters, including but not limited to the award of the contract, it must be delivered as soon as possible, and in no event later than seven (7) calendar days, after the protestor knows or reasonably should have known of the award of the contract, LCSD's intent to award the contract, or other matters to which the protest is addressed.

**2.6.2.3.** LCSD may decline to review a late protest.

## **3. PROPOSAL**

### **3.1 Preparation**

Proposals shall be prepared simply and economically, providing a straightforward, concise description of the proposer's ability to satisfy the requirements of this RFP.

LCSD will not be liable for any expense incurred in the preparation of proposals.

Proposers are encouraged to use creativity and to provide complete information in their written proposals. However, except as provided otherwise below, a proposal response to section 3.2.2 shall be written on 8.5" X 11" paper, in a font size no smaller than 10 points and shall not exceed 40 single-sided pages, including pictures or diagrams. Resumes required by section 3.2.2(2)(c) and OSHA 300 logs required by section 3.2.2(4)(d) are excluded from the page limit, and should be included in separately tabbed appendices of the proposal. If a proposer exceeds the page limit in responding to section 3.2.2, LCSD will consider the information on the first 40 pages, and may decline to consider information beyond the 40<sup>th</sup> page.

### **3.2 Format**

Proposals shall conform to the following format:

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### 3.2.1 Proposal Form

The proposal form is included as Section 4 of this RFP. It shall be completed, executed and included as the first page of the proposal. The proposal form will not be counted against the 40 page limit for proposals.

### 3.2.2. Required Submissions

Proposals shall contain the following information in the order listed below. Concise and direct responses are encouraged.

#### 1. Relevant project experience:

Provide an overall description of your firm history, organization, business form, and business licensing. Include a description of specific project experience which is representative of your qualifications for this project, in the following order:

- a. Project name, location, and general description; with emphasis on the demonstration of capabilities which would be applicable to this Lincoln County School District project.
- b. Date of commencement and completion of construction.
- c. Contract amount.
- d. Final project cost.
- e. Name of project manager and superintendent.
- f. References, including name and telephone number of Owner or Owner's representative.

#### 2. Key personnel qualifications, experience, availability and proposed project organization:

- a. Provide a project organization chart showing the proposed key staff for this project in the following categories:
  - Company executive with responsibility for the project and the authority to bind the company
  - Project management
  - Construction management and supervision
  - Engineering
  - Estimating
  - Safety
  - Project controls
  - Quality control

Describe the duties and responsibilities of all key staff positions.



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- b. Indicate the approximate percentage of each week that each person shown on the organization chart is anticipated to be working on the project and their primary work location during the design and construction phases of the work.
- c. Include resumes for all key individuals shown on the chart. Resumes shall include education, work history, length of tenure with the proposing company, and specific project experience in the role proposed for this project. Each project experience example shall include the title, description, construction cost, dates and durations for the project and the name, company name, position title, and telephone number for the client representative that was responsible for the project. (If project data is provided under your response to item 1 above, please so indicate, and omit from this item.)
- d. Provide an organizational chart of the company. Include all wholly owned subsidiary companies and define their relationship in providing personnel or equipment for the project.

**3. Cost management:**

- a. Describe how the proposer will approach cost estimating and value engineering.
- b. Describe the plan for managing and tracking the cost for the work. Include descriptions of cost tracking tools and summary reports.
- c. Describe the approach for establishing and maintaining a contingency fund to ensure that the project budget is not exceeded.
- d. Describe the proposed method of documenting the line item components of the Guaranteed Maximum Price (GMP) and the method of determining whether changes are inside or outside the scope of the GMP.
- e. Describe past performance on other CM/GC and design/build contracts within the past five (5) years. For each project, list the project name, client name, completion date, contract GMP, dollar amount of change orders, and client contract person including phone number. (If project data is provided under your response to item 1 or 2 above, please so indicate, and omit from this item.)

**4. Schedule management, quality control, and safety plans:**

- a. Describe your approach to managing the construction schedule. Include a description of the elements of this project that are likely to put the schedule at risk and how they would be proactively managed. Include descriptions of schedule tracking tools and summary reports.

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- b. Describe expectations for labor and materials availability on this project. Describe how anticipated challenges with availability of labor or materials could be mitigated. Explain the plan to generate sufficient subcontractor and/or material supplier competition in the bidding to minimize project costs.
- c. Describe the proposed quality control plan and how it will be implemented.
- d. Describe the proposed safety program, including training, hazard identification, and audit/inspection. Include specific information on subcontractor and employee accountability for safety, formal disciplinary program, and copies of OSHA 300 Log for the past three years. Contractors and subcontractors are **not** required to be licensed for asbestos abatement under ORS 468A.720.

**5. Experience in construction while school is in session, with special emphasis on maintaining a safe school environment:**

Provide specific examples, with emphasis on projects described in items 1 and 2 above. Describe project challenges and how these were overcome, as evidence of qualifications for this project.

**6. Local business participation:**

- a. A local business is defined as a business that has an existing significant place of business located within the electoral and taxing boundaries of the Lincoln County School District.
- b. LCSD encourages maximum participation of local businesses in the project.
- c. Describe anticipated opportunities to use suppliers or subcontractors that are local businesses on the project.
- d. Describe the actions and strategies the proposer will take to increase local business participation in the project.
- e. List local businesses, with which the proposer has had a contractual relationship during the previous (3) years, that could be used on the project.
- f. Include relevant examples of past project experience in which local participation has been achieved, with specific project data listing the number of local businesses under contract and the cost of the work allocated to local businesses, as a percentage of the overall construction contract.

**7. Experience in construction on the Oregon Coast:**

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Include a general overview of your experience in construction on the Oregon Coast, with a description of representative projects.

If applicable, include projects performed by key project personnel who would be assigned to this project.

**8. Fee:**

Provide your proposed fee for this project, as defined by Article 5 of Appendix C, the attached Agreement draft.

- a. Provide your proposed construction management fee, which includes both pre-construction and construction phase services, expressed as a percentage of the overall cost of the work. Costs incurred during pre-construction phase services will not included in the cost of the work.
- b. Provide a proposed method of adjustment of the construction management fee for changes in the work, for both additive and deductive changes.
- c. Provide a proposed limitation on subcontractor's overhead and project for increases in the cost of the work.
- d. Provide a proposed rental rate for construction manager-owned equipment, as a percentage of the standard rate paid at the place of the project.

**3.2.2.1 Contract Format**

- a. The sample Agreement presented in Appendix C and General Conditions presented in Appendix D will be the basis of the agreement for services provided by the selected proposer on the project. The proposer shall identify in its proposal all exceptions and proposed revisions to the Agreement. LCSD will consider all exceptions and proposed revisions but LCSD will not be obligated to accept them.
- b. The sample Agreement included in Appendix C and General Conditions included in Appendix D will be the basis for negotiating the construction agreement.

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4. Proposal Form

**LINCOLN COUNTY SCHOOL DISTRICT**

**CONSTRUCTION MANAGER/GENERAL CONTRACTOR(CM/GC) SERVICES  
TOLEDO HIGH SCHOOL LOCKER ROOM FACILITIES PROJECT**

The undersigned proposer submits this proposal in response to the Lincoln County School District's Request for Proposals (RFP) dated August 9, 2011, for the contract named above. The proposer warrants that proposer has carefully reviewed the RFP and that this proposal represents proposer's full response to the requirements described in the RFP. The proposer further warrants that if this proposal is accepted, the proposer will contract with the Lincoln County School District, agrees to all terms and conditions found in the attached contract, and will provide all necessary labor, materials, equipment, and other means required to complete the work in accordance with the requirements of the RFP and contract documents.

No proposal will be considered unless the proposer is licensed with the State of Oregon Construction Contractors Board, pursuant to ORS 701.021 (1), prior to submitting a proposal. The proposer hereby acknowledges the requirement to carry or indicates the ability to obtain the insurance required by the contract documents. Indicate in the affirmative by initialing here: \_\_\_\_\_

No proposal will be accepted or considered unless the proposer agrees to comply with State prevailing wage requirements in ORS 279C.838 through ORS 279C.840. Indicate intent to comply with these requirements by initialing here: \_\_\_\_\_

The proposer hereby acknowledges receipt of Addendum Nos. \_\_\_\_ through \_\_\_\_ to this RFP.

Name of Proposer:

Business Address:

Telephone Number:

Fax Number:

Email Address:

Authorized Signature: \_\_\_\_\_

Printed/Typed Name:

Title:

Date:

State of Oregon Construction Contractors Board License Number:

**Note: Complete and execute this form and include as the first page of the proposal.**

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## 5. EVALUATION OF PROPOSALS

### 5.1 General

Proposers for the CM/GC services will be evaluated and rated based on their written proposal and interviews, if conducted. Submittal requirements for the proposal are detailed in section 3. It is LCSD's intent to select a single CM/GC contractor.

### 5.2 Competitive Range

An evaluation team will determine which proposals are within the competitive range in accordance with the evaluation criteria set forth below. Only those proposals determined within the competitive range will be considered for award.

### 5.3 Interviews

The evaluation team may choose to interview one or more proposers to assist them with their evaluation. Interviewed proposers should be prepared to respond to questions related specifically to their proposals and other pertinent matters regarding the RFP.

### 5.4 Evaluation Criteria

The District evaluation team will consider information provided in the written proposal and interviews (if conducted), according to the following criteria, to rank the proposers in order of suitability to meet the District's needs. **Proposers are required to organize the written proposals in numerical order, as described below.** Maximum available points will be 100 and the maximum points available for each evaluation criteria are listed in parenthesis after the criteria.

1. Relevant project experience (10 points maximum)
2. Key personnel qualifications, experience, availability and proposed project organization. (15 points maximum)
3. Cost management (15 points maximum)
4. Schedule management, quality control, and safety plans (15 points maximum)
5. Experience in construction while school is in session, with special emphasis on maintaining a safe school environment. (10 points maximum)
6. Local business participation (15 points maximum)
7. Experience in construction on the Oregon Coast (15 points maximum)
8. Fee (5 points maximum)

**DRAFT**

After evaluation by the team, the team will recommend to the Lincoln County School Board that the top-ranked proposer be invited to work with the District and that negotiations progress to finalize the preconstruction services contract. If the District is unable to successfully negotiate with the top-ranked proposer, the District reserves the right, at its sole discretion, to terminate negotiations and begin new negotiations with the next highest-ranked proposer.

The District reserves the right to waive informalities or to reject any and all proposals.

**LINCOLN COUNTY SCHOOL DISTRICT  
REGULAR BOARD MEETING AGENDA  
8-9-11**

**ITEM:** Bid Award

**TOPIC:** Synthetic Turf Sports Fields- Waldport

**PREPARED BY:** Laurie Urquhart

**WILL BE PRESENTED BY:** Rich Belloni

**TYPE OF ITEM:** Consent  Information  Discussion  Decision

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**DESCRIPTION OF AGENDA ITEM:**

Solicitation of Bids for a synthetic turf sports field at Waldport High was distributed to at least six bidders. A description of work is attached.

Bids are due on Tuesday, August 9, 2011 (the date of the board meeting). Director of Support Services Rich Belloni will present a recommendation that evening.

**SUPERINTENDENT'S RECOMMENDATION:**

The Superintendent recommends the Board award the Synthetic Turf Sports Field for Waldport High as recommended 8/9/11.

**ADDITIONAL MATERIAL** Attached: Yes  No  Available: Yes  No



Bond Facilities  
Improvement Center

351 SE Harney Street  
Newport, OR 97365

541-265-2298

Rich Belloni, Director of Support Services

July 25, 2011

## LINCOLN COUNTY SCHOOL DISTRICT

### SOLICITATION OF BIDS SYNTHETIC TURF SPORTS FIELD WALDPOR T HIGH SCHOOL ATHLETIC COMPLEX

Lincoln County School District (LCSD) is soliciting bids for the labor and materials necessary to install a synthetic turf sports field at the new Waldport High School Athletic Complex located at: 2750 Crestline Drive, Waldport, Oregon.

Principal project elements include: Installation of 82,000Sq. Ft. of synthetic infill turf, including: all football and soccer lines, numbers, and hash marks; team name in each end zone; and team logo at the center of the field. The rocked base and concrete curb required for this project are being completed by LCSD.

Detailed solicitation documents can be obtained by contacting the Bond Facilities Improvement Center at (541) 265-2298 or by sending an electronic request to [Robyn.Myers@lincoln.k12.or.us](mailto:Robyn.Myers@lincoln.k12.or.us).

Prospective bidders should provide their name and e-mail address to LCSD to ensure they are provided with all clarifications of, and changes to, the solicitation documents.

**This project is subject to the prevailing wage requirements of the Federal Davis-Bacon Act, 40 U.S.C. 3141, and ORS 279C.800 to 279C.870.**

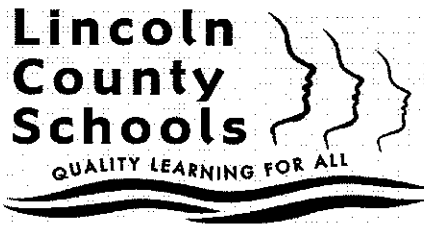
**Bids from parties interested in providing labor and materials for the Waldport High School Athletic Complex Synthetic Turf Sports Field project will be received until Tuesday, August 9<sup>th</sup>, 2011 at 11:00 am. Submit bids via mail or hand delivery to:**

**Bond Facilities Improvement Center  
(Yaquina View School)  
351 SE Harney Street  
Newport, OR 97365  
OR**

**Via email to: [Robyn.Myers@lincoln.k12.or.us](mailto:Robyn.Myers@lincoln.k12.or.us)**

Direct all questions to Rich Belloni at [Rich.Belloni.k12.or.us](mailto:Rich.Belloni.k12.or.us) or by calling 541-270-1241





Bond Facilities  
Improvement Center

351 SE Harney Street  
Newport, OR 97365

541-265-2298

Rich Belloni, Director of Support Services

**REQUEST FOR QUOTATION**  
PROJECT: Synthetic Turf Sports Field  
Waldport High School Athletic Complex  
2750 Crestline Drive Waldport, OR

This quotation is for labor and materials. Lincoln County School District will have the rocked base completed.

**Synthetic infill turf specifications:**

- 82,000 square feet
- 42 oz face weight
- 80/40 denier
- 2 ¼" pile height
- 3/8" stitch gauge
- 3 ply backing, perforated for drainage
- 26 oz coating
- XP fiber
- 3.50 lbs per square foot of 100% cryogenic rubber infill

**This will include:**

- Alternating light and dark green turf on field
- Dark green turf extending 15' past both end zones to the track
- White football lines, numbers and hash marks cut in with like style fiber. Numbers should be 4' x 6' in size
- Yellow soccer lines, cut in with like style fiber
- White restricted lines
- "Waldport" in one end zone, and "Irish" in secondary end zone, all CAPS, in white outlined with black, in block lettering as shown in drawings
- Letters should be 15' in height.
- Team logo at the center of the field colored in light green; "W" in white
- Maintenance manual
- 8 years manufacturer's warranty
- 8 year workmanship warranty
- Gmax test, not to exceed 130 average upon installation completion and not to exceed 170 for length of turf warranty

**Important Dates:**

- **This project will be awarded as soon as possible**
- **Construction should begin within 7 days of the execution of the contract**
- **Construction must be substantially completed by 9/23/2011**
- **Field Drawing Attached**