

# Woodburn School District

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## Woodburn School District Washington Elementary Expansion and Related Upgrades Project

### RFP for Architectural and Engineering Services

#### Addenda #1

Submitted on October 6, 2015

The following revisions to the Woodburn School District Washington Elementary School Project, Request for Proposal for Architectural and Engineering Services are being submitted. The Addendum is issued to the above referenced project to make the following changes, additions, deletions, and/or clarifications. It is essential that prospective proposers acknowledge receipt of this Addendum and its contents by noting it in their response to the Request for Proposals.

1. A mandatory Preproposal Meeting was held on September 28, 2015 at 10:00 AM PST. The following firms attended:

BBL Architects

ALS Engineering

BLRB Architects

MCA Architects

DOWA –IBI Group Arch.

AC+C Architecture

Carlson Viet Architects

Paul Bentley Architect

System Design Consultants

Opsis Architecture

Anderson Shirley

Steel and Associates

System Commissioning

Soderstrom Architects

YGH Architecture

PAE Engineering

#### General

- a. Introductions:

Ms. Nancy Hall, Director of Business, Woodburn School District

Michael Marino, Program Manager, J.J. Henri Co., Inc.

John O. Henri, J.J. Henri Co., Inc.

Lorin Stanley, Director of Facilities, Woodburn School District

- b. Summary of roles.

- c. Summary of the Project and Site Description

- Expansion to accommodate up to 400 students and includes media center, gymnasium and classrooms at approximately 17k square feet.
  - Renovations to the new facility include new roofing, RTU and Controls, building enveloping, office remodel, gymnasium flooring, windows, siding and site upgrades.
- d. Summary of Tax lot adjustment vs. Conditional Use Permitting.
    - Firms should assume that a Conditional Use Permit scope of work will be required.
  - e. Summary of SB 1153 requirements.
    - The District intends to implement SB1153 on the Bond projects.
  - f. Summary of the CMGC delivery method
  - g. Summary of Schedule
    - Programming and Conditional Use process to begin right away
    - Construction renovations to the existing facility to begin Summer/2016
    - Construction of Expansion to begin late Summer/2016

2. Changes to the Request for Proposals are as follows:

- a. No Changes

3. Questions and Answers. The following questions were asked and answered:

- b. Question: Do Modular Buildings remain on site?  
 Answer: *The intent is to reduce the amount of District wide modular buildings. Several modular associated with Washington Elementary will be removed however the actual number to be removed is currently dependent on District programming.*
- c. Question: Will the expansion portion of the project be within the bounds of the fenced area?  
 Answer: *The building itself will be located within the fenced area. However, site development will extend outside the bounds and provide for logistical relationships between both facilities.*
- d. Question: When are you planning to bring the CM/GC on the Team?  
 Answer: *Woodburn School District anticipates the procurement of the CMGC firm at the end of the Programming Phase and within the Schematic Design Phase.*
- e. Question: Does the property have a wetland designation?  
 Answer: *The District is not aware of a wetland designation associated with the property.*
- f. Question: Has there been any Public Meetings regarding the project?  
 Answer: *No. All Public Meetings have been associated with the entirety of the Bond Program inclusive of the Washington Elementary project.*
- g. Question: Has a geotechnical investigation been completed?  
 Answer: *No. The District is currently in the process of soliciting for a geotechnical firm. Current ground conditions are unknown, however we do not anticipate concerns associated with constructability at this time. Geotechnical will be coordinated by the District and available to the successful Architectural firm following completion.*
- h. Question: Is there a Site Survey completed?  
 Answer: *No. The District is currently in the process of soliciting for Site Survey. The site survey will be coordinated by the District and available to the successful Architectural firm following completion.*

- i. Question: Is there a traffic plan and has a Traffic Impact Study been completed?  
Answer: *No. This will be part of the Programming Phase of the project*
- j. Question: Are firms to propose on a full scope of Programming?  
Answer: *Yes, a full scope of Programming and coordination of the Conditional Use Permitting process will be required.*
- k. Question: Do the soccer fields remain?  
Answer: *Yes. However there may be some reconfiguration depending on the design*
- l. Question: Will the existing facility require fire sprinklers?  
Answer: *The District would prefer to have the building fully sprinkled. The decision will depend on both budget and jurisdictional requirements and will be determined during the course of design.*
- j. Question: Will the District be looking for a LEED Certification.  
Answer: *The District will not be looking for Green Building certification specifically. However, the District seeks to meet a high standard of energy conservation in their Bond Program. In addition the District is currently working with Oregon Energy Trust on energy incentives which will be incorporated into the design.*

#### 4. Current RFP Holders

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Yost Grube Hall Architecture  
Professional Service Industries, Inc. (PSI)  
CAMERON McCARTHY  
Bassetti Architects  
MCA Architects, PC  
Cundiff Engineering, Inc  
FFA Architecture and Interiors Inc.  
boora architects boora.com  
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End of Addenda