

# SSD Design Team Pre Proposal Points

July 5, 2022 **Rev 1**

## Intro

- John
- Tim
- Mindy Your point of contact
- Others if there

## Welcome

- This is The non mandatory preproposal walk thru meeting for the Sunriver Public Safety Facility Remodel / Addition.

## Please sign in

It should be noted that we are working with “Local government Law Group” in Eugene for the RFP’s and any legal aspects.

## Selection process dates; **On page 8 Section III of RFP Clarifications for addenda highlighted**

- Advertise and Issue RFP June 29, 2022
- Optional Pre-Submittal Conference July 5, 2022 at 1:00 PM
- Question Submittal Deadline July 13, 2022 by 4:00 PM
- Replies Issued July 18, 2022 by 4:00 PM
- Deadline for Submittal of Proposals July 21, 2022 at 1:00 PM
- Interviews (if desired by District) August 5, 2022
- **Selection Committee identifies preferred team August 8, 2022 .**
- **Contract negotiations August 9 - 11**
- **Final Contract drawn August 12.**
- **Selection Committee makes recommendation to the Board.**
- Agreement Execution with Awardee August 19, 2022
- Ground Breaking – Construction Begins May 1, 2023 **TBD**
- Project Completion November 1, 2024 **TBD**

## **SUBJECT TO CHANGE**

### **Team**

We hope to assemble the best Project Team possible consisting of;

- The Sunriver Service District
- Design Team
- OR/PM
- CM/GC

That can leave their egos at the door and work together as a team towards a successful project that is a win / win for all involved.

We currently have RFP's out for both Design Team and OR/PM.

**Your Design Team will consist of (but is not limited too):**

- Architectural
- Structural
- Mechanical
- Electrical
- Civil
- Interior
- Landscape
- Security (locks, cameras etc.)
- Audio Visual (video tape and recording)
- Fire Station alarms and tones design.

**The proposed Lead Team Members are to remain throughout the project.**

The OR/PM shall immediately procure Geotechnical Investigation and Topo Survey, and issue an RFP for CM/GC

Addenda will be issued. The first will be next week and will include:

- Notice that RFP was amended to include Sections 4 & 5
- Insurance clarifications
- Roof truss issue I will tell you about
- Add Structural to the list of sub consultants, and “includes but not limited to.
- In Proposal Requirements Section VII A change to 20 pages SINGLE sided proposal (not double) with appendix
- In Proposal Requirements Section VII A . 3 Firm Experience change last bullet to read ***“ The percentage increase of construction cost as a result of change orders that were not initiated by Owner in the relevant example projects provided.”***
- In Proposal Requirements Section VII A 4, Project Team Experience, add before last sentence: ***“ Verify that proposed Project Team Lead personnel will remain on the project until construction is substantially completed unless replacement is desired and or approved by the District”***
- In Proposal Requirements Section VII A 7, Sustainability, correct reference is to Section II 3.7 of scope listed.
- Add to Section II 3.7 Sustainability : Add and end of paragraph ***“ District desires to incorporate infrastructure to allow charging of electrical powered vehicle apparatus in the future”***
- Issues that come up from now till addenda issued

### **Go to the SSD website for addenda**

The Total Project Cost for the Project shall not exceed \$18,000,000, including a \$2,000,000 owners contingency. Project cost is estimated at \$16,000,000 (100%), with \$11,200,000 actual construction cost (70%) and \$4,800,000 in “soft” costs (30% of which is allocated to design and management fees, plus furniture, fixtures, and equipment).

**TOTAL PROJECT: = 16M @30,589 SF = \$523 SF**

**CONST @ 70% = 11.2M = \$366 / SF**  
**SOFT @ 30% = 4.8M = \$157 / SF**

### **Size Stats**

<b>Existing fire Station</b>		<b>12,750 SF</b>
<b>3 Additions approx</b>		<b>17,839 SF</b>
-Shared	<b>3,539 SF</b>	
- Public	<b>3,750 SF</b>	
- Police	<b>4,750 SF</b>	
-Fire	<b>5,800 SF</b>	

**(total fire will be 18,550 SF)**

**BLDG TOTAL 31,589 SF**

### **MUST MEET REQUIREMENTS FOR AN ESSENTIAL FACILITY**

#### **REVIEW PRELIMINARY SITE PLAN**

- Rear drive subject to change per SR Design Review and Circle 4 condo owners with whom we met again this morning
- Possible temp fire / EMS crew relocation site and utilities
- Access to 2 or 3 apparatus bays during construction

#### **REVIEW PRELIMINARY FLOOR PLANS**

- Levels of security
- EOC
- Barrier
- Additional changes to be made from staff comments, budget alignment, design improvement etc

#### **Roof Truss Issue**

- Discuss App Bay truss issue.
- Prelim structural report advises repair from underneath.
- Replacement not required

## Scope Highlights

- It is imperative that the Overall Project Cost not exceed 18M. The Construction Budget is 11.2M. The Design Team is expected to work with the OR/PM and CM/GC **THROUGHOUT** the entire project to make sure the budget shall not be exceeded.
- 1.6 The OR/PM will report to the Board monthly. Assist as needed.
- 1.7 Regulatory reviews. Deschutes County planning, zoning and permitting takes time.
- 2.1 Sunriver Design Review. Design, driveway, trees.
- 2.2 Schedule; work with Project Team to develop the overall project schedule. Revise throughout project as needed.
- 2.3 Temp Fire / EMS Crew relocation: coordination, documentation and permits.
- 3.4 Assist with FF&E's. Interiors assists with systems furniture selection.
- 3.7 Sustainability: Not looking for LEED, but incorporate as much sustainability as possible within construction budget. Want to accommodate the infrastructure for charging electric fire apparatus.
- 3.8 Over the shoulder reviews. At milestones. ENTIRE team in room start to finish. Finds lots of coordination issues.
- Construction Administration and Post Construction Services are fairly standard.

## Questions and Comments??