

Project Manager Pre-Proposal Meeting

July 6, 2022 at 1 p.m.

Questions

1. Q: Has there been consideration of staging areas?
A: It cannot go outside the boundaries of the project area. There is potential to work with SROA for some of the areas next to or adjacent to the new building. There also is potential to store materials somewhere local, such as at a Sunriver airport hangar. That would be up to the Project Manager to research and decide.
2. Q: When was the budget, cost estimate completed?
A: The architects did the preliminary study, which was KMB/Pinnacle. It includes a 3% escalation; however, the numbers need to be validated by the project manager.
3. Q: Regarding the existing building and new additions, where is it located on the various levels?
A: There is a ground level, another level for the apparatus bays, and a third level for living quarters. The site plans were reviewed at this time.
4. Q: As for financing, are the loan funds in the bank? Do we submit draws to the SSD?
A: Yes, we have the funds, and the draws would be sent to us directly. We would like a draw projection forecast.
5. Q: Is there a bank inspector or walk thru?
A: No.
6. Q: Will this project have prevailing wage and BOLI?
A: Yes.
7. Q: Who is the debt being paid by?
A: The Sunriver homeowners through a levy. This will cover the \$7 million debt. Deschutes County is contributing \$8 million of TRT funds, and the SSD is contributing \$3 million from their reserves.
8. Q: Are you working with Carrie Connelly at the Local Government Law Group?
A: Yes.
9. Q: What will be the interview format?
A: That is yet to be determined. A proposal presentation will most likely be expected and questions by the committee. Personalities and being able to work well together are important.
10. Q: Will the timeline be concurrent with Design and ORPM?
A: Yes. We are also wanting to see what the ORPM can complete in the 6 weeks before the CMGC is on board.

11. Q: In the RFP response, Exhibit D, is that were you want our fee?

A: Put it in the proposal as you see fit. The 20 single sided pages does not include the appendices.

12. Q: Who is your insurance carrier?

A: Brown and Brown.

13. Q: What is the conditional land use process?

A: This needs to be addressed and researched on Day 1.