

SSD OR/PM Pre Proposal Points

July 6, 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 3, C.Anticipated Selection Schedule.

Highlighter is for clarification and will be in addenda

- 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.
- Project Awarded August 8, 2022
- Agreement Execution with Awardee August 19, 2022
- Ground Breaking – Construction Begins May 1, 2023 **TBD**
- Project Completion November 1, 2024 **TBD**

SCHEDULE 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.

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

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

- Insurance clarifications
- Roof truss issue I will tell you about
- Section E Proposal Contents, 3 Project Manager a. Add to end of paragraph: *"And verify that OR/PM Lead Personnel will remain on the Project until it is complete unless replacement is desired or approved by the District."*
- 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"*
- Section D Scope of Services 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).

County: 8M

Voters 7M

Reserves 3M

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

CONST @ 70% = 11.2M = \$366 / SF

SOFT @ 30% = 4.8M = \$157 / SF

Size Stats

Existing fire Station 12,750 SF

3 Additions approx 17,839 SF

-Shared 3,539 SF

- Public 3,750 SF

- Police 4,750 SF

-Fire 5,800 SF

(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

REVIEW PRELIMINARY FLOOR PLANS

- Levels of security
- EOC

- Barrier
- Additional changes to be made from staff comments, budget alignment, design improvement etc
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Roof Truss Issue

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

Scope Highlights

- 1.6; It is imperative that the Overall Project Cost not exceed 18M. The Construction Budget is 11.2M. The OR/PM is expected to work with the PM Design Team and CM/GC **THROUGHOUT** the entire project to make sure the budget shall not be exceeded.
- 1.7; Monthly Report to Board at meeting.
- 1.8; Abbreviated written report to County (They gave us 8 million bucks)
- 1.9 Team Liaison: Deschutes County planning, zoning and permitting takes time. Coordinate with SR Design Review.
- 2.1; Get CM/GC on board. Work with Local government Law Group if needed, district will pay. Current Selection Committee will evaluate.
- 2.2; The OR/PM shall immediately procure Geotechnical Investigation and Topo, utilities Survey.
- 2.6; provide community information for progress, upcoming activities that may have an effect etc.
- 2.7; Sunriver Design Review. Design, driveway, trees.
- 2.8 Schedule; work with Project Team to develop the overall project schedule. Revise throughout project as needed.
- 2.9; Temp Fire / EMS Crew relocation: coordination, documentation and permits.
- 2.10; 2 or 3 apparatus bays to remain in use.

- 3.3 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.
- 3.11 Assist the District with analysis and decisions as needed.
- 3.15; Specs General conditions
- 3.16 work with CM/GC to determine GMP at appropriate time.
- Construction Administration and Post Construction Services are fairly standard and detailed.

Questions or comments?