

**CENTENNIAL SCHOOL DISTRICT
BOND 2020
DESIGN SERVICES**

Centennial School District 28j
18135 SE Brooklyn
Portland, Oregon 97236



RFP NO.: 92320-01
September 28, 2020

ADDENDUM NO. ONE (1)

PAGE 1 OF 1 (PLUS ATTACHMENTS)

THE FOLLOWING CHANGES, ADDITIONS, AND DELETIONS TO THE REQUEST FOR PROPOSAL DATED SEPTEMBER 23, 2020 HEREBY BECOME A PART OF THE REQUEST FOR PROPOSAL.

NOTIFY ALL PLANHOLDERS AFFECTED BY THIS ADDENDUM.

PROPOSAL DUE: Thursday, October 15, 2020 at 2:00 PM

GENERAL INFORMATION

1. **Zoom Meeting instructions for pre-proposal conference**
Thursday, Oct 1, 2020 04:00 PM Pacific Time

Join Zoom Meeting

<https://us02web.zoom.us/j/85186156580?pwd=ZUwyUHVOckswNFVQSGp3bUtrMGhDdz09>

Meeting ID: 851 8615 6580

Passcode: 760298

Agenda and Slides will be shared during the conference and provided as attachments to Addendum #2 after the conference.

2. **Q&A**

- a. **Q:** Given that RFP 92320-01 (Architectural Services for 2020 Bond Projects) didn't mention subconsultants and that there was a previous RFP for non-design professional services, can we assume that you do not want us to list any subconsultants for our team? There is mention of "A/E contract" so we want to make sure you don't want us to include engineers on our team.

A: The separate RFQ for professional services is for direct-hire and design-build projects in Work Plan #1. The A/E RFP is for self-contained design services, so, yes, you should list your intended engineers to support your design proposal. The separate RFQ will have nothing to do with the A/E selection for the Work Plans 2 and 3 work.

- b. **Q:** Will any of the projects be done as CMGC?

A: That decision has not been made. It will be made prior to negotiating a final fee with the selected A/E firm(s).

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- c. Q: What is the difference between the RFQ 91820-01 Bond 2020 – Professional Services and the RFP 92320-01?

A: The RFQ 91820-01 for professional services is for single-consultant or design-build work. Here, we are looking at qualification statements for the list of services identified. After selection, as the work is needed, we will solicit fees to accomplish those projects.

The RFP 92320-01 is for A/E Services are for the multi-discipline projects where an architect will serve as the lead. Here, we want the approach to the specific projects identified and the proposed team to handle the work. Immediately after selection, a lump sum fee will be negotiated with the selected firm(s) for the identified project(s).

3. **Schedule of Work** – A graphic outline schedule of work is attached. For this RFP, Work Plans 2 and 3 are the relevant sections.

4. **Revise Section IV – Evaluation Criteria**

Item 4. Project Scheduling

- Proposers should clarify what portion of the work is being proposed on.
- The response to this criterion should include the firm's capacity to accomplish the work in the required time.

END OF ADDENDUM ONE (1)

Group C	
Exterior & Interior Painting	
Butler Creek	
Plus "Below the Line Projects" as budget allows	
Pleasant Valley - Replace exterior wood doors	
Replace fire alarm / intercom systems at 6 sites	
Excludes Butler Creek; CMS and Oliver in conversion projects	
Site drainage improvements at 3 sites	
Parklane elementary	
Patrick Lynch Elementary	
Powell Butte Elementary	
Other "Below the Line Projects" as budget allows	
Work Plan 2 (A/E - Middle School Conversions)	
Premise: Single A/E contract for both CMS and Oliver Sites released as a combined bid package but two base bids: Base Bid A (Centennial Middle School) and Base Bid B (Harold Oliver School) and Combined Bid (both sites). This allows award to 1 or 2 contractors and potentially a reduced cost for a contractor that gets all the work. Construction period is Fall 2021-Summer 2022. Energy and security projects integrated as applicable.	
Centennial Middle School	
Lighting upgrades to LED for greater service capacity	
Replace Fire alarm / intercom	
Replace flooring finishes (partial)	
Rebuild wood framing around exterior doors; replace windows, building front brick where failing and pair of doors	
Replace failing wall finishes	
Paint areas of ceiling and replace ceiling tile where failing	
Renovate science (new casework and equipment), locker rooms (refurbish lockers and new room finishes), and library (finishes)	
Roofing Repairs	
Harold Oliver School	
Lighting upgrades to LED for greater service capacity	
Replace Fire alarm / intercom	
Replace flooring finishes (partial)	
Replace windows	
New ceiling finishes	
Renovate science (new casework and equipment), locker rooms (refurbish lockers and new room finishes), renovate CTE spaces, library (finishes), and paving repairs	
Add irrigation systems and controllers	
Roofing Repairs	

Work Plan 3 (A/E - New Gymnasiums)													
<p>Premise: Single A/E contract for all 4 sites released as a combined bid package but two base bids: Base Bid A (Meadows and Powell Butte) and Base Bid B (Parklane and Patrick Lynch) and Combined Bid (all 4 sites). This allows award to 1 or 2 contractors and potentially a reduced cost for a contractor that gets all the work. The larger construction contracts will attract a larger scale contractor for better coordination of site logistics. Construction period is Fall 2021-Summer 2022. Energy and security projects integrated as applicable.</p>													
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Meadows Elementary													
<p>ES/MS Size at 42*74 court plus 5' runs and one row of fixed seating (4,959 sf of 7,000 sf max program); storage, restrooms, office, link/vestibule</p>													
<p>New 8,000 sf paved parking lot</p>													
<p>Replace door/window units</p>													
<p>Replace existing floor finishes as needed</p>													
<p>Roofing Repairs</p>													
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Parklane Elementary													
<p>ES/MS Size at 42*74 court plus 5' runs and one row of fixed seating (4,959 sf of 7,000 sf max program); storage, restrooms, office, link/vestibule</p>													
<p>Replace covered play area (4,000 sf) OR preserve new paved area and move new gym</p>													
<p>New 8,000 sf paved parking lot</p>													
<p>Replace existing floor finishes as needed</p>													
<p>Roofing Repairs</p>													
<hr/>													
Patrick Lynch Elementary													
<p>ES/MS Size at 42*74 court plus 5' runs and one row of fixed seating (4,959 sf of 7,000 sf max program); storage, restrooms, office, link/vestibule</p>													
<p>Repave and expand (20,000 sf) parking lot</p>													
<p>Relocated playground</p>													
<p>Replace existing floor finishes as needed</p>													
<p>Roofing Repairs</p>													
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Powell Butte Elementary													
<p>ES/MS Size at 42*74 court plus 5' runs and one row of fixed seating (4,959 sf of 7,000 sf max program); storage, restrooms, office, link/vestibule</p>													
<p>Replacement covered play (4,000 sf) OR Put gym in parking lot (bod condition) and replace lot (20,000 sf)</p>													
<p>Replace existing floor finishes as needed</p>													
<p>Roofing Repairs</p>													