

**CENTENNIAL SCHOOL DISTRICT  
BOND 2020  
DESIGN SERVICES**

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



RFP NO.: 92320-01  
October 6, 2020

**ADDENDUM NO. TWO (2)**

**PAGE 1 OF 5 (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. Submissions will now be received electronically**

**A. Revise Section I – Introduction**

- i. Proposal Introduction

**SOLICITATION CLOSING: October 15, 2020 at 2:00pm PT. Email to [Cheryl\\_Wangeman@csd28j.org](mailto:Cheryl_Wangeman@csd28j.org) and [Scott@randcmanagement.com](mailto:Scott@randcmanagement.com).**

**B. Revise Section II.1.c - Format Proposals**

- i. The proposal must be submitted electronically. No hard copies will be accepted. All proposals are to be emailed to [Cheryl\\_Wangeman@csd28j.org](mailto:Cheryl_Wangeman@csd28j.org) and [Scott@randcmanagement.com](mailto:Scott@randcmanagement.com). Responses to Section IV, Evaluation Criteria, should not exceed 20 pages in length, using minimum of 12-point font size. Response shall be in pdf form and signed.
- ii. Subject line of the emails should read ‘CSD Design Proposal RFP #92320-01’
- iii. No hard copies via mail will be allowed.
- iv. Proposals not arriving by the Submission Deadline will not be considered. Time extensions will not be granted. The district will ONLY accept email pdf proposals.
- v. Proposers are encouraged to be complete and concise.
- vi. This remains as stated.

**2. Pre-proposal Meeting Agenda and Powerpoint is attached. This outlines the non-mandatory pre-proposal meeting held on October 1, 2020 at 4:00pm.**

**CENTENNIAL SCHOOL DISTRICT  
BOND 2020  
DESIGN SERVICES**

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



RFP NO.: 92320-01  
October 6, 2020

**ADDENDUM NO. TWO (2)**

**PAGE 2 OF 5 (PLUS ATTACHMENTS)**

---

**3. Q&A**

- a. **Q:** For whom do you want references?

**A:** The intent is references for the prime architectural firm only. Added references are fine. References will likely be called, so if the reference has never heard of any of the proposed team members (only works with others in your firm), that may be reflected in the evaluation.

- b. **Q:** To clarify the proposal formatting guidelines, may we use an 11x17 for supporting schedule graphics, and if so, does it count towards 1 or 2 pages?

**A:** As the submission is now digital, yes, 11x17 format is fine and will count as only a single page of content.

- c. **Q:** Under Section IV, Item 2 – Experience with Oregon K-12 Projects, it says to describe your firm’s relevant Oregon experience as the Consultant on educational projects over the last five years. Can we list relevant projects located in Vancouver, Washington as well? Would we also be able to list higher education projects located in Oregon?

**A:** Listing projects in SW Washington and for higher ed is fine. The emphasis of the evaluations will be on Oregon K-12 projects.

- d. **Q:** In Section II of the RFP, 1.c.vi. (page 7) states that “each Proposal shall include Attachments 1-10 in the proposal,” while the checklist in Attachment 1 lists Attachments 1-12 as required materials. Should Attachments 11 and Attachment 12 be included in the final proposal submission?

**A:** Attachment 11 is identified as a contract template (to be provided prior to final selection) and Attachment 12 is information on the projects. These are both for your information and would not be included as attachments in your proposal.

- e. **Q:** The District has requested to see at least six project examples valued at or above \$10,000,000. Since not all of the project budgets listed in the Work Plan Development table meet or exceed \$10,000,000, would K-12 project examples valued under \$10,000,000 also be acceptable to include in the ‘Experience with Oregon K-12 Projects’ section of the proposal?

**CENTENNIAL SCHOOL DISTRICT  
BOND 2020  
DESIGN SERVICES**

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



RFP NO.: 92320-01  
October 6, 2020

**ADDENDUM NO. TWO (2)**

**PAGE 3 OF 5 (PLUS ATTACHMENTS)**

---

**A:** There are just 2 projects. The Middle School Conversions have a rough construction budget of \$12.7 million and the Gymnasiums have a rough construction budget of \$19.4 million. The 6 featured projects should target projects over \$10 million in size.

f. **Q:** Can the District provide the Proposers with a copy of the district's LRFP?

**A:** No. The bond did not follow the LRFP (scope was cut from it), so to issue that information would be misleading.

g. **Q:** What is the District's preferred site visit protocol? Will formal site visits be led prior to the proposal submission deadline?

**A:** No site visits are scheduled nor encouraged. Attachment 12 gives basic building/site information.

h. **Q:** Page 6: The chart indicates that interviews would be the week of October 23, and award notices made on Monday October 26. October 23 is a Friday; Will interviews will be scheduled on that date, or the week between October 19 and 23?

**A:** Interviews (if held) will be on 10/22 and/or 10/23. Time and format to be determined.

i. **Q:** Page 7, item i: Regarding number of pages, is it acceptable to use 10 double-sided pages? Or is it the intent that all proposals be 20 single-sided pages?

**A:** This has become moot with moving to digital only submissions; however, we are interested in 20 pages of content.

j. **Q:** Page 16-17: Item 2 requests 6 Oregon projects valued at over \$10,000,000. Item 6 requests reference information for every school project over \$1,000,000 in the last 5 years. We wanted to confirm that you do indeed want reference information for each project that meets this \$1m threshold, regardless of state.

**A:** Item 2 is featuring 6 larger projects (each over \$10 million) in Oregon. Item 6 is references for all your recent (last 5 years) projects capping smallest size at \$1 million. The references can be just Oregon or you can expand it to other states if preferred. Your 6 featured projects should be in this reference list for sure.

**CENTENNIAL SCHOOL DISTRICT  
BOND 2020  
DESIGN SERVICES**

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



RFP NO.: 92320-01  
October 6, 2020

**ADDENDUM NO. TWO (2)**

**PAGE 4 OF 5 (PLUS ATTACHMENTS)**

---

- k. **Q:** Attachment 10: Is the intent that “principal individuals” relates to the proposed lead team members for these projects, or generally the principals/owners of the firm, or both?

**A:** Please list your lead personnel proposed for this project (Principal or otherwise). No need to list Principals just for Principals sake.

- l. **Q:** Are resumes required? If so, for whom? Will they count in the page count?

**A:** Individual resumes are not required but may be added as an appendix (if desired) for what you deem key team members. These should be limited to no more than one page per person and will not be part of the page count limit.

- m. **Q:** Are any of the projects going to be CMGC?

**A:** It is a strong likelihood that the Work Plan #2 (2 middle school conversions) will be solicited as a CMGC. The Work Plan #3 (4 gymnasiums) will be hard bid with the potential of 2 contractors (2 gyms each).

- n. **Q:** Are hazardous materials removal part of the design scope?

**A:** None of the testing, design, or specification will be part of the design scope. The District will direct hire those services. Their design documents may be folded into the design package to bid out to the general contractors but will be stamped separately.

- o. **Q:** Is there a target MWBE percentage?

**A:** No. The District strongly encourages diversity in all of its practices but will not be evaluating the percentage of proposed MWBE.

- p. **Q:** How prototypical will the gymnasiums be?

**A:** It is intended that there be a single prototype design for the gymnasium, storage, and office. The restrooms will depend on code investigation for each site. Linkages / vestibules will also depend on orientation of each site. The prototype of the gym can be broken to accommodate for daylighting and energy code criteria based on orientation but should remain as similar site to site as possible. The overall program square footage of a maximum of 7,000 sf shall be maintained.

- q. **Q:** Is a Land Use process to be assumed for any of the projects?

**A:** No. While this is still being confirmed with the AHJ, it is assumed there will be no Land Use process. If that changes, that will be negotiated with the selected architect(s).

**CENTENNIAL SCHOOL DISTRICT  
BOND 2020  
DESIGN SERVICES**

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



RFP NO.: 92320-01  
October 6, 2020

**ADDENDUM NO. TWO (2)**

**PAGE 5 OF 5 (PLUS ATTACHMENTS)**

---

- r. **Q:** Is there an Ed Spec for any of the projects?

**A:** No. The required design components and standards will be evaluated during the pre-design phase. No formal Ed Spec will be required of the designers. A summary of direction will be tabulated by the Owner's Rep during those pre-design meetings based on the Q&A facilitated by the Architect. We assume one set of standards for the middle school conversions and one set of standards for the gymnasiums.

- s. **Q:** Page 16, Item 2, "Experience with Oregon K-12 Projects," the RFP asks for six recent project examples that represent a budget of at least \$10 million. On the following page, under Item 6, "References," the RFP asks for references for every school project completed in the last five years that is over \$1 million.

**A:** Item 2 is a description. Item 6 is a list. Item 2 gives you the opportunity to describe those projects – i.e. featured projects of over \$10 million in value over the last 5 years. Item 6 asks for a list of reference information on all projects over \$1 million in the last 5 years. Item 6 will include in the list, the references for those 6 featured projects in Item 2 plus any and all other projects that make up over \$1 million in the last 5 years. You would not include a roofing project (for instance) in item 2. You might not include it under item 6 either if it was a small roof under \$1 million.

**END OF ADDENDUM TWO (2)**



# Centennial School District RFP 92320-01

## Architectural Services RFP

Non-Mandatory Pre-Proposal Conference  
October 1, 2020, 4 p.m.

*Type Questions in the ZOOM Chat Function*



## Agenda

- Welcome and Introduction
- RFP (92320-01) Facts
- Concurrent RFQ
- Centennial's 2020 Bond
  - Work Plan
  - Scope
  - Schedule
  - Construction Budgets
  - Strategies for Success
- Q&A (Chat Session)
- Next Steps
  - Addendum #2
  - Proposal Deadline and Evaluations
  - Interviews (if held)



# Welcome and Introduction

## **Centennial School District Team**

Dr. Paul Coakley, Superintendent

James Owens, Assistant Superintendent / Director of HR

Cheryl Wangeman, CEO of Finance & Operations

Chris Stomps, Maintenance Supervisor

## **The R&C Management Group**

Scott Rose, Senior Program & Project Manager

Tracie Peterson, Accounting Specialist

Adam Cormack (Partner), Administration Director

Rick Yeo (Partner), Program Manager



**RFP #92320-01**

RFP and Addenda available:

District Website (under Bond Projects Tab)

ORPIN (has had some reliability issues)

Email: [scott@randcmanagement.com](mailto:scott@randcmanagement.com)

This slide show will be included in Addendum #2 issued on October 6th

Due: October 15<sup>th</sup> by 2 pm

Format: 1+6 Hard copies, though likely shifting to digital only submission as a PDF due to COVID

Will clarify via addendum:

- Identify which of the two projects you are submitting on or for both or either.
- Identify whether you would be willing to receive only one of the two projects.
- If you are submitting for both, clearly show the two teams to be assigned (and confirm capacity) since the work will be simultaneous.

The four (4) gymnasiums are intended to be prototypical.



## RFQ 91820-01 CLARIFICATION

To clarify, there is a separate, concurrent RFQ out for professional services for direct-hire consultants for smaller works. These include:

- Site Surveying
- Archaeological Investigation
- Geotechnical Investigation
- Exterior Envelope
- Commissioning of MEP
- Special Inspections and Testing
- Hazardous Materials Surveying and Testing
- Traffic Survey Engineering
- Low Voltage Design Services
- Landscape Architecture
- Civil Engineering
- Structural Engineering (TAP grant)
- Energy Auditor
- Aquatic Design and Engineering firms

# RFQ Work Plan (information only)

	2020			2021					summer					2022			summer										
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>Work Plan 1 (Prof. Service &amp; Design-Build)</b>																											
Premise: Includes all critical repairs needing only a single engineer or professional service provider that would not benefit from coupling with other projects. Timelines broken into 3 phases as indicated																											
<b>Group A</b>																											
CMS Track																											
CHS Tennis (geotech analysis of current design)																											
Oliver Track																											
Flooring Abatement / Replacement (partial at 2 sites)																											
Pleasant Valley (carpeted areas)																											
CHS (locker rooms)																											
Gym Floor Refurbishment (4 sites)																											
CHS (3 gyms)																											
CMS (upper gym)																											
Oliver																											
Pleasant Valley (may include some classrooms)																											
CHS Pool and Pool Mechanical																											
Security (Phase 1 threats)																											
<b>Group B</b>																											
Boiler & System Repairs and Digital Controls at 8 sites (excludes Butler Creek) - break into 2 summers																											
Energy / Electrical Capacity - LED Lighting Change Outs at 6 sites - break into 2 summers																											
Excludes Butler Creek; CMS and Oliver in conversion projects																											
Roof Repairs / Replacements at 3 sites																											
CHS - gym and pool buildings																											
Butler Creek repairs																											
Pleasant Valley low slope																											
Security (Phase 2 infrastructure) – Pending discussions, split this work into 2 summers OR push all work to summer 2022 to coincide with other large-scale projects.																											
Masonry / Structural Repairs at 4 sites																											
Pleasant Valley (repairs plus Seismic grant work at facade)																											
Meadows - Replace building front exterior where failing																											
CHS - Stadium seismic grant work																											
Oliver - Seismic grant work at Chimney																											
CHS - Add rooftop units for gym																											
Site drainage improvements at 3 sites																											
Pleasant valley (current flooding at basement)																											
Centennial Middle																											
Meadows Elementary																											
<b>Group C</b>																											
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																											

# RFP Work Plan Middle Schools

## Combined Construction Budget: \$12.7 million

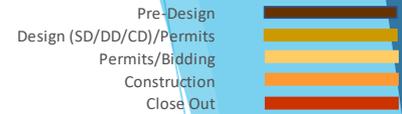


Centennial School District 28J  
 Work Plan Schedule  
 25-Sep-20

	2020			2021					summer					2022					summer								
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>Work Plan 2 (A/E - Middle School Conversions)</b>																											
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.																											
<b>Centennial Middle School</b>																											
Lighting upgrades to LED for greater service capacity	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Replace Fire alarm / intercom	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Replace flooring finishes (partial)	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Rebuild wood framing around exterior doors; replace windows, building front brick where failing and pair of doors	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Replace failing wall finishes	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Paint areas of ceiling and replace ceiling tile where failing	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Renovate science (new casework and equipment), locker rooms (refurbish lockers and new room finishes), and library (finishes)	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Roofing Repairs	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
<b>Harold Oliver School</b>																											
Lighting upgrades to LED for greater service capacity	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Replace Fire alarm / intercom	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Replace flooring finishes (partial)	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Replace windows	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
New ceiling finishes	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Renovate science (new casework and equipment), locker rooms (refurbish lockers and new room finishes), renovate CTE spaces, library (finishes), and paving repairs	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Add irrigation systems and controllers	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													
Roofing Repairs	Pre-Design			Design (SD/DD/CD)/Permits					Construction					Close Out													

# RFP Work Plan

## Gymnasiums



Combined Construction Budget: \$19.4 million

	2020					2021												2022									
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	summer			SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	summer			SEP	OCT	NOV	DEC
<b>Work Plan 3 (A/E - New Gymnasiums)</b>																											
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.																											
<b>Meadows Elementary</b>																											
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																											
New 8,000 sf paved parking lot																											
Replace door/window units																											
Replace existing floor finishes as needed																											
Roofing Repairs																											
<b>Parklane Elementary</b>																											
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																											
Replace covered play area (4,000 sf) OR preserve new paved area and move new gym																											
New 8,000 sf paved parking lot																											
Replace existing floor finishes as needed																											
Roofing Repairs																											
<b>Patrick Lynch Elementary</b>																											
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																											
Repave and expand (20,000 sf) parking lot																											
Relocated playground																											
Replace existing floor finishes as needed																											
Roofing Repairs																											
<b>Powell Butte Elementary</b>																											
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																											
Replacement covered play (4,000 sf) OR Put gym in parking lot (bod condition) and replace lot (20,000 sf)																											
Replace existing floor finishes as needed																											
Roofing Repairs																											



# Strategies for Success

## LOCALS

Design Phase Contractor Meet & Greets

Logical Project Coupling

Student Surveys

Community Forums / Share Outs

Feedback Communications

Construction View Ports

Site-Based Contractor Q&A Sessions

Bond Oversight Committee



# Strategies for Success

## MAXIMIZING VALUE

Grants

Logical Coupling

Combined Contracts

Prototypical Gymnasiums

Bid Alternates for Added Work

Design-Build Security District-Wide

Green Construction (durability, functionality, and utility savings)

Energy Efficiency (ETO grants)



# QUESTIONS

zoom chat session or submit in writing to  
[scott@randcmanagement.com](mailto:scott@randcmanagement.com)



# NEXT STEPS

Questions (Extended): Monday, October 5<sup>th</sup> (EOD)

Addenda Issued: Tuesday, October 6<sup>th</sup> (EOD)

Proposals Due: Thursday, October 15<sup>th</sup> (2 pm)

Notice of Selection / Short List: Monday, October 19<sup>th</sup> (EOD)

Interviews (if held): Either October 22<sup>nd</sup> and/or October 23<sup>rd</sup>

Notice of Intent: October 26<sup>th</sup>

The District may deviate from this schedule as necessary



Centennial School District  
RFP 92320-01

Architectural Services RFP

Non-Mandatory Pre-Proposal Conference  
October 1, 2020, 4 p.m.