

**ESTACADA SCHOOL DISTRICT
BOARD AGENDA
SUPPORTING DOCUMENT FOR ACTION ITEM**

Regular Meeting of March 10, 2022

ITEM : CM/GC Firm for the Seismic Rehabilitation Project at River Mill Elementary.

PREPARED BY: Mike Waer and Christina Irish

TYPE OF ITEM: ACTION ITEM: Authorization to Spend over 50,000

BACKGROUND INFORMATION: In the Spring of 2021, the Estacada School District was awarded a Seismic Rehabilitation Grant in the amount of \$1,928,855, through the Oregon Infrastructure Finance Authority of the Business Development Department (“OBDD”).

Based on the ASCE 41-17 Tier 1 screening, the River Mill Elementary School building presently has deficiencies that could result in localized hazards, or partial/total collapse of the structure in a major seismic event. Significant deficiencies include unknown high and low roof diaphragm capacities, inadequate shear wall and supporting footing capacities and inadequate connections to create a complete, well-defined load path to transfer inertial forces to the building foundation.

In January of 2022, the District Board of Directors approved the CM/GC method, due to the following findings:

1. **Finding:** The CM/GC method will result in substantial savings and reduced financial risk to the District. Reduced risk provides a significant value and potential savings.
2. **Finding:** The CM/GC method is necessary to take advantage of specialized expertise of the contractor.
3. **Finding:** The CM/GC process will result in improving public safety during construction activities.
4. **Finding:** There will be no impact to the funding source as a result of this exemption.
5. **Finding:** The competition will not be inhibited, nor will favoritism be encouraged as a result of this exemption. The CM/GC will be selected through a competitive negotiation process in accordance with the cost and qualification-based process authorized by the District’s Board of Directors.
6. **Finding:** There will be no adverse impact on the operation, financial or budget if this exemption is provided. Whether this project is secured through a traditional design-bid-build method or through the CM/GC process, the operational, financial and budgetary impact will be the same – other than the potential savings mentioned in the Finding #1. More importantly, there will be no adverse impact on operations, financial or budgetary data through the use of the CM/GC process.

A Request for Proposal (RFP) for CM/GC firms was released in late January of 2022. One firm submitted their proposal: **Cedar Mill Construction Company, inc.** A score evaluation and interview was conducted by the selection committee on February 18, 2022 and February 25, 2022.

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FINANCIAL INFORMATION:

Fees

CONSTRUCTION PHASE FEE	7%
PAYMENT AND PERFORMANCE BOND RATE FEE	1.06%
INSURANCE RATE FEE	1.60%
PRE-CONSTRUCTION SERVICES HOURLY RATES	
Safety Coordinator	\$70/hr
Project Engineer	\$80/hr
Project Manager / Estimator	\$95/hr
Superintendent	\$95/hr
Senior Project Manger	\$105/hr

*General Condition Work Costs
Based on 8- Week Job Duration*

ITEM	BUDGET	ITEM	BUDGET
Senior PM	\$4,200	Document Printing	\$450
Project Manager	\$19,000	Warranty and Correction of non-conforming work	Included
Superintendent	\$38,000	Commissioning Coordination	\$95/hr
Assistant PM	N/A	Cost Estimating (Post GMP)	\$85/hr
Project Engineers	\$11,200	Value Engineering (Post GMP)	\$95/hr
Field Engineers	Included By Superintendent	Temp Toilets	\$325/mo
On-Site Clerical Assistant	Included By Superintendent	Drinking Water	Included
Scheduler	\$1,050	Contractor Signage	\$250
Safety Coordinator	\$1,400	Safety Equipment for CM/GC Personnel	Included
Employee Fringe Benefits	Included in Hourly Rate	First Aid Supplies and Fire Extinguishers	\$150
Travel/Lodging/Per Diem	Included	Substance Abuse Testing/Monitoring	Included
Jobsite Office and Storage Trailer	\$625/mo	CM/GC Mobilization/Demobilization	\$5,000
Job Office			
Furniture/Equipment/Expendables	Included	Jobsite Security	Included
Job Office Security and Cleaning	Included	CM/GC Parking/Shuttles	Included
Vehicles Costs for on-site CM/GC Vehicles	Included	Phone/Internet/Line Charges	Included
Postage and Shipping	\$75	Telephones/Cell Phones/Radios/Pagers	Included
Project Photos	Included	Small Tools for CM/GC Usage	\$650
Computers, Copiers, Printers	Included		

Hourly Rates

HOURLY RATES		
	Senior Project Manager	\$105/hr
	Project Manager / Estimator	\$95/hr
	Project Engineer	\$80/hr
	Project Superintendent	\$95/hr

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The 7% covers costs as outlined cover the following items:

- 1. Office & shop expenses-utilities & leases*
- 2. Other general overhead*
 - 1. We have to cover our bidding time for other projects we bid that we may or may not get*
 - 2. We have to cover our costs & time for attending prebid/post bid meetings*
- 3. Tool & equipment maintenance*
- 4. Large tool & equipment procurement, such as trailers, forklifts, etc.*

RECOMMENDATION: To Authorize the Estacada School District to spend over \$50,000 with the CM/GC proposal by Cedar Mill Construction Company, Inc.

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