



MOLALLA
RIVER
SCHOOLS

+

ZCS

Mulino Elementary School Seismic Retrofit CM/GC Contractor Method



Where We Are At



Design-Bid-Build versus CM/GC*



Design-Bid-Build

Seismic Retrofit is designed and then put out to bid
(lowest bidder; not most qualified)

Construction Manager/General Contractor (CM/GC)

Contractor is hired during the design phase and becomes
part of the design team (hired based on qualifications)

**In both methods the contractor is contracted directly with the District.*

CM/GC Procurement Approach



Why Change?

Oregon law requires awarding public improvement contracts to the lowest bidder (ORS 279C), but allows for an alternative process.

Recommended Solution

Use Construction Manager/General Contractor (CM/GC) method to select based on qualifications and experience, while maintaining competitive pricing. This requires board action to approve an exemption from the standard public bidding process.

CM/GC Procurement Approach *continued*



How It Works

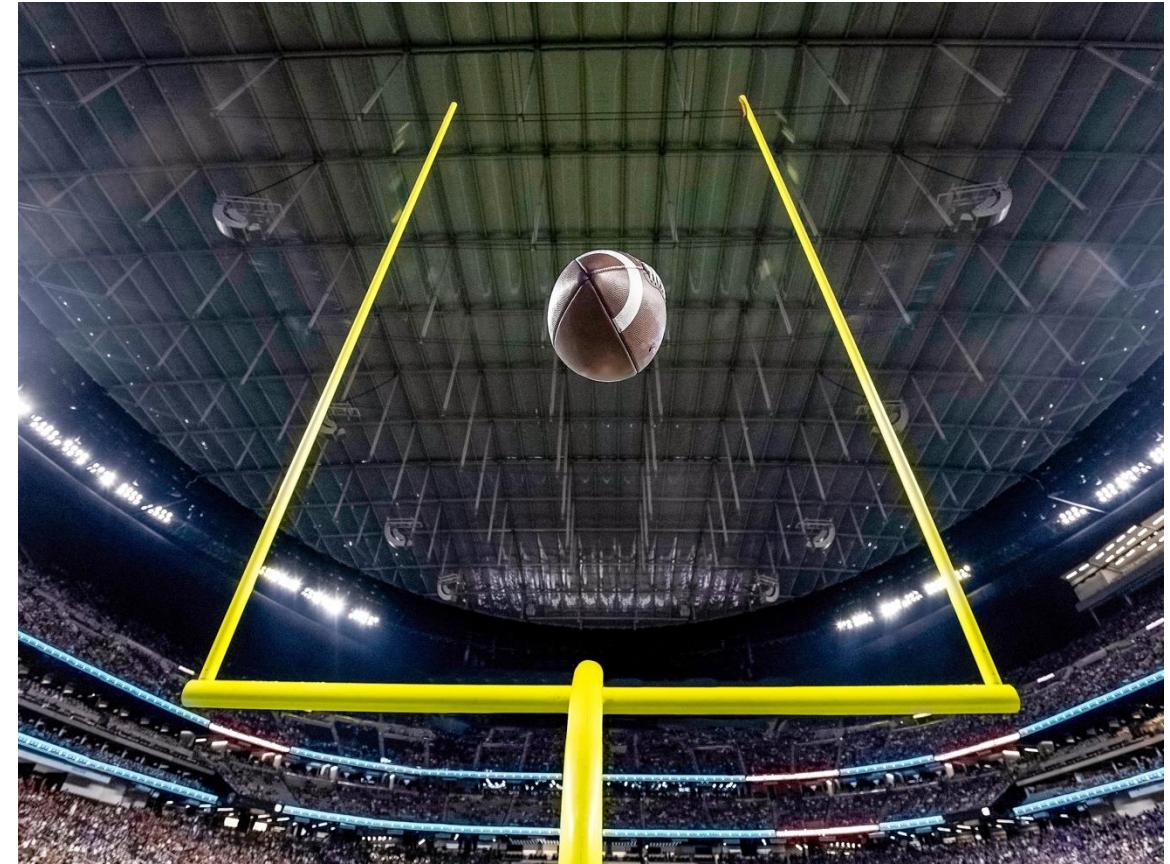
1. Notice of Public Hearing
2. Local Contract Review Board Hearing to approve the exemption after considering public comment.
3. Publicly advertise, review proposals, shortlist qualified firms.
4. Selection: Interviews and scoring to choose top-ranked CM/GC.
5. Preconstruction and GMP: Collaborate on design, cost, and schedule; negotiate Guaranteed Maximum Price after subcontractor bids.

CM/GC Procurement Approach *continued*



Goal

Ensure capable contractors,
early collaboration, and best
value for the District.



CM/GC Finding of Facts (Benefits)



Helps control cost and schedule by:

- Predicting issues like lead times, supply chain delays, and sub-contractor availability
- Participating in cost estimating throughout design
- Ability to do an early work amendment and early destructive investigation prior to construction
- Providing constructability feedback during progression of construction documents

CM/GC Finding of Facts (Benefits) *continued*



- Assisting with Value Engineering
- Providing Guaranteed Maximum Price (GMP) at end of design phase
 - Additional security due to CM/GC including contingency in GMP in addition to owner contingency
- Flexibility to schedule most invasive parts of construction during summer
- Familiarity with project scope and construction type before starting construction
 - Eliminates surprises during construction

CM/GC Procurement Process



Responsible Party	Task	Approximate Date (2026)	
ZCS	Notice of Public Hearing (complete)	1/28	
ZCS / District	District Board Meeting / Public Hearing	2/12	(14 Days After Minimum)
ZCS	RFP Announcement	2/18	(7 Days After Minimum)
ZCS / District	Pre-Proposal Meeting	2/25 @ 11am	(7 Days After Minimum)
Proposers	Last Day for RFP Questions	3/3	(3 Days After Minimum)
ZCS	Addendum Posted	3/4	(5 Days After Minimum)
Proposers	Proposals Due	3/11 @ 2pm	(7 Days After Minimum)
District	Interview (optional)	3/13	(1 Day After Minimum)
ZCS	Notice of Intent to Award	3/18	(1 Day After Minimum)
ZCS / District	Award Contract	4/9	(11 Days After Minimum)
Begin CM/GC Process		4/16	(1 Day After Minimum)

Thank you. **Questions?**





Civil Engineering • Structural Engineering
Architecture • Landscape Architecture

www.zcsea.com

