

REQUEST FOR QUALIFICATIONS (RFQ)

General Contractor/Construction Manager Services

Ferndale High School Replacement Project

Ferndale, WA

Submittal Deadline: August 30, 2019 at 3:00 pm

Ferndale School District (FSD) is accepting Statements of Qualifications (SOQs) from General Contractors/Construction Managers (GC/CM) to:

- Join and embrace the role as an integrated team member of the FSD team that includes Dykeman Architects, specialty consultants, FSD staff, and ESD 112 owners' representatives. As a team member, the GC/CM and key subcontractors must be focused entirely on ensuring the best interest of the project, FSD staff and students.
- Perform and provide top quality pre-construction services that include value engineering, constructability reviews, cost estimating, scheduling, collaboration with the design consultants, logistics and phasing, site investigation and destructive testing, and assisting with selection of building materials and systems.
- Utilize and provide integrated construction technology including BIM, Virtual Design and Construction.
- Aid in the establishment and in the achievement of high-performance construction and design goals.
- Manage and solicit subcontractor and supplier bidding in accordance with RCW 39.10
- Ensure the delivery of the highest quality project, through top-notch construction services that ensure safety is the highest priority.
- Provide a project that is on time and under budget.

FSD intends to award a contract for GC/CM services (GC/CM Contract) via a three-step competitive negotiation method to ensure the procurement of the highest qualified contractor based on the strongest management team and fees that are market-competitive.

PROJECT DESCRIPTION:

The Ferndale High School Replacement is the key project for the Ferndale School District as part of its 2019 voter-approved bond program. The existing school includes multiple buildings constructed over several decades and serves approximately 1,200 students. School will remain in session on site during construction.

The replacement high school is expected to be around 190,000 - 200,000 GSF of new construction and will have a core capacity for up to 1,600 students. Based on a September 2023 completion date, the new school has an estimated maximum allowable construction cost (MACC) in the range of \$79M to \$81M. In addition, this project also includes upgrades to the existing 27,400 GSF Performing Arts Center (PAC). The estimated MACC for the PAC upgrades adds another \$1,500,000.

Ferndale School District
Ferndale High School Replacement Project GC/CM Request for Proposals

FSD has selected Dykeman Architects to lead visioning, educational specifications and the design for the project. At this time, the full scope of the project is yet to be determined. Currently it is assumed that at a minimum, the work will include the following:

- Hazardous materials abatement
- Demolition and/or removal of existing buildings
- Construction of new high school
- Partial upgrades to the existing Performing Arts Center
- Replace, remodel and/or relocate Greenhouse & Aquaculture buildings
- Upgrade or replacement of existing stadium
- Installation of synthetic turf football/soccer field and track
- Site improvements including bus and parent drop off, parking/circulation, access driveways and green space
- Phased construction will likely be required due to occupied site

The project may include other scopes of work related to the Ferndale High School campus location, if agreed upon between the FSD and the selected GC/CM contractor. All costs incurred by the firms who choose to participate in the RFQ process shall be the responsibility of the proposing/submitting firms.

There will be a mandatory pre-submittal conference on August 19 at 1:30 pm at Ferndale High School located at 5830 Golden Eagle Drive, Ferndale, WA 98248.

Any questions regarding the RFQ should be directed to Heidi Hansen, Project Manager with CSG on behalf of the Ferndale School District, via email at Heidi.hansen@esd112.org. Please do not contact the District directly. Links to all official documents and notification of all addenda for this process are on the District website (ferndalesd.org).

All Submittal of Qualifications must be received by 3:00 PM PST August 30 2019, to: Mark Deebach, Assistant Superintendent, Ferndale School District, 6041 Vista Drive, PO Box 698, Ferndale, WA 98248.

Dates of publication: August 8 & 15, 2019