



ADDENDUM 1
GC/CM REQUEST FOR QUALIFICATIONS
FERNDALE HIGH SCHOOL REPLACEMENT PROJECT
August 20, 2019

Questions & Comments from 8/19/19 Site Walkthrough

CHANGES

- The estimates for new school size and MACC have been updated from what was published in the RFQ.
- The new school will have classroom capacity for 1,375 students (based on a standard of 175 gsf/student) and a core capacity for up to 1,600 students.
- Area of new construction will be approximately 212,000 sf
- MACC will be approximately \$86.4M for the new construction, plus an additional \$1.5M for the PAC modernization.
- Note that this will be refined as the project progresses through the design phases.

CLARIFICATIONS

- The Old Main Building will be demolished and not repurposed. The City had been considering purchasing this building for their use, but decided against it.
- Note that the site plans and phasing diagrams in the project's CPARB application were for demonstration purposes only. The intent was to show the challenges and complexities of the project. The District will be working closely with the selected contractor to develop the actual site layout and phasing sequences.
- The transportation facility will remain and will be operating buses from the high school site. Buses do use the same driveways that are used for school access.
- The sports fields north of the practice field (the large grassy space just north of the gym) will not be part of the construction area and will remain in operation. Public access to the fields is through the high school site.

QUESTIONS & ANSWERS

Q: How many acres is the site?

A: The site is 52 acres including the transportation facility and all athletic fields.

Q: Has there been a firm decision regarding building placement or location of the renovated track, or can we propose locations?

A: No final decisions have been made, and the District will be considering all reasonable site configurations and phasing plans during the design process. Proposed ideas are welcome.

Q: When will the Thornton Street overpass be built, and will it be useable for the construction?

A: We have been told that the overpass is scheduled to open Fall 2023, around the same time the new school will open. Therefore, it will not be available for construction traffic.

Q: Will the existing CTE programs remain?

A: At this point, we do not know exactly which CTE programs will remain. However, we do know that CTE is a high priority for the District. The new facility must support a robust CTE program with adaptable spaces and room for expansion.

Q: What is the scope for the PAC modernization?

A: The scope was loosely defined as part of the general bond planning. However, the actual scope of work is yet to be determined. Items considered include:

- Ground water intrusion repairs
- Replacement of the stage curtain, sound system and lighting systems (stage and general)
- Replacement of HVAC system
- Addition of a sprinkler system
- Roof and exterior repairs
- Remodel of some classroom space for drama set and costume storage
- Technology upgrades including audio/visual, speaker, and wireless network systems

Q: Will interviews be held over two days?

A: At this point in time, we have reserved September 23 and 24 for interviews. We hope to hold interviews all on one day and will ask the short-listed contractors which day is their preference.

Q: Does page 6 of the RFQ referencing a maximum of 20 double-sided pages indicate 40 printed sides of content?

A: Yes, the intent is to limit the RFQ to 40 pages of content by using 20 double-sided pages.

Q: Which of the following is NOT included in the overall page count: front/back covers, tab divider pages, and statement from bonding agent?

A: None of those items are to be counted in the 40-page limit; nor does the Contractor Verification form. Note that any cover pages, letter of interest table of contents and resumes, DO count in the overall limit.

SIGN IN SHEET

Meeting Date: August 19, 2019
 Time: 1:30 PM
 Location: Ferndale High School

Name	Company	Phone	Email
ERIC SCOTT	CORNERSTONE GCI	(206) 371-3951	eric@cornerstonegci.com
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Matt Lubbers	BMB	206.963.5628	matt.lubbers@bmbuilders.com
Draw Phillips	FORMA	360.754.5788	draw@formacc.com
Fidencio Velasco Carp Union 360-819-0024 fvelasco@nwcarpenters			
JOHN STIMSON	DAWSON CONSTRUCTION	360-756-1000	jstimson@dawson.com
Pete Dawson	"	"	P.Dawson@dawson.com
Jim Spink	Excel Pacific	360-754-2672	Jim@exelpacif.com
Randy Hammer	"	"	CRAIGH@EXCELPACIFIC.COM
Don Shankhavar	Ukley Elect.	425-322-7500	dens@ulectric.com
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Doug Speer	SpeelWest	206-284-1733	dspeer@speelwest.com

The sign-in sheet from the August 19 walk through will also be posted separately on the District's web site.