

Question: It is challenging to provide an accurate professional fee and hourly rates without a comprehensive understanding of the site conditions and specific project needs. A site visit would greatly assist us in developing a more precise and competitive proposal. Additionally, we kindly request an extension of the submission deadline to allow us adequate time to incorporate the insights gained from the site visit into our fee structure.

Answer: You may schedule a site visit with Tim Ryan, cc'd. We are not offering extensions.

Question: How many schools are involved in this project?

Answer: 6

Question: What is the project duration?

Answer: Likely 5-6 years, from concept (2024) to completion (2030).

Question: Will these projects be combined or solicited as separate projects?

Answer: Likely separate projects.

Question: Please clarify what should be included in the "1. Professional Fee"

Answer: You should detail how to propose to bill for service provided to the district - be it on a percentage basis for the total cost of the project(s), a flat rate, or if you will bill by the hour

Question: What is the anticipated duration of the entire project?

Answer: It is anticipated that we will engage with the OR from fall of 2024 through 2030.

Question: Will all the potential program elements be designed and built at the same time or will the OR work to develop a phased approach with the project team?

Answer: Phased approach.

Question: We understand that submittals shall be "limited to 50 pages, exclusive of required attachments." Are there attachments required with our response?

Answer: No

Question: Can you provide a schedule and anticipated duration for this effort and the associated OR services?

Answer: Engagement for preliminary options/designs/cost estimation in fall of 2024. Bidding and construction from 2026 through 2030.

Question: A phasing strategy was presented in the previous presentation. If it is still relevant, could you provide an updated strategy with projected dates?

Answer: The most recent detail associated with the Master Facility plan can be found [here](#).

Question: CM is mentioned multiple times in the RFQ/P document- has the District chosen to pursue the Construction Management at Risk delivery method? If so, when would the CMAR be contracted? Would there be a single CMAR for the program or one selected for each project?

Answer: We have not identified a CM. We would like the OR to assist in selection of a CM for the project(s).

Question: Can you provide a draft/standard contract to review? If a contract is provided, will you accept comments on the term?

Answer: We do not have a draft contract. We will request that the OR selected provide a contract, and the district's legal counsel will offer revisions to the contract.

Question: Would the District like respondents to provide a breakdown of the professional fee in some manner (i.e., by project phase, fiscal year, scope section)?

Answer: This is acceptable.

Question: Is it the intention of the District to develop a pool of OR firms from among the respondents?

Answer: We will be identifying finalist OR firms for in person interviews. Our intention is to select one firm from that group to provide OR services to the district.

Question: Regarding RFQ/P item 4, is there a specific expectation of a minimum staffing level? Will the District seek to level-set the staffing rates and levels, or is it entirely up to the proposer to describe what it will take? Each project will vary in terms of the required staffing level. The timing of the various projects will also impact staff efficiency.

Answer: It is not our intention to level-set. We request the proposer to detail what will be needed. We recognize that depending on the scope of work at various phases, staffing will increase/decrease as necessary.

Finalist Interview Firms (in no particular order):

- Cotter/Turner Townsend Heery
- CCS International
- International Contractors Inc.