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# MAUPIN CIVIC CENTER CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES REQUEST FOR PROPOSALS

Request for Proposals Originally Released March 7, 2018.

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## Addendum to Original Request for Proposals of March 7, 2018

Date of this Addendum: March 19, 2018 Three pages total

## Notes from the Non-mandatory Pre-Application meeting held at 2 pm on March 14, 2018:

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### PRESENT ON BEHALF OF CITY:

Lynn Ewing, Mayor, City of Maupin  
Mark Seder, Seder Architecture + Urban Design LLC  
Michael Wilson, Westby & Associates  
DeOra M. Patton, Recorder, City of Maupin

### CM/GC POTENTIAL APPLICANTS PRESENT:

Three contractors/companies had representatives present.

**Welcome and Introductions:** This meeting was convened at Kaiser Park located across the alley at the frontage of the project site. Mayor Ewing welcomed everyone. Each attendee introduced themselves, and then walked up to the project site to look at basics and ask any questions on where the City is at and what it is doing.

Mayor Ewing pointed out, in another community project, there will be a sidewalk and steps leading up from the Kaiser Park and city parking lot to the alley and public restroom and a wheelchair ramp going around the park restroom.

**Brief touch on project:** Mayor Ewing acknowledged some project site features. The sidewalk on the north/uphill side will be moved to create head in parking off Grant Avenue. The building will sit at a slight angle on the lot to take advantage of the south sun. The plan includes a large patio area on the alley side frontage of the building.

Architect Seder reported the building will be 6,000 sq.ft., one level, that is designed and engineered to add second story to it at some point in the future. The facility is a combination of a city hall, library, and with a community multi-use meeting room. It will be fully ADA compliant and accessible all the way down to the alley and all the way up to Grant Avenue. The City has a geotech report already done. What the City desires to do through this CM/GC selection process, is to partner with a quality construction contractor, adding them to the current team of owner and A&E team, to meet the challenges and opportunities here in Maupin. The RFP outlines some of those. The questions in the RFP are the things we would like applicants to respond to. These questions touch on what we see as both challenges and opportunities, plus the positive aspects of working in a place like Maupin. Maupin has been incredibly successful in achieving the funding for the project.

Mayor Ewing reported the City was just approved for \$1 million from the Legislature for this project plus \$500,000 to finish the fiber network through town. The City is moving forward.

The Health Clinic also received funding from the State Legislators last year. The State is working with both the Clinic and City.

Consultant Wilson reported the Clinic project is going to be a similar time frame for construction. It is a \$2.4 million project. The work on these three projects is going to change the very face of this city; a brand-new health clinic on the footprint of the existing one, the fiber optic, and the Civic Center here.

Architect Seder reported some real significant improvements to Kaiser Park in front of the new Civic Center are also coming up. The combination of the Civic Center and Kaiser Park and improved alley are going to change this whole area.

Questions were taken as follows:

Q1 – Is the City, Architect going to be doing its own electrical design?

- A. The City has a contracted team of architects, structural engineers and systems engineers. This includes electrical as well as mechanical and plumbing design. The A&E is moving ahead, but does not want to get too far ahead before they get CM/GC input on key items. It is very important to partner together with the selected CM/GC to make this project successful. The owner and A&E are looking to get good suggestions (from the selected CM/GC) for the A&E team to incorporate in the overall design and documents.

Q2 - During construction, is the expectation the restroom off the alley will remain open to the public? It is pretty close proximity to where the construction is happening and with the summer time and all the rafters.

- A. Will have to think about how we will do that. This question will be addressed in the upcoming addendum which all applicants will want to take a look at. The parking lot below will probably have to stay open and then leave alleyway open to the east.

**Addendum Answer: The existing alley restrooms will need to remain open to the public during the summer season, from Memorial Day weekend through Labor Day weekend.**

Q3 – Are you looking at just taking down the house.

- A. There are a couple of people looking at moving the house and will have to do it fairly soon and if not, the City will tear down. The sheds on the site will be removed by the City. The trees will be removed before summer by the City. There is about a 10-foot slope on the site from high corner to low corner, and the project is taking advantage of that, using it as part of the project for accessibility.

Q4 – What is anticipated start date.

- A. Do not know at this stage, it could be anywhere from July to October. It depends on how funding falls together. Will move closer to real relationship with applicants, chosen applicant when really start getting into detail and schedule.

Q5 – Do you have a budget you are shooting for?

- A. We think we do in general. We have done some estimating early, but really want to get your input too. The RFP indicated bonding capacity that you will need to have. The square footage, building type and bonding capacity should give you somewhat of an idea of what the project construction cost may be. We know it is 6000 sq. ft., and we are adding design in the structure that would allow addition of a future second floor.

**Adjournment.** Architect Seder reminded, if you have not already done so, to be sure to register per the RFP and send him an email. The addendum will be posted March 19. He recommended applicants contact him if want clarification or answers arising after this meeting, and before March 19 in order to address in the addendum.

Mayor Ewing recognized some possible options on lodging accommodations. Dry camping in the school bus parking lot in summer. Use of the City's RV Park in Sept thru May. Renting of local motels but summer time is a little tight for motel room rentals. Architect Seder pointed out Maupin is a great place for people to go fishing and rafting as summer and other season activities.

Mayor Ewing reported the City had about 500 local donors donate to the project. Consultant Wilson announced that part of the reason the Legislature funded this project is because of the economic vitality here and the potential in adding both the fiber optic and the clinic. They funded one last year and one this year. There is a story to tell here in Maupin, and the exciting part is getting into the partnership and watching it come out of the ground and then the foundations/organizations start coming. We hope to bring additional \$600,000 to \$800,000 worth of additional fund raising from foundations around the State that will have an eye on this project and the clinic project.

Mayor Ewing thanked everyone for coming. He invited the attendees, on questions not related to the project, to contact him.

**End of this Addendum**