

Chemeketa



Community College

Request for Qualifications

General Contractor for
Construction of the Brooks
Classroom Building

February 2, 2010



REQUEST FOR QUALIFICATIONS (RFQ)

for a General Contractor for Construction of the Brooks Classroom Building

Issue Date:	<u>February 2, 2010</u>
Issuing Office:	<u>Procurement Services/Business Services Department</u>
RFQ Coordinator:	<u>Eileen Miller, CPPO, C.P.M., Purchasing Management Analyst</u>
RFQ Coordinator Info:	<u>503.399.5016, Eileen.Miller@ chemeketa.edu</u>
Deadline for Protest of Procurement Process or Solicitation Document:	<u>February 15, 2010 – See Item #14, "Protest Process" in "Instructions to Offerors" (Part II of RFQ) for additional details.</u>
RFQ Closing:	<u>February 25, 2010, 2:00 PM, Local Time (Pacific)</u>
Submit Sealed Offers to:	<u>Procurement Services, Building 2, Room 202</u>
RFQ Opening:	<u>Immediately following RFQ Closing, in Building 2, Room 202, on the College's Salem Campus @ 4000 Lancaster Drive NE, Salem Oregon</u>

WARNING: Unless otherwise indicated herein, this entire Solicitation Document may be obtained from the College's Procurement Services website. If obtaining this Solicitation Document from any source other than the Issuing Office, it is the Offeror's responsibility to ensure a full and complete set of the Solicitation Document has been obtained. Any addenda or clarifications to this Solicitation Document shall be published under the "Construction Projects" subtitle located within the "Bid Announcements" section, on the College's Procurement Services website @ <http://www.chemeketa.edu/workforce/procurement/BidAnnouncements.html>.

It is the responsibility of each Offeror to check the College's Procurement Services website for any information or Addenda to this solicitation. See Part I.C., General Information, for additional details about addenda timelines.

Offerors are cautioned not to make changes to any of the terms and conditions in this solicitation. Doing so may render an Offeror's proposal/offer unacceptable and subject to rejection. Questions and comments may be addressed to the RFQ Coordinator named above.

The RFQ Coordinator is the sole point of contact for this procurement. All communication between the Offeror and the College regarding this solicitation shall be in writing, submitted by email, to the RFQ Coordinator at the email address listed above. Email inquiries shall be identified in the subject line as: "General Contractor for Construction of the Brooks Classroom Building Inquiry." Offerors are to rely on written statements issued exclusively by the RFQ Coordinator or Coordinator's designee. Any other communication will be considered unofficial and non-binding. Communications directed to parties other than the RFQ Coordinator will have no legal bearing on this RFQ or the resulting Contract(s).

The terms "Offeror(s)" or "Proposer(s)" as they appear within this RFQ may be used interchangeably and shall mean any/all interested parties submitting Offers/responses to this RFQ.

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PART II - CONTRACT CLAUSES

Part II, entitled Instructions to Offerors, contains the standard definitions, standard instructions to offerors, and standard terms and conditions applicable and incorporated by reference into this RFQ solicitation (Step One), Invitation to Bid (Step Two), and subsequent Contract(s). Part II is available on the College's Procurement Services website, located at <http://www.chemeketa.edu/workforce/procurement/ForSupplier.html> under the subheading, "*Instructions to Offerors*." You do not need to return Part II with your proposal/offer; however, it is advisable to retain a copy of the current version for future reference.

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PART I.A. – PUBLIC NOTICE

Request for Qualifications for General Contractor for Construction of the Brooks Classroom Building

Chemeketa Community College requests Offers from general contractors for construction of the Brooks Classroom Building as described in the Request for Qualifications (RFQ), document on file at the Chemeketa Community College Procurement Services office of the Business Services Department, Building 2, Room 202, 4000 Lancaster Drive NE, Salem, Oregon 97305.

Obtaining Documents:

Offerors may obtain one complete set of the RFQ documents from Chemeketa Community College, by contacting the Procurement Services Office of the Business Services Department, Building 2, Room 202, 4000 Lancaster Drive NE, Salem, Oregon, by calling 503.399.5014, or by downloading a set from the Chemeketa Community College Procurement Services website @ <http://www.chemeketa.edu/workforce/procurement/BidAnnouncementsConstruction.html>.

Submission of Offers:

Sealed Offers will be received by the Procurement Services office of Chemeketa Community College, located in Building 2, Room 202, 4000 Lancaster Drive NE, Salem, Oregon 97305/P. O. Box 14007, Salem, Oregon 97309, until 2:00 PM., Local Time, February 25, 2010; immediately thereafter, Offers will be opened in Building 2, Room 202, and names of those firms or individuals submitting Offers will be read aloud. Offers received after 2:00 PM, Local Time, February 25, 2010, will not be considered.

Offers must be received in the Procurement Services office of the Business Services Department of Chemeketa Community College by no later than 2:00 PM, Local Time, February 25, 2010, as set forth below. Immediately after the time set for the close of submission, the Offers will be opened and the names of the Offerors will be publicly read aloud in Building 2, Room 202J. Timely delivery of Offer shall be determined by the time of receipt by the Procurement Services office as shown by the date and time endorsed on the envelope by an automatic time clock or manually by a clerk of the office. Such endorsement shall be conclusive proof of the date and time of receipt of the Offer. Offerors are cautioned that "late is late." It is the responsibility of the Offeror to allow sufficient time for the hazards of traffic, weather, clearing security, finding parking space(s), and locating the proper office.

Extension of Time for the Submission of Offers:

The College may in its sole discretion extend the time for the submission of Offers upon a finding that it is in the interest of the College to do so. Such extension shall be by written Addendum which may be issued either before or after the time for the submission of Offers has passed; however, no Addendum extending the time for submission of Offers shall be issued once any Offer properly received has been opened.

Marking of Wrapper and Delivery:

Submit Offers with the forms specified in the RFQ document in a sealed, opaque (non-transparent), container that is plainly marked "**General Contractor for Construction of the Brooks Classroom Building, RFQ Closing, February 25, 2010, 2:00 PM, Pacific Time,**" acknowledging receipt of all addenda. Response Form must be signed by an authorized representative of the Offeror. Include the name and address of the Offeror and deliver Offer as follows: hand deliver to Chemeketa Community College, 4000 Lancaster Drive NE, Building 2, Room 202, Salem, Oregon 97305; deliver by mail to

Chemeketa Community College, P.O. Box 14007, Salem, Oregon 97309-7070 (Note: Offeror is responsible for the timely delivery of mailed Offers). Offers may be rejected for failure to comply with the law applicable to submission, failure to comply with the rules adopted by the Local Public Contract Review Board concerning the submission of Offers or failure to comply with the requirements of this Solicitation. The College reserves the right to reject any or all Offers upon a finding it is in the public interest to do so. The College reserves the right in its sole discretion to waive minor informalities in Offers submitted provided that such informalities have no effect on price, quality, quantity, fitness, delivery or any matter to be evaluated in making a selection and confer no material advantage on the Offeror whose nonconformity is waived.

Additional Requirements:

Residence of Offeror:

Note: ORS 279A.120(1)(b) defines a “resident bidder” as a bidder that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the bid, has a business address in this state and has stated in the bid whether the bidder is a “resident bidder” under this paragraph. Offeror shall state on the Response Form whether Offeror is a “resident bidder.”

CCB Registration and Public Works Bond:

This Solicitation is part of a process to select a contractor to erect a public work. Offerors submitting offers in response to this Solicitation are required to be licensed by the Oregon Construction Contractors’ Board (CCB) and to post the bonds and insurance required for licensing. Your attention is called to ORS 279C.836, which requires the posting of an additional bond referred to as a “public works bond.” The bonds and insurance required by ORS Chapter 701 and ORS 279C.836 are in addition to the bid bond and performance and payment bonds elsewhere required.

Firm Offer:

No Offeror may withdraw its Offer within sixty (60) days after the hour set for Closing.

Eileen Miller, CPPO, C.P.M.
Purchasing Management Analyst
Chemeketa Community College
503.399.5016

Publish: February 2, 2010 - <http://www.chemeketa.edu/workforce/procurement/BidAnnouncements.html>
February 2, 2010 - Daily Journal of Commerce
February 2, 2010 - Statesman Journal
February 2, 2010 – State of Oregon Procurement Information Network (ORPIN)

PART I.B. – BACKGROUND

ABOUT THE COLLEGE

Chemeketa Community College is a comprehensive educational institution located in the Willamette Valley. The College serves an annual, unduplicated student headcount of approximately 59,000 students. The College employs approximately 1,700 faculty, staff, and administrators. The curriculum includes vocational programs, community education, academic transfer courses, and classes in basic skills. The main campus is located in Salem, Oregon with additional campuses located in Dallas, McMinnville, Woodburn, and Centers for specialized education located in Eola and Brooks. Revenues received by the College are derived from tuition and fees, property tax levies, state funds, grants and contracts, interest on investments, and other miscellaneous sources.

The College is governed by a locally elected Board of Directors. The President is appointed by the Board of Directors.

ACCESSING THE SALEM CAMPUS

See Map @ <http://www.chemek.cc.or.us/aboutus/locations/salem/map.html>, for location of building, where Offers are to be submitted.

Visitors may pick up free parking permits from the Information and Public Safety dispenser located in front of the main entrance to Building 2 on the main campus located at 4000 Lancaster Drive NE, Salem, Oregon, or they may obtain a pass at:

https://ssb-cprd.chemeketa.edu/pls/parkingcprd/zps_shell.phtml

(Fill in Username: "**General Contractor for Construction of the Brooks Classroom Building**," and Password: "**RFQ**."

Make sure the permit is visible from the front window of your vehicle. Visitors displaying a parking permit may park in any parking space not designated as disabled or other special use parking. In addition, specifically-designated visitor parking spaces are located in the Green parking lot and to the side of Building 2 in the Blue parking lot. Parking in visitor or time-limited parking spaces does not require a parking permit.

PART I.C. – GENERAL INFORMATION

CONTRACTUAL PROCESS

All Offerors must be registered with the Oregon Construction Contractors Board prior to submitting an Offer in response to this RFQ.

When selected, the General Contracting firm (GC), will be a part of a construction team composed of Chemeketa Community College (College), the Architect, and other Project consultants through the completion of the Project. The GC shall be skilled in actual construction, developing schedules, understanding construction methods and techniques, and coordinating construction processes. The GC must be able to communicate the construction-related aspects of the project to all team members throughout the construction phases. In addition, the GC must be familiar with the local labor and subcontracting market.

This procurement consists of a two-step, enhanced source selection procurement process for a General Contractor to construct the Brooks Classroom Building, which will be located at 4910 Brooklake Road NE, Salem, Oregon 97305. The first step ("Step One") includes the Request for Qualifications ("RFQ") issued by Chemeketa Community College, the submittal of Offers by interested parties, and the evaluation of those Offers by the College. The Offers are intended to provide the College with sufficient background information to create a list of the firms that are best qualified to perform the scope of work described in this RFQ. All Offers will be evaluated by the College in accordance with the evaluation criteria stated in this RFQ. Upon completion of the evaluation, Offerors will be notified, in writing, whether their Offer(s) qualifies them to participate in Step Two.

After Step One is completed, the second step ("Step Two") will commence with the issuance of an Invitation to Bid (ITB). The ITB will contain additional contract documents, including Plans and Drawings, Technical Specifications, and other pertinent information, and will be issued to the most qualified Offerors, who have submitted Offers meeting the criteria stated in this RFQ and have been deemed by the College as the most qualified to bid. Step Two will be completed at the time the Bids are solicited and a contract is awarded based upon the lowest responsive and responsible Bid. (Step One will have involved a determination that any of those Offerors submitting Offers meeting the criteria in this RFQ will be deemed to be responsible.) Determination of bidder responsibility in Step Two is subject to the college's review of Offeror's responses to, and submission of, the college's "Responsible Bidder Determination Form" contained in the ITB.

Bidder Responsibility will only be re-examined in the event the College obtains information of a change of circumstance affecting responsibility of an Offeror/bidder, whether obtained from Offeror(s)/bidder(s) or through the College's own investigation. Offeror(s) shall notify the College of any change in circumstances that occur after submission of the Offer and that relates to the Offeror's/bidder's responsibility as described in this RFQ, subsequent ITB, and/or ORS Chapter 279.

DEFINITIONS

Except for some special definitions contained in specific provisions, defined terms and definitions are contained in the Instructions to Offerors. Offerors are encouraged to review those definitions prior to reviewing the RFQ documents or completing any forms.

CERTIFICATION

The submission of an Offer shall constitute a certification upon which the College may rely that the Offeror has thoroughly examined and is familiar with the RFQ, the attachments, and the addenda (if any), and has reviewed all applicable laws, regulations, ordinances, and resolutions dealing with or related to this procurement. The failure or neglect of an Offeror to examine such documents, laws, regulations, ordinances, or resolutions shall in no way relieve the Offeror from any obligations with respect to the contract ultimately issued as a result of this RFQ and subsequent Invitation to Bid. No claim for compensation will be allowed which is based upon a lack of knowledge of any aspect of the RFQ, attachments, addenda (if any), laws, regulations, ordinances, or resolutions.

OBTAINING PRELIMINARY PLANS/DRAWINGS

Copies of a preliminary 50% Plan/Drawing may be obtained for the cost of reproduction from Salem Blue, 475 Ferry Street SE, Salem OR 97301, 503.363.6097. Fifty-percent (50%) CD drawings will be available for viewing from the following Plan Centers: Contractors Exchange, 2256 Judson SE, PO Box 12065, Salem OR 97309, 503.362.7957; Oregon Contractor Plan Center, Inc., 14625 SE 82nd Drive, PO Box 477, Clackamas OR 97015, 503.650.0148; and Daily Journal of Commerce Plan Center, 2840 NW 35th Avenue, PO Box 10127, Portland OR 97210, 503.274-0624. These documents are made available to acquaint Offerors with the site and the general concept of the project as it exists at the time of the RFQ. The documents are not intended to be used to prepare a schedule, bid, proposal or budget to do the Work. Any use of them except to gain an appreciation of the order of magnitude and location of the Work is solely at the Offeror's risk.

NOTICE TO UNSUCCESSFUL PROPOSERS

The following information will be provided to Offerors, who are determined to be outside the Competitive Range after the evaluation committee's evaluation.

1. The reasons why the College determined the Offer to be outside the competitive range (i.e., the numerical score of all Offerors by component).
2. The number of Offers received by the College.
3. The name(s) of the Offerors(s) within the competitive range.

PROTESTING THE RFQ (STEP ONE), OF THE ENHANCED SELECTION PROCESS

If an Offer has been determined to be outside the Competitive Range, an adversely affected or aggrieved Offeror must exhaust all avenues of administrative review and relief before seeking judicial review of the College's decision.

An Affected Offeror may protest exclusion from the subsequent step of this solicitation only if the Offeror is: 1) Responsible and submitted a Responsive Offer; and 2) but for the College's

mistake in evaluating the Offeror's Offer, the protesting Offeror would have been eligible to participate in the next step of competition. The Affected Offeror's protest shall be submitted in Writing, must specify the grounds upon which the protest is based.

Protest(s) shall be submitted to, and must be received by the Chemeketa Community College Procurement Services office no later than 4:30 PM, Pacific Time, within five (5) calendar days of the date of issue appearing on the "Notice of Subsequent Step," unless the day falls on a Saturday, Sunday, holiday, or a date that the office is closed, in which case the protest must be delivered by the next business day on which the office is open for business. Protest may be faxed to the attention of Eileen Miller, Purchasing Management Analyst @ 503-399-5038 or delivered to: Chemeketa Community College Procurement Services office; Attention - Eileen Miller, Purchasing Management Analyst, Building 2, Room 202; 4000 Lancaster Drive NE; PO Box 14007; Salem OR 97309. It is the Offeror's responsibility to ensure the protest was received in the Procurement Services office of the Business Services Department by the deadline. Protest will be promptly reviewed, and the College shall issue a Written disposition of the protest within three (3) working days of the College's receipt of the protest.

The College's initial Written disposition and findings shall constitute the College's Final Decision and Order, unless the protesting Offeror, within three (3) working days of the issuance of the Written disposition, files an appeal with the College's Local Contract Review Board (Board of Education), through Chief Financial Officer, Julie Huckestein.

Notwithstanding ORS 192.410 to 192.505, Offers are not required to be open for public inspection until after the notice of intent to award a contract is issued (ORS 279B.060(5)). While Offers are not subject to disclosure until after the notice of intent has been issued, the College will, however, make an effort to make scores from Step One available upon request.

OFFER/PROPOSAL REJECTION AND PROCUREMENT CANCELLATION

The College reserves the right to cancel all or any portion of the procurement. In addition, the College reserves the right to reject any or all Offers and to cancel all or any portion of the procurement.

OFFER/PROPOSAL DEVELOPMENT COSTS

Submission of an Offer to the College does not obligate the College to pay any expenses incurred by the Offeror in preparation of its Offer, nor does it obligate the College in any other respect. The College will not reimburse the cost of a successful protest. It is a condition of submission that proposal costs are solely the cost of the Offeror.

OFFER/PROPOSAL OWNERSHIP

All Offers become the property of the College and will not be returned to the Offeror. Offers that are not opened may be returned to the Offeror or disposed of by the College at the College's discretion once the time to protest the refusal to consider the offer has passed.

ADDENDA

Any addenda or clarifications to this Solicitation shall be published under the "Construction Projects," subtitle located within the "Bid Announcements" section, on the Chemeketa Community College Procurement Services website @ <http://www.chemeketa.edu/workforce/procurement/BidAnnouncements.html>.

It is the responsibility of each Offeror to check for any information or Addenda to this solicitation.

All addenda, with the exception of addenda to the Closing date and time, will be issued not less than 72 hours before the specified Closing date and time. Addenda specifically related to the Closing date and time may be issued with less than 72 hours notice. Failure of any Offeror to receive any such addenda or interpretation shall not relieve the Offeror from any obligation under its Offer as submitted.

EVALUATION PROCESS

- **Evaluation Process**

Offers that are received within the time allowed and in a properly marked wrapper will be opened by the College and examined for compliance with the requirements of this RFQ. Offers that do not comply, are not timely delivered or are improperly marked may be rejected without further consideration. The names of the Offerors, whose offers are to be considered, will be announced. Those whose Offers are deemed to be noncompliant will be informed.

The staff of the Procurement Services office will examine the Offers received and determine whether all mandatory requirements have been met by the Offeror and will inspect the Offers to be certain that they are in proper form before submitting them to the Evaluation Committee.

The Evaluation Committee will consist of not less than three (3) and not more than seven (7) persons selected by the College. The Committee may include officers or employees of the College, persons from the community, design professionals or persons with other expertise. No member of the College's Public Contract Review Board and no person affiliated with an Offeror or who participated in any way in the preparation of an Offer may serve. The Committee may call upon the resources of the College as necessary for technical information or for advice on the interpretation or legal effect of information before it. Members of the Committee or staff may check references or confirm information provided as requested by the Chair. The Chair shall be elected by the Committee.

All Offers will be evaluated by the Evaluation Committee. The Committee will evaluate and score each Offer in accordance with the evaluation criteria set out in this RFQ. Each member of the Committee shall evaluate each Offer to be evaluated; however, the evaluation may be "juried" and members of the Committee may discuss evaluations with one another. No member of the Committee may discuss an evaluation with an Offeror until the evaluation process is completed.

The evaluation criteria are set out in Exhibit A and Exhibit B.

- **Evaluation Committee Contact**

Any contact during the RFQ evaluation process, or attempt to have contact with the Evaluation Committee, where it is unsolicited by the Committee's members, will result in disqualification of your Offer. The RFQ Coordinator is the sole point of contact for this procurement and has the discretion to direct technical questions to the Technical Contact

or other appropriate parties at the College.

From the date of issuance of this RFQ until the selection of a Contractor is announced, all questions concerning any part of this RFQ shall be directed to the RFQ Coordinator. It is not permissible for any Offeror, or any entity working on behalf of an Offeror, to solicit information from any other individual or government source (Federal, State, or local) other than from the official point of contact listed herein. Any unauthorized solicitations for information that are reported are grounds for disqualification of the Offeror's proposal.

PUBLIC RECORD

At the conclusion of the selection process, the contents of all Offers received and opened will be made available for public inspection (ORS 192.410 to 192.505). Trade secrets or proprietary information that are recognized as such and are protected by law (ORS 646.461 to 646.475) may be withheld, if clearly identified as such in the Offer submitted.

If an Offer contains any proprietary information that the Offeror does not want disclosed to the public or to be used by the College for any purpose other than evaluation of their Offer, each sheet of such information shall be readily separable from the remainder of the Offer and must be marked with the legend:

"CONFIDENTIAL," "PROPRIETARY" or "TRADE SECRET"

The legend shall be red in color on original documents and shall appear on each page of the original and any copy in which the information to be protected appears and shall be in block capital letters at least 0.5" in height. Pages shall be marked to indicate the information for which the claim of protection from disclosure is made and to separate the material to be protected from other information appearing on that page. Offerors are cautioned that the information sought to be exempt from disclosure must qualify for exemption under ORS 192.501, ORS 192.502 or another provision of law. The College reserves the right to waive the exemption from disclosure if the exemption is waivable and it is in the public interest to do so. Offerors are further informed that final determinations concerning the withholding of information from public disclosure rest with the District Attorney, the Attorney General or the Courts and not with the College. The College may not disclose information that the law forbids it to disclose and may not withhold information the law requires it to provide. Failure to mark information, documents or data shall be conclusive proof that the Offeror claims no exemption for it.

Proprietary information that the Offeror does not want disclosed to the public and that has been submitted on CD or other format as specified, as a required submittal, shall be submitted on separate CD from that of the remainder of the identical copy of the ORIGINAL Offer, and shall be marked and labeled with the legend:

"CONFIDENTIAL," "PROPRIETARY" or "TRADE SECRET"

Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment shall be publicly available regardless of any designation to the contrary. Any response marked as a trade secret in its entirety shall be considered non-responsive and shall be rejected.

All submissions and additional information, if any, shall become public record after award of contract.

PROHIBITED CONDUCT

1. Officials not to benefit. No person submitting an Offer and no person on behalf of an Offeror shall give or promise anything of value to any person who is a public official, an employee of the college, a member of its governing body, or a member of any evaluation committee to obtain information or to influence or attempt to influence the decision of that person on anything pertaining to this RFQ or any subsequent contract or subcontract. “Thing of value” includes not only direct gifts or payment but the conferring of a benefit on any such person, person’s relative or other person or entity for purpose of influencing the public official.
2. Kickbacks prohibited. No person being an Offeror under this RFQ or a bidder or proposer on any subsequent contract or an officer, employee or agent of either shall require any kickback, fee, rebate, deduction or payment from any person to be considered as an employee, subcontractor, supplier, service provider or consultant unless the requirement be authorized by law and the amount duly recorded and paid over to the College or the person or entity entitled to receive it.
3. Contingent fees prohibited. No Offeror shall pay or give to any person or entity anything of value for work done on or in connection with the response to this RFQ contingent upon the Offeror being selected to proceed to the second step of this procurement. This prohibition does not prohibit the payment of a bonus to an employee of the Offeror under a preexisting bonus plan and formula nor does it prohibit the Offeror from engaging services to be performed in the future on a bid or proposal or a contract awarded the performance of which services are contingent upon the Offeror’s success.

Submission of an Offer is a representation by the Offeror that the Offeror has not and will not engage in the conduct prohibited.

SUBMITTALS

- **Format of Offer**
Offers should be prepared simply and economically, providing a straightforward, concise description of the Offeror's capabilities to satisfy the requirements of the RFQ. All materials should be secured by binding or stapling (3-ring binders are prohibited). Emphasis should be on completeness, organization, and clarity of content.

Your response must be font size 12 or larger and be contained in a document **not to exceed twenty (20), single-sided pages, on 8.5” x 11” “letter sized” paper** including pictures, charts, graphs, tables and text the firm deems appropriate to be part of the review of the firm’s response. The twenty-page limit does not include Exhibit “C,” the College’s Response Form. Recycled and recyclable materials are preferred. Resumes of key individuals proposed to be involved in this project are exempted from the 20-page limit and should be appended to the end of your response. No supplemental information to the 20-page Offer will be allowed. Appended resumes of the proposed key individuals, along with

a transmittal letter, table of contents, front and back covers, and blank section/numerical dividers, etc., will not be counted in the 20-page limit.

Information should be presented sequentially in the same order as the evaluation criteria. Your response should follow the format outlined below and must be signed by an officer of your firm with the authority to commit the firm. The Offer should be submitted in a soft-bound or stapled (no three-ring binders) format.

- **Sequential Organization of Proposal/Offer**

All responses to “Mandatory Requirements of the RFQ” and “Scored Criteria” of the RFQ shall be in the same ascending, sequential order, as listed under their respective sections, beginning with “M1” or “1” as applicable, and each page of the response shall be numbered and dated. For ease in scoring the Offers, please provide tabs keyed to each of the criterion's numbers.

- **Required Submittals/Offeror’s Checklist**

For consideration, Offeror(s) shall return one ORIGINAL set of submittals (*clearly marked as “ORIGINAL”*), one (1) complete copy of the ORIGINAL on CD in pdf format, and six (6) complete copies of each set. Submittals must be clearly and distinctly typed or written with ink in the English language. No erasures are permitted. Mistakes must be crossed out and initialed in ink by the person signing the Offer. Otherwise, the interlineations may render the Offer non-responsive. Submittals shall include:



Mandatory Requirements of the RFQ (response to Exhibit “A”)



Scored Criteria of the RFQ (response to Exhibit “B”)



Response Form (response to Exhibit “C”)

- **Review Process**

The College will first review the Offers to confirm whether each Offeror has agreed to the terms and conditions of the RFQ, whether each Offeror has met all mandatory requirements, and whether there are signed copies of all the standard documents. Only those Offers, which appear to meet all mandatory requirements will be further considered (i.e., failure to respond to any or all parts of the Mandatory Requirements of the RFQ may result in disqualification); the Offers will then be evaluated and scored based upon the *Scored Criteria* identified in this RFQ, and a Competitive Range will be established.

- **Definitions of Key Words**

“Shall” and/or “Must:” Indicates a mandatory requirement. Failure to meet these mandatory requirements may result in the rejection of the Offer .

"Should:" Indicates something that is recommended but not mandatory. If the Offeror fails to provide recommended information, the College may, at its sole option, ask the Offeror to provide the information or evaluate the Offer without the information.

“May:” Indicates something that is not mandatory but permissible.

- **Offer/Proposal Review Process**

The College will first review the Offers to confirm whether each Offeror has complied with the terms and conditions of the RFQ, whether each Offeror has met all mandatory requirements, and whether there are signed copies of all the standard documents. Only those Offers, which appear to meet all mandatory requirements will be further considered (i.e., failure to respond to any or all parts of the Mandatory Requirements of the RFQ may result in disqualification); the Offers will then be evaluated and scored by the evaluation committee based upon the *Scored Criteria* identified in this RFQ.

On the basis of this evaluation, the College intends to issue an Invitation to Bid (Step Two), to only those Offerors earning a minimum of 90% (252 points), of the Scored Criteria's Maximum Points Possible. Provided that if fewer than three (3) qualifying Offers are received, the College may at its sole option cancel the RFQ or reduce the points necessary to qualify so as to allow no fewer than two (2), or more than five (5) Offerors to proceed to Step Two.

- **Financial Strength**

The College reserves the right to obtain credit reporting information. Failure to receive satisfactory information may result in a contractor's ineligibility to participate in Step Two.

ESTIMATED TIMELINES FOR TWO-STEP, ENHANCED SELECTION PROCESS (RFQ followed by ITB)

<u>DATE</u>	<u>ACTIVITY</u>
February 2, 2010	Release RFQ for Two-Step, Enhanced Selection Process
February 25, 2010	RFQ (i.e., Step One), Closes
March 1 - 5, 2010	Evaluation of Offers, Short List Determined
March 9, 2010	"Notice of Subsequent Step" Issued
March 18, 2010	Invitation to Bid (Second Step), Released to Most Qualified Offerors
April 13, 2010	Brooks Classroom Building ITB Closes
April 21, 2010	Recommendation for Contract Award submitted to Board of Education

PART I.D. – PROJECT DESCRIPTION

SCOPE OF WORK/SPECIFICATIONS

General Description of the Project:

The scope of work includes the construction of a new 3-story classroom building with an approximate gross area of 30,900 feet and all related site work, including the construction of a parking area, to be located at 4910 Brooklake Rd NE Salem, Oregon 97305. The project will be constructed to LEED Silver standards but is not anticipated to be certified. The building will consist of classrooms, computer labs, an exercise or mat room, office space, and associated student services spaces, such as a small dining area and student gathering areas.

A separate early site package will be released in February 2010 to construct a new pond to eliminate the need for the current pond, which is within the boundaries of this current project. In addition, the existing burn tower, which also conflicts with this project, will be relocated as part of the early work package released in February. The site should be considered constrained, as training activities will be occurring both within the existing Regional Training Center (RTC) building, and on other areas within the site. In addition, the site also contains a working fire station and shift quarters for professional and volunteer fire fighters as well as Chemeketa Fire Science students.

The structural system will be steel framing with columns and composite beams, floors will be reinforced concrete over composite floor deck and shear connectors, roof will be steel deck with an area of reinforced concrete in the area of the main roof top unit. Building envelope will incorporate a passive rain-screen approach and will include cold formed framing, metal cladding, store front glazing and curtain wall glazing. Building Mechanical systems will include packaged roof top unit with energy recovery wheel, boilers, pumps, heating water piping, terminal units, fan powered boxes and ductwork. Life safety systems include sprinklers, alarms and standpipe.

The award of the contract in response to Step Two (Invitation to Bid), is anticipated to be April 21, 2010. The contract may have allowances, such as paving, that will require the general contractor to secure bids from sub-contractors during the progress of the work. Substantial Completion is to be accomplished by June 17, 2011.

PART II– INSTRUCTIONS TO OFFERORS

INSTRUCTIONS TO OFFERORS

Part II, Instructions to Offerors, is available on the College's Procurement Services website, at <http://www.chemeketa.edu/workforce/procurement/ForSupplier.html> under the subheading "*Instructions to Offerors*," or you may call 503.399.5014 to request a hard copy. No plea of ignorance of terms, conditions, or general information or instructions at that site will be accepted as an excuse for any failure or omission on the part of the Offeror.

These aforementioned Instructions to Offerors, available on the College's website, are incorporated by reference into this Request for Qualifications document and subsequent Contract resulting from Step Two (Invitation to Bid). Each Offeror, by the submission of its Offer, assents to each and every term and condition set forth anywhere in the RFQ and subsequent Contract Documents and agrees to be bound thereby.

In the event of conflict or ambiguity, the more specific requirements of the Request for Qualifications and Invitation to Bid, excluding the Instructions to Offers, take precedence over the more general requirements of the Instructions to Offerors.

EXHIBIT "A"

The following questions constitute the Mandatory Requirements (Exhibit "A"), and Scoring Criteria (Exhibit "B"), for the Selection Committee to evaluate responses. You must respond to each criterion in numerical order. For ease in scoring the responses, please provide tabs keyed to each of the following criteria numbers. Indicate in writing the following information about your firm's ability and desire to perform this work.

Offerors failing to meet all "Mandatory Requirements" will result in Offer being rejected as non-responsive.

The College reserves the right to investigate and consider all information provided in response to this RFQ, including, without limitation: any customer references, whether or not furnished by the Offeror; past performance of any Offeror with respect to its successful performance of similar contracts; compliance with specifications/contractual obligations; and Offeror's completion or delivery of a product/service on schedule.

MANDATORY REQUIREMENTS OF THE RFQ

- M1. COPIES/ORIGINAL REQUIRED
One original and six (6) copies of each proposal/Offer shall be submitted in a sealed, opaque (i.e., not transparent), envelope/container clearly marked "**RFQ —General Contractor for Construction of the Brooks Classroom Building**" and submitted by the date and time and in the manner prescribed in the Public Notice contained within this RFQ.
- M2. AUTHORIZED AGENT
Response Form (Exhibit "C"), must be submitted and signed by an authorized agent of the Offeror.
- M3. EXPERIENCE OF KEY PERSONNEL
Offeror must submit resumes of the proposed Superintendent, Project Manager, and any other key personnel. These personnel are required to have performed in their respective roles as proposed for the General Contractor for the Brooks Classroom Building project on two (2) projects of similar complexity within the last seven (7) years and with a value of at least \$5,000,000 and must have performed these duties for the majority of the duration of the project time. Please reference those projects.

For College use only		
ABLE TO MEET REQUIREMENTS?		
Item	YES?	NO?
M.1	_____	_____
M.2	_____	_____
M.3	_____	_____

		For College use only	
		ABLE TO MEET REQUIREMENTS?	
		Item	YES? NO?
M3.	EXPERIENCE OF KEY PERSONNEL <i>(continued)</i> The College requires that there is no substitution of the proposed Project Manager and Superintendent to perform their respective roles through the duration of the Brooks Classroom project and through final completion, without the express written approval of the College.	M.3 <i>(continued)</i>	
M4.	EXPERIENCE OF FIRM Offeror must submit information to verify that the Offeror's firm has been the prime contractor on at least two (2) projects of similar complexity with a contract date within the last seven (7) years having a contract value of at least \$5,000,000.	M.4	_____
M5.	SELF-PERFORMED WORK Indicate a minimum of 10% of the work on this project that can be performed using your firm's labor resources rather than subcontracted forces. This 10% figure must not include: any components of overhead; profit, including project management; clean-up; or project supervision.	M.5	_____
M6.	SAFETY Please specify your firm's Safety Experience Modification Rate. To be considered, firms must indicate a rate of less than 1.0 averaged over the last three (3) years and less than 1.0 for the year 2009.	M.6	_____

EXHIBIT “B”

SCORED CRITERIA OF THE RFQ

The evaluator may assign points by category without regard to attribution to individual scored criteria within the category. Evaluation and scoring of Offers will be conducted through a preliminary discussion (juried process), by the evaluation committee, followed by independent evaluation and computation of the scores.

The evaluation committee will use the following guidelines and scored criteria to determine which Offerors are most eligible to participate in Step Two (Invitation to Bid). Fractional points may be awarded.

Points for Scored Criteria will be awarded as follows for each Category:

Five Points: Excellent; provides clear documentation in a very favorable response to the question; excellent probability of success and in achieving all objectives.

Four Points: Above average response to the question.

Three Points: Acceptable; meets minimum standards.

Two Points: Fair; partially unresponsive.
Response falls short of expectations.

One Point: Inadequate; fails to meet perceived needs.
Submission fails to meet requirements.

Zero Points: Non-responsive; not addressed in Offer.

In addition to the score achieved by the Offeror for each scored criteria, a weight factor assigned to the criteria is used to determine the final score for that category (e.g., 3 points for an “acceptable” response is then multiplied by a weight of 5 to equal a score of 15).

The selection process will be based on the information submitted, obtained, received, presented, found, and heard in response to this Request for Qualifications. The College will be the sole judge of the merits of each Offeror’s submission.

NO.	CATEGORY	SCORED CRITERIA	POINTS 0 - 5	WEIGHT	TOTAL
1	Firm's Background and History	<u>Firm's Longevity:</u> How long has your firm been in business? <i>(continued on next page)</i>		6	

NO.	CATEGORY	SCORED CRITERIA	POINTS 0 - 5	WEIGHT	TOTAL
1	Firm's Background and History (continued)	• Identify key personnel, including officers, within your firm, listing achievements, and any related information pertinent to this project; • Indicate your firm's annual volume for the last five (5) years; • Is your firm's current remaining bonding capacity over \$10 million?			
2	Key Personnel	Scores will be based, in part, on your response to M.3 of the Mandatory Requirements. In addition, identify how long the key personnel listed in Mandatory response #3 have been with your firm, and the type of projects and budget of projects they have completed while in the employ of your firm. The College requires that there is no substitution of the proposed key personnel to perform their respective roles through the duration of the Brooks project and through final completion without the express written approval of the College.		8	
3	Similar Projects	The building to be erected will be approximately 31,000 square feet, consist of three (3) floors, and will be of steel-framed construction with concrete decks, and a rain screen exterior system. Please provide examples of successfully completed projects of a similar construction type, size, and multi-story configuration.		4	

NO.	CATEGORY	SCORED CRITERIA	POINTS 0 - 5	WEIGHT	TOTAL
4	Value Engineering	Pursuant to ORS 279C.340 and the College's Rule #CCR.283, the College may negotiate with the lowest responsible bidder should the bid price received in Step Two of the selection process exceed the College's Cost Estimate. This places a special importance on the general contractor's ability to productively engage in value engineering. Please describe any particularly successful value-engineering experiences or processes your firm has engaged in or used. More points will be awarded for design/bid/build experiences rather than negotiated or CM/GC experiences.		4	
5	Subcontractor Quality Control	Describe the processes you will have in place to assure that you will only be awarding bids from potential subcontractors whom you believe will provide high quality workmanship and will successfully complete their scope of the work.		4	
6	Sustainability	The College intends to build a building that achieves the LEED Silver standard. The College does not anticipate applying for this certification at the current time. Describe your firm's experience with working on sustainable or "green" projects. Describe how your firm will ensure that sustainable or "green" techniques and processes will be exercised during the Construction Phase Services phase of this project, including waste reduction and recycling of construction debris. <i>(continued on next page)</i>		4	

NO.	CATEGORY	SCORED CRITERIA	POINTS 0 - 5	WEIGHT	TOTAL
6	Sustainability (continued)	<i>(Points will be awarded on the basis of size and number of projects, and measures taken to ensure sustainable building goals are met during the construction phase of the project.)</i>			
7	Experience: Similarly Occupied Sites	The operation of the Regional Training Center building on this site will continue through the duration of this project. It is anticipated that 100 vehicles will routinely be parked on the site to access the RTC facility. There will be pedestrian traffic bordering the site. In addition, outdoor training will be provided to clients and students immediately adjacent to the site. Describe your experience on similarly active sites. (Points will be awarded on similarity and number of experiences, and involvement of identified key personnel in Mandatory response M.3 on the referenced projects.)		4	
8	Performance	a. Has your firm been terminated for cause/default on a contract within the last ten (10) years? If so, please provide an explanation. b. Has your firm had to pay actual or liquidated damages in the last ten (10) years for failure to complete the work on a project by the contractually required date? If so, provide an explanation. <i>(continued on next page)</i>		8	

NO.	CATEGORY	SCORED CRITERIA	POINTS 0 - 5	WEIGHT	TOTAL
8	Performance (continued)	c. Has your Surety made payments on your account on Payment or Performance bonds in the last ten (10) years? If so, please provide an explanation. d. Has your firm been a party in litigation or binding arbitration with an owner, developer, or first-tier subcontractor in the last seven (7) years? If so, identify: • A summary of the nature of the claim(s); • The dates of the claim(s); • The circumstances of the claim(s); • The final results of the claim; • Other relevant information.			
9	Safety and Security	Has your firm received a “final order” for willful or repeated OSHA violations or failure to abate safety deficiencies during the last 10 years? If so, please explain.		4	

NO.	CATEGORY	SCORED CRITERIA	POINTS 0 - 5	WEIGHT	TOTAL
10	References	Please provide three project references. For each project, identify the name of the project, your firm's scope, the contract price, and: 1. The names, addresses, phone numbers, and email addresses of the client/project owners or owner employee with significant project responsibilities (owner's rep or owner's project manager), for each of the three projects. 2. The names, addresses, phone numbers, and email addresses of the mechanical, electrical, and interior finishes (framing, sheetrock, ceiling) subcontractors each of the three projects 3. The names, addresses, phone numbers, and email addresses for the design professionals (architects or major engineers), responsible for design on each of the three projects. Please verify that the contact information, including phone and email address, is correct for the contacts identified in response to this category of questions. The College's Procurement Services office will not check and score references of any firm having earned less than 222 points of the 230 points possible through Scored Criteria numbers 1 through 9.		10	

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Offeror's Total for Scored Criteria/Qualifications	Total Score: _____ (Points X Weight = Total)
Maximum Score Possible for Scored Criteria/Qualifications Prior to Reference Check	Score: Maximum Points X Weight = Total Points Possible (230 Maximum), Prior to Reference Check
90% or a minimum of 252 of the 280 Total Points Possible must be earned to be eligible for Step Two. (See page 14 for exceptions.)	Percentage of Points Earned: _____

No.	Category	Possible Points
1	Firm's Background and History	30
2	Key Personnel	40
3	Similar Projects	20
4	Value Engineering	20
5	Subcontractor Quality Control	20
6	Sustainability	20
7	Experience: Similarly Occupied Sites	20
8	Performance	40
9	Safety and Security	20
SUBTOTAL (Points possible prior to reference checks.)		230

10	References	50
TOTAL POINTS POSSIBLE		280



EXHIBIT "C"

RESPONSE FORM

OF

CHEMEKETA COMMUNITY COLLEGE

RFQ Closing Date: February 25, 2010, at 2:00 p.m., Local Time (Pacific)

I, the undersigned, an authorized representative of _____
(Company Name)

whose address is _____
(Number and Street) (City and State) (Zip)

have read and thoroughly understand the Request for Qualifications (RFQ) Solicitation Document issued by Chemeketa Community College for furnishing the Work required by the RFQ for a **General Contractor for Construction of the Brooks Classroom Building.**

Acting on behalf of my firm, which is listed above, I do attest that the services offered by us meets Chemeketa Community College's specifications in every respect except those described on the attached list of "Exceptions." We attach listing of Exceptions _____ (Y/N). (A "Y" or "Yes" response indicates Exceptions to the Specifications have been taken and have been attached and indicated as such.)

We, therefore, propose and make this Offer to furnish, F.O.B. Chemeketa Community College, freight prepaid, (Offeror pays freight charges, Offeror bears freight charges, Offeror owns goods in transit, Offeror files any claims), at the prices indicated hereon or with the submission of *Exhibit B*, the Work required by the Solicitation Document for a **General Contractor for Construction of the Brooks Classroom Building.**

Addenda

Receipt of addenda is hereby acknowledged as follows:

Addendum No.

Date

GENERAL CONTRACTOR FOR CONSTRUCTION OF THE BROOKS CLASSROOM BUILDING
OFFER RESPONSE FORM – PAGE 2 of 4

OFFEROR'S NAME _____ CCB# _____

Oregon Business Registration: To transact business in the State of Oregon, a bidder must be registered with the State of Oregon Corporations Division. Please indicate your business' current registration type with an "X" in the appropriate space:

_____ Corporate Registration
_____ Assumed Business Name Registration

OREGON RECIPROCAL PREFERENCE LAW (ORS 279A.120): Each bidder must state in its proposal whether it is a resident or non-resident bidder as defined in ORS 279A.120. **Bids that fail to provide this information will be considered nonresponsive and will be rejected.**

Oregon's reciprocal preference law, ORS 279A.120, requires public contracting agencies, in determining the lowest responsible bidder, to add a percent increase to each out-of-state bidder's bid price which is equal to the percent of preference given to local bidders in the bidder's home state. That is, if the low bidder is from a state that grants a 10-percent preference to its own in-state bidders, the Oregon agency must add ten percent to that bidder's price when evaluating the bid.

DEFINITION - RESIDENT BIDDER: A bidder that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the bid, has a business address in this state and has stated in the bid whether the bidder is a "resident bidder."

DEFINITION - NON-RESIDENT BIDDER: A bidder who is not a resident bidder as defined above.

Indicate by an "X" in the appropriate space whether you are an Oregon resident bidder or non-resident bidder: _____ Oregon Resident Bidder _____ Non-Resident Bidder

If a non-resident bidder, indicate the state in which the bidder resides and the preference discount given by that state:

State: _____
Preference Discount (percentage): _____%

The preference discount listed must be specifically for the type of product work or service bid. In determining the lowest responsible bidder, this percentage will be added to bids of non-resident bidders that are given a preference discount.

The laws of the State of Oregon governing public improvement contracts and public contracts may be obtained from the following website:
[HTTP://WWW.LEG.STATE.OR.US/ORS](http://WWW.LEG.STATE.OR.US/ORS)

GENERAL CONTRACTOR FOR CONSTRUCTION OF THE BROOKS CLASSROOM BUILDING
OFFER RESPONSE FORM – PAGE 3 of 4

OFFEROR'S NAME _____ CCB# _____

The Undersigned certifies that this Offer has been arrived at independently, without consultation, communication, collusion designed to limit independent bidding or competition, or agreement as to any matter relating to this Offer that would in any way interfere with fair competition except as otherwise stipulated by Oregon Statute.

The Undersigned certifies that prices submitted herein have been arrived at in an entirely independent and lawful manner by the Offeror without consultation with other Offerors or potential Offerors or foreknowledge of the prices to be submitted in response to this solicitation by other Offerors or potential Offerors on the part of the Offeror, its officers, partners, owners, providers, representatives, employees or parties in interest, including the affiant, and that said prices include: (A) average or actual salary or wage, including payroll taxes and benefit costs for contractors and employees who: (i) work in the industry or business most closely involved in performing the services that the contracting agency intends to procure; and (ii) would be necessary and directly involved in performing the services or who would inspect, supervise or monitor the performance of the services; (B) materials costs, including costs for space, energy, transportation, storage, raw and finished materials, equipment and supplies; and (C) miscellaneous costs related to performing the services, including but not limited to reasonably foreseeable fluctuations in the costs for the items identified in this subsection over the expected duration of the procurement.

The Undersigned certifies that it has not and will not discriminate against a subcontractor in the awarding of a subcontract because the subcontractor is a minority, women, or emerging small business enterprise certified under ORS 200.055 or against a business enterprise that is owned or controlled by or that employs a disabled veteran. (OAR 137-046-0210)

The College will in no case be responsible for any loss for any unanticipated costs which may be suffered by the Contractor as a result of the Contractor's failure to fully inform himself/herself in regard to all conditions pertaining to the completion of the contract.

Any notice required to be given the College under the Contract Documents shall be sufficient if given in writing, by first class mail, to Chemeketa Community College, PO Box 14007, Salem, OR 97309-7070, and addressed to the attention of: Jerry Vessello, Director of Capital Projects & Real Property, Chemeketa Community College, 4000 Lancaster Drive NE, PO Box 14007, Salem, Oregon 97309-7070. Any notice required to be given the Contractor under the Contract Documents shall be sufficient if given in writing, by first class mail, to the address written below and addressed to the attention of the Contractor's authorized representative as it appears below.

GENERAL CONTRACTOR FOR CONSTRUCTION OF THE BROOKS CLASSROOM BUILDING
OFFER RESPONSE FORM – PAGE 4 of 4

OFFEROR'S NAME _____ CCB# _____

The undersigned and each person signing on behalf of the Offeror certifies, and in the case of a sole proprietorship, partnership or corporation, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of their knowledge and belief, no member of the Chemeketa Community College Board of Education or college officer, employee, or person whose salary is payable

in whole or in part by Chemeketa Community College, has a direct or indirect financial interest in the award of this Bid, or in the services to which this Offer/Proposal relates, or in any of the profits, real or potential, thereof, except as noted otherwise herein.

Offers submitted by firms under "joint venture" arrangements or other multi-party agreements must submit a power of attorney delegating authority to one principal with authority to negotiate and execute any/all contract documents resulting from negotiations/award of this Request for Qualifications and its subsequent Contract.

I have read and understood the attached Solicitation Document and agree to abide by and fulfill their requirements if awarded the contract as a result of this Offer.

FIRM NAME: _____ TELEPHONE NO. _____

DUNS # (if known) _____
DATA UNIVERSAL NUMBERING SYSTEM ISSUED BY DUN & BRADSTREET

E-MAIL ADDRESS: _____ FAX NO. _____

MAILING ADDRESS: _____

DATE: _____ SIGNATURE: _____

NAME/TITLE: _____
(Print Legibly or Type)

SITE PLAN

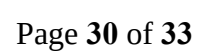


EXHIBIT “E”

BUILDING VIEW



EXHIBIT "F"

PRELIMINARY BUDGET

File: Probable Cost Estimate for Contractor RFP (01-26-2010).xlsx
Work Sheet: RFP Cost Estimate



PROBABLE COST OF CONSTRUCTION ESTIMATE

Brooks Classroom Project
4910 Brooklake Rd. NE Brooks, OR 97305
Project No. 2008-100

Fall 2009

BUILDING AREA COST CALCULATION SUMMARY

Building Segment	Quantity	Units	\$/square foot	Full Program Construction Cost
Classroom Building	27,917	sf	\$205.19	\$5,728,289
MCFD Classroom + Offices	2,145	sf	\$205.19	\$440,133
Store/Deli etc.	807	sf	\$205.19	\$165,588
Pre-Adjustment Sub-total	30,869			\$6,334,010
Cost per GSF				\$205.19
On-Site Improvements:				
Site Work	189,708	sf	\$6.08	\$1,153,425
Pre-Adjustment Sub-total On-Site Improvements				\$1,153,425
Cost per GSF				\$37.37
Off-Site Improvements				
Off-Site Improvements to Brooklake and Pueblo	1	ls	\$471,720.00	\$471,720
Sub-total Infrastructure Improvements				\$471,720
Cost per GSF				\$15.28
Contingencies				
Design Phases Contingency	5.00%			\$374,372
Estimating Contingency	2.25%			\$168,467
Construction Contingency	5.00%			\$374,372
Sub-total on Contingencies				\$917,211
Contingencies Cost per GSF				\$29.71
Construction Hard Cost before Value Engineering:				\$8,876,366
Cost per GSF				\$287.55
Value Engineering Bid Alternates	1	ls	\$505,461.00	\$505,461
Sub-total Value Engineering Options				\$505,461
Value Engineering Reduction per GSF				\$16.37
Total Construction Hard Cost				\$8,370,905
Total Construction Hard Cost per GSF				\$271.18
Total Construction Hard Cost less Infrastructure Improvements and Contingencies (Basis for Most Soft Costs)				\$6,981,973.75
Soft Costs:				
Project Soft Costs as a Percentage of Hard Costs	31.00%			\$2,164,412
Sub-total Soft Costs				\$2,164,411.86
Total Estimated Project Costs				\$10,535,588
Under / Over budget				\$16,001
Project Budget				\$10,551,589
Project Budget per GSF				\$341.82

PROJECT SCHEDULE

