

FRSD Bond Update *District Selects Contractor*

The Fern Ridge School District has continued to set the foundation for the upcoming bond work.

In October the District solicited proposals from contractors to provide Construction Manager / General Contractor (CMGC) services for the construction projects at Elmira Elementary and Veneta Elementary. The District received six proposals, which were evaluated by District staff and members of the Citizens Oversight Committee. The evaluation team elected to interview four firms and gave their selection recommendation to the School Board on November 17th. The School Board awarded the CMGC contract to LCG Pence Construction from Salem, OR.

What stood out for the reviewers in LCG Pence's proposal was their amount of CMGC experience, particularly in K-12 education; that much of their work occurs on occupied sites; their clear understanding of site safety protocols; that their most recent school project in Lincoln County garnered 70% local trade participation; and that their fee structure was the most cost effective of all the proposals. What stood out for the reviewers in LCG Pence's interview was their commitment to target 80% use of Lane County subcontractors in the construction of the projects; their commitment to focus advertisements for most sub-trades to the Lane County region; that they were specific and had a plan well laid out as well as options in case first assumptions prove false; that their demeanor was genuine, approachable, and engaging; that the entire team stressed quality and was specific in how they would achieve it; and their strong emphasis on cost estimating and early planning.

Site design for the projects at Elmira Elementary and Veneta Elementary School continues, and pre-design concept diagrams, goals, and program statements for spaces and sizes have been established. The projects are now moving into massing models and floor diagrams. The designs are occurring with site design teams made up of administrators, teachers, and parents that meet every 2-3 weeks with the architect and engineers. A compilation of the current status of the designs was shared with the community on November 6th (Elmira Elementary School) and November 10th (Veneta Elementary School) at the District Office. These compilations are available in the front office of each school and at the District Office. Student meetings will be held after the first of the year to get their thoughts on aspects of the interior spaces.

The Citizens' Oversight Committee (COC) continues to meet on a monthly basis and participate in site design activities. The primary purpose of the COC is to assure that all bond promises are delivered. As the bond work progresses, the contractor and design team will also meet with the COC.

The Fern Ridge School District will provide a monthly update on the progress of the work funded by the \$26.7 million bond approved by voters last May, to be published on the fourth Wednesday of each month. You can find additional information on the District's website at www.fernridge.k12.or.us/bond. You may also post questions on the website or call the District Office at 541-935-2253.