

SWEET HOME SCHOOL DISTRICT NO. 55

REQUEST FOR PROPOSALS

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES

**SWEET HOME HIGH SCHOOL RENOVATION AND NEW CONSTRUCTION
PROJECT**

RFP No. 2026-55

Issue Date: September 23, 2026

Proposals Due: Monday, October 19, 2026 at 3 p.m. Pacific Time

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1. INVITATION AND PROCUREMENT INFORMATION

1.1 Invitation

Sweet Home School District No. 55 (“District”) is requesting competitive sealed proposals from qualified Construction Manager/General Contractor (“CM/GC”) firms to provide preconstruction and, if subsequently authorized, construction services for the Sweet Home High School Renovation and New Construction Project (“Project”).

The District intends to utilize the CM/GC alternative contracting method pursuant to ORS Chapter 279C, applicable Oregon Administrative Rules, the District’s public contracting rules, and the findings and exemption approved by the District’s Local Contract Review Board.

The selected CM/GC will become an integral member of a collaborative Project team that includes the District, GLAS Architects (“Architect”), design and engineering consultants, and other District consultants and representatives.

The District is seeking a CM/GC with demonstrated success delivering large, complex K-12 projects, particularly projects involving:

- Occupied school campuses;
- New construction combined with renovation;
- Complex phasing and site logistics;
- Student, staff, and public safety;
- Continuous design-to-budget management;
- Constructability and value analysis;
- Subcontractor procurement and market development;
- Schedule management;
- Long-lead procurement;
- Existing building systems and unforeseen conditions; and
- Coordination with ongoing school operations.

The District places substantial importance on the **actual individuals proposed for this Project** and their ability to work collaboratively with the District and Architect.

Price will be a factor in selection but will not be the sole determining factor.

1.2 Procurement Authority

The District is conducting this procurement as an alternative contracting method for a public improvement pursuant to ORS 279C.335 and ORS 279C.337 and applicable Attorney General Model Rules, including OAR 137-049-0600 through 137-049-0690.

The District’s Local Contract Review Board has adopted findings approving use of the CM/GC delivery method for the Project.

The initial CM/GC Contract is expected to authorize preconstruction services. Construction work will be authorized only through one or more written Early Work Amendments, Guaranteed Maximum Price (“GMP”) Amendments, or other amendments permitted by the Contract and applicable law.

1.3 District Contact

All communications concerning this RFP shall be directed to:

Sweet Home School District No. 55

Attn: Kevin Strong
1920 Long Street
Sweet Home, Oregon 97386

Telephone: 541-367-7122
Email: kevin.strong@shsd55or.gov

Proposers shall not contact School Board members, District administrators or employees, the Architect, consultants, evaluation committee members, or other persons involved with the procurement regarding this RFP except as specifically authorized by the District.

Unauthorized contact may be grounds for disqualification.

1.4 Procurement Schedule

The District anticipates the following procurement schedule:

Event	Date
RFP Issued	Wednesday, September 23, 2026
Mandatory Pre-Proposal Meeting and Site Tour	Wednesday, October 7, 2026 at 2:45 p.m.
Questions / Requests for Change / Solicitation	Monday, October 12, 2026
Protests Due	Wednesday, October 14, 2026
Final Addendum, if necessary	Monday, October 19, 2026 at 3:00 p.m. Pacific Time
Proposals Due	Monday, October 19, 2026 at 3:05 p.m. Pacific Time
Proposal Opening	Tuesday, October 20, 2026
Written Proposal Evaluation	Tuesday, October 20, 2026
Interview Finalists / Competitive Range Announced	Friday, October 23, 2026
Protest of Competitive Range Determination Due	Tuesday, October 27, 2026
Interviews	Friday, October 30, 2026
Notice of Intent to Award	October 30–November 6, 2026
Unsuccessful Proposer Debrief Meetings, if requested	Wednesday, November 4, 2026
Protest of Intended Award Due	November 5–6, 2026
Contract Negotiations	Monday, November 9, 2026
Board Approval / Contract Award	Tuesday, November 10, 2026
Preconstruction Services Begin	

Proposal Opening Location: Sweet Home School District Office, 1920 Long Street, Sweet Home, Oregon. Attendance at the Proposal Opening is optional and will have no bearing on the evaluation or selection process. Proposals will be publicly opened, but proposal contents will not be read aloud.

The District may modify this schedule by written addendum.

1.5 Mandatory Pre-Proposal Meeting and Site Tour

A mandatory pre-proposal meeting and site tour will be held as follows:

Date: Wednesday, October 7

Time: 2:45 p.m.

Location: Sweet Home High School, Sweet Home, Oregon

Attendance by at least one authorized representative of each proposer is required.

The purpose of the meeting is to provide an overview of the Project and allow proposers to observe campus conditions relevant to access, circulation, construction staging, existing facilities, and continued school operations.

The District encourages proposers to include one or more individuals expected to have meaningful responsibility for preconstruction or construction of the Project.

Statements made during the meeting or site tour will not modify the RFP unless confirmed by written addendum.

1.6 Questions, Requests for Change, Protests, and Addenda

Questions, requests for clarification or change, and protests concerning this RFP, the specifications, or the proposed Contract Documents must be submitted in writing to the District Contact no later than **Monday, October 12, 2026**, as stated in Section 1.4.

A request for change or protest shall identify the provision at issue, the basis for the request or protest, and the change or relief requested. Untimely requests or protests may be rejected to the extent permitted by applicable law.

The District may respond by written addendum when necessary to clarify or modify the RFP or Contract Documents. Only information provided by written addendum shall modify this RFP.

Proposers are responsible for obtaining, reviewing, and acknowledging all addenda.

1.7 Proposal Submission

Proposals must be received no later than:

3:00 p.m. Pacific Time on Monday, October 19, 2026

Proposals shall be submitted on a USB flash drive enclosed in a sealed envelope or package and delivered or mailed to:

**Sweet Home School District No. 55
Attn: Kevin Strong, Business Manager
1920 Long Street
Sweet Home, Oregon 97386**

The sealed envelope or package shall be clearly marked:

CM/GC Proposal – Sweet Home High School – [Proposer Name]

A proposer may also provide a hard-copy version of its proposal for the District's convenience; however, a hard-copy proposal is not required and will not be considered in determining whether a proposal is responsive. If provided, the hard copy shall be delivered with the USB flash drive by the Proposal Closing.

Each proposal shall include the following two separate PDF files:

1. **Proposal** – The complete proposal responding to all requirements of this RFP, excluding the Price Proposal.
2. **Price Proposal** – The completed Price Proposal and Fee Schedule (Attachment E) and other pricing information specifically requested by this RFP.

Files should be named substantially as follows:

[Proposer Name] – SHHS CMGC Proposal.pdf

[Proposer Name] – SHHS CMGC Price Proposal.pdf

PDF files must be complete and readable. Electronic signatures are acceptable.

A proposal is considered received when the sealed package containing the USB flash drive is physically received at the District Business Office at the address stated above.

Proposers are solely responsible for ensuring that their complete proposals are received by the District before the Proposal Closing. Mailing, delivery, or other delays do not excuse a late submission.

A proposer may modify or withdraw its proposal prior to the Proposal Closing by providing written notice to the District. Any modification must be submitted in the same manner required for proposals, clearly identify the proposal being modified, and state that the modified submission supersedes the previously submitted material.

Proposals will be publicly opened at the time and place stated in Section 1.4. Proposal contents will not be read aloud. Proposals will be maintained confidential and secure until Opening.

Late proposals will not be considered except to the extent otherwise required or permitted by applicable law.

Proposals shall remain valid for 90 days following the Proposal Closing unless the District agrees otherwise in writing.

2. PROJECT BACKGROUND AND OVERVIEW

2.1 Project Background, Budget, and Team

Sweet Home School District No. 55 is undertaking a major renovation and new construction project at Sweet Home High School.

The Project is intended to modernize aging portions of the campus, improve safety and security, replace or renovate outdated instructional facilities, improve campus circulation, and provide durable, high-quality educational facilities capable of serving students and the community well into the future.

The Project is being funded through a combination of proceeds from the District's 2026 general obligation bond, Oregon School Capital Improvement Matching Program funding, and other District resources.

The District's anticipated construction budget is approximately **\$45 million**.

These amounts are planning estimates. The District may revise the Project budget or allocation of funds as design progresses, estimates are reconciled, Project priorities are refined, and actual market conditions become known.

Maintaining the Project within available funding is a primary District objective.

The District has retained **GLAS Architects** as Architect for the Project.

The selected CM/GC will work collaboratively with the District, Architect, engineers, consultants, and other Project participants beginning during design and continuing through construction and closeout.

The Architect will remain responsible for architectural and engineering design and preparation of the construction documents.

2.2 Anticipated Project Scope

The Project is expected to include a combination of new construction, renovation, demolition, site improvements, building-system improvements, and related work.

The design remains under development. Major elements currently anticipated may include:

- A new two-story academic addition;
- Approximately 30 new or replacement instructional spaces;
- A central learning commons and student collaboration spaces;
- Renovation and modernization of portions of the existing high school;
- Replacement or removal of aging classroom and temporary or modular facilities as appropriate;
- A more secure and controlled primary school entrance;
- Reduction and improved management of exterior access points;
- Security, access-control, fire alarm, communications, and lockdown improvements;
- Career and Technical Education improvements;
- Site and bus circulation improvements;
- Potential greenhouse facility;
- Utility and building-system improvements;
- Selective demolition;
- Temporary facilities or circulation necessary to support school operations;
- Parking, paving, pedestrian, and landscaping improvements; and
- Other improvements developed through the design process.

The final scope may differ from the elements described above.

2.3 Preliminary Project Materials

The District intends to provide preliminary Project materials with this RFP, potentially including:

- Conceptual site plan;
- Preliminary floor plans;
- Preliminary elevations and building renderings (Attachment H);
- Preliminary Project schedule (Attachment G);
- Existing-condition information (Attachment I); and
- Other available Project information.

These materials remain preliminary and subject to continued development.

They are intended to communicate the District's current direction and allow proposers to demonstrate meaningful Project understanding. They are not construction documents.

2.4 Preliminary Project Responsibility Matrix

The following matrix is intended to clarify the District's current expectations regarding major design, consultant, and delegated-design responsibilities. It is preliminary and is provided to support consistent proposal assumptions. The final Contract and associated Exhibits will govern if there is any conflict or later refinement.

Responsibility / Service	Anticipated Retaining Party	Current Assumption / Notes
Architect and design team	District / GLAS Architects	The District has retained GLAS Architects as Architect. GLAS is expected to retain or coordinate civil, structural, mechanical, electrical, technology, acoustic, landscape, estimating, and other design consultants, including a CTE consultant if authorized.
Survey	District	Retained directly by the District. CM/GC will coordinate construction needs and identify additional information reasonably needed for the Work.
Geotechnical services	District	Retained directly by the District. CM/GC will incorporate available recommendations into constructability, estimating, logistics, and delegated-design coordination.
Environmental / hazardous-material assessment	District	Retained directly by the District. Available reports will be provided to the CM/GC. The CM/GC shall coordinate its Work with identified environmental conditions and advise the District regarding additional information reasonably needed for construction planning.
Special inspection and materials testing	District	Retained directly by the District. CM/GC will coordinate access, scheduling, documentation, and corrective work as required by the Contract Documents.
Commissioning	District	Retained directly by the District. CM/GC will coordinate commissioning activities, subcontractor participation, documentation, training, and correction of deficiencies.

Responsibility / Service	Anticipated Retaining Party	Current Assumption / Notes
Delegated / contractor-designed components	CM/GC and applicable trade subcontractors	Anticipated components may include, but not limited to, foundation support systems as required by geotechnical recommendations, steel stairs if applicable, dowel-laminated timber, mass plywood construction, storefront/curtain wall systems, engineered wood trusses, fire sprinkler systems, and fire alarm systems. Final delegated-design scope and criteria will be established in the Contract Documents.
Construction means, methods, sequencing, temporary work, site safety, and logistics	CM/GC	CM/GC responsibility except to the extent the Contract Documents expressly assign a responsibility to another party. The CM/GC shall coordinate District-Performed Work and District-Managed Separate Work when applicable.
Preconstruction estimating and estimate reconciliation	CM/GC and Design Team	CM/GC will prepare construction cost estimates at required design milestones and participate in reconciliation of its estimates with estimates prepared by the Design Team. Both the CM/GC and Design Team will identify and help resolve material differences in scope, quantities, assumptions, pricing, escalation, contingencies, and other cost factors.

Proposers should identify any material assumption that differs from this matrix in the applicable proposal section or in Attachment J. Proposers are not expected to carry owner-retained consultant fees in the Price Proposal unless expressly requested.

3. PROJECT PRIORITIES AND CONSTRAINTS

3.1 Occupied Campus, Safety, and School Operations

Sweet Home High School is expected to remain substantially operational during much of the Project.

Student and staff safety is among the District's highest priorities.

The Project will require thoughtful planning related to:

- Separation of school and construction activities;
- Construction access and site security;
- Student and pedestrian circulation;
- Bus, parent, visitor, and construction traffic;
- Emergency access and required exits;
- Deliveries;
- Utility shutdowns;
- Noise, dust, and indoor air quality;
- Athletic and extracurricular activities; and

- Changing campus conditions throughout construction.

Construction convenience will not take precedence over student, staff, or public safety.

3.2 Budget, Quality, and Long-Term Value

The CM/GC will be expected to actively manage the developing design against the construction budget.

The District does not consider an estimate delivered only at the conclusion of each design phase to constitute sufficient cost management.

The selected CM/GC will be expected to identify developing cost pressures early and work continuously with the Architect and District to maintain alignment among design, scope, budget, schedule, and market conditions.

Recommendations should consider not only initial construction cost but also durability, maintenance, energy performance, replacement cycles, operational efficiency, flexibility, functionality, educational effectiveness, appearance, and life-cycle cost.

The District is not seeking the lowest initial cost at the expense of long-term performance.

3.3 Collaborative and Practical Delivery

The District intends to be an active Project participant and values candid, practical advice.

The District is open to delivery approaches that provide a meaningful benefit in cost, schedule, quality, competition, or operational efficiency, including Early Work, alternative bid packaging, owner-direct purchasing where appropriate, District-Performed Work, and District-Managed Separate Work.

The objective is not to unnecessarily fragment the Project. The objective is to determine the delivery approach that best serves the Project while maintaining clear responsibility, coordination, safety, and accountability.

4. CM/GC DELIVERY METHOD AND SCOPE OF SERVICES

4.1 General

The CM/GC will initially provide preconstruction services and, if authorized by the District, subsequently serve as general contractor for construction.

The CM/GC is expected to function as an active Project team member and contribute construction expertise throughout design.

The CM/GC will not replace the Architect or assume architectural or engineering design responsibility except for delegated design or other contractor-design obligations specifically established by the Contract and associated Exhibits.

4.2 Preconstruction Services

The CM/GC will provide comprehensive preconstruction services throughout design. Services are expected to include, at minimum:

- Participation in Project and design meetings;
- Cost estimating and estimate reconciliation;
- Continuous design-to-budget management;
- Constructability review;
- Value and life-cycle analysis;
- Project scheduling;
- Phasing and site-logistics planning;
- Existing-condition review;
- Market and subcontractor analysis;
- Long-lead and procurement planning;
- Development of bid-package strategies;
- Subcontractor outreach and market testing;
- Early Work recommendations;
- Risk identification and mitigation;
- Recommendation, planning and coordination of Owner-authorized destructive investigation;
- GMP development; and
- Evaluation of alternative approaches to delivery of particular scopes.

The physical performance of destructive investigation or testing is not included in the Preconstruction Services lump sum unless expressly assigned to the CM/GC or authorized in writing by the District.

The CM/GC shall provide recommendations early enough for the District and Architect to meaningfully act upon them and shall maintain appropriate preconstruction information throughout design, including current cost information, schedule and procurement information, identified risks and opportunities, and significant decisions or recommendations.

Formal estimates and other preconstruction deliverables will be provided at appropriate design milestones established by the Project team. The CM/GC will also provide interim updates when developing cost, schedule, procurement, or constructability issues warrant action before the next formal milestone.

Specific preconstruction responsibilities and deliverables will be further established in the CM/GC Contract.

4.3 GMP

The District currently anticipates that construction will be authorized through at least two Guaranteed Maximum Price (“GMP”) Amendments. The actual number, timing, sequence, and scope of GMP Amendments will be developed during preconstruction in consultation with the CM/GC and Architect and may be adjusted as the Project progresses.

The District may also authorize one or more Early Work packages before establishment of the applicable GMP when doing so provides a meaningful Project benefit, including for long-lead procurement or schedule-sensitive work. No Early Work or other construction shall proceed without a written amendment authorized by the District.

The District may use multiple phased or package-specific GMP Amendments, one overall GMP if later determined to be advantageous, or a combination of Early Work and subsequent GMP Amendments.

Each GMP Amendment shall identify, as applicable:

- scope included and excluded;
- Contract and associated Exhibits and other basis documents;
- assumptions and clarifications;
- Cost of the Work;
- General Conditions;
- CM/GC Fee;
- insurance and bonds;
- allowances;
- CM/GC contingency;
- approved alternates or value-management items;
- previously authorized Early Work or prior GMP amounts to be incorporated or credited;
- Owner-direct purchases, District-Performed Work, and District-Managed Separate Work; and
- applicable schedule requirements and milestones.

Previously authorized Early Work and prior GMP amounts shall be reconciled as appropriate to avoid duplicate payment. The District will not pay any amount exceeding an authorized Early Work maximum price or GMP unless the additional amount results from a material change to the applicable scope of Work and the parties agree to the material change in writing, in accordance with the Contract Documents and applicable law.

4.4 Construction Phase Services

If construction is authorized, the CM/GC will provide construction-phase services required by the Contract and associated Exhibits, including, as applicable:

- Project management and field supervision;
- Safety and site security;
- Scheduling and cost control;
- Subcontractor coordination;
- Quality control;
- Procurement;
- Submittal and RFI management;
- Change management;
- Pay applications and reporting;
- Coordination of testing, inspection, and commissioning;
- Punch-list completion;
- Record documentation;
- Owner training;
- Warranty administration; and
- Closeout.

4.5 Owner-Purchased, District-Performed, and District-Managed Separate Work

The District intends to maintain flexibility to determine the most advantageous method of completing particular portions of the Project.

When legally permissible and in the District's interest, the District reserves the right to:

- Purchase certain materials, furnishings, fixtures, or equipment directly;
- Perform limited work using District personnel ("District-Performed Work"); and
- Separately procure and administer discrete portions of the Project outside the CM/GC's scope ("District-Managed Separate Work").

District-Performed Work means work performed by District employees, including facilities personnel.

District-Managed Separate Work means discrete work separately procured, contracted, and administered by the District rather than included within the CM/GC's construction contract.

The District has not predetermined which, if any, scopes will be completed through these methods.

During preconstruction, the District expects the CM/GC to candidly identify opportunities where an alternative approach may reasonably:

- Reduce Project cost;
- Improve project longevity and durability without significant cost impact;
- Reduce unnecessary fee, markup, or General Conditions;
- Address subcontractor availability;
- Accelerate work or protect a schedule milestone;
- Efficiently use District capabilities;
- Improve competition; or
- Otherwise provide meaningful Project benefit.

The CM/GC is equally expected to identify situations in which separating work would **not** be advisable because of coordination, safety, schedule, warranty, scope-gap, quality, or responsibility concerns.

Any District-Performed Work or District-Managed Separate Work will be clearly identified and coordinated with the overall Project schedule.

As appropriate, the parties will define:

- Scope boundaries and responsibility;
- Schedule interfaces;
- Site access and safety;
- Testing and inspections;
- Protection of completed work;
- Warranty and commissioning interfaces;
- Closeout responsibilities; and
- Legitimate impacts, if any, on CM/GC staffing or General Conditions.

The District does not intend to pay duplicative CM/GC Fee, General Conditions, markups, or other costs for work excluded from the CM/GC's scope.

If coordination of separately performed work creates a material incremental cost for the CM/GC, that impact shall be identified and addressed transparently in accordance with the Contract.

Nothing in this RFP authorizes District-Performed Work or District-Managed Separate Work contrary to applicable law.

4.6 Cost Transparency, Contingency, and Project Savings

The Contract will clearly distinguish among:

- Cost of the Work;
- CM/GC Fee;
- General Conditions;
- Allowances;
- CM/GC contingency; and

- Owner-controlled contingency outside the GMP, if applicable.

Reimbursable costs will be subject to documentation, cost verification, open-book accounting, District review, and applicable audit rights.

Use of CM/GC contingency will be governed by the Contract.

One hundred percent (100%) of all Savings under an authorized GMP shall accrue to the District. Savings shall be determined as provided in the Contract, including applicable unused CM/GC contingency, allowance savings, buyout savings, and other applicable savings.

The District does not presently anticipate a shared-savings arrangement.

4.7 Subcontractor Selection and CM/GC Self-Performance

The CM/GC shall competitively procure subcontracted construction work in accordance with ORS 279C.337, applicable Oregon Administrative Rules, and the Contract.

The subcontractor procurement process shall provide qualified subcontractors a reasonable opportunity to compete and shall be transparent to the District.

The Contract will establish procedures governing:

- Subcontractor qualification and selection;
- Exceptions to competitive selection;
- CM/GC or affiliate self-performance;
- Announcement of selected subcontractors; and
- Discussion of the selection process with unsuccessful subcontractors when required.

The District reserves appropriate rights to review procurement procedures, bid packages, bid leveling, subcontractor recommendations, and procurement records as provided by the Contract.

The CM/GC or an affiliate may self-perform trade work only in accordance with applicable law and the Contract.

5. PROPOSAL REQUIREMENTS

5.1 General Format and Level of Effort

The District seeks proposals that are **clear, concise, candid, and useful in distinguishing the best CM/GC team for this Project.**

Proposals should focus on information relevant to the Project and evaluation criteria and should be organized in a manner that allows the evaluation committee to readily locate and understand the information provided.

Proposers may use tables, matrices, charts, photographs, graphics, or other formats where helpful to communicate information effectively.

Proposals should generally follow the order of the requirements and evaluation criteria identified in this Section 5. Supporting information, including resumes, project examples, financial or insurance documentation, and other attachments, may be included where relevant to the proposer’s response.

The District values substance and project-specific information and asks proposers to exercise reasonable judgment regarding the level of detail necessary to demonstrate their qualifications, approach, and potential value to the Project.

Proposal Submission Checklist

The following checklist is provided for proposer convenience. Proposers remain responsible for complying with all requirements of the RFP. The checklist itself need not be returned.

Required Item	Submit With
Cover letter	Main Proposal PDF
Attachment A – Prequalification Statement	Main Proposal PDF
Attachment B – Statement of Assurances	Main Proposal PDF
Attachment C – Demonstrated Drug Testing Program	Main Proposal PDF
Responses to Sections 5.3 through 5.8	Main Proposal PDF
Attachment F – Project Staffing Matrix	Main Proposal PDF
Attachment J – Contract Exceptions and Clarifications Matrix, or “No Exceptions” indication	Main Proposal PDF
Resumes and other permitted supporting material, as applicable	Main Proposal PDF
Attachment E – Price Proposal and Fee Schedule	Separate Price Proposal PDF
Do not include Attachment E pricing in the Main Proposal PDF. Attachments D, G, H, and I are reference documents and do not need to be returned unless specifically requested by the District.	

5.2 Cover Letter and Required Forms

Provide a cover letter signed by an individual authorized to bind the proposer.

The cover letter should identify the proposer’s legal name, business address, primary contact, telephone number, email address, and legal form of organization.

Submit the following completed forms with the Proposal:

- Attachment A – Prequalification Statement;
- Attachment B – Statement of Assurances; and
- Attachment C – Demonstrated Drug Testing Program.

Attachment A establishes minimum pass/fail qualifications. The District may verify the information provided and may request supporting documentation as permitted by this RFP and applicable law.

5.3 Firm Qualifications, Relevant Experience, and Past Performance

5 Points

Identify **up to three projects** completed or substantially completed within the last ten years that are most relevant to this Project.

The District is particularly interested in experience involving:

- Oregon public construction;
- K-12 facilities;
- Comparable construction budgets;
- Occupied campuses;
- New construction combined with renovation;
- Complex phasing;
- CM/GC delivery;
- Significant preconstruction involvement;
- Challenging budget conditions; and
- Significant schedule constraints.

For each project provide, preferably in a concise table:

- Project name, owner, architect, location, and delivery method;
- Initial GMP or comparable construction budget;
- Final construction cost;
- Original and actual substantial completion date;
- Brief description of the work;
- Proposed Sweet Home team members who worked on the project;
- One significant challenge and the result; and
- Owner reference, including name, title, organization, telephone number, and email address. The reference should be an individual with direct knowledge of the proposer's performance on the project.

The District may contact any reference identified in the Proposal and may also contact other owners, architects, or public agencies with relevant knowledge of the proposer's or proposed team members' past performance.

Briefly identify any material pattern in the firm's recent history involving significant owner claims, contract terminations, or substantial unresolved disputes that the District should understand in evaluating past performance. Appropriate context may be provided.

Evaluation

The District will evaluate the relevance of comparable experience, demonstrated results, budget and schedule performance, involvement of proposed Sweet Home personnel, and information obtained through reference checks.

5.4 Proposed Project Team

20 Points

The District considers the actual individuals assigned to the Project to be one of the most important factors in selection.

Identify personnel proposed for the following roles:

- Principal or executive-in-charge;
- Project manager;
- Preconstruction manager;
- Lead estimator;
- Project superintendent;
- Scheduler, if separate;
- Safety representative, if separate; and
- Other personnel expected to have a significant Project role.

Complete the District's Staffing Matrix (Attachment F) identifying each individual's role, relevant experience, current workload, anticipated Project commitment, availability, and expected continuity through completion.

In the narrative, concentrate primarily on the:

- Project manager;
- Preconstruction manager/lead estimator; and
- Project superintendent.

For those individuals, briefly address:

1. Why the person is particularly well suited to this Project;
2. Their most relevant occupied-campus or comparable experience;
3. Their experience working with other proposed team members;
4. Their anticipated availability; and
5. Significant competing commitments, if any.

Do not repeat information readily apparent from resumes.

The individuals identified for key Project roles are a material part of the proposer's commitment to the District. Substitution of a key individual before or after Contract award will be permitted only for good cause and with the District's prior written approval. Any proposed replacement must have qualifications and experience equal to or

greater than the individual originally proposed, and a substitution shall not, by itself, increase the CM/GC Fee or General Conditions.

Evaluation

The District will evaluate relevant experience, qualifications, availability, continuity, clarity of roles, prior experience working together, and the likelihood that the proposed team can successfully deliver this Project.

5.5 Project Understanding, Innovation, and Opportunities

10 Points

After reviewing the preliminary Project materials and attending the site tour, identify **up to three Project-specific ideas, opportunities, observations, or concerns** that demonstrate how your team could add value.

Potential subjects may include:

- Cost or life-cycle value;
- Building functionality;
- Circulation, supervision, or security;
- Maintenance or operational efficiency;
- Architectural character;
- Material selection and durability;
- Constructability;
- Procurement or prefabrication;
- Schedule opportunities;
- Building systems;
- Risks or areas requiring additional investigation; or
- Other matters the proposer believes deserve attention.

For each item briefly address:

1. The opportunity or issue;
2. Why it matters;
3. Potential benefit;
4. Material tradeoffs, risks, or cost implications; and
5. Additional information needed to evaluate it.

The District recognizes that some observations will require further design, engineering, estimating, investigation, or stakeholder input.

Proposers will not be penalized for appropriately identifying uncertainty.

Level of Effort Expected

The District is **not** requesting:

- A redesign;
- Revised architectural drawings;
- Renderings;
- Detailed quantity takeoffs;
- Binding cost estimates;
- Detailed construction schedules;
- Detailed phasing plans; or
- Detailed logistics plans.

A simple graphic may be used if it is the most efficient way to communicate an idea, but no graphic is required.

The District is interested in **judgment, not proposal-production capability.**

Evaluation

The District will evaluate Project understanding, relevance, practicality, potential value, recognition of tradeoffs and risk, creativity, and cost consciousness.

5.6 Occupied-Campus Construction, Safety, and Continuity of Operations

10 Points

Address the following:

A. Approach

Explain how your team develops construction phasing and logistics for an occupied K-12 campus while protecting student and staff safety and maintaining school operations.

B. Sweet Home Priorities

Based on currently available information and the site tour, identify **one to four occupied-campus issues** you believe will require the greatest attention on this Project and explain why.

C. School Coordination

Explain how the Project team and superintendent will communicate with school administration regarding changing access, deliveries, shutdowns, noise, dust, emergency routes, school events, and other operational impacts.

D. Comparable Example

Describe **one** significant occupied-campus challenge from a comparable project, including what occurred, how your team responded, and the result.

The District is not requesting a detailed Project-specific phasing or logistics plan at this stage.

Evaluation

The District will evaluate occupied-campus experience, safety mindset, practical judgment, communication, adaptability, and ability to anticipate significant operational issues.

5.7 Preconstruction, Estimating, Constructability, and Cost Control

20 Points

Address the following:

A. Continuous Cost Management

Explain how your team will determine whether the developing design is on budget **between formal estimating milestones**.

Describe what will be tracked, how frequently information will be updated, who will be responsible, and when the District and Architect will be alerted to developing cost pressure.

B. Estimating and Reconciliation

Briefly describe your approach to:

- Design-phase estimating;
- Subcontractor input;
- Estimate reconciliation;
- Market testing;
- Escalation;
- Allowances;
- Contingency; and
- Cost-option tracking.

Focus on what meaningfully distinguishes your approach.

C. Constructability and Value

Explain how constructability review and value analysis will be integrated into design without becoming a late exercise focused primarily on reducing scope.

Describe how the team weighs initial cost against durability, maintenance, schedule, constructability, and life-cycle value.

D. Comparable Budget Example

Provide **one example** from a comparable project where your team identified a material budget issue during design.

Explain what was identified, when it was identified, what options were developed, what the owner decided, and the result.

E. GMP and Transparency

Briefly describe your approach to GMP development, bid leveling, buyout reporting, contingency, allowances, change management, open-book accounting, and Project savings.

Evaluation

The District will evaluate the strength and practicality of the proposed cost-control process, ability to identify problems early, estimating methodology, constructability and value approach, transparency, and demonstrated results.

5.8 Scheduling, Procurement, and Integration of District Work

10 Points

A. Schedule and Procurement

Explain how your team will identify and manage critical schedule activities, Early Work opportunities, long-lead items, procurement milestones, and limited construction windows such as summer breaks.

The District is not requesting a detailed Project schedule with the proposal.

B. Sweet Home Subcontractor Market

Discuss the subcontractor market reasonably available to a Project located in Sweet Home, Oregon.

Identify trades or market conditions that may present particular procurement or competition challenges and how your team would address them.

C. District-Performed Work and District-Managed Separate Work

The District may consider performing limited work with District personnel or separately procuring discrete scopes when doing so is legally permissible and offers a meaningful cost, schedule, operational, or procurement advantage.

Describe your philosophy regarding this approach.

Address:

1. Circumstances in which District-Performed Work or District-Managed Separate Work could provide a meaningful Project benefit;
2. Circumstances in which you would recommend **against** separating work from the CM/GC;
3. How you would evaluate potential savings against coordination, safety, schedule, quality, warranty, and scope-gap risk and how you would integrate separately performed work into the overall Project; and
4. How you would identify, manage, and document any incremental coordination or General Conditions impacts associated with such work within the compensation framework established by the draft Contract and Exhibit H.

The District is **not** asking proposers to identify an extensive list of scopes to remove from the CM/GC.

If there are one or two types of work that your experience suggests may be particularly worth evaluating for District performance or separate District management, you may briefly identify them.

The District seeks a CM/GC willing to recommend the approach that best serves the Project regardless of whether a recommendation increases or decreases the amount of construction directly contracted through the CM/GC.

D. CM/GC Self-Performance

Identify any categories of work the proposer presently anticipates seeking to self-perform and briefly explain why.

Evaluation

The District will evaluate schedule and procurement judgment, regional market knowledge, practical use of alternative delivery approaches, recognition of coordination risks, transparency regarding cost treatment, and overall ability to coordinate multiple delivery paths.

5.9 Price Proposal

25 Points

Complete the District's Price Proposal and Fee Schedule (Attachment E).

The Price Proposal shall be submitted separately as directed by the District.

The District is seeking a straightforward, apples-to-apples presentation of the proposer's compensation and Project-specific costs. Proposers shall clearly state the preconstruction lump sum, CM/GC Fee, anticipated 18-month construction staffing and General Conditions, Project-specific liability insurance, performance and payment bond rate, any mandatory subcontractor default insurance or similar program cost, any separately charged CAT tax or surcharge, personnel rates, and proposed markups.

All proposers shall use the standardized assumptions in Section 7 and Attachment E. Costs shall not be shifted between categories or recovered more than once.

Price scoring is described in Section 7. The Price Proposal carries 25 of the 150 possible final selection points, or approximately 16.7 percent of the maximum final score.

5.10 Contract Review, Exceptions, and Clarifications

Required — Not Separately Scored

The District intends to use a contract based on the **AIA A133 Standard Agreement Between Owner and Construction Manager as Constructor, as modified**. The contract is attached as **Attachment D**.

Proposers shall review the proposed Contract and associated Exhibits and, using **Attachment J**, provide either:

1. A concise list of any material exceptions, requested modifications, or clarifications;
or
2. Mark the "No Material Exceptions" box

For each item identified, briefly state the applicable provision, the requested change or clarification, the reason for the request, and whether the matter could materially affect price, CM/GC Fee, General Conditions, insurance, bonding, risk allocation, schedule, or ability to perform.

A complete contract redline is not requested unless specifically requested by the District.

Submission of Attachment J is a mandatory proposal requirement. The District will consider any requested exceptions or clarifications as part of its review and may discuss them further as appropriate. The District is not obligated to accept requested changes, and material exceptions may be considered in determining proposal responsiveness and the proposer's ability to enter into the contemplated Contract.

6. EVALUATION AND SELECTION PROCESS

6.1 Written Proposal Evaluation

Responsive proposals will be evaluated as follows:

Criterion	Points
Firm Qualifications, Relevant Experience, and Past Performance	5
Proposed Project Team	20
Project Understanding, Innovation, and Opportunities	10
Occupied-Campus Construction, Safety, and Continuity of Operations	10
Preconstruction, Estimating, Constructability, and Cost Control	20
Scheduling, Procurement, and Integration of District Work	10
Price Proposal	25
TOTAL	100

Because the final selection also includes a 50-point interview, the 25-point Price Proposal represents approximately 16.7 percent of the maximum 150-point final selection score.

Evaluation will be based on the criteria disclosed in this RFP and information properly obtained through the procurement process.

The District may verify information contained in proposals.

Reference information may be considered under the applicable Firm Qualifications/Past Performance or Proposed Project Team criterion.

Contract exceptions submitted under Section 5.10 are not separately scored.

6.2 Evaluation Committee

The District will establish an evaluation committee that may include representatives of District administration, facilities, school administration, the Architect, Project consultants, community or Board representatives when appropriate, and other persons selected by the District.

The District may use technical or legal advisors who provide input without independently scoring proposals.

6.3 Competitive Range / Interview Finalists

Following evaluation of the written proposals, the District presently anticipates establishing

a Competitive Range consisting of the three highest-ranked responsive proposers and inviting those proposers to interviews.

If fewer than three responsive proposals are received or fewer than three proposers are determined eligible for inclusion, the District may establish a smaller Competitive Range. The District may increase the Competitive Range as permitted by applicable law.

The District will provide written notice to all proposers identifying the proposers included in the Competitive Range. A proposer excluded from the Competitive Range may protest that determination as provided in Section 8.9.

6.4 Interview Participants and Format

Unless otherwise authorized by the District, the following proposed personnel shall attend:

- Project manager;
- Preconstruction manager or lead estimator; and
- Project superintendent.

If the preconstruction manager and lead estimator are different individuals with significant anticipated Project roles, the District may require both.

The District expects the individuals who will actually perform the work to answer questions related to their responsibilities rather than relying primarily on executives or business-development personnel.

The interview is anticipated to last approximately **60–75 minutes**.

The substantial majority of the interview will consist of discussion and responses to District questions.

The District may provide Project-specific questions or scenarios in advance or during the interview. The District may ask substantially similar core questions of each shortlisted proposer and may ask proposer-specific follow-up questions as appropriate.

The District is not seeking elaborate presentation materials.

6.5 Interview Evaluation

Interviews will be scored as follows:

Interview Criterion	Points
Project Team, Roles, Communication, and Collaboration	15
Project Understanding, Campus Operations, Safety, and Phasing	15

Interview Criterion	Points
Cost Control, Preconstruction, and Problem Solving	10
Responses to District Questions and Overall Project Approach	10
TOTAL	50

6.6 Final Ranking and Negotiations

The final score of each interviewed proposer will be calculated as follows:

Written Proposal Score — Maximum 100 Points

plus

Interview Score — Maximum 50 Points

equals

Final Score — Maximum 150 Points

The District will rank interviewed proposers according to their final scores.

Following expiration of the protest period for the Notice of Intent to Award, or resolution of any timely protest, whichever is later, the District intends to commence final contract negotiations with the highest-ranked proposer.

If negotiations reach an impasse or are otherwise unsuccessful, the District may terminate negotiations with that proposer and proceed to the next-ranked proposer as permitted by law.

Selection of a proposer does not constitute acceptance of any contract exception unless the District expressly agrees to the exception.

7. PRICE PROPOSAL

7.1 Standardized Pricing Assumptions

The final GMP, actual construction dates, staffing plan, and final General Conditions cannot be established at the time of this RFP. To compare proposals on a consistent basis, all proposers shall use the following assumptions when completing Attachment E:

- Anticipated Total Construction Budget: approximately \$45,000,000.
- Assumed Cost of the Work for evaluation purposes: \$40,000,000.
- Assumed preconstruction services period: from the District's Notice to Proceed for preconstruction services through District approval of the final anticipated GMP

Amendment. The preconstruction lump sum shall include all required preconstruction services during that period, including coordination of any authorized Early Work or construction authorized before the final anticipated GMP Amendment.

- Assumed construction period for evaluation purposes: 18 consecutive calendar months from the Notice to Proceed for principal construction of phase one through Substantial Completion of phase two. Proposers shall include ordinary punch-list, commissioning coordination, owner training, record-document, and closeout effort expected after Substantial Completion within their proposed compensation.
- Builder's Risk insurance: furnished by the District and excluded from proposer pricing.

These assumptions are solely for proposal evaluation. They do not establish the final Cost of the Work, GMP, construction duration, staffing, General Conditions, insurance, bonds, or Project scope.

7.2 Evaluated Price

The District will calculate an Evaluated Price from the amounts and rates stated in Attachment E. The Evaluated Price will include the proposer's preconstruction lump sum; CM/GC Fee applied to the \$40,000,000 Assumed Cost of the Work; total General Conditions based on the 18-month construction assumption; Project-specific liability insurance; performance and payment bonds; any mandatory subcontractor default insurance or similar risk-program cost the proposer expects the District to pay; any separately charged CAT tax or comparable surcharge; and any other mandatory proposer charge identified in Attachment E.

The \$40,000,000 Assumed Cost of the Work itself will not be added to the Evaluated Price because the same amount applies to every proposer. Optional costs that the District is not required to purchase will not be included unless the RFP expressly states otherwise.

Each cost shall be stated in only one compensation category. If a proposer requests treatment different from Attachment E, the proposer shall clearly identify the exception in Attachment J.

General Conditions duration-adjustment rates and future personnel-rate escalation disclosed in Attachment E are not added to the Evaluated Price, except to the extent those costs are already reflected in the standardized 18-month pricing.

7.3 Price Scoring

Price proposals will be evaluated comparatively for a maximum of 25 points. Because the maximum final selection score is 150 points, the Price Proposal represents approximately 16.7 percent of the final scoring.

The proposer with the lowest Evaluated Price will receive the full 25 points. Other proposers will receive fewer points based on how their Evaluated Price compares with the lowest Evaluated Price.

The District may correct or seek clarification of mathematical errors, omissions, inconsistencies, or category placement to the extent permitted by law. The Evaluated Price is used only for proposal evaluation and does not modify the rates, percentages, or other pricing commitments contained in the proposer's Price Proposal.

8. GENERAL PROCUREMENT AND CONTRACT REQUIREMENTS

8.1 Contract and Associated Exhibits

The selected proposer will be required to execute the District's proposed CM/GC Contract (Attachment D).

The Contract and associated Exhibits are anticipated to include:

- CM/GC Contract and its incorporated exhibits, attachments, and conditions;
 - The selected proposer's accepted Price Proposal and Fee Schedule (**RFP Attachment E**), as incorporated into or reflected in the Contract Documents;
 - The selected proposer's accepted Staffing Matrix (**RFP Attachment F**), as incorporated into or reflected in the Contract Documents;
 - Insurance requirements;
 - Early Work Amendments;
 - GMP Amendments;
 - Plans and specifications; and
 - Other incorporated documents.
-

8.2 Contract Terms and Negotiation

Proposers are responsible for reviewing the Contract and associated Exhibits before submitting proposals.

Requested exceptions shall be disclosed under Section 5.10.

Except for provisions the District expressly identifies as negotiable or exceptions subsequently agreed to in writing, proposers should assume the Contract and associated Exhibits will apply as issued.

Contract negotiations may address matters permitted by this RFP and applicable law but shall not materially alter the general Project scope or procurement in a manner that unfairly changes the field of competition.

8.3 Licensing, Public Works, Bonds, Insurance, and Asbestos Abatement

The CM/GC and applicable subcontractors shall maintain all licenses required by Oregon law.

The proposer must be properly licensed with the Oregon Construction Contractors Board when required by law.

Construction work authorized under the Project will constitute public works subject to applicable Oregon prevailing wage requirements.

The CM/GC and subcontractors shall comply with applicable Oregon public works, prevailing wage, public works bond, performance bond, payment bond, insurance, licensing, and other statutory and regulatory requirements.

The District has determined that asbestos abatement may be required as part of the Project. To the extent asbestos abatement is included in the Work, it shall be performed by a contractor or subcontractor properly licensed under ORS 468A.720, and all applicable licensing, certification, and asbestos-abatement requirements shall apply.

Detailed requirements will be included in the Contract and associated Exhibits.

8.4 Public Records

Proposals and procurement records are subject to Oregon public records law.

Proposers should clearly identify information they believe qualifies for an exemption from disclosure and state the basis for the claimed exemption.

Marking information “confidential” does not by itself establish an exemption.

The District will determine its disclosure obligations in accordance with applicable law.

8.5 Proposal Costs

All costs incurred in preparing and submitting a proposal, attending the pre-proposal meeting, participating in interviews or negotiations, or otherwise participating in this procurement are the proposer’s responsibility.

The District will not reimburse such costs.

8.6 Conflicts of Interest and Noncollusion

Proposers shall disclose actual or potential conflicts of interest that could reasonably affect performance of the Contract or fairness of the procurement.

By submitting a proposal, the proposer certifies that the proposal has been prepared independently and without collusion, fraud, or improper coordination with another proposer.

8.7 Responsibility and Investigation

The District may investigate matters reasonably related to a proposer's responsibility or the disclosed evaluation criteria, including qualifications, financial capacity, safety, past performance, claims, litigation, contract terminations, licensing, and public contracting compliance.

The proposer shall cooperate with reasonable requests for information.

8.8 Clarifications

The District may request clarification of proposals when permitted by law.

Clarification shall not be used to give a proposer an unfair competitive advantage or permit a material revision except to the extent discussions, revisions, or negotiations are authorized by this RFP and applicable law.

8.9 Protests and Debriefs

Protests shall be submitted in writing to the District Contact and shall identify the specific grounds for the protest.

A proposer excluded from the Competitive Range / Interview Finalists may protest that determination no later than Friday, October 23, 2026.

A proposer eligible to protest the District's Notice of Intent to Award may submit a protest no later than Wednesday, November 4, 2026.

The protest deadlines stated in this RFP apply to this procurement in lieu of the otherwise applicable default protest periods. Protests must otherwise comply with applicable law and District procurement requirements.

Following issuance of the Notice of Intent to Award, an unsuccessful proposer may request a debriefing in accordance with the notice provided by the District. A debriefing is intended to discuss the proposer's submission and evaluation and is not a forum for disclosure of protected information concerning competing proposals.

9. DISTRICT RIGHTS AND RESERVATIONS

To the extent permitted by law, the District reserves the right to:

- Reject any or all proposals;
- Cancel, delay, or amend the procurement;
- Modify the procurement schedule;
- Waive minor informalities;
- Determine responsiveness and responsibility;
- Seek clarification;
- Verify proposal information and contact references;
- Conduct interviews;
- Negotiate as authorized by the RFP;
- Terminate unsuccessful negotiations and proceed to another proposer;
- Modify the Project scope, schedule, or budget;
- Authorize Early Work;
- Establish one or more GMP Amendments;
- Purchase materials or equipment separately;
- Perform limited work using District personnel when legally permissible;
- Separately procure and administer discrete scopes when legally permissible;
- Determine which work will be included in the CM/GC's scope;
- Decline to proceed with construction through the selected CM/GC if an acceptable GMP cannot be established; and
- Exercise other rights available under applicable law or the Contract.

The District is not obligated to proceed with construction merely because it enters into a Contract for CM/GC preconstruction services.

Nothing in this RFP authorizes the District to perform or procure construction contrary to applicable public contracting requirements.

10. ATTACHMENTS

Attachment Index

Attachment A – Prequalification Statement
 Attachment B – Statement of Assurances
 Attachment C – Demonstrated Drug Testing Program
 Attachment D – Draft CM/GC Contract
 Attachment E – Price Proposal and Fee Schedule
 Attachment F – Project Staffing Matrix
 Attachment G – Preliminary Project Schedule
 Attachment H – Preliminary Architectural Materials
 Attachment I – Existing Conditions Information
 Attachment J – Contract Exceptions and Clarifications Matrix

ATTACHMENT A

PREQUALIFICATION STATEMENT

PROJECT TITLE: Sweet Home High School Renovation and New Construction Project
Construction Manager / General Contractor Project

LOCATION: Sweet Home High School, 1641 Long Street, Sweet Home, Oregon 97386

Proposers must meet the minimum prequalification criteria stated below in order to be eligible to submit a Proposal. To reduce unnecessary proposal preparation expense, the District will allow Proposers to self-certify that they meet the following pass/fail criteria. The District may verify the information provided.

Bonding Capacity: The Proposer must be capable of providing a 100% Performance Bond and a 100% Payment Bond for the full amount of construction work authorized under the CM/GC Contract. The District's anticipated construction budget is approximately \$45,000,000.

Do you meet this criterion? ☐ Yes ☐ No

Relevant Experience: The Proposer must have successfully completed or substantially completed at least two construction projects within the last ten years that demonstrate experience of comparable scope or complexity. Relevant experience may include public K-12 facilities, occupied-campus construction, significant renovation combined with new construction, complex phasing, or CM/GC delivery.

Do you meet this criterion? ☐ Yes ☐ No

Availability: The Proposer must have sufficient organizational capacity and available personnel to provide the proposed preconstruction and construction services for the Project, including the key personnel identified in the Proposal.

Do you meet this criterion? ☐ Yes ☐ No

Licenses and Registration: The Proposer must be authorized to do business in Oregon and must hold all licenses and registrations required by law, including a current Oregon Construction Contractors Board registration when required.

Do you meet this criterion? ☐ Yes ☐ No

If you answered "No" to any criterion above, explain:

Firm Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

END OF DOCUMENT

ATTACHMENT B

STATEMENT OF ASSURANCES

PROJECT TITLE: Sweet Home High School Renovation and New Construction Project
Construction Manager / General Contractor Project

LOCATION: Sweet Home High School, 1641 Long Street, Sweet Home, Oregon 97386

1. The undersigned attests that he/she has authority to represent and bind the organization submitting the Proposal in this procurement.
2. The Proposer understands that the RFP, addenda, accepted Proposal commitments, written clarifications, the executed CM/GC Contract, and authorized amendments may establish binding obligations.
3. The Proposer has reviewed and accepts the RFP requirements and proposed Contract and Associated Exhibits except for specific exceptions or clarifications identified in Attachment J. No unspecified reservation of rights to negotiate is intended.
4. The Proposer understands that materially false, misleading, or substantially inaccurate information may be grounds for rejection, disqualification, termination of negotiations, or other remedies permitted by law.
5. If selected, the Proposer agrees to comply with applicable federal, state, and local laws, rules, regulations, licensing requirements, public contracting requirements, and District requirements applicable to the Project.
6. The Proposer acknowledges receipt of all addenda listed below and has incorporated them into its Proposal.
7. The Proposer can obtain and maintain the insurance, performance bond, payment bond, public works bond, and other security required by the RFP and Contract and associated Exhibits.
8. The Proposal was independently prepared and submitted without collusion, consultation, communication, or agreement with another proposer for the purpose of restricting competition, fixing prices, allocating work, or otherwise impairing the competitive procurement process.
9. The Proposer certifies that its resident-bidder status identified below is accurate under applicable Oregon law.
10. The Proposer is properly registered with the Oregon Construction Contractors Board when required by law and will maintain all required licenses and registrations throughout performance.
11. The Proposer acknowledges that construction work authorized under the Project will constitute public works subject to applicable Oregon prevailing wage requirements and will comply with applicable state and, if required for a particular funding source or scope, federal prevailing wage requirements.
12. The Proposer and its subcontractors will comply with applicable workplace safety, workers' compensation, nondiscrimination, accessibility, and employment requirements.
13. The Proposer certifies that it has not discriminated and will not discriminate, in violation of ORS 279A.110, against a disadvantaged business enterprise, minority-owned business, woman-owned business, veteran-owned business, or emerging small business certified under ORS 200.055 in awarding subcontracts.
14. The Proposer certifies, to the best of its knowledge, that it is in compliance with applicable Oregon tax laws and public contracting eligibility requirements.
15. No person employed by or affiliated with the District has been offered or received an improper benefit in connection with preparation or submission of the Proposal.

Addenda Acknowledgment

Addendum No(s).: _____

If no addenda were issued, enter "None."

Resident Bidder Status

☐ Resident Bidder ☐ Nonresident Bidder

If nonresident, state of residence: _____

Licensing

Oregon CCB No.: _____ Expiration Date: _____

Firm Name: _____

Address: _____

City/State/ZIP: _____

Telephone: _____ Email: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

END OF DOCUMENT

ATTACHMENT C

DEMONSTRATED DRUG TESTING PROGRAM

PROJECT TITLE: Sweet Home High School Renovation and New Construction Project
Construction Manager / General Contractor Project

LOCATION: Sweet Home High School, 1641 Long Street, Sweet Home, Oregon 97386

ORS 279C.505 requires public improvement contracts to contain a condition requiring the contractor to demonstrate that an employee drug testing program is in place. The selected CM/GC must maintain an employee drug testing program applicable to employees working on the Project throughout performance of the Contract.

Proposer states that the Proposer:

CHECK ONE: ☐ **Does** ☐ **Does Not**

have an employee drug testing program in place that complies with ORS 279C.505(2) and will maintain such program during performance of the Contract. Failure to maintain such a program may constitute a material breach of Contract.

I, the undersigned, a duly authorized representative of the Proposer, certify that the foregoing statement is true and correct.

Firm Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

END OF DOCUMENT

ATTACHMENT D

DRAFT CM/GC CONTRACT

Please see attached AIA A133 Agreement as modified, AIA A201 General Conditions, Project-Specific Supplementary Conditions, and Exhibits A–K.

ATTACHMENT E

PRICE PROPOSAL AND FEE SCHEDULE

Sweet Home High School Renovation and New Construction Project

Proposer: _____

The District intends this Attachment to make fee and cost proposals easy to understand and directly comparable. Complete all sections. If a requested cost does not apply, enter “0,” “None,” or “Not Applicable,” as appropriate.

E.1 Standardized Evaluation Assumptions

Evaluation Assumption	Required Basis
Anticipated Total Construction Budget	Approximately \$45,000,000
Assumed Cost of the Work	\$40,000,000
Assumed Construction Period	18 months
Builder’s Risk Insurance	Furnished by District; exclude from proposer pricing

These assumptions are for proposal comparison only. They do not establish the final GMP, construction duration, staffing plan, General Conditions, or compensation.

E.2 Fee and Compensation Summary

Complete the summary below after completing the supporting sections that follow. The amounts shown here must match the detailed information provided elsewhere in this Attachment.

Component	Proposed Rate / Basis	Evaluation Amount
Preconstruction Services — Lump Sum	Lump Sum	\$ _____
CM/GC Fee	_____ % of \$40,000,000	\$ _____
General Conditions — 18 Months	Total from E.5	\$ _____
Project-Specific Liability Insurance	_____ % of \$40,000,000	\$ _____
Performance and Payment Bonds	_____ % of \$40,000,000	\$ _____
Mandatory SDI / Subguard / Similar Program, if any	_____ % / Basis: _____	\$ _____
CAT Tax or Other Separately Charged Surcharge, if any	_____ % / Basis: _____	\$ _____
Other Mandatory Proposer Charge: _____	Basis: _____	\$ _____
TOTAL EVALUATED PRICE		\$ _____

The \$40,000,000 Assumed Cost of the Work is not included in Total Evaluated Price because it is identical for all proposers. Do not include the same cost in more than one row.

E.3 Preconstruction Services

Provide one lump-sum amount for the complete preconstruction services required by the RFP and Contract and associated Exhibits from the District's Notice to Proceed for preconstruction services through approval of the final anticipated GMP Amendment. The lump sum shall include all required preconstruction services during that period, including coordination of any authorized Early Work or construction authorized before the final anticipated GMP Amendment, and ordinary personnel, corporate support, travel, administrative expense, and other costs necessary to provide preconstruction services unless an extraordinary item is expressly identified in E.9.

Preconstruction Services Lump Sum: \$ _____

Position / Role	Hourly Rate	Estimated Hours	Extended Amount
Preconstruction Manager			\$
Lead Estimator			\$
Project Manager			\$
Project Superintendent			\$
Scheduler / MEP / VDC Support			\$
Other: _____			\$
TOTAL PRECONSTRUCTION STAFFING SUPPORT			\$

The staffing table is intended to explain the proposed lump sum and provide rate transparency. The amount used in the Evaluated Price is the Preconstruction Services Lump Sum stated above.

E.4 CM/GC Construction Phase Fee

Proposed CM/GC Fee: _____ % of the applicable Fee Basis established by the Contract Documents, including Exhibit E. For proposal evaluation only, the Fee percentage will be applied to the \$40,000,000 Assumed Cost of the Work.

Do not include preconstruction services, Project-specific construction staff, Project-specific General Conditions, Project-specific liability insurance, performance and payment bonds, Builder's Risk insurance, Cost of the Work, mandatory SDI/Subguard costs, or separately identified CAT tax/surcharges in the CM/GC Fee. A proposer requesting a different allocation shall identify the requested exception in Attachment J.

E.5 Construction Staffing and General Conditions

Base the proposed General Conditions on the staffing and Project-management approach the proposer reasonably anticipates for an 18-month period beginning with the Notice to Proceed for principal construction and ending at Substantial Completion. Include ordinary punch-list, commissioning coordination, owner training, record-document, and closeout effort expected after Substantial Completion. If staffing varies materially by phase, the proposer may attach a concise phase-based or monthly staffing schedule.

A. Construction-Phase Staffing

Position / Role	Hourly Rate	Anticipated Commitment	Duration	Extended Cost
-----------------	-------------	------------------------	----------	---------------

Project Manager

Position / Role	Hourly Rate	Anticipated Commitment	Duration	Extended Cost
Project Superintendent				
Assistant Project Manager / Project Engineer				
Assistant Superintendent				
Project-Specific Safety				
Scheduler / MEP / VDC Support				
Other: _____				
TOTAL CONSTRUCTION STAFFING				\$ _____

B. Other Project-Specific General Conditions

Cost Item	Rate / Basis	18-Month Amount
Travel, lodging, meals, or per diem		
Field office, trailers, storage, furniture, and office equipment		
Project-specific technology, communications, printing, and document management		
Site security, badging, access-control support, and project signage		
Temporary sanitary facilities, drinking water, and similar CM/GC site support		
CM/GC safety supplies, first aid, radios, and small tools for CM/GC use		
Site-wide temporary fencing, barricades, pedestrian protection, traffic control/flagging, dust control, temporary access, and general logistics/protection		
Site-wide temporary utility service, hookups, and utility consumption serving general construction operations		
General site cleanup, dumpsters, and final construction cleanup not assigned to a specific trade.		
Other Project administration: _____		
Other: _____		
TOTAL OTHER GENERAL CONDITIONS		\$ _____

TOTAL GENERAL CONDITIONS (Construction Staffing + Other General Conditions):
\$ _____

C. General Conditions Duration Adjustment (If approved by written Modification)

The 18-month General Conditions amount above is used for proposal evaluation. State the adjustment that would apply if the District-authorized construction period changes. The rates should reflect the same staffing and cost assumptions used in E.5 and

shall not include Cost of the Work, CM/GC Fee, insurance, bonds, or other separately priced items. These adjustment rates are not added to the Evaluated Price. Unless otherwise stated, partial months will be prorated on a 30-day basis.

Adjustment	Proposed Rate	Basis / Comments
Monthly General Conditions addition for each full month beyond 18 months	\$_____ / month	
Monthly General Conditions credit for each full month less than 18 months	\$_____ / month	

Use the District-required cost classifications in E.8 when completing this section. The final Contract and Associated Exhibits will govern actual allowable cost treatment after award.

E.6 Insurance, Bonds, and Subcontractor Risk Program

Item	Rate	Calculation Basis	Evaluation Amount
Project-Specific Liability Insurance	_____ %	\$40,000,000	\$_____
Performance and Payment Bonds	_____ %	\$40,000,000	\$_____
SDI / Subguard / Similar Program, if any	_____ %	_____	\$_____
Builder's Risk Insurance	N/A	District-furnished	\$0

Does the proposer intend to require or charge the Project for a subcontractor default insurance, Subguard, or similar program? ☐ Yes ☐ No

Briefly describe the program, calculation basis, and whether individual subcontractor bonds would also be charged:

Any mandatory risk-program cost the District would be expected to pay must be separately disclosed and included in Total Evaluated Price.

E.7 Fixed Personnel Rates and Proposed Markups

A. Fixed Personnel Rates

Provide the fixed hourly rates for personnel classifications that may be billed under the Contract outside a lump-sum or fixed General Conditions amount. Rates shall include wages or salary and related payroll taxes, benefits, workers' compensation, unemployment costs, and paid leave. Attach additional pages if needed.

Classification	Regular Rate	Overtime Rate	Double-Time Rate
----------------	--------------	---------------	------------------

B. Rate Period and Escalation

Rates stated above shall remain fixed through: _____. Maximum annual adjustment thereafter, if any: _____%.
 If a different adjustment basis is proposed, describe it here: _____. If no adjustment is proposed, enter 0%. Any adjustment is subject to the final Contract and will not be added to the Evaluated Price except to the extent already included in the standardized 18-month pricing.

C. Proposed Markups

Cost Category	Proposed Markup	Notes / Basis
CM/GC self-performed construction work, if approved	_____ %	
Materials or equipment purchased directly by CM/GC outside a subcontract	_____ %	
Subcontractor change work, if any additional markup beyond CM/GC Fee is proposed	_____ %	
CAT tax or other separately charged surcharge	_____ %	
Other: _____	_____ %	

If no additional markup applies beyond the CM/GC Fee, enter 0%. Do not duplicate amounts already included in the CM/GC Fee, General Conditions, insurance, bonds, or stated personnel rates.

E.8 Evaluation Cost Allocation Matrix

Complete the matrix below. The District has established the Required Category for proposal evaluation and proposers shall not reclassify a cost to another category. In the Proposer Entry column, state the applicable rate or amount, or enter "Included" or "N/A" as appropriate. Use the Comments / Reference column to identify where an amount is included or to explain a material assumption. The final CM/GC Contract will govern actual allowable costs after award.

Cost Element	Required Category	Proposer Entry (Rate / Amount / Included / N/A)	Comments / Reference
Corporate/home-office overhead and profit, including principals/executives and ordinary home-office support	CM/GC Fee (E.4)		
Preconstruction personnel, estimating, scheduling, constructability review, and ordinary preconstruction expense	Preconstruction Services (E.3)		
Construction Project Manager, Superintendent, Project Engineers, Assistant Superintendent, project-specific safety, scheduler, MEP/VDC support, and similar project staff	General Conditions (E.5)		
Project-specific travel, lodging, field office/trailers, office equipment, technology, communications, project signage, CM/GC safety supplies, sanitary facilities, drinking water, and similar project administration/site support	General Conditions (E.5)		
Site-wide temporary fencing, barricades, pedestrian protection, traffic control/flagging, dust control, temporary access, and similar general logistics/protection	General Conditions (E.5)		
Site-wide temporary utility service, hookups, and utility consumption serving general construction operations	General Conditions (E.5)		
General site cleanup, dumpsters, and final construction cleanup not assigned to a specific trade	General Conditions (E.5)		
Construction surveying/building layout, trade permits, trade-specific scaffolding, cranes, temporary enclosures, weather protection, and similar trade-specific temporary work	Cost of the Work - excluded from Evaluated Price		
Trade subcontractor work, approved CM/GC self-performed trade work, and permanent materials/equipment	Cost of the Work - excluded from Evaluated Price		
Subcontractor bonds included in trade bids	Cost of the Work - excluded from Evaluated Price		
Project-specific liability insurance	Insurance (E.6)		
Performance and payment bonds	Bonds (E.6)		
Mandatory SDI/Subguard or similar subcontractor risk program, if any	Separate Risk Program (E.6)		
Builder's Risk insurance; owner-retained survey, geotechnical, special inspection/testing, and commissioning consultant fees	Owner Cost - exclude unless expressly assigned to CM/GC		

Cost Element	Required Category	Proposer Entry (Rate / Amount / Included / N/A)	Comments / Reference
Fines, penalties, CM/GC-caused rework, corporate entertainment/marketing, and legal expense for claims against the District	Non-Reimbursable		

No Duplicate Recovery or Cost Shifting. A cost may be included in only one compensation category. Any requested deviation from the Required Category shown below must be identified in Attachment J.

E.9 Pricing Assumptions, Exclusions, and Qualifications

Identify any material assumption, exclusion, extraordinary reimbursable cost, or qualification affecting the Price Proposal. Do not use this section to reserve a general right to add unspecified costs later. If none, state “None.”

E.10 Certification

1. The pricing provided is based on the standardized assumptions stated in this Attachment, including an 18-month construction period.
2. Rates, percentages, fees, General Conditions, and other charges have been stated consistently and do not intentionally duplicate costs included elsewhere.
3. All mandatory proposer costs that the District would be expected to pay have been disclosed.
4. General Conditions duration-adjustment rates and any proposed personnel-rate escalation have been fully disclosed in E.5 and E.7.
5. The District-required cost classifications in E.8 have been followed, except for any requested deviation expressly identified in Attachment J.
6. Material assumptions, exclusions, or qualifications affecting pricing have been identified in E.9 and, when applicable, Attachment J.
7. The proposer understands that Total Evaluated Price is used for proposal comparison and does not constitute the Project GMP.
8. Final compensation and allowable costs will be governed by the executed CM/GC Contract and authorized amendments.

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

ATTACHMENT F

PROJECT STAFFING MATRIX

Proposer: _____

Identify the key personnel proposed for the Project. The District is particularly interested in the actual individuals who will perform the work, their availability, anticipated level of involvement, and continuity through the Project.

Proposed Individual	Project Role	Primary Project Phase(s)	Anticipated Level of Involvement	Current Significant Commitments	Availability / Anticipated Start	Expected Through Project Completion?	Notes
	Principal / Executive-in-Charge					☐ Yes ☐ No	
	Project Manager					☐ Yes ☐ No	
	Preconstruction Manager					☐ Yes ☐ No	
	Project Engineer					☐ Yes ☐ No	
	Lead Estimator					☐ Yes ☐ No	
	Project Superintendent					☐ Yes ☐ No	
	Scheduler, if separate					☐ Yes ☐ No	
	Safety Representative, if separate					☐ Yes ☐ No	
	Other: _____					☐ Yes ☐ No	
	Other: _____					☐ Yes ☐ No	

Instructions

Primary Project Phase(s): Identify whether the individual is expected to participate in Preconstruction, Construction, Closeout, or throughout the Project.

Anticipated Level of Involvement: Provide a reasonable indication of the individual's expected Project commitment, such as percentage of time, full-time/part-time, or another concise description appropriate to the position.

Current Significant Commitments: Identify other projects or responsibilities that could materially affect the individual's availability for the Sweet Home High School Project. If none, state "None."

Availability / Anticipated Start: State when the individual is expected to become available for the Project.

If an individual is not expected to remain assigned through completion of the Project, briefly explain the anticipated transition:

The District understands that staffing needs and levels of involvement may change as the Project progresses. The information provided should reflect the proposer's current good-faith staffing plan and anticipated commitments.

ATTACHMENT G

PRELIMINARY PROJECT SCHEDULE

The schedule calendar on the following pages reflects the District's current anticipated Project milestones. Dates are preliminary and subject to refinement as design progresses and through collaboration with the selected CM/GC.

For Price Proposal evaluation only, Attachment E assumes an 18-month construction period. That assumption does not establish the actual construction start or completion dates shown in this preliminary schedule.

Please note that Attachment G represents the District's current preliminary Project design and construction schedule. CM/GC procurement and selection dates shown within the schedule graphic are superseded by the procurement dates stated in Section 1.4 of the RFP. Except for the procurement schedule in Section 1.4, all dates shown in Attachment G are preliminary planning dates and may be refined as the Project develops. Binding construction commencement, milestone, and completion dates will be established in applicable Early Work Amendments and GMP Amendments.

				2026																
Project Timespan:	113	3-Aug-26	29-Sep-28	27-Jul	3-Aug	10-Aug	17-Aug	24-Aug	31-Aug	7-Sep	14-Sep	21-Sep	28-Sep	5-Oct	12-Oct	19-Oct	26-Oct	2-Nov		
Description	Weeks	Start	End	Jul	Aug					Sep				Oct					Nov	
Programming	6	3-Aug-26	11-Sep-26																	
Guiding Coalition Meeting		25-Aug-26	25-Aug-26																	
In-Service Week		31-Aug-26	4-Sep-26																	
Teacher Programming Meetings		31-Aug-26	11-Sep-26																	
CM/GC Procurement		1-Sep-26	2-Nov-26																	
RFP Package Prep		1-Sep-26	14-Sep-26																	
Coordination Meeting TBD Placeholder		8-Sep-26	11-Sep-26																	
Board Approval: CM/GC Process		14-Sep-26	14-Sep-26																	
RFP Issuance		15-Sep-26	15-Sep-26																	
RFP Response Period		15-Sep-26	13-Oct-26																	
CM/GC Selection		13-Oct-26	2-Nov-26																	
RFP Response Review		13-Oct-26	30-Oct-26																	
RFP Response Scoring		19-Oct-26	23-Oct-26																	
Interviews		26-Oct-26	30-Oct-26																	
Board Approval: CM/GC Contractor Selection		2-Nov-26	2-Nov-26																	
Schematic Design	12	14-Sep-26	4-Dec-26																	
Check-in with City - TBD		26-Oct-26	30-Oct-26																	
100% SD		6-Nov-26	6-Nov-26																	
SD Estimate	4	9-Nov-26	4-Dec-26																	
Design Development	14	9-Nov-26	12-Feb-27																	
50% DD		11-Dec-26	11-Dec-26																	
Check-in with City - TBD		14-Dec-26	18-Dec-26																	
100% DD		15-Jan-27	15-Jan-27																	
DD Estimate		18-Jan-27	12-Feb-27																	
PHASE 1	31	18-Jan-27	20-Aug-27																	
Construction Documents	8	18-Jan-27	12-Mar-27																	
Bidding & Permitting	3	15-Mar-27	2-Apr-27																	
Construction Administration - Phase 1	11	7-Jun-27	20-Aug-27																	
PHASE 2	74	5-Apr-27	1-Sep-28																	
Package 1 - Demo, Earthwork, Building Pad		5-Apr-27	21-May-27																	
Construction Documents	4	5-Apr-27	30-Apr-27																	
100% CD		30-Apr-27	30-Apr-27																	
Bidding & Permitting	3	3-May-27	21-May-27																	
Package 2 - Underground Utilities, Foundations, Slab	12	3-May-27	23-Jul-27																	
Construction Documents		3-May-27	25-Jun-27																	
50% CD Coordination		28-May-27	28-May-27																	
100% CD		25-Jun-27	25-Jun-27																	
Bidding & Permitting	4	28-Jun-27	23-Jul-27																	
Package 3 - Buildout	16	28-Jun-27	15-Oct-27																	
Construction Documents	10	28-Jun-27	3-Sep-27																	
50% CD Coordination		30-Jul-27	30-Jul-27																	
100% CD		3-Sep-27	3-Sep-27																	
Bidding & Permitting	6	7-Sep-27	15-Oct-27																	
Construction Administration - Phase 2 Packages 1-3	57	24-May-27	23-Jun-28																	
Package 4 - Site (Courtyard, South Play Field, Bus Loop)	9.8	7-Sep-27	12-Nov-27																	
Construction Documents	6.8	7-Sep-27	22-Oct-27																	
100% CD		22-Oct-27	22-Oct-27																	
Bidding & Permitting	3	25-Oct-27	12-Nov-27																	
Construction Administration - Phase 2 Package 4	10	26-Jun-28	1-Sep-28																	
Closeout	3.8	5-Sep-28	29-Sep-28																	

[illegible]

Project Timespan:	113	3-Aug-26	29-Sep-28	1-Mar	8-Mar	15-Mar	22-Mar	29-Mar	5-Apr	12-Apr	19-Apr	26-Apr	3-May	10-May	17-May	24-May	31-May	7-Jun
Description	Weeks	Start	End	Mar					Apr			May						Jun
Programming	6	3-Aug-26	11-Sep-26															
Guiding Coalition Meeting		25-Aug-26	25-Aug-26															
In-Service Week		31-Aug-26	4-Sep-26															
Teacher Programming Meetings		31-Aug-26	11-Sep-26															
CM/GC Procurement		1-Sep-26	2-Nov-26															
RFP Package Prep		1-Sep-26	14-Sep-26															
Coordination Meeting TBD Placeholder		8-Sep-26	11-Sep-26															
Board Approval: CM/GC Process		14-Sep-26	14-Sep-26															
RFP Issuance		15-Sep-26	15-Sep-26															
RFP Response Period		15-Sep-26	13-Oct-26															
CM/GC Selection		13-Oct-26	2-Nov-26															
RFP Response Review		13-Oct-26	30-Oct-26															
RFP Response Scoring		19-Oct-26	23-Oct-26															
Interviews		26-Oct-26	30-Oct-26															
Board Approval: CM/GC Contractor Selection		2-Nov-26	2-Nov-26															
Schematic Design	12	14-Sep-26	4-Dec-26															
Check-in with City - TBD		26-Oct-26	30-Oct-26															
100% SD		6-Nov-26	6-Nov-26															
SD Estimate	4	9-Nov-26	4-Dec-26															
Design Development	14	9-Nov-26	12-Feb-27															
50% DD		11-Dec-26	11-Dec-26															
Check-in with City - TBD		14-Dec-26	18-Dec-26															
100% DD		15-Jan-27	15-Jan-27															
DD Estimate		18-Jan-27	12-Feb-27															
PHASE 1	31	18-Jan-27	20-Aug-27															
Construction Documents	8	18-Jan-27	12-Mar-27															
Bidding & Permitting	3	15-Mar-27	2-Apr-27															
Construction Administration - Phase 1	11	7-Jun-27	20-Aug-27															
PHASE 2	74	5-Apr-27	1-Sep-28															
Package 1 - Demo, Earthwork, Building Pad		5-Apr-27	21-May-27															
Construction Documents	4	5-Apr-27	30-Apr-27															
100% CD		30-Apr-27	30-Apr-27															
Bidding & Permitting	3	3-May-27	21-May-27															
Package 2 - Underground Utilities, Foundations, Slab	12	3-May-27	23-Jul-27															
Construction Documents		3-May-27	25-Jun-27															
50% CD Coordination		28-May-27	28-May-27															
100% CD		25-Jun-27	25-Jun-27															
Bidding & Permitting	4	28-Jun-27	23-Jul-27															
Package 3 - Buildout	16	28-Jun-27	15-Oct-27															
Construction Documents	10	28-Jun-27	3-Sep-27															
50% CD Coordination		30-Jul-27	30-Jul-27															
100% CD		3-Sep-27	3-Sep-27															
Bidding & Permitting	6	7-Sep-27	15-Oct-27															
Construction Administration - Phase 2 Packages 1-3	57	24-May-27	23-Jun-28															
Package 4 - Site (Courtyard, South Play Field, Bus Loop)	9.8	7-Sep-27	12-Nov-27															
Construction Documents	6.8	7-Sep-27	22-Oct-27															
100% CD		22-Oct-27	22-Oct-27															
Bidding & Permitting	3	25-Oct-27	12-Nov-27															
Construction Administration - Phase 2 Package 4	10	26-Jun-28	1-Sep-28															
Closeout	3.8	5-Sep-28	29-Sep-28															

Project Timespan:	113	3-Aug-26	29-Sep-28	14-Jun	21-Jun	28-Jun	5-Jul	12-Jul	19-Jul	26-Jul	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	6-Sep	13-Sep	20-Sep
Description	Weeks	Start	End				Jul				Aug					Sep		
Programming	6	3-Aug-26	11-Sep-26															
Guiding Coalition Meeting		25-Aug-26	25-Aug-26															
In-Service Week		31-Aug-26	4-Sep-26															
Teacher Programming Meetings		31-Aug-26	11-Sep-26															
CM/GC Procurement		1-Sep-26	2-Nov-26															
RFP Package Prep		1-Sep-26	14-Sep-26															
Coordination Meeting TBD Placeholder		8-Sep-26	11-Sep-26															
Board Approval: CM/GC Process		14-Sep-26	14-Sep-26															
RFP Issuance		15-Sep-26	15-Sep-26															
RFP Response Period		15-Sep-26	13-Oct-26															
CM/GC Selection		13-Oct-26	2-Nov-26															
RFP Response Review		13-Oct-26	30-Oct-26															
RFP Response Scoring		19-Oct-26	23-Oct-26															
Interviews		26-Oct-26	30-Oct-26															
Board Approval: CM/GC Contractor Selection		2-Nov-26	2-Nov-26															
Schematic Design	12	14-Sep-26	4-Dec-26															
Check-in with City - TBD		26-Oct-26	30-Oct-26															
100% SD		6-Nov-26	6-Nov-26															
SD Estimate	4	9-Nov-26	4-Dec-26															
Design Development	14	9-Nov-26	12-Feb-27															
50% DD		11-Dec-26	11-Dec-26															
Check-in with City - TBD		14-Dec-26	18-Dec-26															
100% DD		15-Jan-27	15-Jan-27															
DD Estimate		18-Jan-27	12-Feb-27															
PHASE 1	31	18-Jan-27	20-Aug-27															
Construction Documents	8	18-Jan-27	12-Mar-27															
Bidding & Permitting	3	15-Mar-27	2-Apr-27															
Construction Administration - Phase 1	11	7-Jun-27	20-Aug-27															
PHASE 2	74	5-Apr-27	1-Sep-28															
Package 1 - Demo, Earthwork, Building Pad		5-Apr-27	21-May-27															
Construction Documents	4	5-Apr-27	30-Apr-27															
100% CD		30-Apr-27	30-Apr-27															
Bidding & Permitting	3	3-May-27	21-May-27															
Package 2 - Underground Utilities, Foundations, Slab	12	3-May-27	23-Jul-27															
Construction Documents		3-May-27	25-Jun-27															
50% CD Coordination		28-May-27	28-May-27															
100% CD		25-Jun-27	25-Jun-27															
Bidding & Permitting	4	28-Jun-27	23-Jul-27															
Package 3 - Buildout	16	28-Jun-27	15-Oct-27															
Construction Documents	10	28-Jun-27	3-Sep-27															
50% CD Coordination		30-Jul-27	30-Jul-27															
100% CD		3-Sep-27	3-Sep-27															
Bidding & Permitting	6	7-Sep-27	15-Oct-27															
Construction Administration - Phase 2 Packages 1-3	57	24-May-27	23-Jun-28															
Package 4 - Site (Courtyard, South Play Field, Bus Loop)	9.8	7-Sep-27	12-Nov-27															
Construction Documents	6.8	7-Sep-27	22-Oct-27															
100% CD		22-Oct-27	22-Oct-27															
Bidding & Permitting	3	25-Oct-27	12-Nov-27															
Construction Administration - Phase 2 Package 4	10	26-Jun-28	1-Sep-28															
Closeout	3.8	5-Sep-28	29-Sep-28															

										>> Nov 2027 thru Aug 2028 >>					
Project Timespan:	113	3-Aug-26	29-Sep-28	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct			4-Sep	11-Sep	18-Sep	25-Sep	2-Oct
Description	Weeks	Start	End	Oct							Sep				Oct
Programming	6	3-Aug-26	11-Sep-26												
Guiding Coalition Meeting		25-Aug-26	25-Aug-26												
In-Service Week		31-Aug-26	4-Sep-26												
Teacher Programming Meetings		31-Aug-26	11-Sep-26												
CM/GC Procurement		1-Sep-26	2-Nov-26												
RFP Package Prep		1-Sep-26	14-Sep-26												
Coordination Meeting TBD Placeholder		8-Sep-26	11-Sep-26												
Board Approval: CM/GC Process		14-Sep-26	14-Sep-26												
RFP Issuance		15-Sep-26	15-Sep-26												
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CM/GC Selection		13-Oct-26	2-Nov-26												
RFP Response Review		13-Oct-26	30-Oct-26												
RFP Response Scoring		19-Oct-26	23-Oct-26												
Interviews		26-Oct-26	30-Oct-26												
Board Approval: CM/GC Contractor Selection		2-Nov-26	2-Nov-26												
Schematic Design	12	14-Sep-26	4-Dec-26												
Check-in with City - TBD		26-Oct-26	30-Oct-26												
100% SD		6-Nov-26	6-Nov-26												
SD Estimate	4	9-Nov-26	4-Dec-26												
Design Development	14	9-Nov-26	12-Feb-27												
50% DD		11-Dec-26	11-Dec-26												
Check-in with City - TBD		14-Dec-26	18-Dec-26												
100% DD		15-Jan-27	15-Jan-27												
DD Estimate		18-Jan-27	12-Feb-27												
PHASE 1	31	18-Jan-27	20-Aug-27												
Construction Documents	8	18-Jan-27	12-Mar-27												
Bidding & Permitting	3	15-Mar-27	2-Apr-27												
Construction Administration - Phase 1	11	7-Jun-27	20-Aug-27												
PHASE 2	74	5-Apr-27	1-Sep-28												
Package 1 - Demo, Earthwork, Building Pad		5-Apr-27	21-May-27												
Construction Documents	4	5-Apr-27	30-Apr-27												
100% CD		30-Apr-27	30-Apr-27												
Bidding & Permitting	3	3-May-27	21-May-27												
Package 2 - Underground Utilities, Foundations, Slab	12	3-May-27	23-Jul-27												
Construction Documents		3-May-27	25-Jun-27												
50% CD Coordination		28-May-27	28-May-27												
100% CD		25-Jun-27	25-Jun-27												
Bidding & Permitting	4	28-Jun-27	23-Jul-27												
Package 3 - Buildout	16	28-Jun-27	15-Oct-27												
Construction Documents	10	28-Jun-27	3-Sep-27												
50% CD Coordination		30-Jul-27	30-Jul-27												
100% CD		3-Sep-27	3-Sep-27												
Bidding & Permitting	6	7-Sep-27	15-Oct-27												
Construction Administration - Phase 2 Packages 1-3	57	24-May-27	23-Jun-28												
Package 4 - Site (Courtyard, South Play Field, Bus Loop)	9.8	7-Sep-27	12-Nov-27												
Construction Documents	6.8	7-Sep-27	22-Oct-27												
100% CD		22-Oct-27	22-Oct-27												
Bidding & Permitting	3	25-Oct-27	12-Nov-27												
Construction Administration - Phase 2 Package 4	10	26-Jun-28	1-Sep-28												
Closeout	3.8	5-Sep-28	29-Sep-28												

The selected CM/GC will work with the District and Architect during preconstruction to develop and maintain a more detailed Project schedule addressing design, permitting, procurement, Early Work, long-lead items, bid packages, construction phasing, school-calendar constraints, commissioning, occupancy, and closeout.

The District recognizes that the Project schedule may change as design, permitting, procurement, market conditions, phasing, and other Project requirements are further developed.

Proposers are **not required to prepare a detailed replacement Project schedule** as part of their proposals. The District is seeking the proposer's approach to scheduling and related Project considerations as described in the RFP.

ATTACHMENT H

PRELIMINARY ARCHITECTURAL MATERIALS

Please see separate file for the preliminary architectural materials

ATTACHMENT I

EXISTING CONDITIONS INFORMATION

Please see separate files for:

- **Documents from prior Sweet Home High School construction projects**
- **Hazardous Materials Survey completed in September 2025 by Kelsay Environmental**

Note: The phase 1 environmental assessment and GeoTech report are not yet completed

ATTACHMENT J

CONTRACT EXCEPTIONS AND CLARIFICATIONS MATRIX

Sweet Home High School Renovation and New Construction Project

Proposer: _____

Proposers shall identify any requested exceptions, modifications, deletions, additions, or clarifications to the proposed CM/GC Contract or related Contract and associated Exhibits.

Responses should be concise and limited to meaningful issues. Where practical, proposers should identify the specific provision and provide proposed replacement or clarifying language.

Document/Section	Provision or Issue	Requested Change or Clarification	Reason	Material Cost, Risk, Schedule, Insurance, or Bonding Impact
------------------	--------------------	-----------------------------------	--------	---

If additional space is required, proposers may attach additional pages using the same column headings and format.

If no exceptions or clarifications are requested, mark the “**No Material Exceptions**” box below.

No Material Exceptions: ☐