RFQ per bid meeting and site tour minutes

Child care Center in partnership with OCDC and County

18000-2000 square feet

Includes:

* 12 Classrooms
* Conference room
* Commercial Kitchen
* Outdoor play area

Budget limitation of 10 million dollars.

Responses due January 10, 2024 by 1:00pm

Board Education approval February 27, 2024

Design and Budgets to be completed December 20, 2024

Release for construction by Jan-July 2025

Deadlines for Questions and protests are due on the 22nd.

Responses are due January 10th, 2024.

The contract will be rewarded on February 27 and the contracts will be finalized by the 6th of March.

Submit all questions in writing by January

Questions:

Can you show the size and makeup of your Early childhood ed program?

 A lot of that will depend on OCDC’s program.

Monica – the idea is to bring in different programs together. KCC graduates to teach at childhood program

Phasing? would be it be intended to be operational ?

 Phasing experience is to have the shell/structure built first then complete the inside. And playground area.

Intended to be occupied and operational intended to be finished as much as budget will allow in the first phase.

 Contractor procurement method you want to use?

 Contract for construction will be going out for competitive bid.

Unsure of OCDC usage – but full capacity will be 100 kids.

 Klamath is serving in this area – 160 kids that will allow us to serve around 250.

Kids will be 0-5 age.

Will you issue an addendum with the sign-in sheet?

 Yes

Scope of services of where the Architectural cost estimate name is yet, but you want it

The architectural cost estimate was on… will need to be added to the Addendum

Commercial kitchen?

 Will serve two meals a day and a snack – requesting restaurant-level kitchen

Site visit

Is this the entrance?

 Oregon Department of Transportation decision for entrance

Natural gas is here – propane here- and will have adequate power

Is there a plan to improve the barn?

 Will be removed – Grey barn is on the property

Second phase on building?

 Phase in 6 classrooms, kitchen, and offices; then phase in the other six classrooms

 Limiting not attaching structures or having a failure in structures.

The project is located on six acres.

 History on property: The property came to us from the county for the use of childcare about 1-2 years ago.

Conditional use required for planning for developing the sight?

 We will be working with OCDC and everybody.

Will the city/KCC be putting in a different RFP for the survey of the sight?

This will need to be included in the architect.

There is a completed survey by the county of the property. It had a commercial use on it.

Will there be funding for Geo-Tech?

Unknown- We can get those items and share them back out. We will make sure we understand what materials are available through that project about six years ago. We expect that the geo-trac and the survey information from that project is available but I (Chip) can’t promise that until I interact with them.

Is that airport a commercial airport?

 They will use it then it will go to commercial and then it will go away. We do offer an aviation program.

Any Request? (heading back to the room)

PV will be an extra grand. I believe that the solar could do it all.

We really want it to work with the system we have now installed and that is one of the requirements for that PV, I am trying to get that out before Christmas.

Are there any Grants involved?

 Not on this one. There are some donations that we need to match, but I don’t believe that there are any on this one.

Do you know when you will get the addendum out?

 I will have the addendum out tomorrow if not by Friday. I will send it individually in emails and post it online.

What are the biggest three goals of this project?

 To supply childcare for the community and a place for learning for the KCC students. Those are the top two.

Does a traffic study need to be done?

It will depend on if we can use the OSU studies from Six years ago.

LEEDS standards? Gold, Silver, etc.?

Researching

Other sustainability or environmental requirements/elements that need to be incorporated in the design?

Solar, Geo tech, and other documents that have been previously done for OSU and will confirm to successfully *awarded design team.*