

# Firm named to manage campus construction

## Board members cite company's resources

By Katherine Lacaze  
For Cannon Beach Gazette

“Glowing reports” and high recommendations prompted the Seaside School District to select the firm of DAY CPM to administer construction management services during its Jan. 17 meeting. Superintendent Sheila Roley said the company “definitely rose to the top” in winning the selection. “With the resources they can provide for us, it was a pretty unanimous decision,” Roley said.

District voters approved a \$99.7 building bond to relocate three schools to a new site south of Seaside Heights Elementary School. The board approved the district office’s request to enter into contract negotiations with DAY CPM, a Beaverton-based owner’s representative consulting firm, to serve in that role for the school district.

“We’re delighted to have them be representing us as our owner’s agent,” Superintendent Sheila Roley said.

In December, the district held a required meeting for any firms interested in submitting a request for proposal for the project manager position. Four firms attended the meeting, but only three submitted proposals. While all three were “strong companies,” Roley said,

A development disclosed by DAY CPM after the interview process was the firm’s recent merger with Otak Inc., a multidisciplinary international firm of architects and engineers based in Seaside. The companies finalized the



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The Hillsboro School District is represented in DAY CPM’s portfolio.



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Mike Day of DAY CPM.

transaction Jan. 9, according to Justine Hill, the district’s business manager. DAY CPM is retaining its firm name and staff, including its senior principals.

Board member Patrick Nofield said it is “not necessarily a bad thing” that the firm has partnered with Otak.

“It actually gives them more resources probably,” he said, a sentiment echoed by Roley.

Nofield, along with fellow board members Mark Truax and Tom Maltman, served on the selection committee that interviewed the three candidates in early January.

Truax said it was an eye-opening and enjoyable experience, and an opportunity to learn more about what this project will entail. He encour-

aged the other board members to seek out similar opportunities in the future.

“We all kind of need to sit on one of those committees as we go through with this process,” he said.

Roley noted she would be contacting the board members in the future and requesting them to serve on the design committee, oversight committee or in other capacities.

With the board’s approval at the meeting, district administration is now authorized to enter into contract negotiations with the firm. No definitive cost for services was established during the bid process, although that is just one factor considered by the selection committee while scoring the candidates.

However, DAY CPM did provide the district with its hourly rate schedule for various personnel and information about other projected costs and reimbursements. The firm derived an overall fee estimate of about \$1.57 million based on an understanding of the budget, scope and time components of the project, Hill said. This estimate is defined as a not-to-

exceed fee, meaning the firm’s final charge for services can be under but not over that amount without district approval. Lastly, the contract agreement shall not exceed five years, Hill said.

District staff is making progress in other areas related to the new school project, which is keeping them “busy all the time,” Roley said.

Dull Olson Weekes-IBI Group Architects of Portland, providing design and architecture services for the project, planned to participate in three different meetings Jan. 18. The first meeting involved Roley, Hill, DOWA and the civil engineer, and they evaluated the project site. Following that, the architect firm presented to all the district’s staff during their collective professional development time, sharing details on what the process will look like and asking for input.

During the final meeting with the firm, the administrative team helped put together a program plan that outlined different features desired for the new school campus. Roley said the architects have been helpful in reminding the team “that we have a budget, and that we couldn’t add everything we could think of.”

She assured the board “there will opportunities for staff, parents and community members, at some point, to participate in meetings to give input on the new building.”

The bond steering committee also intended to hold its first meeting during the final week of January.

The following week, Hill and Roley planned to work with bond representatives and participate in conference calls to learn more about bond ratings, the purchasing process and other pertinent information.



R.J. MARX/CANNON BEACH GAZETTE

Members of the Design Review Board at a January meeting. Chairman Mike Morgan is at left.

# Project shelved, but city will consider options for future

Renovations from Page 1A

“Efficiency-wise it will really help,” Grassick said last week. “They’ll have their own little section.”

Plans drawn by David Vonada aim to fit in with the architectural style of Cannon Beach, Grassick said last week, with wood shingles and white trim. “Dave designed the whole process they spent a lot of time with the department heads and the employees to decide how the work flow goes, you’re got to move things around,” he said.

The integrity of the 1940s building is fine, he said, but City Hall would likely not survive an earthquake under today’s standards.

“For us to build a whole new building would be to the magnitude of \$3, \$4 million,” Grassick said. “Do you really want to move now to a new building, or do you want to remodel until the tsunami happens?”

After an accepted bid,



R.J. MARX/CANNON BEACH GAZETTE

Public Works Director Dan Grassick in a portion of City Hall that had been slated for remodel.

contractors would have had 120 days to complete the project, expected in the middle of June.

Without a contending offer, the city will be re-evaluating next steps and will not be awarding the project this fiscal year.

“(We) will reconsider what the options are after discussing with the council,” Grassick said.

# South Wind project would require urban growth boundary amendment

South Wind from Page 1A

be extended beneath Highway 101 and the water tank could be connected to the system in the Haystack Heights neighborhood.

South Wind was annexed into city limits but is outside the urban growth boundary. Urban development cannot be approved and urban services cannot be extended to the site unless the boundary is amended.

“The reasoning for not jumping ahead with the UGB is that we still don’t have a really strong picture of what we’re doing there,” said Mayor Sam Steidel, adding that there were still questions about funding.

City Planner Mark Barnes recommended that the council wait to amend the boundary. Urban growth boundaries are usually amended when development is imminent, he said.

“From our point of view, there’s no urgency in getting it done now rather than waiting for you to take a closer look at the master plan,” Barnes said.

Councilors agreed that an engineering study would provide updated infrastructure construction cost estimates and a better idea of what could be done on the site.

Steidel asked if the engineering work could be broken down into parts. Barnes said it was possible to plan the transportation part of the project

separate than water and sewer services.

“If you’re in a hurry to have this done sooner, putting this in the next fiscal year budget would get that started quicker,” Barnes said.

The city has \$500,000 in the general reserve fund that could be used for an engineering study, City Manager Brant Kucera said. The funds would be available in July.

“What concerns me is that if this is to become a larger mass care site in case of a disaster, there’s a point where we keep kicking the can down the road and never get around to

developing that infrastructure,” Kucera said.

The council will hold a work session to review the South Wind master plan.

In February, while developing the proposed fiscal year budget, the city plans to dedicate \$400,000 of general fund resources to the general reserve fund specifically for relocating critical city functions.

The city will continue to do this each February for four more years, according to the city’s strategic plan. Cannon Beach plans to have \$2 million in reserve by 2021 for moving critical city functions.

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