Data Service Center

168 S. Dupont Highway
New Castle, DE 19720
www.dataservice.org

Phone: (302) 504-7200
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Helpdesk: (302) 504-7222

CENTRAL BIDDING DEPARTMENT

ADDENDUM No. 1

Construction Management Services – RFQ #36-13-39

INDIAN RIVER SCHOOL DISTRICT

Date of Addendum: May 7, 2013

OPENING DATE: May 9, 2013 at 2:00 PM

To all prospective bidders under the specifications and contract documents described above, this Addendum to Bid is being issued to:

To answer the following submitted questions:

1. What will be the process after the bid proposal information is received via the Data Service Center?
   a. DSC will provide information to the Indian River School District (IRSD). The District will evaluate and make recommendations to our Board of Education.
   b. IRSD will identify what the process is for a potential interview or screening after discussion with our Board of Education on Tuesday Evening – April 24, 2013.
   c. It is desirous to have this information finalized for our Board of Education Meeting in May, 2013, if possible.

2. Will the Indian River School District conduct interviews of the prospective Construction Management Service bidders?
   IRSD will identify what the process is for a potential interview or screening after discussion with our Board of Education .

3. Can the sign in sheets be shared with the attendees?
   Yes, the information is attached.

4. Can we get copies of the PowerPoint illustrated at the pre bid meeting?
   Yes, the information is attached.

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5. Can we get clarification on the bid bond specifications? Is a bid bond required? It appears to be contradictory in the RFQ information packet?
   No, bid bond requirement is waived.

6. Will the bid opening on May 9, 2013 be a public meeting or closed to the public?
   The opening will be public, however, only the names of the companies who submitted proposals will be announced. No other information will be given out.

7. Is the expectation that cost estimates or percentages will be a part of the final RFQ packet? This needed clarification in the packet as well.
   Historically there is an estimate of percentage of construction cost identified and that when an interview process is conducted these items would be negotiated with the Board of Education or designee.

8. What are the school safety or security concerns associated with the RFQ – to be included or not?
   The current school safety initiatives are being bid under a separate contract and none of these additions will be the main entrances to the school facilities.

9. Where and who should be the contact person for RFQ questions?
   Emily Ryan at the Data Service Center is the contact for all RFQ questions. Her email is eryan@dataservice.org or phone number is (302) 504-7223.

10. I was hoping it would be possible to get a more defined construction schedule for the six projects.
    The IRSD will not know the exact project funding until the Joint Finance Committee and Delaware General Assembly finalizes the FY2014 Bond Bill.
    The District has requested specific amendments from the Governor's Recommended Bond Bill and have asked for the following:

    1. Full funding for North Georgetown Elementary during FY2014;
    2. Full funding for Long Neck Elementary during FY2014; and
    3. Planning funds for Georgetown Elementary/Georgetown Middle and/or East Millsboro Elementary.

    Again, this will not be known until June 30th and the Delaware General Assembly finalizes the FY2014 Bond Bill. Whatever is not funded in FY2014 will be funded in FY2015 is our understanding but this is at the discretion of the Delaware General Assembly.

    It is anticipated that all construction will be completed for September 2015.

11. Will there be one CM award for all six schools throughout the duration of projects?
    Yes, that is the direction that the District's Board of Education will be pursuing and has not indicated any other option to the contrary.

Construction Management Services – Indian River School District
RFQ #36-13-39
Mandatory Pre-Bid Meeting – April 22, 2013 at 10:00 AM

Name	Company	Email Address
Ross Caldwell	Greyhawk	RCaldwell@greyhawk.com
RRobert Ruggio	KCI Technologies Network Redwood	RRuggio.DEL @ gmail.com www.kci.com
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Ron Knowles	J Vinton Schafer & Sons, Inc	RKnowles @JVSchafer.com
[illegible]	Bancroft	jgriffith@bancroftusa.com
Chris Vapas	Whiting-Turner	Chris.Vapas@whiting-turner.com
Thomas Love	URS Corporation	Thomas.Love@urs.com
Dean Johnson	Richard Y Johnson	djohnson@rjysoft.com

Indian River School District

"A Model of Excellence"

Major Capital Improvement and Current Expense Referendum

January 29, 2013

What are district residents being asked to approve?

- Additional classrooms at six school buildings
- New kitchen at Georgetown Elementary School
- Local portion of salaries for new teaching positions created by student growth
- Supplies, furniture and technology for new classrooms
- Increased utility and fuel expenses related to addition of new classrooms

Why are these projects needed?

- Enrollment increases across district during past seven years, especially in Georgetown and Long Neck areas
- Shortage of classroom space in existing buildings
- Georgetown Elementary and Georgetown Middle share kitchen and cafeteria
- District is entitled to additional teaching positions due to an increase in student enrollment

Components of Referendum

1. Major Capital Improvement

- 38 additional classrooms at six school buildings
- New kitchen at Georgetown Elementary

2. Current Expense

- Local salaries for new teaching positions generated by the district's student growth
- Supplies, materials, furniture and technology for new classrooms
- Funding for increased utility and fuel expenses related to the addition of new classrooms

Ballot will consist of two separate questions

Schools to Receive Additional Classrooms

Georgetown Elementary School
North Georgetown Elementary School
East Millsboro Elementary School
Long Neck Elementary School
Phillip C. Showell Elementary School
Selbyville Middle School

Proposed property tax increase

Beginning in Fiscal Year 2014

14.7 cents

Per $100 assessed value

. . . . . .

Impact to average district property owner

$38.05 per year

Based on <u>average</u> district property assessment of $25,887

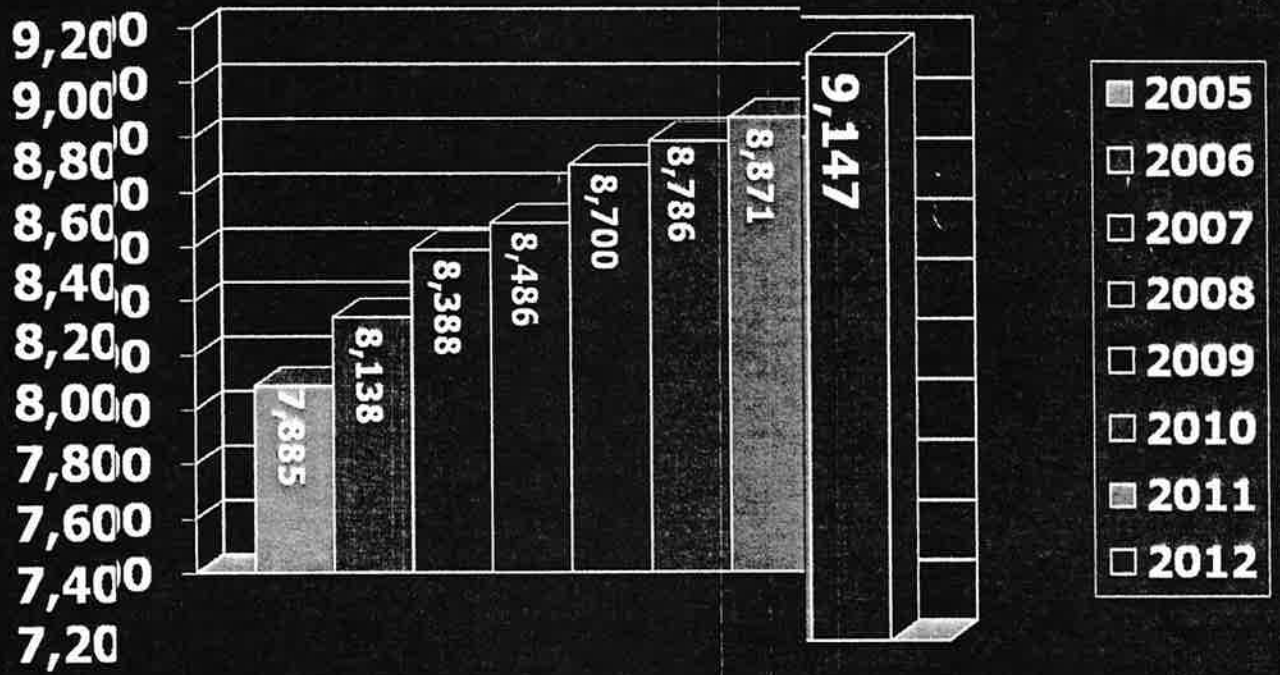
Sussex County School Tax Rates

Per $100 assessed value

District	Tax Rate
Delmar	3.7574
Woodbridge	3.724
Laurel	3.605
Milford	3.4659
Seaford	3.320
Cape Henlopen	2.977
Indian River	2.623

Total District Enrollment

2005 - 2012



Total increase: 1,262 students

Figures based on annual Sept. 30 unit count

Total District Enrollment

Enrollment Increase 2006 - 2012

Year	Additional Students	Additional Teachers
2006-07	253	14
2007-08	250	15
2008-09	98	10
2009-10	214	15
2010-11	86	23
2011-12	85	22
2012-13	276	22
Total	1,262	121

Figures based on annual Sept. 30 unit count

Question 1

Major Capital Improvements

Question 1 - Major Capital Improvements

What will the tax increase provide?

- **Additional classrooms**
  - Georgetown Elementary/Georgetown Middle
  - North Georgetown Elementary
  - East Millsboro Elementary
  - Long Neck Elementary
  - Phillip C. Showell Elementary
  - Selbyville Middle School
- **New kitchen at Georgetown Elementary**

Question 1 - Major Capital Improvements

Cost Analysis

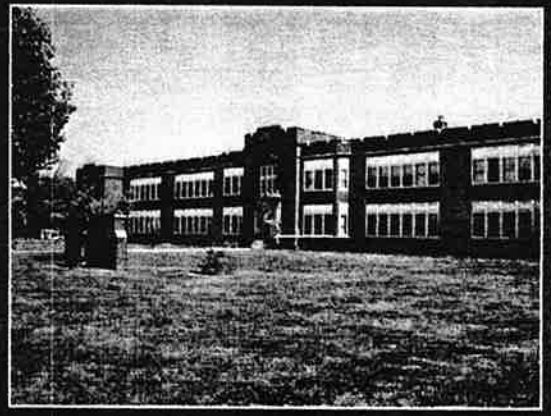
State Funds (60%)	$6,606,600
Local Funds (40%)	$4,404,400
Total Cost	$11,011,000

- Construction projects are funded from 60% state funds and 40% local funds
- Construction property tax increase of 3.2 cents per $100 of assessed value
- Impact of $8.28 per year for average district taxpayer

Question 1 - Major Capital Improvements

Georgetown Elementary/Georgetown Middle School Complex

- 8 additional classrooms
- New kitchen for Georgetown Elementary School



Estimated local cost: $1,166,000

Question 1 - Major Capital Improvements

North Georgetown Elementary

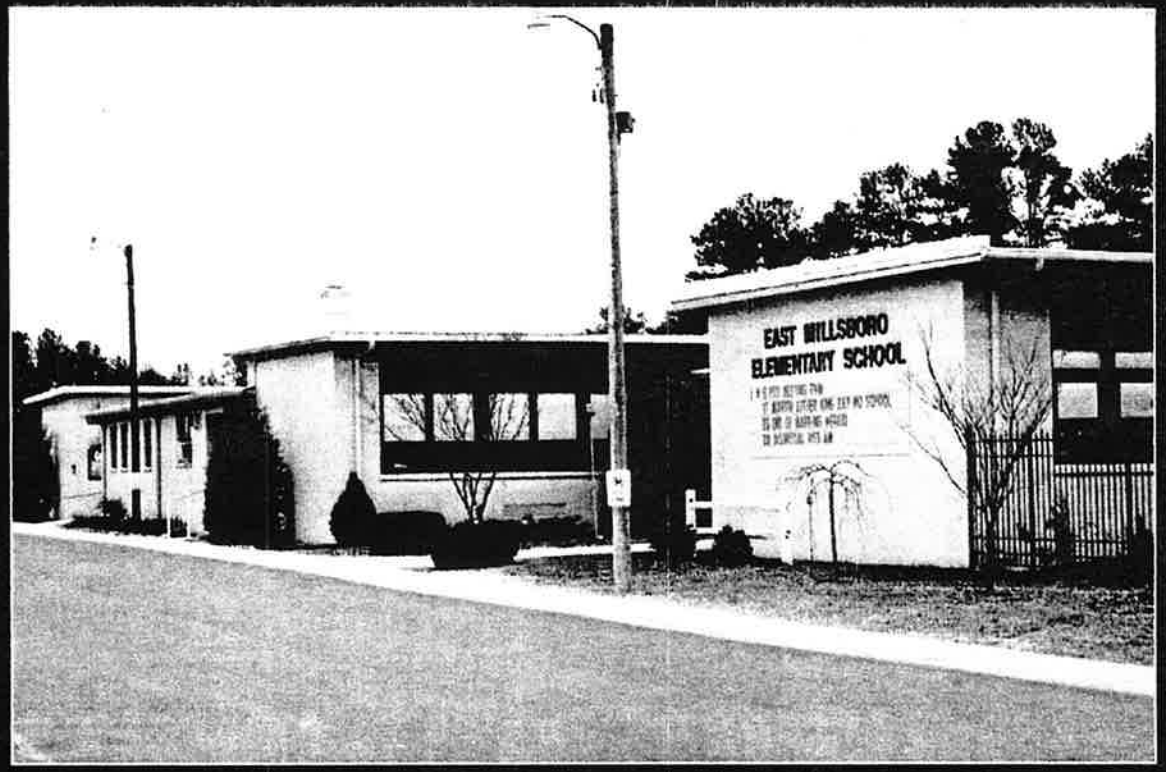
- 8 additional classrooms

Estimated local cost: $848,000

Question 1 - Major Capital Improvements

East Millsboro Elementary

- 8 additional classrooms

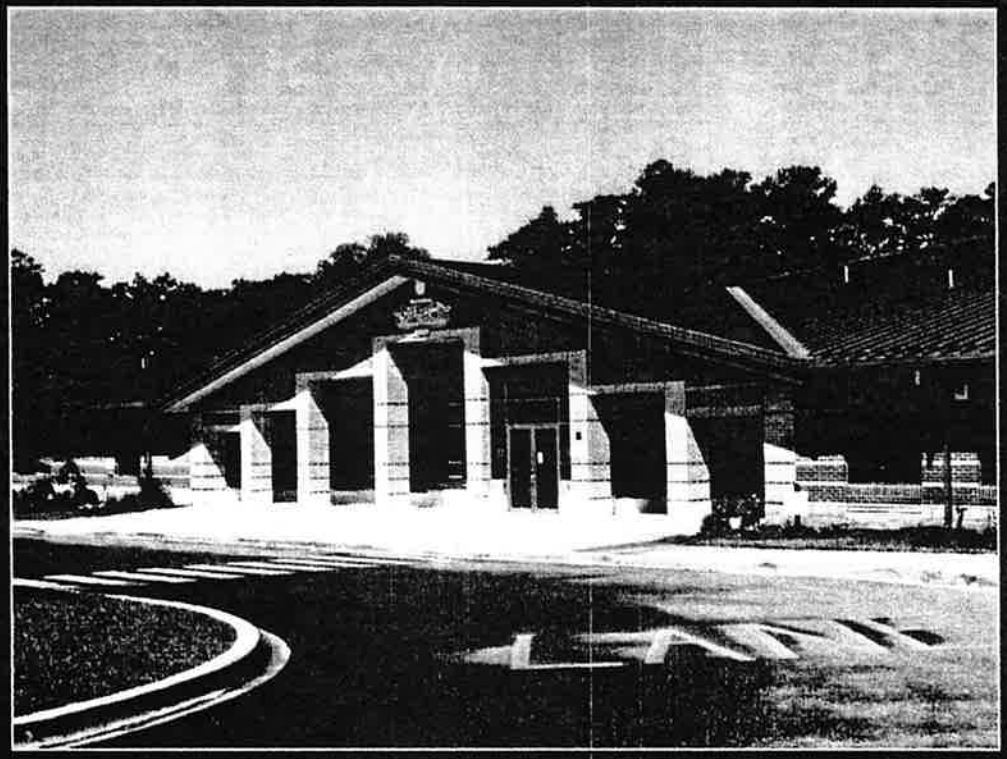


Estimated local cost: $890,400

Question 1 - Major Capital Improvements

Long Neck Elementary

- 8 additional classrooms

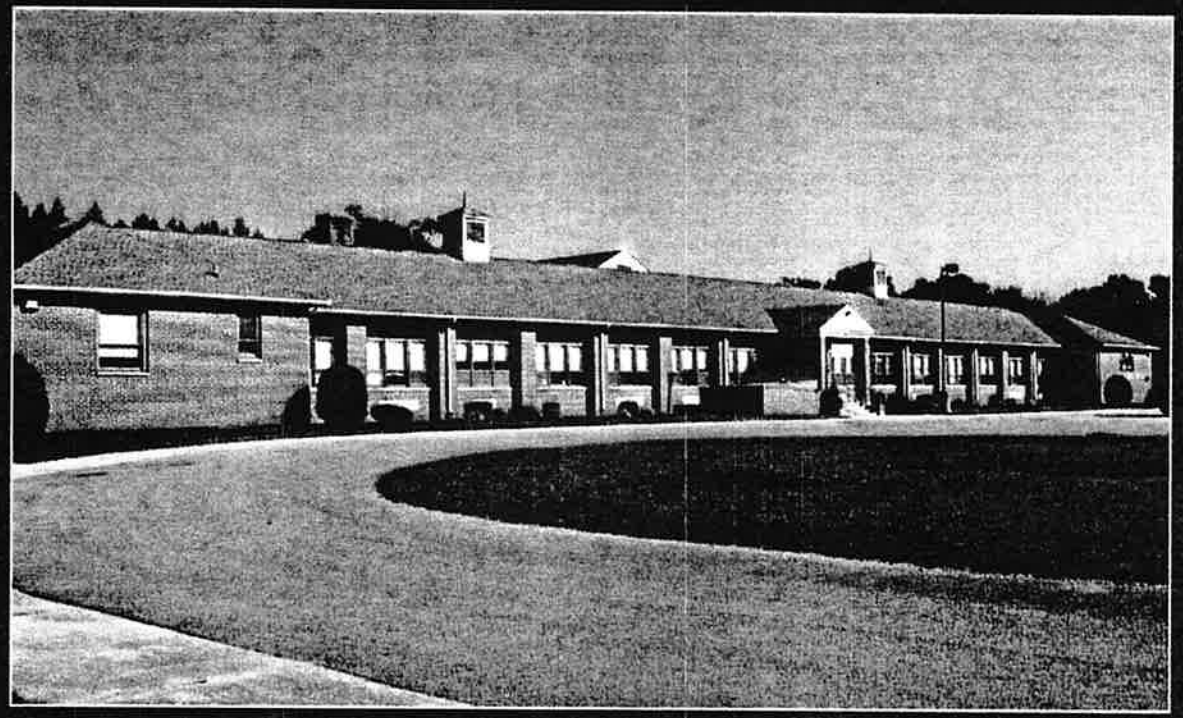


Estimated local cost: $848,000

Question 1 - Major Capital Improvements

Phillip C. Showell Elementary

- 4 additional classrooms



Estimated local cost: $424,000

Question 1 - Major Capital Improvements

Selbyville Middle School

- 2 additional classrooms

Estimated local cost: $228,000

Question 2

Current Expense

Question 2 - Current Expense

What will the tax increase fund?

- Local salaries for new teaching positions generated by the district's student growth
- Supplies, materials, furniture and technology for new classrooms
- Funding for increased utility and fuel expenses resulting from the addition of new classrooms

Estimated cost: $1,810,000

Question 2 - Current Expense

Why Is This Needed?

- Student growth has created 121 new teaching positions in past seven years
- At least 20 additional positions anticipated for Fiscal Year 2014
- Class sizes may increase if new positions are not filled

Question 2 - Current Expense

Why Is This Needed?

Approximately $12,000 is needed to outfit a single classroom with supplies, materials, furniture and technology

Question 2 - Current Expense

Why Is This Needed?

Possible staffing for programs such as:

- Full-day kindergarten
- STEM
- International Baccalaureate
- AVID
- Summer school

Question 2 - Current Expense

Why Is This Needed?

State mandate required district to pay additional $700,000 for student transportation, further depleting local funds

Question 2 - Current Expense

Cost Analysis

Item	Cost
Additional Teacher Salaries	$1,150,000
Classroom Supplies	$ 456,000
Utilities/Fuel Expenses	$ 204,000
Total Cost	$1,810,000

Chart reflects the local portion of each initiative

Question 2 - Current Expense

Cost Analysis

- Supplies, materials, furniture, technology, fuel and utilities are locally funded
- Property tax increase of 11.5 cents per $100 of assessed value
- Impact of $29.77 per year for average district taxpayer

Property Tax Impact

Overall Tax Impact

Indian River School District tax rates

	Current	Proposed
Current expense	1.745	1.860
Tuition	0.530	0.530
Minor cap	0.033	0.033
Debt Service (bonds)	0.315	0.347
Total	2.623	2.770

Total impact to district resident with average assessment of $25,887*

$38.05 per year

(* - Estimated market value of $199,000-$225,000)

Overall Tax Impact

Proposed Tax Rate Increases

Initiative	Increase
1. Major Capital Improvement	3.2 cents
2. Current Expense	11.5 cents
Total	14.7 cents

Figures reflect cents per $100 assessed value

Overall Tax Impact

Annual Impact to Average Taxpayer

Initiative	Increased Tax
1. Major Capital Improvements	$ 8.28
2. Current Expense	$29.77
Total	$38.05

Figures based on taxpayer with average assessment of $25,887

Sussex County School Tax Rates

With referendum approval

District	Tax Rate
Delmar	3.7574
Woodbridge	3.724
Laurel	3.605
Milford	3.4659
Seaford	3.320
Cape Henlopen	2.977
Indian River	2.770

Computing Your Tax Increase

To calculate the increase in your tax bill for the referendum, use a rate of .147

Divide your property assessment by 100. Multiply that number by the tax rate above to determine the overall increase in your bill.

Example

Assessment: $25,887

Divide assessment by 100 = 258.87

Multiply 258.87 by tax rate of .147 = $38.05

Your overall tax bill will increase by $38.05

Need information about your property tax assessment?

Visit: www.sussexcountyde.gov

Click on "Search for Tax Information" box on bottom right

Property Tax Assistance

1. Exemption for disabled
2. Exemption for residents over the age of 65
3. State senior citizen school property tax credit
4. Sussex County property tax subsidy

For applications and additional information, contact the Sussex County Treasury Division at 855-7760

Official Ballots

Question No. 1 – Major Capital Improvements

"Authorization to issues bonds in the amount of $11,011,000 for Major Capital Improvement Additions. The bonds are to be financed through an increase in property tax. The total costs of the Major Capital Improvement Additions are State costs - $6,606,600; Local costs - $4,404,400; Total costs - $11,011,000" The projects to be done as a result of voting for this referendum include planning, construction, and equipment of additional space renovations or additions to North Georgetown Elementary School, Georgetown Elementary/Georgetown Middle School Complex, East Millsboro Elementary School, Phillip C. Showell Elementary, Long Neck Elementary School, and Selbyville Middle School.

FOR THE BOND ISSUE ☑

AGAINST THE BOND ISSUE ☐

Question No. 2 – Current Expense

To increase the current expense tax rate by $0.115/$100 of assessed value (11.5 cents/$100 assessed value). This tax increase is to be used in the following manner:

Proposed Expenditures	Increase in Local Tax
Utilities / Fuel Expenses	$0.015
Supplies (consumables, desks, furniture, technology)	$0.015
Local Supplement (additional staff from student growth & Programs; such as, STEM, IB, AVID, Full Day K, summer school)	$0.085
TOTAL TAX INCREASE	$0.115

FOR THE ADDITIONAL TAX ☑

AGAINST THE ADDITIONAL TAX ☐

When and Where Can I Vote?

January 29, 2013

10:00 a.m. – 8:00 p.m.

Polling Places

East Millsboro Elementary School

Georgetown Elementary School

Indian River High School

Long Neck Elementary School

Lord Baltimore Elementary School

Selbyville Middle School

Who is Eligible to Vote?

- Indian River School District residents who are U.S. citizens and at least 18 years of age.

- Voter registration is not required.

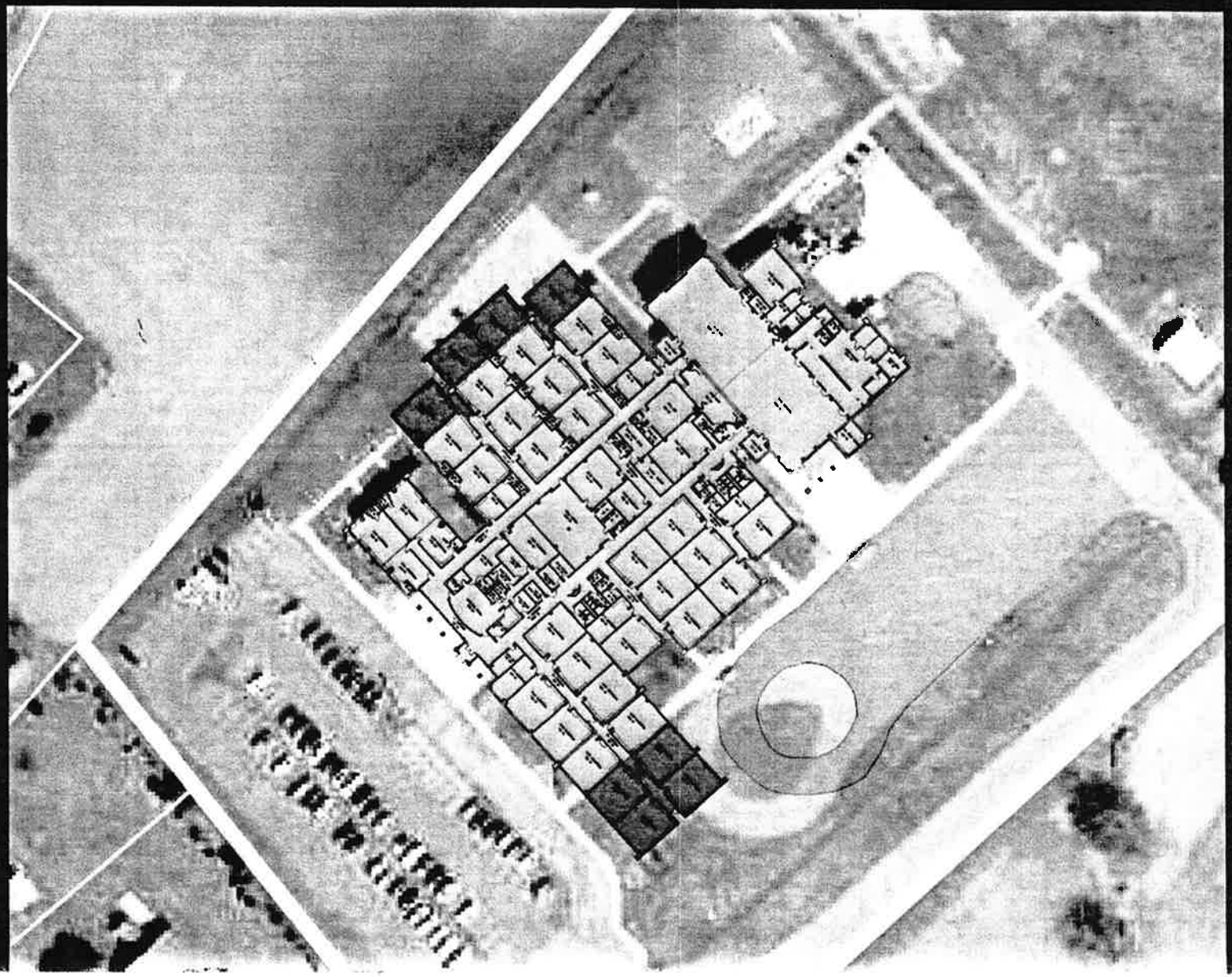
- Proof of identification and residency is required to vote.

- Absentee ballots available by mail until noon on January 25 and in person until noon on January28. Affidavits available at all district schools. Contact Department of Elections at 856-5367.

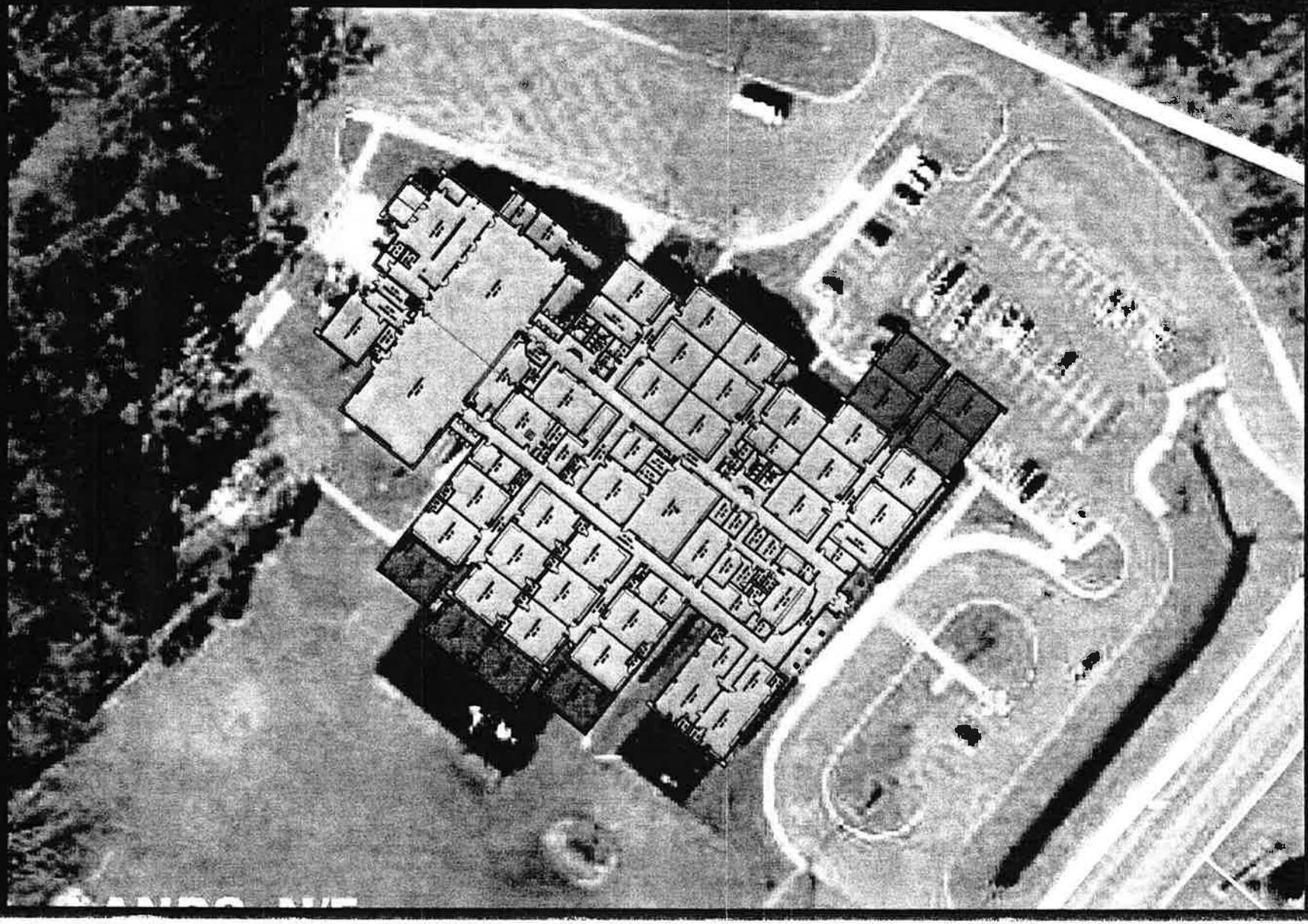
Vote FOR the Capital Improvement and Current Expense Initiatives on January 29!

Questions? Call the district Referendum Hotline at 436-1079

North Georgetown Additions

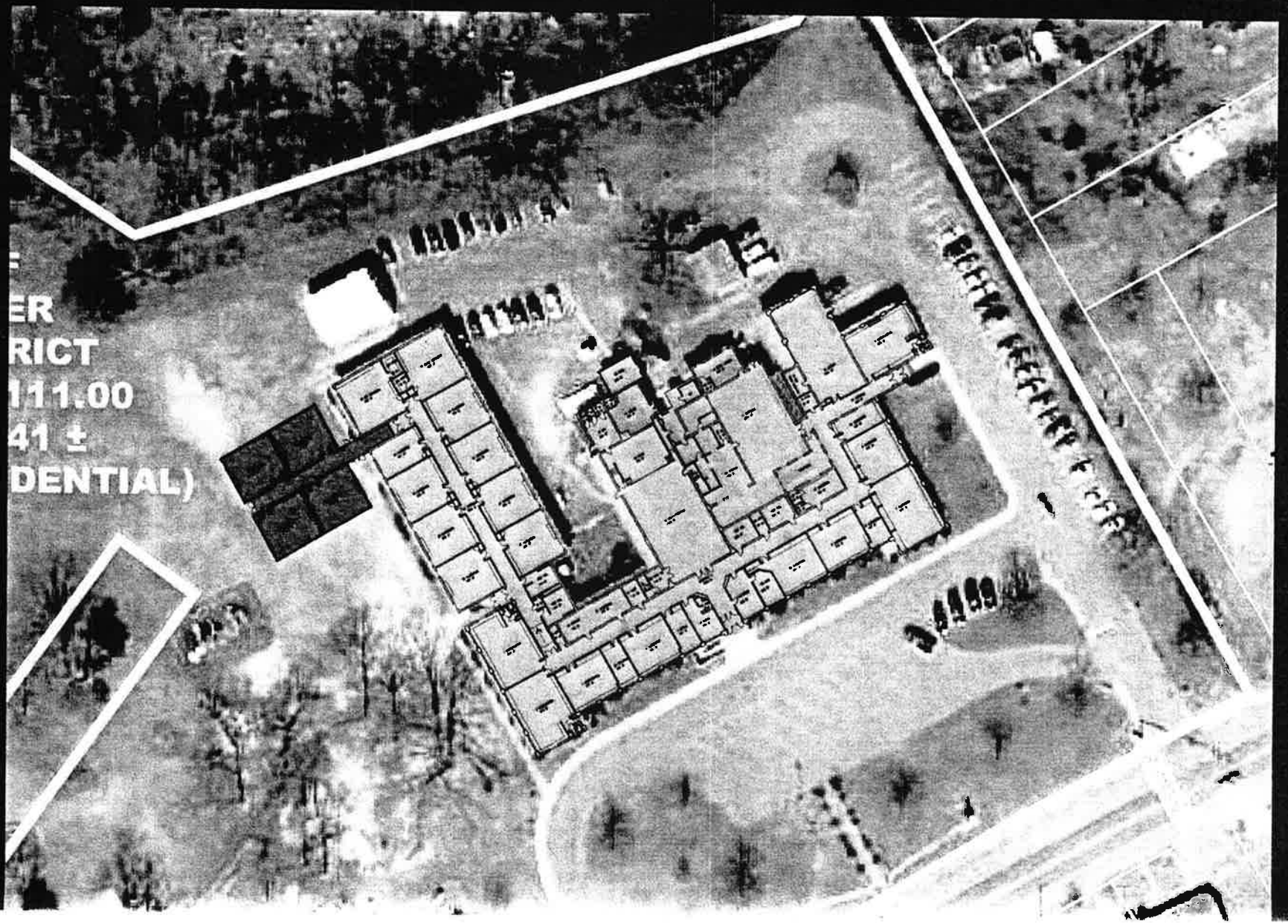


Long Neck Additions

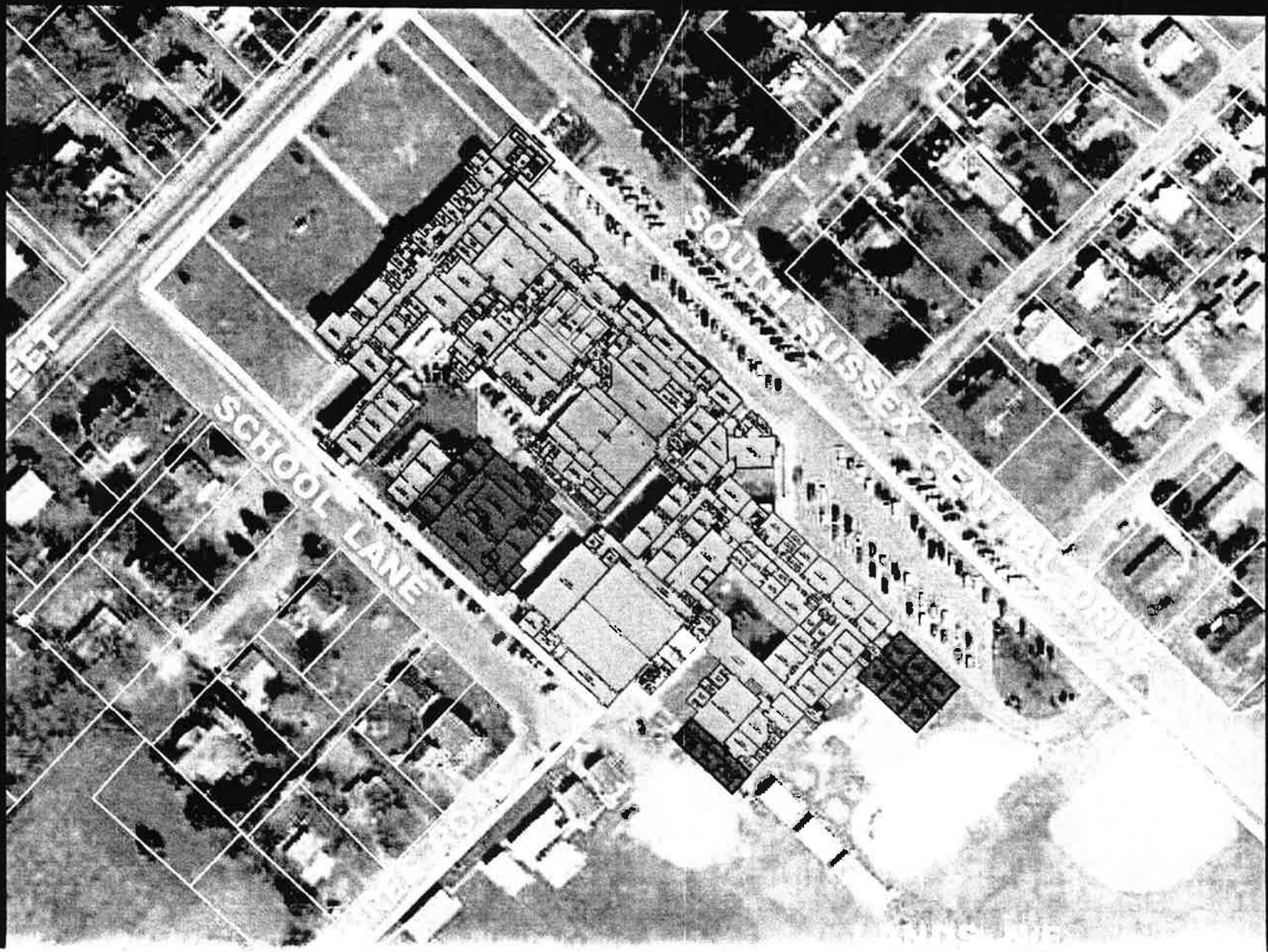


East Millsboro Additions

Phillip C. Showell Additions



Georgetown Additions



Selbyville Middle Additions