

REQUEST FOR PROPOSAL: DESIGN/BUILD SERVICES

Shop/Classroom Building One, Yestermorrow Design/Build School

Yestermorrow Design/Build School
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SUMMARY AND BACKGROUND

Yestermorrow Design/Build School ('Yestermorrow') is currently soliciting Design/Build and Project Management services for the first building in the expansion of its Waitsfield, VT campus.

The purpose of this RFP is to recruit proposals from various teams, which will then allow a fair and extensive review, evaluation, and selection of candidates based on the criteria outlined in this document. Yestermorrow's emphasis on *sustainability, community engagement, and experiential education* is a priority in campus development and will be a critical metric in evaluating submissions.

Yestermorrow is fortunate to be a part of a larger community of entrepreneurs, builders, designers, instructors, artists, and craftspeople. Thorough and equitable engagement of this greater Yestermorrow community in this process is a high priority in evaluating candidates. How candidates intend to engage and incorporate the input from this multifarious constituency should be clearly described in the proposal.

PROJECT REQUIREMENTS

Yestermorrow's new shop is anticipated to house a variety of programs and as such must be flexible and able to accommodate various formats of instruction and projects. The shop shall include:

- A 2,000 s.f. instructional carpentry shop consisting of
 - Powered floor tools
 - Workbenches
 - Space for convenient storage of and access to hand tools (powered and not)
 - Flexible project space to accommodate multiple, few, or one project(s) engaged by groups of various sizes. Exterior space should be developed with this in mind.
 - Dust collection and air filtration equipment and ducting
- A 800-1,000 s.f. classroom space consisting of
 - Flexible seating for up to 20
 - Pinup, whiteboard, and lecture space
 - Digital A/V equipment: projector, screen, computer, printer, etc.
- Wash and restroom facilities based on code requirements and equitable accommodation
- 100-200 s.f. faculty office space
- 1,000 s.f. covered outdoor work area (unconditioned)

This project will additionally act as a touchstone for future campus development in form, process, and performance. Considerations include but are not limited to:

- Integration into Yestermorrow's Master Plan
- Thorough development and refinement of programmatic function, architectural expression, and ease of use.
- Attention to energy consumption and environmental impact during construction, operation, and potential modification, including:
 - Builder and occupant health
 - Regional and global impact of materials and processes
 - Material optimization
 - Envelope performance
 - Passive conditioning
- Accessibility and transparency of process

Yestermorrow will be basing its selection not only on a candidate team's ability to efficiently execute the design and construction of this project but its plan to involve the Yestermorrow community in as many phases as reasonably possible. Parties involved include the Yestermorrow CORE team, administrative staff, and larger community of instructors, students, and supporters.

Engagement arenas include:

- Design Philosophy and Values
- Scheduling and process timeline
- Program exploration and refinement
- Initial ideation and programmatic composition
- Schematic development and space planning
- Material/envelope exploration
- Shop/classroom layout

PROPOSAL REQUIREMENTS

Proposals should be submitted to Kate Stephenson (Executive Director, Yestermorrow) via kate@yestermorrow.org by May 31, 2015. Proposals should be in 8 ½ x 11 format and should include:

- The design philosophy that will bring forth the *Yestermorrow Core Values* in built form should be described explicitly. Specific design/build methodologies and how they may embody these values should also be articulated.
- Identification of Design/Build team, including training, qualification, and past work. Any proposed subcontracted consulting or trades should be identified and proposed subcontractors identified.
- Identification of permitting timeline, requirements, milestones, and proposal for management and completion thereof.
- Exposition of design/build process & deliverables including:
 - Clear explanation of design philosophy and construction values, with emphasis on how they reflect the school's Core Values.
 - Identification of required and relevant plans, models, or renderings and plans for their development
 - Identification of opportunities for collaboration with and potential involvement of Yestermorrow stakeholders
 - Timeline of design and construction phases and waypoints; identification of inter-relationships and critical path
 - Discussion and exploration of remedies for any potential contingencies

- An estimated budget for the design phase.
- Description of how the design/build team will get as much input from the school constituency as possible.

CANDIDATE REVIEW AND SELECTION

Yestermorrow's CORE team (consisting of staff and board members) will conduct an initial review of all proposals and select an abbreviated list of candidates for interview. The CORE team and appropriate staff will make themselves available for consultation on proposal and project requirements to the best of their ability. Updates or changes to these requirements will be distributed to all parties who have identified themselves as preparing a proposal.

Yestermorrow's CORE team will facilitate interviews with select candidates in June 2015. They will then conduct a final review of candidates and reserve the right to ask for clarification on submitted proposals.

CONTRACT AWARD

Once a candidate team is selected, Yestermorrow will initiate contract negotiations. It is currently expected that services will be divided into three contractual periods: Timeline and Ideation, Schematic Design and Logistics Review, and Project Execution.

Timeline and Ideation will consist of

- Presentation and refinement of project timeline in concert with the Yestermorrow CORE team. This will be an opportunity for examination of work flow, subcontractor/consultant engagement, and alignment with the logistics of the larger campus expansion.
- Generation and refinement of shop program, design/build process, opportunities for stakeholder involvement, energy use priorities, and initial explorations for architectural composition.
- Presentation of process and work to Yestermorrow community and stakeholders.
- Presentation of preliminary budget

Schematic Design and Logistics Review will consist of

- At least two schematic designs for presentation.
- The chosen scheme will be further developed using the relevant input from the Yestermorrow community. The D/B Team will be responsible for a presentation that will present all aspects and design thinking that have shaped the solution.

Project Execution will consist of

- Preparation of all necessary construction documents required for permitting and construction.
- Project management including coordination of permits, construction crew, subcontractors and consultants.

Appendix I TIMELINE

- Request for Proposals April 24, 2015
- Proposals Due May 31, 2015
- Candidate Interviews June 1 - 15, 2015
- Final Review June 16 - 30, 2015
- Selection and Negotiation July 1 - 15, 2015
- Announcement of Design/Build Team at 35th July 18, 2015
- Timeline and Ideation July-September 2015
- Schematic Design and Logistics Review October-December 2015
- Permitting Process and Construction Documents January-May 2016
- Start of Construction August 2016 (earliest)
- Project Execution August 2016 – February 2017

Appendix II CORE VALUES & SCHOOL PHILOSOPHY

Master Plan Overview

Yestermorrow's Master Plan is designed to accommodate the school's growth over the next 25 years on its campus in Waitsfield, as the school expands its programs.

The overarching goal of the process of campus development is to improve student experience, and demonstrate regenerative design principles that improve the site from the perspective of the natural systems, the students, staff and supporters, as well as the local community.

This plan is designed to accommodate up to 4 simultaneous courses and a maximum daily capacity of 110 people, with on-site lodging for up to 50 people.

Purpose Statement

The Yestermorrow Design/Build School's purpose is to learn together, through shared inquiry and hands-on experience, the ways of making human habitat

In a way that expands our understanding of who we are and how to live in beneficial interrelationship with the earth and each other

So that we all can thrive in a world with limited resources and unlimited potential.

Yestermorrow Design Principles

- Plan for evolution
- Avoid monocultures
- Reconcile, do not compromise
- The nature of the land, its healthy functioning, its living systems, and physics inform the structuring of human habitat
- Each building reflects the same principles and processes that support the development of the Master Plan (Holographic)
- Every aspect of the master plan is serving all of the stakeholders of Yestermorrow: Students, Co-creators, Earth, Community, Investors

Supplemental information regarding the site and overall Master Plan can be found online at:

<https://yestermorrow.org/about/campus/campus-resources/>.