

MUKILTEO SCHOOL DISTRICT

– DISCOVERY ELEMENTARY SCHOOL ADDITION GC/CM PROJECT

1. Please explain your rationale for 3% contingency for project costs. – Based on the combined recent GCCM experiences from both Mukilteo and OAC project team members, 2-3% GCCM contingencies are reasonable. In addition to the GCCM-held 3% contingency, the Owner is carrying a 7% construction contingency to cover any other, or any additional, unforeseen issues. In total, the Owner is budgeting 10% of the contract value for contingency; 7% for Owner held contingency and 3% for GCCM held contingency.
2. Please explain your aggressive procurement schedule? Is this realistic in the current market?
 - a. One week GC/CM response to the market place? – We believe the procurement schedule is realistic. The first published advertisement is three weeks from the Statement of Qualifications due date and the second published advertisement is two weeks from the Statement of Qualifications due date. This is adequate time for contractors in the current marketplace. *Please see updated schedule below:*
 - b. Interview prep, interview and GC/fee submissions in three days? – There are 12 days between notification to firms for interview preparation and 7 days for RFFP submissions. Interviews are currently scheduled for February 24th and 25th and RFFP submittals are due March 3rd. *Please see updated schedule below.*
 - c. Is the Election Day a milestone date? Conceptual drawings are not scheduled to complete until March 2020? Yes, the election date of February 11, 2020 is a milestone date as the bond is providing funding for this project. Election results typically validate within 10 days of the election (which is aligned with our proposed schedule for interviews).

Procurement Schedule for Discovery Elementary School GCCM Selection:

01/14/20	1 st Advertisement (3 weeks from Statement of Qualifications Due)
01/21/20	2 nd Advertisement (2 weeks from Statement of Qualifications Due)
02/04/20	Statement of Qualifications Due at 2pm
02/12/20	Notification to most qualified firms for interview
02/24-02/25/20	Interviews with short listed firms (12 days from notification)
03/03/20	RFFP Submittal at 2pm (1 week from interviews)