

PRC PROJECT PRESENTATION QUESTION

– JANUARY 26, 2017 –

Western WA University – Ethnic Student Center and Multi-Cultural Services Project – GC/CM

1. The org chart is cut off on the A/E block on my copy. Can we get a complete copy?
Another copy is attached and has been included in the presentation and handouts.
2. Can you please provide additional information on Forest Payne's GC/CM experience? His biography indicates he has experience with one D-B and three GC/CM projects. Please describe his role in the projects, the scale/complexity of the projects and whether they were successful.

Response: The Design-Build project was a K-12 school for the Muckleshoot Tribe. Mahlum was the design consultant to BNBuilders and Forest served as Project Lead/Project Architect from the competition stage, through design, permitting and construction. The three GC/CM projects referenced in the initial response were Cleveland High School (2007) for Seattle Public Schools with Absher Construction, and Issaquah Middle School (2016) and Pine Lake Middle School (2018) for Issaquah School District with Cornerstone General Contractors. Forest was on the Cleveland High School project from the beginning of design through construction. Forest was Project Architect/Project Manager on Issaquah Middle School (IMS) through all phases. Both of these projects were successful with positive working relationships with the owners and contractors. Issaquah School District asked Mahlum to adapt the design for IMS as a prototype for Pine Lake Middle School. The project was in Schematic Design when Forest left Mahlum to start at Western Washington University.

3. Forest Payne (50%) and Don White (100%) will be leading the GCCM management obligations for this project based on their org chart. Can we get a detailed description of past GCCM projects and their GCCM role on each? Don may need a bit more support this complex project.

See response for question 2 for more detail of Forest's GC/CM experience. Don's role on projects at Western is an on-site representative with expertise in MEP systems. He is on-site full time throughout the construction phase, as he has been with the Carver Academic Renovation and with the Miller Hall Renovation.

4. Provide a clear GCCM procurement schedule for the different phases of the RFP, interview and cost proposal. Their current 2017 bar schedule states a February 1st thru ~ April 15th line item.

February 1, 2017	First publication of RFP for GC/CM Services
February 6, 2017	Informational meeting
February 20, 2017	Proposal submittal deadline from interested GC/CM firms
February 24, 2017	Notification of most qualified firms selected to be interviewed
March 15, 2017	Interviews
March 16, 2017	Notification of firms selected to prepare Final Proposal
March 16, 2017	Distribution of Request for Final Proposal (RFFP) to bidders
March 27, 2017	Final Proposal submittal deadline
	Selection of firm with the highest total score
March 28, 2017	Notification of successful and unsuccessful firms
April 3, 2017	Preconstruction Work Plan due
April 7, 2017	Agreement for Preconstruction Services executed
April 11, 2017	GC/CM Preconstruction kickoff
	Schematic Design Estimate period begins

5. On page 1 item 3 of the application, Project Budget first line identifies \$2,286,000 for Professional Services. With a MACC cost including construction contingencies of \$11,536,000. That seems like a very high percentage, while noting WWU is still including \$899,000 for contract administration costs. Please have WWU explain the need for such high budget.

Response: Because of the complex nature of the programs and project our professional services budget includes a number of extra services such as Bookstore Consultant, Additional LEED Commissioning, On-site services, Hazardous Materials Consulting, Voice/Data Consulting, Radio Broadcast, Testing Services and HVAC Testing & Balancing.