

EVERGREEN PUBLIC SCHOOLS – GC/CM

- MUSIC ROOM ADDITIONS AT UNION HS & EVERGREEN HS PROJECT

RESPONSES ARE IN BOLD BELOW

1. Regarding question #7; Could you share past data of MBE/DBE/SBE utilization for each line item or at a minimum share goal/requirement/forecast vs actual on each line item. If you did not track – place “X”.

At both Wy'east Middle and Mountain View High School, the GC/CM tracked this. They reported a total utilization of 4.97% at Wy'east and 17% at Mountain View awarded to MWESB firms. The other projects were not tracked. The district will require tracking of data on this project. Specific goals and forecasts for this project have not yet been established.

2. What are the Diverse Business goal/requirements for this project?

The GC/CM selection process includes a criterion where qualification points are awarded based on the candidate firm's past performance in utilization of disadvantaged business enterprises and small business entities and the inclusion plan for small business entities and disadvantaged business enterprises as subconsultants, subcontractors, and suppliers for the project. This criteria will be weighted as 10% of the total value of the selection process.

3. Please provide the local trades and originations where the presentations were made on project opportunities, and how you measure your outreach effort is successful?

During the 2018 Bond Program, presentations were made to Southwest Washington Contractors Association 3 times:

- **2019 Monthly Meeting, for the Sifton, Image, ES-22 Elementary Schools**
- **2020 Monthly Meeting for the Marrion, Ellsworth Elementary, Legacy High, Mountain View High, Wy'east Middle Schools, Administrative Services Center**
- **2020 at the Annual Open House for the same**

On the 3 previous GC/CM projects, Sifton Elementary, Wy'east Middle and Mountain View High, the selected GC/CM's solicited subcontractor participation through the local office of the National Association of Minority Contractors (NAMC), in Portland, Oregon.

EPS staff participated in the Portland A4LE Justice, Equity, Diversity and Inclusion (JEDI) 3 series panel interview to discuss barriers and opportunities associated with Equity and Inclusion in the Architectural, Engineering, and Construction industry and to raise awareness about the district's goals.

On February 16, EPS will be participating on a panel with 6 other public agencies through an event sponsored by Washington Procurement Technical Assistance Center. Approximately 80 contractors are signed up for the event to help contractors learn more about how to access

bidding on public works projects. The event is an opportunity for EPS to do additional outreach regarding our equity initiatives.

4. Regarding question 10; How has/will the 2018 Bond program benefit the project, please tie into project.

The reference to the 2018 Bond program in question 10 was to reply to how the District has historically addressed outreach efforts beyond the traditional public advertising. The aggressive outreach on all the 2018 Bond projects facilitated an increase in MWESB participation and an overall budget savings that became the source of the funds for the current project.

For this project, the selected GC/CM will be conducting outreach to the subcontractor community through the Portland NAMC.

5. Your schedule notes completing bidding on 11/27/23 with agency review through 3/18/2024 and then construction starting in 3/24/24.

- a. When do you plan to issue your GMP?

November of 2023

- b. How do you intend to account for cost additions that are likely to come through permitting review?

There is a total of 19% contingencies for Owner and GC/CM contingencies. These will be used to fund any AHJ Permitting review changes.

- c. What is expected to occur between completion of bidding and construction, and how are you intending to account for cost increases during those 3 months of no work?

During the time between bidding and construction, the GC/CM will be finalizing subcontracts and processing submittals to release materials for fabrication.

The construction budget was developed anticipating mid-point of construction costs, inclusive of the 3 month lag between bidding and mobilization. There are adequate contingencies built into the budget. See b above.

6. What is the status of design team selection as org chart notes it is TBD while programming to be complete by 2/20 and schematic by 4/17?

Bassetti Architects has recently been selected as the Architect. They will be part of the PRC Presentation on 1/26/23.

The current project is for the 3rd and 4th expanded music rooms built as part of the 2018 Bond program. The Programing completed for the first 2 Music rooms will be the basis of the Program in this project.

7. The responsibility matrix is very helpful, though we are a little confused by the nomenclature. Is the PM/CM heading representative of Rick, Adam, and Dan's involvement or does that represent the GC/CM Project Manager and Construction Manager? If PM/CM represents R&C Management,

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: January 26, 2023

then who are the "Advisors" identified in the matrix? Is that Parametrix, or another, and how do they fit into the org chart?

"PM/CM" is R&C Management individuals as Owners Representatives of Evergreen Public Schools

"Advisors" would be any supplemental experts needed to fill in where the rest of the team needs advice. This could be Parametrix, or any technical consultants as needed. Note that we've revised the *GC/CM Roles and Responsibilities Chart* attached to more accurately represent the "as needed" frequency of involvement. They are also indicated in the attached modified *Organization Chart*.