

PROJECT REVIEW COMMITTEE

QUESTIONS RE: APPLICATION

Meeting Date: September 23, 2022

HIGHLINE PUBLIC SCHOOLS GC/CM PROJECT

– EVERGREEN HIGH SCHOOL REPLACEMENT

1. You do not mention Constructability Review in your schedule. While not part of the GC/CM requirements, it is part of the OSPI D-Form Process and a compelling benefit the GC/CM can provide. How will you incorporate this OSPI requirement into your schedule and GC/CM RFQ process?

RESPONSE: The Highline School District intends to include Constructability Review of the 70% CD Plans and Specifications as one of the tasks that the GC/CM will perform as part of their Pre-Construction Services. The District agrees that this a great benefit of using the GC/CM delivery model.

2. The Evergreen Community Aquatic Center is mentioned in the site schematic, but not in the occupied site description. Is it on an adjacent parcel or on the same site as the two schools?

RESPONSE: The Evergreen Community Aquatic Center is owned by Highline School District and leased to the aquatic center for operations. It is within the same site boundary as the two schools and will need to remain operational during construction of the new Evergreen High School.

3. Outreach goals: How well did you meet your outreach goals for the Highline High School and what lessons have you learned that you would incorporate into the RFQ/RFP process?

RESPONSE: The District's contractor engaged to build the new Highline High School, Skanska, was unfortunately able to garner only limited participation of disadvantaged business enterprises (DBE) and small business entities (SBE) and did not achieve the District's outreach goals. Based on its experience with this project, the District has learned several lessons it will apply to support outreach, equity, and inclusion in future GC/CM projects, including Evergreen High School.

First and foremost, for future projects, the District plans to clearly identify its expectations regarding participation of diverse businesses in its projects at the earliest phase of the GC/CM solicitation process. Second, the District will actively encourage GC/CM contractors with a positive track record of utilizing diverse subcontractors to submit proposals for future GC/CM projects. Third, the District will weigh and evaluate each interested GC/CM's past performance in utilization of DBE and SBEs and the GC/CM's inclusion plans as part of the selection process. Finally, the district plans to require interested GC/CMs to submit, as part of their proposal documents, draft bid packaging plans designed to support DBE and SBE participation. The District will evaluate these plans as part of the selection process.

By taking the above and other steps, the District is confident it will make progress toward meeting its outreach goals.

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4. How does the architect plan to facilitate the GC/CM's design suggestions so late into the design phase while also managing the protracted permit review by King County without delaying permit issuance?

RESPONSE: Even though the GCCM will be engaged later than is typical for most GC/CM projects, the architect will have an opportunity to engage them for constructability review and design input following building permit submittal. Due to the very tight project schedule timeline, the design input will need to be limited to areas of the project that do not impact the permit review timeline or project schedule. Given the complexity of the site development on an occupied site with three separate users, we believe the GC/CM's assistance with phasing, construction sequencing and site planning logistics being of the greatest value to the project.

Responses prepared by:

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