

PRC PROJECT PRESENTATION QUESTION

– JANUARY 26, 2017 –

Auburn School District – Olympic Middle School Reconstruction Project – GC/CM

1. Section 4 – The proposed schedule for selecting a GC/CM contractor appears to be very aggressive. Is there a buffer built into your schedule for unknowns that will likely arise through selection, design and construction?

For example... The schedule shows you intend to review RFPs, interview and solicit RFFPs in a two week period. Do you have time to address an addendum to your RFFP?

RESPONSE: The GC/CM procurement schedule is admittedly a little bit more aggressive on this project than on some of our previous applications. It's our desire to get the GC/CM on board and engaged with the project team as soon as possible, prior to the end of March. This will allow the GC/CM to engage with the Owner and Design team in order to provide review of design documents and provide cost estimating during the last 4-5 weeks of the Schematic Design process. (Schematic Design is scheduled to be completed in April.)

To help accommodate this schedule, it is our intent to issue the draft RFFP documents to the proposers prior to the Interviews. (We have typically released the RFFP following the interviews.) This should allow proposers some added time to review and ask questions prior to the receipt/opening of the final price proposals. If an issue does arise that can't be addressed by addendum in a timely manner, prior to the scheduled RFFP opening, there is room in our schedule to issue an addendum to extend the deadline for the receipt of final proposals, thus giving us time to issue an addendum with ample time prior to the opening.

2. Section 7 – Your application indicates that Mr. Grose will manage the project. However, the organizational chart indicates that he will dedicate 40% of his time to design and 20% to construction. Additionally, the organizational chart indicates that the construction management staff has yet to be selected. And, none of the TBD staff will dedicate 100% of their time to construction. Please provide additional detail on how Auburn School District intends to provide the appropriate staff to support this project.

RESPONSE:

- Auburn School District estimates that we will need a combined 0.7 FTE to effectively manage the pre-construction phase. As noted in the PRC application, this staffing would consist of 0.4 Project Manager, 0.1 Construction Administrator, .01 Project Coordinator and 0.1 Administrative Assistant. Auburn School District has adequate staff and flexibility to increase this level of staffing if needed. The bottom line is that Auburn School District considers the planning

and design stage to be critical to the success of a project and will absolutely provide staffing at the level needed to effectively and successfully manage this phase.

- The construction manager for this project will likely be the Auburn School District Assistant Director of Capital Projects Robert Kenworthy. Mr. Kenworthy highly qualified. He is a licensed architect, a Fellow in the Construction Specifications Institute and has 37 years of experience as a construction manager or construction administrator. However, the school district will be hiring another construction manager for the department and this new person may be assigned to the project if he or she has the necessary skills and experience.
- Auburn School District estimates that we will need a combined 1.3 FTE to effectively manage the construction phase. As noted in the PRC application, this staffing would consist of 0.8 Construction Manager, 0.2 Project Manager, 0.15 Project Coordinator and 0.15 Administrative Assistant. Auburn School District has adequate staff and flexibility to adjust or increase or this level of staffing if needed.