

BAINBRIDGE ISLAND SCHOOL DISTRICT - GC/CM PROJECT - BAINBRIDGE HIGH SCHOOL BUILDING 100 REPLACEMENT

1. Managing cost in an inflating market is mentioned, cost estimates, equipment purchases, etc. are all mentioned as good reasons to use GC/CM. Has the anticipated cost escalation been included in the project budget (3.A.)? **Yes; budgeting for this project includes allowances for escalation. While escalation is not shown as a separate line item in the PRC application, it is allocated between the Owner's MACC budget and other contingencies. Once the GC/CM is on board and ready for first estimate preparation, we will collaborate with our Project Team to determine whether the budgeted values are reasonable, or if increases are needed to more accurately reflect current industry experience on projects both with labor and materials.**
2. Project Description (Section 2 page 2) notes that the District will work with the architect to determine whether or not the Building 200 scope of work will fit into the project budget, and may be funded under a 2018-2019 bond. Section 3B page 3 states that the Building 200 work is outside of the current available budget. The construction schedule on page 4 notes that the Building 100 project will be completed before the construction of Building 200 project would start (Per Section 2). Please clarify the scope of work to be included in your application. **At the time of initial GC/CM application submittal, there had not yet been any decisions made by the School Board for allowing design on Bldg. 200 to continue; however, budget for design completion has since been Board-approved. Total funding is still incomplete but is expected to be fulfilled prior to 90% CD's on the project.**
While it is hoped to include construction of the Theater at Building 200 within the GC/CM contract, it is possible it and/or other items may become additive alternates in final scope. The other elements of the project are independent of the Bldg. 200 work and are also not dependent upon it becoming part of the GCCM work, albeit the hope and intent at this time is all-inclusive.
With regard to schedule: Revisions to the expected Construction Schedule are consistently being made to shorten the time needed, and increase overall project value. We estimate that the GC/CM may be able to work on Bldg. 100 and 200 concurrently; however, that is in need of confirming by GC/CM. In the RFP, proposers will be required to describe how that work can best be managed.
3. Multiple references are made within the application to the critical involvement of the GC/CM during the design phase, yet they will not be under full contract until the end of the Schematic Design phase. Section 6 Public Benefit page 8, notes the GC/CM owning pre-construction cost estimating. Section 7 page 21, notes reconciliation of construction cost estimates by the GC/CM and architect at the end of each design phase. It then notes that the GC/CM will join at the end of SD and participate in the SD Cost estimating. Please explain how the School District can be assured that the project scope is within budget after the SD phase has been completed without prior GC/CM involvement.
RCW 39.10.360 requires that the Public Agency select the GC/CM early in the life of the project and, in most cases, no later than the completion of Schematic Design. Our procurement schedule intends to bring the GC/CM on board prior to the end of Schematic Design so they can take part in review of Project Design Documents, Cost Estimating, Estimate/Budget reconciliation, and informal recommendations on Value Engineering items.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: July 26, 2018

4. Section 7 page 20, notes that the District intends to use an in-house Project Manager employed by the District. Is that PM Christy Barrie? How long has she worked for the District? **Correct; Christy will be the District PM. She has been with BISD for 1 year (formerly with Tacoma Public Schools for 21 years). Multiple GC/CM projects were managed by Christy at Tacoma Schools, and she is also currently managing a GCCM project under construction, in Blakely Elementary School on Bainbridge Island. That project will be complete prior to this project breaking ground.**

5. Section 7 page 20, outlines responsibilities for contract changes during construction. Will CCD's require approval at twice monthly Board meetings, or will someone from the District Management Team have real-time approval authority? **The District's Project Manager and Executive Director of Capital Projects (Tamela VanWinkle) both have the authority to issue CCD's and PR's. CCD's are to be used sparingly and only when an issue is time-critical. PR's are to be the preferred method for changes to Contract Work during construction. PR's and CCD's are to be reviewed/reconciled with the contractor on a weekly basis, and those which are complete and provided with appropriate cost backup are approved to be incorporated into a Change Order. Completed Change Orders are presented to the School Board by the Executive Director at their regularly scheduled meetings, twice per month.**

6. Section 7 page 15, appears to show that two Parametrix staff members, Jesse Noga (PM) and Maggie Anderson (Project Controls) have no GC/CM experience. If that is the case, only two owner management core team members have GC/CM experience completing projects – Christy Barrie and Jim Dugan. Please clarify if that is not the case, or if so why Jesse and Maggie are assigned to help manage this GC/CM project. **That is not the case; both BISD Staff members who will be directly involved in this project (Tamela VanWinkle and Christy Barrie) have prior GC/CM Experience. The District's GC/CM Advisor (Jim Dugan) has extensive GC/CM experience. In addition, the District's Design Team has extensive GC/CM experience. These are the Owner's Team members who will play key roles in the management of this project. The Parametrix employees in question (Jesse Noga and Maggie Anderson) are indicated to be in project support roles to the Primary Project Team members. Both Jesse and Maggie have completed the AGC GC/CM Training workshop and have served Parametrix in similar support roles on other construction projects. This is an opportunity for them to be mentored more in the GC/CM Delivery model and apply what they've learned in that workshop.**

Note: The PRC GC/CM Project Application form specifically states a limit of 20 pages for question 1-7 and 9. Your application exceeds that page limit. For future reference, please follow the stated limit by being more concise with your responses where possible and not modifying the application format.

Understood; please accept our apologies for the modification to format.