

Project Review Committee

Project Approval Client: Central Valley School District

Project: Greenacres and Chester Elementary School renovation/addition project.

Panel questions on the CVSD Project Application.

With applicant responses in Brown

- 1) Provide additional information to clarify the GC/CM RFQ/P procurement schedule.

Response: Our proposed schedule for GC/CM selection is as follows:

Issue GC/CM RFP – Oct. 1, 2014

Proposals due - Oct. 21, 2014

Scoring of proposals complete – Oct. 24, 2014

Interviews – Oct 29, 2014

Cost proposals due – Nov. 4, 2014

Recommendation on preferred GC/CM contractor – Nov. 5, 2014

- 2) When do you anticipate to have concluded MACC Negotiations?

Response: GMP negotiations will occur when the design reaches at least 90% per the RCW. At this time, we anticipate this occurring in the spring of 2016. The goal is to get the design as close to complete as quickly as possible so that we have time to negotiate the GMP and work through any unforeseen issues with receiving sub-bids to the GC/CM is they occur.

- 3) How will the budget be managed between two schools but yet one project?

Response: OSPI requires they be tracked separately for funding purposes. We'll work with the GC/CM contractor in developing independent budgets, bid documents, etc. to keep the two projects separated as required by OSPI. Budgets will be combined into on master program budget. This is similar to what OAC did for the Nine Mile Falls School District on two elementary school renovation/addition projects.

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4) Is this project front funded?

Response: Not at this time.

5) Page 5, paragraph 3 talks of a 'bundled project'. Can you explain or clarify what that means in relation to this project?

Response: By combining two elementary schools under one GC/CM and one design team, we are trying to create economies of scale. By buying materials and labor in quantity we hope to create savings, while at the same time reducing the differing materials in the projects. Having both projects combined reduces the risk involved of having separate contractors.

6) Has anyone within the district staff gone through training to help understand the GC/CM process? Does Jeff report directly to the Superintendent?

Response: District personnel plan to attend future GC/CM training but have not yet participated. Prior to preparing this PRC application, the CV/OAC has closely reviewed the applicability of GC/CM to the CV projects and made two separate presentations to the school board. District staff and the school board are convinced of the applicability of the statutes and the public benefit of the delivery methods recommended by OAC.

Jeff will report directly to the Superintendent.

7) What is the contingency plan for design/construction if the bond fails?

Response: While AE and GC/CM selection will take place prior to the bond election, contracts will be executed only after bond approval. No funds will be expended other than limited compensation for the program manager (OAC). Having the AE and GC/CM selected, but expending limited funds prior to the bond vote will demonstrate readiness to voters and save time overall. Should the bond not pass, it would be up to the school board as to how best to proceed.

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- 8) Since the district will be hiring the design team and GC/CM prior to the election, what contract clauses will be in place to protect the district in case the levy fails?

Response: The district will not sign contracts with any consultants or the GC/CM until the bond passes. OAC will however, be under contract to develop and implement the GC/CM selection process.

- 9) What other district personnel will be involved in the project and what is their design and construction experience since it is unlikely that the school superintendent would be available to direct OAC, the design team and contractor on a regular basis.

Response: Along with Mr. Small, Jay Rowell, Assistant Superintendent, and Mark Weis, Facilities Director, will be available daily as resources. It is acknowledged the District's team has little design/construction experience. They have, however, been involved in the planning of this bond since 2009 and understand the challenges each project holds. They have sought, through participation by design and construction professionals on the capital projects planning committee, the expertise they lack in-house.

The District and the PM/CM consultant have held discussions on the logistics of communication and decision-making. The PM/CM consultant is clear on its role as an advisor and in presenting alternatives and recommendations to the District's team.

- 10) Please expand on that the "OAC standard budgeting tools" are?

Response: OAC has developed a suite of tools for tracking budgets, contracts, drawings and other documents using a Microsoft SharePoint platform. Excel-based budget tools and SharePoint workflows are used for 24 x 7 access to all project information and speed collaboration. The OAC SharePoint project tools are currently in use on four school districts programs including Tahoma, Lake Washington, Clover Park and Cheney. Additional background on these tools is available if requested.

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- 11) Please provide a concept plan of the phasing envisioned for renovation and new construction of the sites.

Response: Concept plans will be presented at the PRC interview. We have just interviewed architectural firms and have not announced the selected firms yet until the school board has a chance to review and approve. Additionally, we intend to utilize the expertise of the GC/CM contractor in working with the owner and designers in developing phasing plans

- 12) Who has the authority to direct the GC/CM and A/E, is it Jeff or Jonathan?  
Has Jonathan Miller served as a project manager from start to finish on any GC/CM projects?

Response: Jeff will lead the project through the selection process and work as the program manager on all of the bond program projects. Jonathan will be involved throughout the entire project from the GCCM procurement throughout the construction and closeout phases. Jonathan was involved in the Nine Mile Falls School District projects which were GCCM and has been involved in the selection processes of GCCM's for Spokane Public Schools prior to them receiving their agency approval. Additionally, Jonathan has completed the AGC GCCM training course.