

# PRC PROJECT PRESENTATION QUESTIONS

– MAY 25, 2017 –

## **City of Spokane – Pedestrian and Utility Bridge Project – DB**

1. In section 6.2, what is meant by “*Enhanced Warranty*”?

Answer: Enhanced warranty refers to the benefit of the Owner having a single contract for both design and construction that transfers the majority of responsibility for achieving the reasonable performance requirements for the project as well as the completeness, accuracy and integration of the design and construction processes to the design-build entity.

For example, in the case of the need to maintain service through the sewer interceptor, the construction must occur on only one half of the bridge at a time. Having a single point of responsibility for the design as well as the sequencing and scheduling of the construction of both of these halves will reduce the risk to the City of claims based on issues with the design. In addition, the integration of the designer and the constructor at the design phase through progressive design-build will assist in resolving conflicts between the design and the construction means and methods that are inherent in a bridge that must be constructed with special circumstances such as the requirement to constantly maintain the service of the sewer interceptor.

2. The schedule provides less than 1 month from issue of RFP to due date for proposals. In Section 7.8 DB Procurement, it appears that the deliverable will include submittal of proposed design solutions, and scoring may be based on cost or other price-related factors. Please explain why more time is not given for the preparation of proposals.

Answer: Agree that RFP phase is too optimistic. The City is consulting with WSDOT and will also consult with the industry before establishing a final timeline for Proposal submittals. The City recognizes the unique nature of heavy civil construction and will base its final timeline on recommendations from both WSDOT and the industry. The City’s intent is to increase the duration of the RFP phase in response to these recommendations. Further, the City intends to use the Progressive Design-Build model as much as it can and will significantly reduce the number of required design solutions with the RFP submittal to the bare minimum to reduce the burden on the Proposer and to maximize the early integration between the City and the Design-Builder.

3. Attachment E illustrates that the City has only complete one D/B project, the Nelson Service Center, which appears to have gone 13% over budget and delivered 3 months late. The vast majority of the other projects were DBB delivery, on budget but typically delivered late. Please explain what the City and Consultants will be doing differently to ensure on-time, on-budget delivery of this project.

Answer: The project budget was increased due to owner approved scope additions. The DB team identified opportunities to increase the number of Fleet maintenance bays and expand the facility size for a nominal increase in cost. The City felt the project was achievable per the original budget but was happy to receive a better product for a small increase in budget. The Nelson Service Center was the 2016 DBIA Excellence in Process award recipient.

Other schedule increases to DBB projects are primarily attributed to unforeseen underground conditions and owner directed increases to scope.

4. Please verify that an appropriate honorarium will be issued to the teams that are not awarded the project. (RCW 39.10.330 Item 8)

Answer: It is the city's intent to provide an honorarium to shortlisted firms that are not selected for the project. The honorarium amount has not been established yet but will likely be between \$5,000 and \$15,000 and the amount will be based on the considerations set forth in the statute.