

FEDERAL WAY SCHOOL DISTRICT – GC/CM PROJECT – OLYMPIC VIEW K-8 SCHOOL

1. In reference to page 10 of 11 of your application, can you provide examples of some of the District's best practices and experiences that will be incorporated into Perkins Coie's standard GC/CM agreements?

FWPS Answer:

The modifications based upon best practices and experiences are an ongoing process based upon lessons learned.

When the Federal Way School District first asked Perkins Coie to prepare GC/CM contract documents in 2018, those first drafts were reviewed by both internal school district construction management personnel and CBRE Heery personnel, and changes to those initial draft contract documents were made based upon such comments, conversations, and preferences of the school district. There is no particular record of the precise changes between those first drafts and the documents that were eventually presented to the contractors who were responding to the requests for proposal on the school district's initial GC/CM projects.

Subsequent to those initial documents and projects, changes were made to some insurance terms based upon comments received by contractors.

Much more recently, and particularly pertinent to the contract documents that have now been prepared for the OLV project, the school district asked Perkins Coie to make changes to how the GC/CM's Fee percentage is applied to certain costs in order to simplify such calculations; to make changes to the subcontractor change order fee calculations to simplify those calculations; to make changes to the requirements for the schedule of values to simplify those requirements and to add flexibility; and to make changes to cost estimating requirements during preconstruction services.

All of these changes are based upon experience as to what works best on such projects and create clarity in the agreement – which is good for the District, and, we hope to be, welcome changes by contractors and subcontractors as well.
