

KELSO SCHOOL DISTRICT - GC/CM PROJECT APPLICATION LEXINGTON & WALLACE ELEMENTARY SCHOOL REPLACEMENTS

1. Are Schematic, Design Development and Construction Documents milestone dates the start or end of the activities?
 - All dates are intended to be start dates. We have also updated the schedule to bring the GC/CM in as early as possible in the Schematic Design phase:
 - Programing and Ed Specs June start – August completion
 - Schematic Design August start – Late October completion
 - GC/CM selection process start August 10th – GC/CM in place Sept. 13th
 - Design Development November Start - February Completion
 - Construction Documents February Start – June Completion (MACC negotiations at 90%)
 - Permitting process April – June
 - Construction start May 2019 – August 2020 completion

2. Please provide further description of how the Lexington project will involve complex scheduling, phasing or coordination. For example, what are the complexities involved in the storm water requirements other than normal permit coordination?
 - Lexington is a wet site that is adjacent to the Cowlitz county Dike. There are no nearby storm water tie-ins, leaving the following limited options; onsite containment, construction of a pump station and pumping over/through the county dike (if allowed), or connecting into a storm water pond located within residential HOA's. It is also possible that some combination of the three above options will prove to be most cost-effective. A fourth, less viable option due to cost considerations would be a lengthy tie-in that would require trenching through a residential street. All options require considerably more work than the typical storm water solution. Scheduling of this work is critical, as it must be done prior to receipt of a storm-water permit.
 - The storm water solution must be coordinated with other on-site construction. The site will likely have to be raised several feet to accommodate new storm water detention. The GC/CM will provide technical solutions, as well early coordination and phase planning for the work that will likely impact the adjacent residential areas. Overall, the GC/CM will be able to provide critical expertise, risk reduction to the project, and have the ability to engage early in the process to assist in finding a cost saving solution. It is also anticipated that a Mini-MACC/early site package will be utilized to provide schedule, and cost advantage.

3. Please describe other commitments of noted key staff from the District and ESG as it relates to their availability to fill their proposed roles and time commitment for the projects.
 - Construction Services Group ESD 112 has assigned two Project Managers to the Kelso projects. Phil Iverson is the lead project manager, and Richard Skreen is the assistant project manager. Both Phil and Richard are primarily assigned to the Kelso projects, as such they are available to meet all project demands. They are supported by the ESD

112 CSG staff from the home office in Vancouver, as well as project Advisers Keith Bloom and Kirk Pawlowski. The Kelso School District superintendent, Mary Beth Tack, is the Kelso Bond program administrative authority. Mary Beth is supported by Scott Westlund, executive director of business and operations, and also has the bond program as a priority. Both Mary Beth and Scott have set aside time each day to address project related issues. They are both available to make decisions quickly, and have direct communication to the School board. The Steering/leadership committee meets weekly and is the main decision maker for the projects. Though team formally meets weekly, it is ready able to convene on short notice to ensure the process moves forward quickly. A school board member is part of the leadership team, helping to expedite decision-making.

4. Three of the proposed staff use “project manager” in their position titles. Please explain the roles and responsibilities of key staff and who will be the primary interface to the design team and the GC/CM.
- Staff roles and responsibilities:
 - Phil Iverson: lead project manager. Primary interface between the owner, designer and GC/CM. Ensures the owner’s best interests are at the heart of every decision made. Provide owners guidance through the design, construction, phasing and move in. Monitors and provides guidance through (1) the design development process to ensure project scope is achieved; (2) the overall project budget (including FFE and other non-design/construction related costs); (3) the bidding process; (4) assist with jurisdictional reviews and project related mitigation issues; (5) construction related activities, including pay applications; (6) project close-out and occupancy.
 - Richard Skreen Project Manager/Assistant project manager. Provides technical support to the project manager. Richard will provide additional assistance through all areas listed above.
 - Keith Bloom Senior project manager/Project Advisor. Provides technical advice and assists as needed throughout the project.
 - ESD 112 CSG also has additional support staff throughout the state to assist as needed. This includes administrative staff assigned to the Vancouver Home Office.
5. Anticipated Project Design and Construction Schedule (Page 3). In the outline of milestone dates there is a one day lag between the RFFP Submittal Deadline and Opening (Oct 1, 2018) and the notification of “scoring and Most Qualified GC/CM” (Oct 2, 2018). Is it the expectation that on the submittal deadline and opening date of October 1st the unofficial results of the “scoring and Most Qualified GC/CM” will be known at that time? That is all three rounds of the process/scoring will be tallied at the “opening”?
- Please see the revised schedule in question 1. The selection and notification process will follow RCW 39.10.360 requirements.
 - Receive and rate/score SOQ’s. Top 3-4 scorers move forward. Schedule interview dates. Notify the lower scorers that they will not be asked to interview.
 - Interview top GC/CM’s from SOQ Scoring. Rate each interview and select top 3 – 4 depending on overall scores to move forward to the final proposal of sealed bids for

percent fee on the estimated MACC, and fixed amount for the specified SGC. The bids will be read aloud and all previous scoring will be made known to the public.

6. Project Design & Construction Schedule (Page 3). Often times the industry is seeing the start of the MACC negotiations as the end of Preconstruction and the start of the General Contractors Specified General Conditions Cost. In reviewing the milestone dates the MACC estimate/Negotiation is starting May 15th, 2019 and the GMP amendment is to be executed on July 1, 2019. Please elaborate the schedule expectations of when Preconstruction (and precon cost) ends and Construction starts. Where in the timing of your milestones do you expect the GC/CM to put the project out to bid in order to start construction? If the GMP is executed on July 1st what is the expectation of when construction starts?
 - The schedule in question 1. provides an updated schedule. The preconstruction services will wrap up after the after the MACC negotiations. The negotiations are planned at 90% completion of the Construction Documents. However, as stated in question 2. there may be an opportunity to gain an advantage through early site packages or Mini-MACC's. Even if the mini-MACCS are awarded, the GC/CM preconstruction services would continue until after final negotiation of the 90% Construction Document MACC. The SGC is anticipated for a May start. Per RCW 39.10.370 (2) & (3) the GC/CM may choose to issue bid packages prior to finalizing negotiations of negotiated maximum allowable construction cost. All GC/CM Subcontract bidding will follow RCW 39.10.380 requirements.