

## VANCOUVER PUBLIC SCHOOLS - GC/CM PROJECT - NEW DOWNTOWN ELEMENTARY SCHOOL

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, escalation was originally figured into the project budget at a rate of 5%/year to the midpoint of the anticipated construction date. It is not shown as a separate line item in the PRC Application, but that level of escalation is built in to the published Owner's MACC budget. When we have our GC/CM on board and we're ready to prepare our first estimate, we will collaborate with our team (Owner, Architect & GC/CM) to determine whether the 5%/year escalation is reasonable, or if it should be increased to more accurately reflect what is being experienced in the industry.

2. Jim Dugan and Dan Cody appear to be currently involved in several active GC/CM projects. Please indicate their ability to dedicate the necessary time to this project.

With the exception of Vancouver Public Schools, most all of Jim Dugan's GC/CM project commitments are on projects with Owners and Contractors who have successfully used the GC/CM delivery method before and require very little of his time. His commitments are limited to an advisory capacity which typically requires a minimum of time commitment. Jim's role on this project will also be in an advisory capacity.

Similarly, with the exception of Vancouver Public Schools and Lake Stevens School District, most all of Dan Cody's project commitments are on projects with Owners and Contractors who have successfully used the GC/CM delivery method before and require very little of his time. His GC/CM Procurement commitments for all of the listed projects in the PRC application are completed. Also, since the time of this application, Parametrix has added an additional 5-day a week PM/CM (Diane Kelley) who has CM/GC experience and is co-located within the Vancouver Public Schools world and will handle the daily PM/CM tasks for the McLoughlin MS, Marshall ES and the Lieser School projects. At Lake Stevens School District, we have had a 5-day a week PM/CM (Nicole Brown) who also has GC/CM experience and is co-located within the Lake Stevens School District world and has been handling the daily PM/CM tasks for that project since November of 2017. With these two PM/CMs in place, Dan's role on these projects becomes an advisory/supervision position and requires less than 25% of his time. For the projects under this application, Dan's role will be GC/CM Procurement and Advisory/Mentor to the District's in-house PM during design & construction.