

WA STATE SCHOOL DIRECTORS' ASSOCIATION OLYMPIA HQ OFFICE BUILD. REPLACEMENT DB PROJECT

1. Please address the duration of the RFQ response period and how that will provide for competition.

Applicant response: We believe the four week response period to be adequate for teams to form and provide qualifications-only Statements of Qualification. We will be asking for the Architect and General Contractor team members only. Subcontractors and subconsultants will be selected jointly based on the needs of the project. We are prepared to extend the procurement period if needed based on market response. Our team has already begun to generate interest and contact likely proposers.

2. Is WSSDA a public agency as defined by and subject to RCW 39.10?

Applicant response: Yes. WSSDA is a public agency chartered by the legislature under RCW 28A.345 and subject to public works laws including RCW 39.10.

3. How will price factors required by statute be considered in the qualifications based selection process?

Applicant response: Selection criteria will be as follows:

Statement of Qualifications	40%
Interview Performance	40%
Fee Proposal	20%

We are planning to use a cost-reimbursable contract format developed by Perkins Coie and used on similar projects.

4. Tim Garchow is noted as providing 100% of his time during the project. How will he be handling his Executive Director duties during the project?

Applicant response: Tim Garchow's time is listed incorrectly on the application. We anticipate Tim's time to be approximately 50% for DB procurement, 10% design, and 10% construction. Actual time required will vary depending on the stage of the project. Tim is fully committed to the project and will engage the Board of Directors for formal funding and design approvals throughout.

5. Please elaborate what highly specialized construction techniques will be needed for a \$2.6M (total costs), 7,500 sf office facility?

Applicant response: Design-Build is appropriate for this project based on two of the three criteria as listed in the statutes—projects only need to meet one. (The application is not based on the highly specialized criteria.) The criteria being cited for the WSSDA office:

- Greater innovation and efficiency is possible
- Significant time savings can be realized

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6. Please clarify your significant time savings realization of four months. The application states the design schedule indicates a 7-month schedule. The construction schedule indicates a 10-month schedule. Are the four months rolled into this stated 17-month schedule or is this a 13-month schedule?

Applicant response: Time savings anticipated are throughout design and construction activities. Design-Build delivery provides multiple opportunities to overlap design, material procurement and construction activities and saving time. The actual design and construction schedule will be negotiated with the successful proposer. Proposers will be asked to explain their overall approach including their proposed schedule in the RFQ process and further clarified during the interview.

7. In either project schedule scenario, please clarify if you have the experience to manage highly specialized construction in a DB role?

Applicant response: Our proposed project manager, Dan Chandler is one of the region's most experienced design-build practitioners. Dan has successfully completed 17 design-build projects since 2004 including the \$2M WSU Visitor Center, the \$1.5M Spring Street Pedestrian Bridge, the \$40M Olympia City Hall and the \$210M King County Children and Family Justice Center. Dan will lead the project from planning and procurement, through design, price negotiations and delivery.

A summary of OAC's design-build project experience is shown below:

Client	Project	Complete	Size (sf)	Budget \$M	OAC Principal	OAC PM
Kennewick PFD	Three Rivers Convention Center	2004	80,000	\$ 20	Dan Chandler	Court Olson
City of Olympia	Olympia City Hall	2007	89,000	\$ 40	Dan Chandler	Court Olson
GSA	Billings Federal Courthouse	2009	146,000	\$ 90	Dan Chandler	Dewie Lybecker
Town of Winthrop	Winthrop Pedestrian Bridge	2010	-	\$ 3	Dan Chandler	Jon Battle
WSU	Northside Residence Hall	2011	100,000	\$ 38	Dan Chandler	Jeff Jurgensen
City of Billings	Empire Parking Garage	2012	230,000	\$ 12	Dan Chandler	Steve Johnson
WSU	Nevada Street Bridge	2012	-	\$ 4	Dan Chandler	-
City of Spokane	Central Service Center	2013	44,000	\$ 15	Dan Chandler	Stacy Shewell
WSU	Chief Joseph Apartments	2013	50,000	\$ 16	Dan Chandler	Dan Chandler
WSU	Small Grain Plant Growth Facility	2013	25,000	\$ 6	Dan Chandler	Dan Chandler
WSU	WSU Visitor Center	2013	10,000	\$ 2	Dan Chandler	Dan Chandler
WSU	Global Scholars Hall	2016	100,000	\$ 40	Dan Chandler	Dan Chandler
WSU	Digital Classroom	2016	78,000	\$ 60	Dan Chandler	Stacy Shewell
City of Liberty Lake	Town Square Project	2016	21,000	\$ 12	Dan Chandler	Jeff Jurgensen
State of Washington	1063 Block Replacement	2017	100,000	\$ 80	Dan Chandler	Steve Johnson
WSU	WSU Everett	2017	95,000	\$ 64	Dan Chandler	Wesley Bergquist
King County	Children and Family Justice Center	2021	400,000	\$ 210	Dan Chandler	Dave Jobs
Totals			1,568,000	\$ 712		

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8. The team's DB management experience (*other than Dan Chandler's 10% D / 10% C commitment*) appears to be insufficient support to manage a well-executed DB delivery, especially with an accelerated schedule of 13-months. Per your application's Attachment A, other than Dan, the remainder of the team has no DB experience. Please clarify.

Applicant response: The level of commitment listed in the application is approximate and not intended to be a limit in any way. The actual time spent by Dan Chandler and other staff members will be sufficient to execute the project successfully. Other experienced OAC staff members are available on an as needed basis. OAC has a long successful history of training staff members in all project delivery methods and will employ these methods on this project. Dan Chandler and Cynthia Balzarini have been working closely on the project since June building the preliminary schedule and budget, completing a programming exercise, investigating permitting requirement and generating contractor interest.