

WESTERN WASHINGTON UNIVERSITY – DB PROJECT

– ACADEMIC SUPPORT SERVICES

Applicants Responses to the Panel Questions are shown below each question.

1. Please update the Design-Build experience table to include internal staff and their experience. The Design-Build experience table included with the application was provided specifically to team member experience on Progressive Design Build projects under RCW 39.10. WWU staff do not have experience specific to this type of Design Build. Staff experience on conventional design build and on GC/CM projects was included as Attachment C Project Team Experience. In response to question #3 below, see new Attachment F – Forest Payne Project Experience.

The schedule for start of procurement to contract execution is very short, especially including Trustee approval.

Please see corrected project schedule below:

Project Schedule	Date
Begin RFQ Development	June 2018
PRC Presentation	July 2018
RFQ Issued, Meeting, Shortlist	September 2018
RFP Issued, Meeting, Interview, Selection	October 2018
Negotiation and Agreement on Contract	November 2018
Board of Trustees Contract Approval	December 2018
Execution of Contract	December 2018
Phase 1 - Schematic Design Completion	February 2019
Phase 1 - Design Development Completion	May 2019
Contract Amendment – Price & Schedule	June 2019
Board of Trustees Contract Approval	June 2019
Phase 2 - Construction Documents Begin	June 2019
Construction Begins	November 2019
Construction Substantial Completion	November 2020
Occupancy	December 2020

Please clarify the statements that a GMP will be set at the beginning. Was this intended to describe a Target Budget and the GMP is established in June 2019 under the Contract Amendment?

The University intends to use a progressive design-build contract that is based on the DBIA Cost Plus with a Guaranteed Maximum Price form 530. This contract form, which has been used by Robynne Parkinson on several progressive design-build projects in Washington, sets a maximum GMP at the outset and has a flexible scope of work. The Design-Builder and the University will work together to maximize the scope that can be achieved under the GMP that is set. This type of progressive design-build contract form has been used very successfully twice by the City of Richland and twice by the City of Spokane. The maximum GMP is based on assumptions that are set forth in the contract, and the Design-Builder validates those assumptions early in the contract. If those assumptions are incorrect, the Design-Builder will receive a change order.

Who has the role of design management?

Design Management is the responsibility of the Design-Builder. The Design Manager for the project is employed by either the Design-Builder or the lead Designer, depending on how the Design-Build team is structured. Forest Payne will be the University’s Project Manager for this project, with day to day responsibility, while reporting to Associate Director Josh Kavulla. Forest will coordinate the collaborative input into the design from the University as well as the design review by the University, but the University will not be engaged in management of the design.

2. Project Budget (Section 2 page 1) does not appear to include the 5% contingency required in RCW 39.10.320.1.a. Please explain.

Based on the current budget, the anticipated design-build contract would include \$6,913,000 for construction costs and \$967,000 for design costs for a total contract value of \$7,880,000. The current budget has \$330,000 for construction contingencies and \$62,000 for design contingencies, totaling \$392,000, 5% of the total contract value. During the validation period, the University will work with the design-builder to verify the total project budget.

Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$1,233,233
Estimated project construction costs (including construction contingencies):	\$7,524,555
Equipment and furnishing costs	\$399,777
Off-site costs	\$Incl abv
Contract administration costs (owner, cm etc.)	\$383,806
Contingencies (design & owner)	\$392,000
Other related project costs: Plan Review, In-House Assist, Artwork	\$228,457
Sales Tax	\$664,000
Total	\$10,825,828

3. It appears from the application that Forest Payne has been identified as WWU’s Project Manager on the Org chart; yet there is no evidence that he has been a Project Manager for an owner on any D/B or Progressive D/B projects, and just one GC/CM. Please explain how his serving in that role ensures success for WWU.

Forest Payne has not managed a design-build project for an owner, but he has experience as a project architect on a design-build project, a K-12 for the Muckleshoot Indian Tribe, completed in 2009, and a design-build lab project at the VA Medical Center in Seattle. He also has experience as lead architect and project manager on several GC/CM projects from the consultant side of the industry. In preparation for this project, Forest has taken the DBIA Certification Workshop and passed the DBIA Certification Exam to be a certified Associated DBIA Professional. Forest, as well as the University, will be mentored and advised by both Robynne Parkinson and John Palewicz during the life of the project. See application form for additional information regarding Forest’s experience and response to question #1 referencing the added table showing Forest’s specific project leadership experience as an architect and as an owner since joining WWU.

4. Based on the schedule outlined on page 2, please explain the contract form you will use to execute a GMP agreement in October 2018 when the project program, scope, schedule and cost will not be validated until June of 2019.
See answer to question #1.