

YELM COMMUNITY SCHOOLS

YELM MIDDLE SCHOOL & SOUTHWORTH ELEMENTARY SCHOOL REPLACEMENT GC/CM PROJECT

1. Will you be using one GC/CM or with there be different contractors?

Answer: Yes, one GC/CM is the approach approved by the District for the following reasons:

- a. More efficient communication, collaboration and coordination for projects that are tied together sequentially.
- b. Opportunity to establish a baseline schedule and plan for the sequential projects with input from and involvement with the same design team and GC/CM
- c. Reduces risk and provides better opportunities for lessons learned
- d. Planning and design efficiencies with having the same Owner – Architect – Contractor Team.
- e. More dutiful use of time for decision makers and stakeholders who may otherwise have to attend separate/additional meetings, presentations, etc.
- f. Continuity of project leadership for the projects
- g. Cost savings for reduced overhead – for example much of the schematic design work will be happening concurrently with the same leadership team and Architect.
- h. Higher level of accountability for the GC/CM as each project is contingent upon the timely completion of each building

2. Please provide the anticipated time commitment of the project team members shown on the organizational chart.

Answer:

Brian Wharton, Superintendent, YCS – as needed
Chris Hanson, Facilities Director, YCS – as needed
Graehm Wallace, Attorney, Perkins Coie – as needed
Kasey Wyatt, Project Manager, KWA – 95% throughout (Kasey is 100% at YCS and has dedicated 5% of her time to small safety and security upgrades as part of the bond program)
Heather Hocklander, Architect, BCRA – 50% GCCM Selection, 50% Design & 10% Construction
Jim Wolch, Architect, BCRA – 50% GCCM Selection, 50% Design & 10% Construction
Rod Asa, Architect, BCRA 60% Construction (CA)

3. At the end of question 6 you answered “*Not Applicable*” to the request for verification that you have developed or will develop specific GC/CM contract terms. What is your plan to develop them?

Answer:

Perkins Coie and KWA are currently developing the GC/CM Agreement. The contract document will be a modified AIA A133 and AIA A201. Modifications will be based on lessons learned from previous projects.