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Mr. Brian Flonas, Superintendent
Wenatchee Public Schools
235 Sunset Ave
PO Box 1767
Wenatchee, WA 98807-1767

Reference: Wenatchee School District No. 246 Application for Project Approval Using the General Contractor/Construction Manager (GC/CM) Procedure for the Washington Elementary School Replacement and Special Education/Early Childhood Learning Center Modernization Project

Dear Mr. Flonas:

As the Panel Chair for your application for GC/CM for the Washington Elementary School, please include in your presentation the answers to the following questions:

1. RE: form of contract:
 - a. Page 2/9 of application, Item #3 lists construction cost at \$22,431,089 including contractor contingency. Please describe approximate magnitude of contingency anticipated and scope/conditions of anticipated utilization.
 - b. Pages 2/9, Item 3A and 4/9, Item 6. "Fiscal Benefit" verbiage includes terminology referencing (the) 'GMP', and '...negotiating a GMP...'. The term [GMP] is not contained within RCW 39.10 GC/CM guidelines; please clarify.
2. RE: Schedule: Page 2/9, Item #4 within the application presumably listing milestone phasing schedule dates in part reads:

GC/CM Selection Process	9/15/2014
Schematic Design	etc.
Design Development	
Construction Documents	
Bid Packages Complete/begin Construction	

Please confirm that the above-listed dates are 'completion' dates for the labeled activities as this seems to be confirmed on printed master schedule appending the application. Also please clarify as to when MACC negotiations are to take place within this matrix of dates [and on the Master Schedule] including commentary as to subcontractor bidding timing and duration of MACC negotiations with the GC/CM.

3. RE: Org. Chart [application appendix]
Three questions:



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- a) Chart graphics: The 'Contract' tie lines between TCF and the GC/CM are not totally clear as they run vertically 'behind' intermediate positional boxes on the chart. Also, shouldn't there also be a coordination/communication dotted tie between Hill Intl. and the GC/CM?
 - b) Some of the boxes/personnel stipulate LOE for various design phases and some are designated for 'All Phases'; does this latter term include construction phase as well? Please clarify as to LOE's for staff during construction.
 - c) Mr. Fitzgerald of TCF is clearly committed fulltime during design—what about construction? --- Any architect participation or presence on site during construction? Also, with Mr. Fitzgerald as a 'Principal' in the firm can he really commit himself to 100% [ie: exclusively] to the needs of this project?
4. With the district having no GC/CM experience, what 3 principal lessons learned will Hill International and TCF Architecture bring to the project and project teams during preconstruction and construction?
 5. Based upon the project schedule, please provide greater detail as to the timing of the GC/CM procurement that meets the procurement process as specified in RCW 39.10.360.
 6. What lessons has Hill learned on previous GC/CM projects that can be incorporated/shared with the District on this project?
 7. Pat McCord does not possess WA state GC/CM experience. Is there any planned training he can take prior to involvement or what oversight processes will be used to increase his skills as the CM for the project?
 8. To complete the record, recommend incorporate the current Skill Center modernization project at attachment D.

Should you need clarification on any of the above listed questions, do not hesitate to contact me directly. I look forward to your responses.

Sincerely,

Mike Shinn / President
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