

Project Review Committee
Project Approval Client: Central Valley School District
Project: Evergreen Middle School Renovation/Addition

Panel questions on the CVSD Project Application.

With applicant responses in Brown

- 1) The application appears to be missing a written management plan and description of the roles listed in the organization chart. Please describe how the School district will utilize and empower the experienced consultant to manage a process that is completely new to the district.

Response: OAC Services will be the program manager for the entire bond campaign and will utilize its proven project management systems throughout.

Ultimate signing authority for contracts and change order rests with the CV School Board and as delegated to the Superintendent. OAC will execute the primary management of all consultants and contractors including the GC/CM under the delegated authority from the Superintendent. Contracts terms, GMP's (MACC's), change orders and other details will be negotiated by OAC staff for approval and execution by CV.

In addition OAC staff will be training appropriate CV staff on proper procurement and execution of GC/CM and other contracting methods as the program moves forward.

Perkins Coie will also be developing the contracts as well reviewing the RFQ and RFP for inconsistencies.

- 2) In reference to page 4 Item 3b, it is unclear how the design and construction meetings will be bundled to reduce General Condition Costs. Please explain.

Response: This section was mistakenly left in from the Chester/Greenacres PRC application. This will not apply to this project.

- 3) Has anyone within the district staff gone through training to help understand the GC/CM process?

District personnel plan to attend future GC/CM training but have not yet participated. Prior to preparing this PRC application, the CV/OAC has closely

reviewed the applicability of GC/CM to the CV projects and made two separate presentations to the school board. District staff and the school board are convinced of the applicability of the statutes and the public benefit of the delivery methods recommended by OAC.

4) What is the contingency plan for design/construction if the bond fails?

Response: While AE and GC/CM selection will take place prior to the bond election, contracts will be executed only after bond approval. No funds will be expended other than limited compensation for the program manager (OAC). Having the AE and GC/CM selected, but expending limited funds prior to the bond vote will demonstrate readiness to voters and save time overall. Should the bond not pass, it would be up to the school board as to how best to proceed.

5) Since the district will be hiring the design team and GC/CM prior to the election, what contract clauses will be in place to protect the district in case the levy fails?

Response: As noted above, the district will not be executing architect or GC/CM contracts prior to the election. OAC will be under contract and assisting the District with preparation for the election as well as the GC/CM selection process.

6) What other district personnel will be involved in the project and what is their design and construction experience since it is unlikely that the school superintendent would be available to direct OAC, the design team and contractor on a regular basis.

Response: Along with Mr. Small, Jay Rowell, Assistant Superintendent, and Mark Weis, Facilities Director, will be available daily as resources. They have been involved in the planning of this bond since 2009 and understand the challenges each project holds. They have sought, through participation by design and construction professionals on the capital projects planning committee, the expertise they lack in-house.

The District and the PM/CM consultant have held discussions on the logistics of communication and decision-making. The PM/CM consultant is clear on its role as

an advisor and in presenting alternatives and recommendations to the District's team.

- 7) Will this project be a front funded OSPI project? What amount of state funding assistance is this school eligible for?

Response: The current plan is not to front-fund. Based on current assistance funding ratios, and anticipated eligible areas, we anticipate around \$9 million of the \$32.5 million project cost will be provided by OSPI.

- 8) Page 4, paragraph 3 talks of a 'bundled project'. Can you explain or clarify what that means in relation to this project?

Response: This section was mistakenly left in from the Chester/Greenacres PRC application. This will not apply to this project.

- 9) Please expand on that the "OAC standard budgeting tools" are?

Response: OAC has developed a suite of tools for tracking budgets, contracts, drawings and other documents using a Microsoft SharePoint platform. Excel-based budget tools and SharePoint workflows are used for 24 x 7 access to all project information and speed collaboration. The OAC SharePoint project tools are currently in use on four school districts programs including Tahoma, Lake Washington, Clover Park and Cheney. Additional background on these tools is available if requested.

- 10) Please provide a concept plan of the phasing envisioned for renovation and new construction of the site.

Response. Concept plans will be presented at the PRC interview. We have just interviewed architectural firms and have not announced the selected firms yet until the school board has a chance to review and approve. Additionally, we intend to utilize the expertise of the GC/CM contractor in working with the owner and designers in developing phasing plans