

GCCM application from **Washougal School District**

New Elementary Jemtegaard and new HS Excelsior

1. The application ‘combines’ 2 school facilities on different sites [1.5 miles apart] into one (1) ‘project’ to be procured under GCCM delivery methodology. The application’s accompanying documents and schedules do not appear to differentiate nor delineate specifics for each of these components—other than the necessity of obtaining Columbia Gorge approvals in mid- 2016 in order to maintain intended schedule for this sensitive site.

Please provide/clarify the following with respect to the two project’s components:

- Bond fund allocations for each segment are provided a \$46,870M for Jemtegaard and \$4,904M for Excelsior. Total *construction cost* for both at \$32,500,000. What are the SF estimates and related construction cost estimates for each component? What is the anticipated/planned MACC for each component?
 - What are the associated construction timeframes and sequence being planned for the two component buildings? In particular, how do we logistically serve the Excelsior site which apparently cannot provide for any parking necessary for construction activity (according to the application’s narrative)?
 - Page 20 of the application under “...Control...” provides that ‘...budgets, schedules, and MACCS will be established *early on* and that these key management parameters will be separately tracked for each of the two schools. Please clarify as to what will be provided in GCCM procurement RFP’s
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2. Given the desire to ‘track’ each project component/school separately under one contract, please discuss/clarify contingent management strategies should one project bog down in schedule and/or cost during preconstruction...or Columbia Gorge Authority fails to meet targeted approval timeframe(s)?
 3. Section 3A Project Budget. Confirm that the line item title Contingencies (construction >5%) is the GC/CM and is it part of the item “Estimated Project Construction Costs” or not?
 4. Section 7 Public Body Qualifications:
 - a. Clarify what report and responsibility role will Howard Hillinger have with the District? The submitted organization chart does not clearly show a reporting line of staff or reporting responsibility.
 - b. The GC/CM Procurement process/schedule shows 7 calendar days between issuance of the RFP documents and final proposals due. Does the District believe this time line is sufficient to receive proposals?