
Juanita High School Project – GCCM
February 2016
Chair: John Palewicz

Questions from the Panel:

Applicant Responses in Blue

1. Please clarify the role of Brian Buck, and clarify why the JHS team (via OAC) is reporting directly to Forrest Miller when Brian Buck's role as Associate Director is oversight of all Construction projects.

Response:

Brian Buck's primary role in LWSD Support Services includes the following:

- Serving as Forrest's back up and assistant on all functions
- Oversight of construction throughout the District. Forrest Miller provides overall program leadership and primary leadership for the design phase of large projects including JHS
- Direct oversight of 50-100 small capital projects (annually) valued at \$10-\$20M including portable classrooms, building additions, interior alterations and life cycle projects
- Leading district facility maintenance services district-wide (supervising a 34 person internal staff plus multiple specialty vendors)

The OAC Program and Project Management team will report directly to Forrest during the design phase keeping Brian informed throughout. Day to day construction phase reporting will be to Brian, keeping Forrest informed. OAC's program management team includes staff members and executives from Parametrix including PRC member Howard Hillinger.

The LWSD Support Services group and OAC program and project managers have been working together since February 2014 including the successful execution of approximately 100 small, fast-delivery projects valued at approximately \$30 million. OAC staff is co-located and integrated with LWSD staff and communicate regularly on all issues associated with design and construction.

2. Please describe in more detail the organizational controls (Page 9 of 15) in place to manage the GCCM delivery method, including approval levels for contracts and change orders.

Response:

Project Manager Dave Jobs will lead negotiations on all contract amendments including interim "mini MACC's" and the final GMP with support from Dan Chandler. Brian Buck will review and recommend all contract amendments. Forrest Miller will execute all amendments with delegated authority from the School Board.

-
3. Please provide list of projects Dan is currently working on and his time on those projects as 75% of his time will be on this project.

Response:

Dan Chandler's role for LWSD Support Services (including the JHS Rebuild Project) is the overall Program Manager supervising OAC project management staff. Subject to bond passage, OAC's staff on large and small projects is expected to reach a maximum of nine FTE's fully dedicated to LWSD including a 100% dedicated Deputy Program Manager.

As Dan's largest client he dedicates approximately 75% of his time to the Lake Washington School District program. He maintains an office at the District Support Services Center where he spends 3-5 days per week, is regularly engaged in internal staff meetings and has strong working relationships throughout the District.

In addition to LWSD, Dan's current clients and projects include support roles on the following (OAC project managers lead day to day activities):

City of Spokane: WWTP and CSO projects

Metro Parks Tacoma: Point Defiance Aquarium and Waterfront Park

Seahome High School

King County Children and Family Justice Center

In addition to Dan Chandler, four other OAC principals are experienced GC/CM practitioners and are available to support Dan when needed. (OAC is no longer providing Project Management or GC/CM consulting services for the previously approved \$1B+ Washington State Convention Center project.)

4. What is the plan if the bond measure is unsuccessful?

Response:

Available funding can support design, GC/CM pre-construction and project management services through 2016. Should be April 26 bond measure fail, continuing design efforts will be subject to District administration direction. Re-running the measure while continuing design efforts is one option the District may employ. GC/CM proposers will be alerted through the RFQ that execution of the project is subject to bond passage.