

## A. Response to Application Questions

### Grays Harbor County PHD #1 GC/CM application questions

1) The schedule shown in paragraph 4 of the application shows the GC/CM RFP being issued on 4/7/16 and the GC/CM being selected on 4/17/16 (which includes an interview process). This is insufficient time to utilize this process. Please clarify how the selection process requirements of RCW 39.10 will be followed.

Answer: The schedule in Section 4 of the application has been revised and updated to represent the following milestone target dates for the GCCM selection process and in accordance with the guidelines provided in RCW 39.10

Issued GCCM RFQ: April 21, 2016

GCCM Selection: June 10, 2016

2) The schedule also shows that after selection of the GC/CM on 4/17/16 that the first schematic estimate is to be submitted by 4/30/16, only 2 weeks of working time. This is also insufficient to produce a quality product. Please advise.

Answer: The schedule in Section 4 of the application has been revised and updated to represent the following milestone dates for design phase tasks:

Schematic Design Completion: May 28, 2016

Design Development Completion: August 30, 2016

Contract Documents Completion: November 22, 2016

3) The schedule does not show a date for completion of CD's. Please provide a date.

Answer: Contract Documents Completion: November 22, 2016

4) Line 14 of the schedule has a description of "GCCM Soft GMP – 50% DD". What is the meaning of a "Soft GMP"?

Answer: Line 14 has been revised to read GCCM Budget 50% DD and now is line 13 in the schedule.

5) Under paragraph 6 Public Benefit, the 8th bullet states "Critical MEPS input during design development" as a benefit. Explain how you anticipate this will happen since the projects most likely not qualify for utilizing the MCCM and/or ECCM process?

Answer: Although the MCCM and ECCM process may not be available it is common for experienced GCCM firms with in house resources to provide MEPS review and analysis during the design phase based on past project representations and lessons learned. SPMC would anticipate the opportunity to engage the selected GCCM to contribute in MEPS systems review during the design phase.

6) Under DBPM's list of project experience on alternative contracting methodology, please provide the location of the projects mentioned, which ones were public projects, year completed and who Mr. Bratton worked for on the projects listed.

Answer: Please refer to the revised chart in the application information for updated information relevant to this request

7) Also provide the year completed and description for the 2 GC/CM projects listed as DBPM experience with the client.

Answer: Please refer to the revised chart in the application information for updated information relevant to this request

8) Has Mr. Bratton had experience or training with the Washington GC/CM process?

Answer: Mr. Bratton does not have specific experience or training with the Washington GC/CM process. Mr. Bratton will attend the next available GC/CM Workshop. In addition Mr. Bratton is experienced as Principal in Charge in the State Alternate Delivery process having provided the

management for a design build project solicited by the State which required understanding and meeting specific design scope and charrettes, schedule and \$40M MACC budget guidelines and protocols issued by the State for the successful project development and completion, which was one of the first undertaken by the State. A letter written from Governor Gregoire in 2011 referencing Mr. Bratton's role and the project development and success is available upon Request.

9) What percentage of time will Mr. Bratton spend on the project during preconstruction and construction? Has this been contractually committed? What backup resources are available in the event he is not available?

Answer: Mr. Bratton will commit 70% time during design and 100% time during construction. Mr. Bratton is currently under contract with Summit Pacific Medical Center (SPMC). The SPMC Facility Manager, Danny Scott, will provide backup resources for daily inspections and QA/QC reviews. In addition both SPMC and DBPM have several third party resources obtainable in the unlikely circumstance should this backup asset need occur.

10) Under the paragraph titled "GCCM Procurement" on page 11:

Please Note: This section has been rewritten in order to fully explain the GCCM selection process in relation to corroboration of RCW 39.10

a. the second line lists "GC/CR Outline" What does GC/CR stand for?

Answer: GC/GR represents General Conditions/General Requirements

b. The paragraph includes the statement "A short list of three (3) firms will be selected to respond to a RFP to include: Fee Structure, Preconstruction Fee, GC/GR Outline, Schedule, Value Added Benefits, Interview. A firm will be selected on weighed factors judged by a panel to include the Owner (CEO/CFO), Owner Rep/PM, AOR and Facility Manager". Please explain the how the requirements of RCW 39.10.360 will be followed

Answer: SPMC will contract for GCCM services in accordance with the process outlined by RCW 39.10.210 through 39.10.410. The RFP will be advertised in local publications and will require responses based on a select set of criteria and consistent with RCW 39.10. An informational meeting will be held and proposals submitted for SPMC review. Notification of most qualified firms will be extended for shortlisting firms to receive the final Request for Proposal, RFFP. Selection of the GCCM firm will be based on highest total score.

The selected firm will be required to enter into a GCCM agreement based on the AIA 133 GC/CM-Owner Agreement with modified AIA 201 General Conditions.

11) Under paragraph 8 listing SPMC's project history the first project "Mark Reed Site Prep" lists the contract type as "GC Fee". Please explain what type of contract this was

Answer: Lump Sum Fixed Fee Contracts separate for logging and stream construction