

City of Richland Questions from Panel

April 26, 2016

1. Confirm if the City is going to use the progressive D/B contract procurement approach.
 - i. It is the City's intent to use the progressive DB procurement approach for the City Hall Project
2. Paragraph 4 of the application: Is there sufficient time for shortlisted firms to provide the City a quality RFP and meet the requirements of RCW 39.10.330 (1-8) and select the D/B?
 - i. Per your inquire we have taken another look at the proposed DB procurement duration and increased several durations. Primarily we have increased the time between notice of shortlisted firms and issuance of the RFP. We have also increased the RFP phase from three weeks to approximately five weeks. We will present an updated schedule at the PRC Presentation.
3. What is the projected honorarium amount for the non-selected proposers and what are the RFP deliverable submittal requirements?
 - i. The RFP submittal requirement will likely include: a project schedule, management approach, DB Team experience, Bonding capacity and proposal form.
 - ii. The honorarium will be in the range of \$5,000 - \$10,000.
4. Briefly describe the proposed alternative dispute resolution process and procedures in the contract.
 - i. The City has a clearly defined alternative dispute process established in the General Conditions. Its dispute process is focused on preventing conflicts through partnering with the contractor and resolution of the conflict at the lowest level possible. If the City and the Contractor are unable to resolve an issue, the resolution of the issue would follow the process established in the General Conditions, potentially culminating with the issue being resolved by a binding arbitration.
5. Who is responsible for resolving and making programmatic, scope or budget decisions?
 - i. Joe Schiessl, Project Director, will be responsible for resolving programmatic, scope and budget decisions with input from staff and consultants and approval from the City Manager and City Council as appropriate.
6. Attachment B, is the % of time for the City and its consultants during programming (and I'm assuming DB procurement) sufficient given the proposed schedule.
 - i. We believe the % of time for procurement and programming are accurate based on the fact that we have template RFQ and RFP documents; the proposal deliverables are limited and COR has already completed a predesign/conceptual programming document which will be an RFP exhibit.
7. What is Pat McCord's role during construction?
 - i. Patrick McCord's role during construction will be to supplement Matt Walker's efforts if needed.

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8. Who has authority to negotiate directly with the DB?
 - i. Darrin Sweeny will have authority to negotiate directly with the DB up to his authority level. To the extent that Darrin requires additional authority to negotiate a change, he will work with Joe Schiessl, the City Manager and City Council when appropriate. This line of authority is common for public agencies and would be similar to any other project for the City.

9. Page 2 Section 5.1: D.B. to assist the City in combining City Functions into one project while maintaining city services. Explain the complexities of maintaining services.
 - i. The buildings that will be replaced were built in the 1940s by the Federal Government with a 50 year life span that is beyond over. These buildings are existing on the structural equivalent of life support. The piping has failed. The cooling system is being held together with Flex Seal, and the boiler has a maximum of 3 years left before it must be replaced. Replacement of the boiler will cost \$1,000,000. The City hopes that the Design-Builder will be able to provide innovative design, permitting, and construction sequencing solutions to move the City employees out of the worst buildings first and possibly before the entire structure is completed.

In addition, the agreement with the Federal government, who is the adjacent land owner, requires the maintenance of parking at the Federal Courthouse during construction. However, the project will be constructed partially on the parking lot; therefore, the City, the Federal Government and the Design-Builder will have to closely coordinate the design and construction sequencing to maintain the services during the project.