

PRC PROJECT PRESENTATION QUESTIONS

– MAY 25, 2017 –

Vancouver Public Schools - MMS/MES/Lieser Projects – GCCM

1. Section 4 notes SD being completed in July 17 but pre-con GC/CM services not starting until mid-August, beyond the 30% design threshold per RCW 39.10.360. Please explain this difference.

The Schematic Design phase completion month indicated in Section 4 at the top of Page 5 should read August 2017, not July 2017. We pushed the design phase out one month from plan to ensure compliance with RCW 39.10.360, but did not correct the date in the table. We did however, address this question in greater detail in the last paragraph of Section 4 on page 6. I have copied the question and answer from the Application below for ease of reference.

If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

Not applicable. The project is currently in Pre-Design/Programming and the Schematic Design phase will run from May thru August 2017 for MMS and MES. The GC/CM will begin working on the project as the Schematic Design phase is being completed for these two projects. The Schematic Design phase for the Lieser K-12 project will take place in Summer 2018.

2. On p. 3, the District indicates you may do one or possibly 3 GC/CM projects. If you could expand on when and how you will make this decision, that would be helpful.

We included this statement primarily due to:

- Not knowing what capacity or appetite the market may have at the time of RFP development/solicitation thereby giving the District flexibility to “package” or “bundle” in a manner that would best be received by the market and,
- Under advisement by Graehm Wallace of Perkins Coie to include all possible options or conditions the District may desire to consider regarding scope and/or schedule in the Application and RFP to ensure full disclosure and transparency in the procurement process.

The “when” and “how” is occurring now – post the Application and prior to the presentation and request for GC/CM approval. We have and are directly contacting GC/CM firms to determine interest and capacity if the three projects are bundled or separated – all with the intent to make this decision prior to the issuance of the RFP.

Feedback so far is unanimous – significant interest and capacity if all three are bundled under one GC/CM contractor. One design firm, one GC/CM, three separate contracts.