

CLALLAM CO PUBLIC HOSPITAL DISTRICT

DBIA - OLYMPIC MEDICAL CENTER

OLYMPIC MEDICAL CENTER CENTRAL STERILIZATION PROJECT

GC/CM PROJECT

1. The application makes reference to “New Equipment will be purchased...” Is any of the equipment Owner Furnished Contractor Installed and/or GC/CM furnished Subcontractor Installed? If equipment is being furnished to a bid package subcontractor for installation, what are the Hospitals expectations of accountability to the piece of equipment by the bid package subcontractor for warranty? *(Pg. 2 Section 5 Item F)*

The vast majority of the equipment will be purchased by the Owner. Some of the equipment will be installed by the Owner’s vendors and some will be installed by the GCCM or its subcontractors. Any equipment or installation provided by the GCCM or its subcontractors will be included in individual bid packages. Warranties for the work and the equipment provided by the GCCM or its subcontractors will be specified in the individual bid packages (typically a one year warranty).

2. The application notes that this “project is an excellent candidate for EC/CM and MC/CM...”; you have also outlined the time frames of selection process in the Project Schedule. Please elaborate on how that process will be utilized with the minimum budget value constraints of \$3,000,000 for each scope of work per RCW 39.10 when the estimated total construction costs are just over \$4 million. *(Pg. 2/3 Section 5 and Reference to EC/CM and MC/CM)*

We understand that ECCM and MCCM are allowed when each contract is \$3,000,000 or greater, which will not be the case for this project. Our point in mentioning these options in our application was to see if the CPARB Panel has any suggestions or ideas on how this may occur. It will be very beneficial to be able to use these delivery methods if at all possible. If we can’t use ECCM and MCCM we will require the selected GCCM to have strong mechanical and electrical team members who can assist during the preconstruction phase.

3. How do you foresee the GC/CM process reducing or eliminating the risk of the “lowest bidder lacking the experience to perform the required work...”? Especially if EC/CM and MC/CM are not an option and all work must be bid. *(Pg. 4 Section 6 “Reduced Costs)*

By going through the GCCM selection process we will be able to select the most qualified general contractor available to do the work within our schedule. With the GCCM on the team, and the GCCM having strong mechanical and electrical advisors, we will be able to get good advice on phasing, costs, routing, anticipated shut-downs/cutovers, materials/products and scheduling. We will also receive the benefits of the GCCM’s targeted bid recruitment and outreach. In addition, by having the GCCM on our team early, they will be able to get a very good understanding of the hospital’s workflow through the construction areas and help us define specific challenges we will need to address in the planning stage and in the bid documents.