

WEST VALLEY SCHOOL DISTRICT – GC/CM PROJECT - APPLE VALLEY & SUMMITVIEW ELEMENTARY REPLACEMENTS

1. The schedule seems very aggressive and tight, with a hard completion deadline for occupancy in the summer of 2021. Do you have contingency facility plans for a temporary school solution or the appropriate funding to pay significant overtime to achieve the desired schedule?

We are in full agreement on the aggressive and tight schedule, and that is one of the main reasons in which we need a GC/CM to help establish early bid packages and phase the work to help bring about success. Thankfully, we have seen on other Design West elementary school projects that a construction schedule of 12 months is achievable. To facilitate the completion of this project the District is relocating students from their freshman campus into the high school to make room for construction of both elementary schools. While it is not ideal, if schedule challenges develop, the students can remain in that facility until completion. In addition, by accelerating these projects the District is saving money previously allocated for escalation. Funds would be available for overtime costs if there are delays caused by the owner.

2. It appears there is minimal experience with projects of this magnitude in the school district, and the design schedule will require prompt decision making. How has the project staff and school board developed decision-making protocol during the design phase, and change management (financial) protocol during construction, to allow the project to stay on schedule?

The district has taken steps to help facilitate timely decisions and to institute financial processes for these projects. The district has made Angela VonEssen, the Assistant Superintendent for Business and Operation, the main point of contact for decision making. Angela comes with 24 years of experience overseeing various capital projects for Cle Elum, Wapato, Sunnyside, and West Valley school districts while acting as the business manager. Her most recent significant oversight was with the completion of West Valley High School which was also a GC/CM project.

In addition, the school board has already passed a resolution to allow the Superintendent and both assistant superintendents to sign change orders in value up to \$100,000 to help ensure quick sign-offs of additional work.

Lastly, in hiring CBRE|Heery, we believe we have hired seasoned experts who have already begun helping the District and board understand key decision and approval points that will be needed to not hold up design and to keep construction efficiently moving forward. Board meetings currently occur twice a month and special sessions are able to be scheduled as needed if approvals require an even quicker turnaround. CBRE|Heery has already begun prepping the District to understand the quick decision making process needed as part of this GC/CM delivery and we are excited to proceed forward on this venture.

3. How will you support the CBRE/Heery Construction Manager, Becky Hamilton, who is indicated to be the principal on-site owner's representative and does not appear to have managed a GC/CM project?

Please see amendment to the staffing provided after the application noting the replacement of Becky Hamilton with Senior Project Manager, Rob Gross. While Rob has not executed any Washington GC/CM projects, was a member of three CMGC projects in the state of Oregon and has successfully completed the AGC's GC/CM certification class here in Washington. In support of Rob Gross, David Beaudine will be supporting through the duration of the project, and is

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: June 27, 2019

Particularly committed to assist during the design and GC/CM procurement phases of the project. David brings substantial experience with the completion of six GC/CM projects that he has directly managed. David also brings a wealth of experience from his service on the Project Review Committee. If additional assistance is needed, Greg Brown is available to provide necessary guidance with contracting and procurement. Greg brings his vast experience from his time not only being the Director of Capital Project and Planning for Spokane Schools but also program management oversight for Mead and Federal Way School District, which are currently executing GC/CM projects.

4. The schedules show that by the time you get your GC/CM on board and approve the Pre-Construction Services, the projects will have Schematic Designs completed. How will the GC/CM provide valuable early input when the building footprint and area are pretty set?

The Schematic Design phase is scheduled to complete in early August just as we are awarding the GC/CM contract. The intent is for the GC/CM to begin immediately working on an SD estimate and providing Value Engineering assistance alongside our third party VE team. While schematic design will be completed, the specific location of the building can still be adjusted. We feel the GC/CM can help this final critical decision as they evaluate the site and coordination challenges. Also, since RCW 39.10.360 recommends that a GC/CM be brought on board "in most situations no later than the completion of schematic design," we feel that we are well within the intent of the GC/CM statutes as that matches our schedule.