

FREEMAN SCHOOL DISTRICT – STADIUM UPGRADES

PROGRESSIVE DESIGN-BUILD PROJECT

1. Why the extremely aggressive schedule - even for a PDB project? Why hasn't/isn't more time been/being taken to properly prosecute the project?
 - a. This project has been in the district's thoughts for a while; however, they just were able to determine the funds would be available in October 2022. They had other projects in construction, and we were not sure they would have the funds available for use on this project. They have the funds now to get the project done and have been talking with DB teams and suppliers making the introductions to reduce the time to form teams.

 Furthermore, we have run this schedule past multiple potential PDB teams, who have agreed that this timeline is aggressive, but still manageable. Hiring the right PDB will be critical to execute this project in the required timeline for Freeman.

2. Why one week for SOQ submittals? Then a month to score? One week for RFP issuance and submittal, 6 weeks to develop design AND GMP?
 - a. Schedule is to be revised as there was an error in the dates. From the programming and validation phase through signing of the GMP is 10 weeks. The dates changed are in red from the application schedule.

TASK DESCRIPTION	START	FINISH
PRC Meeting	12/01/2022	12/01/2022
Advertise RFQ & Solicit SOQ's	12/02/2022	1/04/2023
Review SOQ's & Score	1/05/2022	1/07/2023
Proprietary Meetings (Interviews)	1/17/2023	1/17/2023
Shortlist and RFP Issuance	1/18/2023	1/18/2023
Review Management Plans and Fee	1/30/2023	1/30/2023
Board Selection of DB Team	2/06/2023	2/06/2023
Programming and Validation	2/10/2023	4/01/2023
Negotiate GMP & Sign GMP	4/01/2023	4/15/2023
Construction	5/15/2023	8/01/2023
Project Closeout	8/01/2023	10/01/2023

3. It appears that there is an allocation of OAC resources in the Org Chart that may not be in alignment with the Project Budget presented. Please explain.
 - a. The organizational chart provided was not updated once OAC's scope was finalized with Freeman. OAC's involvement will be closer to the 15%-20% range, rather than 50% that was shown in the org. chart.

PROJECT REVIEW COMMITTEE
QUESTIONS RE: PROJECT APPLICATION
Meeting Date: 12/1/2022

4. When within the Solicitation process will the 'PDB Proposers' be provided with a draft of the PDB Contract and it's Terms & Conditions? *(Please Note on P6: it won't be with the SOQ because they have indicated they will not hire Perkins Coie until after PRC Application Approval on 12/1/22; one day later the SOQ is released to the public on 12/2/22)*
 - a. The PDB Proposers will be provided the proposed contract with the request for qualifications documents as required by RCW 39.10.330(1)(f). Perkins Coie is currently under contract with the district and the draft contract will be provided as part of the Request for Qualifications (RFQ).

5. Has the Owner completed any of the following studies in preparation for the project? A) Site specific environmental assessment; B) Geotechnical investigations/reports; C) Site utilities investigations.
 - a. Yes, these are completed.

6. The Project Budget presented in the Application included "Contingencies" (design and owner) of \$60,000 or 2.72% of the stated "Estimated PDB Team" costs from P1. This seems rather low for the project. Please explain how that contingency amount was arrived at with respect to the aggressive schedule presented on P2 the supply chain and marketplace conditions; etc.
 - a. There are also other contingencies for construction in the \$2.2 million. The district has been talking with suppliers and owners to put a budget together. This is the exact reason to utilize Progressive Design Build so that we, as a team, can make scope and timing decisions early rather than design bid build. PDB will allow us to partner with a quality experienced team and work together to meet this schedule. We have 3 teams ready now to pursue the project who have all completed multiple projects of similar scope.