

STEILACOOM HISTORICAL SCHOOL DISTRICT - GC/CM PROJECT

– NEW MAINTENANCE FACILITY

1. Budget for equipment and furnishings seem very light for a maintenance facility. One lift could cost that much.

The FF&E budget is generally only for office equipment and is robust for new FF&E required to outfit the space. Existing Maintenance, Grounds and Custodial equipment is all in good working order and will be relocated from the existing Maintenance Facility. The new Maintenance Facility will house the Grounds, Custodial and Maintenance staff and related equipment, this is not a Transportation Facility that would require vehicle lifts or associated equipment.

2. There does not appear to be time shown in the schedule for the mandatory protest period after the intent to award, what is your plan? You show one day between intent and executing.

To clarify the schedule, Notice to Proposers and an Intent to Award will be issued on July 15th, Bid Award will be on July 22rd. This schedule allows adequate time to address any protests that are received within the statutory time limits, and contract execution would be postponed if necessary to address any such protest. The District is committed to complying with all aspects of the protest provision of RCW 39.10.360(2)(d) and (5).

3. What concessions and contingency have been planned and set aside for the considerations in dealing with the hazardous materials work to be done?

There is a budget in the building estimate for addressing the closure and any associated clean up that will be required. Additionally, the Capital Projects Budget has an overall contingency in addition to the 6.5% project contingency if the need to access additional funds becomes necessary.

4. What project controls systems are in place? Please describe how and what will be done to accurately track schedule and budget. (What tools etc.)

The District and KWA will be utilizing a combination of District controls (Skyward Accounting System and Project Management Cost/Schedule Software) to track and manage costs and forecasts. The CFO and Project Manager will review budgets and forecasts on a routine basis to ensure that financial goals are aligned with the budget and reconciliation of costs are maintained throughout the project duration. An overall master schedule has been created by KWA and BCRA for all aspects of the project and will be continually monitored and updated. Once a GC/CM is contracted the construction schedule will be integrated into the overall project schedule and will be continually managed by the Owner/Architect/Contractor Team.

5. It appears that estimates will be done at specific points in time. What happens and what controls are in place between those estimates to make sure costs and schedules are in line?

As typical on GC/CM projects, the GC/CM will provide cost estimates at the identified phases using a uniform estimating tool. At the conclusion of each estimate the Team will perform reconciliation (including independent cost estimating by KWA and BCRA) to ensure that the project stays on budget and on schedule. There will also be continual cost savings/value engineering dialogue as part of the preconstruction phase of the project.