

ALMIRA SCHOOL DISTRICT – DESIGN-BUILD - ALMIRA SCHOOL FIRE REPLACEMENT PROJECT

1. By the schedule in section 3, the entire PDB procurement process is already completed prior to PRC approval. Please explain.

Response: You are correct in the schedule. This selection process will be completed by the time the PRC presentation occurs. We did notify all teams the process was being done at risk without the official approval and we did notify CPARB and PRC leadership of the need to move quickly. It was a thorough and comprehensive selection process that was set up in a manner to not require much in terms of deliverables from the teams and instead was based on qualifications and interviews with a fee portion. Almira is a small district therefore has no buildings to place kids while we negotiate with insurance or rebuild the facility. They are bussing the middle school kids to Coulee City while the smaller kids are being housed in a church and community center. One of the benefits of progressive design build is the ability to have the design build team working with the owner to help negotiate the settlement while progressing with the design of the new facility. The insurance adjuster and insurance company both recommended design build to the school district as the best way to give the designer and builder involved in the entire process to help it progress smoothly. Teams submitted their qualifications on an A3 form and then were asked to interview and lastly was the fee submittals. Another reason for starting prior to the approval of the PRC is due to the start of the legislative session starting in January 2022 and the need to have cost estimates and budget requests to the legislators prior to the start of the session. If we wait until January after PRC approval we will be too late for the request as it is a short session. This project also fits the exceptions to normal bidding requirements under RCW 39.04.280(1)(e), public works in the event of an emergency.

2. To what extent is the insurance company involved in contractor and subcontractor selection and negotiation? Explain their role in this process in detail as it pertains to decision making and authorizations.

Response: They are not involved. They recommended the design build process as the smoothest way to proceed allowing the entire team to be involved in the process and help maximize the settlement from the loss.

3. Budget currently allocates <\$300/sf for building construction costs, what level of estimating has been done to validate the budget?

Response: Historical costs were used in developing the numbers in the PRC application. However, the number within the PRC application is not all the project costs. For instance, the football and baseball fields will have portables placed on them and all costs to remediate the fields will be paid for by the insurance company. All the contents of the facility such as furnishings, books, uniforms, PE equipment, etc. are to be purchased by the insurance company upon negotiation between the district and the adjuster. Flexibility is another great advantage for this delivery method.

4. What training has Almira SD leadership undertaken to prepare themselves for delivery of a PDB project?

Response: They have hired a consultant in OAC that has numerous design build projects as well as multiple projects which were insurance losses.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: December 2, 2021

5. What owner entity with experience in this delivery method is Almira SD working with for owner guidance?

Response: They have hired the former superintendent of West Valley School District in Spokane WA to assist them with the rebuild. Gene Sementi is familiar with many of the superintendents in the Spokane area and the projects they have completed using alternative delivery. He has spoken with Central Valley School District, Mead School District and East Valley School Districts. As a result of the work OAC has done in those districts we were selected for this project.