

PROJECT REVIEW COMMITTEE

QUESTIONS RE: APPLICATION

Meeting Date: September 23, 2022

SEATTLE SCHOOL DISTRICT DESIGN-BUILD PROJECT

– FRANKLIN HIGH SCHOOL HVAC REPAIRS

1. Please explain how you will solicit confident subcontractor bids when you intend to request them prior to completion of the 90% design?

It is common in PDB projects, and the intent for this work, to negotiate the GMP based on Design Development (approximately 60% complete) documents and basis of design specifications. Typically, the Design-Builder will develop the GMP based on negotiated subcontract prices, estimates for work to be bid with more detailed documents and allowances. This project will have a limited number of subcontractors with mechanical being the largest. Our anticipation is that the mechanical subcontractor will either be part of the selected DB team or chosen immediately after the DB selection and that the mechanical work will be negotiated.

2. There does not appear to be any time in the schedule allowed for permitting, please elaborate where this falls into such a tight schedule?

Since this work is replacing existing equipment and ductwork, we are assuming a full building permit will not be required. Specific mechanical and electrical trade permits will be achieved with in-progress documents.

3. Has an asbestos study/abatement already been performed, or will that be part of the PDB teams' scope?

The DB scope of work will include hazardous materials assessment and abatement. The current systems were put in place in the 1990's and we are verifying the extent of hazardous materials abatement that was performed with this work.

4. Please explain your procurement selection committee and the role your DB advisors will fill on the committee.

The selection committee will include Capital Projects and Planning staff; project manager; construction manager; and mechanical coordinators. We are trying to also include a member from the construction industry and the BEX Oversight Committee. John Palewicz, the DB Consultant/Advisor will manage the selection committee process, compile the scoring and develop a list of strengths and weaknesses of the responses and proposals. He will also assure that the RCW 39.10 required procedures are followed. SPS Contracting Services is reviewing and issuing the procurement documents.

5. The schedule indicates the First Day of School as 9/6/23 with the Substantial Competition as 10/27/23. The narrative mentions operational mechanical systems by the end of October before the heating season and operational prior to the classes beginning in the fall. How will you use the DB team to reconcile the schedule, especially when considering the need for functioning systems for the start of school?

There is no doubt that this is very aggressive goal to complete this work over the school year summer break in time for the start of a new school year. Only with a very motivated and creative design-build team can this even be possible and Seattle Public Schools believes that progressive design-build delivery model can provide the best opportunity to realize this goal and is looking forward to the DB Team input. Some thoughts so far include: early equipment procurement;

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component prefabrication; multiple working shifts; and expedited decision making by all team members.