

SEATTLE PUBLIC SCHOOLS

LINCOLN HIGH SCHOOL SEISMIC IMPROVEMENT AND THEATER RENOVATION GC/CM PROJECT

1. What level of construction contingencies is included in the Project Budget on Page 1 of 18?

The project includes a 7%+ owner contingency noted within the contingency line for changes in the project specifically as we move to construction.

Included within the estimated project construction cost line is the 3% risk contingency as well as design contingencies based upon the level of design which will be carried through but reduced as the project moves forward through the various stages of the design.

2. In the GC/CM Procurement Schedule on Page 2 of 18, where is the activity related to the RFQ/SOQ for design services?

At the time of the application submission we were in the final stage of the design service RFQ. That RFQ has since been completed and out for responses. The dates associated with that RFQ are as follows:

RFQ Issued	March 31, 2020
RFQ Due	April 30, 2020
Planned Interview Date	May 27, 2020
Planned Selection Date	May 28, 2020
Contract Negotiations	May 28, 2020 – June 5, 2020
Contract for Board Approval	July 8, 2020

3. Was an Independent Cost Estimator considered for this project?

There is a design RFQ which will be issued shortly, and as part of the contract with the design team the District intends to include 3rd party cost estimating. Our experience in this has been positive as the teams are often using local estimators who are familiar with our local market and type of buildings.

Our intent at the end of each design phase will be to have our GC/CM along with the design team's estimator complete independent estimates which will then be reconciled prior to moving on to the next phase of design.

4. How many findings are not listed in the response to Question No. 9? The statement "Please note that all internal audits with responses are available for public view on SPS's website" infers more findings.

Please visit https://www.seattleschools.org/departments/internal_audit for additional findings.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: GC/CM APPLICATION

Meeting Date: March 26, 2020

5. What project delivery method was used for each of the projects listed in the response to Question No. 9? It is difficult to correlate the projects listed in Exhibit B (response to Question No. 7) with those listed in response to Question No. 9.

Fairmont Park ES – Design Bid Build

Horace Mann (NOVA) HS – Design Bid Build

Genesee Hill ES – Design Bid Build