

SEATTLE SCHOOL DISTRICT – GC/CM

- SACAJAWEA ELEMENTARY SCHOOL REPLACEMENT PROJECT

1. What is the amount of construction contingency assumed in the construction line item of the budget?

Included with the estimated project construction cost line is the 3% GC/CM risk contingency. In addition, the project budget includes a 5% construction contingency which is reserved for unforeseen conditions, regulatory changes and owner requests during the construction phase.

2. A more detailed understanding of GC/CM procurement is requested in the schedule. When will your project be advertised, when are the SOQ due, when are interviews expected, RFP, etc.?

The dates associated with that RFP are as follows:

RFP Developed	January 31, 2023
RFP Issued	February 28, 2023
RFP Due (Step 1-SOQ's)	March 28, 2023
Interview Dates (Step 2)	April 24-27, 2023
Sealed Price Proposals (Step 3)	May 18, 2023
Contract Negotiations	May 2023 – June 2023
Contract for Board Approval	September, 2023

Similar dates are also planned for A/E selection process such that the GC/CM contractor can provide insight and guidance concerning the conceptual and schematic design phases. Input from the GC/CM construction contractor during school location placement on the site is invaluable.

3. The approval of the use of Levy funding in February 2025 is important and should be a milestone more clearly understood looking at the high-level schedule. The line item *'Permitting-Construction'* with a date range of Oct 24 to May 25 is very confusing especially relating to Feb 25 levy approval.

Milestone dates will be identified in the A/E and GC/CM contractor solicitation process that makes clear that Seattle Public Schools will not proceed with the construction phase unless the Building Excellence VI capital levy receives voter approval in 2025. SPS will compensate the GC/CM contractor for preconstruction services related to design involvement and cost estimating services, momentarily pause while awaiting capital levy results, then hopefully be allowed to proceed with the project bid and award phase upon voter approval of the BEX VI capital levy. While SPS has successfully passed every BEX capital levy since 1995, we do not take voter approval for granted and work diligently explaining levy contents to our voters.

4. Please be distinct on what is being approved during meeting and what the GC/CM contract will include before the levy approval.

SPS is seeking Capital Projects Advisory Review Board – Project Review Committee (CPARB-PRC) approval for the use of GCCM services beginning with the conceptual design phase through

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: January 27, 2023

the project construction warranty/closeout. The GCCM contractor solicitation will make clear that that the bid/award, construction and warranty/closeout phase are predicated upon the approval of the BEX VI capital levy February 2025. The project schedule presented to the CPARB-PRC notes design/permitting occurring prior to the BEX VI capital levy vote and bid/award and construction phases occurring after the BEX VI capital levy vote.

5. Precon services will most likely be used during the following line items of the schedule (SD, DD, etc.) especially with a project that doesn't have an approved levy officially yet.

Design and pre-con services were approved in the BEX V capital levy and will be provide GC/CM involvement for conceptual design, schematic design, design development and construction documents phases with formal cost estimates required at the end of each phase. The project cost estimates will be utilized to inform the BEX VI capital levy amount for Sacajawea Elementary School.

6. Your application does not mention use of alternative subcontracting delivery, does this mean you do not intend to go that route?

At this moment it time SPS is not applying for alternative subcontracting delivery for this project. SPS desires to engage the selected GC/CM contractor in conversations related to project risk and how to position the project to mitigate those risks. Identification of alternative subcontractor trades seemed premature and will be sought for the project once a deeper knowledge of the project design is known.

7. Please share your lessons learned from past projects and how you plan to incorporate those lessons into this project.

SPS has successfully completed in excess of \$2B of projects during the past decade and currently has eleven projects under construction and four projects in design. During this time frame SPS has had three construction related claims which were able to be resolved without litigation. During the COVID-19 pandemic SPS was able to continue working with our design and construction partners to deliver projects with minimal impact. As an education institution lessons learned are discussed on a monthly basis so project managers are aware of issues and how they are being addressed, including: Governor COVID-19 protocols, importance of reading soils reports, importance of understanding site ground water levels, importance of understanding and analyzing the contractor's project schedule in relation to seasonal weather, importance of analyzing contractor labor force, and technical aspects of a project including below grade waterproofing activities, roofing manufacturer moisture content requirements, excessive oil canning, etc.