

EASTMONT SCHOOL DISTRICT

- CASCADE KENROY & LEE ELEMENTARY SCHOOLS BUNDLE MODERNIZATION & EXPANSION PROGRESSIVE DESIGN-BUILD PROJECT

1. Regarding question 2A. Where are permit fees incorporated into the budget and will the district pay these or the PDB team?
 - a. The permits are included in the \$106 million construction cost. The language below is typically standard in a Perkins Coie Design Build agreement. However, until we develop the agreement, we do not have it defined but are including the costs in the construction line item.

GC-3.7.1 Unless otherwise provided in the Design-Build Documents including this Section GC-3.7.1, the Design-Builder shall secure and pay as a Cost of the Work within the GMP for all permits fees, licenses, and inspections by government agencies necessary for the proper execution and completion of the Work, including without limitation Subcontractor fees, review and application fees for Shop Drawings, inspection and reinspection fees, and renewal fees and penalties, excepting only any permits and fees that the Owner has specifically listed as the Owner's responsibility in the Design-Build Documents. The Design-Builder shall obtain any permit renewals during the course of the Work at no change in the GMP. The Design-Builder will be responsible without reimbursement for any penalties arising from the building permit or any other required permit unless such penalties are caused by the Owner. The Owner shall pay all utility connection fees. The Design-Builder shall also be responsible, as part of its design responsibilities, for preparing and submitting in a timely manner to avoid delay in construction, all permit applications, including any design documents needed for permit applications. The Design-Builder shall submit all documentation needed to secure all permits that are required for the Work.
2. Regarding question 4. What lessons learned from the region's PDB projects will be applied to this project?
 - a. One important lesson learned is the need to adjust the scoring for the following.
 - i. We will never be able to emphasize the importance of outreach to our teams if the owner does not show the importance of it to them. We will be developing a score system that emphasizes the importance of it. We have been meeting with Tacoma Public Schools to understand how they approach this. With the lack of MWBE firms in eastern WA one item we will be focusing on is small businesses, as there are plenty here. With that show of importance, we begin to show firms the district is serious and then our outreach efforts results begin to grow.
 - ii. Teaming agreements will be required from all teams. We want to see how they will work together. Far too often we see teams comprised of firms who work GC/CM or DBB together but have never contractually been tied together and we want to make sure they have thought about how to work together.
 - iii. We are also looking for more effective ways to score the teams where it truly is a qualifications-based selection and does not end up being a fee competition (low fee wins) process. Best value comes from a high functioning team, who can deliver greater savings than fractions of savings with a low functioning team.
 - iv. Principals meet monthly to evaluate the project, process, and team continuity. I believe having the major stakeholders (directors of programs and the superintendent as well as DB advisor and DB team leadership) meet regularly to improve the process and team shows commitment that will be transmitted down through the project.

3. Regarding question 10. What are the inclusion Goals/Requirements for this project?
- a. As stated above we recognize the need to improve, and we are going to focus on small businesses as recommended by Tacoma Public Schools and then begin to make progress that way. We need to show the AEC community that the owner values it as an important item and then we can drive interest from others when they see we are practicing what we are talking about.
 - b. We have also reached out to Lehka Fernandez to request information on how to improve our outreach. She has shared some names of those who reside in Eastern Washington with whom to speak with and help to develop an outreach program worthy enough to being to make a difference.
 - c. We are currently having outreach meetings with members of the community and the Hispanic business association president to talk with smaller and MWBE businesses on how to participate in these projects. We are giving them the names and contracts of all the firms that generally team up. We will also be working with the DB teams to emphasize our desire to make these businesses a point of emphasis.