

CITY OF EVERETT – GC/CM PROJECT - MUNICIPAL BUILDING PUBLIC WORKS TENANT IMPROVEMENTS

1. The design and permitting schedule on this project appears to be very tight.
 - a) What is the schedule for procuring a design firm with GC/CM experience?

As noted in the application, the City has already contracted with Mackenzie Architects as the Architect for this project. The Mackenzie team, lead by Brett Hanson and Kim Doyle have significant APD project experience with APD projects completed in both Washington and Oregon. Please refer to their bios on pgs. 9 & 10 of our application.

- b) Are you anticipating phased work packages?

Yes. This is an occupied, functioning facility so it is anticipated that both phasing of the work and possibly shift work could be a consideration in order to help minimize impacts on the operations housed within the building. One of the many reasons for the desire to utilize GC/CM delivery is to have the contractor on board during design so that there can be collaboration between the GC/CM, the Architect and the City on project phasing and logistics plans that will minimize disruption of operations within the building while at the same time not having a significant impact on the efficiency of construction.

- c) Has there been any early collaboration with the permitting department to ensure they are familiar with the delivery methodology and permitting a phased project (if applicable)?

The City of Everett is the Owner of this project and will also be the permitting agency. At this time the design work, construction phasing/scheduling is not far enough along to sit down with the permitting department to discuss the project in detail. Once the GC/CM is on board, we will advance the design and construction planning and then arrange a pre-submittal meeting with the permitting department.

2. In keeping with the RCW requirements for GC/CM:
 - a) Please describe your small and disadvantaged business enterprises outreach, and

The City of Everett has conducted an analysis of the number of ready, willing, and able small and disadvantaged businesses. Through its analysis, the City of Everett has identified Small and Disadvantaged businesses in Whatcom, Skagit, Snohomish, King, and Pierce counties from the Washington State OMWBE certified business directory. A summary of the analysis is as follows:

Constructions Trade - NAICS Code	Dollar total	% of Dollar total
Exterior Enclosure - 2381	\$32,500	0.2590%
Roofing - 2381	\$332,148	2.6471%
Interior Construction - 2381	\$1,555,932	12.4003%
Interior Finishes - 2383	\$1,243,557	9.9108%
Conveying Systems - 23829	\$1,364,194	10.8722%

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE
QUESTIONS RE: PROJECT APPLICATION
Meeting Date: July 28, 2022

Plumbing - 23822	\$579,923	4.6218%
HVAC - 23822	\$4,479,020	35.6965%
Fire Protection - 23822	\$114,025	0.9087%
Electrical - 23821	\$2,046,685	16.3115%
Equipment - 23829	\$32,500	0.2590%
Casework & Furnishings 3372	\$322,075	2.5668%
Selective Demolition - 23891	\$444,962	3.5462%
Total	\$12,547,521	100%

NAICS Code	Dollar Total	% of Dollar Total	Total Businesses	Total DBE	% DBE
2381	\$1,920,580	14.0990%	2111	85	4.0265%
2383	\$1,243,557	9.1289%	2996	84	2.8037%
23829	\$1,396,694	10.2531%	104	6	5.7692%
23822	\$5,172,968	37.9747%	1104	24	2.1739%
23821	\$2,046,685	15.0247%	1099	42	3.8217%
3372	\$1,396,694	10.2531%	43	3	6.9767%
23891	\$444,962	3.2665%	634	65	10.2524%
Total	\$13,622,140	100.00%	8091	309	3.8191%

As required by RCW 39.10.360(3)(f)), the City will score contractors' proposed outreach and inclusion plan for Small Business (SBE) and Disadvantaged Business Enterprise (DBE) participation as well as their past performance using Small and Disadvantaged Businesses as part of the Request for Proposal evaluation process.

After contract award, the City of Everett will work closely and collaborate with the selected GC/CM's Equity & Inclusion Manager. The City will provide the GC/CM with its identified SBE and DBE list for direct outreach. Additionally, the City will encourage the GC/CM to coordinate targeted outreach efforts with the Washington State Office of Minority and Women Business Enterprises (OMWBE) and will require that contracting opportunities will be sent to OMWBE to post on its Bids and Contracting Opportunities page, the Economic Alliance of Snohomish County, PTAC and others who work with small and minority businesses.

b) How you will encourage small and disadvantaged business enterprises participation.

To encourage participation, the City will collaborate with both the design firm and the GC/CM to review the complexity, technical capacity, and financial requirements of the major work types of the project. If unbundling possibilities exist that will reduce project complexity or financial requirements, then those shall be explored. The City will explore requesting that the GC/CM provide a retainage bond which in return eliminates the GC/CM holding retainage from subcontractors.

Additionally, the City will require prompt payment of all subcontractors and suppliers by including a clause like:

“The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty days from the receipt of each payment the prime contractor receives from the City of Everett. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of City of Everett.”

Lastly, the City will provide oversight to ensure that the small and disadvantaged businesses identified by the GC/CM are performing the work they were hired for.

3. Please identify your technical expert amongst your team concerning small and disadvantaged businesses.

Theresa Bauccio-Teschlog, MBA, NIGP-CPP, CPPB
City of Everett, Procurement Manager

Experience includes:

- Instructor, CC404, Alternative Construction Methods, Portland State University 6/2019 – Current
- Co-Author and Instructor, NIGP Specialization Certificate: Construction Procurement
- Acting Disadvantaged Business Liaison Officer (DBELO), Community Transit 1/2015 – 5/2015
- Procurement & SBE/DBE Specialist, Community Transit 8/2006- 9/2017