

## BELLINGHAM SCHOOL DISTRICT

### SUNNYLAND ELEMENTARY SCHOOL PROJECT – GC/CM

1. In the “Project Budget” section you state the estimated project construction cost of \$23,000,000 includes the construction contingency. What is the percentage (%) of construction contingency?

The estimated project construction cost of \$23,000,000 includes a 3% construction contingency. In addition to this contingency there is a design and owner contingency totaling \$1,562,000 or 6.8% of the estimated construction cost.

2. In the “GC/CM Approval & Selection Process” section you state the “RFP for GC/CM” is from 7/31/20 to 8/20/20. I assume you meant the Request For Final Price (RFFP) for GC/CM and not Request for Proposal (RFP) for GC/CM. Please confirm.

This assumption is correct. We have also revised the Approval and Selection section of the schedule since submission of our application. The revision is included with our response to question #3.

3. In the “GC/CM Approval & Selection Process” and “Programming & Design” sections, you state Schematic Design will be completed by 7/1/20 and the GC/CM will be selected by 8/21/20 – so the GC/CM will not be available to support the design until at a minimum 7 weeks after Schematic Design is complete and nearly 40% of the way into Design Development. If the contract execution of the GC/CM contract takes 2 to 4 weeks after selection, then the GC/CM is not available to the project for 9 to 11 weeks after Schematic Design is complete. The greatest benefit of the GC/CM is achieved the earlier the GC/CM is on board, which could be as early as before the design team is selected and not later than the end of Schematic Design. Your schedule states the GC/CM will not be available until the middle to end of Design Development. Please explain.

Since submission of our application in May we have revised the Approval and Selection section of the schedule. The revision is below. This revision allows us to engage the GC/CM three weeks earlier than shown in our application, thus mitigating the concerns raised in this question. We do agree that for most projects the greatest benefit of a GC/CM delivery is realized when the GC/CM is brought on before Schematic Design is complete, which is why RCW 39.10.360 recommends that the GC/CM be selected by the completion of schematic design “in most situations.” For this project specifically, however, the primary benefit we expect from the GC/CM delivery method is related to the challenges associated with a small occupied site as opposed to building design. At just 2.9 acres with an existing school that must remain operational, we believe that a GC/CM will be able to help plan operations to best ensure the safest possible scenario for our students, parents and faculty, and ensure we have the best phasing and logistics plan that addresses site access, site security, storm water management, laydown space, and delivery schedules. Our team has worked together on multiple previous projects. We have a high level of confidence in our collective ability to move forward into Design Development with a plan to incorporate constructability and value analyses comments from the GC/CM weeks later and still reap the fiscal benefits associated with this delivery method. Since the site logistics are the key reasons to use GC/CM for this particular project, it is less important in this instance to have the GC/CM on board as early as for other projects.

<b>GC/CM Approval &amp; Selection Process</b>	<b>Wed 5/20/20</b>	<b>Fri 7/31/20</b>
Submit Application to PRC	Wed 5/20/20	Wed 5/20/20
PRC Presentation and Determination	Thu 6/25/20	Thu 6/25/20
RFQ for GC/CM	Fri 6/26/20	Thu 7/16/20
SOQ's Due	Thu 7/16/20	Thu 7/16/20
Review SOQ's and Shortlist GC/CM's	Fri 7/17/20	Fri 7/17/20
Schedule Interviews and Issue RFFP	Mon 7/20/20	Mon 7/20/20
GC/CM Interviews	Thu 7/30/20	Thu 7/30/20
Final Fee Proposals Due	Fri 7/31/20	Fri 7/31/20
Select GC/CM	Fri 7/31/20	Fri 7/31/20

4. The proposed Construction schedule states the existing school will be demolished by 7/14/20, Owner FF&E will be done in the new school by 8/22/20, Substantial Completion of the existing school will be accomplished by 9/22/20 and Commissioning of the existing school will be done by 9/28/20. Assuming you can occupy and use the new school as of the 9/22/20 Substantial Completion date and you in fact did demolish the existing school by 7/14/20, where do your students go to school between the first day of school and 9/22/20?

The 9/22/22 date is only associated with Substantial Completion of the Site work; Substantial completion for the building itself is scheduled for 8/3/22, allowing owner occupancy well before the school year. Substantial completion for the site (field, parking lot, landscaping) won't be complete until late September, approximately three weeks into the 2022/2023 school year, as is common for school projects with similar scope and complexity.

5. Please provide a detailed schedule for property acquisition south of E. Maryland St. as well as the municipal vacation process for E. Maryland. If acquired, what are the planned schedule and budgetary impacts of the expanded site and utility relocations?

The district is carrying a budget of \$450,000 for property acquisition and consultant fees and another \$100,000 for the street vacation. The subject property is appraised at \$275,000 and negotiation of a purchase and sale agreement is underway and is expected to close by the end of July of this year.

The district has been working with the City regarding a conditional use permit (CUP) for the additional property. The pre-application meeting with the City, pre-application neighborhood meeting, application submission and review will take approximately two months.

The vacation process for East Maryland Street is underway. We expect to have a response from the Technical Review Committee (TRC) within the City of Bellingham and a city-ordered appraisal in September of this year.

**CAPITAL PROJECTS ADVISORY REVIEW BOARD**

**PROJECT REVIEW COMMITTEE**

**QUESTIONS RE: APPLICATION**

Meeting Date: June 25, 2020

A hearing examiner will review both the CUP and vacation applications concurrently after completion of the steps noted above. After the hearing examiner makes a decision, they will provide a recommendation to the City Council for approval. We expect this will be completed in November of this year and well before permit intake in January 2021.

The improvements to these acquired properties are covered in the project's budget and schedule.

6. Please expand upon the internal and external training that District staff is pursuing or has pursued in the effort to expand its alternative project delivery expertise.

Curtis has completed AGC's GC/CM workshop and is an Associate DBIA. Corey worked on the district's last GC/CM project, Sehome High School, and is signed up for the AGC's GC/CM workshop this coming September.