

## PRC Questions

Project Applicant: Ellensburg School District

Project Application for GC/CM: Morgan Middle School Modernization and Addition

1. Can you clarify how the owner's contingency (design, escalation, scope, etc.) of approximately 3.5% of the project budget (excluding sales tax) was derived? Also the RCW's require a minimum of 5% contingency of the anticipated contract value. Please advise why the contingency is not at the mandated level.
2. In Section 6 under paragraph 2 of Fiscal Benefit it states "The GC/CM process will allow the team to customize the bid packages and create a short list of qualified subcontractors for the major disciplines." Please advise what the definition of "major disciplines" is and what is contemplated with this statement.
3. Has the District considered using the MC/CM and/or EC/CM alternate subcontractor selection process for this project per RCW 39.10.385?
4. When do you anticipate to reach a MACC on your schedule and when will you receive assurance of state matching funds?
5. The project description describes the middle school as 'the historic 1929 and 1935 Morgan buildings'. Is Morgan Middle School designated/listed on a local or state historical register? Are there any concerns or thoughts in the project with preserving historical elements or structural issues?
6. The Organization Chart appears to show that the GC/CM will be contracted directly to Hill International. Is this correct or shown incorrectly?
7. Clarify David Zeitlin's role, responsibility and time commitment/effort to the Ellensburg School District as PM when he is listed as the PM to the Wenatchee School District's 3 GC/CM projects and 1 DBB project. Are the Wenatchee projects completed? If not what phases are they in.
8. Please clarify the roles of Mr. Zeitlin and Mr. Mead in the design and construction phases, especially as pertains for responsibility and reporting. Who has the primary authority since the percentages are only part time for both?
9. Describe how Tim Mead's contractor experience in negotiated work (private GC/CM work) and the one public GC/CM project compares to that of being an Owner's CM representative.
10. Who will negotiate and administer the GC/CM and A/E contracts on behalf of the district in all phases?
11. List and describe Hill's lessons learned from past GC/CM projects that are shared with the District on this project.
12. Paragraph 4 - Please clarify when the GC/CM Contractor is planned to start on the project (what phase of design?)
13. Paragraph 9 - Does the applicant have any site plans that show planned demolition of existing structures?
14. Paragraph 7 - Please provide a more thorough explanation of the "previously established" project controls the organization will have in place to effectively manage the project.