

AUBURN SCHOOL DISTRICT

THREE-SCHOOL GC/CM PROGRAM GC/CM PROJECT W/EC & MC/CM

1. Can you please share if there is a DBE/MBE/WBE/VA Administrator or “Champion” for this project?

Jeffrey Grose, Auburn School District’s Executive Director of Capital Projects, will serve as the Project Manager for this Program and represent the school district in all matters including outreach to and compliance with DBE/MBE/WBE/VA requirements.

The procurement documents (RFP & RFFP) will require the GC/CM Proposers to identify their past performance in utilization of business entities certified with the office of minority and women’s business enterprises including small businesses and business entities certified with the department of veterans affairs. They will also require the Proposers to provide a narrative of how the firms culture and policies support inclusion and utilization of disadvantaged businesses as well as a summary of the firm’s plan to increase opportunities, recruitment and mentorship opportunities for disadvantaged business for our projects.

2. Is there any inclusion percentage goal or minimal number used of businesses of DBE/MBE/WBE/VA Status on the project?

Auburn School District does not require specific inclusion goals or set minimum number of disadvantaged businesses for our projects. The school district will work with our selected GC/CM to increase opportunities to recruit, include, and mentor disadvantaged business enterprises. This includes advertising subcontractor opportunities in newspapers, websites and other mediums that publicize opportunities for disadvantaged businesses. In addition, bid packages will be prepared to reduce barriers for and increase participation of disadvantaged business enterprises.

3. Is there any required tracking of utilization of these certified businesses being used on this project?

Auburn School District does not have an internal policy requiring the tracking of utilization of certified disadvantaged business enterprises. During this program, the school district will work with the selected GC/CM to utilize a system that will be managed by the GC/CM for tracking and reporting utilization.

4. Can you please share any other internal process that can be shared for subcontractor outreach?

Auburn School District will utilize subcontractor outreach procedures as identified above.

5. Where are the site schematics or something to look at and see what the sites are like and why GC/CM is necessary?

Attached are the following images:

- Middle School No. 5: Conceptual site plan.
- Cascade Middle School Replacement: Conceptual site plan.
- Alpac Elementary School Replacement: Current site aerial photograph.

As mentioned in our PRC application, each of the sites will have its own challenges and will benefit from GC/CM delivery method. These challenges include:

- Complex scheduling and coordination of offsite road construction that must be completed without road closures and impact on pedestrian and surrounding neighborhoods.

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE
QUESTIONS RE: PROJECT APPLICATION
Meeting Date: September 26, 2024
Meeting #1

- Condensed construction schedules.
- Complex site work that includes extensive cut and fill work, contaminated soil remediation, deep earth foundations, and working in close proximity to wetlands, high pressure underground natural gas lines, high voltage electrical power lines, and high-volume underground water supply lines.

These projects will also benefit from the involvement of the GC/CM during design which will provide the opportunity for collaboration and innovation between the contractor, design team and Owner to meet the programmatic, budgetary and schedule requirements and constraints of the projects.

6. What is the anticipated preconstruction costs to be?

- Middle School No. 5: \$400,000
- Cascade Middle School Replacement: \$400,000
- Alpac Elementary School Replacement: \$300,000

7. What is the plan and how far will the preconstruction services and design go if the bond does not pass?

The preconstruction services and design are not dependent on the voter approval of a bond issue. The Auburn School District Capital Projects Fund has funding in place to complete the design of all three projects in this program. The current plan is to complete the project design work on all three schools, even if the bond issue does not pass in November. If the bond issue does not pass, it will be resubmitted at a subsequent election.

How does MS 5 meet the qualifications for GC/CM as it seems to be a very large site and greenfield?

See the response to question #5 above as well as our response to Sections 4 & 5 of the PRC Application. Qualification to utilize GC/CM delivery for Middle School No. 5 is not based on the size of the site and it being a "greenfield". Middle School No. 5 qualifies to utilize GC/CM Delivery because:

- **The project will require complex scheduling, phasing and coordination** to minimize impacts on existing roadways, neighborhoods and pedestrians as well as to meet the stringent schedule which requires that the project be completed on time and be available for classes at the beginning of the 2027/28 school year.
- **Involvement of the GC/CM during design is critical** to the project being able to meet stringent programmatic, budgetary and schedule requirements and constraints.
- **The project encompasses a complex work environment** related to off-site roadway improvements, including half-street frontage improvements and installation of a new roundabout on existing operational roadway that cannot be shut down. It also requires working in close proximity to wetlands, high pressure underground natural gas lines, high voltage electrical power lines, and high-volume underground water supply lines.

Utilization of Design/Bid/Build project delivery would not allow us to collaborate directly with the contractor who will be constructing the work to arrive at cost effective and constructable solutions to the project challenges and incorporate them into our project design, permitting and construction documents.

Attachment #1 – Middle School No. 5 Conceptual Site Plan



Attachment #2 – Cascade Middle School Replacement Conceptual Site Plan



Attachment #3 – Alpac Elementary School Replacement Current Site Aerial

