

AUBURN SCHOOL DISTRICT

MULTI-FACILITY IMPROVEMENTS PROGRESSIVE DESIGN-BUILD PROJECT

1. Please explain your phased schedule. When do you expect to complete GMP Development for the 4 Phases and when do you intend to negotiate the GMP for all 4 phases.

The schedule, while preliminary, should be logical. Does every phase have a sub phase 1 and phase 2?

A GMP will be set at approximately the completion of Design Development (60% design) for each of the four phases of the program.

Each phase of the program (Phases. 1-4) will have its own Pre-GMP design phase (Ph. 1 DB Services (0-60% design)) and Post-GMP design and construction phase (Ph. 2 Services (60% design-construction)).

The initial Pre-GMP DB Services scope/fee for Program Ph. 1 will be identified in the original Design-Build Agreement. Subsequent DB Services will be executed via amendments to the Design-Build Agreement.

2. On response to question 10 – Second paragraph, first sentence “The DB will be expected to demonstrate due diligence to encourage and participation...” – how is this executed? Could you share the districts most recent example.

Auburn School District is not able to share an example. This is the school district’s first DB project. We have completed 8 GC/CM projects. However, they were procured and contracted prior to revisions in the RCWs that put an emphasis on subcontractor and disadvantaged business enterprises. Consequently, prior projects did not include requirements for disadvantaged businesses.

The school district will work with the selected DB, our DB Advisory Consultant (Parametrix), industry partners like the Office of Minority and Women Business Enterprises (OMWBE), and other local school districts who have implemented successful disadvantaged business programs on to address subcontractor outreach and to encourage participation of disadvantaged businesses.

The school district’s RFQ for Design-Build Services will require the DB Proposers to provide their recent history of inclusion of certified disadvantaged business enterprises.

Our RFP will require shortlisted Finalists to provide narratives to describe:

- A project-specific plan to increase opportunity and encourage participation and interest of disadvantaged business enterprises in our project.
- A project-specific plan to recruit, mentor and involve disadvantaged business enterprises in our project.
- How the firm’s workplace and jobsite culture and policies support inclusion and utilization of disadvantaged business enterprises.

Once the Design-Builder is selected, Auburn School District will collaborate with the DB to develop and refine a project-specific outreach and inclusion plan.