

BREMERTON SCHOOL DISTRICT

DISTRICT-WIDE HVAC UPGRADES GC/CM PROJECT

1. In section 6, the application states that “The District and OAC, in consultation with OSPI K-12 School Facilities over several meetings agreed that the PDB procurement contract delivery method should be used to address the critical and early decisions mentioned previously.” The next paragraph references design build advisor services and Progressive Design-Build selection. Why has the school district chosen to pursue GC/CM given the above?

This was copied over from a prior version, and we chose to pursue GC/CM based on the schedule for the project. Please see the revised response to Section 6, regarding our qualifications to use the GC/CM contracting procedure:

While the District has not yet delivered a project using the GC/CM method, the District has experience in both Progressive Design-Build as well as traditional Design-Bid-Build contracting methods and has completed training to better understand the benefits and best practices of each delivery method and to determine the best contracting strategy for each project. Given the need to quickly engage Design teams for this project, combined with the benefits of having a qualified GC/CM support preconstruction services and long-lead procurement, the District has determined GC/CM to be the best method for this project.

The District has contracted OAC Services as their Project Management team and GC/CM advisor. OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of this project and to augment District staff and support the GC/CM procurement process. OAC has successfully managed GC/CM projects of various size and have guided clients through the process as first-time users of the GC/CM contracting method. OAC’s Program Manager will take lead on the procurement process and oversee the entire project, leveraging the experience of 7 prior GC/CM projects.

2. It is appropriate that the District hire consultant support for the project given the District’s lack of GC/CM project experience. What is the District doing, in addition to the Consultant, to prepare District staff for the management of this project using GC/CM?

Yes, OAC Services has been retained to provide comprehensive project management services to support the program and specifically bring experience in using the GC/CM contracting method. In addition to using OAC Services to augment existing District staff to support this project, the District is taking the additional steps to prepare and ensure this project is a success:

- Completed a training workshop on Alternative Delivery and to understand the benefits of each contracting method for project-specific determination; facilitated by Jeff Jurgensen.
- Engaged additional Facilities staff to support procurement processes and support District involvement throughout the design process as necessary.
- OAC is bringing in Additional PM support after the procurement process to support the remaining design, construction, and closeout of this project.
- The District has gone through a Design Team selection process, as well as procured additional consultant services, with the goal of completing this project with the GC/CM

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

contracting method and has factored their experience and support into those selection processes.