

CITY OF OLYMPIA

- HANDS ON CHILDREN'S MUSEUM EXPANSION PROGRESSIVE DESIGN-BUILD PROJECT

1. How will the City of Olympia determine the distribution of contingency between the design-builder and the owner?

The Owner's project budget will include an Owner's Contingency in the project "soft costs" that will be equal to not less than 5% of the anticipated total DB Contract value. (We are currently showing a 6.95% Owner's Contingency.) This contingency will be controlled by the Owner and may be released or utilized at the Owner's discretion for things such as changes in scope after the GMP, unknown/latent conditions and other costs that would benefit the Owner, are not included in the GMP or Contract and would require a change order to be issued.

Additionally, the DB Contract documents will require the DB's GMP to include a DB Risk Contingency that will be negotiated between the Owner and the DB and total not less than 2.5% and not more than 5% of the estimated cost of the work. The DB Risk Contingency is available to be utilized for unanticipated DB costs that are valid costs of the work but would not be reimbursable as a change order. Use of the DB Risk Contingency will require Owner approval, which may not be unreasonably withheld.

2. The City of Olympia demonstrated experience with Design Build Best Value. What steps are you taking to educate your staff about progressive Design-Build?

The HOCM & City have augmented their team with a design-build consultants (Parametrix and Pacifica Law) who bring a depth of knowledge and experience in RCW 39.10 and progressive design-build including "best value" and industry "best practices". Part of the scope of these consultants will be to teach, train and mentor the HOCM & City staff related to progressive design-build.

This process has already begun. Jim Dugan has recently conducted two workshop presentation sessions with City of Olympia staff on alternative project delivery (GC/CM & Progressive Design-Build), contrasting them to low-bid delivery with a focus on the pros/cons of each delivery method and sharing some of the best practices of both GC/CM and Progressive Design-Build. Additionally, Parametrix has shared industry literature on progressive design-build with the team, including: Design-Build Best Practices Guidelines 2018 (CPARB), Design-Build Best Practices (DBIA), Progressive Design-Build (DBIA), and Progressive Design-Build Deeper Dive (DBIA). The team has also been monitoring the Seattle AGC Education Foundation website for upcoming offerings of the AGC Design-Build Workshop and intends to enroll staff from both HOCM and the City in the next available workshop.

Additionally, the City of Olympia built their current City Hall in 2011 utilizing design-build delivery. The project was delivered by the design-build team of Hoffman Construction and Belay Architecture. The current City Manager, Jay Burney, was part of the City's team during that project. Although the project was delivered nearly 14 years ago, Jay will bring forward, and be able to share and build on, some of the knowledge and experience gained on that project with this project team.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: January 23, 2025

3. Please clarify who the design-builder reports to directly. There are 3 direct reports shown on the org chart.

For daily communications, information sharing/requesting and day to day project related issues, the DB will report directly to the PM/CM Consultant (Heather Hocklander, Parametrix). Day to day project management Heather will coordinate with Patty (HOCCM CEO). Issues requiring changes to the contract that require Owner approval/signature will be elevated by the PM/CM Consultant to the Owner's internal City of Olympia staff, Jay or Mark as Designated Representatives have signature authority, depending upon signature authority level on behalf of the Owner.