

VALLEY SCHOOL DISTRICT

- NEW EARLY LEARNING CENTER GC/CM PROJECT

1. Please explain why do all of your applications read the same for outreach which is more or less – ‘...we don’t have any in Eastern WA and we will do our best and rely upon APEX or OWMBE’?

We did not intend to have our application imply that we solely rely on APEX Coordinators or OWMBE, nor to imply that there aren’t WMBE, small, or Veteran owned firms in Eastern Washington. Utilizing APEX and OWMBE is a component, and an extremely helpful tool in the big picture of outreach to these firms. We do not solely rely on them, but rather use them as one of our tactics to outreach to these firms to make sure the maximum number of contractors, suppliers and consultants, have a fair and equitable opportunity to compete and be a part of this project.

Additionally, we utilize the MWBE website to directly outreach to firms who are certified within a 100 mile radius. It is a tremendously helpful tool to find certified firms, and inform them of the project scope and schedule. We also work closely with our GC/CM to ensure that our bid packages are structured in a way to maximize their opportunity and participation.

Lastly, MWBE outreach strategy is a scoring component of our GC/CM procurement. So, we want to see who has good ideas for such strategies – and who doesn’t – and score them accordingly. This allows firms who really understand outreach and inclusion to differentiate themselves. Dictating a specific strategy does not allow us to differentiate between the ideas that proposers may have. While Owner outreach is extremely important, and something we take seriously, we will also need help from our GC/CM partner, who needs to have extensive experience in MWBE outreach, and who often times employ an internal MWBE outreach coordinator. This is another tool that we use as part of our overall outreach strategy to maximize opportunity for MWBE, small business and Veteran owned firms, whether they are certified, or not.

Superintendent Rehn is one of three women school district Superintendents in all of Eastern Washington. Giving MWBE firms an opportunity to compete and participate on this project is something we take seriously, and our outreach approach reflects that commitment.

2. How does GC/CM help you increase local participation when in fact there is no guarantee they get the work because they must bid the scope through low bid process? Also, GC/CM does not help you RETAIN a qualified subcontractor any more than hard bid because you are not doing Alternate Subcontractor Selection.

GC/CM allows great flexibility in how bid packages are structured, what packages the GC/CM will be bidding (with subcontractors within an individual bid package) and strategic and logical self-performed work packages. We will work closely with the GC/CM team to ensure that packages are structured to encourage the opportunity and participation of MWBE, small business firms (whether they’re certified or not) and local companies and suppliers. As an example, there is a concrete plant within one mile of the project location. By working with our GC/CM contractor in how bid packages are structured, we can ensure that they have a fair and equal opportunity to compete on this project by making sure that the concrete package does not include work that this firm could not perform.

Furthermore, the statute for Alternate Subcontractor Selection requires the scope of work to be at least \$3M. Given the size of our project, we do not have a scope of work that would meet the \$3M threshold.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: January 23, 2025

3. Where in the project budget is the Turner & Townsend Heery cost and Design cost? We want to make sure they are accounted for, but the line-item aggregation is not allowing that clarity.

The budget breakdown provided is the required format within the GC/CM PRC Application. Turner & Townsend Heery is identified under the "Contract administration costs (owner, cm, etc.)" and \$300,000 has been allocated from the project budget to cover their services from planning and procurement all the way through closeout. The design cost is within the \$575,000 "Cost for Professional Services (A/E, Legal, etc.)" line item.