

ASOTIN COUNTY COMMISSIONERS

- ASOTIN Co. JUSTICE COMPLEX GC/CM PROJECT APPLICATION

1. Can you share the bid results from when you bid the project? And was that based on the 53,000 sf facility?

Bids based on 53,000 gsf. Only two bidders responded and the lowest bid was \$33,447,000 and second bid was 35,725,000.

Based upon feedback in the market after the bid results we were told that the while market inflation is an obvious driver of the costs, that the subcontractor participation was very low for a majority of scopes. That along with ability to continually understand the market from the GC/CM and work to obtain early packages for materials will allow for better understanding and ability for the owner to get a building that is in alignment with their current needs while creating flexibility and ability to grow as needed.

2. What redesign has taken place to bring the facility closer to the budget? And what spaces are you able to remove from the scope of the project moving forward?

Very minor re-design has occurred to date as wanting to get the GC/CM on the team in order to maximize the preconstruction services opportunities. It is understood that redesign will have to occur and the design team has been developing a preliminary list of scope needs versus wants while looking at ability for flexibility and future growth of the facility. The primary need from the County's perspective is quantity of beds but the necessary support needs to be there as well.

The team is looking at all potential options for what has to be in the new facility versus what could be removed from the scope.

3. With the added GC/CM experience, what recommendations have been made and implemented so far?

Prior to previous submission the County had not proceeded with the GC/CM RFQ and therefore the process is starting from ground zero and so there is no pre-processes that were in place. The team (Owner, A/E and advisor) have just begun the RFQ and will be looking to implement the vision and needs of the owner/project into the RFQ to get the best value while balancing a cost component that still places the great value on qualification for a project like this.

Once the advisor was brought on, the discussions started with where the redesign was currently at. The advisor recommended not proceeding on any major redesigns beyond brainstorming in order to maximize the preconstruction value that the GC/CM can bring to the project. In addition, the advisor recommended utilizing the services of Perkins Coie for the contracting based upon their expertise in GC/CM contracting in the state of WA, in lieu of their internal legal council who will be able to provide general contracting guidance but nothing specific to RCW 39.10.

4. Based on the org chart provided, can you describe your management plan and points of contact for decision-making?

The County commissioners have appointed Chuck Whitman as the primary point of contact and project liaison for the County on the project based upon his years of experience not only with the County but managing a variety of capital projects throughout his career. The board has empowered Chuck to interact with design team and user to act upon decisions with regards to cutting size and scope as needed to meet budget conditions. All items at the conclusion of the re-

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE
QUESTIONS RE: GC/CM PROJECT APPLICATION
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design will go before the commissioners, to which meetings are scheduled for each Monday of the month, and therefore are able to act quickly as needed to support the project. If a special meeting is needed in between, then there is precedence of it being able to occur as needed.

CRA will act as the day-to-day contact with the GC/CM and other needed team members throughout the design and construction phases of the project while providing regular updates to Chuck and the other commissioners. CRA though will have no contractual signing authority on the project, but will make recommendations throughout to the County for execution.

The process will be to engage the GC/CM for budgeting scope and thus present this information to the owner for informed decisions to be made in regards of meeting the budget. This cost information gathering will provide the proper road map for ensuring the best quality design within the budgeted dollars available to deliver to the user.