

MEAD SCHOOL DISTRICT

– NEW MEAD ELEMENTARY SCHOOL, TRANSPORTATION CO-OPERATIVE/DISTRICT MAINTENANCE FACILITY AND PERFORMING ARTS/ATHLETIC COMPLEX GC/CM PROJECT

1. What is the current status of design? Will the GC/CM be coming aboard prior to the project progressing past 30% design?

Schematic Design is scheduled through mid-August. Based on anticipated PRC approval on May 24th and issuance of the GC/CM RFQ on May 29th we anticipate having the GC/CM under contract for pre-construction by mid-July which is during Schematic Design.

2. What other project commitments (% of time) do the CBRE/Heery staff have in addition to their proposed roles? What provisions are in place to address should this or their other commitments require additional support by them?

Greg Brown is committed 80% of his time to Mead School District and 20% to Federal Way School District as follows:

- Mead Elementary/Complex site – 50% throughout
- Mead Five Mile Prairie Middle School – 30% Design, 10% Construction
- Federal Way Public Schools – 20%

David Beaudine is committed 65% to the Mead School District and other projects as follows:

- Five Mile Prairie Middle School – 60% throughout
- Mead Elementary/Complex site - 5% throughout
- Quincy School District - 20% at this time

CBRE's eastern WA office is supported by six people, with three staff to be working directly on the Mead School District program therefore there is additional support staff to cover if necessary. Greg's Program level role will be assisted by David Beaudine as well who has Program Management experience from work with Quincy School District and Moses Lake School District.

3. Planned GC/CM Process – what is intended by an “open” selection process? How would it differ from the selection process requirements described in RCW 39.10.360?

No difference. The phrase “open selection process” is intended to further indicate to the applicants and to the general public that the District has no pre-selected contractor in mind for this project. It also refers to the fact that the process will be public and transparent. It has been inferred that some entities in the past approached their selection process in a manner that was not consistent with an “open” selection process.

4. What are the schedule risks for the proposed 10-month design schedule (noting the District's other proposed GC/CM project has a similar schedule), and how would the proposed team including potential GC/CM address them?

Our application schedule shows a 12-month design time frame for this project, not a 10-month. We recognize that the schedule is tight, and therefore provides us with additional motivation for having a GC/CM on board. The programming documents (ed specs) and Best Practices Manual are substantially developed from the last round of bond projects and the architect, ALSC, is very familiar with the District and these standards. The CBRE/Heery and ALSC teams have separate individuals dedicated to the project both at the top and with consultants to make sure that workloads are properly distributed and to deliver high level performance. Having the GC/CM on board will strengthen the team and provide for continuous Value Engineering, cost control and constructability throughout the entire design. The GC/CM will also provide schedule insights for how to execute the construction with early construction bid packages to help provide time for the design to complete for the main bid packages as well.

Potential risks include:

- Delayed project start due to permitting issues - Mitigation: GC/CM to employ early site packages.
- Not enough time to investigate possible value engineering savings – Mitigation: GC/CM to have an ongoing VE process and provide timely responses.
- Missed OSPI funding milestones – Mitigation: Front fund project rather than depend on State assistance.
- Design process getting bogged down – Mitigation: Hire an architect that is familiar with district standards and maintain key schedule milestones. Provide experienced project management leadership which is familiar with the Owner, architect, project locations and jurisdiction. GC/CM can provide ongoing constructability reviews and catch potential design errors and omissions ultimately providing a more accurate set of bid subcontractor documents.