



# West Sound Technical Skills Center Improvement Project

Renovate and expand existing 70,000 sf 1970's era facility

**Application to Use Progressive Design-Build**

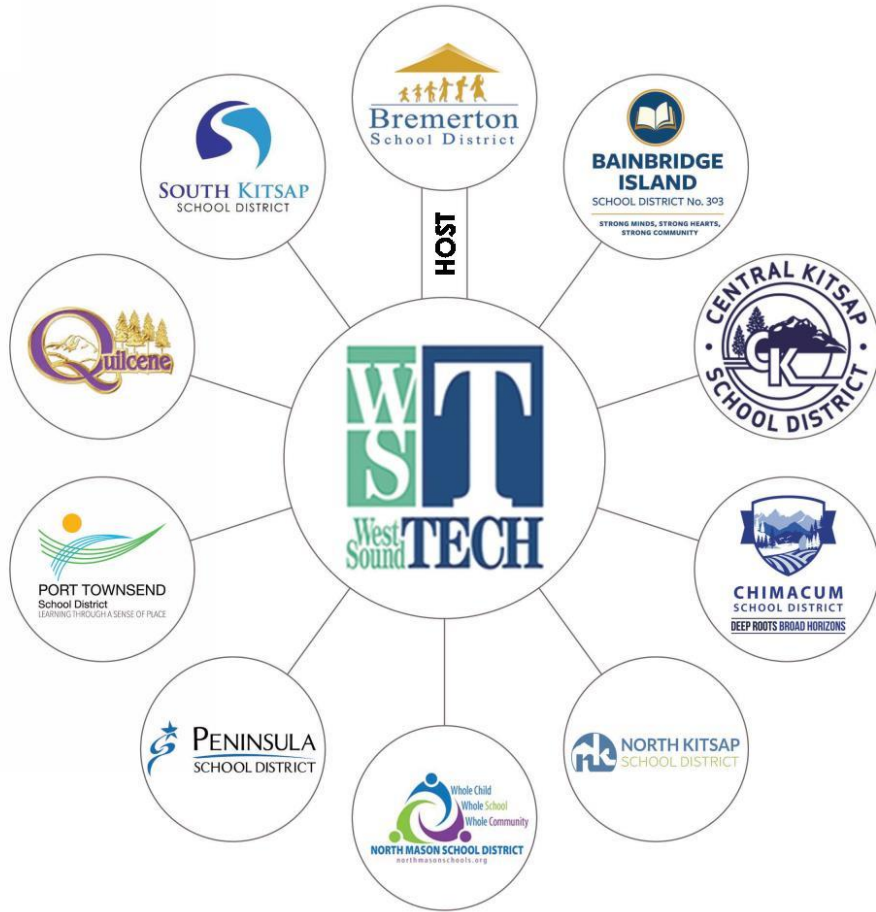
**Project Review Committee Meeting: January 28, 2021**

# AGENDA

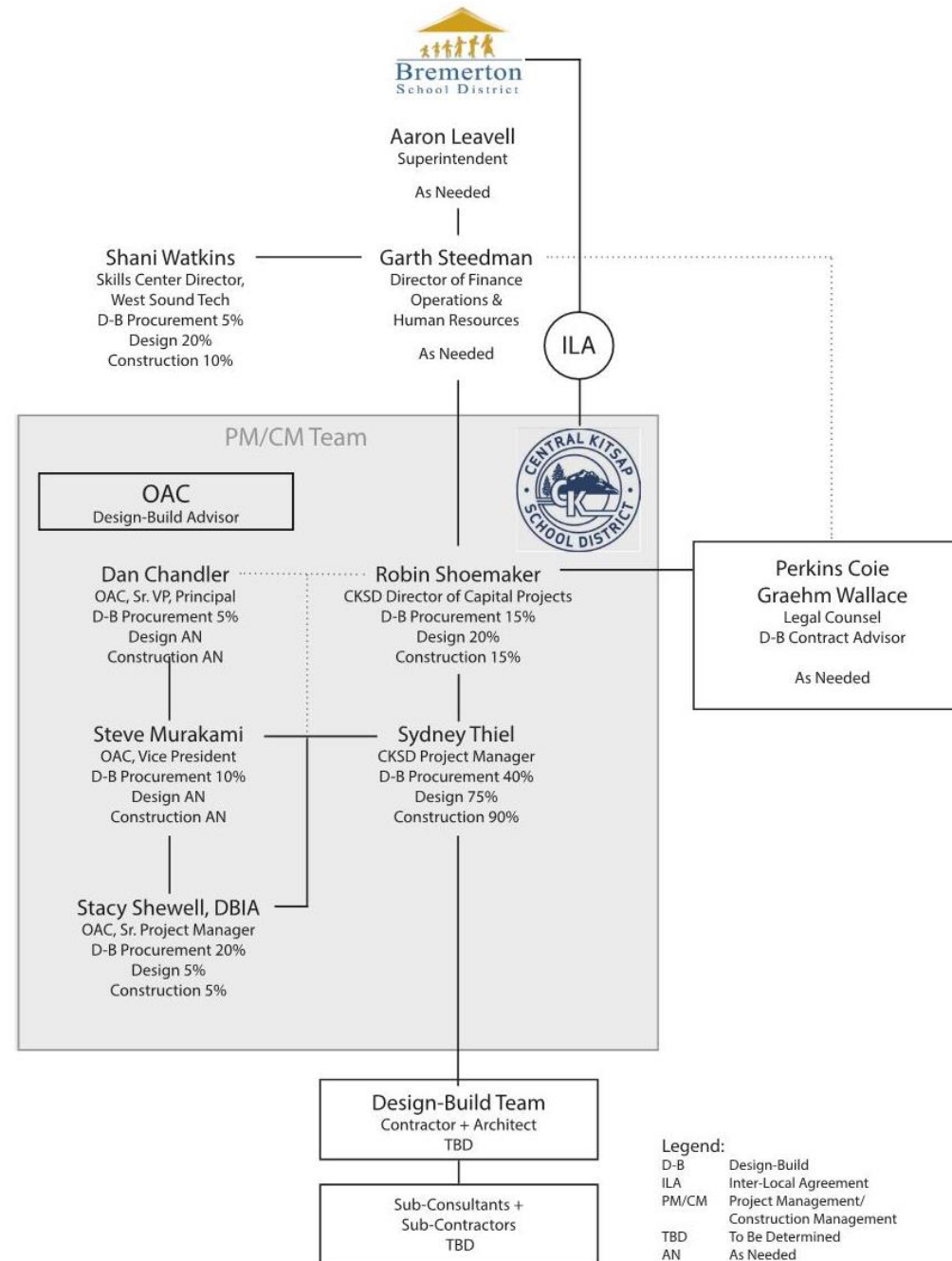
1. West Sound Technical Skill Center Overview
2. Project Team & Management
3. Project Scope
4. Budget and Funding
5. Procurement Approach and Schedule
6. Schedule
7. Design Build Suitability
8. Questions



# WEST SOUND TECHNICAL SKILLS CENTER



# PROJECT TEAM



# PROJECT MANAGEMENT

Item Description	Bremerton SD /Central Kitsap Capital/ OAC / Legal Team									
	DB Procurement:	1%	2%	5%	15%	40%	5%	10%	20%	1%
	Design:	1%	2%	1%	20%	75%	1%	1%	5%	1%
	Construction / Closeout:	1%	2%	1%	15%	90%	1%	1%	5%	1%
	Aaron Leavell	Garth Steedman	Shani Watkins	Robin Shoemaker	Sydney Thiel	Dan Chandler	Steve Murakami	Stacy Shewell	Graehm Wallace (Legal, DB)	
Design-Build Procurement/Contracting	X	X	X	X	X	X	X	X	X	X
Project Management				X	X			X		
PMP / Project Controls / Workflow Processes				X	X		X	X		
Schedule Review and Analysis				X	X		X	X		
Cost Review and Analysis				X	X		X	X		
FF&E Coordination			X		X					
Warranty Period			X		X					





# PROJECT SCOPE



# PROJECT SCOPE







# ACADEMIC PROGRAMS

- Cosmetology
- Criminal Justice
- Culinary Arts
- Dental
- Digital Animation & Video Design
- Esthetics
- Professional Medical Careers





# ACADEMIC PROGRAMS

- Automotive Technology
- Collision Repair
- Diesel Technology
- Fire Safety
- Manufacturing Maritime
- Multi-Craft Construction Trades
- Welding

# BUDGET & FUNDING

## Funding Scenario #1

	Gross SF	Budget Request
Single funding allocation for the entire project in 21/23 Biennium	121,695 gsf	\$82,658,000

## Funding Scenario #2

	Gross SF	Budget Request
Phase 1 funding request for 21/23 Biennium This includes on-site/off-site work + expansion of facility	54,271 gsf	\$49,959,000
Phase 2 funding request for the 23/25 Biennium This includes modernization of the existing facility	67,424 gsf	\$37,148,000
<b>TOTAL Funding Scenario #2 (Phase 1 + Phase 2)</b>	<b>121,695 gsf</b>	<b>\$87,107,000</b>



# BUDGET & FUNDING

<i>Project Budget – Pre-Construction Stage</i>	
Pre-Design Study	\$ 90,000
Costs for Professional Services (site reconnaissance, DB advisor, etc.)	\$ 265,000
Contract Administration (owner, cm, etc.)	\$ 145,000
<b>Total:</b>	<b>\$ 500,000</b>
<i>Project Budget – Construction Stage</i>	
Costs for A/E Professional Services	\$ 6,673,000
Off-site Costs	\$ 611,000
<u>Estimated Project Construction Costs (including construction contingencies):</u>	\$ 54,440,000
<b>Subtotal – Anticipated Design-Build Contract:</b>	<b>\$ 61,724,000</b>
Costs for Other Professional Services (Owner’s Consultants)	\$ 1,003,000
Equipment and Furnishing Costs	\$ 3,630,000
Contract Administration Costs (owner, cm etc.)	\$ 1,178,000
Contingencies (design & owner)	\$ 7,503,000
Other related project costs (briefly describe) Permits & Insurance	\$ 647,000
Other related project costs (briefly describe) Artwork	\$ 377,000
Sales Tax	\$ 6,596,000
<b>Total</b>	<b>\$ 82,658,000</b>





# PROCUREMENT APPROACH & SCHEDULE

Design Build Team Solicitation	
Develop and Validate Program and Building Standards	1/4/21-3/19/21
Outreach	February 25, 2021
Issue RFQ for Design-Build Team	March 19, 2021
Receive SOQs	April 9, 2021
Notify Finalist Teams	April 19, 2021
Issue RFP (Management Plan & Fee) to Finalist Teams	April 22, 2021
Proprietary Meetings/Interviews	May 10-11, 2021
Proposals Due (Management Plan & Fee)	May 21, 2021
Notice of Intent to Award	June 3, 2021
BSD Board Approval	June 17, 2021
Execute DB Team Contract	June/July 2021



# DESIGN BUILD SCHEDULE

Design and Construction Phase	
Construction Stage Funding Approved	July 2021
Commence Design	July/August 2021
Permit Application – Phase 1 (expansion facility + site work)	February 2022
Construction Begins	No later than July 2022
FFE Procurement – Phase 1	January-March 2023
Permit Application – Phase 2 (modernization of existing facility)	May 2023
Substantial Completion – Phase 1	October 2023
Phase 1 Special Equipment Install and Move-In	Nov-Dec 2023
FFE Procurement – Phase 2	August-Oct 2024
Substantial Completion – Phase 2	April 2025
Phase 2 Special Equipment Install & Move-In	May-June 2025
Final Completion	July 2025

<sup>1</sup>Subject to OSPI appropriation of funding scenario 1 and changes based on Design-Builder input.

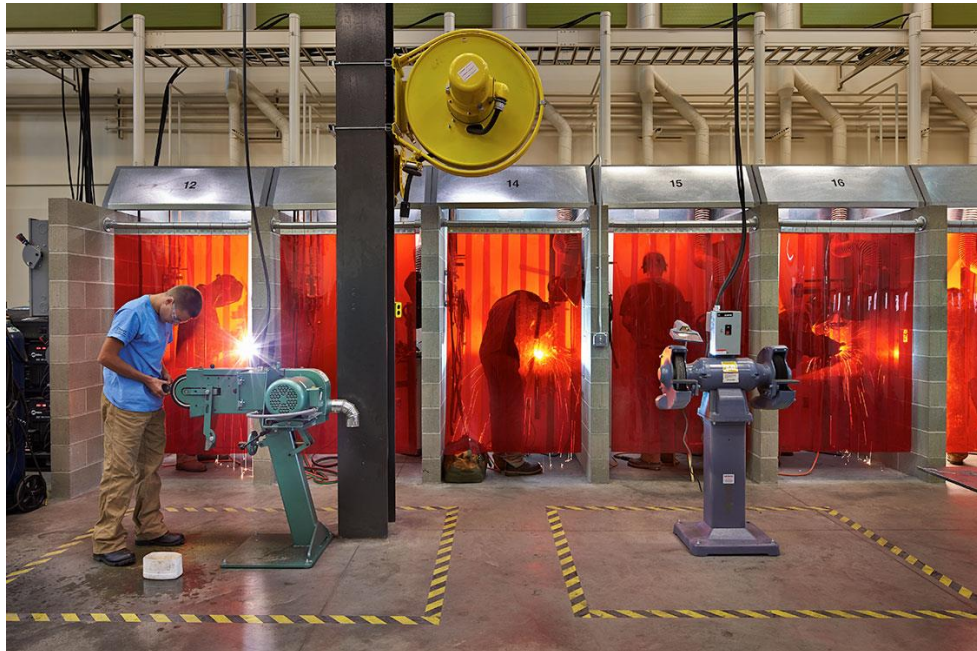


# DESIGN BUILD – SUITABILITY

## RCW 39.10.300 Criteria

### Construction Activities are Specialized

- Multi-phased construction.
- Occupied site with continuous operations requirement.
- Distinct variety of space types and associated MEP, HVAC and Network system requirements.



*Welding Coursework*



*Cosmetology Coursework*



# PROJECT - SUITABILITY

## Opportunity for Greater Innovation and Efficiencies

- Planning of multi-phase implementation and occupation strategies during preconstruction and design with contractor support will help to ensure streamline execution and allow various scenarios to be evaluated for cost performance.
- If multi-phase funding is appropriated, Design Build will allow the District to react and plan the project accordingly without need for re-bidding.



*Culinary Coursework*



*Dental Coursework*



# DESIGN BUILD – SUITABILITY

## Savings in Project Delivery Time

- Project will benefit from efficient sequencing of design and construction thanks to early contractor input.
- Flexible subcontractor procurement: best value selection, design-assist, phased procurement, SWMBE.



# DESIGN BUILD – PUBLIC BENEFIT

- Expedites project schedule to minimize project escalation and operational disruptions.
- Reduces liability and risk exposure to the District and taxpayers.
- Maintains educational operations during construction.







**Thank You**

**Questions?**



**OAC**