



Capt. Johnston Blakely Elementary School Replacement

Application to use the GC/CM
Project Delivery Method

September 22, 2016

“strong MINDS, strong HEARTS, strong COMMUNITY”

Ensure every student is future ready!

Agenda

- Introductions
- The District
- The Project
- Project Budget
- Project Schedule
- Why GC/CM
- Public Body Qualifications
- Project Organization
- GC/CM Experience
- Summary





Introductions



The Project Team

Here Today

- Tamela Van Winkle, Executive Director, BISD
- Charlie Demming, Project Manager, BISD
- Bill LaPatra, GC/CM Advisor, Mithun
- Susan Olmsted, Project Manager, Mithun
- Jim Dugan, GC/CM Advisor, Parametrix
- Dan Cody, GC/CM Consultant, Parametrix



The Project Team

Not Here Today

- Dr. Peter Bang-Knudsen, Superintendent, BISD
- Doug Holen, External GC/CM Advisor
- Graehm Wallace, Perkins Coie, External GC/CM Legal Advisor

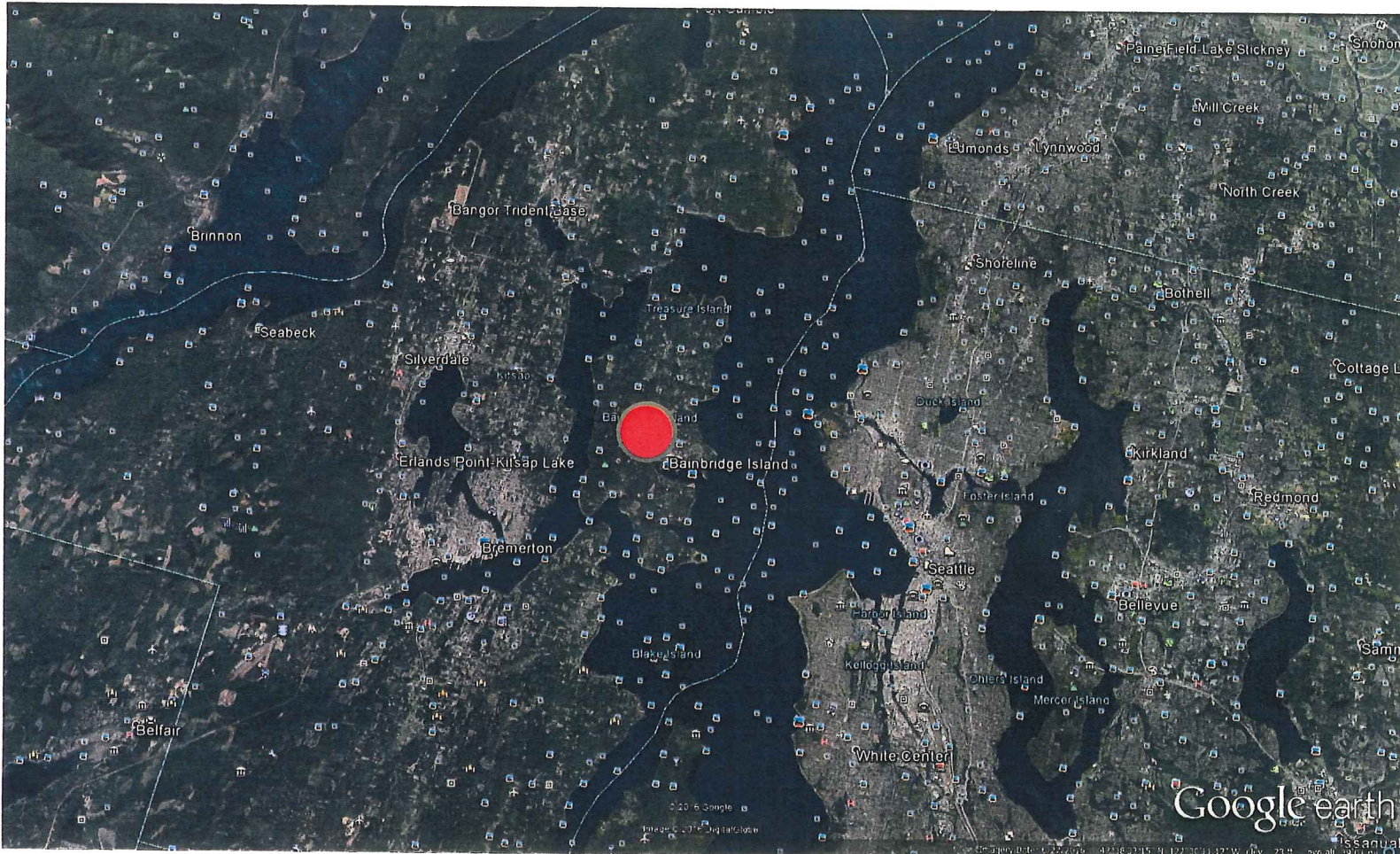




The District



Bainbridge Island School District




The District

- Located in Kitsap County
- Serves the City and island of Bainbridge Island
- Began serving students in 1861
- Current enrollment: 3,785
- Seven (7) schools comprised of:
 - Three (3) Elementary Schools
 - One (1) Intermediate School
 - One (1) Middle School
 - One (1) High School
 - One (1) Options School K-12
- 510 teachers, administrators and support staff
- Six (6) year Capital Facilities Plan 2014 – 2020
- BISD 15 year Master Plan 2015
- Capital bond passed in 2016 - \$81.2 M
- Prior capital bonds: 2006 (\$45 M) and 2009 (\$42M)



Mission, Vision & Guiding Principles: Community & Partnerships Matter

 <h2 style="text-align: center;">Bainbridge Island School District</h2> <p style="text-align: center;"><i>Mission ♦ Vision ♦ Guiding Principles</i> "Strong Minds, Strong Hearts, Strong Community"</p>			
Mission	<p>Our mission as a learning organization is to ensure that every student is:</p> <ul style="list-style-type: none"> • Prepared for the global workplace. • Prepared for college. • Prepared for citizenship in a democratic society, and • Prepared for personal success. 		
Vision	<p>The Bainbridge Island School District is committed to providing each student with an excellent academic program in an engaging and supportive environment that</p> <ul style="list-style-type: none"> • fosters a passion for learning, • instills a sense of civic and social responsibility, and • develops the intellectual, physical, and social skills necessary for success in career, college, and life in the 21st century. 		
Guiding Principles <small>(See P. 2 for details)</small>	<u>Challenge</u> "Strong Minds"	<u>Connection</u> "Strong Hearts"	<u>Community</u> "Strong Community"
	<ul style="list-style-type: none"> ❖ Challenging & Meaningful Curriculum ❖ High Expectations & Quality Instruction 	<ul style="list-style-type: none"> ❖ Interconnected Learning Experiences ❖ Personalization & Individual Attention 	<ul style="list-style-type: none"> ❖ Student Engagement & Leadership ❖ Caring & Supportive environment

Developed with assistance from the Lake Washington School District

Bainbridge Island School District Guiding Principles

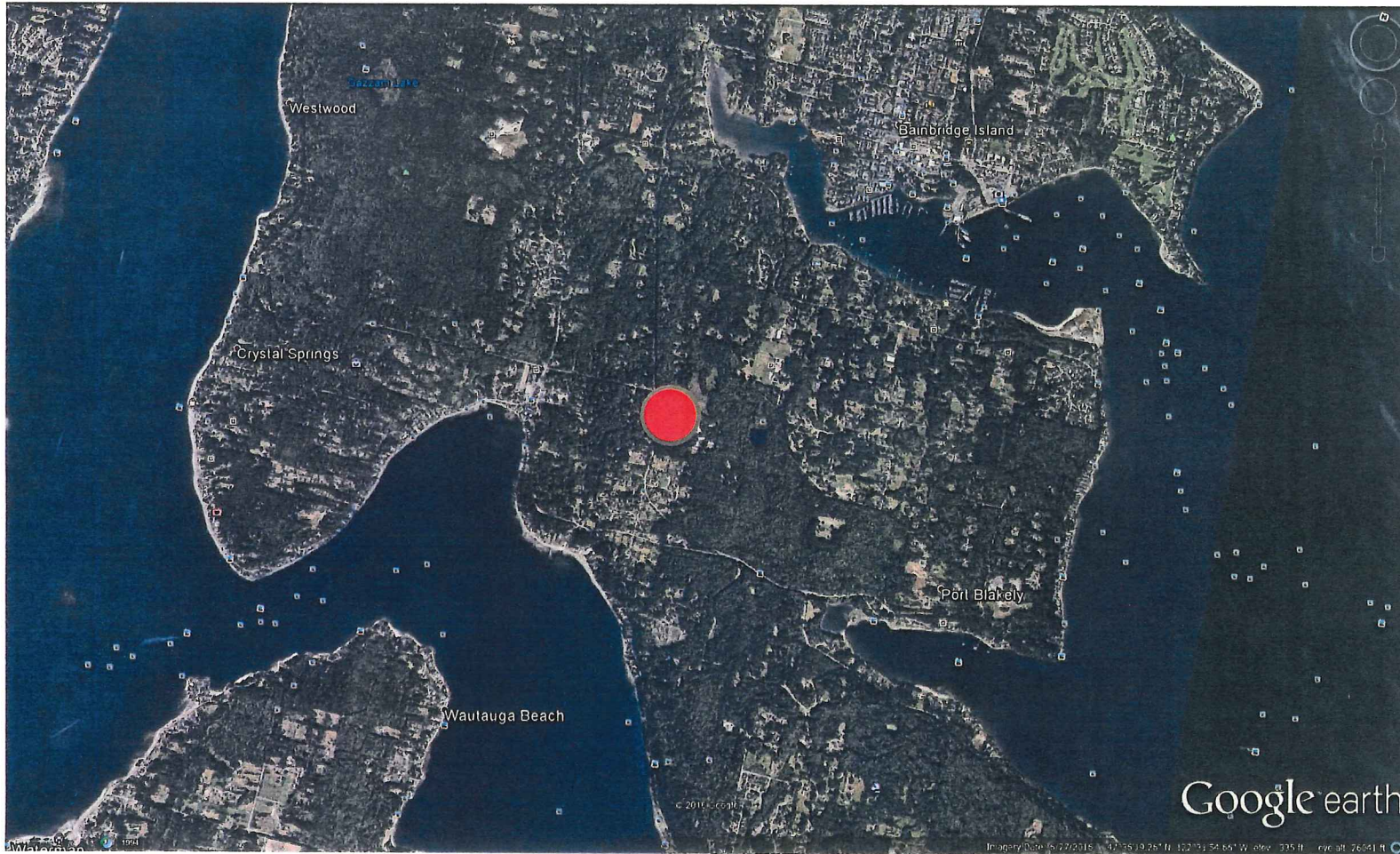
The Guiding Principles describe the learning environments in Bainbridge Island School District that are required to foster every student's ability to develop the knowledge, skills, and attributes that are necessary for success in career, college, and life in the 21st century.



The Project



Location on Bainbridge Island

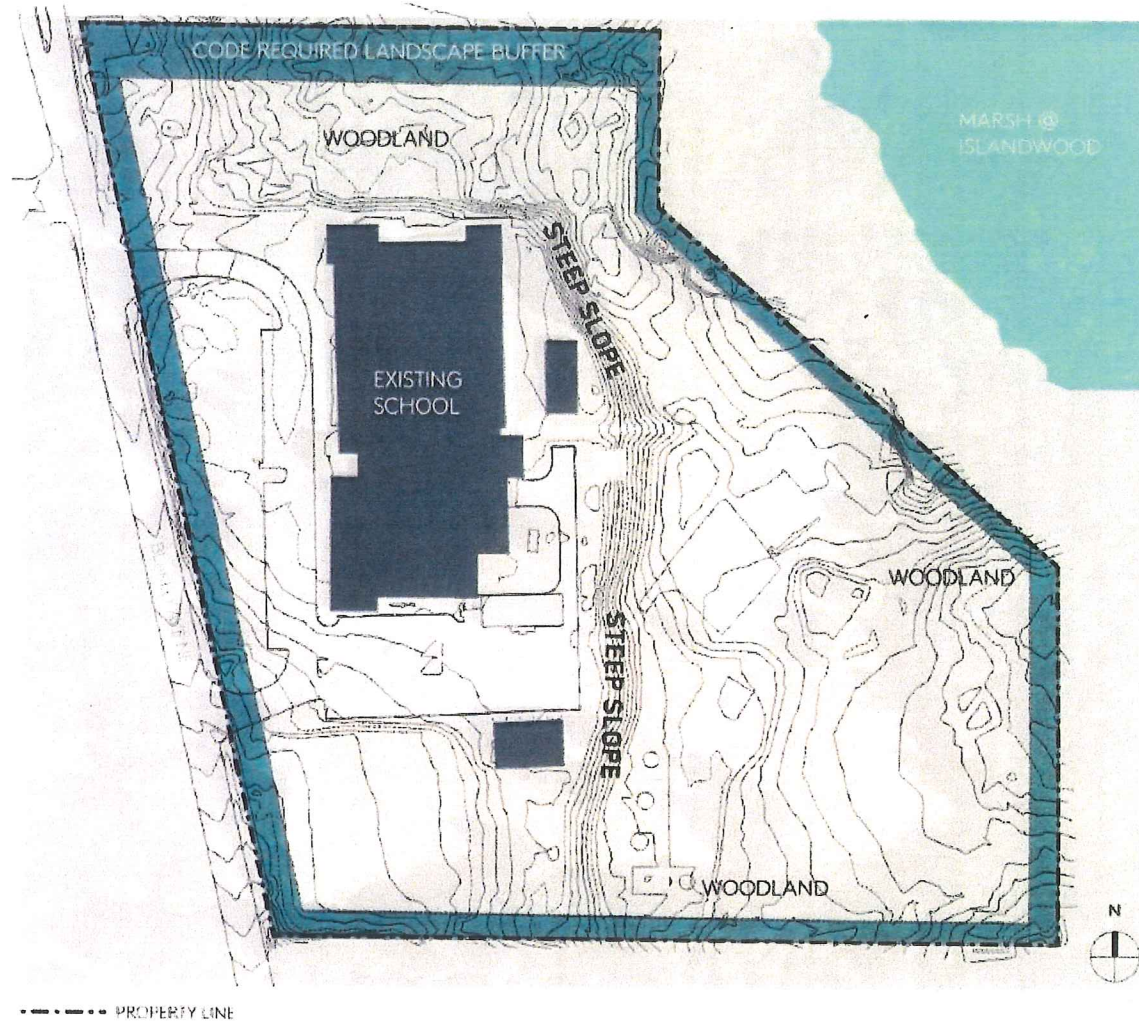


Existing Blakely Elementary School

- Built 1965
- 1989 and 1993 Additions
- Grades K-4
- 12 Acre Site
- Adjacent to sensitive ecosystem
- Adjacent to Rural Residential
- 43,503 SF Building
- Single Story
- Concrete Block and Brick
- 350 Students

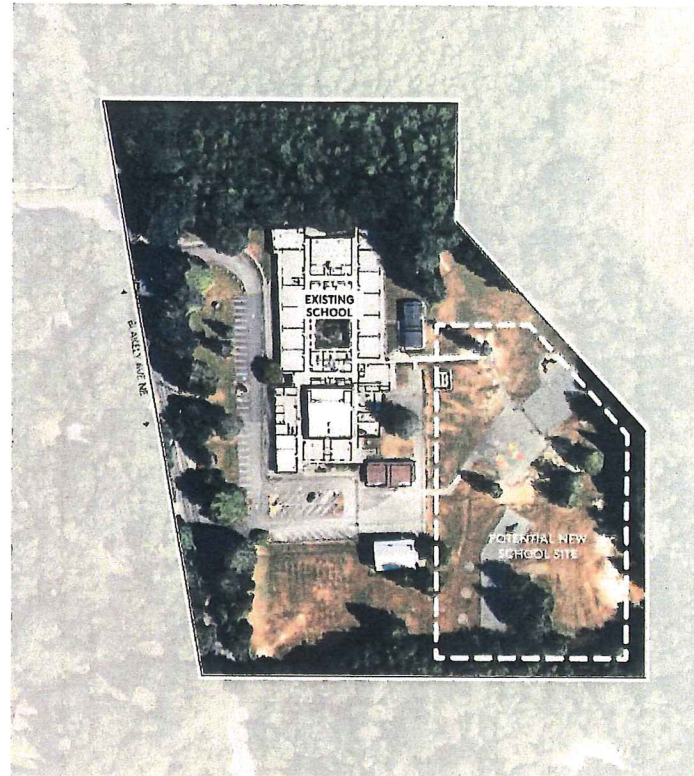


Existing Blakely Elementary School



New Blakely Elementary School

- 65,150 SF
- Single & Multi-Story Components
- Pre-K thru Grade 4
- Total Project Cost:
\$38,964,667
- Owner's MACC:
\$26,291,948
- In Schematic Design
- Build New; Demo Existing
- Start Construction: Jan 2018
- Occupy: Sept 2019



Proposed New Blakely ES Location



Occupied Elementary School



Current Parent and Bus Drop Off



Current Staff Parking Lot



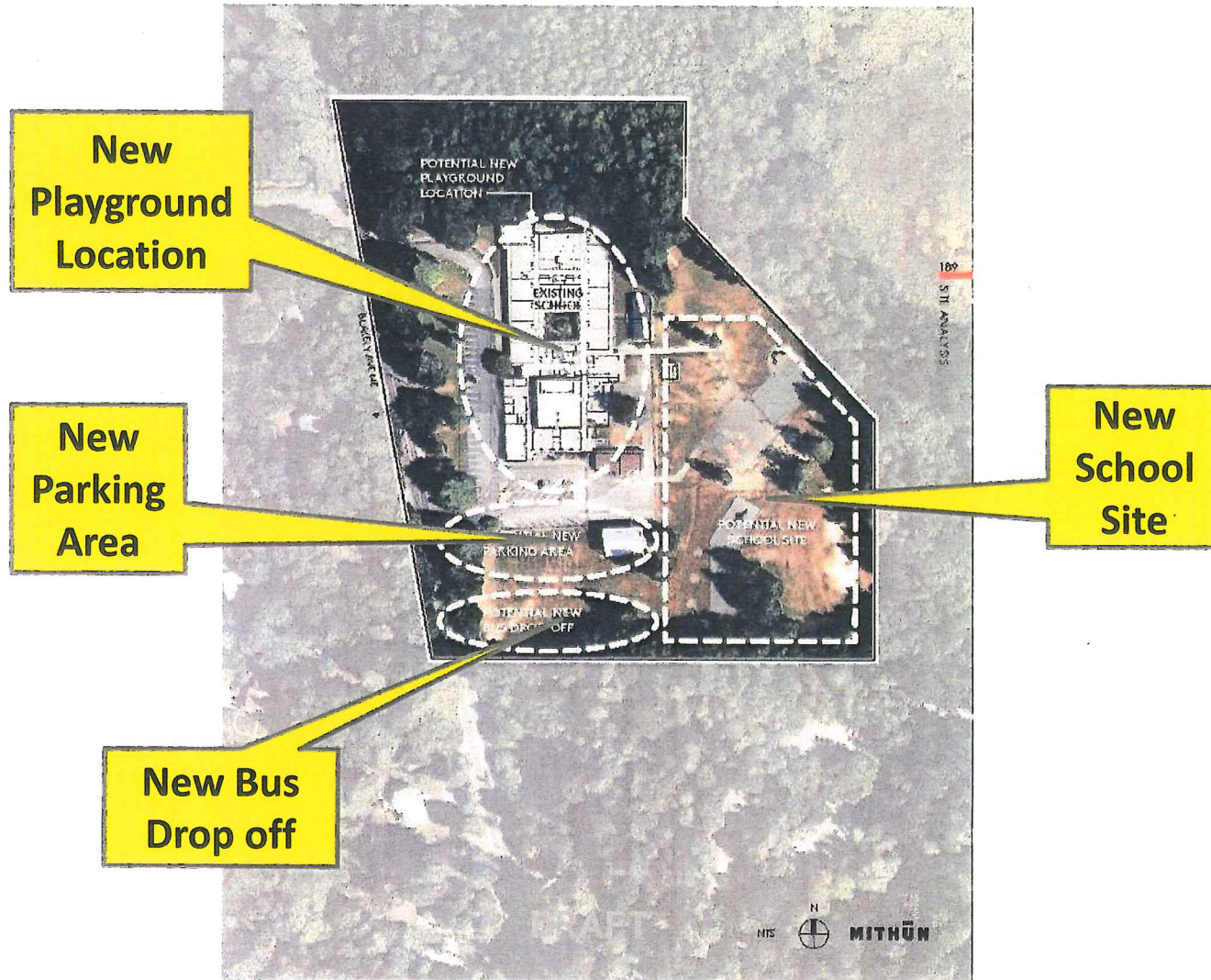
Temporary Playfield



New School Site



Future Configuration



Blakely ES Project Budget

Category	Budget
Professional Services (A/E, etc.)	\$2,892,114
Project MACC (includes GC/CM risk contingency @ 3% of MACC)	\$24,451,512
Contingencies – Design, Construction and Owner	\$2,497,736
Fixtures, Furniture, Equipment & Technology @ 7.5%	\$1,840,436
GC/CM Fee, NSS Allowance and Pre-Con Services Fee	\$1,840,436
Contract Administration (PM, CM, etc)	\$788,758
Owner Consultants	\$657,299
Other Costs (utilities, permits, special inspections, etc.)	\$1,708,977
Sales Tax	\$2,287,399
TOTAL:	\$38,964,667

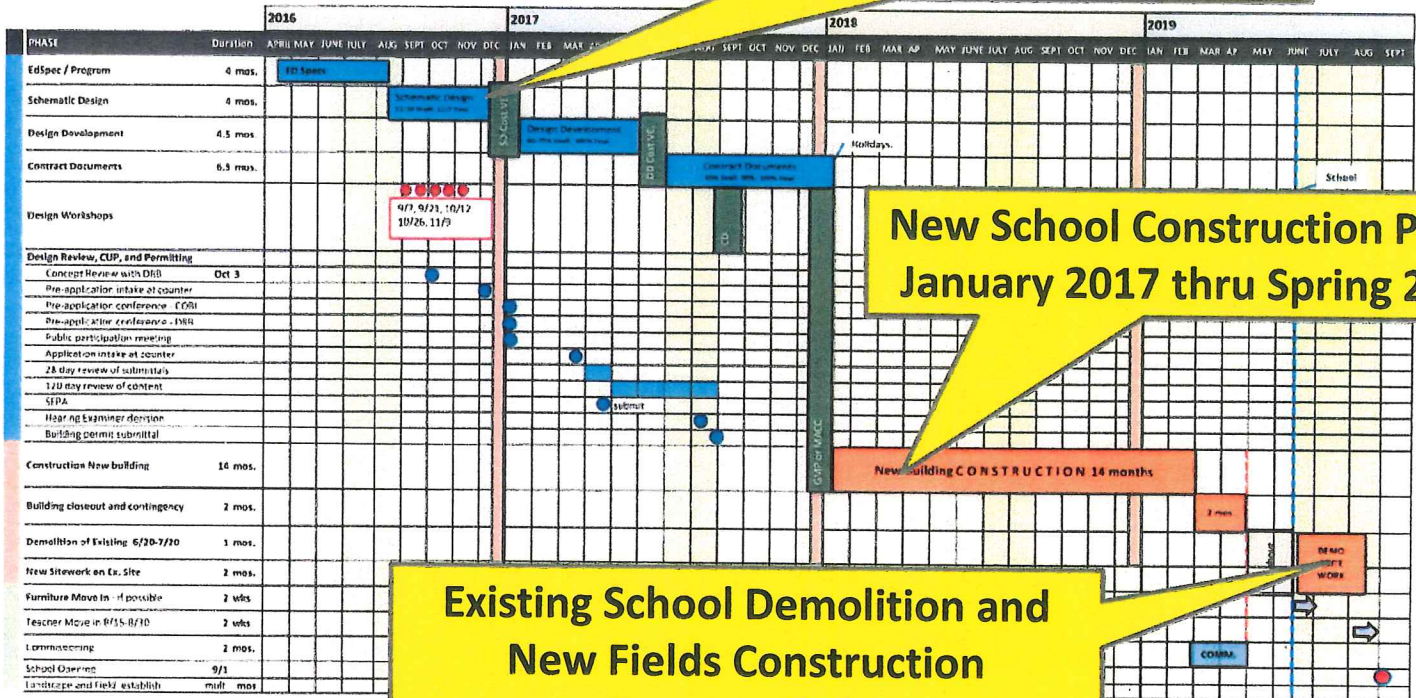
Blakely ES GC/CM Schedule

Presentation to the PRC	September 22, 2016
Release GC/CM RFP	September 26, 2016
RFP Submittals Due	October 10, 2016
Shortlist SOPs and Send Invitation to Interview	October 14, 2016
Interviews	October 31, 2016
Shortlist Interviews and Release GC/CM RFFP	November 1, 2016
RFFP Opening and Selection of GC/CM	November 14, 2016
Pre-Con Work Plan Due	December 1, 2016
BISD School Board Approval of Selected GC/CM	December 8, 2016
Pre-Con Agreement Executed	December 12, 2016
Pre-Con Services	December 2016 to January 2018
Construction Phase	January 2018 thru Summer 2019

Blakely ES Development Schedule

BLAKELY ELEMENTARY SCHOOL
 DRAFT Schedule 8.11.2016 Mithun

**Schematic Design Complete
 December 2016**



**New School Construction Phase
 January 2017 thru Spring 2019**

**Existing School Demolition and
 New Fields Construction
 Summer 2019**

Occupied Site and Critical Phasing: Risk Management



Why GC/CM Delivery Method



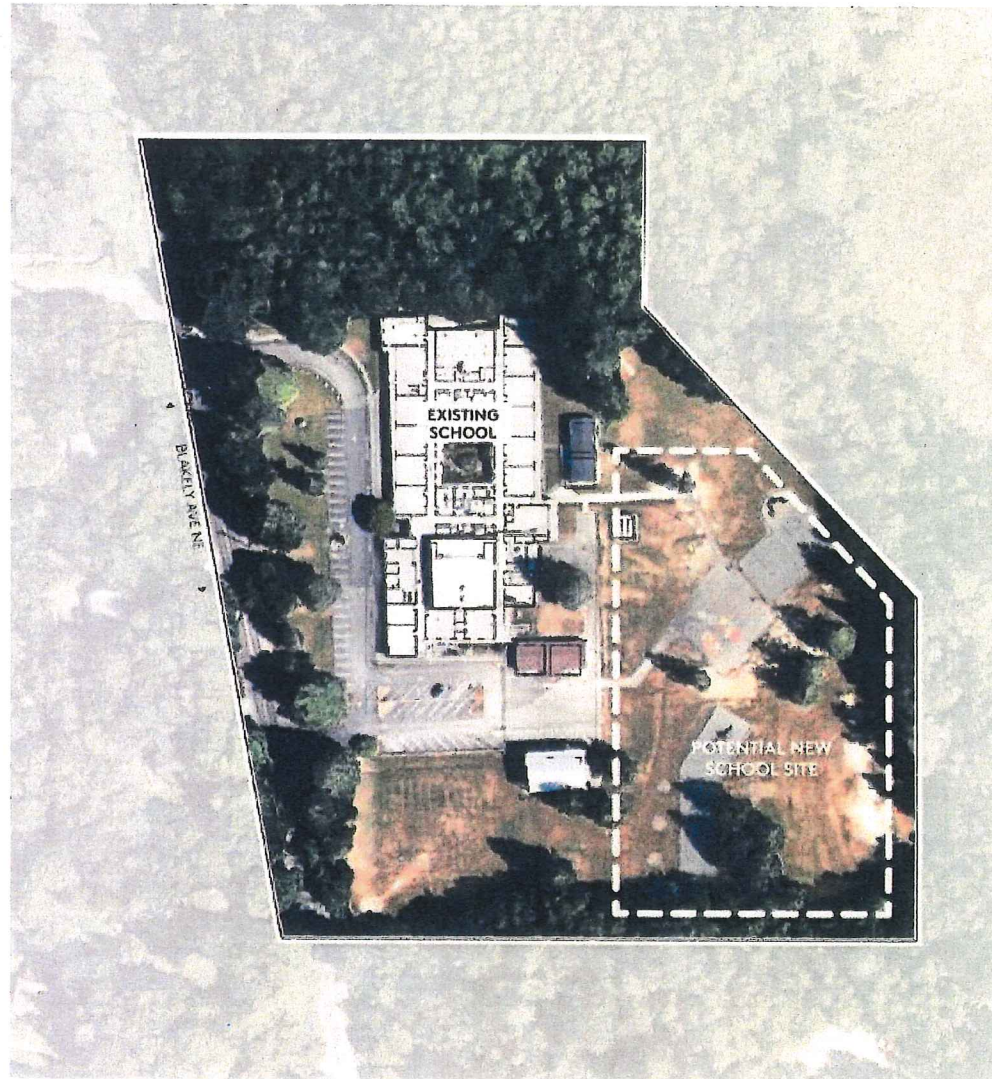
GC/CM Statutory Criteria

- (1) Implementation of the project involves complex scheduling, phasing, or coordination.
- (2) The project involves construction at an occupied facility which must continue to operate during construction.
- (3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.
- (4) The project encompasses a complex or technical work environment.
- (5) The project requires specialized work on a building that has historic significance.

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Project involves construction on an occupied site that must continue to operate during construction



Other Critical Factors

- **Safety**

Extremely small site requiring close adjacency of elementary age students and construction activities

- **Risk Management**

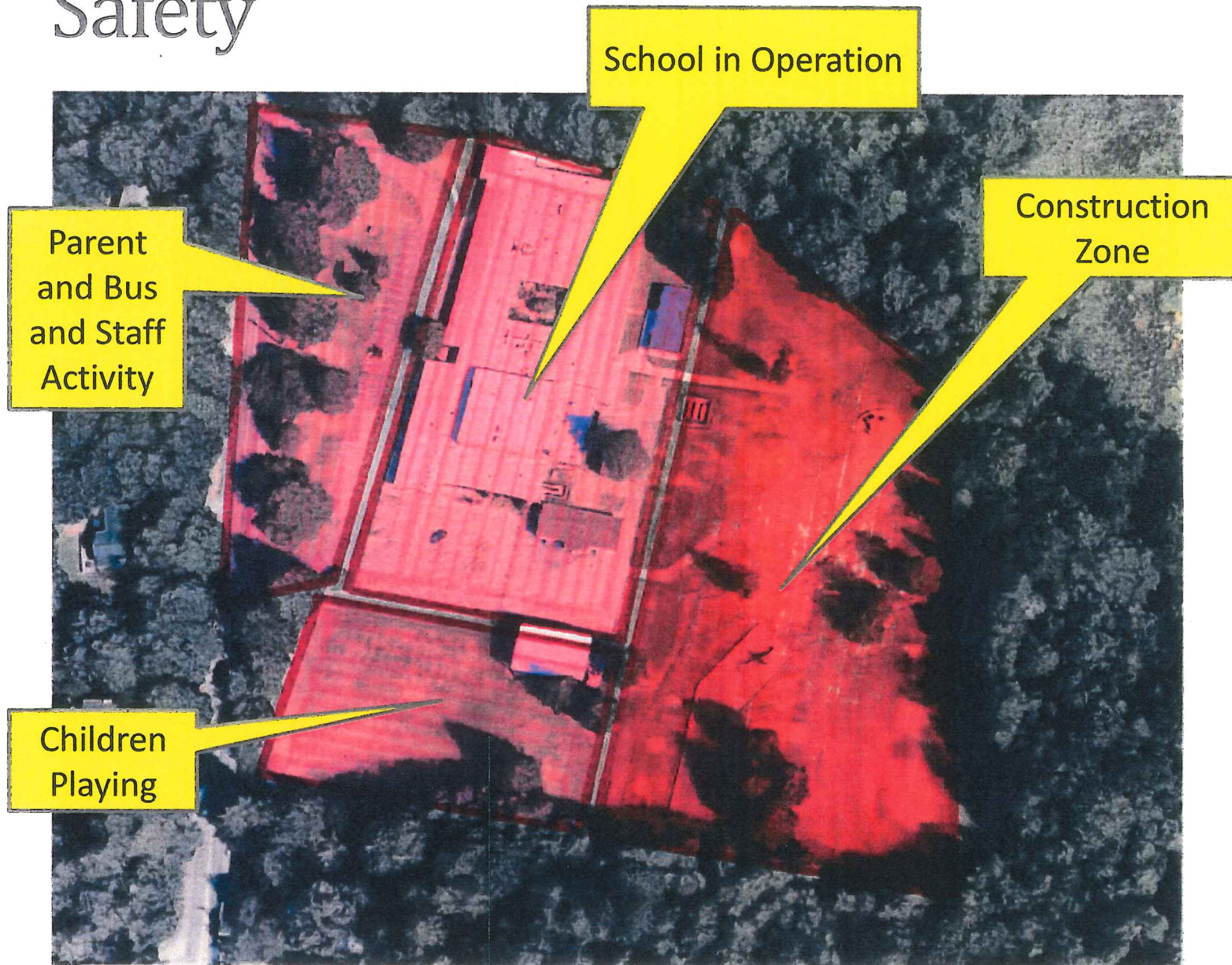
Competing with continuous increases in market costs and decreased resource availability

- **Partnership**

Strong desire to have “collaborative” relationships with a project team that develops from conceptual design



Safety



Public Benefit

- Public and District Safety
- Cost Risk Management
- Community Relationships
- Fiscal Accountability





Public Body Qualifications

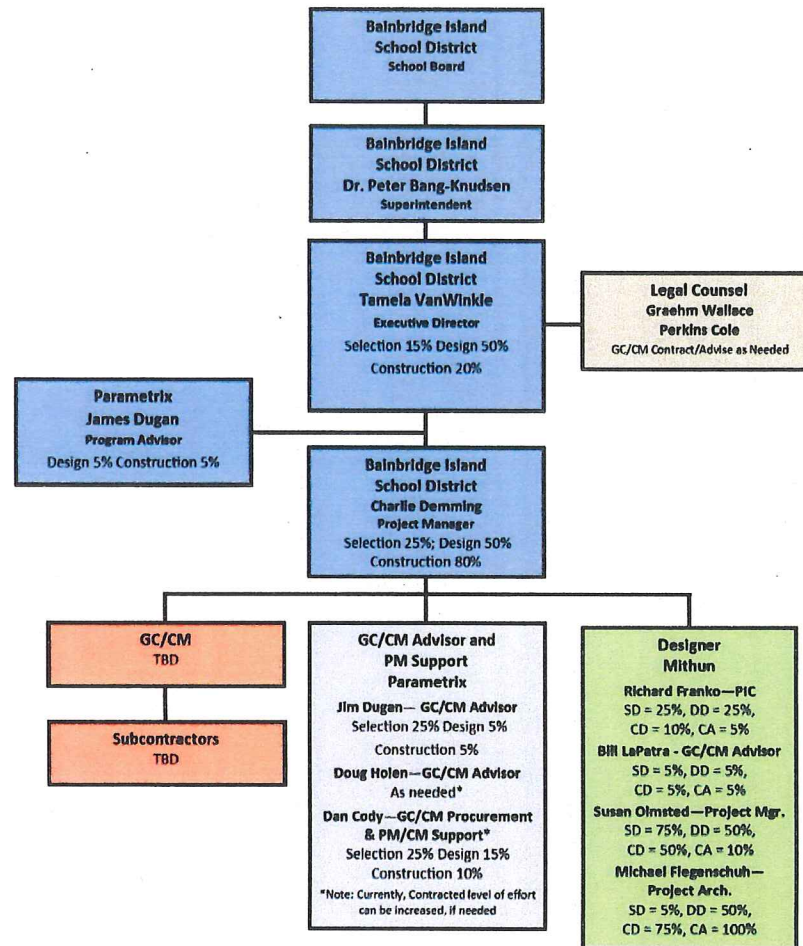


MVSD Leadership Team

- Prior experience with capital projects of similar size and complexity
- Most recent was Wilkes ES @ \$21.4 M Construction cost completed in August of 2014
- All of which have been delivered using Design-Bid-Build
- The District is new to the GC/CM method of project delivery
- BISD Executive Director/Tamela VanWinkle: Extensive capital development experience - \$169 M and three bond programs in BISD alone
- BISD Project Manager/Charlie Demming: Senior level PM with depth of GC/CM experience
- BISD hired Parametrix for GC/CM Procurement and Advisory services
- Parametrix retained Doug Holen as external GC/CM counsel
- BISD retained Graehm Wallace and Mithun – depth of GC/CM experience

BISD satisfies the public body qualifications by staff augmentation with consultants

Blakely ES Project Organizational Chart



Blakely Elementary School Project Organization Chart

Jim Dugan – Project Commitments and Capacity

GC/CM Program Advisor – Jim Dugan

Completed GC/CM Procurement Contracts

- TPS McCarver ES
- Stewart MS
- TPS Browns Point ES
- MPT Eastside Community Center

GC/CM Procurement Contracts – Complete by October 1, 2016

- CKSD Central Kitsap HS and MS Projects

GC/CM Procurement Contracts in Progress

- MVSD EDES GC/CM Procurement – Interview Stage

Ample capacity for the BISD GC/CM Procurement and Advisor Role





Project Team GC/CM Experience



Name	Experience
<p>Tamela VanWinkle Executive Director Bainbridge Island School District</p>	<p>29 Years Program/Project Management 15 years with BISD 22 Years in K-12</p>
<p>Charlie Demming, CCM, REFP, LEED AP Blakely ES Project Manager Bainbridge Island School District</p>	<p>41 Years Program/Project Management 8 GC/CM Projects: Vashon HS; Roosevelt HS; Portland Public School Renovation Program; Oregon State Public Utilities Building; Oregon State Human resources Building; Atlantic Richfield Corporate headquarters; 5th & I Office Building; New Songdo Project Member of CMAA, PMI, A4LE, CSI, AGC and AACE</p>
<p>Jim Dugan GC/CM Advisor Parametrix</p>	<p>38 Years Program/Project Management 10 GC/CM Projects: TPS Stadium High School, COT Tacoma Convention and Trade Center, TPS McCarver Elementary School; TPS Stewart Middle School; MPT Eastside Community Center, TPS Browns Point Elementary School; CKSD HS/MS and OHS Projects; MVSD East Edison ES and Madison ES TPS Board of Director: 2005 – 2011 Appointed to the Project Review Committee July 1, 2016 – 3 Year Term</p>
<p>Dan Cody GC/CM Procurement and PM/CM Support Parametrix</p>	<p>30 Years Program/Project Management 8 GC/CM Projects: TPS McCarver ES and Stewart MS; MVSD East Division ES and Madison ES; CKSD CKHS and MS; CKSD Olympic HS; TPS Browns Point ES; MPT Eastside Community Center Registered Architect in the State of Washington</p>
<p>Doug Holen External GC/CM Advisor Parametrix</p>	<p>33 GC/CM Projects GC/CM External Delivery Method Advisor</p>
<p>Brian LaPatra, AIA, LEED AP and Susan Olmsted, AIA, ASLA, LEED AP BD+C Design Team PIC and PM Mithun</p>	<p>37 Years Specializing in Education Facility Design Services Supporting 12 plus K-12 and Higher Education Clients 2 GC/CM Projects: UW Lander Residence Hall; UW Terry Maple Residence</p>

Summary

- Project is funded with the appropriate budget
- Project meets qualifying RCW criteria
- Project Management Plan is developed and has clear and logical lines of authority
- Project team has the experience and continuity
- Project team has the capacity
- Project team is prepared and ready to move forward





Thank you

