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New Bethel High School

Application for GC/CM Project Approval

December 1, 2022

Agenda

- Team Introductions
- Project Overview
- Project Budget
- Project Schedule
- Why GC/CM is Appropriate for New Bethel High School
- Public Benefit of GC/CM
- Summary
- Questions

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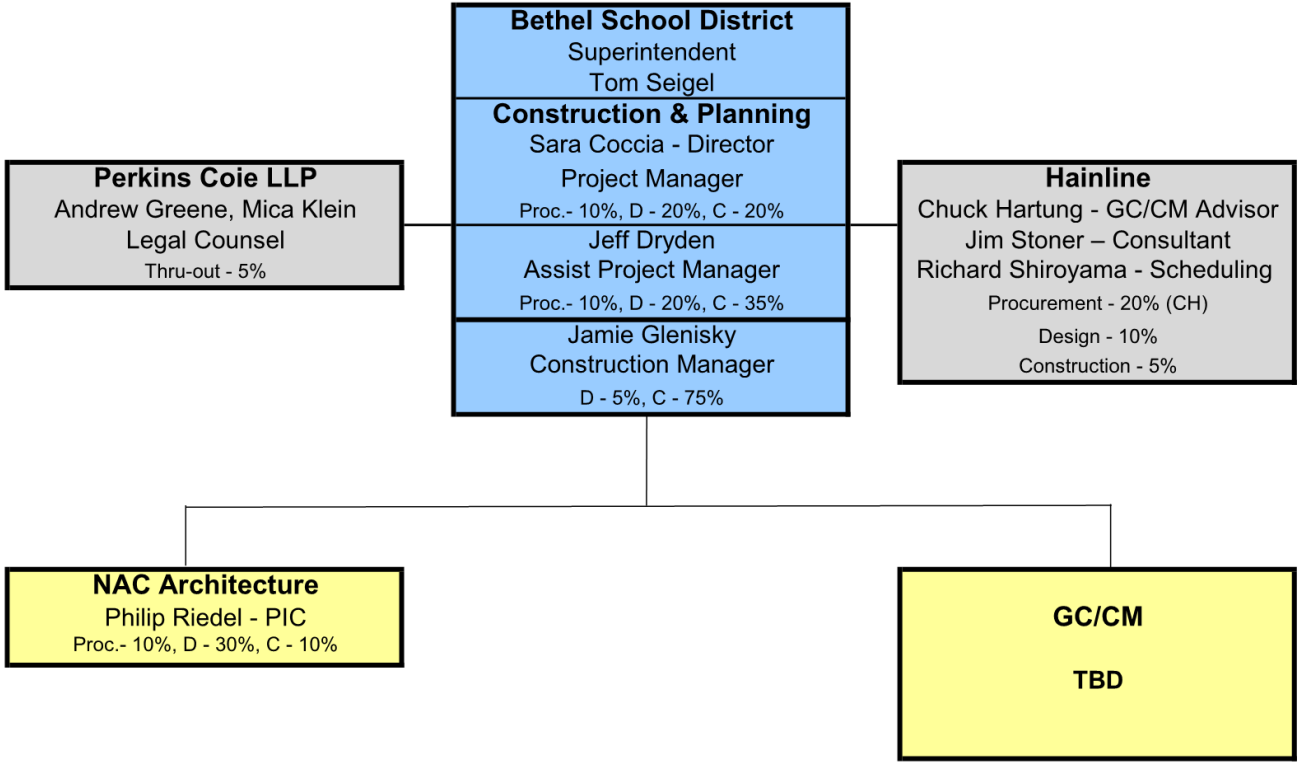
Project Team



Project Overview

- New school to replace the existing Bethel High School
- Design meets District educational and security standards
- 98 Acre Site
  - Includes (15) Wetlands and (1) Category I Wetland
- Designed for 2,000 students
  - Approximately 285,000 SF
  - 64 Classrooms
- Includes on-site parking, bus loop, theater and sports fields
- Pierce College addition – 4 classrooms and support spaces (bid alternate)

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Project Overview

- Design started in 2019 as a Design-Bid-Build project, with construction to start in 2021 and substantial completion in 2023.
- During design, the Pierce County Stormwater Manual was updated to include new, more stringent threshold methodologies, including a hydrogeology assessment, to evaluate the site's stormwater discharge on the large Category I wetland.
- As the design of the project (including, in particular, wetland protection and evaluation of stormwater systems) progressed, the complexity of the project and site work increased exponentially.

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Project Overview

- Results of the hydrogeological assessment and groundwater monitoring data necessitated additional design.
- Results discovered the site has groundwater divides that change the direction of flow patterns at certain time periods of the year.
    - As a result, three separate stormwater drainage systems will be required to accommodate the different flows:
        - System 1: Detention pond to meter flow to the Category I wetland (including redundancy)
        - System 2: Pump to bioretention pond for infiltration
        - System 3: Surface flow to westerly wetlands
- The project will require sensitive site management of temporary stormwater ponds during construction.

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Project Overview

- The required groundwater monitoring delayed the stormwater design and required significant modifications.
- The delay, combined with a more volatile and less predictable construction market during COVID-19, resulted in additional price and schedule risk.
- The District realized consideration of the GC/CM delivery model was appropriate to minimize risks and improve the District's ability to successfully deliver the project.

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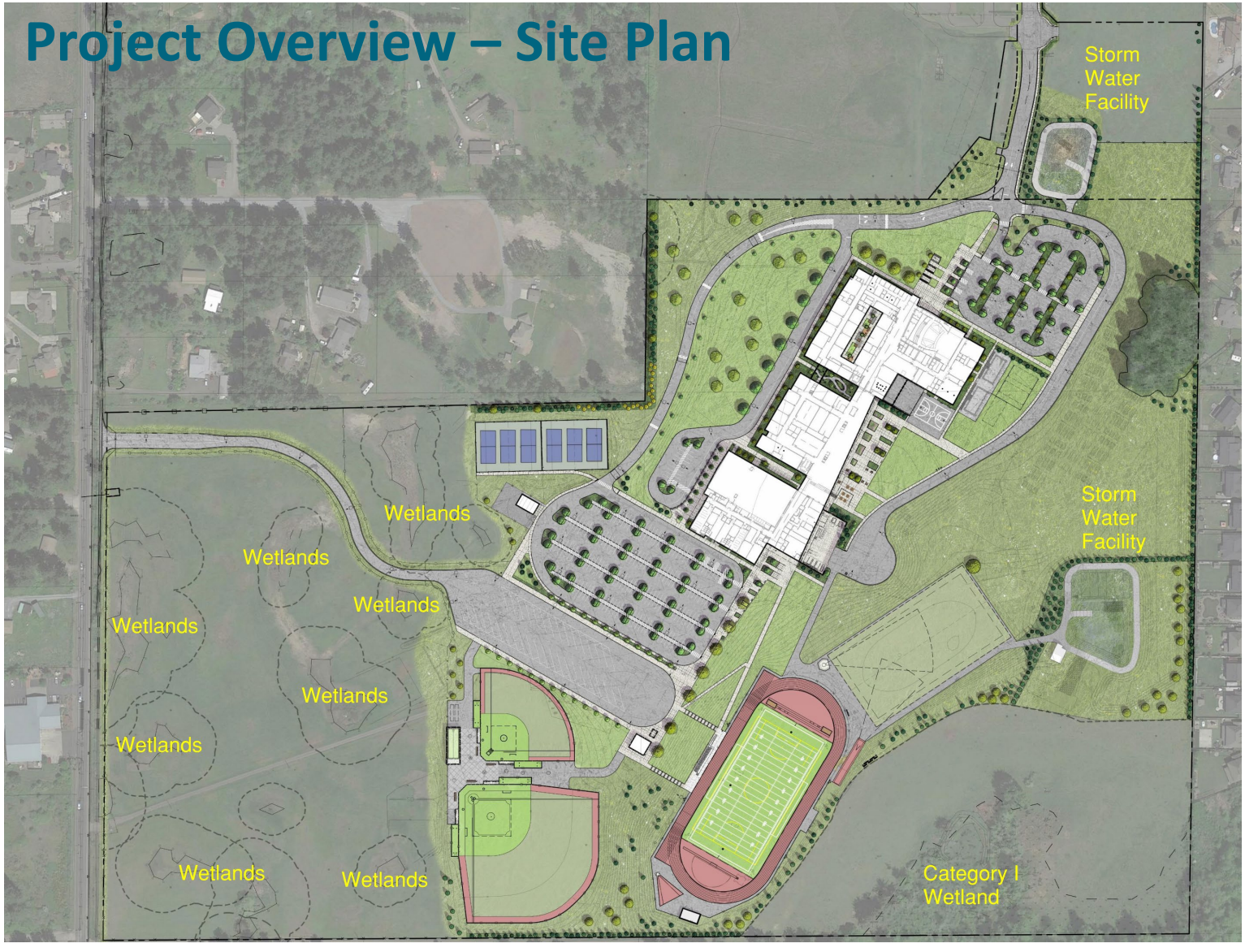
Project Overview – Site Plan



Project Overview – First Floor Plan

Project Overview – Second Floor Plan

Project Budget

Costs for Professional Services	$	11,500,000
Estimated Project Construction Costs	$	168,500,000
Equipment and Furnishing Costs	$	17,000,000
Off-Site Costs	$	5,000,000
Contract Administration Costs	$	1,500,000
Contingencies	$	8,000,000
Other Costs (i.e. Permitting, Utilities, etc.)	$	2,000,000
Sales Tax	$	15,250,000
Total	**$**	**228,750,000**

Note: Funding was approved by the community in the 2019 bond issue.

Schedule – Key Dates

GC/CM Approval & Selection Process	
Submit Application to PRC	October 22, 2022
PRC Presentation and Determination	December 1, 2022
Issue RFQ for GC/CM Services	December 9, 2022
Shortlist & Issue RFP for GC/CM	January 20, 2023
Interview Short List Contractors	February 8-9, 2023
Execute Owner – GC/CM Agreement	February 28, 2023
Design	
Original Construction Documents Completed	May 18, 2021
Groundwater Monitoring	October 2020 – October 2021
Hydrogeology, Wetland, and Stormwater Re-design	October 2021 – December 2022
GC/CM Design Evaluation, Re-estimating, Value Engineering	February – June 2023
Modified Design Complete	July 2023

Schedule – Key Dates

Permitting	
Submit Revised Stormwater Design	January 2023
CUP and SEPA Checklist Submittal	January 2023
SEPA MDNS Issued by District (Lead Agency)	April 2023
Graham Land Use Advisory Committee Hearing	July 2023
Pierce County CUP Hearing	August 2023
Pierce County Hearing Examiner Decision	September 2023
CUP, Site Development, and Building Permit Approval	October 2023
Bidding & Construction	
Subcontractor Early Bid Package/Long Lead Time Items	July 2023
Subcontractor Bid Package Bidding	September 2023
Agreed upon GMP Amendment Signed	Early October 2023
Start Construction – Sitework and School Building	October 2023
Substantial Completion – School Building	April 26, 2026
Substantial Completion – Sitework	July 31, 2026
BSD Technology and Move-in	May – August 2026
Start of School	September 8, 2026

Why GC/CM?

Complex Scheduling, Phasing, and Coordination

- Due to the Stormwater Plans in development for the project and environmentally sensitive areas, it will be critical that all subcontractor work is phased and coordinated.
- Extensive pre-planning with a GC/CM prior to construction will be beneficial to ensure proper stormwater site management during construction.
- A GC/CM contractor will be able to plan and coordinate the site work, utilities, and stormwater to ensure the sitework is properly executed.
- The large size of the project will necessitate careful coordination by a GC/CM.

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Why GC/CM?

Involvement by GC/CM During Assessment and Design Modification is Critical

- The GC/CM will be able to review the design in light of current conditions and costs, and recommend changes to meet budget and schedule objectives.
- Permitting reviews and approvals may cause delay to the anticipated construction date. GC/CM input is required to adjust subcontractor bid dates, as necessary, to mitigate risk.
- The GC/CM will help identify long-lead items and strategies for mitigating material procurement impacts.
- The GC/CM will review the site design and provide critical input in establishing qualifications and criteria for site work subcontractors to meet permit requirements during construction.

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Why GC/CM?

Complex or Technical Work Environment

- The required Stormwater Plan involves separate systems to ensure the appropriate volume and rates of flow, neither too much or too little, discharge into the Category I wetland and onto the site.
- In order to be successfully constructed, an experienced site work contractor will be required. By utilizing GC/CM, a specific and detailed site work bid package will be able to be developed, addressing the unique and complex requirements anticipated for the Project.
- A GC/CM will be expected to participate and contribute to planning, during preconstruction, for temporary erosion control measures and stormwater management during construction.

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Public Benefit of GC/CM

- The GC/CM selection based on qualifications and experience will be important to the success of project with significant site constraints and sequence requirements.
- The GC/CM will evaluate the project and recommend material, schedule, or process changes during preconstruction.
- The GC/CM delivery method will result in improved predictability and risk avoidance.
- The GC/CM delivery method provides increased flexibility in adjusting to permitting and supply chain uncertainty to decrease risk of further schedule delay.

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Summary

- Project meets the RCW statutory qualification requirements
- GC/CM method will provide a fiscal benefit
- GC/CM method will reduce risk associated with complex site work and drainage
- Project funding is in place

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Thank you & Questions