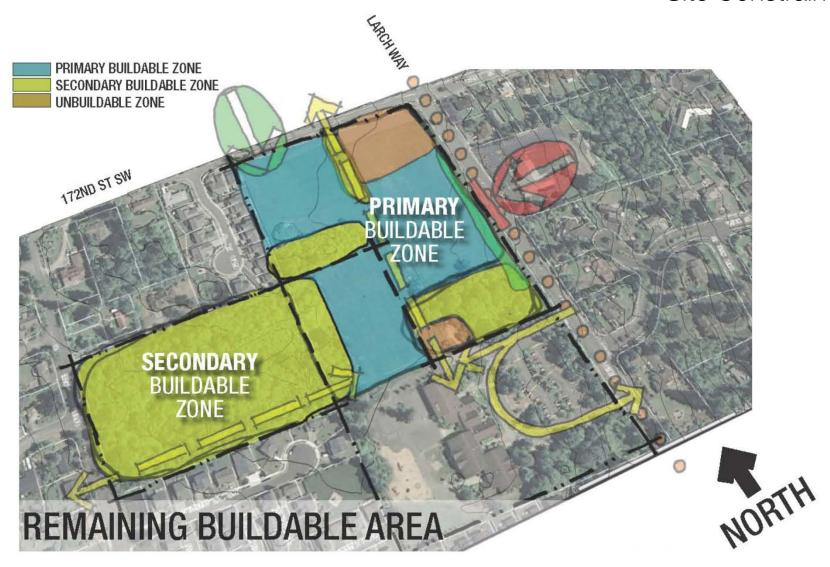




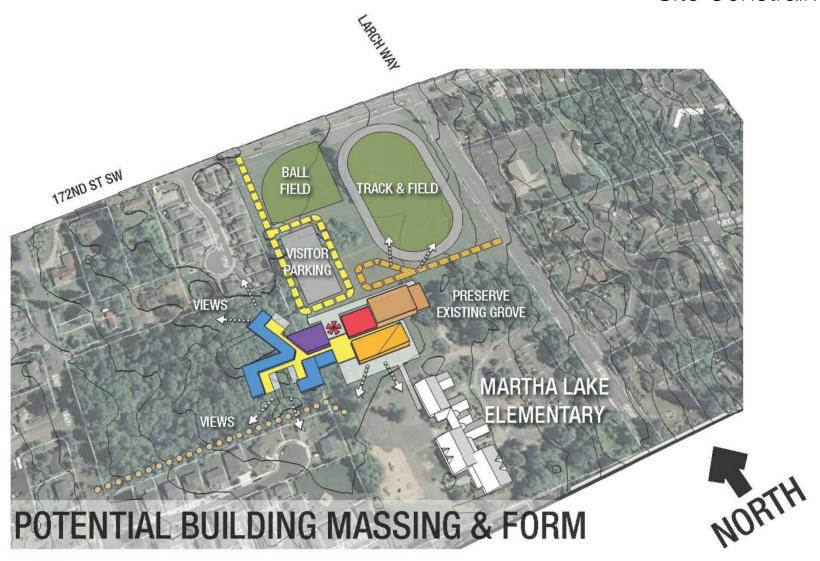


Site Constraints





Site Constraints





Schedule Complexities

Project Task Voters Approve Bond

Alderwood Middle School Design & Construction Design

Complete Pre-Design

GC/CM Approval

PRC Submittal

PRC Meeting

PRC Approval

Issue RFQ

GC/CM Selection

Complete Schematic Design

Complete Design Development

Early Site Package

Steel Package

Complete Final Design

Permits

Cond. Use Permit

Traffic Submittal

Pre-Application Meeting

CUP Application Submittal

CUP Review

Early Site Package

Steel Package

Complete Permit Package

Bidding

Early Site Package

Steel Package

Final Bidding Package

Construction

Early Site Package

Steel Package

Complete Build Out

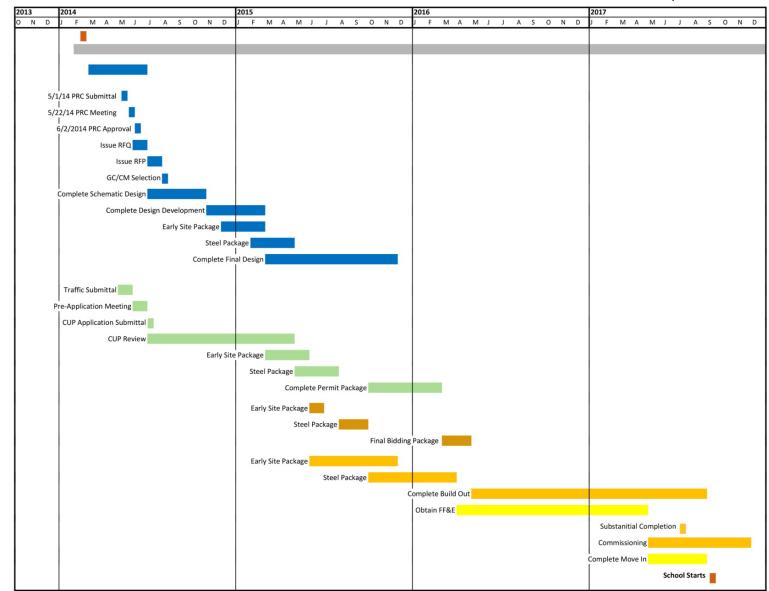
Obtain FF&E

Substantial Completion

Commissioning

Complete Move-In

Open School For Students

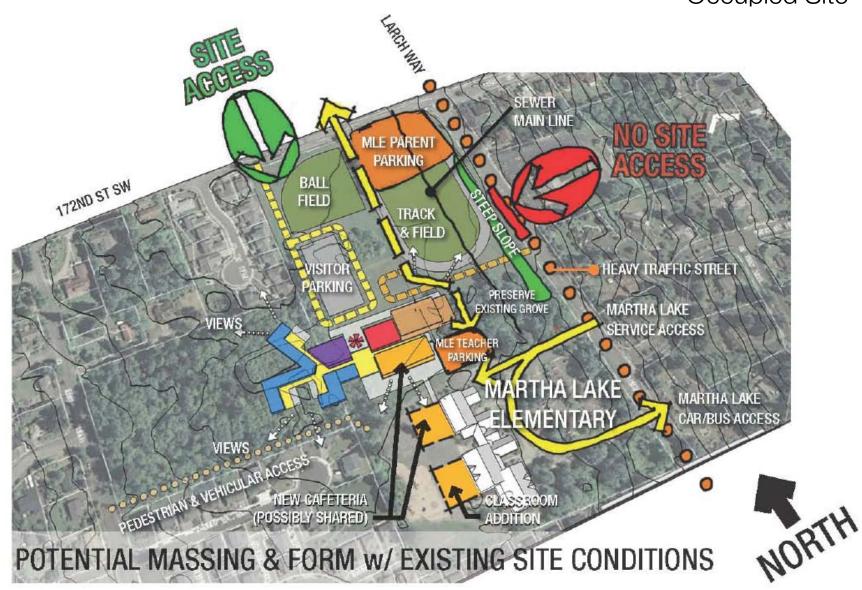








Occupied Site





Why GCCM During Design?

Complexities of AMS Program

- 21st Century Learning Environments
- Inquiry Based Curriculum Models
- Interdisciplinary Pedagogy









Why GCCM During Design?

Complexities of AMS Systems

- Significantly Beat NREC
- Building as a Learning Tool
- Complex Integrated Control Systems









Benefits of GCCM

Complex Scheduling, Phasing, & Coordination

- Increased scheduling reliability
- Decreased risk of delay to ESD Capital Plan
- Knowledgeable, invested resource scenario planning















Benefits of GCCM

Occupied Facility & Existing Conditions

- Enhanced student safety planning
- Construction traffic and access expertise





Benefits of GCCM

Critical Involvement During Design

- Early input on cost effectiveness of innovative systems and products
- Increased coordination on integrated packages
- Early input on excess soils usage





Question #1 Response

Project Role	Meadowdale Middle School	Alderwood Middle School
ESD Project Director	Edward Peters	Edward Peters
ESD Project Manager - Planning through mid-Design Development	Edward Peters	Taine Wilton
ESD Project Manager - Mid-Design Development through Construction and Occupancy	Debra Born (subsequently moved to California)	Taine Wilton
ESD Office Support	Devone Miles	Devone Miles
ESD Design Standards, Move-in and Commissioning Support	Nick Chou	Nick Chou
Integrus Principal In Charge	Brian Carter	Brian Carter
Integrus Project Manager	Jim Petrich	Jim Petrich
Integrus Project Architect	Jeff Middelton	Jeff Middelton
Integrus Project Designer	David Van Galen	David Van Galen
Hainline GC/CM Consultant Advisor	Charles Hartung	Charles Hartung
Perkins Coie Legal Counsel	Richard Prentke	Richard Prentke



