

# Sifton Elementary School

GC/CM PROJECT APPLICATION TO THE PRC

EVERGREEN SCHOOL DISTRICT

MAY 24, 2018



Evergreen Public Schools



R&C  
MANAGEMENT GROUP, LLC

**Parametrix**

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES



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# AGENDA

- **Introductions of Project Team**
- **Project Background**
- **Meets Applicable Criteria**
  - **Qualifying Project**
  - **Management Plan**
    - **Project Team**
    - **Schedule**
    - **Budget**
    - **Funding**
  - **Public Benefits**
- **Summary**

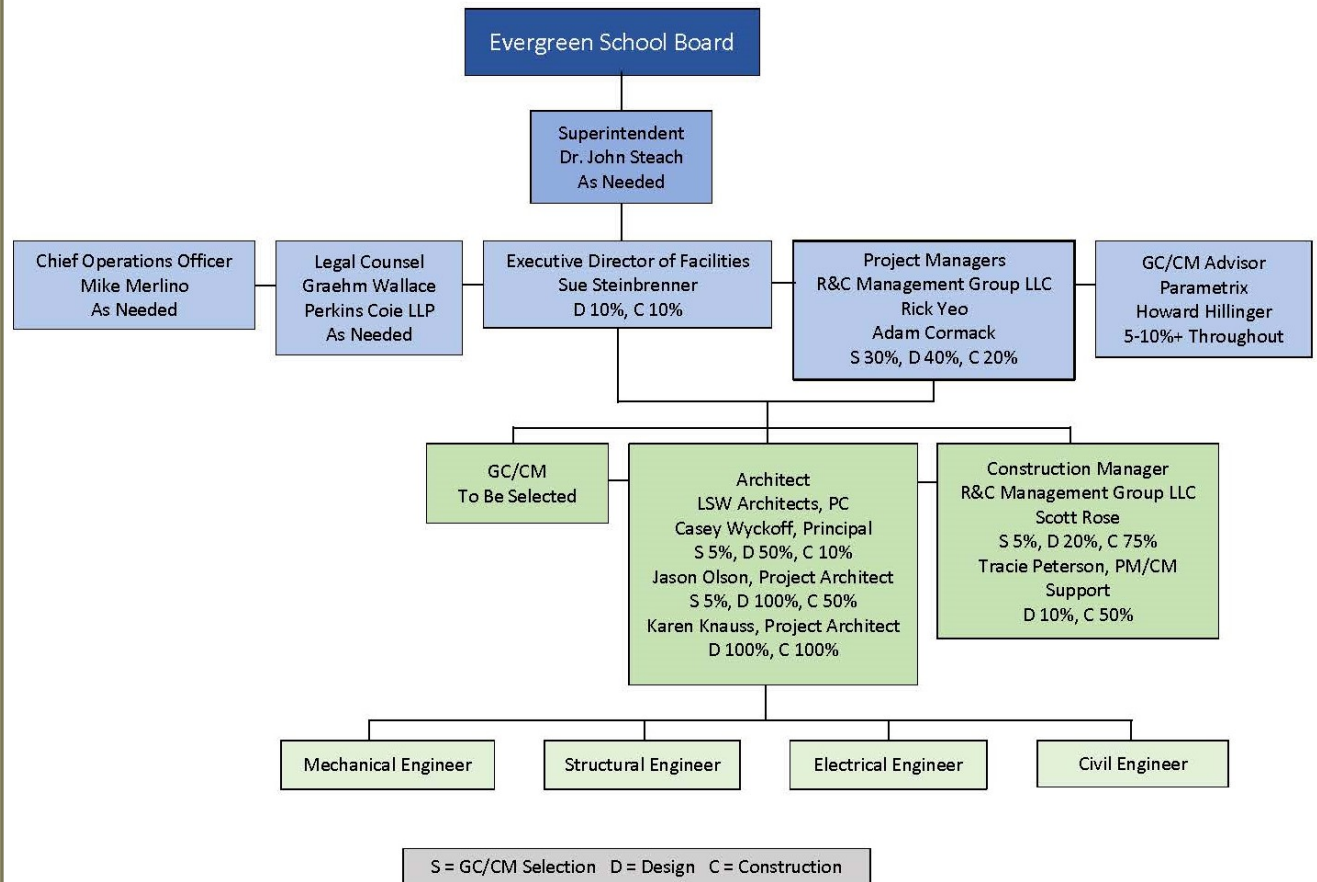
# PROJECT TEAM

- **Sue Steinbrenner**, Evergreen School District
  - Executive Director of Facilities
  - 33 years experience
  - GC/CM experience – Evergreen HS
- **Rick Yeo**, R&C Management
  - 45 years experience
  - GC/CM Experience - Evergreen HS, Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS Addition
  - AGC GC/CM workshop certified
- **Adam Cormack**, R&C Management
  - 14+ years experience
  - GC/CM experience – Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS Addition
  - AGC GC/CM workshop certified
- **Scott Rose**, R&C Management
  - 30 years experience
  - GC/CM Experience – Tahoma HS, Ridgefield 5-8 School, Ridgefield High School

# PROJECT TEAM

- **Howard Hillinger**, Parametrix
  - 32+ years PM-CM experience, CCM
  - GC/CM experience – 10+ projects
  - Member: PRC, GC/CM Heavy Civil Task Force
- **Casey Wyckoff**, LSW Architects, PC
  - 20+ years experience
  - GC/CM experience – South Ridge HS, Union Ridge HS, Evergreen HS & Stoller MS
- **Jason Olson**, LSW Architects, PC
  - 20 years experience
  - GC/CM experience – Evergreen HS, Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS
- **Graehm Wallace**, Perkins Coie LLP
  - Legal counsel
  - Extensive GC/CM experience

# PROJECT TEAM



## PROJECT BACKGROUND

### Sifton Elementary

- 37,822 square foot structure plus 8 modular structures bringing total area to 50,366 square feet.
- Existing site has covered parking, play shelter, walking track, sports fields, and a student garden
- The replacement school will be 62,000 square feet with a portion constructed as two stories.
- The design will separate bus and car traffic and provide longer on-site cuing to reduce congestion on neighboring streets.

# PROJECT BACKGROUND

## Existing Site



# PROJECT BACKGROUND

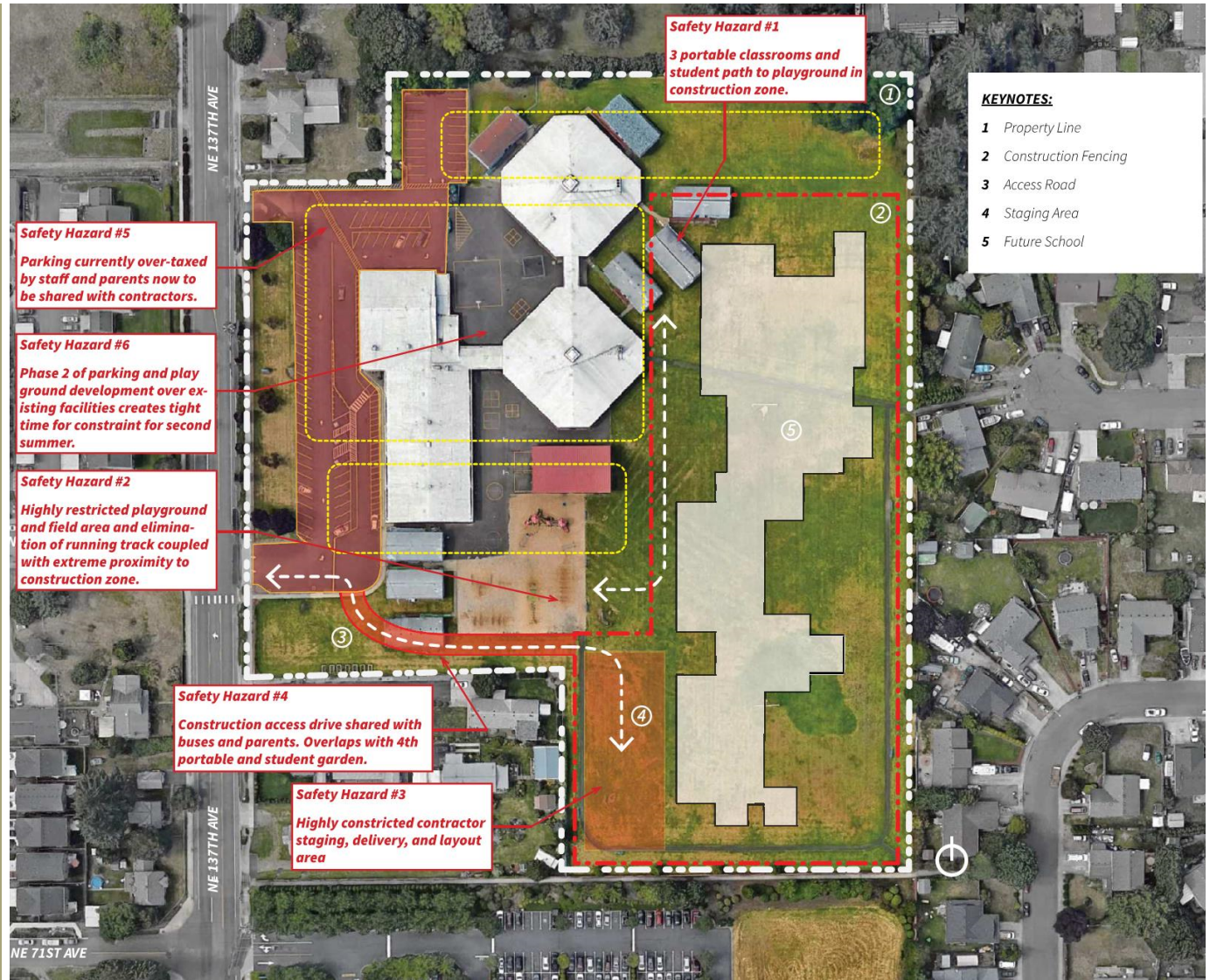
## Proposed Replacement





# PROJECT BACKGROUND

## Complexities



## QUALIFYING GC/CM PROJECT

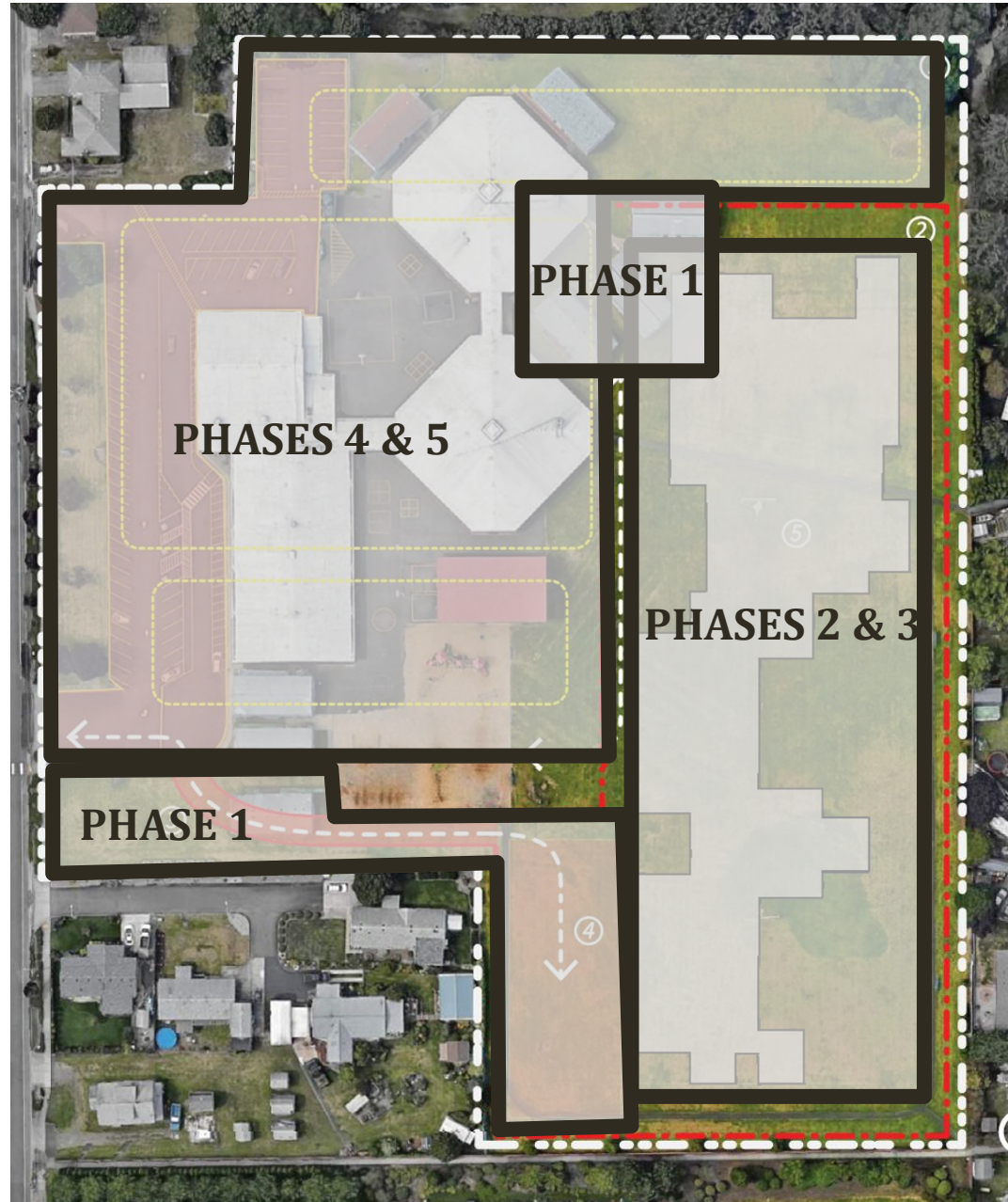
### This Project MEETS 4 of the 5 Criteria

- Implementation of the project involves complex scheduling, phasing, or coordination.
- The project involves construction at an existing facility that must continue to operate during construction.
- Involvement of the GC/CM is critical during the design phase.
- The project encompasses a complex or technical work environment.
- Not met – The project requires specialized work on a building that has historical significance.

# QUALIFYING GC/CM PROJECT

## Complex Scheduling / Phasing

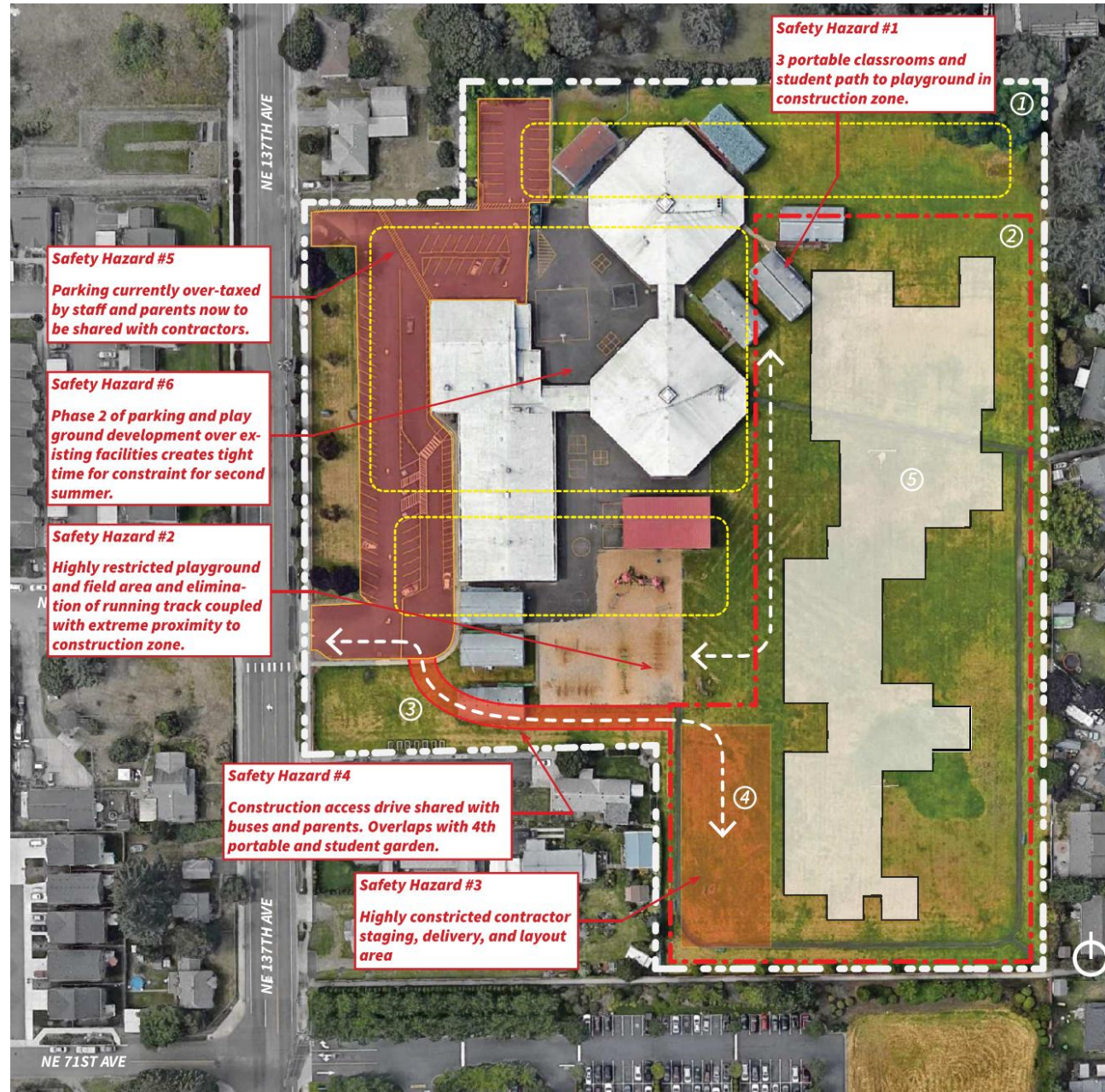
- ✓ Ph. 1 – Pre-Con Staging
- ✓ Ph. 2 – Site & Foundation
- ✓ Ph. 3 – Building Construction
- ✓ Ph. 4 – 2020 Demolition
- ✓ Ph. 5 – Summer 2020 Site Work



# QUALIFYING GC/CM PROJECT

## Occupied Site

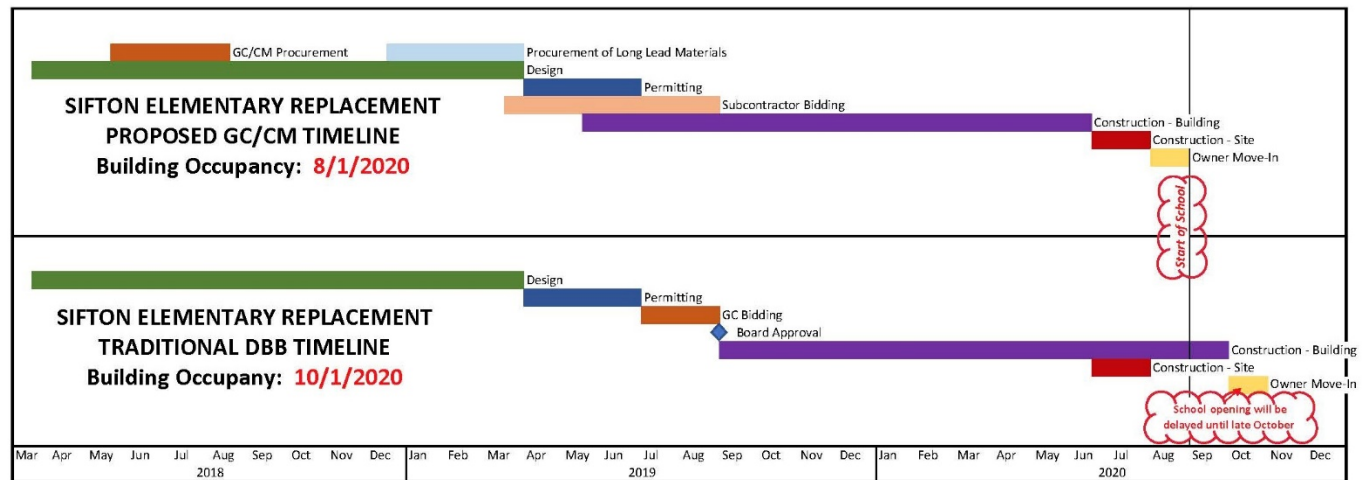
- ✓ Haz. 1 – Student Paths
- ✓ Haz. 2 – Play Impacts
- ✓ Haz. 3 – Constricted Area
- ✓ Haz. 4 – Overlapping Traffic Patterns
- ✓ Haz. 5 - Parking
- ✓ Haz. 6 – Tight 2<sup>nd</sup> Summer



# QUALIFYING GC/CM PROJECT

## Early Design Involvement

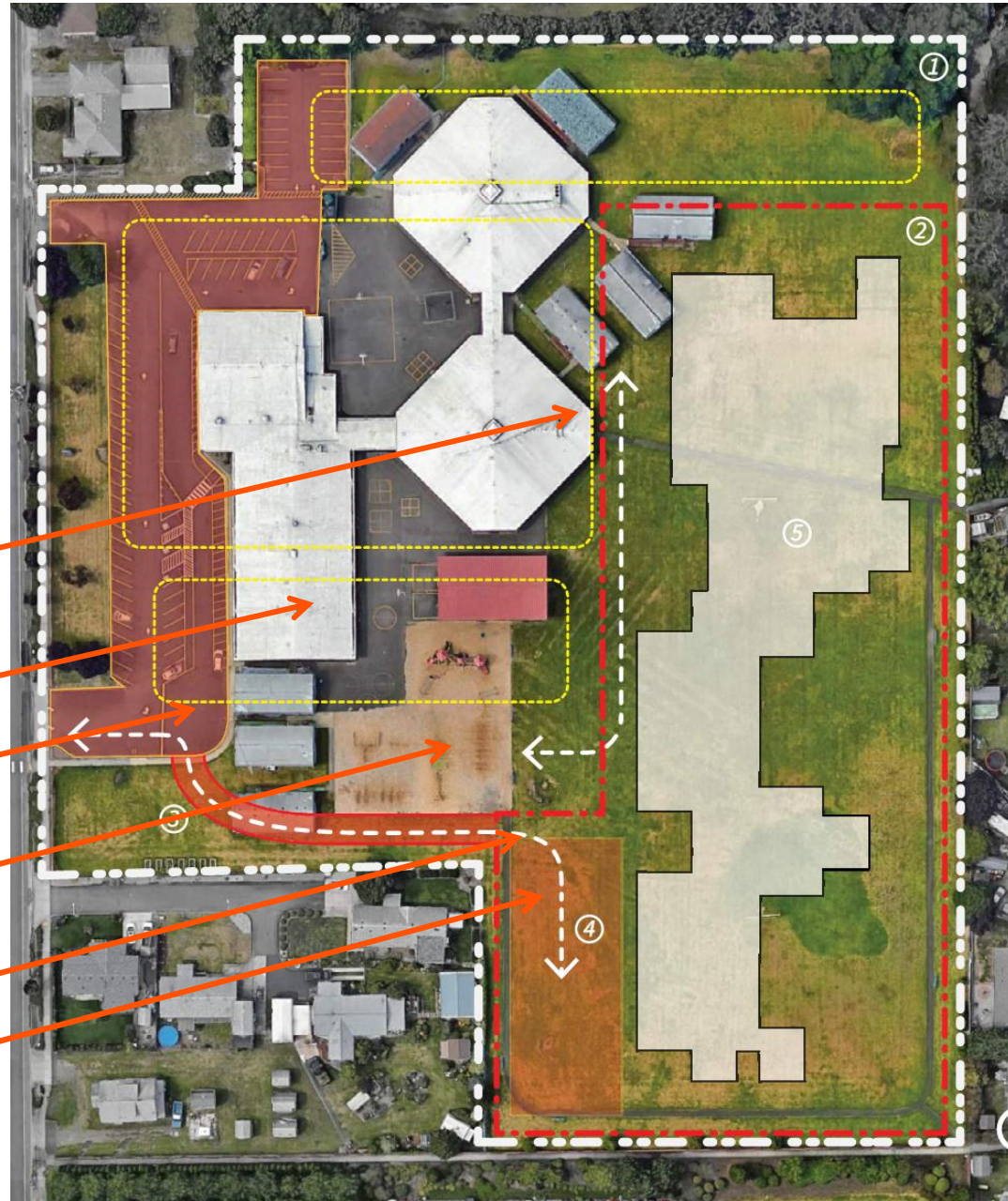
- ✓ Building Placement
- ✓ Building Configuration
- ✓ Construction Type
- ✓ Estimating / VE
- ✓ Early Procurement
- ✓ Staged Work Release



# QUALIFYING GC/CM PROJECT

## Complex Work Environment

- ✓ Proximity
- ✓ Abatement & Demo.
- ✓ Contractor Access & Parking
- ✓ Community Use
- ✓ Temporary Facilities
- ✓ Material Staging



# MANAGEMENT PLAN

## Project Team

- Experience
  - 8 members with GC/CM experience
  - Prior shared projects as a TEAM
  - AGC GC/CM workshop certified
- Controls
  - Roles and responsibilities matrices
  - Limits of authority
  - Phasing
- Procurement
  - Perkins Coie and Parametrix guidance
  - Early marketing
  - Formal selection with RFP, RFFP, General Conditions & Agreement

# MANAGEMENT PLAN

## Project Schedule

Activity	Start	Complete	Timelines								
			2018			2019			2020		
			Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>GC/CM Procurement</b>	5/24/18	8/14/18	[Gantt bars for 2018 Q2-Q3]								
Statement of Qualification	5/24/18	6/25/18	[Gantt bar for 2018 Q2]								
Interviews	6/25/18	7/5/18	[Gantt bar for 2018 Q2]								
RFP - Pricing	7/6/18	8/14/18	[Gantt bar for 2018 Q3]								
<b>Design Activities</b>	3/20/18	3/31/19	[Gantt bar for 2018 Q2-Q4]								
Programming (Ed Specs)	3/20/18	5/1/18	[Gantt bar for 2018 Q2]								
Schematic Design	5/1/18	8/15/18	[Gantt bar for 2018 Q3-Q4]								
Design Development	8/15/18	11/30/18	[Gantt bar for 2018 Q4]								
Construction Documents	11/30/18	3/31/19	[Gantt bar for 2019 Q1]								
<b>Agency Process - City and County</b>	3/18/19	7/25/19	[Gantt bar for 2019 Q2-Q3]								
Early Site Work	3/18/19	4/17/19	[Gantt bar for 2019 Q2]								
Foundations and Structural Steel	3/31/19	5/30/19	[Gantt bar for 2019 Q2]								
Building	5/30/19	7/25/19	[Gantt bar for 2019 Q3]								
<b>Construction</b>	3/18/19	7/31/20	[Gantt bar for 2019 Q2-Q4]								
Sitework Bidding	3/18/19	4/17/19	[Gantt bar for 2019 Q2]								
Sitework Construction	4/17/19	8/27/19	[Gantt bar for 2019 Q3-Q4]								
Foundation & Structure Bidding	3/31/19	5/30/19	[Gantt bar for 2019 Q2]								
Foundation & Structure Constructio	5/30/19	11/30/19	[Gantt bar for 2019 Q3-Q4]								
Building Bidding (& Contracts)	4/17/19	7/25/19	[Gantt bar for 2019 Q3]								
Building Construction	7/25/19	7/31/20	[Gantt bar for 2019 Q4]								
<b>Owner Move In</b>	7/31/20	8/31/20	[Gantt bar for 2020 Q1]								



# MANAGEMENT PLAN

## Project Budget

DESCRIPTIONS	BUDGETS
Costs for Professional Services	\$ 3,421,586
Estimated Project Construction Costs	\$ 25,444,747
Equipment and Furnishing Costs	\$ 1,388,425
Off-Site Costs	\$ 100,000
Contract Administration Costs	\$ 600,000
Contingency - GC/CM	\$ 1,500,000
Contingency - Owner	\$ 1,800,000
Other Related Project Costs	\$ 225,000
Sales Tax	\$ 2,262,387
<b>TOTAL</b>	<b>\$ 36,742,145</b>

## Funding

- The project budget is fully funded. Funding has been secured through the passage of the \$695,000,000 capital improvement bond on February 13, 2018, estimated state School Construction Assistance Program funds of \$5,500,000, and a portion of already collected local impact fees.

## PUBLIC BENEFITS

- Reduced costs
  - Early start minimizes overtime and inflation exposure and maximizes efficiency
- Reduced risks
  - Early work release maximizes weather window ensuring on time completion
- Minimizing unforeseen conditions
  - Early investigation builds a complete understanding of conflicts between existing & proposed conditions
- Public safety
  - Safety protocols vetted during design ensure cost-effective implementation without shortcuts.
- Site complexity
  - Milestones and mobilization planning overcome proximity concerns and conflicting traffic patterns

## PROJECT SUMMARY

- **Meets four qualifying criteria**
  - Complex schedule
  - Occupied site
  - Involvement of the GC/CM during design is critical
  - Complex work environment
- **GC/CM will be under contract early in Schematic Design phase**
- **Public body is qualified**
  - Experienced personnel
  - Clear and logical management plan
  - Necessary funding including contingencies
- **Public benefits**
  - Risk management
  - Time
  - Cost

# Questions?

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