



Sierra Heights Elementary School Phased Renovation Project

(security vestibule & seismic upgrades)

Capital Projects Advisory Review Board
Project Review Committee

**Request for approval to use
GC/CM Project Delivery Method
March 24, 2023**



AGENDA

- **Introductions & Project Team**
- **Renton School District Background**
- **District Equity & Inclusion Plan**
- **Project Management Plan**
- **Project Overview**
- **Qualifying GC/CM Criteria**
- **Project Budget + Funding**
- **Project Schedule**
- **Summary & Questions**

INTRODUCTIONS



MATT FELDMEYER

Renton SD

Executive Director of Capital
Planning & Construction

- ✓ Registered Architect with 20+ years of experience in architecture and capital project management



TRACI ROGSTAD

Renton SD

Senior Facilities Program Director
Project Manager

- ✓ 25 years experience with project management
- ✓ RSD GC/CM Lead
- ✓ Statewide GC/CM Best Practices Committee
- ✓ GC/CM experience – 8 projects

INTRODUCTIONS



Johnny Hong
Integrus Architecture
Architect Project Manager

- ✓ Over 20 years of K-12 design and GC/CM construction experience
- ✓ GC/CM experience – 5 projects



Rebecca
Integrus Architecture
Principal-in-Charge

- ✓ 33 years of experience with K-12 construction projects
- ✓ GC/CM experience – 18 projects



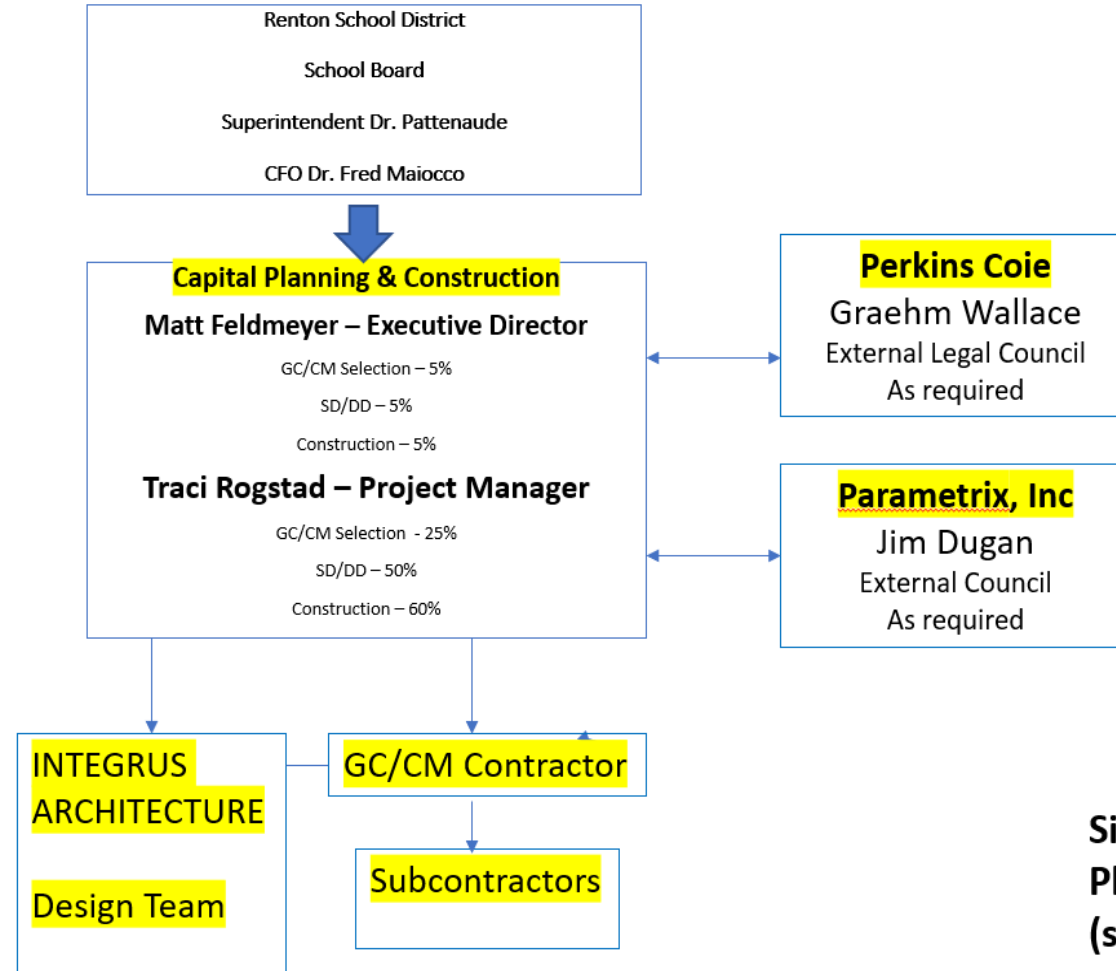
GRAEHM WALLACE
Perkins Coie

- Contract development &
Legal Counsel
- ✓ Extensive GC/CM Experience

PROJECT TEAM

EXPERIENCED TEAM

- Project team members have GC/CM experience
- Recent GC/CM training
- Supplemented team with GC/CM experienced consultants
- Clear & logical lines of authority
- Continuity of project management team

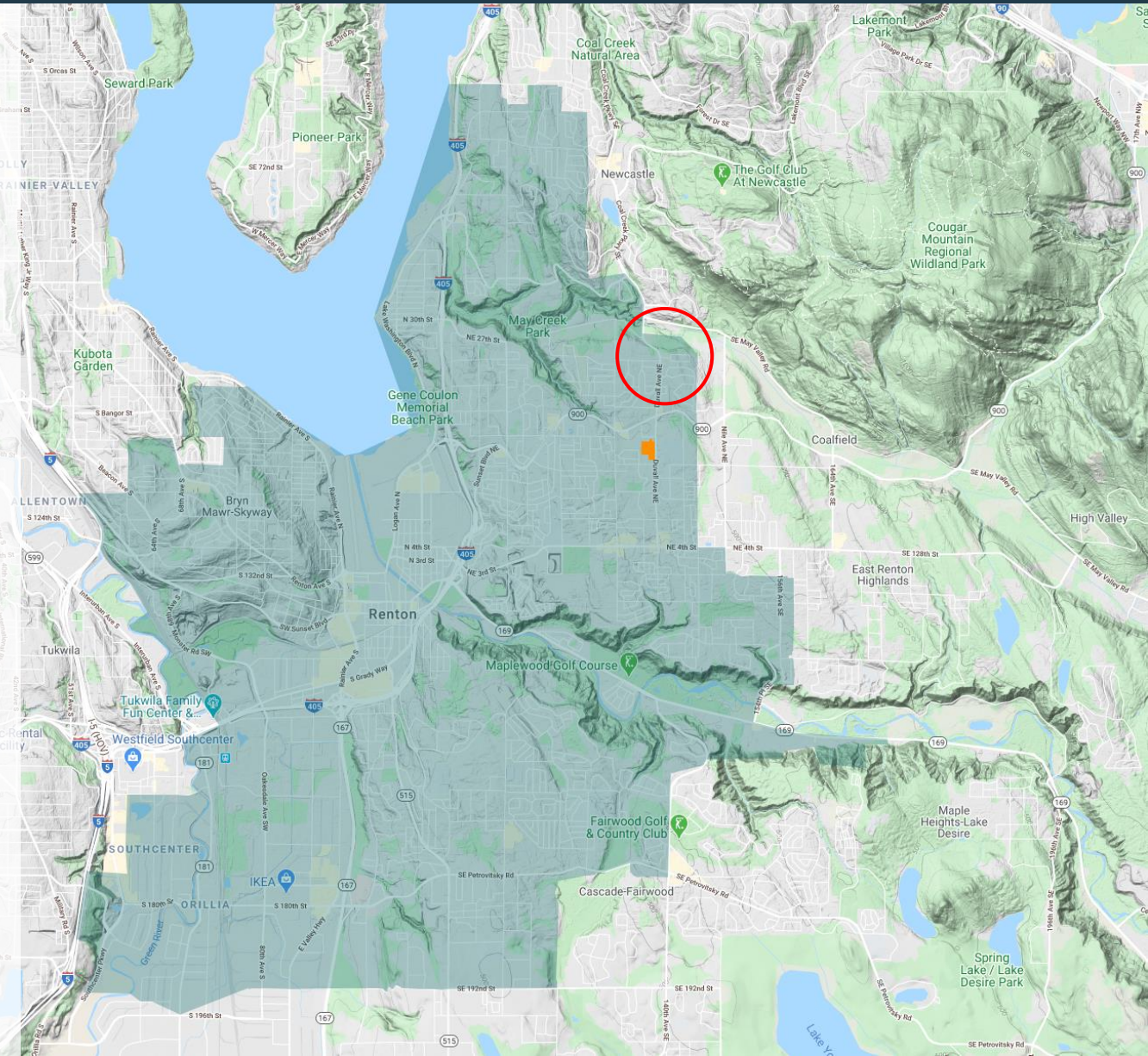


**Sierra Heights Elementary School
Phased Renovation
(secure vestibule and seismic upgrades)**

Project Organization 2023

RENTON SCHOOL DISTRICT BACKGROUND

- Located at south end of Lake Washington, over 33 square miles, and 7 jurisdictions
- District Core Values: Service - Excellence – Equity
- Current enrollment approximately 14,300
- (15) elementary schools, (4) middle schools, (4) high schools, (2) alternative schools, and (1) early learning center
- Minority enrollment: 77% - Hispanic (26%), Asian (25%), Black (15%)
- Rank in top 1% of state's most diverse school districts
- Currently have 3 active GC/CM Construction Projects: Hilltop Heritage Elementary (new construction), Lindbergh High and Renton High Renovation Projects
- Passed \$676 million bond in November 2022
- Preparing for a future GC/CM projects: Hazen HS renovation and Renton HS replacement



DISTRICT EQUITY & INCLUSION

Participation Goals: local share 30%, minority-owned 10%, women-owned 6%, small business 5%

Lindbergh HS GC/CM Renovation Project

- King County Subcontractors Only = 63%
- King, Snohomish & Pierce County Subcontractors = 69%
- Minority Owned Businesses = 1.19%
- Women Owned Businesses = 33.95%
- Disadvantage Businesses (minority & Women owned who qualify for small business) = 1.18%
- Veteran Owned Businesses = 0%
- Small Businesses = 10.50%

Hilltop Heritage Elementary Project GC/CM (new construction)

- King County Subcontractors Only= 61%
- King, Snohomish & Pierce County Subcontractors = 67%
- Minority Owned Businesses = 7.62%
- Women Owned Businesses = 1.45%
- Disadvantage Businesses (minority & Women owned who qualify for small business) = 2.98%
- Veteran Owned Businesses = .42%
- Small Business = 11.52%

DISTRICT INCLUSION PROGRESS & PLANS



- **District Inclusion Plan developed and completed in 2022**
 - added to District front-end documents
 - added to future GC/CM agreements as supplement



- **Increase outreach and education opportunities**
 - local small business EXPOs
 - local advertising
 - small, local, minority business webpages and project boards



- **Current discussions & considerations**
 - revision of district web pages – doing business with RSD
 - district small works roster or shared roster with neighboring districts
 - develop bi-annually lessons learned review process with other districts & GS's

PROJECT MANAGEMENT PLAN



CONTROLS

- School Board review & approval
 - Project Budget, final contract, and amendments
- School Board delegation of authority
 - Contracts &/or change orders less than \$350k
- District PM - authority to issue change order proposals & directives utilizing owner's contingency
 - Up to \$350k, with approval from Exec Director
 - \$350k and over, with consent from school board
- Team Goal is NO Surprises
 - Regular team meetings with principal-level involvement
 - Routine administration progress updates
 - Regular check-ins with legal and GC/CM consultants

PROCUREMENT

- Perkins Coie & Parametrix consult

PROJECT OVERVIEW

1. Challenges exists with the front entry sightline
Complicated re-design by long-ramped corridor
between front entrance and main office

- Swap entrances & re-locate the front office
- Create Secure Entrance Vestibule
- Re-locating/Renovating 4 classrooms
- Renovate student restrooms
- Renovate admin areas and clinic

2. Lateral seismic upgrades throughout the school

- 2021 seismic study recommendations
 - installing steel brace frames
 - adding diaphragm strapping & blocking
 - anchoring walls to diaphragm
 - Adding blocking, steel straps and clips as appropriate

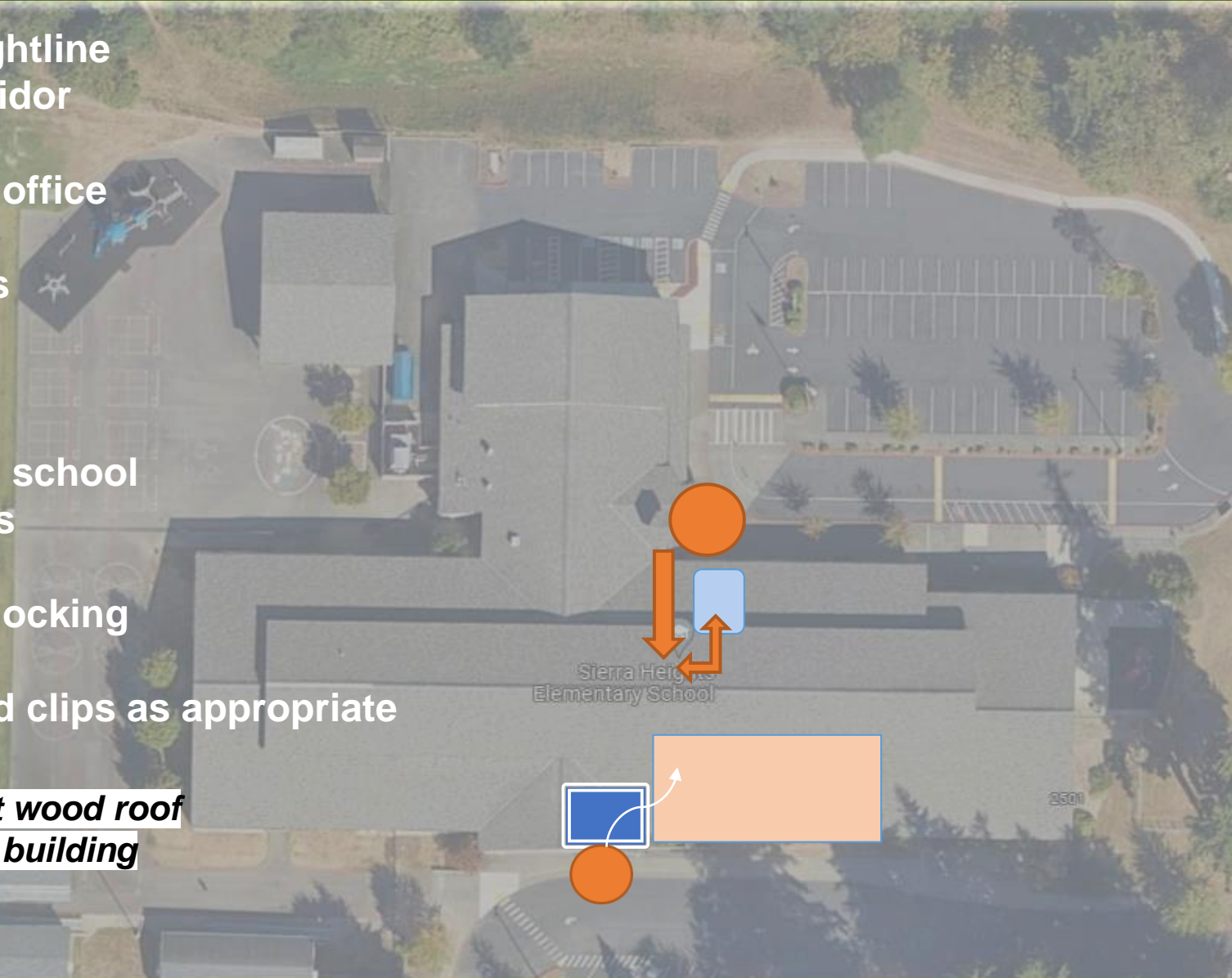
Sierra Heights Elementary School:

1970 construction - masonry walls and a flat wood roof

One-story plus mechanical mezzanine wood building

(1995 significant renovation addition)

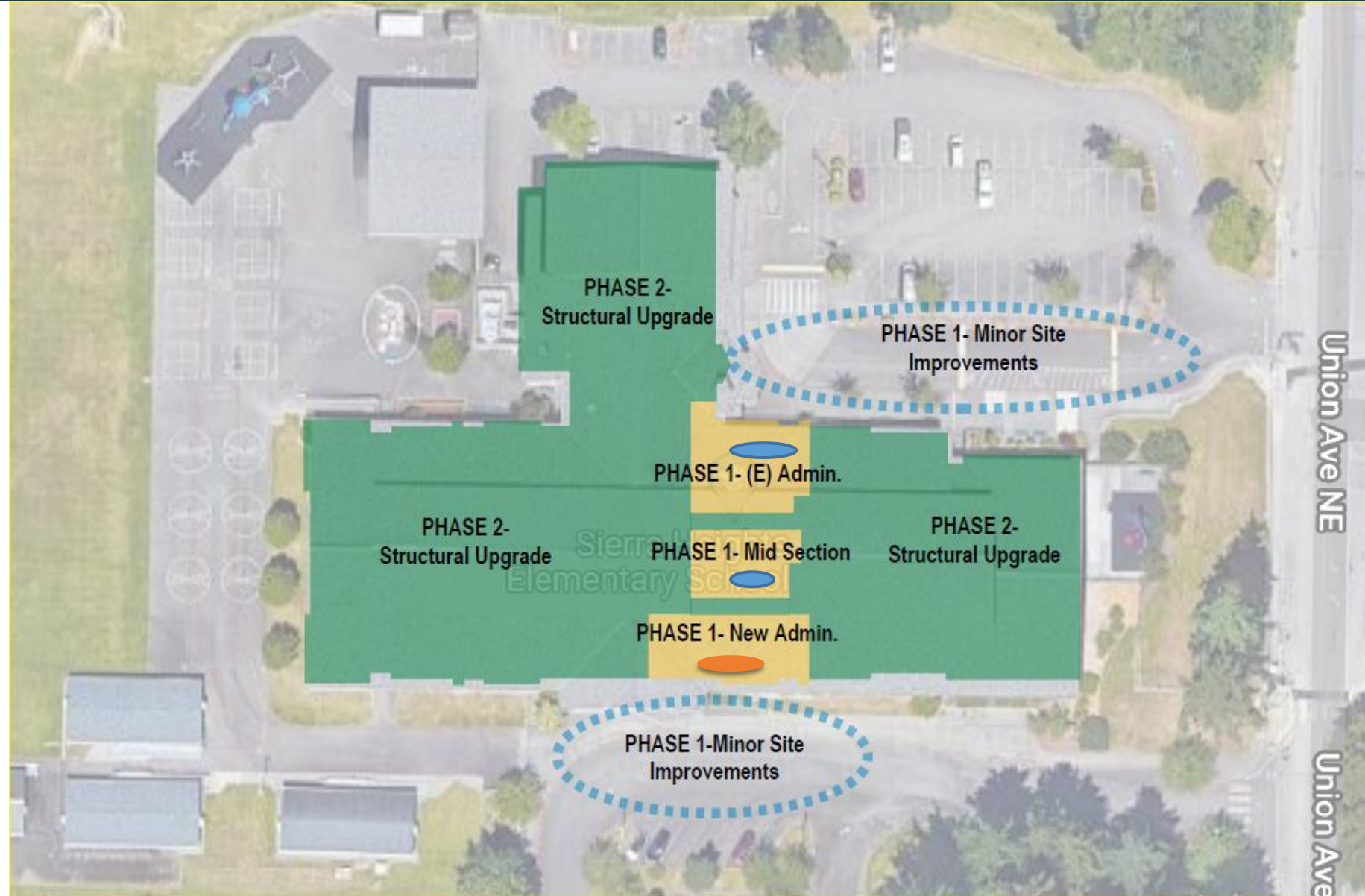
Various small upgrades over the years



PROJECT OVERVIEW

Anticipated Phase I

- Demo classrooms *
- Renovate for New Admin & Main Entrance *
- Complete seismic work in areas under renovation *
- Move admin to new space
- Begin operation of new security vestibule
- Change school operations to new entrance
- Renovate existing admin spaces & mid-section to replace classroom space *

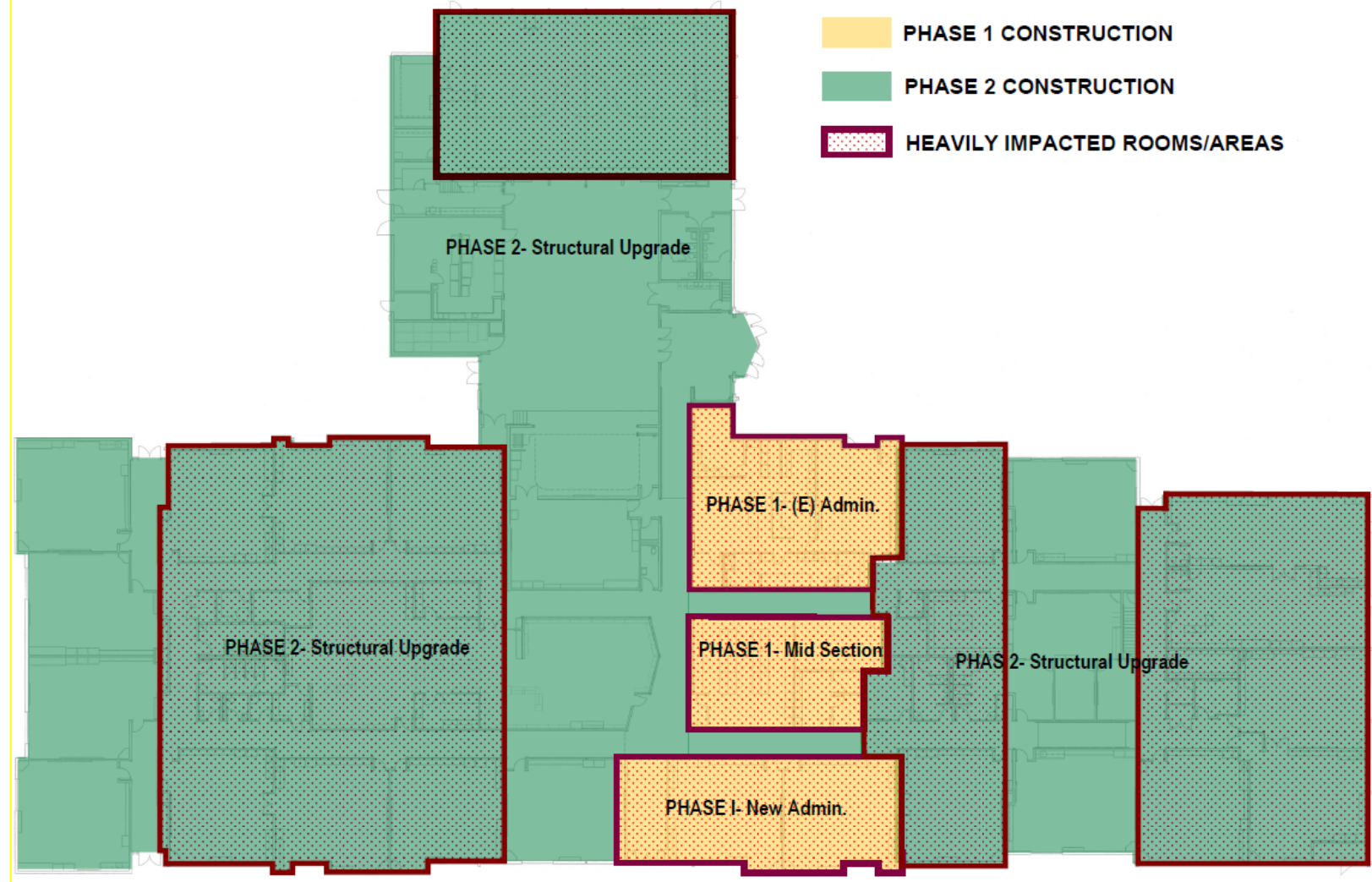


PROJECT OVERVIEW

Anticipated Phase II

GC/CM to assist with scoping, phasing, & scheduling classroom areas for seismic upgrades

- Ensure continuity of school operations
- Minimize construction impact to one area at a time
- Create safe path for staff and students
- Clean & healthy spaces for continued learning
- Schedule heaviest impact work over summer break/other available breaks



QUALIFYING GC/CM PROJECT

(RCW 39.10.340)



Why GC/CM?

- Traditional delivery method is not practical
- Substantial fiscal benefit – minimizes risks, impact to operations and lengthy construction schedule

Meets 3 of 6 criteria

- Complex Scheduling and Phasing
- Construction at an Occupied Campus with continued operations
- Involvement of GC/CM early in project helps the district maintain the budget, increases schedule certainty, benefits the scoping and phasing approach

PROJECT BUDGET + FUNDING



Project Budget

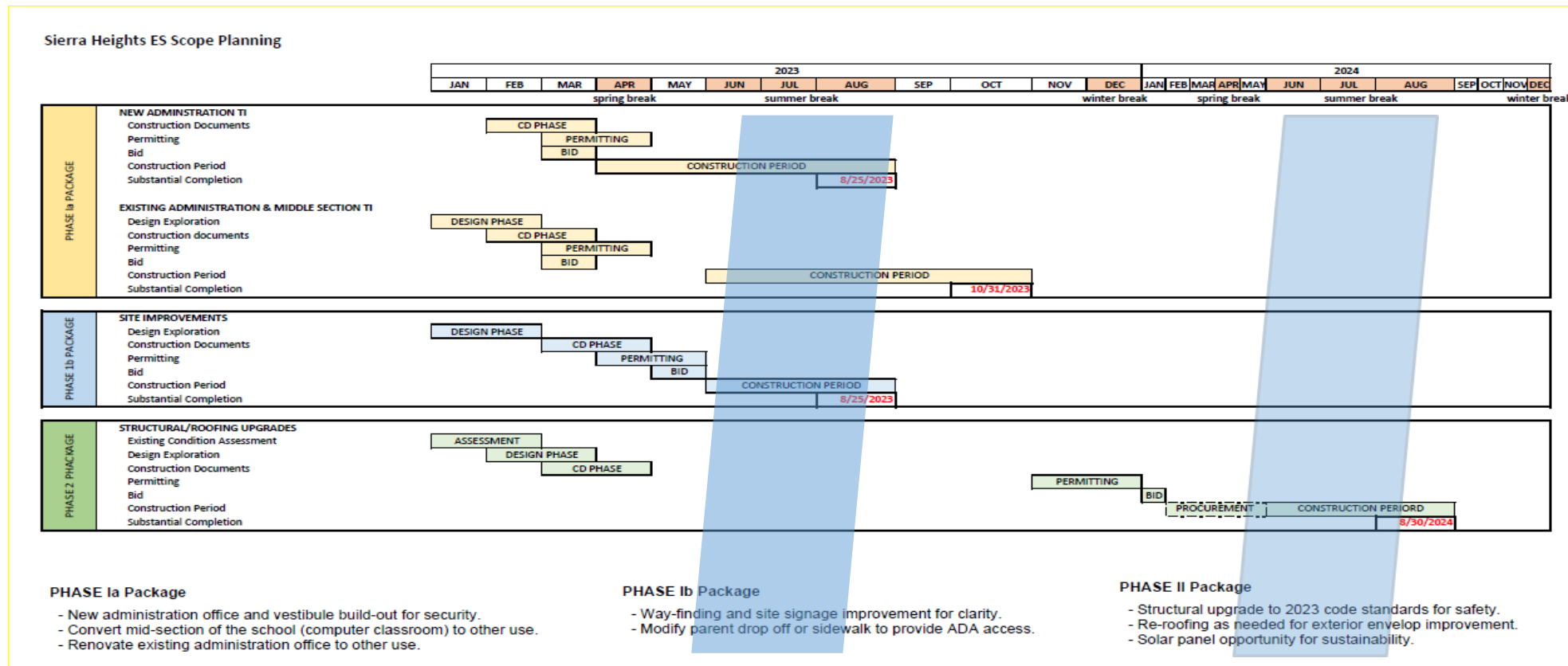
Costs for Professional Services (A/E, Legal etc.)	\$ 1,300,000
Estimated project construction costs (including construction contingencies):	\$ 11,000,000
Equipment and furnishing costs	\$ 500,000
Off-site costs	\$ N/A
Contract administration costs (owner, cm etc.)	\$ 200,000
Contingencies (design & owner)	\$ 700,000
Other related project costs (briefly describe)	\$ N/A
Sales Tax	<u>\$ 1,250,000</u>
Total	\$ 14,950,000

Funding

Funding was secured through the passage of a \$676 million capital improvement bond in November 2022

PROJECT SCHEDULE

Early look at project schedule showed the challenges with phasing, separate bid packages, and impact on schedule & school operations



PROJECT SCHEDULE



Project Schedule (estimated)

A/E Firm Selection & Hire (Complete)	January	2023
Program Development	Jan. – June	2023
PRC Application/Submittal	February	2023
PRC Project Review	March 24	2023
GC/CM RFQ Develop & Advertise	March - April	2023
Shortlist, Interview, RFP, Select GC/CM	April - May	2023
Schematic Design	February – July	2023
Design Development	June – August	2023
Construction Documents (phased)	July – September	2023
Permitting (phased)	Aug – December	2023
Subcontractor bidding, negotiate GMP	Aug - September	2023
Site Work/Building Construction (Phased)	September	2023
	- December	2024
Occupancy	January	2025

SUMMARY

Traditional delivery method is not practical and GC/CM provides a fiscal benefit

Meets three qualifying criteria from RCW 39.10.340

- Complex Scheduling and Phasing
- Construction at an Occupied Campus with continued operations
- Involvement of GC/CM early in project benefits the scoping, scheduling and phasing

RSD has Necessary Experience and Team

- Public body is qualified – knowledge and experience
- Sufficient Personnel with experience
- Written management Plan & logical lines of authority
- Funded and realistic schedule
- Continuity of team with appropriate experience
- Project is funded with the appropriate budget

Other:

- Reportable Progress with Equity and Inclusion
- Public benefit
- GC/CM will be under contract in Schematic Design phase
- No Audit Findings to-date

Questions?

Thank you