



**HIGHLINE**  
PUBLIC SCHOOLS

# PACIFIC MIDDLE SCHOOL REPLACEMENT

Capital Projects Advisory Review Board  
Project Review Committee

**Request for GC/CM Project Delivery Method**  
May 25, 2023



# AGENDA

- I. **Introductions**
- II. **Project Team**
- III. **Project Management Plan**
- IV. **Project Overview**
- V. **Qualifying GC/CM Criteria**
- VI. **Public Benefit**
- VII. **Diversity, Equity + Inclusion Plan**
- VIII. **Project Schedule**
- IX. **Project Funding + Budget**
- X. **Summary**
- XI. **Questions**

# INTRODUCTIONS



**ELLIE DANESHNIA**

Highline PS

Executive Director of Capital  
Planning + Construction

- ✓ 8+ years experience with project management
- ✓ GC/CM experience – 2 projects



**ROBIN BROWN**

Vanir Construction Management

GC/CM Advisor +  
Program Director

- ✓ Over 25 years of project / construction management experience
- ✓ GC/CM experience – Advisory services for Highline PS



**SHANNA CRUTCHFIELD**

Vanir Construction Management

Diversity, Equity + Inclusion  
Advisor

- ✓ Over 15 years of Diversity, Equity & Inclusion experience

# INTRODUCTIONS



**TOBI MAGGI**

Vanir Construction Management

Project Manager

- ✓ 25 years of project management experience
- ✓ GC/CM experience – 2 projects



**KATIE POND**

Hutteball + Oremus Architecture

Principal-in-Charge

- ✓ 12 years experience with K-12 construction projects
- ✓ GC/CM experience – 6 projects



**MICA KLEIN**

Perkins Coie

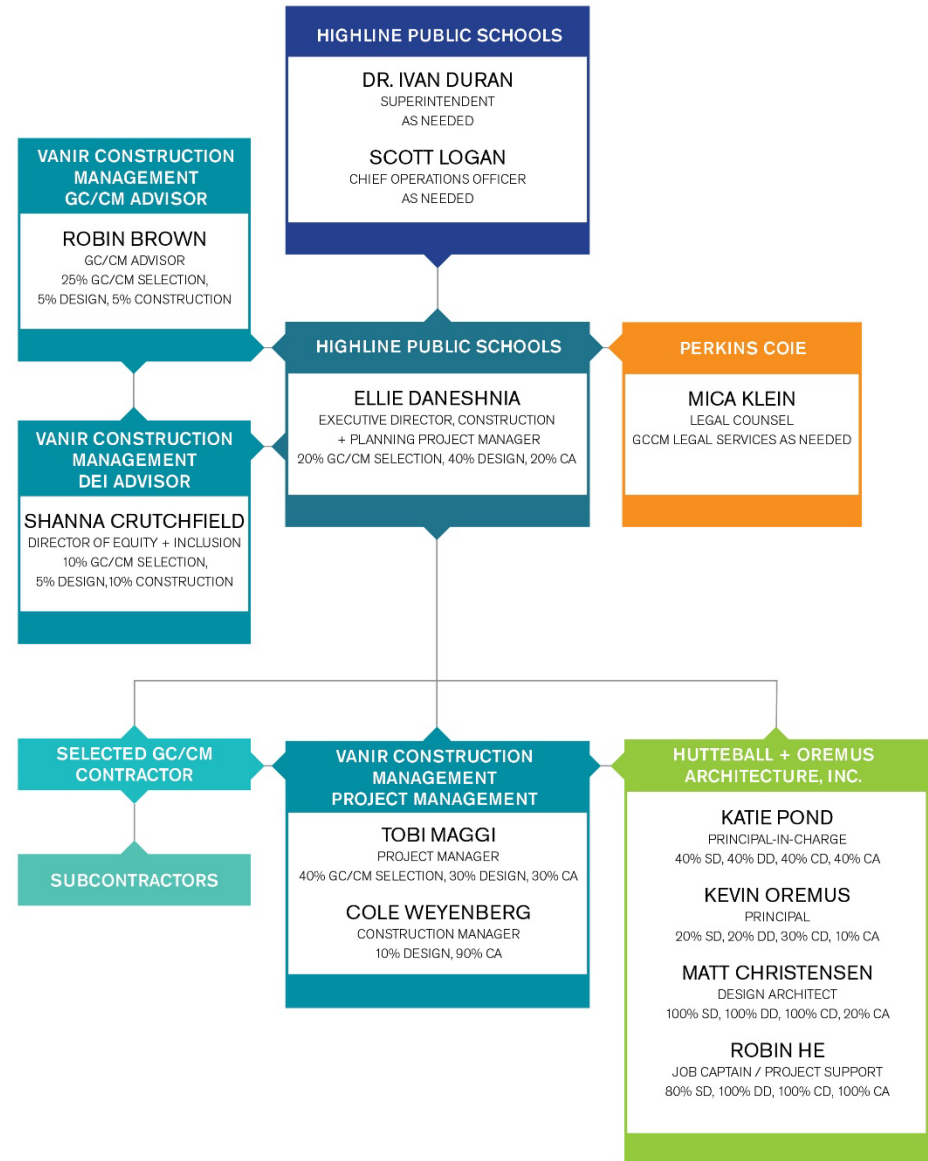
Legal Counsel

- ✓ Extensive GC/CM Experience

# PROJECT TEAM

## EXPERIENCED PROJECT TEAM

- Project team members have GC/CM experience
- Supplemented the Highline Public Schools team with GC/CM experienced consultants
- Established clear & logical lines of authority
- Continuity of project team – 6+ years of team partnering



# PROJECT MANAGEMENT PLAN

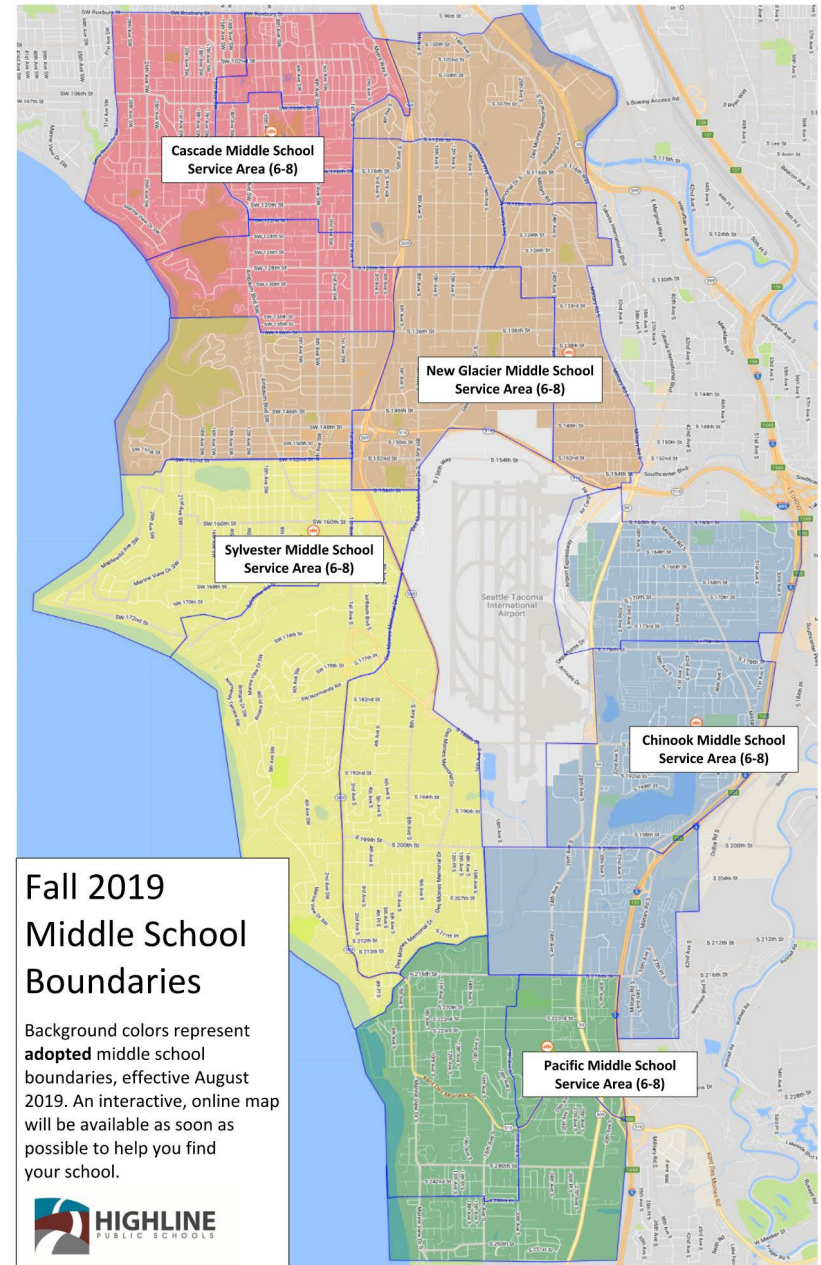
## CONTROLS

- Program / Project Management Plan is in place
- Established lines of authority
- Delegated level of spending authority
- Clear listing of available sources and use of Capital Funds
- Established project schedule
- Capital Planning department has in-house procurement and accounting
- Program Management software in place for document control

# PROJECT OVERVIEW

## HIGHLINE PUBLIC SCHOOLS

- Located across multiple jurisdictions surrounding SeaTac airport
- Current district enrollment approximately 17,250
- (18) elementary schools, (5) middle schools, (4) high schools, (7) choice schools, and (1) early learning center
- The existing Pacific Middle School does not meet current educational and security standards due to its age and design
- Growth in area due to both affordable housing and new development
- The Pacific Middle School project is the last project of the 2022 Bond, following two high school replacement projects



# PROJECT OVERVIEW

## PROPOSED NEW MIDDLE SCHOOL

- 132,800 sf over 3 stories
- 40+ classrooms
- 950 student capacity
- Total Project Budget: \$142.7 Million





# QUALIFYING GC/CM PROJECT

(RCW 39.10.340)

## Why GC/CM?

- Provides substantial fiscal benefit
- Traditional delivery method is not practical

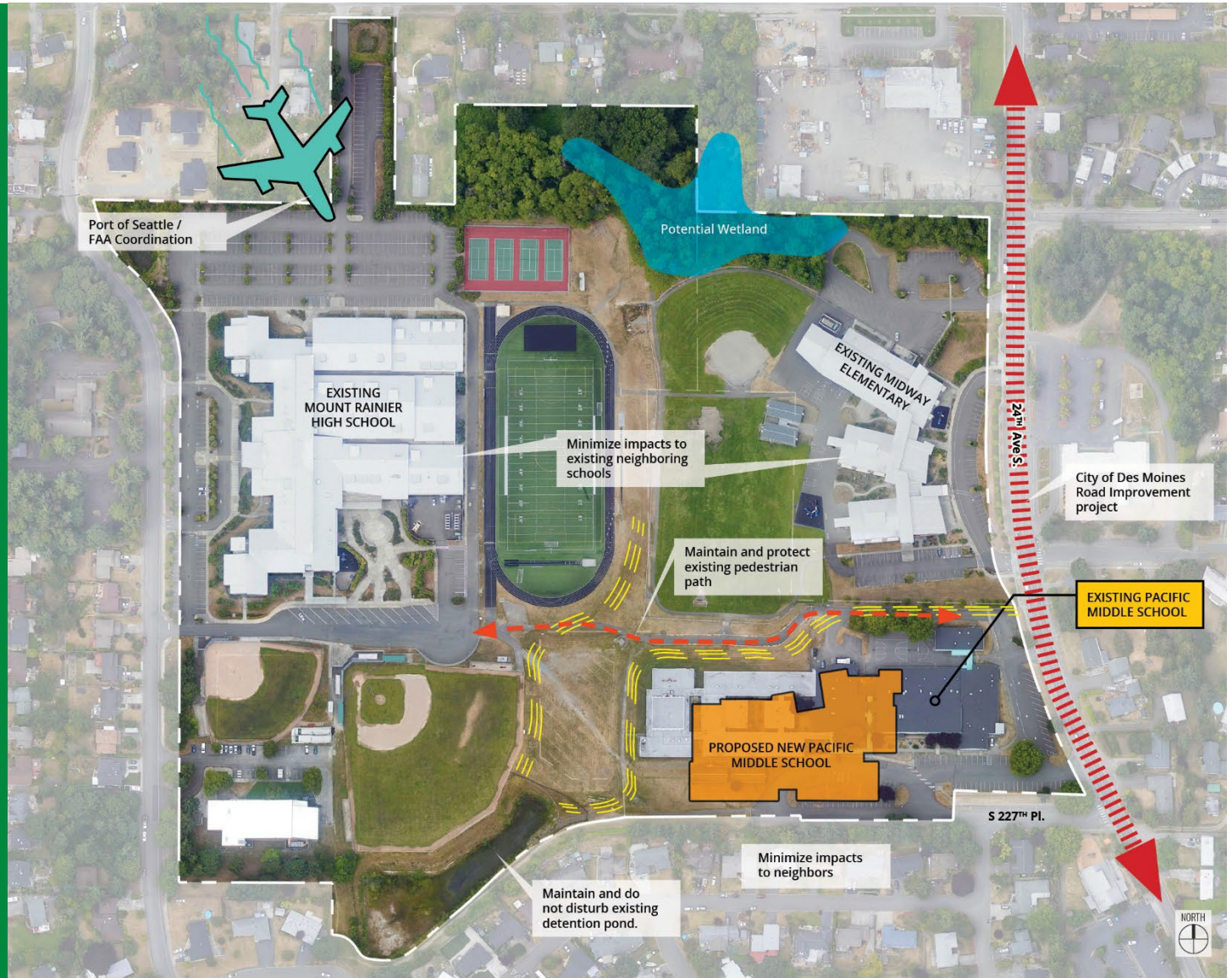
## This project meets 3 of the 6 criteria.

- ✓ • 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 during the design stage is critical to the success of the project
- The project encompasses a complex or technical work environment.
- The project requires specialized work on a building that has historical significance.
- The project is a heavy civil construction project.

# QUALIFYING GC/CM PROJECT

## Schedule

- Project is tied to the school year with no flexibility on opening date
- Project start is contingent upon availability of the swing school site. Completion in summer 2027 is critical to ensure swing site is available for next project
- GC/CM provides critical management of construction scheduling and procurement process



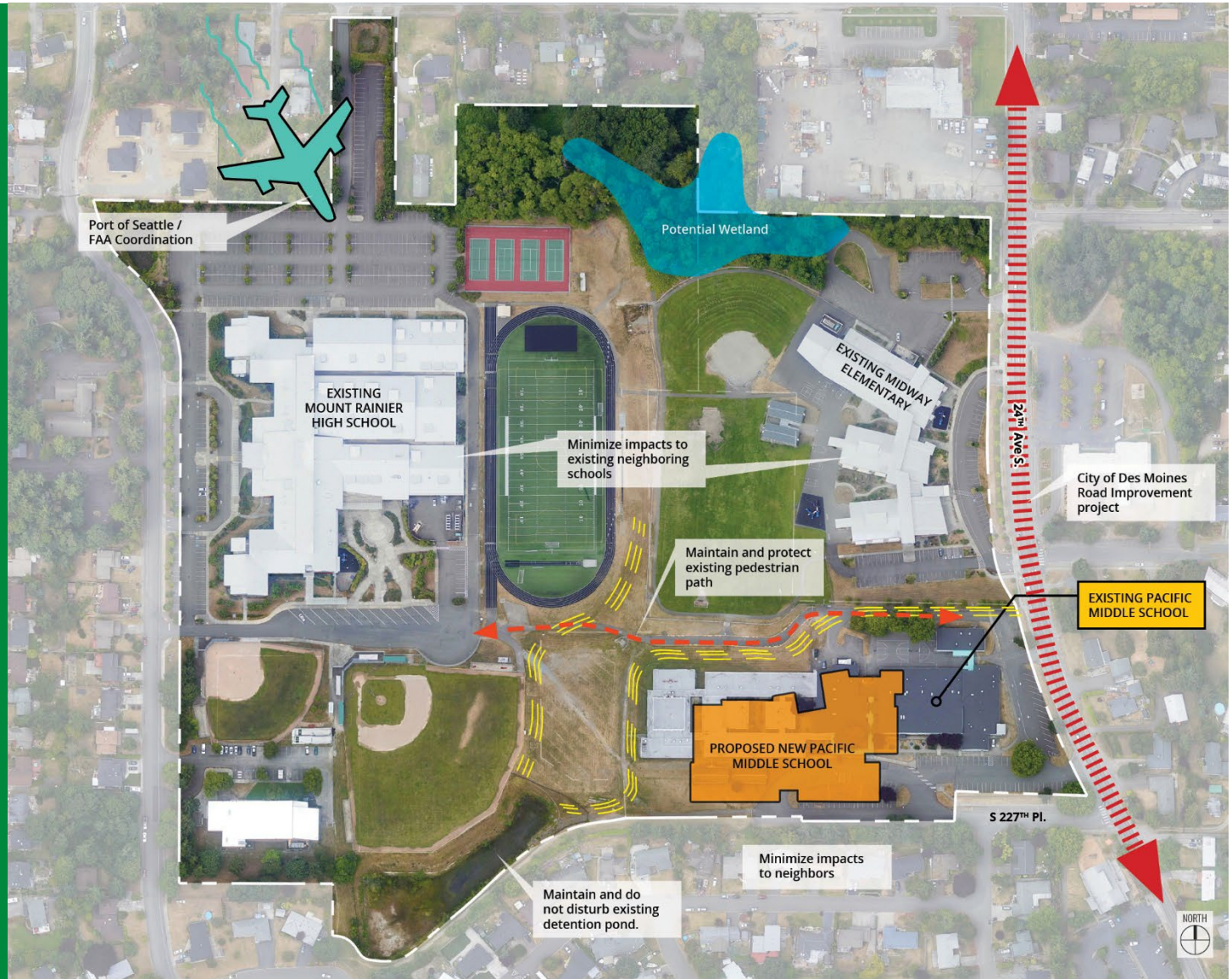
# QUALIFYING GC/CM PROJECT

## Occupied Site

- 11.85 acre campus is shared by Midway ES, Pacific MS and Mt. Rainier HS

## Demo & Site Coordination

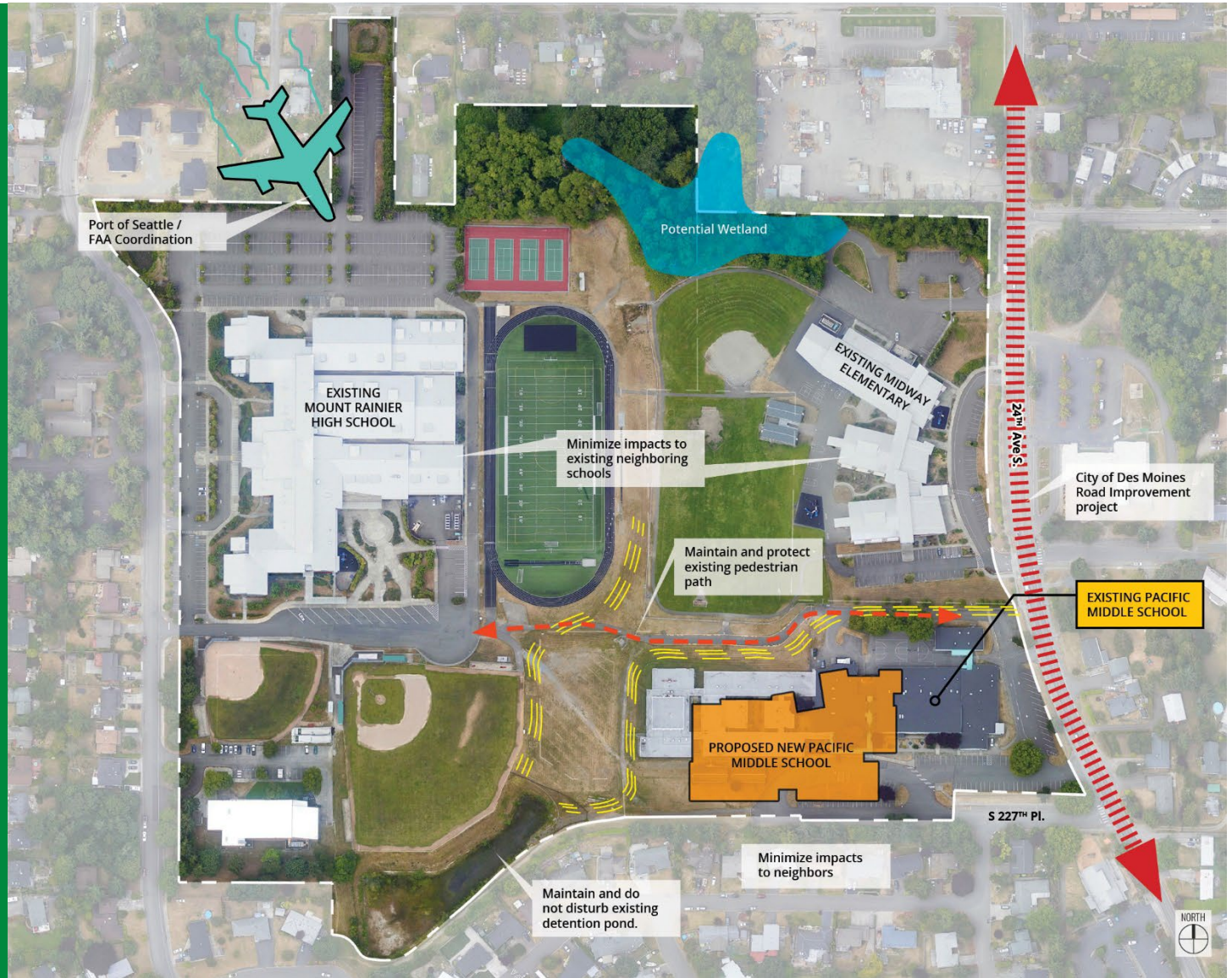
- Relocate Pacific MS to swing site
- Demo existing facility during summer break



# QUALIFYING GC/CM PROJECT

## Site Challenges

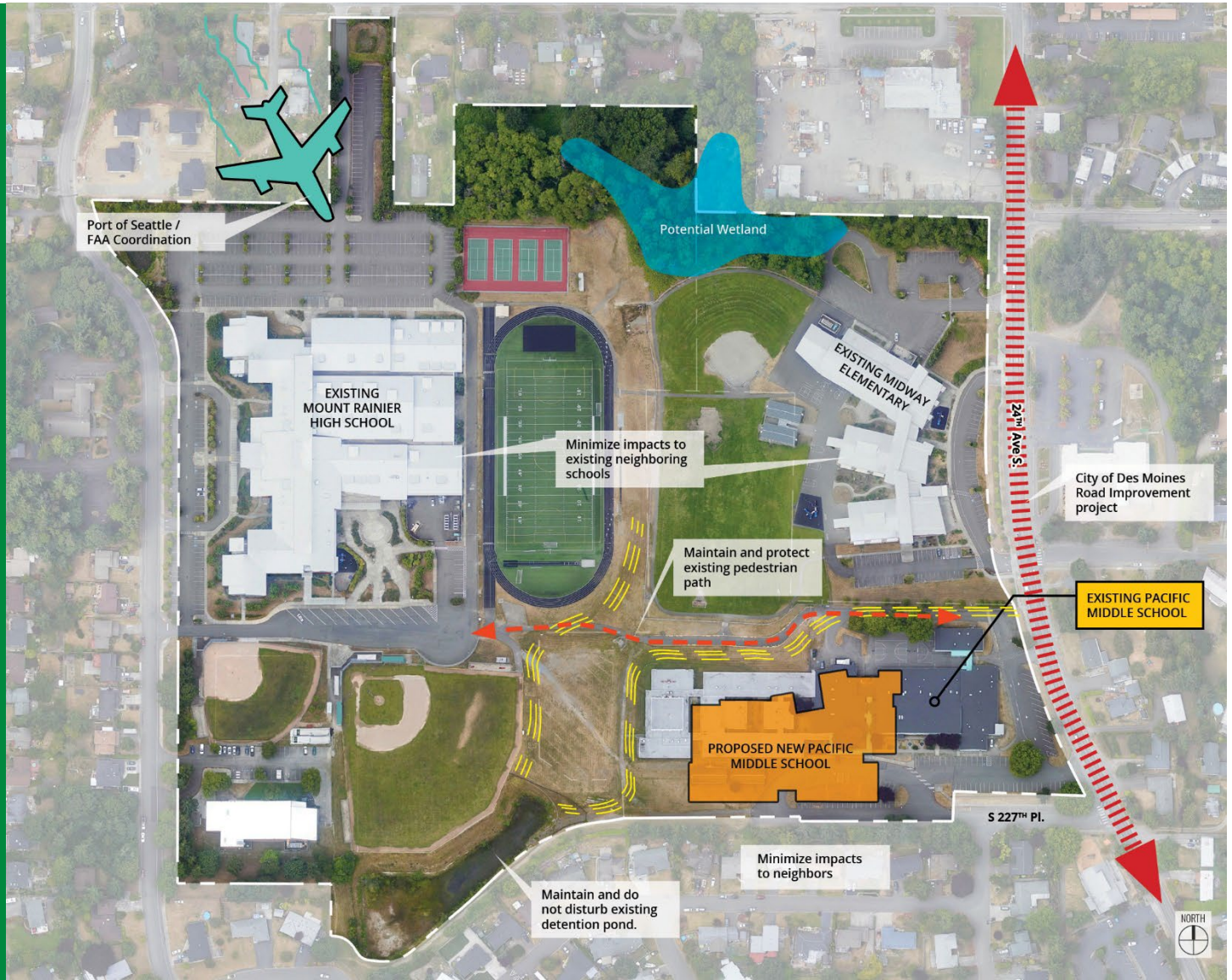
- Soil borings suggest large amounts of undocumented fill, and high groundwater which create a moderate potential for liquefaction.
- VE with the GC/CM's input will be critically important to arrive at the most appropriate foundation design decision for this project



# QUALIFYING GC/CM PROJECT

## Port of Seattle (POS) / FAA Coordination

- Project is subject to POS/ FAA sound attenuation performance requirements
- Project's will benefit from GC/CM's assistance in adhering to Federal Contract Provisions, Federal Wage Rates, and Buy American Provisions



# PUBLIC BENEFIT

- The GC/CM will assist the district:
  - Maintain the school project schedule.
  - Maintain the school project budget and reduce district risk.
  - Provide more flexibility by allowing the district to engage subcontractors during the design of a project.
  - Optimize the value of numerous services like cost estimating, value engineering, and constructability reviews.
  - With early procurement of long lead items.
  - During design and construction to achieve the DEI goals by engaging with the community and minority-owned, women-owned, small and local businesses.

# DIVERSITY, EQUITY + INCLUSION PLAN

## OBJECTIVE:

Highline Public Schools is creating an environment for businesses owned by people of color and/or women to actively participate in their contracting and procurement process. Inclusive business participation in contracting and procurement is an important source of income and jobs in our communities and helps to strengthen community and business partnerships economically and socially.

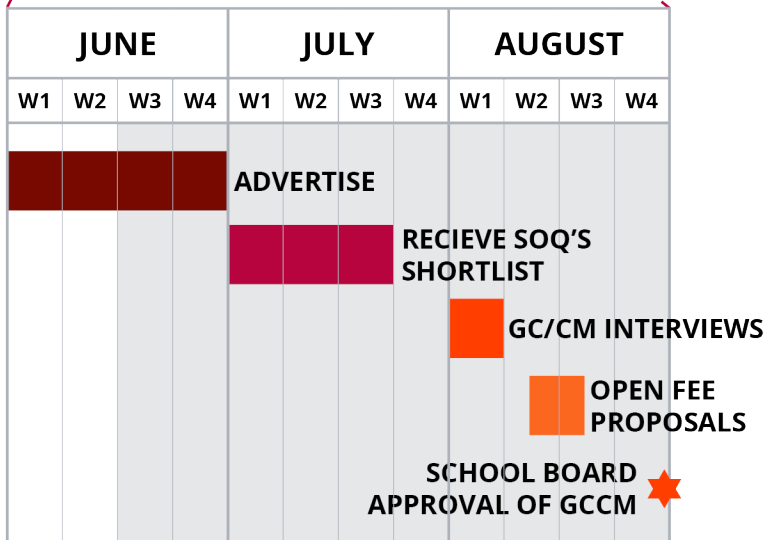
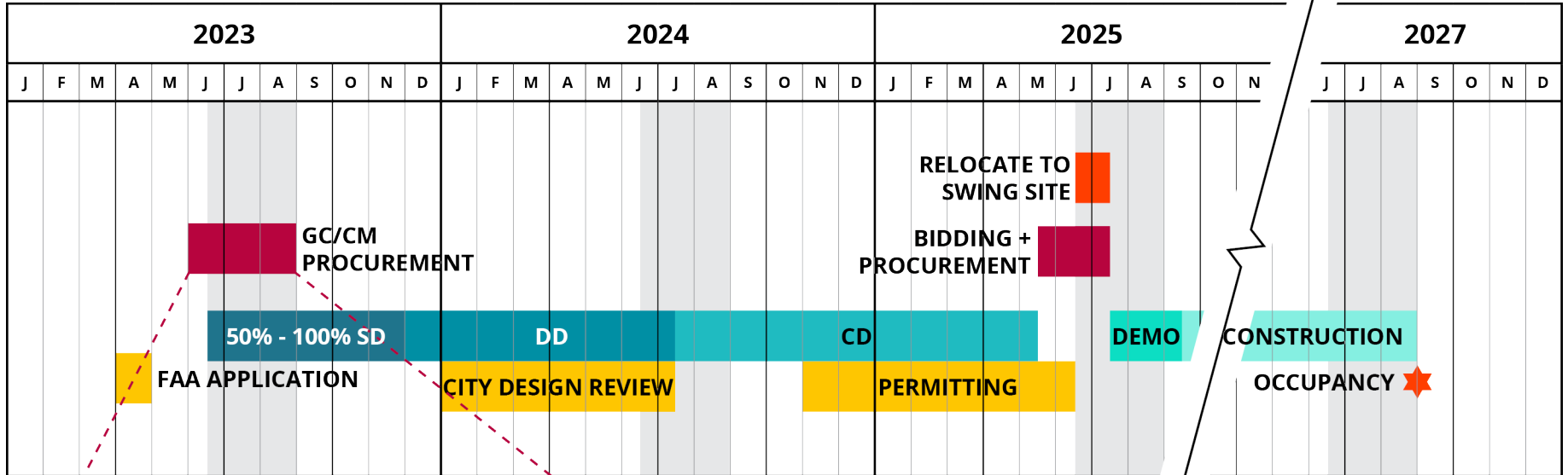
## DIVERSITY, EQUITY + INCLUSION (DEI) PLAN:

The DEI plan includes goals for qualified diverse business participation. The district has established goals for the percentage of total contract work that is allocated to diverse business participation, including prime and subcontracting venture on the project.

## GOALS FOR CERTIFIED DIVERSE BUSINESS PARTICIPATION:

- Minority-owned businesses 10%
- Women-owned businesses 6%
- Small-owned businesses 5%
- Local businesses 20% *(based on headquarters in King County)*

# PROJECT SCHEDULE





# PROJECT FUNDING

## Project Funding

Remaining 2016 Bond Funds	\$2,641,441
2022 Bond Funds	\$136,687,926
Port of Seattle Noise Attenuation Funding	\$2,384,526
FAA Noise Attenuation Funding	\$1,004,842
<b><u>TOTAL:</u></b>	<b>\$142,718,735</b>

# PROJECT BUDGET

## Project Budget

Costs for Professional Services	\$12,800,000
Estimated Project Construction Costs <i>(Including construction contingencies)</i>	\$99,800,000
Equipment and Furnishing Costs	\$4,490,000
Off-site costs	\$380,000
Contract Administration Costs <i>(Owner, CM, Etc.)</i>	\$5,360,000
Contingencies <i>(Design, Owner)</i>	\$7,540,000
Other Related Project Costs <i>(Permits, insurance, utility charges, T&amp;I)</i>	\$2,270,000
Sales Tax	\$10,080,000
<b><u>TOTAL:</u></b>	<b>\$142,720,000</b>

# SUMMARY

- GC/CM is best suited for this project
  - Provides substantial fiscal benefit and traditional delivery method is not practical
- Project meets three qualifying criteria from RCW 39.10.340
- Highline Public Schools is qualified
  - Highly qualified and experienced team
  - Clear written management plan
  - Project is funded with the appropriate budget

# QUESTIONS?



Thank you for your consideration