

FIFE PUBLIC SCHOOLS

FIFE HIGH SCHOOL REPLACEMENT PROJECT



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6/20/2023

AGENDA

- Introductions of Project Team
- Necessary Experience + Knowledge
- Project Scope of Work + Overview
- Project Schedule
- Project Budget
- Qualifying GC/CM Criteria
- Project Inclusion
- Summary
- Questions



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NECESSARY KNOWLEDGE

CONTINUITY OF EXPERIENCE



Kevin Alfano, Superintendent of Fife Public Schools

More than 25 years in the District including 9 years as Superintendent.



Mica Klein, Perkins Coie-District Legal Council

Mica's practice focuses on complex public construction and dispute resolution.



Jennifer Halleck, Associate Director Construction Operations and Projects of CSG/ESD 112

17 years of experience working with school operations and construction. Her expertise is in school district capital facilities master planning and bond program execution. Currently the Program Lead for Fife Public School's.



Kris Stamon, AIA, DBIA, Principal/Project Manager, McGranahan Architects

More than 20 years of experience in the design of K12 facilities.

Christopher J. Lilley, AIA, Principal in Charge, McGranahan Architects

Over 30 years of experience designing K-12 facilities in Western Washington, including 7 high school projects.



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INTRODUCTIONS OF THE TEAM

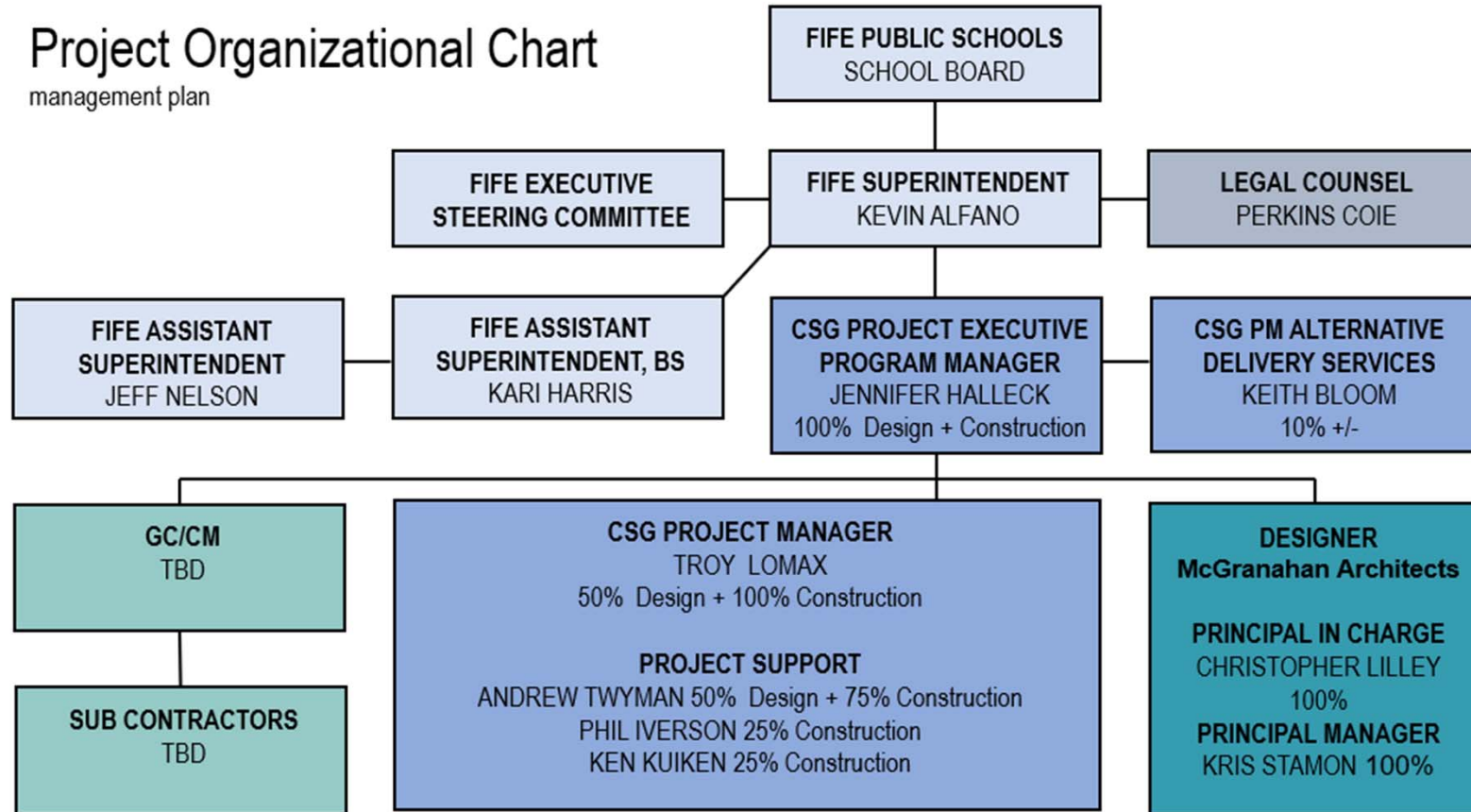
MANAGEMENT PLAN

Extensive Project Experience at multiple levels: Perkins Coie, Construction Services Group/ESD112, and McGranahan Architects.

Committed leadership of District throughout the Project.

Ability to provide additional personnel with experience throughout the project as needed.

Project Organizational Chart management plan



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PROJECT SCOPE OF WORK

PROJECT OVERVIEW

The primary concern is the safety of K-12 students, staff, and visitors.

Fife Public Schools plans to construct a multi-phase Replacement High School for Grades 9-12 on the existing campus of the Fife High School and Fife Elementary School. Planning includes 1,300 students, approximately 204,000 gross square feet, with students occupying in August 2027.

Construction of the new high school will occur in and around an active high school campus as the District intends to integrate its new 32,500 GSF STEAM Center on the Fife High School Campus.

A GC/CM contractor will be essential in providing a safe and secure site.



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PROJECT SCOPE OF WORK

PHASING SEQUENCING

We strongly believe that the use of GC/CM qualifies for alternative project delivery under RCW 39.10. This tight urban project site involves complex scheduling, phasing, and coordination.

The complexities of construction on an occupied site with liquefiable soils and a high-water table require unique coordination between school operations, contractor and architect.

Many of the design decisions will require thoughtful approaches to the implementation and phasing in order to minimize student impacts during construction and obtain greater cost certainty for the life of the project.

The ability of the GC/CM to participate in the early decision-making process provides realistic, market-based phasing and approaches to a tight, occupied site while maximizing each public capital dollar invested by the citizens of Washington and the District.



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PROJECT SCOPE OF WORK

SITE CONSTRAINTS

OCCUPIED SITE

Student movement around campus between existing facilities that will remain in operation during construction, including parking, sports fields, and classroom buildings. Establishing, maintaining, and modifying safe pedestrian routes will be paramount.

This High School Campus site and access points are also shared with Fife Elementary School, High School Athletics, and District Transportation Center.

ENVIRONMENTAL

Given the site's poor soil conditions and high-water table, it is known that the foundation of the new buildings will require pilings of significant depth.

TIGHT URBAN ENVIRONMENT

The site is relatively small and fully developed. There are limited open areas to construct a project of this size.

The ability to create additional access points for construction will be severely limited due to surrounding residences and businesses.

The project will require complex scheduling and phasing due to very limited access points for construction logistical operations.

SITE UTILITIES

Site utilities will be modified in phases including overhead and underground power, data fiber lines, water, stormwater, and natural gas. Those utilities serve the existing high school and the adjacent elementary school.

Utilities in the adjacent ROW also serve other areas in the city. Interruptions in those services would be very detrimental to the ongoing function of the schools.



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PROJECT SCHEDULE

First Publication of RFQ for GC/CM Serv.	7/18/2023
Notify Short List	8/18/2023
RFFP Submittal Deadline and Opening	9/12/2023
Notify Most Qualified GC/CM	9/15/2023
GC/CM Agreement w/ Pre-Con Executed	10/30/2023
Begin Schematic Design	6/1/2023
Successful Bond Election	11/7/2023
Begin Design Development	2/1/2024
Begin Construction Documents	8/1/2024
Final MACC / Negotiations	6/1/2025
School Board Approval of MACC / GMP	8/31/2025
Anticipated Substantial Completion	7/15/2027
FFE & Teacher/Student Move in	8/1/2027
Anticipated Final Building/Site Completion	12/1/2028

The District will procure site evaluation services over the next several months such as geotechnical investigation, wetlands assessment, archaeological and cultural assessment, topographic and boundary survey, and transportation planning services.

The District has also selected McGranahan Architects as their prime architectural firm, through an RFQ process.

PROJECT BUDGET

Project Budget

Costs for Professional Services:	\$10.09M
Estimated project construction costs:	\$162.86M
Equipment and furnishing costs:	\$4.45M
Off-site costs:	Included in GMP
Contract administration costs:	\$4.62M
Contingencies:	\$19.43M
Other related project costs:	\$7.39M
Sales Tax:	\$16.29M
Total Project Cost:	\$225.13M

Funding

Project planning is funded by remaining capital bonds in a tax measure passed by the Fife Public Schools in the February 2018 special election. The project is planned to be funded by capital bonds in a tax measure proposed by the school district and voted on in November 2023. The District is also working with the Office of the Superintendent of Public Instruction to obtain state construction assistance for the project.

The Overall Funding Includes:

2018 February - Bond Surplus Funding \$12,500,000
(Not included in the projected total cost)
2023 November - Capital Project Funding \$205,000,000
2023 - Forecasted State Funding Assistance \$20,300,000



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PROJECT QUALIFYING CRITERIA

RCW 39.10.340

Project involves construction at an occupied facility which must continue to operate

This Fife High School Campus site, Fife Elementary School, High School Athletics, and District Transportation Center will continue to operate adjacent to the new construction.

Involvement of the GC/CM during the design stage is critical to the success of the project

The GC/CM will bring valuable expertise, providing real-time cost data while the design team explores options.

They will help the team explore ways to reduce temporary costs associated with phasing and provide feedback related to materials and systems that are experiencing long lead times or inflated costs.

They will also provide valuable input on the construction staging and execution implications of differing design proposals, helping the district drive as much value into the final product as possible.

Project involves complex scheduling, coordination, and phasing

Integrating the GC/CM into the development of the project strengthens project success. We plan to explore opportunities for early phased work and early procurement for long lead materials.

The complex phasing currently anticipated was developed without the expertise of a contractor. The GC/CM adds expertise to the team in evaluating the logistical implications of a proposed phasing plan and can help us vet the feasibility of the plan.

They will be able to help ensure the scope for each phase is achievable as well as evaluating what will be required to coordinate and assure smooth transitions between phases.



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PROJECT INCLUSION

COMMITMENT

The District is committed to monitoring and following all public works laws and applicable requirements. It is District policy (FSD Policy 6220) to encourage the participation of small, women, and minority-owned businesses in all of their bidding processes.

Furthermore, Fife Public Schools is dedicated to making selections that only align with their Strategic Direction and more specifically, the FSD Vision and Mission.

VISION

The Vision of the Fife School District is to be an inclusive and affirming learning organization that inspires achievement and personal growth in **all** students and prepares them to succeed in college, careers, community, and life.

MISSION

The Mission of the Fife School District is to be equity-focused and committed to success for **all**, including dismantling barriers for historically marginalized groups. Recognizing, celebrating, and embracing the diversity in our students and staff.

REQUIREMENT

Furthermore, in the selection process of a GC/CM partner, the Fife School District will **require** the firm to have the following:
An employee on staff who is dedicated to and oversees Diversity, Equity and Inclusion for the firm.

MWBE Inclusion plan for the project that will:

- lay out the steps for outreach and participation of MWBEs;
- facilitate events to encourage participation of local businesses;
- have specific strategies to match work with small and MWBEs;
- have a process for oversight, monitoring and reporting their inclusion of MWBE goals;
- have a specific plan to recognize and remove barriers for MWBE participation in this project;



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SUMMARY

The Fife High School Replacement project is a good candidate for the GC/CM alternative delivery model

- Meets qualifying criteria from RCW 39.10.340
- Certainty of Schedule
- The GC/CM will help the District maintain timely completion of the project
- Phasing work will reduce unforeseen conditions
- Reduce District Risk
- The GC/CM will help the District maintain the project budget
- Resources and controls are in place
- A team with extensive experience working together
- (Fife School District, CSG, Perkin Coie, and McGranahan)
- Collaborative input between owner, architect, and GCCM contractor; provides effective means to identify and control cost and risk early in the project and throughout the life of construction.
- Enhanced collaboration
- With the guidance of a GCCM contractor, the district will obtain better diversity and inclusion through a required on-staff employee of the Contractor who is dedicated to executing an Inclusion Plan for the project.

Fife Public Schools has successfully completed the GCCM procurement and delivery of two Schools since passing the 2018 Bond.

The District's recent experience in the completion of \$200M+ in construction projects has allowed the district to recognize the benefits that the GCCM contractor experience brings directly compared to traditional hard bid contractor experience and understands the value that the GCCM contractor brings to large complex occupied sites, pre-construction, construction, and closeout.



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QUESTIONS

Question No. 1

What lessons learned from the previous two GC/CM projects will you apply to this project?

Answer

Procurement

The collaborative nature of the GC/CM process allowed us to have early open discussions about the procurement of long lead items. Early procurement or change in design allowed us to be nimble and quickly agree on solutions together making the decision-making process much faster due to the collective team approach to problem solving. Additionally, at Fife Elementary, not only were we able to discuss early material procurement but we also were able to capture dryer weather conditions with an early procurement of the subcontractor bid package for ground preparations and geo pier installation given the high-water table on the site – the same site as Fife High School. We will look to our next GC/CM contractor to have early discussions about procurement in the design phases and as they arise and over the course of Construction.

Reliable Promising

As a result of the “Schools Team” approach with the local Cities, early partnerships with the GC/CM allowed Fife to create reliable promises with the Architect, City, Contractor, and School District in early design and phasing.

We learned that when we engaged the GC/CM contractor in the design process and early communications with the local jurisdictions, we were able to explore phasing and jurisdiction questions with a high level of confidence that what was being proposed, could, in fact, be accomplished within a critical schedule. Additionally, this allowed us to gain the trust of the Cities early on in the process, which seemed to expedite the Cities’ inspections to proceed smoothly and any issues were able to be worked out very quickly given the earlier trust that had been established. The smaller, yet urban environment of Fife High School will need this same level of expertise and trust with the jurisdictions.

Diversity and Inclusion

We learned a lot with our other projects and now have a better understanding on what is possible with procurement regarding diversity and inclusion. We aim to improve on our MWBE and local participation results with this project by asking our GCCM partner to integrate shared goals into their procurement strategy early and collaborate to provide increased outreach within our region.



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THANK YOU

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Surprise Lake Middle School



New Elementary



Fife High School STEAM Center



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