

Advocacy • Achievement • Accountability



# STEVENS MIDDLE SCHOOL IMPROVEMENTS

Capital Projects Advisory Review Board  
Project Review Committee

Request for **GC/CM Project Delivery Method**

November 30, 2023

**PERKINS**coie  
COUNSEL TO GREAT COMPANIES



**INTEGRUS**

# 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 Budget + Funding**
- X. **Summary**
- XI. **Questions**

# INTRODUCTIONS



**Martin Brewer**

PASD

Superintendent

- ✓ 35 years educational experience
- ✓ 13 years experience with project leadership
- ✓ Four capital construction projects



**Nolan Duce**

PASD

Director of Facilities

- ✓ Over 16 years of Capital project experience
- ✓ School and Skills Center construction
- ✓ WAMOA Executive Board Member – 4 Years



**Robin Brown**

Vanir Construction Management

GC/CM Advisor +  
Program Director

- ✓ Over 25 years of K-12 project / construction management experience
- ✓ GC/CM experience – Advisory services for multiple projects

# INTRODUCTIONS



**Craig Fulton**

Vanir Construction Management

Project Director

- ✓ 30 years of project management experience
- ✓ Alternative Delivery experience – 3 projects



**Amy Vanderhorst**

Integrus Architecture

Principal-in-Charge

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



**Mica Klein**

Perkins Coie

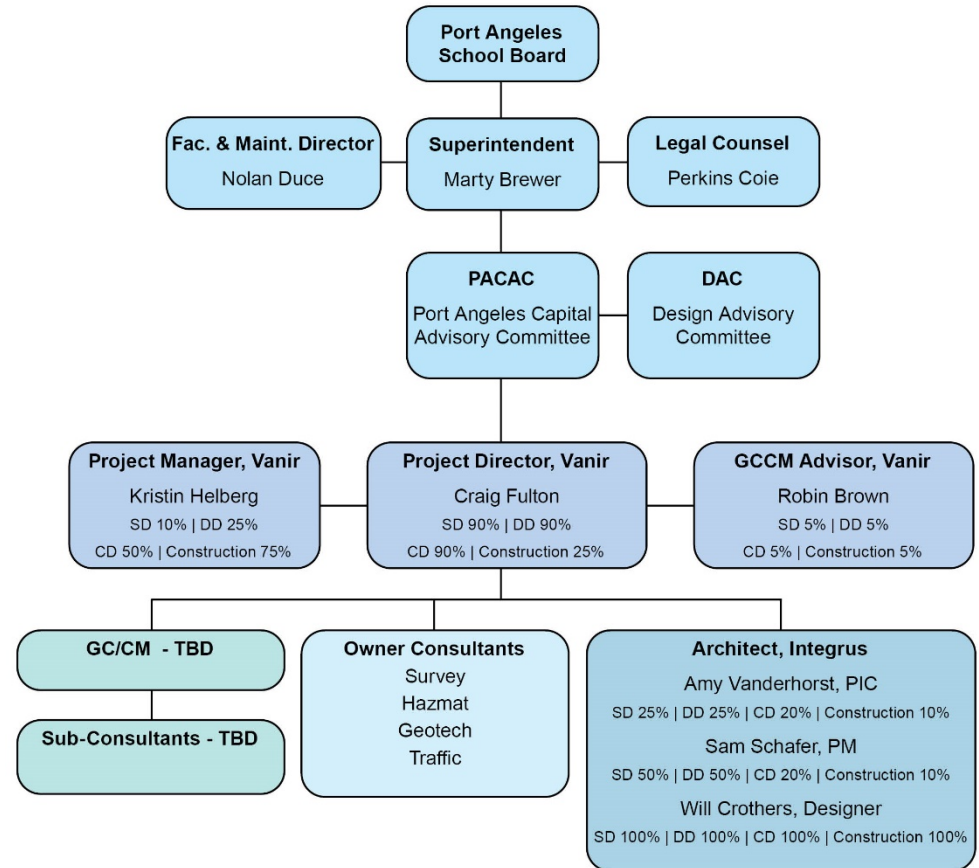
Legal Counsel

- ✓ Extensive GC/CM Experience

# PROJECT TEAM

## EXPERIENCED PROJECT TEAM

- Project team members have GC/CM experience
- Supplemented team with GC/CM experienced consultants
- Established clear & logical lines of authority



# PROJECT MANAGEMENT PLAN

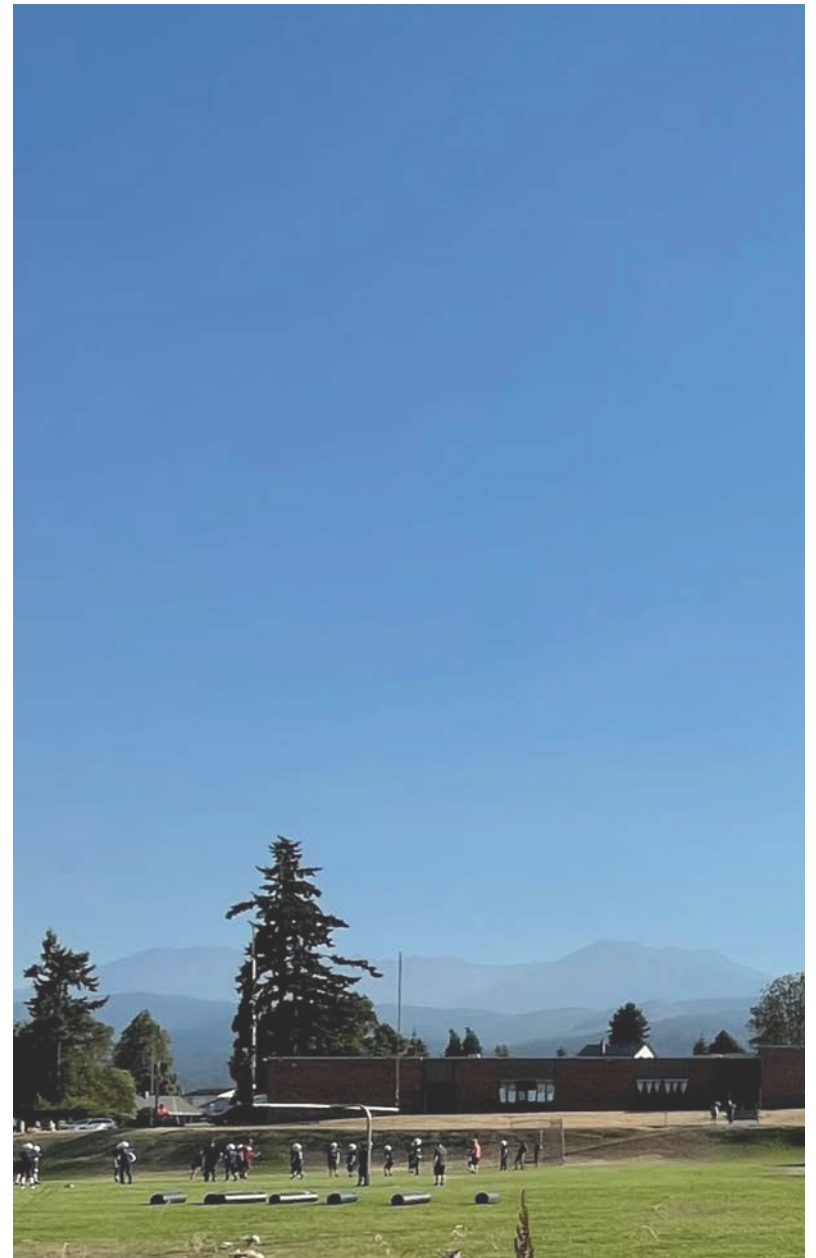
## CONTROLS

- Established lines of authority
- Delegated level of spending authority
- Clear understanding of available sources and use of Capital Funds
- Established project schedule
- District Business and Operations Department has in-house procurement and accounting, with School Board approval of all contracts.

# PROJECT OVERVIEW

## PORT ANGELES PUBLIC SCHOOLS

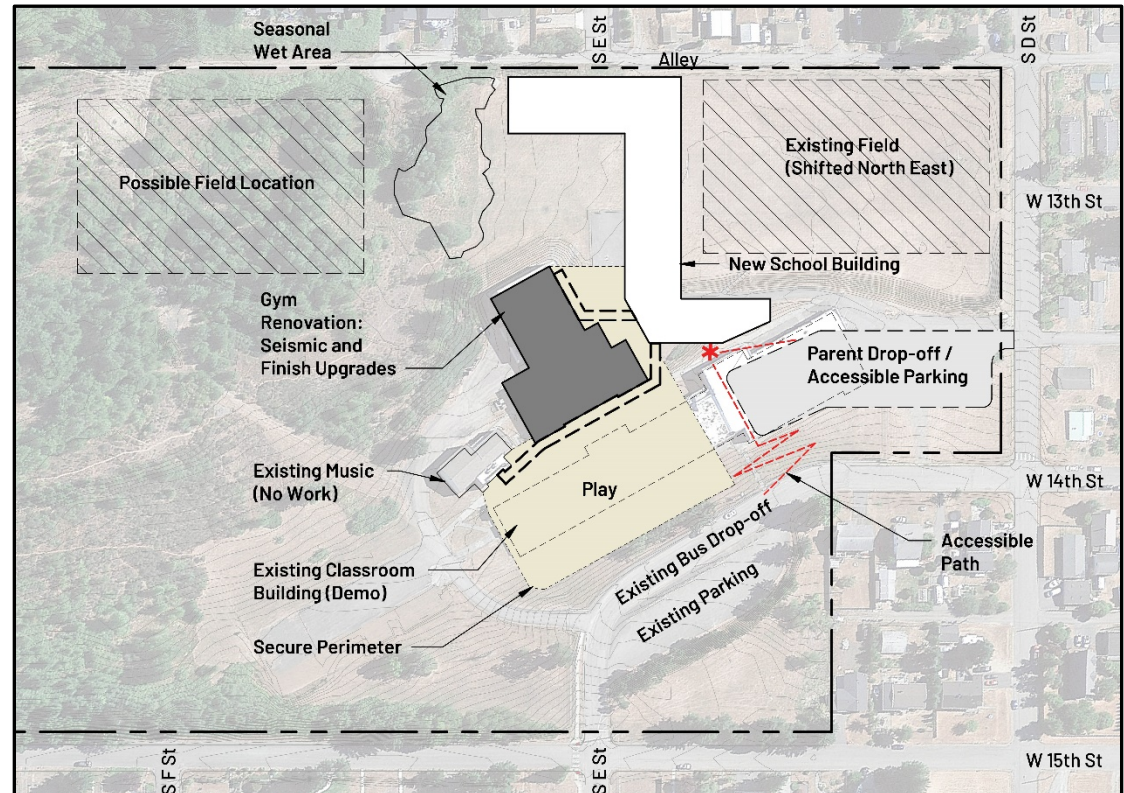
- Located across the City of Port Angeles
- Current district enrollment approximately 3,446
  - 64% free and reduced meals
  - 10% enrollment are Native American
  - 10% enrollment are Hispanic / Latino
- (5) elementary schools, (1) middle school, (1) high school, (1) alternative high school; Additionally: Seaview Academy (online) and Running Start (partnership with Peninsula College)
- The existing Stevens Middle School does not meet current educational and security standards due to its age and design; and cannot support the relocation of 6 graders to middle school
- The Stevens Middle School project is funded by 5-year levy, to be followed with a Bond measure in 2025 for high school and elementary school improvements



# PROJECT OVERVIEW

**GOAL:** Expand and modernize Middle School capacity, returning District to traditional Middle School model including 6<sup>th</sup> Grade with 7<sup>th</sup> and 8<sup>th</sup> Grade

- 930-Student Capacity
- 87,000 SF Addition
  - Classrooms
  - CTE
  - Music
  - Library
  - Commons
- 23,000 SF Modernization
  - PE and Athletics
- 44,000 SF Demolition
- Sitework
- Project Budget: \$70.9M





# QUALIFYING GC/CM PROJECT

(RCW 39.10.340)

## Why GC/CM?

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

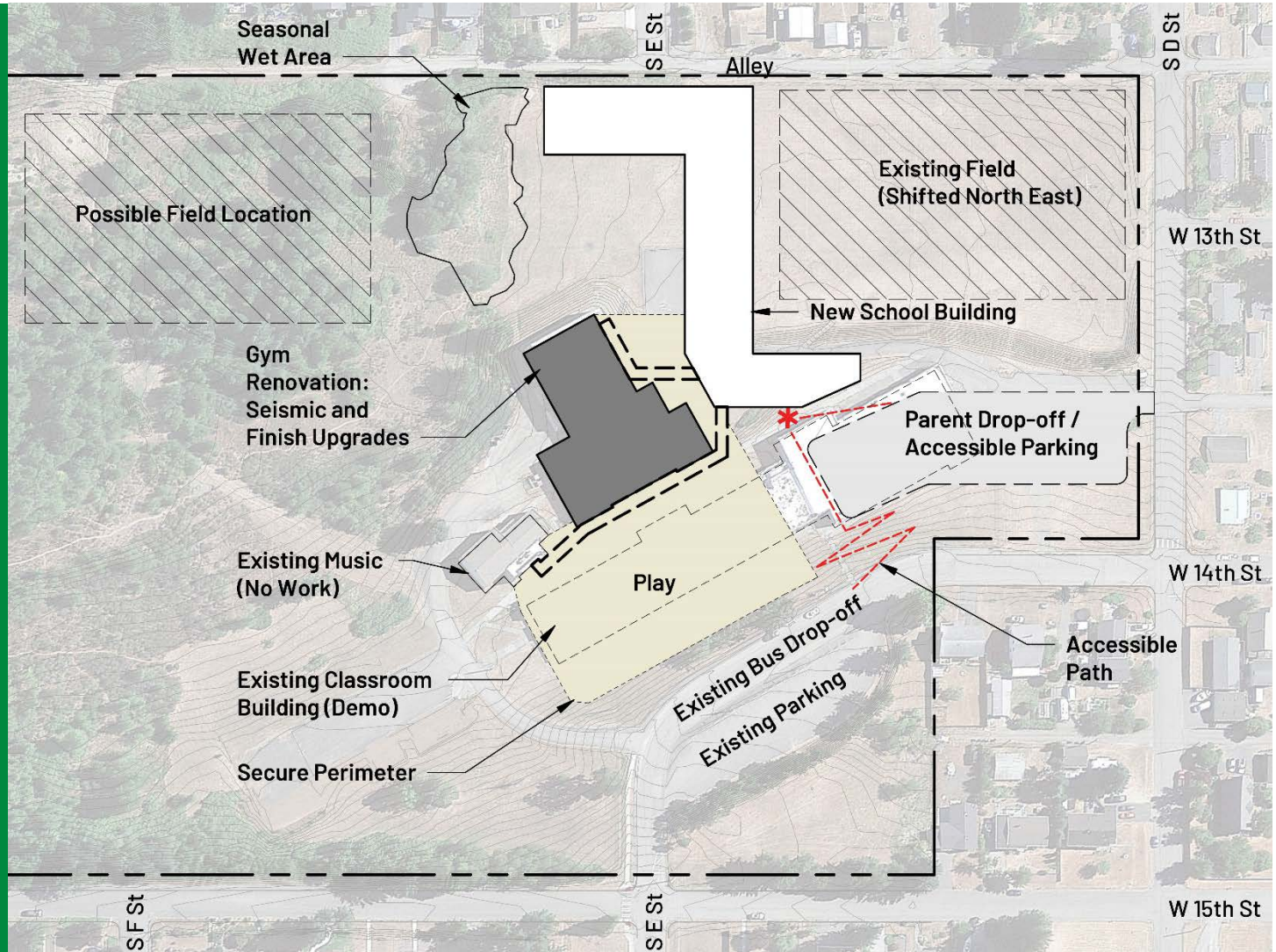
## This project meets 4 of the 6 criteria.

- ✓ • 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

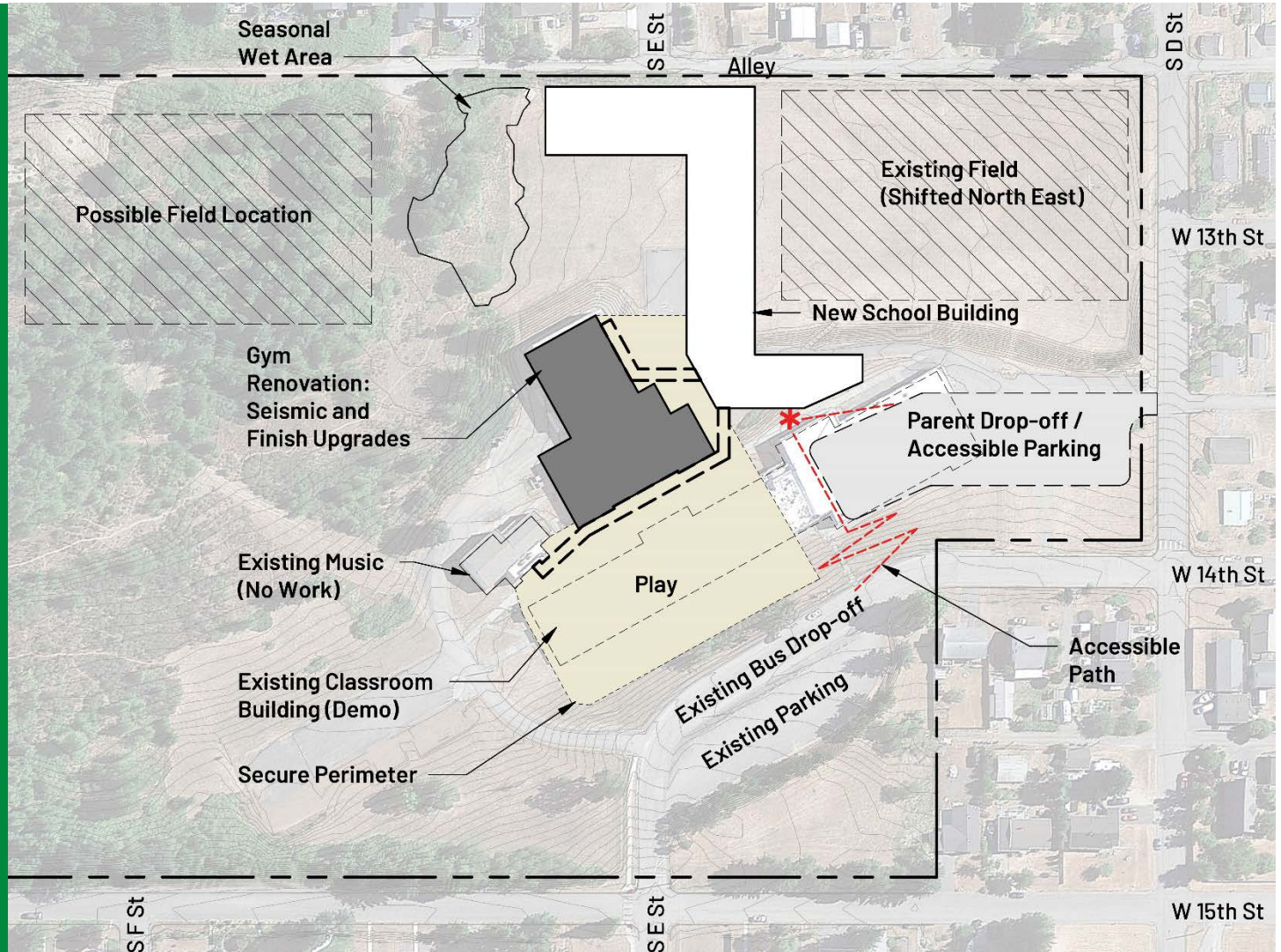
- Project is tied to the school year with limited flexibility on opening date
- Renovation needs to be timed around school calendar, with limited windows for work available
- New wing needs to be complete for move-in before demo can take place
- Waiting period for full levy collection creates uncertainty



# QUALIFYING GC/CM PROJECT

## Occupied Site

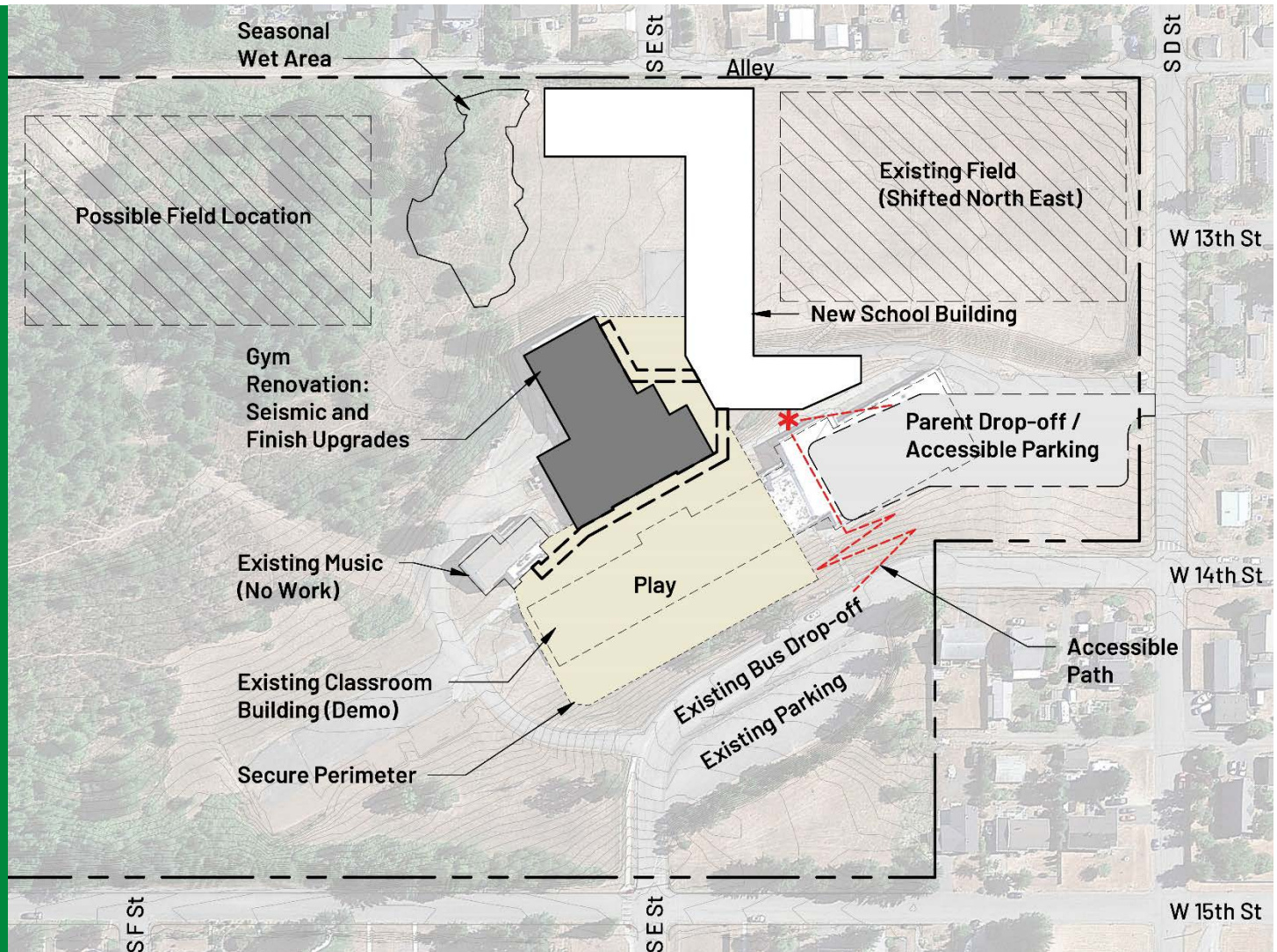
- Construction coordination around a functioning school
- Student safety, given proximity to construction activity
- Minimizing noise, air pollution, and other distractions to students' educational activities
- Continuity of services, infrastructure, deliveries, pickup/drop-off



# QUALIFYING GC/CM PROJECT

## Renovation

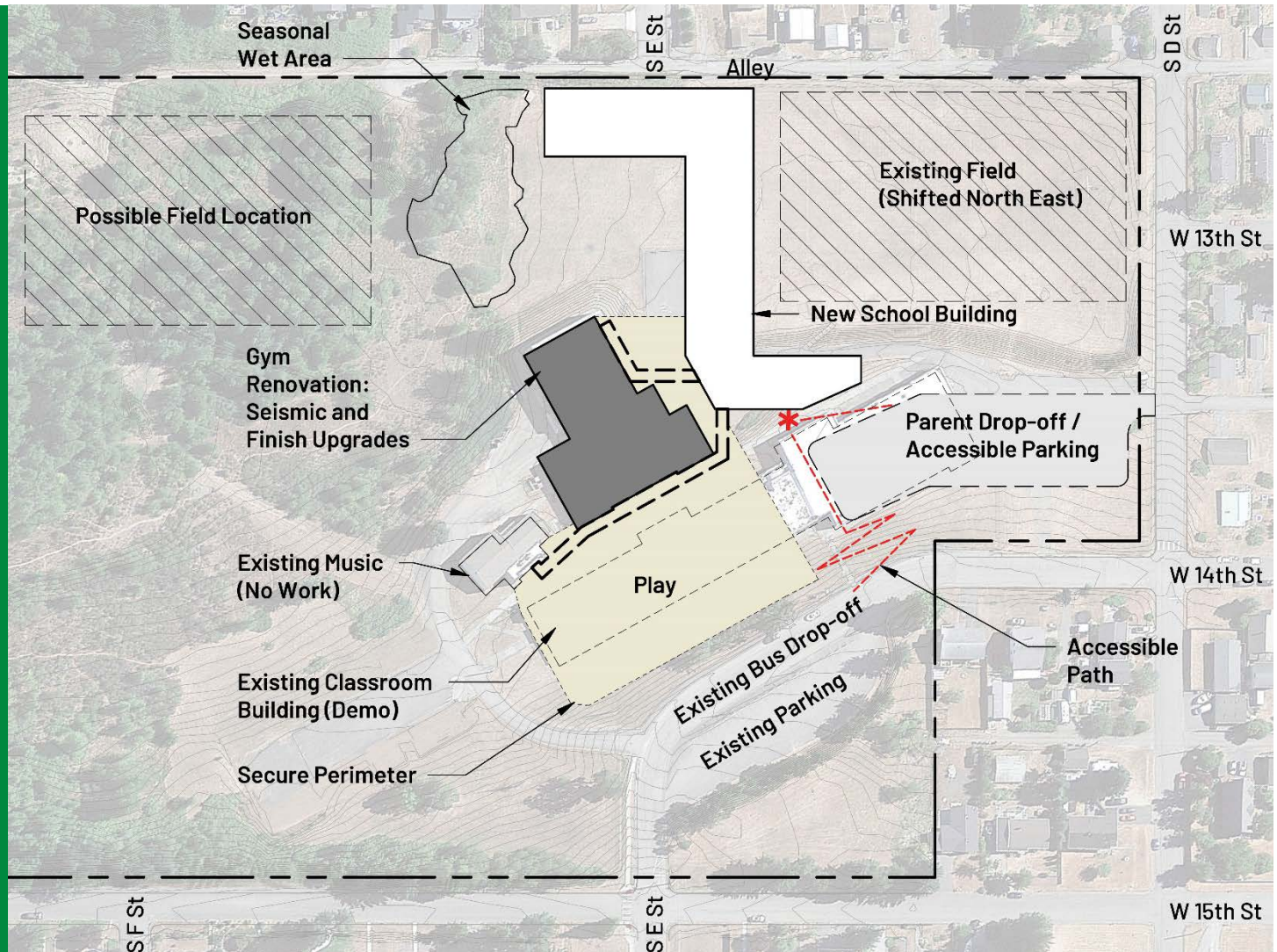
- Seismic renovations to existing building will require careful sequencing to ensure student safety
- Existing building has numerous construction types and limited documentation
- Compressed schedule during summer and holidays
- Hazmat abatement



# QUALIFYING GC/CM PROJECT

## Site

- Tight site for new building, footprint very close to two different existing buildings
- Significant slopes
- Poor soils per geotechnical report
- New connections between three different buildings
- Impacts to student access to fields and outdoor play area



# 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

## **EDUCATIONAL OBJECTIVE:**

“The district acknowledges that deep complex societal and historical factors contribute to inequities within the school system. It is the responsibility of the district to create a community that ensures systemic educational equity for students, their families and staff members. This policy is to establish a framework for the elimination of bias, as bias negatively affects student achievement and other learning experiences. This policy promotes an equitable learning and work environment that welcomes, respects, and values diversity.”

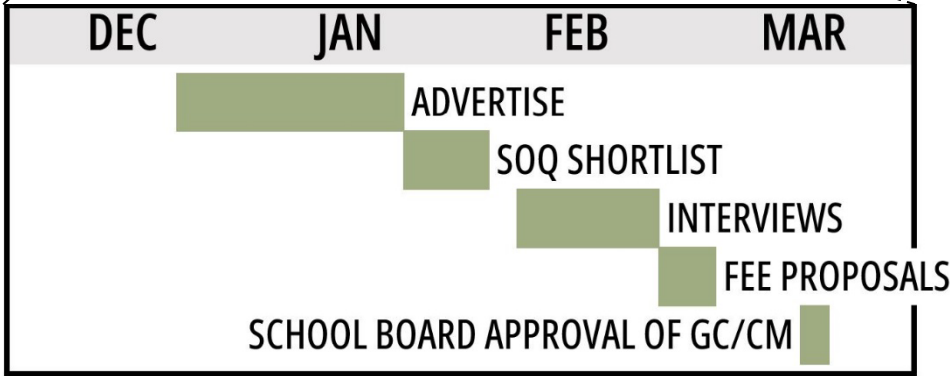
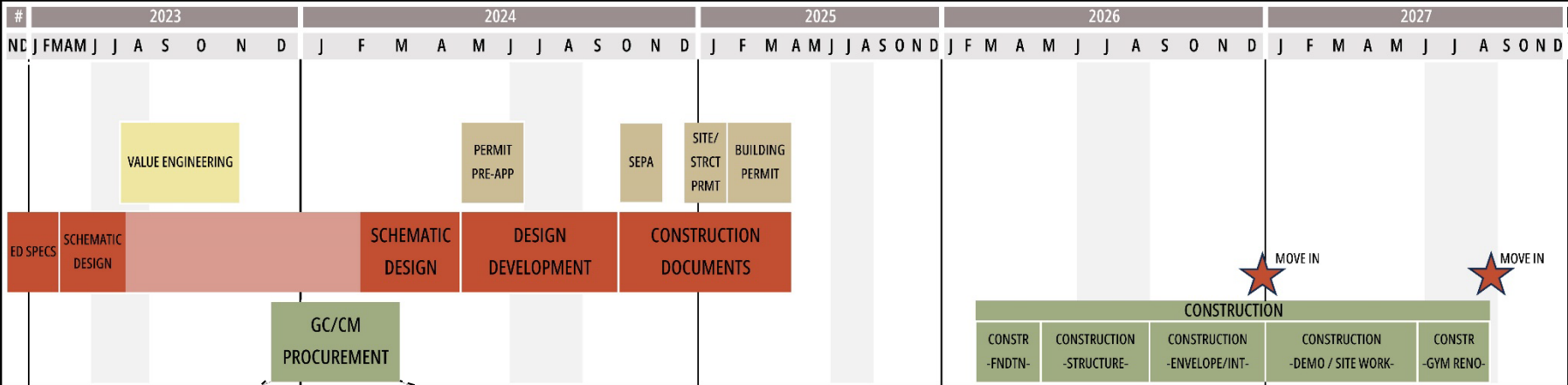
## **DIVERSITY, EQUITY + INCLUSION (DEI) PLAN:**

- As a rural lower-income community, supporting local small businesses which pay living wage salaries is paramount. Local Tribal construction firms will be encouraged to participate to assist in their growth.
- The project team will work with local construction and business associations such as the North Peninsula Building Association (NPBA), the Port Angeles Business Association (PABA), Clallam County Economic Development Counsel, Washington APEX Accelerator and local Tribes to ensure the widest awareness and participation.
- GCCM and design team will be encouraged to develop smaller manageable packages that better allow women, minority and local participation, similar to the recent District ballfield development project

## **GOALS FOR CERTIFIED DIVERSE BUSINESS PARTICIPATION:**

- The GCCM RFQ will specifically require explanation of the proposing firm’s DEI plan and goals, which will be a ranking factor for selection. Local SWMBE will be sought after, followed by SWMBE businesses from further afield.

# PROJECT SCHEDULE





# PROJECT BUDGET + FUNDING

## Project Budget

Costs for Professional Services	\$6,600,000
Estimated Project Construction Costs <i>(Including construction contingencies)</i>	\$51,500,000
Equipment and Furnishing Costs	\$1,000,000
Off-site costs	\$0
Contract Administration Costs <i>(Owner, CM, Etc.)</i>	\$1,100,000
Contingencies <i>(Design, Owner)</i>	\$4,100,000
Other Related Project Costs <i>(Permits, insurance, utility charges, T&amp;I)</i>	\$600,000
Sales Tax	\$6,000,000
<b><u>TOTAL:</u></b>	<b>\$70,900,000</b>

## Funding

- Port Angeles School District will fund the project costs for the Stevens Middle School Replacement Project through a combination of a voter-approved Levy from 2020 (\$52.6M fully collected Fall 2025) and \$18.4M SCAP funding.

# SUMMARY

- GC/CM is best suited for this project
  - Provides substantial fiscal benefit and traditional delivery method is not practical
- Project meets four qualifying criteria from RCW 39.10.340
- Port Angeles School District Team is qualified
  - Highly qualified and experienced team

# QUESTIONS?



Thank you for your consideration