

Bellingham Public Schools Application for Project Approval

Sunnyland Elementary School

6/25/2020

the Bellingham Promise

vision

We, as a community, make a collective commitment to Bellingham's children. We will empower every child to discover and develop their passions, contribute to their community, and achieve a fulfilling and productive life.

mission

We collectively commit that our students are cared for and respected, and that they will graduate from our schools prepared for success. All students will be exceptional in their own way, with strong character, a passion for learning, and ready for the widest range of educational and vocational options to support a diversity of life choices.

core beliefs

We believe:

- all children should be loved,
- the whole child is important,
- every child can learn at high levels,
- early learning and development are critical,
- learning is lifelong and essential to a high quality of life,
- compassion and service build community,
- teaching children to do their best involves self-reflection and reaching higher,
- diversity enhances a strong and healthy community, and
- together we achieve more than alone.

outcomes

We develop students and graduates who are...

- KNOWLEDGE**
 - readers and writers,
 - scientists and mathematicians,
 - historians and global thinkers,
 - artists and performers,
 - artisans and technicians,
 - multilingual readers and speakers,
 - skilled users of technology and information,
- CHARACTER**
 - leaders, collaborators and team players,
 - dependable and responsible people,
 - confident individuals who continuously challenge themselves,
 - respectful and compassionate humans,
 - honest and ethical individuals who act with integrity,
- ACTION**
 - healthy, active individuals,
 - critical thinkers and problem solvers,
 - effective communicators,
 - innovators and creators, and
 - well-rounded community members engaged with the broader world.

key strategies

We will accomplish this by focusing on...

Equity, Diversity and Inclusion

We envision and strive for a more diverse, inclusive and equitable organization. Focus areas include, but are not limited to, race and ethnicity, gender identity and sexual orientation, socioeconomic status, ability, language and culture.

Early Childhood Education

We support students and families from prenatal through graduation. We invest in a strong early childhood program because of its powerful long-term return for our students and community.

Great Teaching with Strong Support

High quality instruction occurs every day in every classroom, where we establish a safe and engaging learning environment. We support culturally-responsive instruction through effective leadership, ongoing staff learning, and a diverse staff reflective of our students.

Innovation and Flexibility

We support the diverse needs and learning styles of our students by being innovative and flexible. We embrace change and creative thinking and know that this requires a high level of trust and engagement with our community.

A One Schoolhouse Approach

Our schools are part of a larger One Schoolhouse, and we focus on taking care of each other. We provide an equitable distribution of resources and services to ensure excellence for all students.

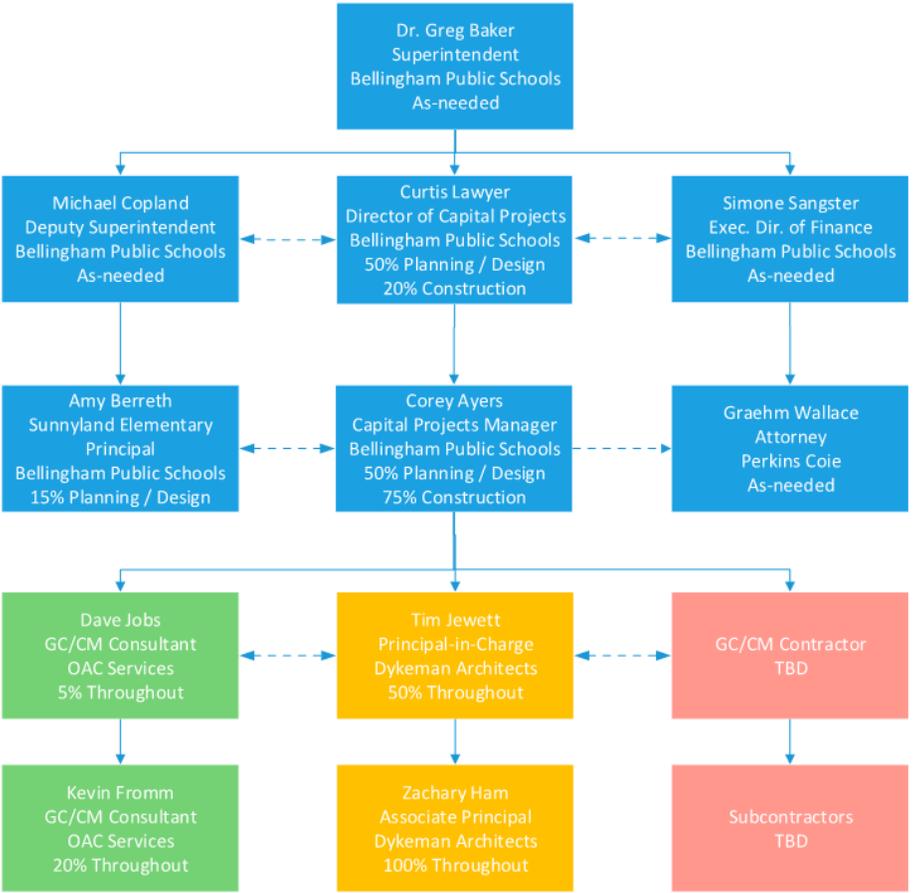
Student, Family, and Community Engagement

We develop partnerships and engage with a wide variety of stakeholders, including families and community partners, to support the success of all students.

Agenda

1. Project Team
2. Project Scope
3. Schedule
4. Budget and Funding
5. Meets RCW 39.10
6. Questions

Project Team



Project Management Expertise

Curtis Lawyer, Capital Projects Director, Bellingham Public Schools

- 20 years' experience on educational projects including BPS, U.C. Berkeley, and San Francisco United School District
- Design-Bid-Build, GC/CM and Alternative Delivery experience on projects totaling over \$650M
- Civil Engineering EIT, completed the AGC of Washington's GC/CM workshop, and is an Associated Design Building Professional with the DBIA.

Corey Ayers, Capital Projects Manager, Bellingham Public Schools

- Over 10 years' experience in the AEC industry, working with design and construction firms.
- Bachelor of Arts in Architecture and a Bachelor of Science in Construction Management from the UW.
- Successful completion of the Sehome HS replacement

Architect

Tim Jewett, AIA, Dykeman Architects

- Principal in Charge
- Licensed Architect
- Over 30 years experience including 18 in GC/CM / K12 projects
- Over \$440 million in GC/CM / K12 Projects
- Completed the AGC GC/CM Workshop
- Design Build professional with an Associate DBIA certification

Zachary Ham, CEFPI, Dykeman Architects

- Project Manager
- BS in Architecture, Master of Architecture
- Over 15 years' experience, including GC/CM, and an extensive project portfolio of K-12 schools in Washington
- Completed the AGC GC/CM workshop

Legal

Graehm Wallace, Perkins Coie

- Partner
- Over 24 years experience in all areas of construction.
- Experience includes several projects with Bellingham School District and dozens of other districts in Washington state.
- Listed in Chambers USA “America’s Leading Lawyers” in 2019 and 2020

GCCM Advisory

Dave Jobs, GC/CM Consultant , OAC Services

- Certified Construction Manager
- DBIA, AVS, LEED AP
- Over 25 years of project and program management experience including Bellingham Public Schools, King County, Snohomish County, Sound Transit, Microsoft, and multiple school districts throughout Western Washington
- GC/CM and Alternative Delivery Experience

Kevin Fromm, GC/CM Consultant , OAC Services

- Assoc. DBIA
- Over 12 years of project management experience doing public, private and federal projects
- GC/CM experience includes work for Seattle Public Utilities, Mt. Vernon School District and Snohomish County with including Solid Waste, Water Treatment Plant, K-12, Justice and Healthcare.



SUNNYLAND ELEMENTARY SCHOOL



Sunnyland Elementary

1926: The original Sunnyland School was built

1954: An addition was built adjacent to the original school

1976-1978: The original 1926 structure was demolished for safety reasons and replaced with 8 new classrooms, library and support spaces.



Sunnyland Elementary School



Sunnyland Elementary School Existing Site Plan

- 1 James Street - main arterial
- 2 Pedestrian Paths across I-5
- 3 Fully developed surrounding neighborhood

Sunnyland Elementary School



Sunnyland Elementary School
Proposed Site Plan

Sunnyland Elementary School



1 PRESENTATION PLAN - LEVEL 1
11'0" x 11'0"

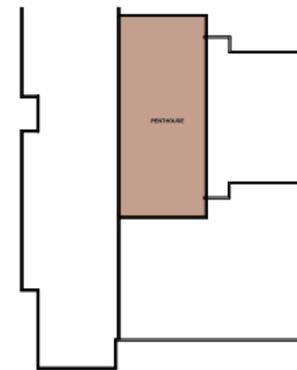


2 PRESENTATION PLAN - LEVEL 2
11'0" x 11'0"

Department Legend

- ADMINISTRATION
- BUILDING SUPPORT
- CAFETERIA/ FOOD SERVICE
- CIRCULATION
- COVERED PLAY
- EXTENDED LEARNING
- GYM / PE
- INSTRUCTIONAL SPACES
- LIBRARY MEDIA CENTER
- MECHANICAL
- SPECIALIST

GROSS BUILDING AREA: 58,000 SF
not including mechanical spaces



3 PRESENTATION PLAN - PENTHOUSE
11'0" x 11'0"

Sunnyland Elementary School

Sunnyland Elementary School Construction Constraints Diagram



Site Constraints

- A Constrained Site** - Site size is severely constrained barely enough room for existing school and proposed two story school.
- B Use of adjacent park for play area.**
- C Street Vacation** - Complexity of E. Maryland to be vacated to enable property to south to be aggregated into the site.
- D Design Goal to maintain existing pedestrian access to the park memorial.**
- E Construction Staging** - will have to bridge vacated street and occupy district property across the street from the existing school.
- F Remote Portable Location** - Existing portables needed for current student population will need to be relocated across the street to the south from the existing school.
- G Construction laydown area will overlap parking and be severely constrained.**
- H Covered play area will be directly adjacent to the construction activity.**

Site Features

- 1** Work limits
- 2** Relocated portables
- 3** Staging area options

Staging Area Analysis



Work limit area: 80,000 SF

Proposed Building Footprint: 38,373 SF

Remaining Work Area: 41,627 SF

Sunnyland Elementary School



Sunnyland Elementary School Vehicular Circulation Diagram

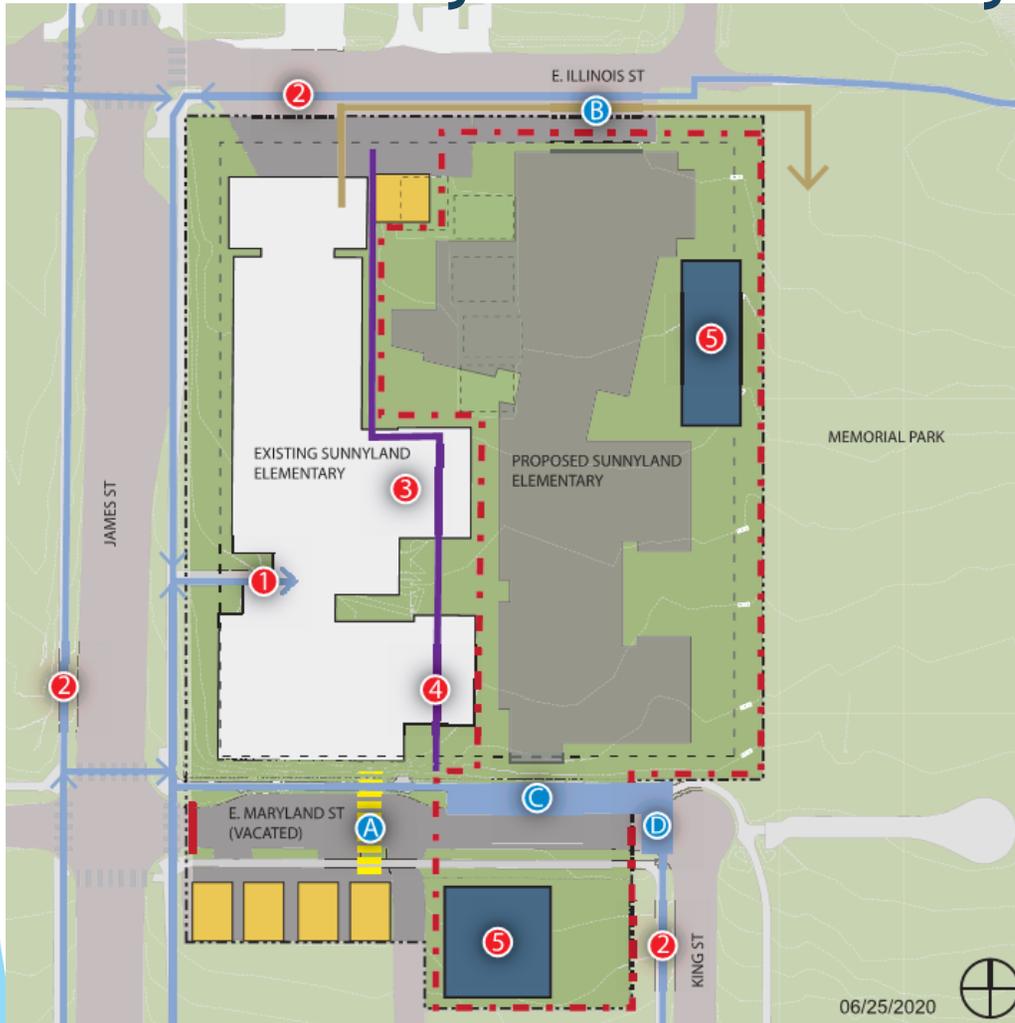
Site Constraints

- A** Onsite parking will be reduced by half – 41 to approx. 20. Staff and visitor parking will be reduced by half during construction and in the final condition.
- B** Construction access severely limited - One primary access to the south to the staging area and one secondary access for specific scheduled deliveries to the north.
- C** Memorial Access - Public round about just outside of park will need to be kept open for memorial access.
- D** Shared access by school, construction and trash delivery. Likely a zone with controlled gate access will need to be employed.
- E** A controlled point of access - will need to be introduced to E. Maryland at the SW corner of the site.

Site Features

- 1** Parent pick-up and drop-off
- 2** Modified bus drop off
- 3** Existing service yard: trash and delivery
- 4** Construction parking
- 5** Staging area options

Sunnyland Elementary School



Sunnyland Elementary School Pedestrian Circulation Diagram

Site Constraints

- A Temporary portable access** - Students will have to cross the newly vacated street to access relocated portables to the south. 
- B Temporary play area access** - Students will have to access a temporary play area in the park by walking by or through the construction site on a daily basis. 
- C Existing pedestrian access to the site is constrained.** Due to how students currently access the site and the street grid students will need to be able to cross the construction site before and after school – this will require a controlled monitored gate. 
- D Pedestrian access will cross onsite vehicle paths** – controlled gate access will be needed. 

Site Features

- 1 Main Entry**
- 2 Pedestrian routes** 
- 3 Covered play**
- 4 Pedestrian circulation** 
- 5 Staging area options** 

Schedule

GC/CM Approval & Selection Process		
Submit Application to PRC	Wed 5/20/20	Wed 5/20/20
PRC Presentation and Determination	Thu 6/25/20	Thu 6/25/20
RFQ for GC/CM	Fri 6/26/20	Thu 7/16/20
SOQ's Due	Thu 7/16/20	Thu 7/16/20
Review SOQ's and Shortlist GC/CM's	Fri 7/17/20	Fri 7/17/20
Schedule Interviews and Issue RFFP	Fri 7/17/20	Fri 7/17/20
GC/CM Interviews	Thu 7/30/20	Thu 7/30/20
Final Fee Proposals Due	Fri 7/31/20	Fri 7/31/20
Select GC/CM	Fri 7/31/20	Fri 7/31/20
Programming & Design		
Educational Specifications	Wed 12/4/19	Wed 3/18/20
Schematic Design Phase	Mon 3/2/20	Wed 7/31/20
Design Development Phase	Thu 8/3/20	Wed 11/4/20
Contract Documents Phase	Thu 11/5/20	Wed 3/31/21
Permit Review		
	Wed 1/6/21	Wed 5/26/21
Bidding & Construction		
Bid Package Bidding	Thu 4/1/21	Wed 5/12/21
Award Construction Contract	Thu 5/13/21	Wed 5/26/21
Site Prep / Pad Construction	Thu 5/27/21	Wed 8/4/21
Building Construction	Thu 8/5/21	Wed 8/3/22
Abate Old School	Fri 6/24/22	Thu 7/7/22
Demolish Old School	Fri 7/8/22	Thu 7/14/22
Field and Parking Lot Construction	Fri 7/15/22	Thu 9/22/22
Site Substantial Completion	Thu 9/22/22	Thu 9/22/22
Punchlist Correction Work	Fri 9/23/22	Thu 10/20/22
Project Closeout	Fri 10/21/22	Thu 11/3/22
Commissioning & Move-In		
Commissioning	Thu 8/4/22	Wed 9/28/22
Owner FFE	Thu 7/28/22	Wed 8/24/22

Budget

Costs for Professional Services (A/E, Legal etc.)	\$2,445,000
Estimated project construction costs (including construction contingencies):	\$23,000,000
Equipment and furnishing costs	\$1,033,000
Off-site costs	\$585,000
Contract administration costs (owner, cm etc.)	\$707,000
Contingencies (design & owner)	\$1,562,000
Other related project costs (permits, utilities, printing)	\$417,000
Sales Tax	\$2,001,000
Total	\$31,750,000

Funding

Funding for the Sunnyland Elementary School replacement was included in the 2018 bond program and was approved by voters in February 2018.

RCW 39.10.340

The project meets 3 of the 6 criteria of the RCW:

- ▶ Implementation of the project involves complex scheduling, phasing, and coordination
- ▶ The project involves construction at an occupied facility which must continue to operate
- ▶ The involvement of the GCCM during design stage is critical to the success of the project

PRC Application for Project Approval

Questions?