



NEW ELEMENTARY SCHOOL #16

Capital Projects Advisory Review Board
Project Review Committee

Request for GC/CM Project Delivery Method
July 23, 2020



AGENDA

- **Introductions**
- **Project Team**
- **Project Management Plan**
- **Project Overview**
- **Qualifying GC/CM Criteria**
- **Project Budget + Funding**
- **Project Schedule**
- **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 BREWER-ROGSTAD
Renton SD

Senior Program Director
Project Manager

- ✓ 25 years experience with project management
- ✓ GC/CM experience – 5 projects

INTRODUCTIONS

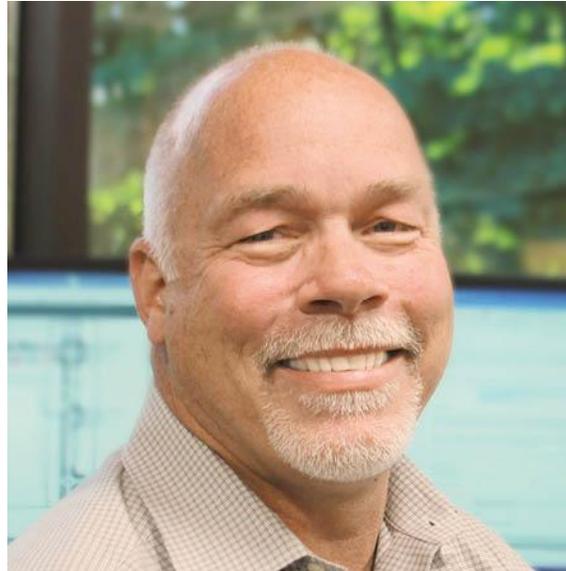


CHUCK HARTUNG

Hainline

GC/CM Advisor

- ✓ Over 40 years of construction experience
- ✓ GC/CM experience – Advisory services for Edmonds and Bethel SD



KEVIN OREMUS

Hutteball + Oremus Architecture

Principal-in-Charge

- ✓ 33 years of experience with K-12 construction projects
- ✓ GC/CM experience – 3 projects



GRAEHM WALLACE

Perkins Coie

Legal Counsel

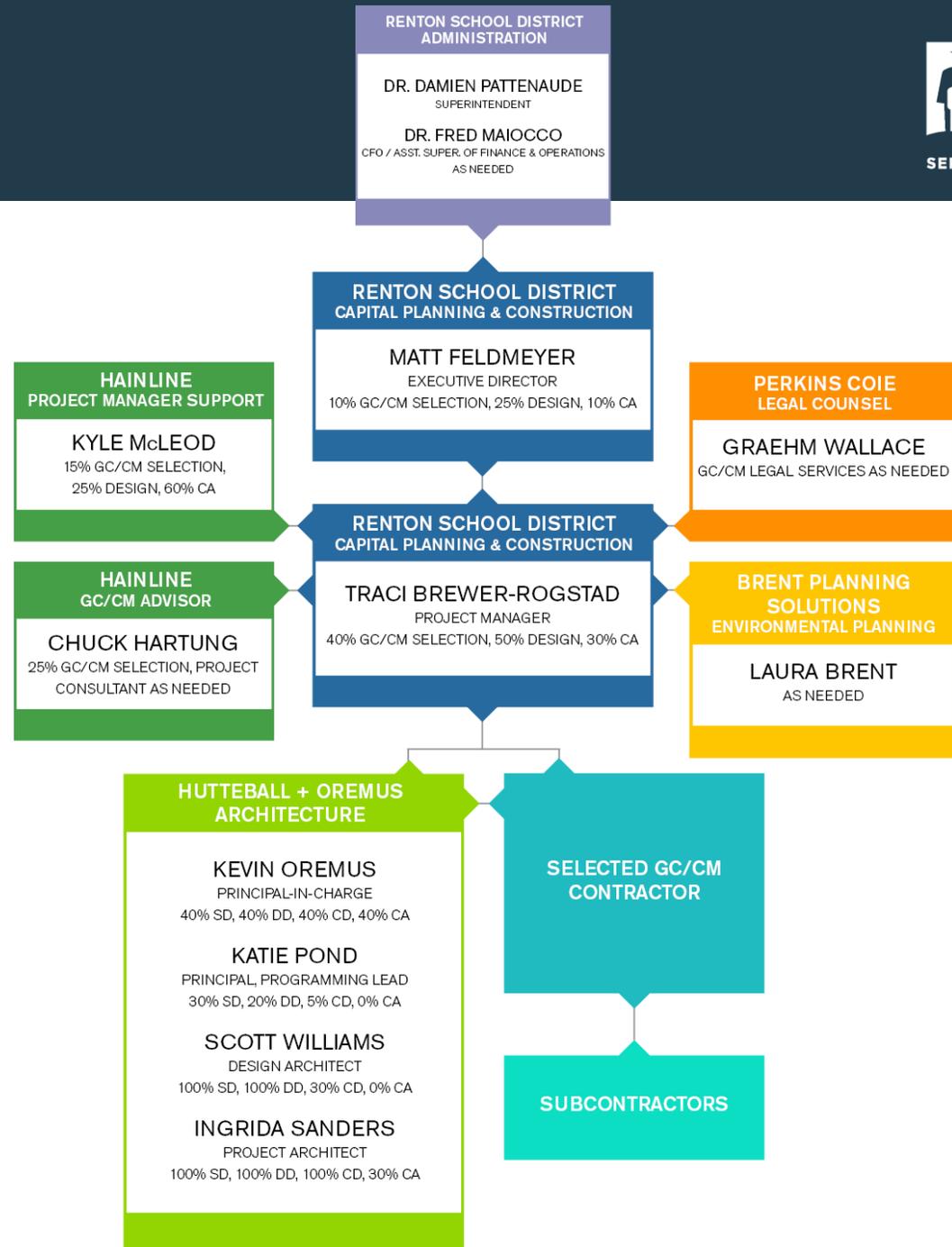
- ✓ Extensive GC/CM Experience

PROJECT TEAM



EXPERIENCED PROJECT 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 team



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

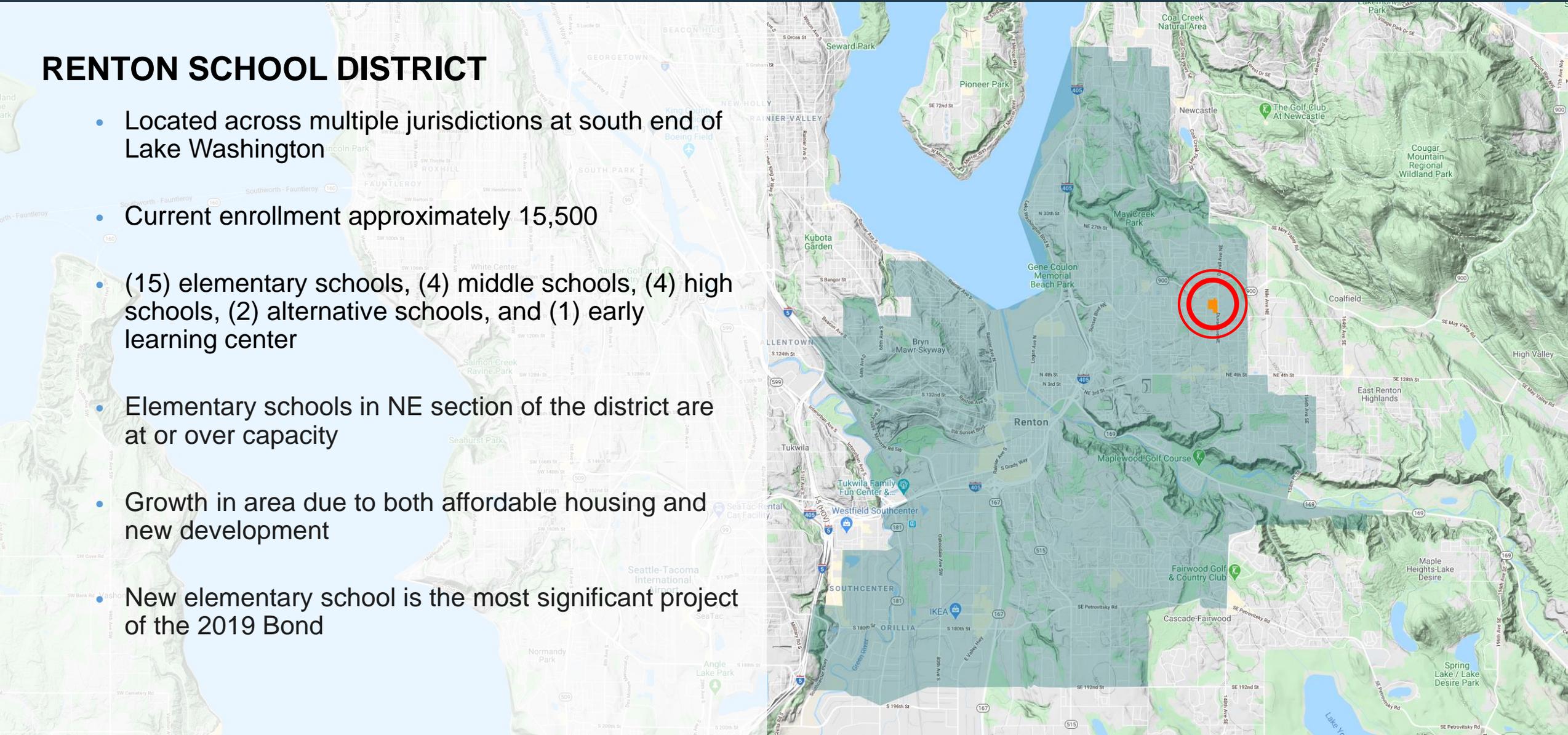
PROCUREMENT

- Hainline and Perkins Coie guidance

PROJECT OVERVIEW

RENTON SCHOOL DISTRICT

- Located across multiple jurisdictions at south end of Lake Washington
- Current enrollment approximately 15,500
- (15) elementary schools, (4) middle schools, (4) high schools, (2) alternative schools, and (1) early learning center
- Elementary schools in NE section of the district are at or over capacity
- Growth in area due to both affordable housing and new development
- New elementary school is the most significant project of the 2019 Bond



PROJECT OVERVIEW

PROPOSED NEW ELEMENTARY:

- 77,000 sf
- 650 student capacity
- 30+ classrooms
- 2-story building
- Total Project Budget: \$60 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 2 of the 6 criteria.

1. Implementation of the project involves complex scheduling, phasing or coordination.
2. Involvement of the GC/CM during the design stage is critical to the success of the project.

QUALIFYING GC/CM PROJECT

(RCW 39.10.340)

Site Access

- Frontage is a 4-lane principal arterial
- North & South access through residential neighborhood
- Off-site intersection control likely required
- Construction access through neighborhood
- Student safety with proximity to Hazen High School

Design Alternatives

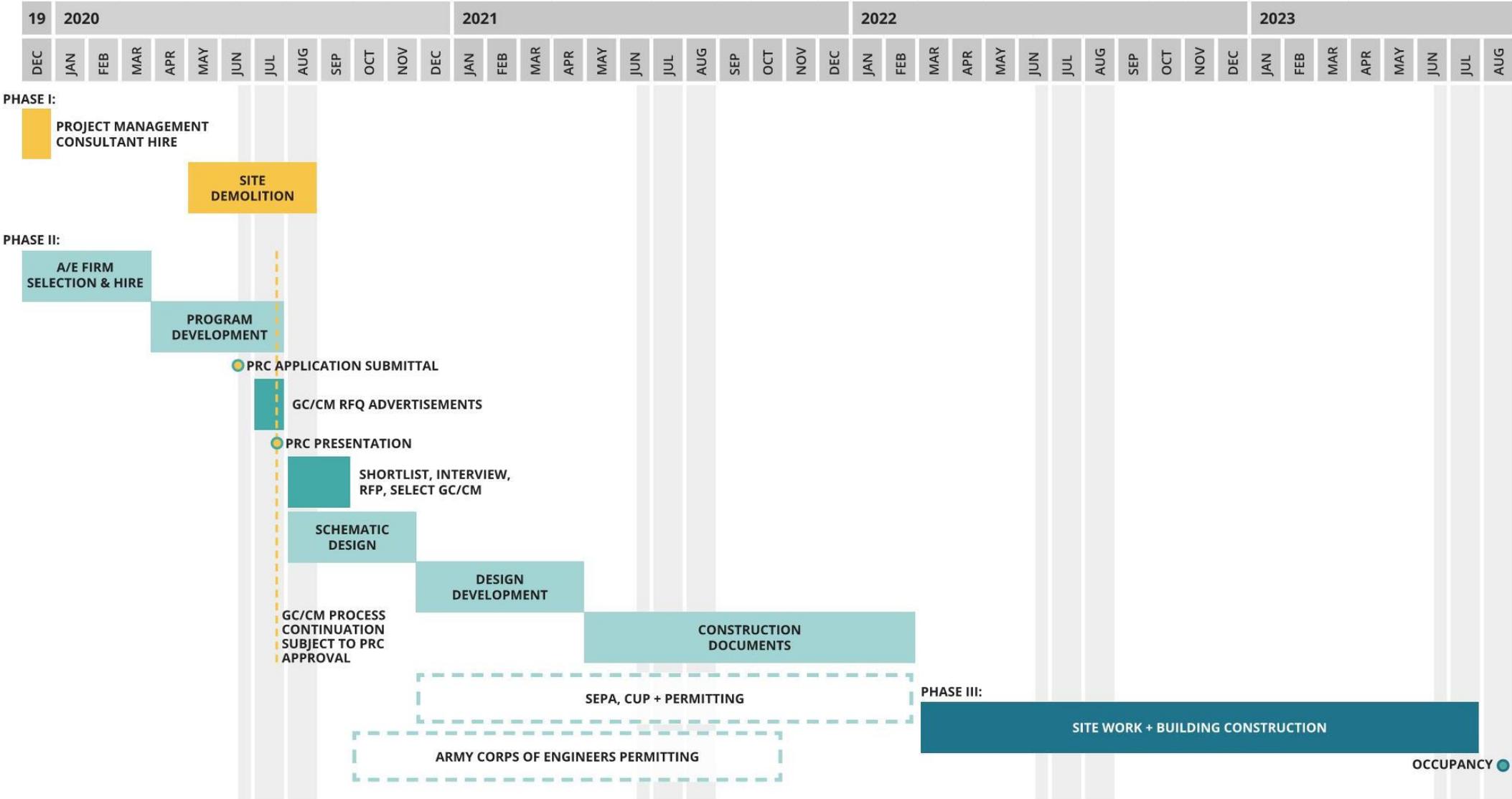
- Mass Timber system considered
- Structural foundation system



PUBLIC BENEFIT

- The GC/CM will help the district maintain the project schedule
 - Certainty of schedule
- The GC/CM will help the district maintain the project budget
 - Reduce district risk

PROJECT SCHEDULE



PROJECT BUDGET + FUNDING



Project Budget

Costs for Professional Services <i>(A/E, Legal, etc)</i>	\$5,800,000
Estimated Project Construction Costs <i>(including construction contingencies)</i>	\$42,000,000
Equipment and Furnishing Costs	\$2,000,000
Off-Site Costs	\$2,000,000
Contract Administration Costs <i>(Owner, Construction Manager, etc.)</i>	\$620,000
Contingencies <i>(Design & Owner)</i>	\$2,600,000
Other Related Project Costs <i>(Permits, Utilities, Printing, etc.)</i>	\$500,000
Sales Tax	\$4,480,000
<u>TOTAL:</u>	\$60,000,000

Funding

Funding was secured through the passage of a \$249.6 million capital improvement bond in November 2019.

SUMMARY

- Traditional delivery method is not desirable
- Public body is qualified
- Meets two qualifying criteria from RCW 39.10.340
- Public benefit
- GC/CM will be under contract in Schematic Design phase
- Project is funded with the appropriate budget

QUESTIONS?

