

SPOKANE PUBLIC SCHOOLS

GC/CM RECERTIFICATION

1. When was the last time the internal project review process was completed and/or revised as this looks like it has not been changed since the first time Spokane Schools became certified?
 - The form was last completed in January 2023 for the Adams Elementary School Replacement project. A copy is attached.
 - Since this use, the form was updated to address potential S/DBE opportunities for use with the upcoming 2024 Bond projects.
- a. Do you have any completed approval forms you can share for past projects?
 - In addition to Adams noted above, see attached for the combined Albi Stadium and Northwest (Flett) Middle School project.
2. What percentage of MWBE participation has been seen in the past projects? There doesn't seem to be mention of it in your application with any results.
 - In the last GC/CM selection process, we requested MWBE data from the firms interviewing in Step 2 and scored their response. All three firms presented extensive outreach processes, direct partnering with MWBE entities, and very positive results in their actual contracting history.
 - SPS has not been tracking past results of MWBE participation. We will commit to compiling such information from our contracting partners on projects over the past few years and work to maintain data gathering efforts going forward.
3. Your outreach document is very generic and really does not address how you intend to reach out and increase MWBE participation on the projects. Running an ad and/or talking with GSI is okay but really doesn't show an effort.
 - SPS' is committed to outreach within our community and is reflected within policies created for diversity and inclusion as stated in Board Resolution No. 2020-11 A BOARD RESOLUTION TO ESTABLISH EQUITY POLICIES. These policies are a District wide initiative and in turn is promoted throughout all departments including the Capital Projects Department. We continue to work to apply and refine these concepts to all efforts as an organization.
 - While opportunities are not endless on the east side of the state, the District has made an enhanced effort to find contracting opportunities to support MWBE contractors which includes but is not limited to:
 - Job Order Contracting (JOC) – Burton Construction (WBE)
 - ISS (security systems) – Camtek (WBE)
 - Outreach to and award of project early site package – award made to NNAC (Native American)

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE
QUESTIONS RE: RECERTIFICATION APPLICATION
Meeting Date: May 25, 2023

- SPS has continued to refine its approach in the qualifications and interview process to address not just contractor's outreach plans but their actual results related to those efforts. We want to know what they have done and the success they have had, so that we can lean on those results, and continue to modify our outreach efforts, not just on our own, but with our contracting partners as well. Some examples of local area outreach in which the District has utilized over the past couple years is through the local and regional AGC to promote our projects as well as through Greater Spokane Incorporated (GSI) which is our local area chamber to continue to expand our reach to as many potential partners as possible. We also address MWBE outreach with our Design Teams.
- In addition to contracting, SPS continues to seek opportunities as it relates to design partners as well as other various professional services companies either through the competitive qualifications process or directly utilizing one of the rosters through a best value process on a project per project basis.

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Project Delivery Method Checklist and Recommendation Capital Projects and Planning Department

Project Manager: John Elder

Project Name: Adams Elementary School Replacement

Address: 2909 E 37th Avenue, Spokane, WA (existing facility address)

Architect: NAC Architecture

Scope of work outline: replacement of 34,628 sf elementary school

Proposed schedule:

1. Design – Winter 2022 to Spring 2024
2. Construction – Spring 2024 to Winter 2025

Proposed GMP for construction only: \$29,900,000

Internal Project Review Questions are as follows (Circle):

- Is the project to be occupied during the construction phase? Yes or No
- Is the site very constricted with limited access? Yes or No
- The project is very complex or technical requiring high level of expertise? Yes or No
- Implementation involves complex phasing, scheduling or coordination? Yes or No
- The project requires work in ~~historic building~~ or in neighborhood which is very active and requires project input? Yes or No
- Budget success requires involvement of a GCCM during the design stage? Yes or No

Project Manager delivery method recommendation: GCCM DBB (Circle)

Brief explanation: the specific complexities of this project are as follows:

- Located in a highly congested residential and commercial area.
- Logistically challenged site with limited access points.
- Construction is to occur with the existing middle school in full operation.
- Bordered by two major arterials

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Spokane Public Schools
excellence for everyone

- Adjacent to a fully operational high school campus.

The involvement of the GC/CM during the design phases of the project will provide for a successful approach, and efficiency of effort, to accomplish the goals of this construction project. The GC/CM will advise the School District and design consultants on the best way to organize and sequence the work to least impact the operating existing school, adjacent residences, adjacent high school sports complex, and surrounding environment.

Signed:

Project Manager

Approved/Disapproved:
(Circle)

Director, Capital Projects & Planning

Concur:

Associate Superintendent

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Project Delivery Method Checklist and Recommendation Capital Projects and Planning Department

Project Manager: Mike Keenan

Project Name: Joe Albi Stadium Replacement and Northwest Middle School

Address: approx. 4918 W. Wellesley, Spokane, WA

Architect: ALSC Architects (Albi) and TBD (Northwest)

Scope of work outline: new multi-facility campus on an existing stadium site with the following components:

1. Replace existing stadium with new 5,000 seat stadium and associated structures
2. New 135,000 sf middle school.
3. New access roads on entire campus property

Proposed schedule:

1. Joe Albi Stadium Replacement:
 - a. Design – Summer 2019 to Spring 2020
 - b. Construction – Summer 2020 to Fall 2021
2. Northwest Middle School:
 - a. Design – Winter 2020 to Winter 2021
 - b. Construction – Spring 2021 to Fall 2022

Proposed GMP for construction only: \$74,000,000

Internal Project Review Questions are as follows (Circle):

- Is the project to be occupied during the construction phase? **Yes** or No
- Is the site very constricted with limited access? Yes or **No**
- The project is very complex or technical requiring high level of expertise? **Yes** or No
- Implementation involves complex phasing, scheduling or coordination? **Yes** or No
- The project requires work in historic building or in neighborhood which is very active and requires project input? **Yes** or No
- Budget success requires involvement of a GCCM during the design stage? **Yes** or No

Project Manager delivery method recommendation: **GCCM, DBB** (Circle)

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Brief explanation: the specific complexities of this project are as follows:

- Stadium is to remain in operation requiring multi-phased construction
- Public access through construction areas
- Campus construction with system interfaces between multiple buildings.
- Adjacent to fully operational sports complex and open public areas

The involvement of the GC/CM during the design phases of the project will provide for a successful approach, and efficiency of effort, to accomplish the goals of this construction project. The GC/CM will advise the School District and design consultants on the best way to organize and sequence the work to least impact the operating stadium, adjacent sports complex, surrounding community and environment.

Signed:

Project Manager

Approved/Disapproved:
(Circle)

Director, Capital Projects & Planning

Concur:

Associate Superintendent