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**Application for Project Approval to use the  
General Contractor/Construction Manager  
(GC/CM) Procedure**

**District-Wide HVAC Upgrades**





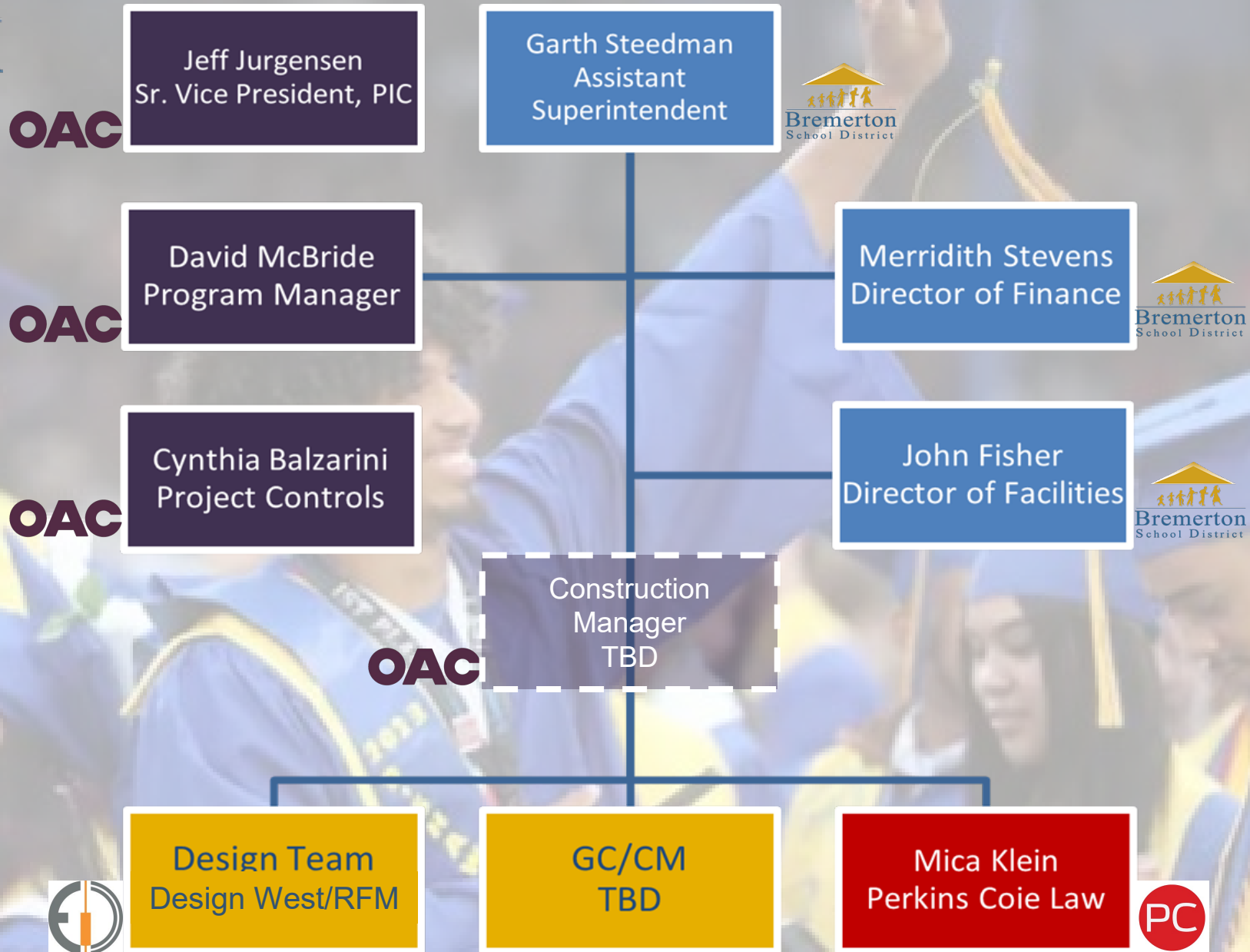
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# Agenda

1. Team
2. District Information
3. Project Scope
4. Schedule
5. Budget and Funding
6. Why GC/CM
7. RCW 39.10
8. What We've Done to Prepare
9. Questions



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The Bremerton School District is located on the Kitsap Peninsula, approximately 15 miles west across Puget Sound from Seattle. The District has an estimated 2023 population of 51,342 and encompasses approximately 15-square miles. The District provides instruction to approximately 4,473 FTE students in grades kindergarten through twelfth.

Schools:

Armin Jahr Elementary (487)

**Crownhill Elementary School (316)**

**Kitsap Lake Elementary (321)**

**Naval Avenue Elementary School (250)**

View Ridge Elementary Arts Academy (379)

**West Hills S.T.E.M. Academy (327)**

Bremerton Home Link Program (56)

Mountain View Middle School (812)

Renaissance Alternative High School (102)

**Bremerton High School (1282)**

Demographics...

Free & Reduced Lunch: 55%

White: 44%

Hispanic/Latino of any race(s): 28%

Two or More Races: 15%

Black/African American: 5%

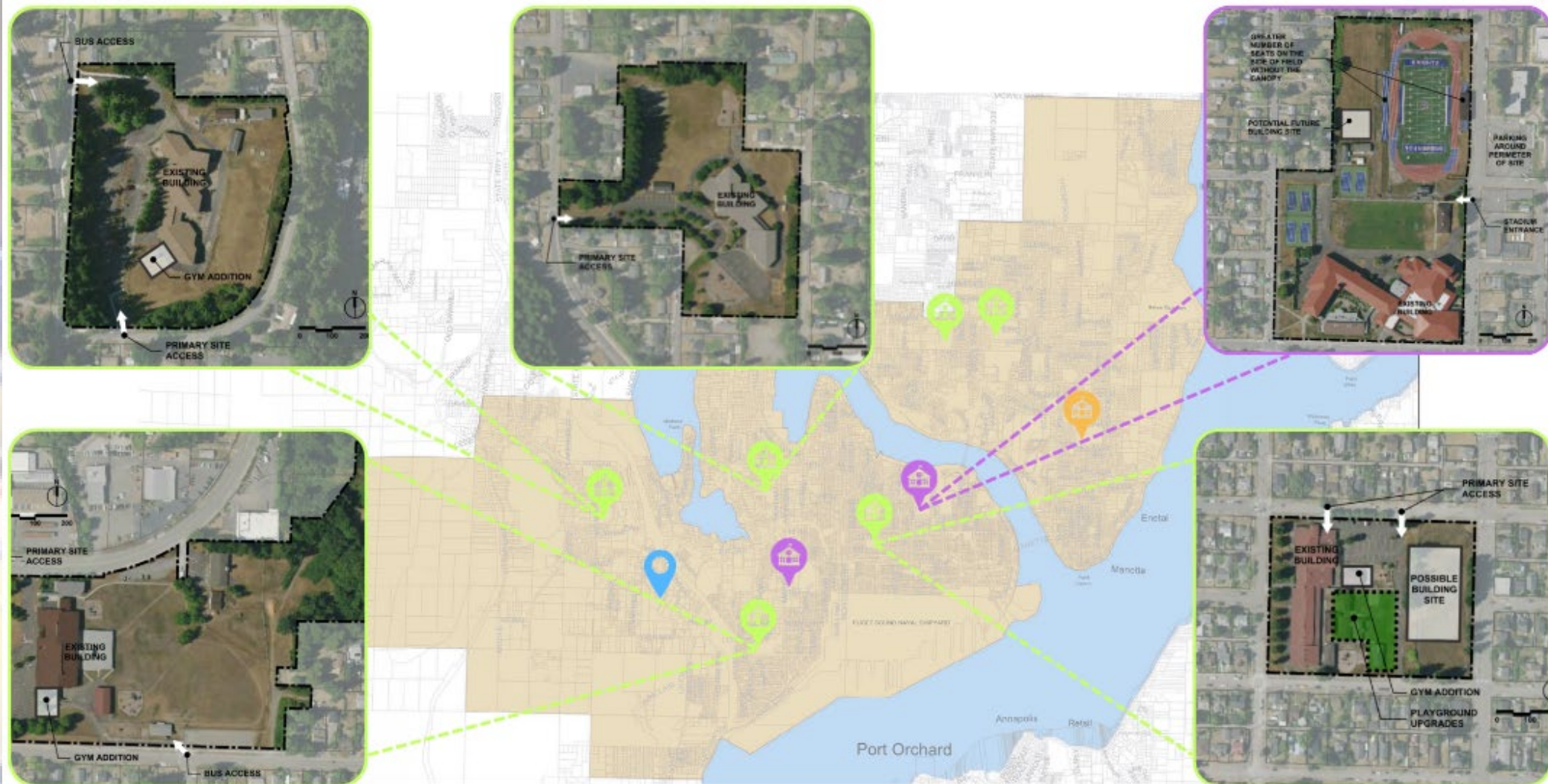
Asian: 4%

Native Hawaiian/Other Pacific Islander: 2%

American Indian/Alaskan Native: 1%



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DESCRIPTION	STATUS/DURATION
Procure Management Consultant and GC/CM Advisor	Complete
Procure GC/CM Legal Services	Complete
Commissioning Agent Selection	Complete
Design Team Selection	Complete
BSD Board Approval of Design Contract	10/3/24
Design	10/7/24 – 5/30/25
GC/CM PROCUREMENT	
PRC Application Submitted	Complete
PRC Presentation	9/26/24
GC/CM RFQ Advertisement #1	9/27/24
GC/CM RFQ Advertisement #2	10/4/24
Pre-Submittal Meeting	10/10/24
GC/CM SOQ's Due	10/18/24
BSD Selection Committee SOQ Review and Scoring	10/21/24 – 10/23/24
Notify Shortlisted Finalist Teams	10/23/24
GC/CM Interviews	10/31/24
Issue RFP to Finalists	11/1/24
BSD Open Proposals	11/6/24
BSD Board Approval of GC/CM Contract	11/14/24
Begin Construction	6/19/25
Substantial Completion	1/2/26





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Costs for Professional Services (A/E, Legal etc.)	\$1.3 M
Estimated project construction costs (including construction contingencies):	<b>\$8.8 M</b>
Equipment and furnishing costs	\$150 K
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$450 K
Contingencies (design & owner)	<b>\$500 K</b>
Other related project costs	\$200 K
Alternative Subcontractor Selection costs	\$5 K
Sales Tax	\$800 K
<b>Total</b>	<b>\$12,205,000</b>



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## Why GC/CM?

- Better Predictability of Costs and Project Risks
- Collaborative Approach to Design – Better Innovation
- District-Wide Consistency
- Phasing, Logistics, and Construction Methods
- Expedited Schedule and Early Procurement
- As with all public owners, the success of this bond lays groundwork for all future bonds.







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**RCW 39.10.340**

**The project meets four of the RCW criteria:**

- Implementation of the project likely requires complex scheduling, phasing, or coordination between the five sites and around the school calendar.
- While we'll target the majority of work in the summer, the facilities will likely be occupied and must continue to operate during construction.
- The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project, especially to support long-lead equipment.
- The project is focused on retrofit improvements to existing systems and encompasses a technical work environment.





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## **WMBE Strategy**

- Owner Outreach
- GC/CM Selection Criteria
- Contact other districts
- GC/CM Outreach Plan
- **GOALS:**
- **Local participation within Kitsap Peninsula – 20 to 30%**
- **Minority participation – 5% to 10%**
- **Women participation – 5% to 10%**



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## **What Have We Done to Prepare**

- Reviewed best practices and lessons learned for GC/CM vs. other Contracting Models
- Spoke with Tacoma Public Schools about pros and cons as well as WMBE goals
- Reviewed the CPARB GC/CM Best Practices manual
- Early market engagement





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**Questions?**

