

# OCEAN BEACH SCHOOL DISTRICT

## - 6-12 NEW SCHOOL GC/CM PROJECT

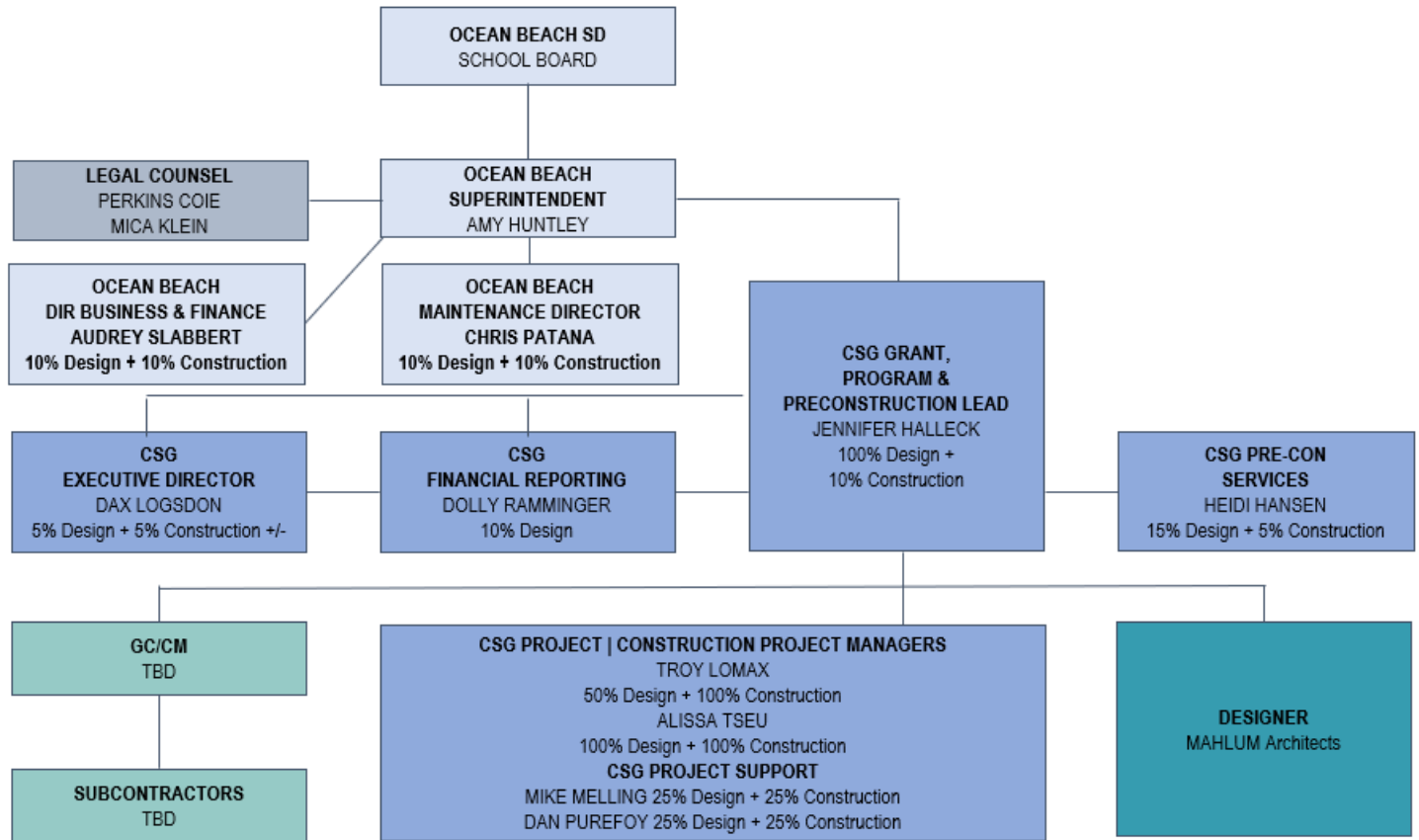
1. Ocean Beach School District hired Consultant Services Group to act as the District's Program management and Construction Management firm. What steps is the district taking to educate internal staff about GC/CM delivery? Have you reached out to other public Owners who have used GC/CM delivery for support and education?

The staff that will interface with construction will consist of Superintendent Amy Huntley, Director of Business and Finance Audrey Slabbert and Maintenance Director Chris Patana. In addition to the many meetings and education we receive from CSG, we are reading and reviewing the CPARB draft document CPARB General Contractor Construction Manager Best Practices Manual. Amy Huntley has ongoing communication with Superintendent Mary Beth from Kelso School District, who successfully completed construction projects using the GC/CM delivery method.

2. How do the Maintenance Director and Director of Business and Finance fit into the Organizational Chart? What is their experience with construction delivery using DBB, or alternative delivery?

Both Chris and Audrey report directly to Superintendent Amy Huntley. During the planning of the 6-12 School, Chris Patana, is the Maintenance Director, AD, SSO, Facilities, Safety & Security Director is a key member of the District Leadership Team (DLT) and District Advisory Team (DAT), both roles provide input to the Design team throughout construction documents. Chris is working with CSG to define the District's maintenance, security, and technology standards. Chris comes to the project with a lifetime of construction experience working his entire career in construction with a mix of public and private projects using DBB. Audrey Slabbert, MPAcc, CPA, CSBS, is the Director of Business and Finance for Ocean Beach School District and will continue to oversee the District's finances including capital construction. Audrey is on Superintendent Amy Huntley's Cabinet and a member of WASBO. Before Audrey's experience in Education, she worked with start-up organizations always shifting into new markets being adaptable and resourceful while learning new processes. Audrey is skilled at quickly navigating new markets and mastering unfamiliar processes, making her well-equipped to excel in construction accounting.

**Revised Per Question No. 2**  
**Project Organizational Chart**  
 Management Plan



3. In such a remote area we understand the use of GC/CM to control risks and costs, but why would you not consider the use of MC/CM and EC/CM or others for the work?

Our CSG team has recently utilized MC/CM and EC/CM partners in Fife on Fife Elementary and Surprise Lake Middle School and understands the value with this approach. By using MC/CM and EC/CM it will limit the market because not all GC/CM subcontractor trade partners have design assist capabilities, as this is a learned skill set to be collaborative with Architects and the engineer of record. We will be drawing interested GC/CM's from both the Portland and Puget Sound area and want to maximize our options. Moreover, entrusting a highly skilled Architect and Engineering team with a design schedule that enables them to finalize the design the MEP systems before bidding will, in our view, deliver the best value.

4. Why are Off Site Costs at zero? It seems there are always costs associated with that.

Off Site Costs were noted as being included in the \$66M construction costs.

**CAPITAL PROJECTS ADVISORY REVIEW BOARD**  
**PROJECT REVIEW COMMITTEE**  
**QUESTIONS RE: PROJECT APPLICATION**  
Meeting Date: March 27, 2025

Costs for Professional Services (A/E, Legal, <u>PreCon</u> , etc.)	\$6.6M
Estimated project construction costs: (including 5% construction contingencies per RCW39.10.320)	\$66M
Equipment and furnishing costs	\$3.0M
Off-site costs (Included in construction costs above)	\$0
Contract administration costs (owner, cm, etc.)	\$3.5M
Contingencies (design & owner)	\$7.1M
Other related project costs (briefly describe) (Owner site development services, survey, appraisal, hazmat, transportation, Geo, Archaeological, Wetland/mitigation, SEPA, Permits, CR, VE, <u>Cx</u> , 3rd Party Inspections, Printing, Builder Risk Insurance, Advertising, etc.)	\$3.5M
Alternative Subcontractor Selection costs	\$0
Sales Tax	\$5.4M
<b>Total</b>	<b>\$95.1M</b>

5. Do you have enough time in your procurement schedule for a fair and open competitive bid? Please verify and validate the schedule in your presentation.

There is ample time in the procurement schedule to ensure a fair and open competitive bidding process. This project will adhere to OSPI SCAP timing requirements, aligning with the OSPI D-forms cadence. It will follow the same successful approach used for the \$77.5M Fife Elementary School GC/CM project, which complied with an OSPI D-form timeline. The timeline required signing a GMP in August after funding was allocated in July. A sample bid schedule on the next page outlines potential early site packages and procurement options. This is one approach that has proven to be successful, however, once the GC/CM is on the team, we will collectively and collaboratively work toward a plan and schedule that will work specifically for this 6-12 school.

**New 6-12 School - SAMPLE BID PACKAGE PLAN SCHEDULE**  
Date Goes HERE.

BID PKG #	BID PACKAGE TITLE	MACC	BID DOC's TO GCCM	1st ADVERT.	2nd ADVERT.	PRE-BID MEETING	BID TIME	Location @ OBSD Admin	ANTICIPATED BID DATE	BID TIME	Location @ OBSD Admin	SCOPE DESCRIPTION
	Sample - EARLY SITE PROCUREMENT	1	02/11/27	02/17/27	02/23/27	02/26/27	2:00 PM	Board Room	03/10/27	2:00 PM	Board Room	
	Sample - EARLY PROCUREMENT	1	04/10/27	TBD	TBD	TBD	2:00 PM	Board Room	TBD	2:00 PM	Board Room	
	Sample - MAIN PROCUREMENT	1	04/30/27	05/05/27	05/11/27	05/21/27	2:00 PM	Board Room	06/02/27	2:00 PM	Board Room	
	Sample - MAIN PROCUREMENT	2	05/01/27	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	06/01/27	2:00 PM	Board Room	
		2	05/01/27	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	06/02/27	2:00 PM	Board Room	
		2	05/01/27	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	06/02/27	2:00 PM	Board Room	
		2	05/01/27	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	06/02/27	2:00 PM	Board Room	
		2	05/01/27	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	06/02/27	2:00 PM	Board Room	
	Sample - MAIN PROCUREMENT	3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	
		3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	
		3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	
		3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	
		3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	
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		3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	
	Cont..... ↓	3	05/29/27	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	06/30/27	2:00 PM	Board Room	