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

- Lori Cloud-Assistant Superintendent, Tahoma School District
- Kasey Wyatt-Program Manager, OAC Services Inc.
- Tansy Shigley-Project Manager, OAC Services Inc.
- Brian Fitzgerald-Principal in Charge, TCF Architecture
- Brian Ho-Principal, TCF Architecture
TSD Involvement in Project Delivery

- Budgeting
- Conduit to administration, community, staff and students
- Contractor selection participation
OAC Involvement in Project Delivery

- Lead GCCM Procurement and GMP Negotiation
  - GCCM RFQ, RFP and interview
  - Estimates review
  - Subcontractor plan review
  - GMP negotiation
- Project Management
  - Coordination during design
  - Budget and cost management
  - Quality control contract closeout
TCF Involvement in Project Delivery

- **Building Relationships**
  - Participate in GCCM selection process
  - Collaboration with TSD, OAC, GCCM

- **Design Process**
  - Collaborate in GCCM predesign
  - Cost control process
  - Phasing and site logistics
  - Existing conditions assessment and testing

- **Construction Phase**
  - On-site construction observation
  - Daily communication
  - Contract closeout
GCCM Involvement in Project Delivery

- Preconstruction Services
  - Collaboration on strategies related to achieving the project goals
  - Collaboration on subcontracting options
  - Collaboration on site logistics

- Facilities Construction
  - Safety
  - Quality
  - Budget
  - Schedule
Project Scope

- Fully renovate the existing Lake Wilderness Elementary
- Convert the existing school occupancy of over 1,000 students to a capacity of 550 students.
- Includes:
  - Demolition/removal of multiple portable classrooms
  - Replacement of existing buildings
  - Removal of hazardous materials
  - Complete systems upgrade
  - Interior finishes
  - Site circulation (including student drop-off, parking and bus loop)
  - Landscaping, playground, fields
RCW 39.10

Meets Criteria for GCCM Delivery:

- Complex scheduling, phasing and coordination
- Occupied Facility
- GCCM is critical to the design phase
LWES Modernization Project
Target Dates

Issue GCCM RFQ: January 26, 2015
GCCM Shortlist February 23, 2015
GCCM Interviews March 10, 2015
Preconstruction/Design March 2015-Nov 2015
Building Construction begins Summer 2016
Construction Complete Winter 2017
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Cost of Professional Services</td>
<td>$1,567,000</td>
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<td>Construction GMP, including GCCM contingency</td>
<td>$10,922,181</td>
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<tr>
<td>Equipment &amp; Furnishings</td>
<td>$550,000</td>
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<td>Contingencies (design, escalation, owner, program)</td>
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<tr>
<td>Contract Administration Costs</td>
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<td>Other Related Project Costs</td>
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<td>Sales Tax</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$15,685,014</strong></td>
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</tbody>
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PRC Application for Project Approval

Questions?