Capt. Johnston Blakely
Elementary School Replacement

Application to use the GC/CM Project Delivery Method

September 22, 2016

"strong MINDS, strong HEARTS, strong COMMUNITY"
Ensure every student is future ready!
Agenda

- Introductions
- The District
- The Project
- Project Budget
- Project Schedule
- Why GC/CM
- Public Body Qualifications
- Project Organization
- GC/CM Experience
- Summary
The Project Team

Here Today
- Tamela Van Winkle, Executive Director, BISD
- Charlie Demming, Project Manager, BISD
- Bill LaPatra, GC/CM Advisor, Mithun
- Susan Olmsted, Project Manager, Mithun
- Jim Dugan, GC/CM Advisor, Parametrix
- Dan Cody, GC/CM Consultant, Parametrix
The Project Team

Not Here Today

- Dr. Peter Bang-Knudsen, Superintendent, BISD
- Doug Holen, External GC/CM Advisor
- Graehm Wallace, Perkins Coie, External GC/CM Legal Advisor
The District
Bainbridge Island School District
The District

- Located in Kitsap County
- Serves the City and island of Bainbridge Island
- Began serving students in 1861
- Current enrollment: 3,785
- Seven (7) schools comprised of:
  - Three (3) Elementary Schools
  - One (1) Intermediate School
  - One (1) Middle School
  - One (1) High School
  - One (1) Options School K-12
- 510 teachers, administrators and support staff
- Six (6) year Capital Facilities Plan 2014 – 2020
- BISD 15 year Master Plan 2015
- Capital bond passed in 2016 - $81.2 M
- Prior capital bonds: 2006 ($45 M) and 2009 ($42M)
# Mission, Vision & Guiding Principles: Community & Partnerships Matter

## Bainbridge Island School District

### Mission • Vision • Guiding Principles

"Strong Minds, Strong Hearts, Strong Community"

<table>
<thead>
<tr>
<th>Mission</th>
<th><strong>Vision</strong></th>
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<tbody>
<tr>
<td>Our mission as a learning organization is to ensure that every student is:</td>
<td>The Bainbridge Island School District is committed to providing each student with an excellent academic program in an engaging and supportive environment that</td>
</tr>
<tr>
<td>• Prepared for the global workplace.</td>
<td>• fosters a passion for learning,</td>
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<tr>
<td>• Prepared for college,</td>
<td>• instills a sense of civic and social responsibility, and</td>
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<tr>
<td>• Prepared for citizenship in a democratic society, and</td>
<td>• develops the intellectual, physical, and social skills necessary for success in career, college, and life in the 21st century.</td>
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<tr>
<td>• Prepared for personal success.</td>
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<table>
<thead>
<tr>
<th><strong>Guiding Principles</strong> (See P. 2 for details)</th>
<th><strong>Challenge</strong> (&quot;Strong Minds&quot;)</th>
<th><strong>Connection</strong> (&quot;Strong Hearts&quot;)</th>
<th><strong>Community</strong> (&quot;Strong Community&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Challenging &amp; Meaningful Curriculum</td>
<td>• Challenging &amp; Meaningful Curriculum</td>
<td>• Interconnected Learning Experiences</td>
<td>• Student Engagement &amp; Leadership</td>
</tr>
<tr>
<td>• High Expectations &amp; Quality Instruction</td>
<td>• High Expectations &amp; Quality Instruction</td>
<td>• Personalization &amp; Individual Attention</td>
<td>• Caring &amp; Supportive environment</td>
</tr>
</tbody>
</table>

The Guiding Principles describe the learning environments in Bainbridge Island School District that are required to foster every student's ability to develop the knowledge, skills, and attributes that are necessary for success in career, college, and life in the 21st century.

Developed with assistance from the Lee Washington School District
The Project
Location on Bainbridge Island
Existing Blakely Elementary School

- Built 1965
- 1989 and 1993 Additions
- Grades K-4
- 12 Acre Site
- Adjacent to sensitive ecosystem
- Adjacent to Rural Residential
- 43,503 SF Building
- Single Story
- Concrete Block and Brick
- 350 Students
Existing Blakely Elementary School
New Blakely Elementary School

- 65,150 SF
- Single & Multi-Story Components
- Pre-K thru Grade 4
- Total Project Cost: $38,964,667
- Owner’s MACC: $26,291,948
- In Schematic Design
- Build New; Demo Existing
- Start Construction: Jan 2018
- Occupy: Sept 2019
Proposed New Blakely ES Location
Occupied Elementary School
Current Parent and Bus Drop Off
Current Staff Parking Lot
Temporary Playfield
New School Site
Future Configuration

- New Playground Location
- New Parking Area
- New Bus Drop off
- New School Site
# Blakely ES Project Budget

<table>
<thead>
<tr>
<th>Category</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Services (A/E, etc.)</td>
<td>$2,892,114</td>
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<tr>
<td>Project MACC (includes GC/CM risk contingency @ 3% of MACC)</td>
<td>$24,451,512</td>
</tr>
<tr>
<td>Contingencies – Design, Construction and Owner</td>
<td>$2,497,736</td>
</tr>
<tr>
<td>Fixtures, Furniture, Equipment &amp; Technology @ 7.5%</td>
<td>$1,840,436</td>
</tr>
<tr>
<td>GC/CM Fee, NSS Allowance and Pre-Con Services Fee</td>
<td>$1,840,436</td>
</tr>
<tr>
<td>Contract Administration (PM, CM, etc)</td>
<td>$788,758</td>
</tr>
<tr>
<td>Owner Consultants</td>
<td>$657,299</td>
</tr>
<tr>
<td>Other Costs (utilities, permits, special inspections, etc.)</td>
<td>$1,708,977</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>$2,287,399</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>$38,964,667</strong></td>
</tr>
<tr>
<td>Event</td>
<td>Date</td>
</tr>
<tr>
<td>---------------------------------------------------------</td>
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</tr>
<tr>
<td>Presentation to the PRC</td>
<td>September 22, 2016</td>
</tr>
<tr>
<td>Release GC/CM RFP</td>
<td>September 26, 2016</td>
</tr>
<tr>
<td>RFP Submittals Due</td>
<td>October 10, 2016</td>
</tr>
<tr>
<td>Shortlist SOPs and Send Invitation to Interview</td>
<td>October 14, 2016</td>
</tr>
<tr>
<td>Interviews</td>
<td>October 31, 2016</td>
</tr>
<tr>
<td>Shortlist Interviews and Release GC/CM RFFP</td>
<td>November 1, 2016</td>
</tr>
<tr>
<td>RFFP Opening and Selection of GC/CM</td>
<td>November 14, 2016</td>
</tr>
<tr>
<td>Pre-Con Work Plan Due</td>
<td>December 1, 2016</td>
</tr>
<tr>
<td>BISD School Board Approval of Selected GC/CM</td>
<td>December 8, 2016</td>
</tr>
<tr>
<td>Pre-Con Agreement Executed</td>
<td><strong>December 12, 2016</strong></td>
</tr>
<tr>
<td>Pre-Con Services</td>
<td>December 2016 to January 2018</td>
</tr>
<tr>
<td>Construction Phase</td>
<td>January 2018 thru Summer 2019</td>
</tr>
</tbody>
</table>
Blakely ES Development Schedule

Schematic Design Complete
December 2016

New School Construction Phase
January 2017 thru Spring 2019

Existing School Demolition and
New Fields Construction
Summer 2019

Occupied Site and Critical Phasing: Risk Management
Why GC/CM Delivery Method
GC/CM Statutory Criteria

(1) Implementation of the project involves complex scheduling, phasing, or coordination.

(2) The project involves construction at an occupied facility which must continue to operate during construction.

(3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.

(4) The project encompasses a complex or technical work environment.

(5) The project requires specialized work on a building that has historic significance.
GC/CM Statutory Criteria

(1) Implementation of the project involves complex scheduling, phasing, or coordination.

(2) The project involves construction at an occupied facility which must continue to operate during construction.

(3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.

(4) The project encompasses a complex or technical work environment.

(5) The project requires specialized work on a building that has historic significance.
Project involves construction on an occupied site that must continue to operate during construction.
Other Critical Factors

- **Safety**
  Extremely small site requiring close adjacency of elementary age students and construction activities

- **Risk Management**
  Competing with continuous increases in market costs and decreased resource availability

- **Partnership**
  Strong desire to have "collaborative" relationships with a project team that develops from conceptual design
Safety

- School in Operation
- Construction Zone
- Parent and Bus and Staff Activity
- Children Playing
Public Benefit

- Public and District Safety
- Cost Risk Management
- Community Relationships
- Fiscal Accountability
Public Body Qualifications
MVSD Leadership Team

- Prior experience with capital projects of similar size and complexity
- Most recent was Wilkes ES @ $21.4 M Construction cost completed in August of 2014
- All of which have been delivered using Design-Bid-Build
- The District is new to the GC/CM method of project delivery
- BISD Executive Director/Tamela VanWinkle: Extensive capital development experience - $169 M and three bond programs in BISD alone
- BISD Project Manager/Charlie Demming: Senior level PM with depth of GC/CM experience
- BISD hired Parametrix for GC/CM Procurement and Advisory services
- Parametrix retained Doug Holen as external GC/CM counsel
- BISD retained Graehm Wallace and Mithun – depth of GC/CM experience

BISD satisfies the public body qualifications by staff augmentation with consultants
Blakely ES Project Organizational Chart

Batchbridge Island School District
School Board

Batchbridge Island School District
Dr. Peter Bang-Knudsen
Superintendent

Batchbridge Island School District
Tamela VanWinkle
Executive Director
Selection 35% Design 50%
Construction 15%

Paremetrix
James Dugan
Program Adviser
Design 5%
Construction 5%

Batchbridge Island School District
Charlies Demming
Project Manager
Selection 25%
Design 50%
Construction 25%

GC/CM
TBD

GC/CM Advisor and PM Support
Parametrix
Jim Dugan — GC/CM Advisor
Selection 25% Design 5%
Construction 5%
Doug Holan — GC/CM Advisor
As needed*
Den Cutley — GC/CM Procurement
PM/CM Support*
Selection 25% Design 15%
Construction 10%

*Note: Currently, Contracted level of effort can be increased if needed

Legal Counsel
Graehm Wallace
Perkins Coie
GC/CM Contract/Advice as Needed

Designer
Mithun
Richard Franko — PIC
SD = 25%, DD = 25%
CD = 10%, CA = 3%
Bill LaPenta — GC/CM Advisor
SD = 5%, DD = 5%
CD = 5%, CA = 5%
Susan Olsnseth — Project Mgr.
SD = 75%, DD = 50%
CD = 5%, CA = 10%
Michael Pievemuth —
Project Arch.
SD = 5%, DD = 50%
CD = 75%, CA = 100%

Blakely Elementary School Project Organization Chart
Jim Dugan – Project Commitments and Capacity

GC/CM Program Advisor – Jim Dugan

Completed GC/CM Procurement Contracts
- TPS McCarver ES
- Stewart MS
- TPS Browns Point ES
- MPT Eastside Community Center

GC/CM Procurement Contracts – Complete by October 1, 2016
- CKSD Central Kitsap HS and MS Projects

GC/CM Procurement Contracts in Progress
- MVSD EDES GC/CM Procurement – Interview Stage

Ample capacity for the BISD GC/CM Procurement and Advisor Role
Project Team GC/CM Experience
<table>
<thead>
<tr>
<th>Name</th>
<th>Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tamela VanWinkle</td>
<td>29 Years Program/Project Management</td>
</tr>
<tr>
<td>Executive Director</td>
<td>15 years with BISD</td>
</tr>
<tr>
<td>Bainbridge Island School District</td>
<td>22 Years in K-12</td>
</tr>
<tr>
<td>Charlie Demming, CCM, REFP, LEED AP</td>
<td>41 Years Program/Project Management</td>
</tr>
<tr>
<td>Blakely ES Project Manager</td>
<td>8 GC/CM Projects: Vashon HS; Roosevelt HS; Portland Public School Renovation Program; Oregon State Public Utilities Building; Oregon State Human resources Building; Atlantic Richfield Corporate headquarters; 5th &amp; I Office Building; New Songdo Project</td>
</tr>
<tr>
<td>Bainbridge Island School District</td>
<td>Member of CMAA, PMI, A4LE, CSI, AGC and AACE</td>
</tr>
<tr>
<td>Jim Dugan</td>
<td>38 Years Program/Project Management</td>
</tr>
<tr>
<td>GC/CM Advisor</td>
<td>10 GC/CM Projects: TPS Stadium High School, COT Tacoma Convention and Trade Center; TPS McCarver Elementary School; TPS Stewart Middle School; MPT Eastside Community Center; TPS Browns Point Elementary School; CKSD HS/MS and OHS Projects; MVSD East Edison ES and Madison ES</td>
</tr>
<tr>
<td>Parametrix</td>
<td>TPS Board of Director: 2005 – 2011</td>
</tr>
<tr>
<td></td>
<td>Appointed to the Project Review Committee July 1, 2016 – 3 Year Term</td>
</tr>
<tr>
<td>Dan Cody</td>
<td>30 Years Program/Project Management</td>
</tr>
<tr>
<td>GC/CM Procurement and PM/CM Support</td>
<td>8 GC/CM Projects: TPS McCarver ES and Stewart MS; MVSD East Division ES and Madison ES; CKSD CKHS and MS; CKSD Olympic HS; TPS Browns Point ES; MPT Eastside Community Center</td>
</tr>
<tr>
<td>Parametrrix</td>
<td>Registered Architect in the State of Washington</td>
</tr>
<tr>
<td>Doug Holen</td>
<td>33 GC/CM Projects</td>
</tr>
<tr>
<td>External GC/CM Advisor</td>
<td>GC/CM External Delivery Method Advisor</td>
</tr>
<tr>
<td>Parametrix</td>
<td></td>
</tr>
<tr>
<td>Brian LaPatra, AIA, LEED AP and Susan Olmsted, AIA, ASLA, LEED AP BD+C</td>
<td>37 Years Specializing in Education Facility Design</td>
</tr>
<tr>
<td>Design Team PIC and PM Mithun</td>
<td>Services Supporting 12 plus K-12 and Higher Education Clients</td>
</tr>
<tr>
<td></td>
<td>2 GC/CM Projects: UW Lander Residence Hall; UW Terry Maple Residence</td>
</tr>
</tbody>
</table>
Summary

- Project is funded with the appropriate budget
- Project meets qualifying RCW criteria
- Project Management Plan is developed and has clear and logical lines of authority
- Project team has the experience and continuity
- Project team has the capacity
- Project team is prepared and ready to move forward
Thank you