Sifton Elementary School

GC/CM PROJECT APPLICATION TO THE PRC
EVERGREEN SCHOOL DISTRICT
MAY 24, 2018
AGENDA

- Introductions of Project Team
- Project Background
- Meets Applicable Criteria
  - Qualifying Project
  - Management Plan
    - Project Team
    - Schedule
    - Budget
    - Funding
  - Public Benefits
- Summary
• **Sue Steinbrenner**, Evergreen School District  
  • Executive Director of Facilities  
  • 33 years experience  
  • GC/CM experience – Evergreen HS

• **Rick Yeo**, R&C Management  
  • 45 years experience  
  • GC/CM Experience - Evergreen HS, Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS Addition  
  • AGC GC/CM workshop certified

• **Adam Cormack**, R&C Management  
  • 14+ years experience  
  • GC/CM experience – Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS Addition  
  • AGC GC/CM workshop certified

• **Scott Rose**, R&C Management  
  • 30 years experience  
  • GC/CM Experience – Tahoma HS, Ridgefield 5-8 School, Ridgefield High School
PROJECT TEAM

- **Howard Hillinger**, Parametrix
  - 32+ years PM-CM experience, CCM
  - GC/CM experience – 10+ projects
  - Member: PRC, GC/CM Heavy Civil Task Force

- **Casey Wyckoff**, LSW Architects, PC
  - 20+ years experience
  - GC/CM experience – South Ridge HS, Union Ridge HS, Evergreen HS & Stoller MS

- **Jason Olson**, LSW Architects, PC
  - 20 years experience
  - GC/CM experience – Evergreen HS, Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS

- **Graehm Wallace**, Perkins Coie LLP
  - Legal counsel
  - Extensive GC/CM experience
Sifton Elementary

- 37,822 square foot structure plus 8 modular structures bringing total area to 50,366 square feet.
- Existing site has covered parking, play shelter, walking track, sports fields, and a student garden.
- The replacement school will be 62,000 square feet with a portion constructed as two stories.
- The design will separate bus and car traffic and provide longer on-site cuing to reduce congestion on neighboring streets.
PROJECT BACKGROUND

Existing Site

KEYNOTES:
1. Classroom Pads
2. Main Building Classrooms
3. Office and Gymnasium
4. Plantables
5. Sports Fields
6. Play Fields
7. Jogging Trail
8. Property Line
9. Vehicular Circulation
10. Visitor and Staff Parking
11. Student Garden
12. Playground
13. Covered Play Structure
14. Bus Drop-off
15. Main Building Entrance
PROJECT BACKGROUND

Proposed Replacement
PROJECT BACKGROUND
Complexities

Safety Hazard #1
3 portable classrooms and student path to playground in construction zone.

Safety Hazard #2
Highly restricted playground and field area and elimination of running track coupled with extreme proximity to construction zone.

Safety Hazard #3
Highly constricted contractor staging, delivery, and layout area.

Safety Hazard #4
Construction access drive shared with buses and parents. Overlaps with 4th portable and student garden.

Safety Hazard #5
Parking currently over-taxed by staff and parents now to be shared with contractors.

Safety Hazard #6
Phase 3 of parking and playground development over existing facilities creates tight time for constraint for second summer.
This Project MEETS 4 of the 5 Criteria

• Implementation of the project involves complex scheduling, phasing, or coordination.

• The project involves construction at an existing facility that must continue to operate during construction.

• Involvement of the GC/CM is critical during the design phase.

• The project encompasses a complex or technical work environment.

• Not met – The project requires specialized work on a building that has historical significance.
QUALIFYING GC/CM PROJECT

**Complex Scheduling / Phasing**

- Ph. 1 – Pre-Con Staging
- Ph. 2 – Site & Foundation
- Ph. 3 – Building Construction
- Ph. 4 – 2020 Demolition
- Ph. 5 – Summer 2020 Site Work
QUALIFYING GC/CM PROJECT

Occupied Site

✓ Haz. 1 – Student Paths
✓ Haz. 2 – Play Impacts
✓ Haz. 3 – Constricted Area
✓ Haz. 4 – Overlapping Traffic Patterns
✓ Haz. 5 – Parking
✓ Haz. 6 – Tight 2\textsuperscript{nd} Summer

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QUALIFYING GC/CM PROJECT

- **Early Design Involvement**
  - Building Placement
  - Building Configuration
  - Construction Type
  - Estimating / VE
  - Early Procurement
  - Staged Work Release
QUALIFYING GC/CM PROJECT

Complex Work Environment
✓ Proximity
✓ Abatement & Demo.
✓ Contractor Access & Parking
✓ Community Use
✓ Temporary Facilities
✓ Material Staging
Project Team

- Experience
  - 8 members with GC/CM experience
  - Prior shared projects as a TEAM
  - AGC GC/CM workshop certified

- Controls
  - Roles and responsibilities matrices
  - Limits of authority
  - Phasing

- Procurement
  - Perkins Coie and Parametrix guidance
  - Early marketing
  - Formal selection with RFP, RFFP, General Conditions & Agreement
## Project Schedule

<table>
<thead>
<tr>
<th>Activity</th>
<th>Start</th>
<th>Complete</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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<td></td>
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<td>Q2</td>
<td>Q3</td>
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<td>8/14/18</td>
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<td>Statement of Qualification</td>
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<td>Programming (Ed Specs)</td>
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The project budget is fully funded. Funding has been secured through the passage of the $695,000,000 capital improvement bond on February 13, 2018, estimated state School Construction Assistance Program funds of $5,500,000, and a portion of already collected local impact fees.
• Reduced costs
  • Early start minimizes overtime and inflation exposure and maximizes efficiency

• Reduced risks
  • Early work release maximizes weather window ensuring on time completion

• Minimizing unforeseen conditions
  • Early investigation builds a complete understanding of conflicts between existing & proposed conditions

• Public safety
  • Safety protocols vetted during design ensure cost-effective implementation without shortcuts.

• Site complexity
  • Milestones and mobilization planning overcome proximity concerns and conflicting traffic patterns
• **Meets four qualifying criteria**
  • Complex schedule
  • Occupied site
  • Involvement of the GC/CM during design is critical
  • Complex work environment

• **GC/CM will be under contract early in Schematic Design phase**

• **Public body is qualified**
  • Experienced personnel
  • Clear and logical management plan
  • Necessary funding including contingencies

• **Public benefits**
  • Risk management
  • Time
  • Cost
Questions?

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