

FWPS Phase II CP18 Illahee Middle School GC/CM Presentation



September 23, 2021

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THE EARLY YEARS

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WHOLE CHILD

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ACTIVE LEARNERS

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CONTENT-AREA
COMPETENCE

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PERSISTENCE TO
GRADUATION

Introduce - Our Team

- Ashley Murphy – Chief Finance & Operations Officer
- Michael Swartz – Executive Director of Capital Projects
- Mike Benzien – Executive Director of Maintenance & Operations
- David Beaudine – CBRE/Managing Director/GC/CM Advisor
- Marc Bargenda – CBRE/Senior Project Manager
- Lindsay Crawford – Project Architect



EACH SCHOLAR: A VOICE. A DREAM. A **BRIGHT** FUTURE.



Agenda

- District Demographics
- Team Qualifications
- District Capital Program
- District Capital Schedule
- Illahee Budget
- Project Details
- Why use GC/CM?



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District Demographics

FWPS Proud: Who are we?

Our Scholars
23,000+ Scholars

Our Schools
37 Schools

- 21 Elementary
- 2 K-8
- 6 Middle
- 4 High
- 4 Specialized - Alternate learning
- 1 Temporary Housing

107 Languages

- English (13,582 Scholars)
- Spanish (4,003 Scholars)
- Russian (288 Scholars)
- Ukrainian (233 Scholars)
- Somali (225 Scholars)
- Vietnamese (200 Scholars)
- Dari (187 Scholars)
- Korean (162 Scholars)

67.1% - Free/Reduced rate

15.2% Special Education

Our Community
35 Square Miles

- Federal Way
- Des Moines
- Auburn
- Kent
- Areas of unincorporated King County

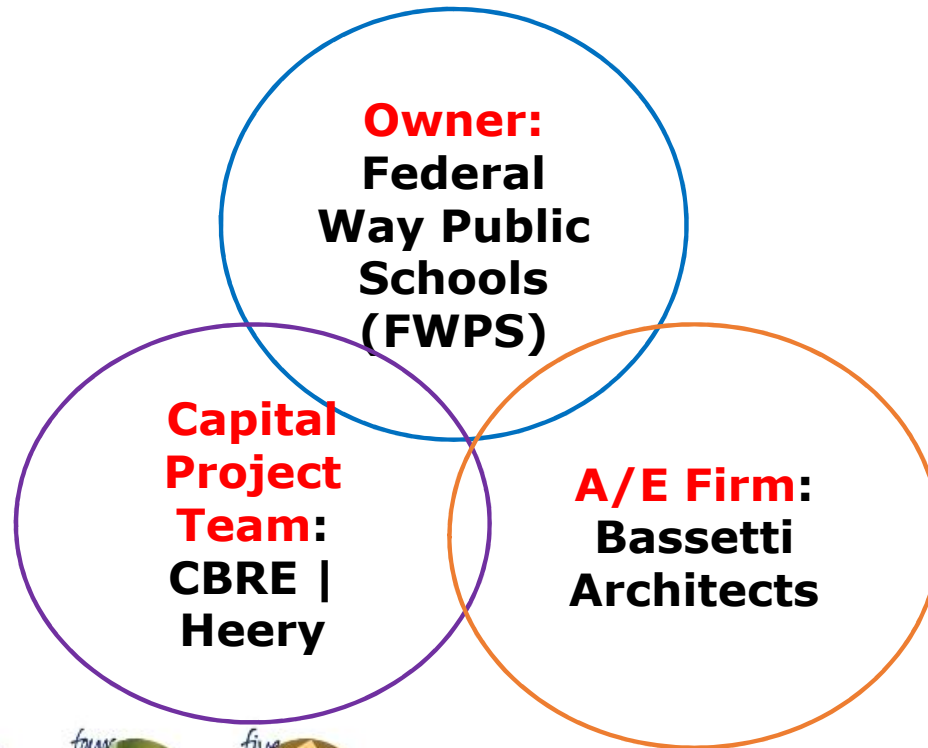
Our Staff
2,835 Staff Members
1,527 Teachers



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Team Qualifications Project Team Structure

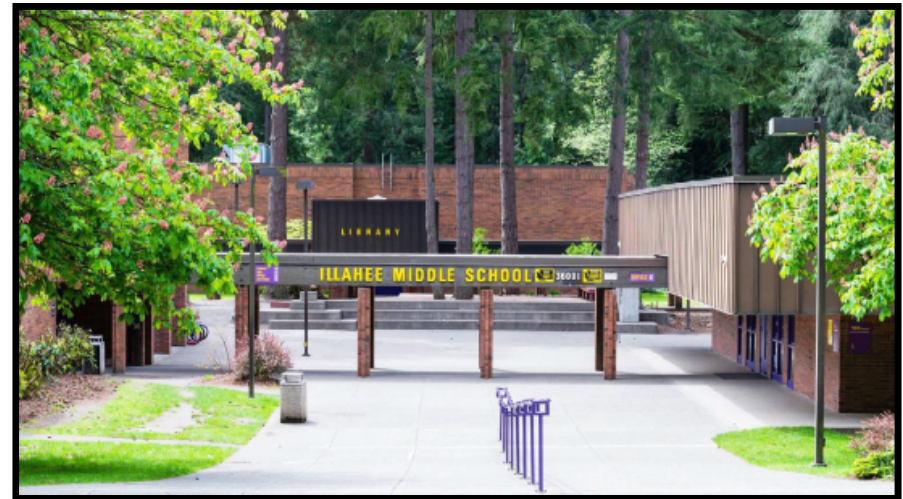


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Team Qualifications - Owner

- **FWPS**

- **Ashley Murphy**: Chief Finance and Operation Officer – 12 Years Experience in Finance
- **Michael Swartz**, Executive Director of Capital Projects – 28 plus Years Experience in Education
- **Mike Benzien**, Executive Director of Maintenance and Operations – 32 Years Experience

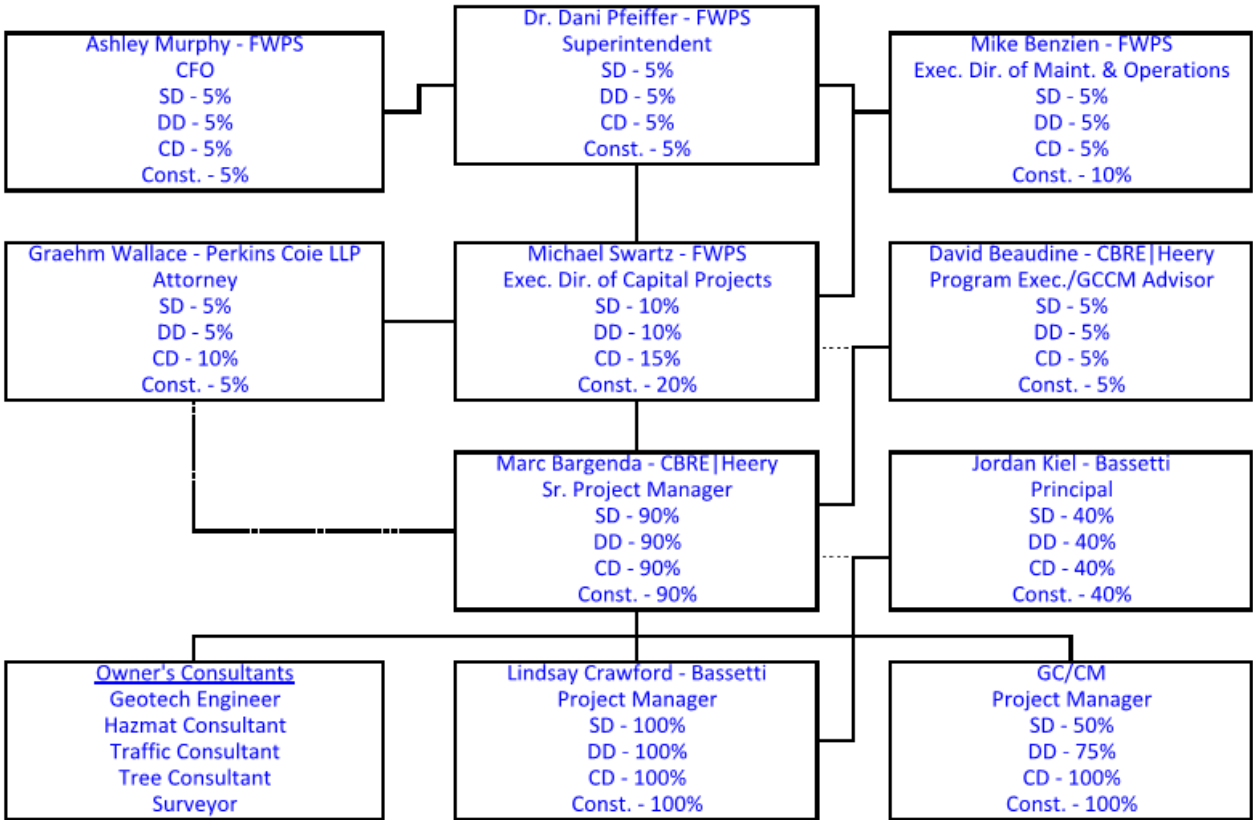


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FWPS Project Organization Chart Illahee Middle School

Team
Qualifications
Project Team
Structure



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Team Qualifications – PM Team

Marc Bargenda – Senior Project Manager, CBRE|Heery

- 25 years of project management experience
- 10 years in the K-12 industry
- Experience includes all types of project delivery methods: GC/CM, Design/Build, and Design-Bid-Build
- Has spent the last 2 years managing the construction of the new Thomas Jefferson High School for Federal Way Public Schools. The school opened on-time on September 1, 2021.

David Beaudine – Managing Director & GC/CM Advisor, CBRE|Heery

- 18 years of industry experience with majority working within Washington State K-12
- Project Manager, Rogers and Ferris High Schools, in the Spokane School District, two of their largest GC/CM projects
- Most recently advising the West Valley Yakima, Mead and Puyallup School Districts on their current GC/CM projects
- Serves as CBRE | Heery's Washington lead, as well as the company's K-12 market leader for Washington
- Recently was re-appointed as a member of the PRC
- Provide guidance to the overall program related to best practices established and learned by the committee



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Team Qualifications – A/E Team

Lindsay Crawford – Project Manager, Bassetti Architects

- 27 years of experience – mostly K-12 industry
- Recent K-12 school GC/CM projects: Highline High School, Natrona County High School, and Stewart Middle School
- Allocation 100% Design / 100% Construction

Jordan Kiel – Principal, Bassetti Architects

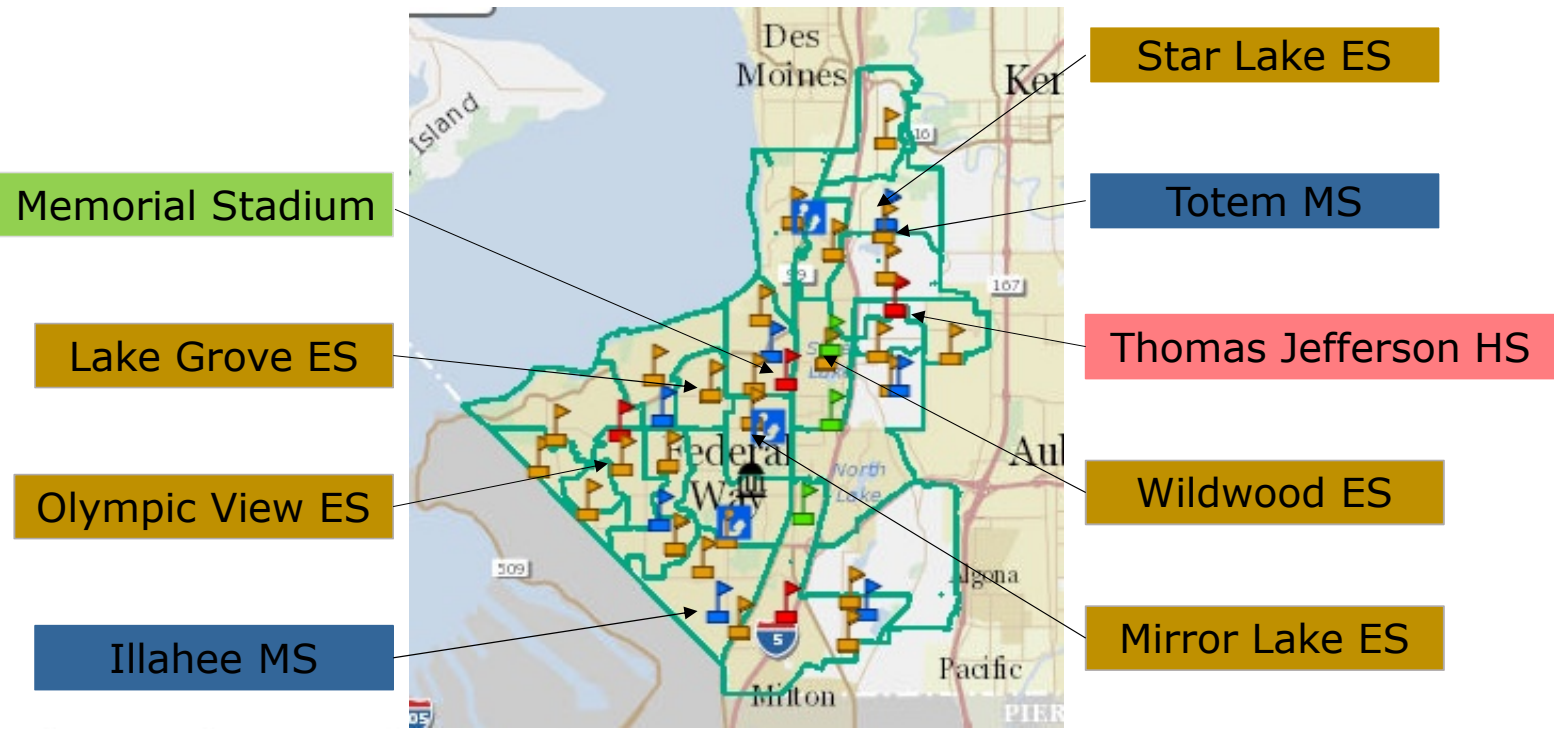
- Is currently the lead project manager on the Thomas Jefferson High School project. Has been working with FWPS on this project for 3-1/2 years.
- Has designed 8 schools, 3 of which utilized the GC/CM procurement method
- Allocation 40% Design / 40% Construction



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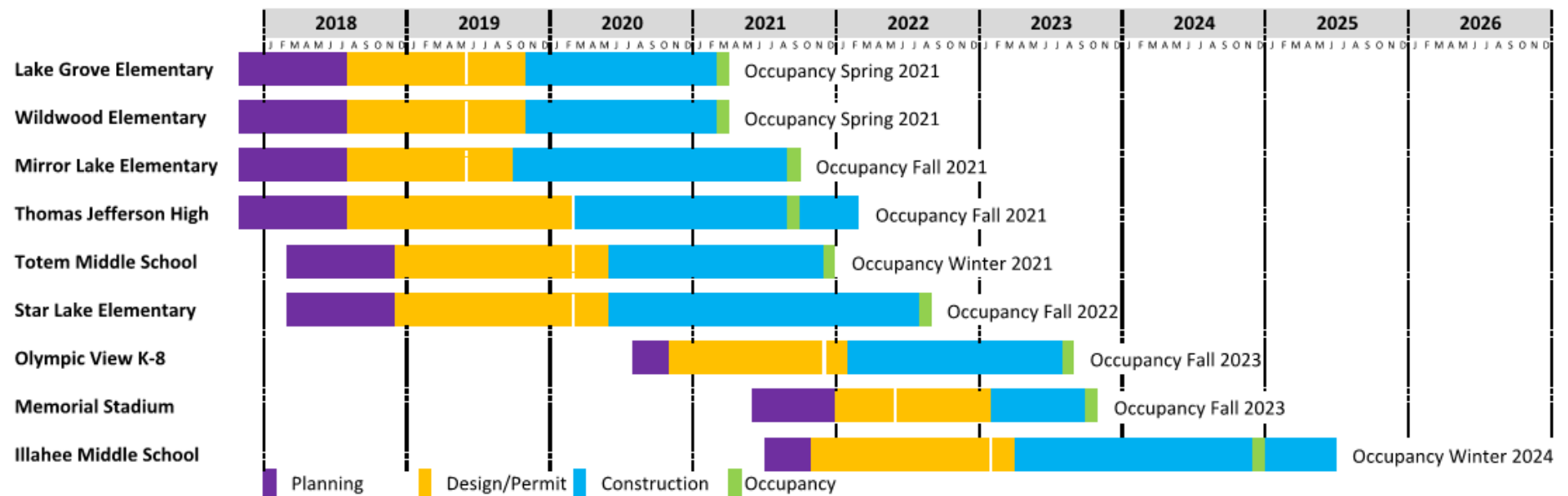
District Capital Program – Phase II



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District Capital Program Phase II Schedule



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District Capital Program – Illahee MS Budget

Illahee Middle School Project Budget:

- Costs for Professional Services (A/E, Legal, etc.)	\$ 6,181,400
- Estimated project construction costs (including Design Development & GC/CM contingencies)	\$ 54,711,857
- Equipment and furnishings costs	\$ 2,150,000
- Off-site costs (included in construction costs)	\$ -
- Contract administration costs (owner, cm, etc.)	\$ 1,800,000
- Contingencies (owner - construction & soft costs)	\$ 3,226,486
- Other related project costs (permits, moving costs, office supplies, etc)	\$ 972,000
- Sales tax	\$ 5,758,257
Total Illahee Middle School Project Budget	\$ 74,800,000



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Illahee MS - Project Details

- Construct the new school onsite while the existing schools continues to function
- Move the school to the new building
- Demolish existing 109,000 sf building
- Complete the remaining site improvements

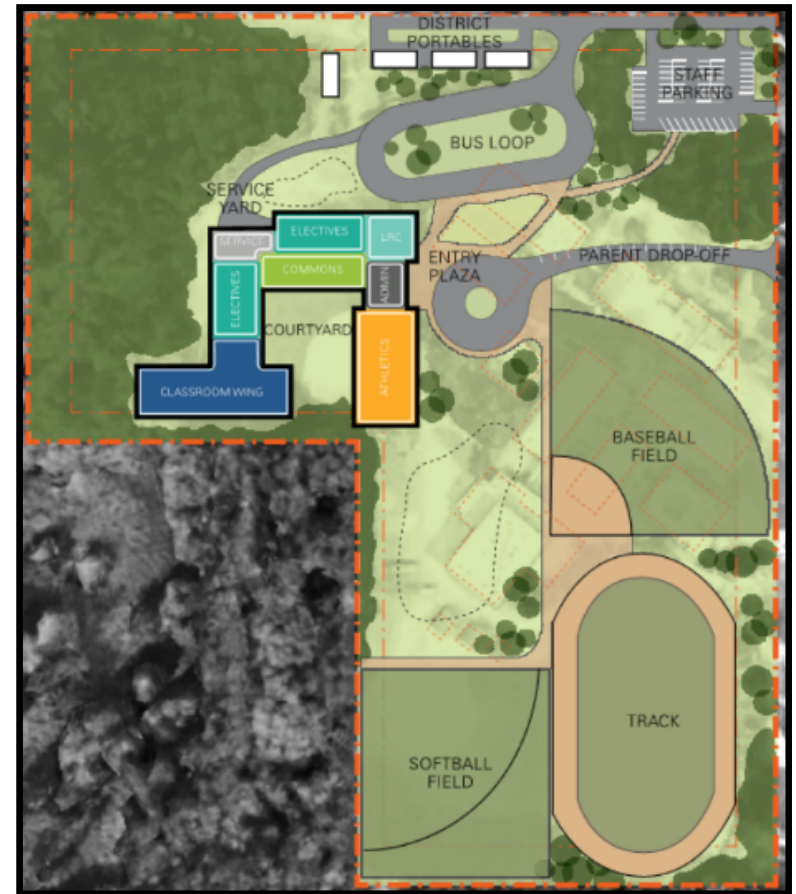


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Why GC/CM?

RCW 39.10.340

- Scheduling/Coordination/ Phasing
- Construction at an Existing Facility
- GC/CM is Critical during Design Phase
- Complex & Technical Work Environment



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Why GC/CM?

- **The Project Involves Complex Scheduling, Coordination and Phasing:**
 - The new Illahee Middle School will need to be constructed on the site of the existing school while school is in session.
 - The existing building is sited at the corner of an L-shaped site making separating the construction on either leg of the “L” from the occupied building especially challenging.
 - The coordination between construction equipment and activities with the school operations is going to be complicated and hard to predict. Having a GC/CM on-board will help us to:
 - Sequence work and improve planning and communication to maintain a safe separation of activities
 - Provide more flexibility to work around critical school operations
 - Allow us to prioritize supporting a healthy teaching environment while still maintaining the construction schedule.



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Why GC/CM?

- ***The Project Involves Construction at an Existing Facility:***
 - As mentioned above, the new facility will be constructed on the existing site while the existing school is in-session.
 - There are complexities with performing construction activities in close proximity to 800 students and staff members that are hard to define. This may require safety personnel to continuously monitor areas where construction operations intersect with school operations, and occasionally construction may need to be paused, delayed, or rescheduled to off-hours if it is impacting the education of the scholars.



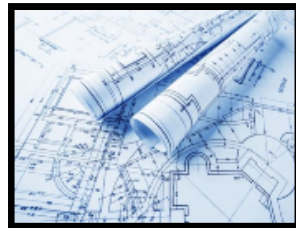
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Why GC/CM?

- ***The Involvement of the GC/CM is Critical During the Design Phase:***

- Constructing a new school onsite next to an existing fully-functional middle school will require early input from the GC/CM in the design phase to sort out construction sequencing challenges, material lay-down and delivery needs, and phased coordination of construction activities with the school operations.
- Incorporating the logistical needs of the construction operations into the design documents will generate a more constructible design which will save time and money and have a better chance for success.



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Why GC/CM?

- ***The Project Encompasses a Complex or Technical Work Environment:***
 - Critical and hard to define requirements of the contractor to coordinate the daily construction activities with the existing school operations to make sure that nothing they did impacts the education of the scholars would be difficult to enforce on a hard-bid contract and there would likely be delay claims from the contractor that would cost extra and put the critical completion date of the new school at risk.
 - Having a GC/CM on-board encourages a strong team-oriented dynamic between the school staff, the GC/CM, and their subcontractors, and has shown to greatly affect the environment of the construction site and the commitment by all to making safety the top priority.



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Questions & Answers



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