



Northshore School District

Application For Certification Of Public Body

Alternative Public Works Contracting – General Contractor/Construction Manager (GC/CM)

CPARB Project Review Committee Meeting
September 23, 2022

Agenda

1. Introductions
2. Project Team Qualifications
3. Project History
4. Lessons Learned
5. NSD Process Evaluation
6. Future Projects

Team Introductions

District Leadership Under the Overarching Authority of the NSD Board Of Directors

Michael Tolley

Interim Superintendent

Duggan Harman

Deputy Superintendent

Tracy Patterson

Chief Financial Officer

Dri Ralph

Executive Director of Capital Projects and Operations

Todd Hall

Director of Capital Projects

Joy Kuhlmann

Contracts and Procurement Manager

Team Introductions

NSD Project Teams Providing Project Management and Day-to-Day Oversight

Dri Ralph	Executive Director of Capital Projects and Operations
Todd Hall	Director of Capital Projects
Aaron Huotari	Capital Projects Budget Analyst
Sung Joung Ngan Ha Yang Cliff Bambach	Planning & Design Administrators
Brian Jones Devlin Piplic	Construction Project Managers

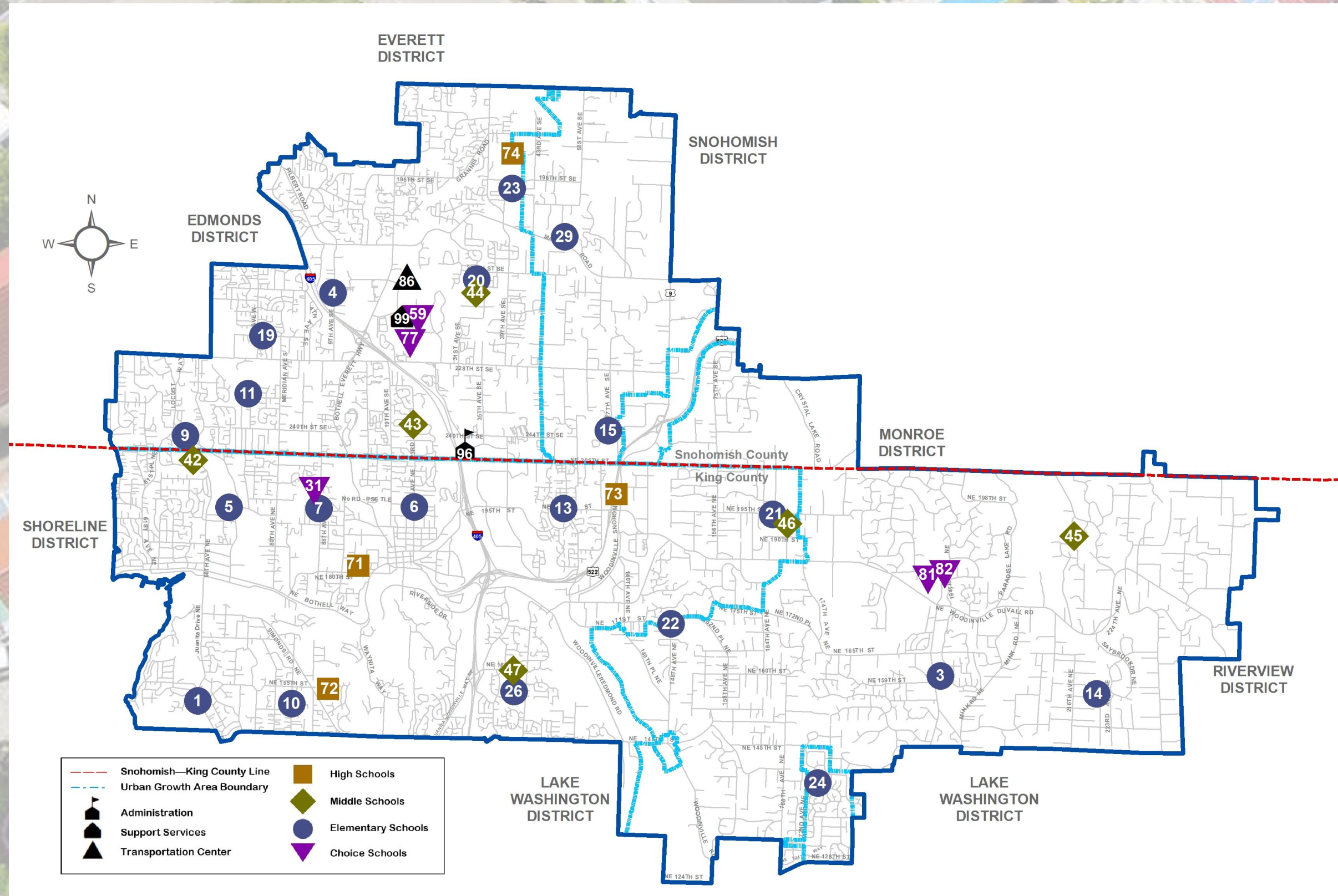
OAC Support Team

Ashley McClaran	Director, Program Manager
Koren Copps	Senior Project Manager

Perkins Coie

Andrew Greene	District Legal Counsel
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Introductions – Northshore School District (NSD)



NSD Construction Team Qualifications

Dri Ralph, Executive Director of Capital Projects and Operations

- 18 years experience leading civic construction projects
- Key leader over 49 construction projects
- Utilized GC|CM, DBB and DB project delivery methods
- Combined value of \$343 million

Todd Hall, Director of Capital Projects

- 20 years land use planning, environmental review, and permitting experience
- Key leader in various Puget Sound area local jurisdictions and several private sector firms
- Utilized GC|CM project delivery method
- Combined value of public sector projects: \$3.3 billion

Sung Joung, Planning & Design Administrator

- 24 years of construction and project management experience
- Extensive experience and knowledge in CPM schedules and consistent delivery of savings in cost and time
- Delivery methods include Firm Fixed Price, Cost plus Fixed Fee, T&M, DBB, DB, CM at Risk, GC/CM, and ESCO
- Combined value of \$2.8 billion



NSD Construction Team Qualifications

Ngan-Ha Yang “Ha”, Planning & Design Administrator

- 14 years in the design and construction industry
- Key leader in the development of Basis of Design, design consultant selection, feasibility assessment, RFP preparation and budget management
- Delivery methods include ESCO, DBB, DB
- Combined value of \$80 million

Cliff Bambach, Planning & Design Administrator

- 25 years of project and construction management experience
- Key leader in development and implementation of a K-12 District-wide security assessment, which built a \$25M security program for Northshore Schools
- Contract experience – architect/engineers, surveys/assessments, DBB, purchasing cooperatives, and Job Order Contracting
- Coast Guard Veteran, Cliff led the pilot program of developing and implementing processes/procedures for all Coast Guard units in the Pacific Northwest which would ultimately be extended Coast Guard wide.
- Combined value of \$262 million

Brian Jones, Construction Project Manager

- 20 years experience in estimating, construction management and inspections
- Led construction management on the NSD Concert Hall at Inglemoor HS and multiple facility improvement projects
- Delivery methods include DB and GC|CM
- Combined value of \$135 million



NSD 10-year Construction History > \$5million

Design Bid Build

Kenmore Middle School Phase 3

Budget: \$15.4m
Final Cost: \$14.3m

ESCO

Innovation Lab HS
Kokanee Elem
Lockwood Elem Ph1
East Ridge Elem

Combined Budget:
\$34.7m
Final Cost: \$32.7m

GC | CM

NSD Concert Hall
Skyview MS/Canyon
Creek Elem
Ruby Bridges Elem
Woodinville HS Ph2-3
North Creek HS

Combined Budget:
\$355.6m
Final Cost: \$336.3

Successes & Lessons Learned

NSD Concert Hall at Inglemoor HS

- *Close coordination of sequenced procurement sub-bid packages and sequenced permit packages for the authorities having jurisdiction*
- *Because of close collaboration afforded by the GC/CM process, time was recovered in the schedule caused by complications in stormwater permitting and COVID-19 supply chain delays*
- *Over 175 precast concrete panels fabricated in advance using BIM modeling maintained the project schedule*



Successes & Lessons Learned

Skyview MS | Canyon Creek Elem Ruby Bridges Elem

- *Tariffs on steel were announced during the design phase of Skyview/Canyon Creek. Because the GC was already onboard, they were able to procure steel early, avoiding costly budget increases that we would have encountered with a DBB delivery*
- *As-Built information plays a critical role in selective demolition*
- *Enhanced documentation will help stakeholders understand the design-decisions*



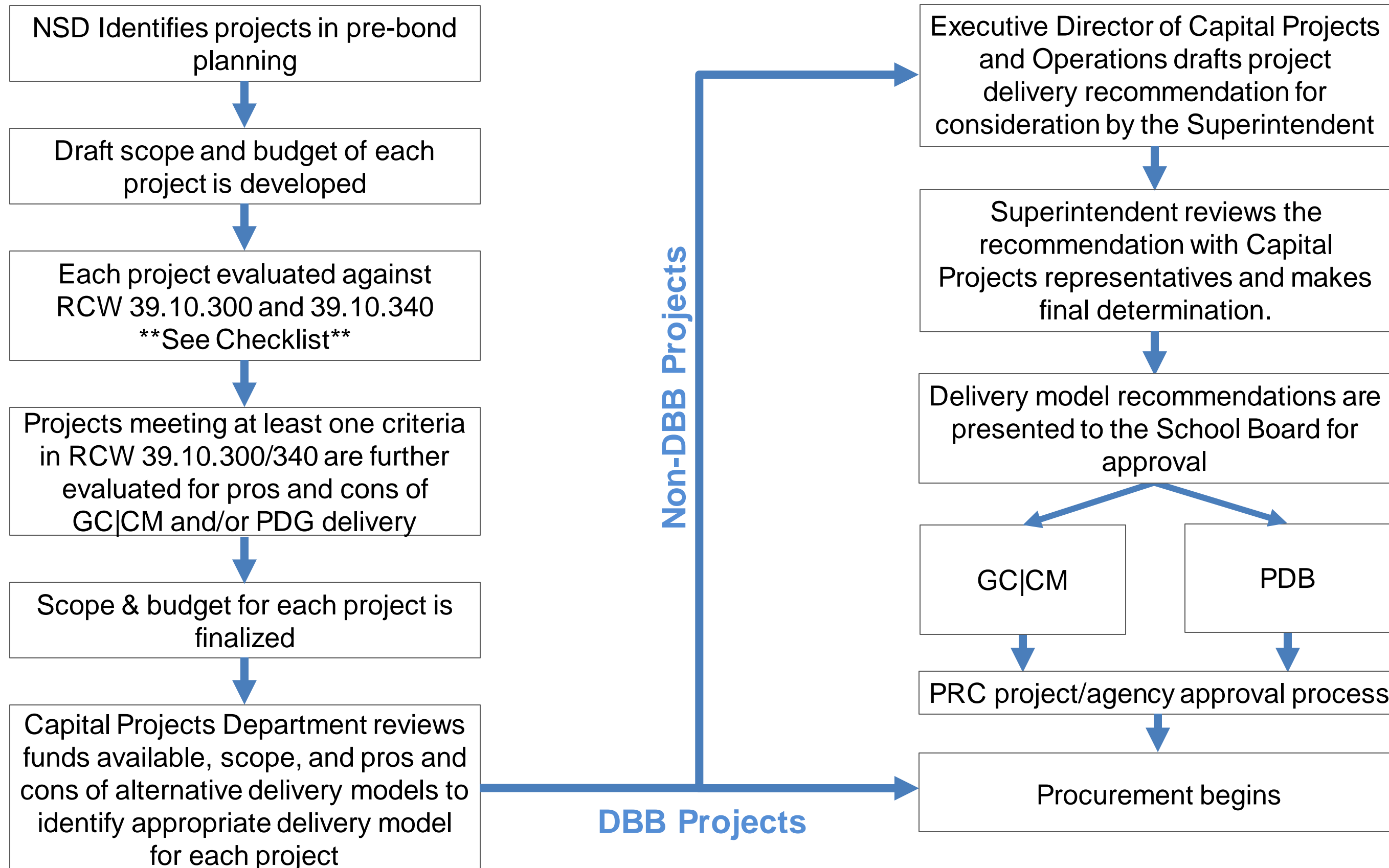
Successes & Lessons Learned

2022 and Beyond

- *Formalizing an updated set of Technical Specification Standards focused on sustainable practices*
- *Working with GC/CM partners on enhanced MWBE participation through careful structuring of sub-bid packages*
- *Doubling our outreach efforts to expand our partnerships and to more intentionally include community advocacy groups*
- *Include scoring on GC/CM selection to demonstrate MWBE outreach plan and past performance*



Project Delivery Method Assessment – Process Flow



Project Delivery Method Assessment – Key Considerations

GC/CM

- Occupied site during construction
- Constricted site with limited access
- High level of technical expertise required
- Complex phasing, scheduling or coordination required
- Historic building or neighborhood which is very active
- Anticipation of extensive community engagement in early stages of design.
- Budget success requires involvement of a GCCM during the design stage

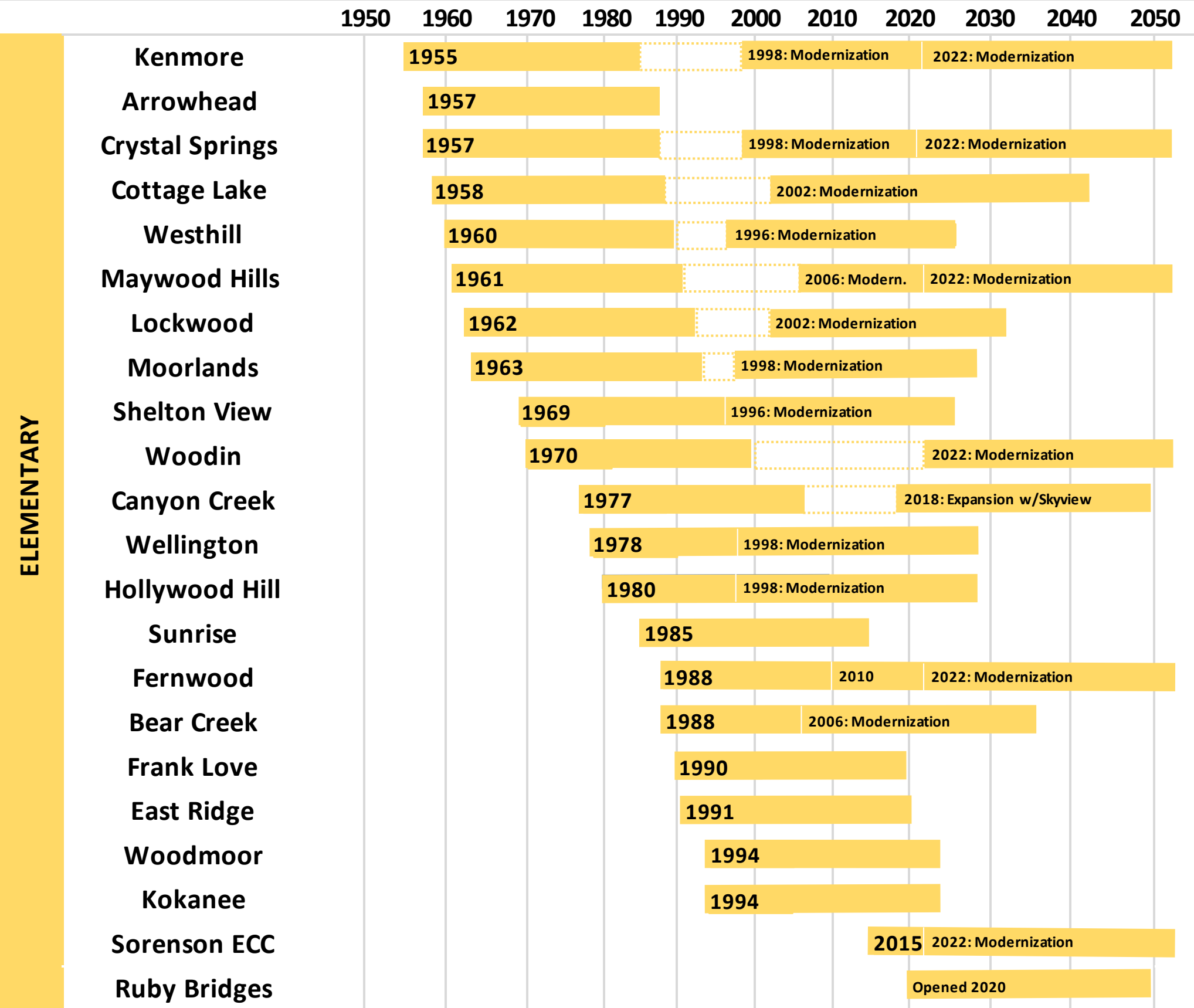
Progressive Design Build

- Construction activities highly specialized
- Greater innovation/efficiencies offered with design/builder interaction
- Consideration of significant savings in project delivery time

Historical Timeline of School Construction and Modernization

Challenge:

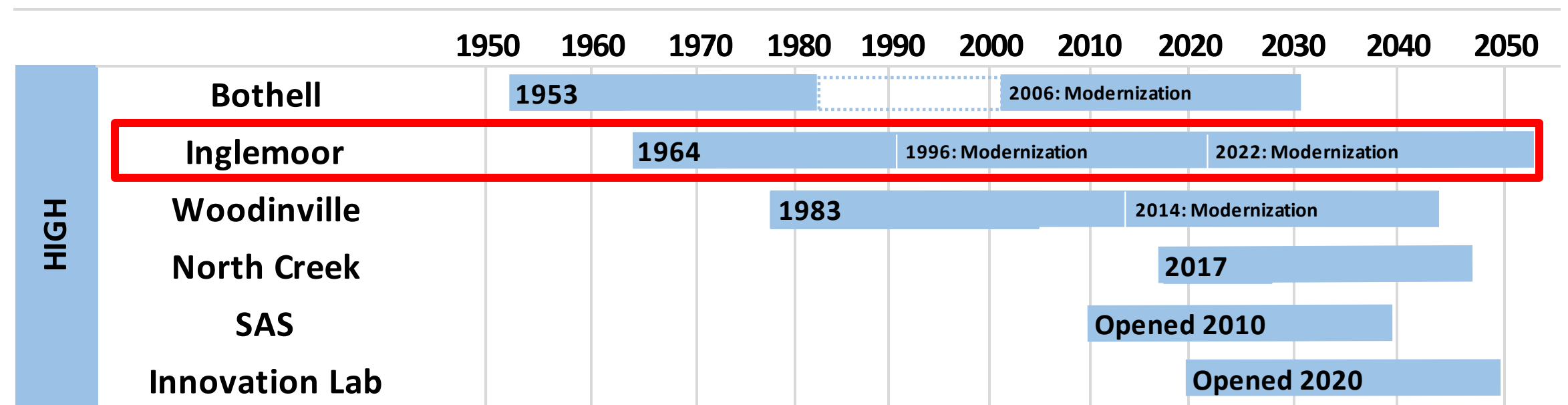
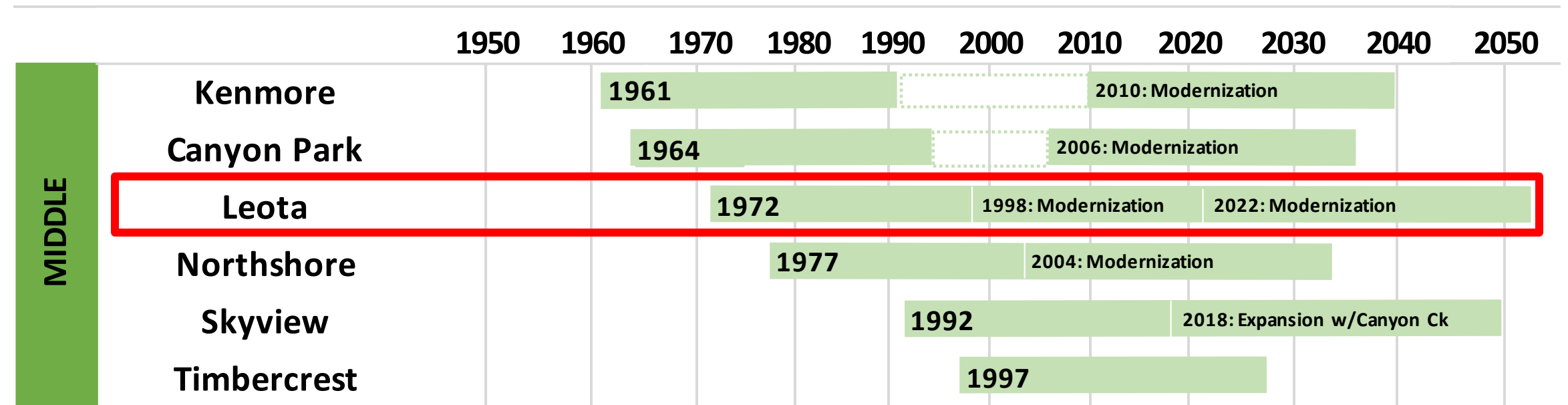
Balance growth and modernization while considering the OSPI recommendation of a 30-year building lifecycle



Historical Timeline of School Construction and Modernization

Goal:

Touch every building
in a 32-year time
period



MWBE Inclusion Practices

- Establish minimum participation goals
- Scoring to include outreach/inclusion elements
- Goals tracking
- Conduct targeted project and program outreach
- Targeted recruitment for underutilized firms
- Develop mentorship programs
- Assist GC|CM with their plan
- Systematic outreach and progress review

NSD will collaborate with teams to engage with community advocacy groups in an effective and meaningful way. This may include, but is not limited to, the following organizations: Tabor 100, the National Association of Minority Contractors, Small & Disadvantaged Business Enterprises, Black Collective, National Association of Women in Construction, the Hispanic Chamber of Commerce, the Korean American Chamber of Commerce, and the Regional Contracting Forum.

Why GC|CM Certification?

- Demonstrated success managing GC|CM projects
- Successful process in place
- Greater flexibility and efficiency
- Wise expenditure of tax-payer funding
- Preferred delivery method for 2022 bond projects and beyond
- Long-term planning for aging facilities
- Allows for delivery of safe and inspiring projects for our students and community





Q&A

Thank you