



LINDBERGH HIGH SCHOOL PHASED MODERNIZATION

Capital Projects Advisory Review Board
Project Review Committee

Request for GC/CM Project Delivery Method
June 24, 2021

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

bassetti
architects

AGENDA

- **Introductions**
- **Renton School District**
- **Project Overview**
- **Project Controls, Budget, and Schedule**
- **Alternative Subcontractor Selection (MC/CM)**
- **Equity & Inclusion**
- **Project Team**
- **Qualifying GC/CM Criteria**
- **Summary**
- **Questions**

INTRODUCTION - PRESENTERS



MATT FELDMEYER

Renton School District

Executive Director of Capital
Planning & Construction

- ✓ Registered Architect with 20+ years of experience in architecture and capital project management

BRIANNE TOMLIN

Renton School District

Project Manager

- ✓ Registered Architect with 15 years experience with project management
- ✓ GC/CM experience – 4 projects (as Architect)

TRACI BREWER-ROGSTAD

Renton School District

Senior Program Director

- ✓ 25 years experience with project management
- ✓ GC/CM experience – 7 projects

JIM DUGAN

Parametrix

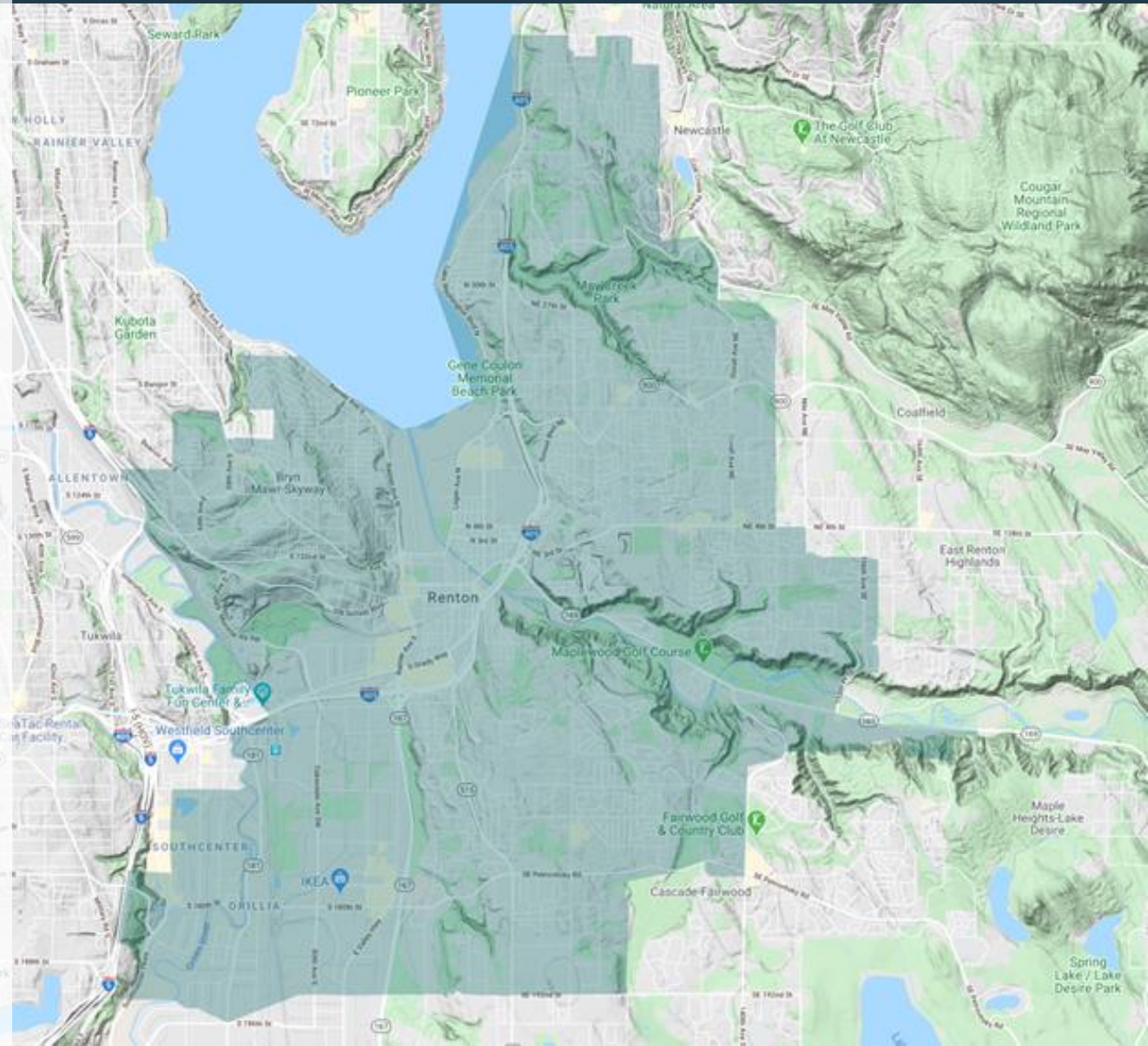
GC/CM Advisor

- ✓ 43 years experience with design, construction, project management with a focus in Alternate Project Delivery
- ✓ GC/CM experience – 30+ projects

RENTON SCHOOL DISTRICT



- **32.5 square miles**
- **24 schools**
- **15,500 students**
- **74% minority student enrollment**
- **99 home languages**
- **18% English language learners**
- **Core Values of Service, Excellence, and Equity**
- **2019 Capital Bond: approved by voters in November 2019 with \$36 million for Lindbergh High School Modernization and Addition Projects**



LINDBERGH HS OVERVIEW



LINDBERGH HS OVERVIEW



- **Opened in 1972**
- **Currently serves 1,211 students with 74.9% BIPOC enrollment**
- **2 Major additions focused on athletics and commons spaces. No major updates to instructional spaces.**
- **2019 Bond planning studied educational delivery, athletic support, and security concerns.**

LINDBERGH HS OVERVIEW



MODERNIZATION INCLUDES:

- **Science Classroom Addition & Modernization**
- **Relocation/Reorganization of administration & health clinic areas with secure entry**
- **Locker Room Modernization**
- **HVAC Upgrades Throughout**
- **Parking Lot Upgrades**

LINDBERGH HS PROJECT AREAS



LOWER LEVEL

POTENTIAL LOCATION FOR NEW SCIENCE ROOMS

NEW SECURE VESTIBULE AND ADMINISTRATION / STUDENT RESOURCES

LOCKER ROOM REMODEL

MAIN LEVEL

SCIENCE ROOM REMODEL

ADMINISTRATION / STUDENT RESOURCES REMODEL

UPPER LEVEL

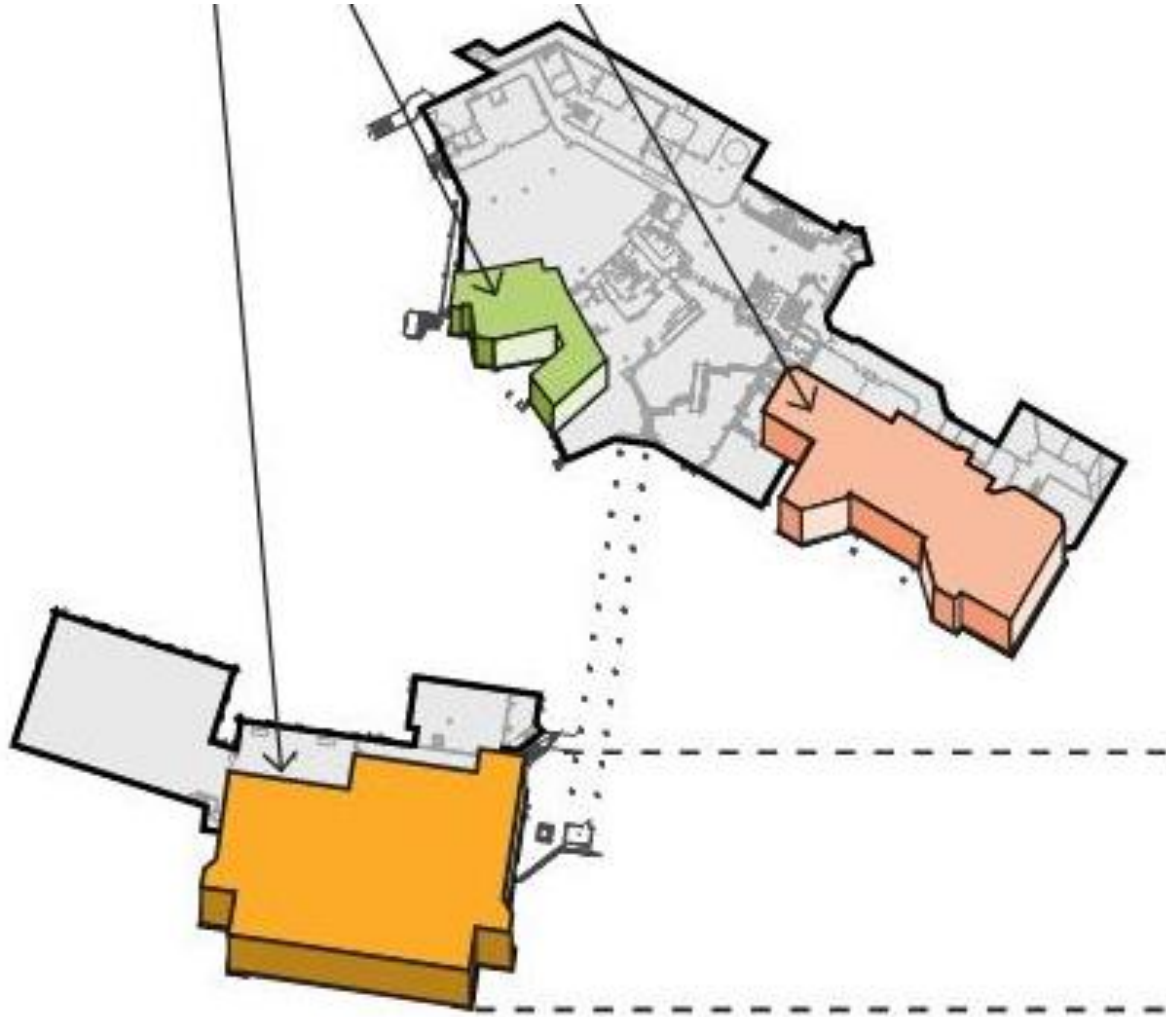
POTENTIAL SCIENCE ADDITION

SCIENCE WING REMODEL

POTENTIAL LOCATION FOR NEW SCIENCE ROOMS



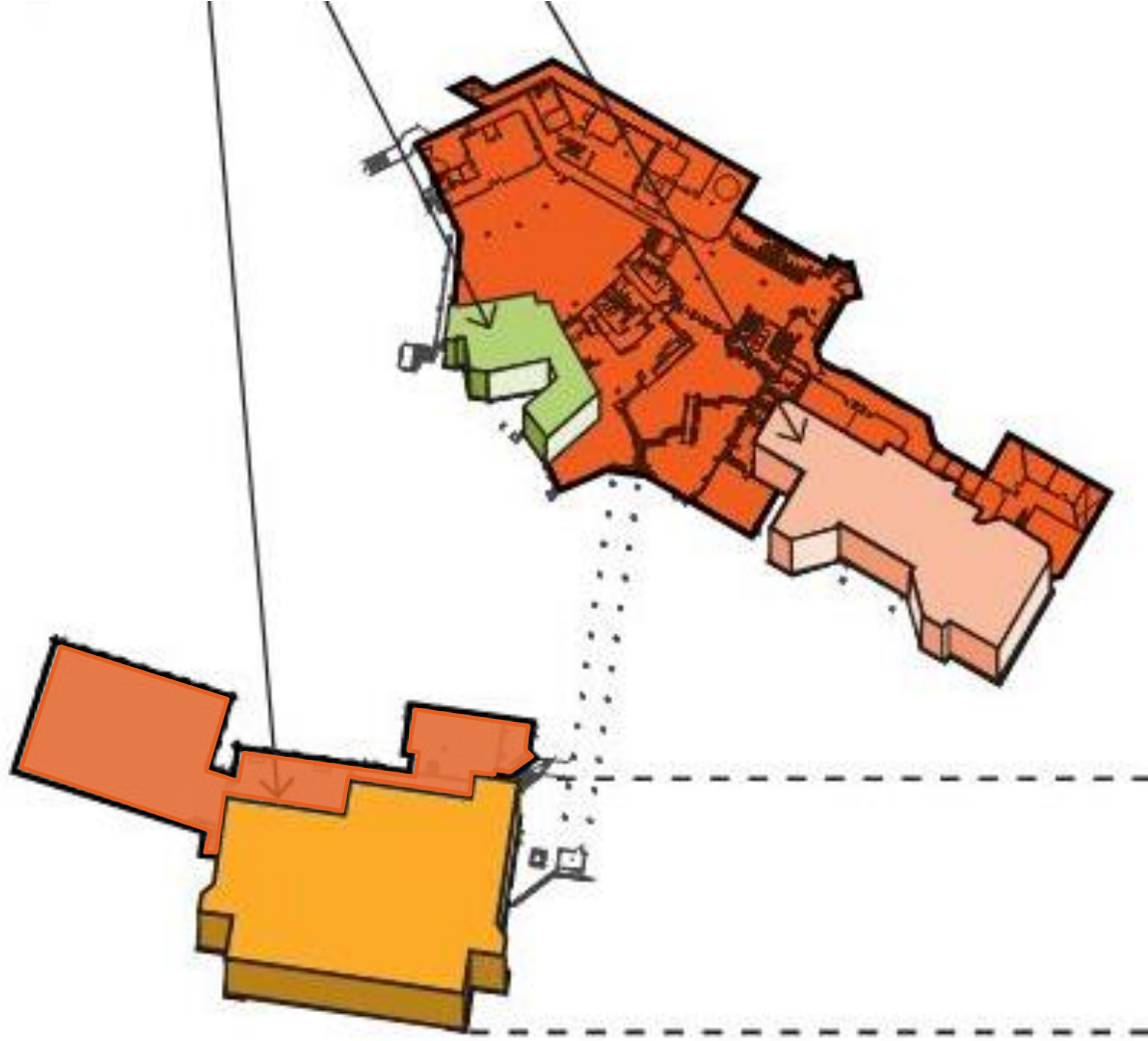
LINDBERGH HS PROJECT AREAS



LOWER LEVEL:

- Science
- Administration & Health
- Locker Room Modernization
- HVAC Upgrades Throughout

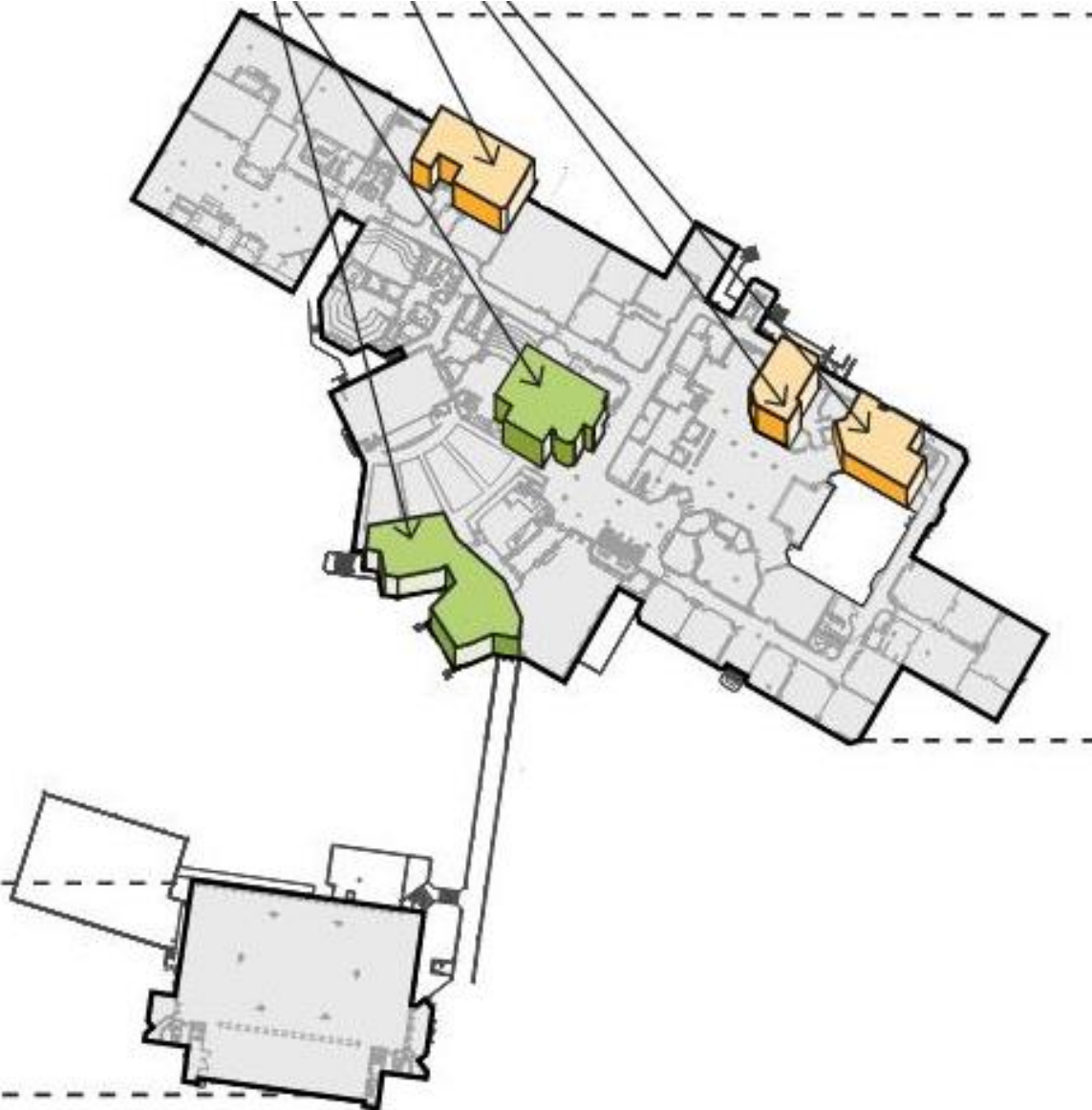
LINDBERGH HS PROJECT AREAS



LOWER LEVEL:

- Science
- Administration & Health
- Locker Room Modernization
- *HVAC Upgrades Throughout*

LINDBERGH HS PROJECT AREAS



MAIN LEVEL:

- Science Modernization
- Administration & Health
- Student Resources
- HVAC Upgrades Throughout

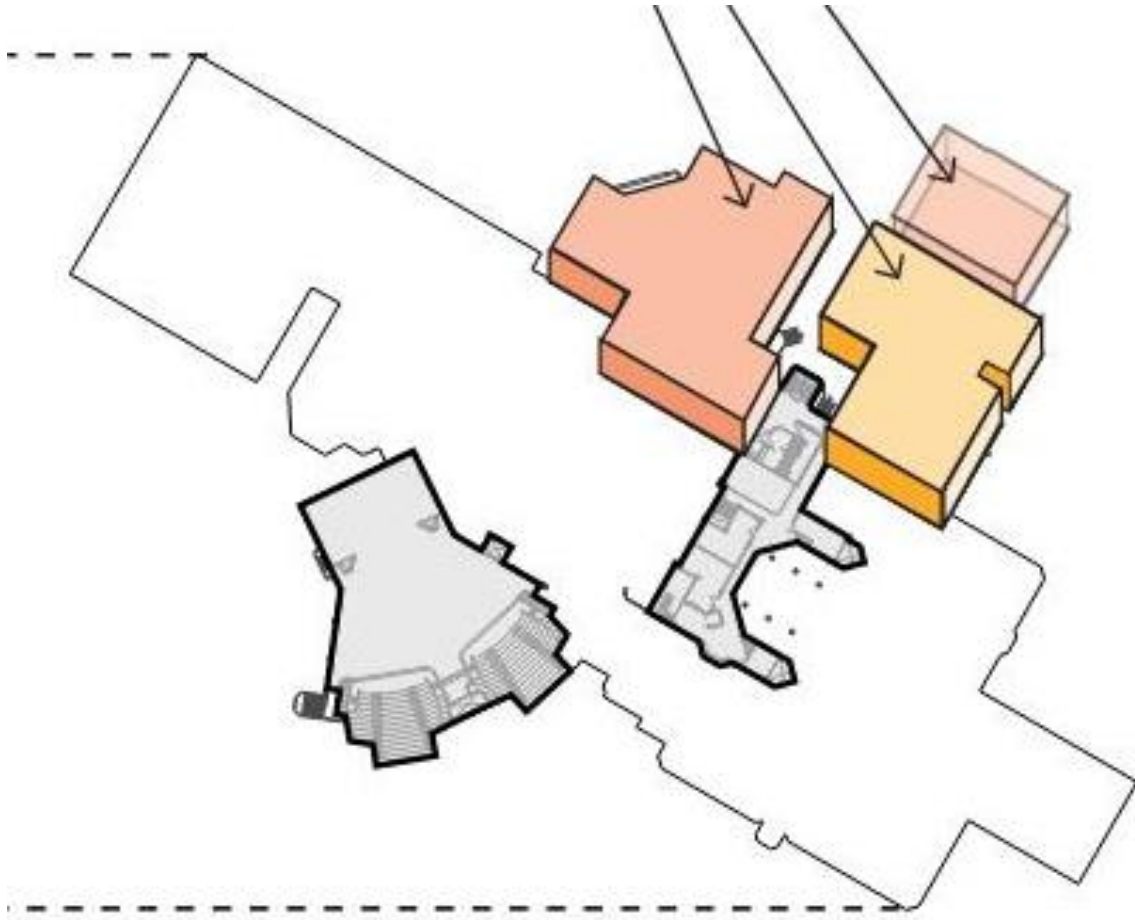
LINDBERGH HS PROJECT AREAS



MAIN LEVEL:

- Science Modernization
- Administration & Health
- Student Resources
- *HVAC Upgrades Throughout*

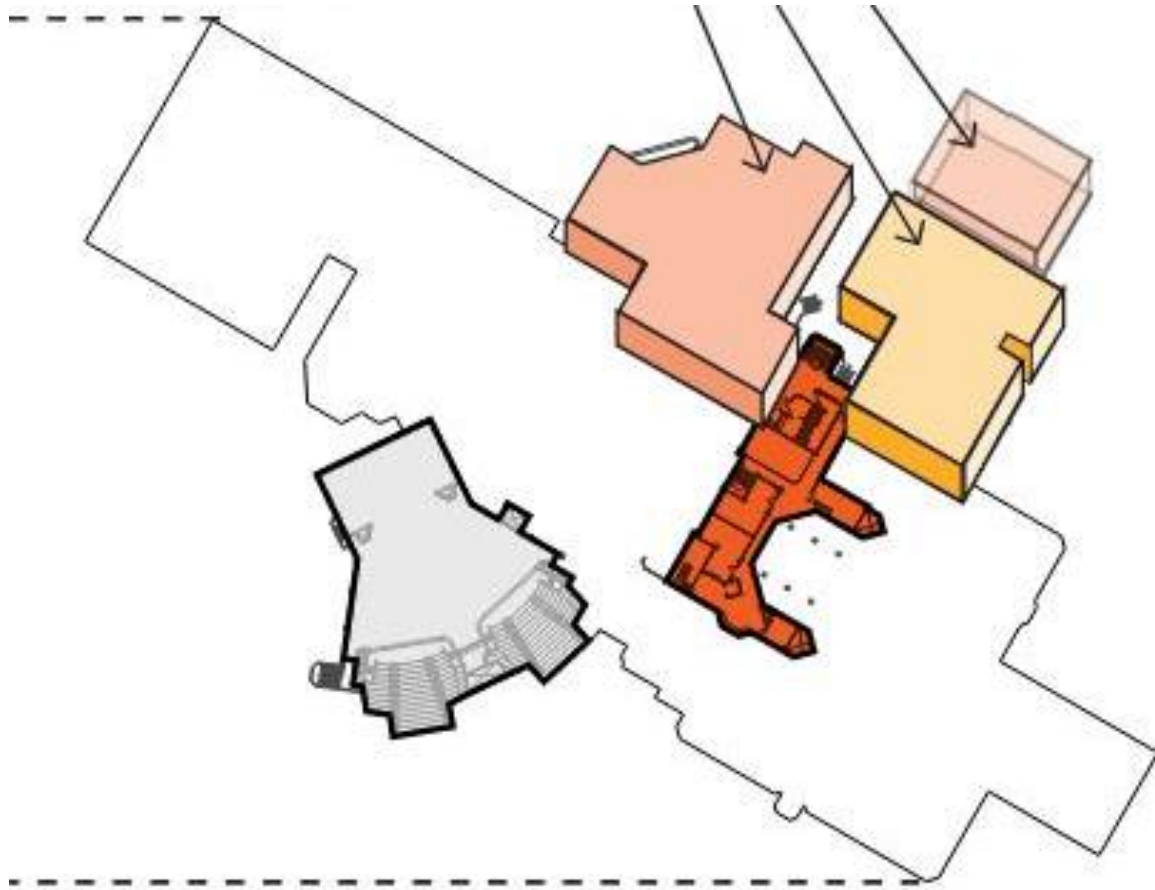
LINDBERGH HS PROJECT AREAS



UPPER LEVEL:

- **Science Modernization**
- **Science Addition**
- **HVAC Upgrades Throughout**

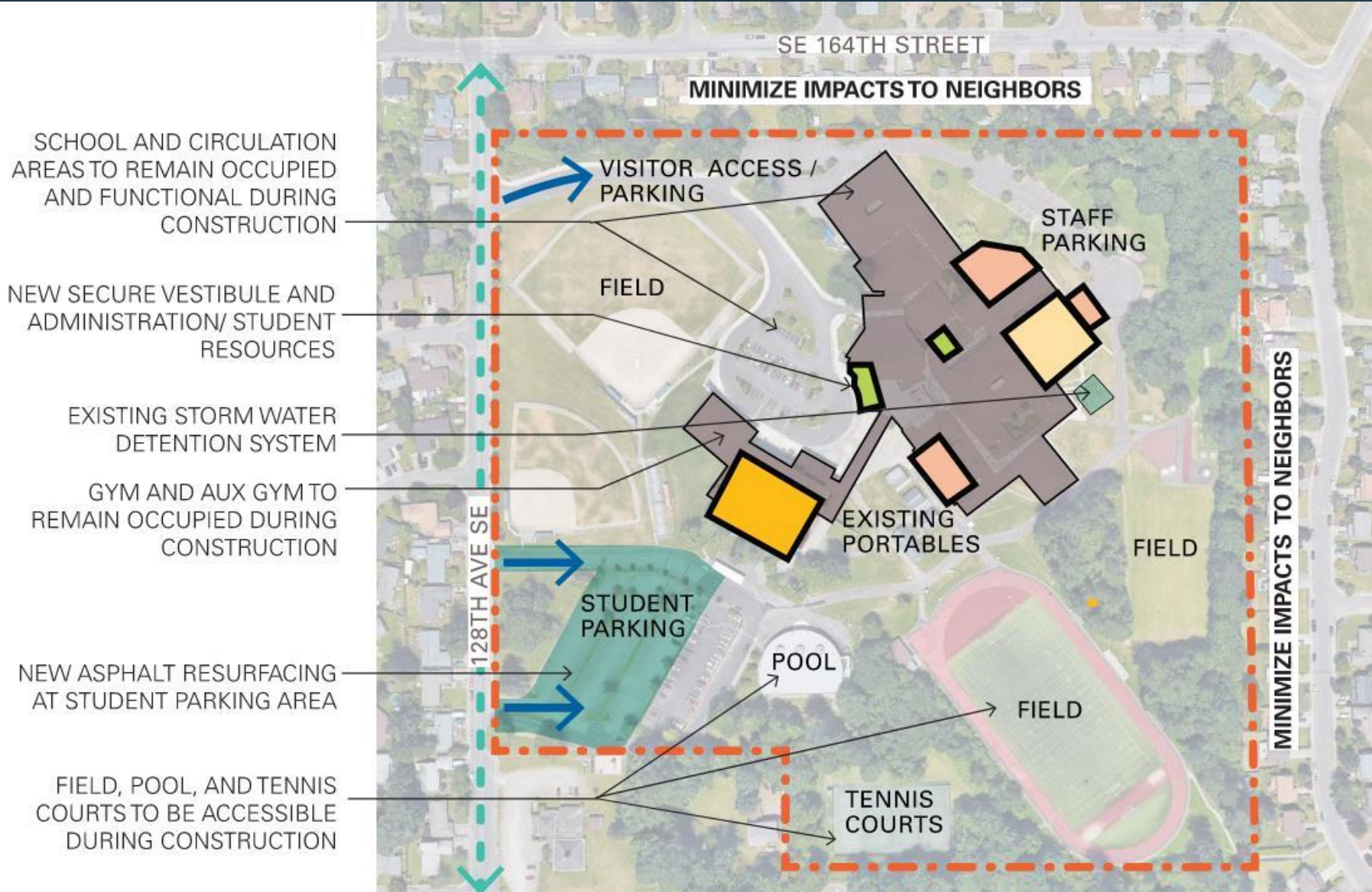
LINDBERGH HS PROJECT AREAS



UPPER LEVEL:

- Science Modernization
- Science Addition
- *HVAC Upgrades Throughout*

LINDBERGH HS SITE



SCHOOL AND CIRCULATION AREAS TO REMAIN OCCUPIED AND FUNCTIONAL DURING CONSTRUCTION

NEW SECURE VESTIBULE AND ADMINISTRATION/ STUDENT RESOURCES




EXISTING STORM WATER DETENTION SYSTEM

GYM AND AUX GYM TO REMAIN OCCUPIED DURING CONSTRUCTION

NEW ASPHALT RESURFACING AT STUDENT PARKING AREA

FIELD, POOL, AND TENNIS COURTS TO BE ACCESSIBLE DURING CONSTRUCTION

LEGEND

-  SCIENCE WING REMODEL
 -  LOCKER ROOM REMODEL
 -  ADMINISTRATION / STUDENT RESOURCES REMODEL
 -  POTENTIAL NEW LOCATIONS FOR FOUR (4) NEW SCIENCE ROOMS
 -  PARKING LOT UPGRADE
 -  SITE BOUNDARY
 -  PRIMARY ARTERIAL
-  0 175 350'

PROJECT MANAGEMENT PLAN



- **CONTROLS**

- School Board review & approval
 - Project Budget, final contract, and amendments
- School Board delegation of authority
 - Contracts &/or change orders less than \$350k
- District Project Manager - authority to issue change order proposals & directives utilizing owner's contingency
 - Up to \$350k, with approval from Executive Director
 - \$350k and over, with consent from School Board
- Team Goal is *NO Surprises*
 - Regular team meetings with principal-level involvement
 - Routine administration progress updates
 - Regular check-ins with legal and GC/CM consultants

- **PROCUREMENT**

- Three step competitive RFQ/RFP Process compliant with RCW 39.10
- Advance Notice Advertisement
- Parametrix and Perkins Coie guidance

PROJECT BUDGET + FUNDING



Project Budget

Costs for Professional Services <i>(A/E, Legal, etc)</i>	\$3,200,000
Estimated Project Construction Costs <i>(including construction contingencies)</i>	\$26,500,000
Equipment and Furnishing Costs @ 5%	\$1,325,000
Off-Site Costs	Included in Construction
Contract Administration Costs <i>(Owner, Construction Manager, etc.)</i>	\$450,000
Contingencies @ 5% of Anticipated Contract Value <i>(Design & Owner)</i>	\$1,325,000
Other Related Project Costs <i>(Permits, Utilities, Printing, etc.)</i>	\$523,500
Sales Tax @ 10.1%	\$2,676,500
<u>TOTAL:</u>	\$36,000,000

Funding

Funding was secured through the passage of a \$249.6 million capital improvement bond in November 2019.

\$36 million of the bond processed are designated as the total project cost for these projects.

Renton School District has had no audit findings on any construction projects

SUBCONTRACTOR SELECTION

(RCW 39.10.385)



We request approval to use alternative subcontractor selection per RCW 39.10.385 for a Mechanical Contractor/Construction Manager (MC/CM)

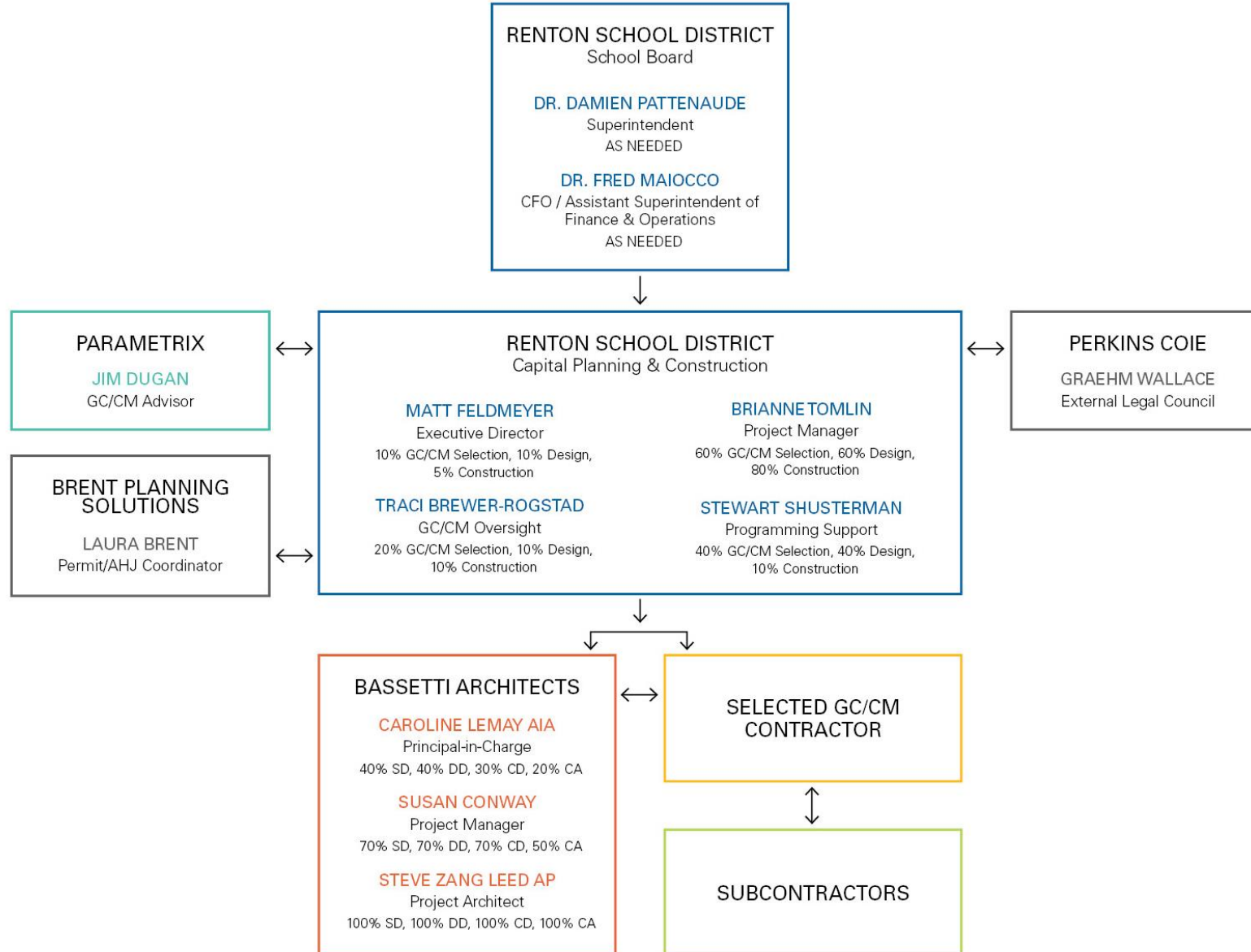
- **Due to large scope component, consideration to be discussed with selected GC/CM**
- **Process to determine if selection is in the best interest of the public.**
- **Public body as an active partner with oversight of the MC/CM selection process including outreach & inclusion**
- **Public body responsibilities**

RSD – EQUITY & INCLUSION



- **RSD is committed to maximizing participation of small, minority, and women owned business enterprises**
 - School Board Policy No. 5010 & 6220
- **In process of updating policies to meet or exceed State of Washington diverse business goals**
 - School Board Policy No. 6925 regarding A/E procurement updated January 2021.
 - Importance of DBE/MWBE Inclusion was a discussion topic at January 2021 School Board Meeting
- **Capital Planning & Construction is working with City of Renton Chamber of Commerce on local contractor inclusion and awareness on project opportunities**
- **Will use RSD Elementary School #16 as a baseline and evaluate as design progresses**
- **RFP will require prospective GC/CM firms to submit experience and inclusion strategies**

PROJECT TEAM



PROJECT TEAM



Name/Title	Project Management Experience (Years)	Alternate Project Delivery Experience (# Projects)
MATT FELDMEYER EXECUTIVE DIRECTOR	20 +	1 GC/CM, 2 CM at Risk, 2 Design-build
BRIANNE TOMLIN PROJECT MANAGER	15+	4 GC/CM, 10+ CM at Risk, 1 ESCO
TRACI BREWER-ROGSTAD GC/CM OVERSIGHT	25+	7 GC/CM, 1 ESCO
JIM DUGAN GC/CM ADVISOR	43+	30+ GC/CM and DB
DAN CODY GC/CM PROCUREMENT SUPPORT	35+	25+ GC/CM and DB
CAROLINE LEMAY ARCHITECT PRINCIPAL IN CHARGE	25+	4 GC/CM, 1 CM/GC (OR)
SUSAN CONWAY ARCHITECT PROJECT MANAGER	18+	1 GC/CM, 1 CM/GC (OR)
STEVE ZANG PROJECT ARCHITECT / CONSTRUCTION	30+	3 GC/CM, 1 CM/GC (OR)

QUALIFYING GC/CM PROJECT

(RCW 39.10.340)



This project meets 3 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 during the design stage is critical to the success of the project.

The project encompasses a complex or technical work environment.

The project requires specialized work on a building that has historical significance.

The project is not considered heavy civil.

- **MAINTAIN SCHEDULE**

- GC/CM schedule and phasing planning reduces risk of delays.

- **COST ACCOUNTABILITY**

- GC/CM involvement in estimating and bid package coordination increases certainty in budget.

- **RISK MITIGATION**

- Continuity through complex project and on occupied site.

- **CONSTRUCTABILITY**

- Provide insight on best practices and construction methods during design phase.

SUMMARY

- **Traditional delivery method is not practical**
- **Meets three qualifying criteria from RCW 39.10.340**
- **Provides Public benefit**
- **Public body is qualified with GC/CM experienced consultants**
- **No audit findings**
- **GC/CM will be under contract in Schematic Design phase**
- **Project is funded with the appropriate budget**
- ***Request approval for MC/CM***



QUESTIONS?