

BETHEL SCHOOL DISTRICT

CEDARCREST MIDDLE SCHOOL MODERNIZATION & ADDITION GC/CM PROJECT

1. What are the possible phases of the project?

Obtaining GC/CM input on new vs remodel resource allocation, sequencing, scheduling and scenario cost estimates is a primary reason for utilizing the GC/CM process on the Cedarcrest MS project. At this preliminary stage, with the limited funds available and the desired completion date, the District anticipates potential phasing as follows:

- Site Preparation: Summer 2025. Possible relocation and or addition of portables in preparation for Spring 2026 new addition construction.
- New Addition Construction: Spring 2026 – Summer 2027
- Selected Area Remodel / Modernization: Summer 2027 – Summer 2028

The selected GC/CM will provide input and suggestions on phasing and relocation of students to help determine how best to minimize impact on educational activities.

If it is determined during design that certain areas of the existing building can be unoccupied during the school year to allow remodel activity in those areas, or if alternative facilities (either onsite or off-site) become available to allow greater areas to be available during the school year, multi-area remodeling could simultaneously occur.

2. Does the 2019 bond fund all phases and will all phases be complete before August 2028?

The bond provided funds for an addition and partial upgrade of Cedarcrest MS. The available funds will be used as expeditiously as possible for these purposes, and all work is anticipated to be complete by Fall 2028.

3. How are interim facilities, such as additional portables, or offsite locations funded, are they included in the Project Budget?

All onsite preparation, new construction and remodeling costs are to be allocated to the overall project budget.

4. Please provide a reason for not applying for the alternative subcontractor selection process with this application.

If approved, Cedarcrest MS will be the fourth school construction project the District has undertaken in the last five years. In each case, the possible use of alternative subcontractor selection has been carefully considered, but not yet utilized. The District has been pleased with the quality of performance and input it has received from its mechanical and electrical engineering consultants and the related input its GC/CM partners have provided regarding mechanical and electrical issues. The use of alternate subcontractor selection was discussed with BCRA, and the consensus was not to utilize the process at this time. The District is open to input from the selected GC/CM on the optional use of this alternative selection method.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: March 28, 2024

5. What critical packages would you bid early as mentioned in Complex Scheduling, Phasing and Coordination section?

Depending on the ultimate design solution, its corresponding phasing plan and necessary permitting, it may be advantageous to consider several early bid packages such as:

- Preparation Package: Move, add or modify portables in summer of 2025 in anticipation of a spring 2026 construction start.
- Selected Area Remodel / Modernization: To take advantage of summer 2025 unoccupied building.
- Electrical / Mechanical: To procure switchgear or other long lead electrical / mechanical equipment.