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# *Cedarcrest Middle School Modernization & Addition*

Application for GC/CM Project Approval

March 26, 2024

# Agenda

- Team Introductions
- District & Project Overview
- Project Budget
- Project Schedule
- Why GC/CM is Appropriate for Cedarcrest Middle School
- Public Benefit of using GC/CM
- Lessons Learned
- Summary
- Questions

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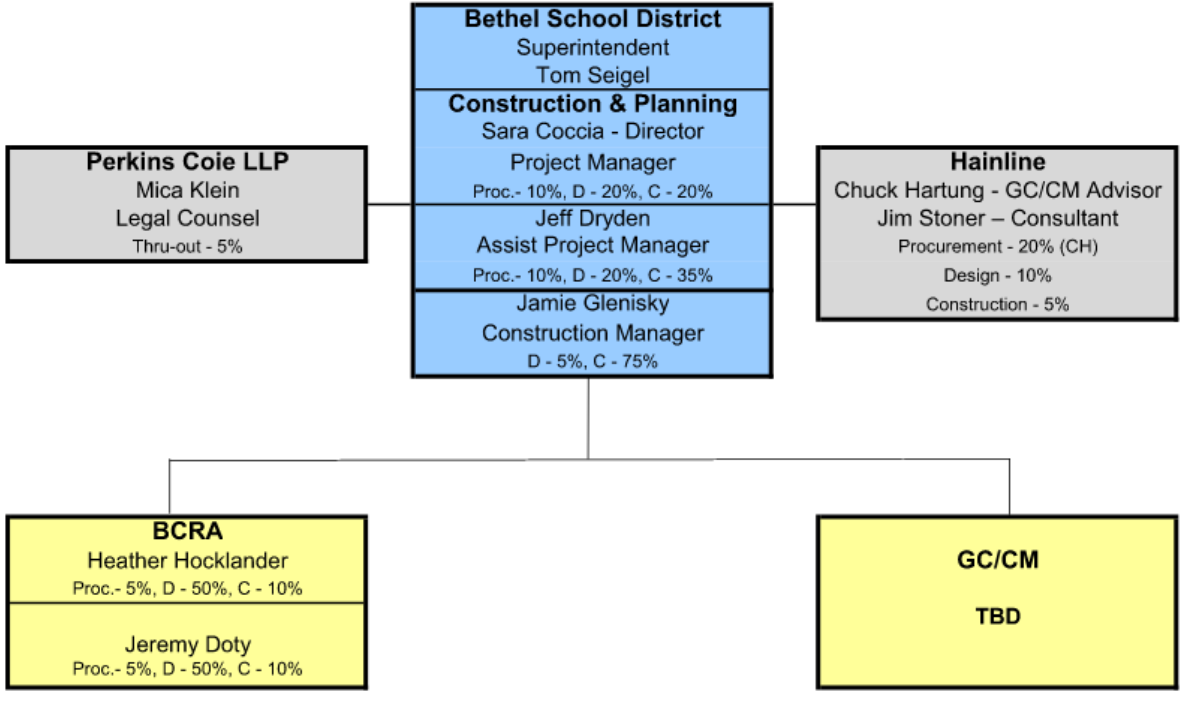
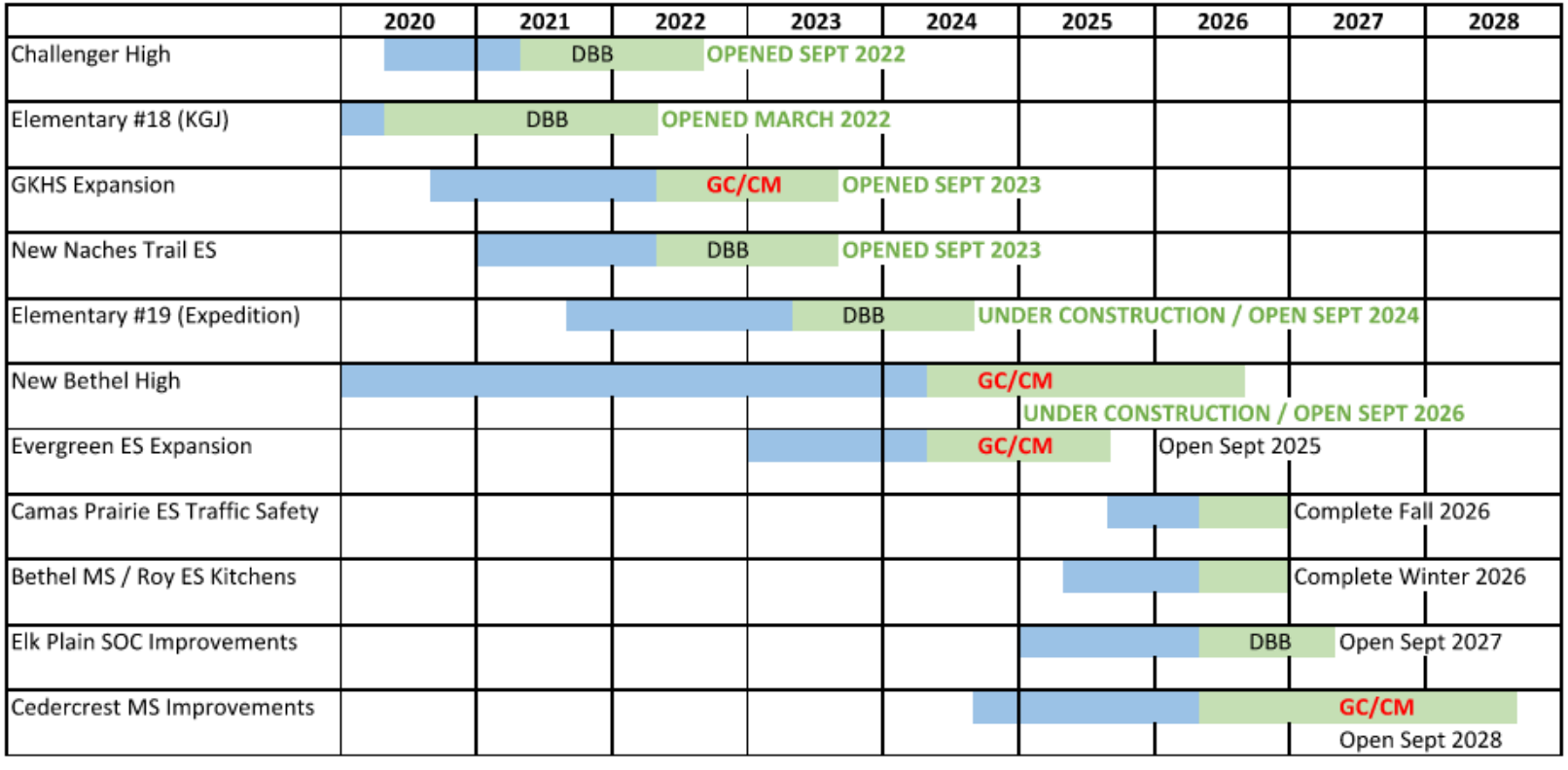
# Project Team



# District Overview – 2019 Capital Construction Bond



# Project Overview

- Cedarcrest Middle School opened in 1982
  - Approximately 77,500 SF, 33 classrooms, 10 portable classrooms, 700 students
  - Concerns with building safety, accessibility, capacity, size of commons, circulation and daylighting
- Project Involves
  - New addition – Desire a minimum of 13 new classrooms
  - Modernization of the existing building
  - Selective demolition and removal of existing portables
  - Phased construction on an occupied building and site
  - Exact scope to be determined in early design phase
- Limited Budget
  - GC/CM and design team input needed to determine final scope

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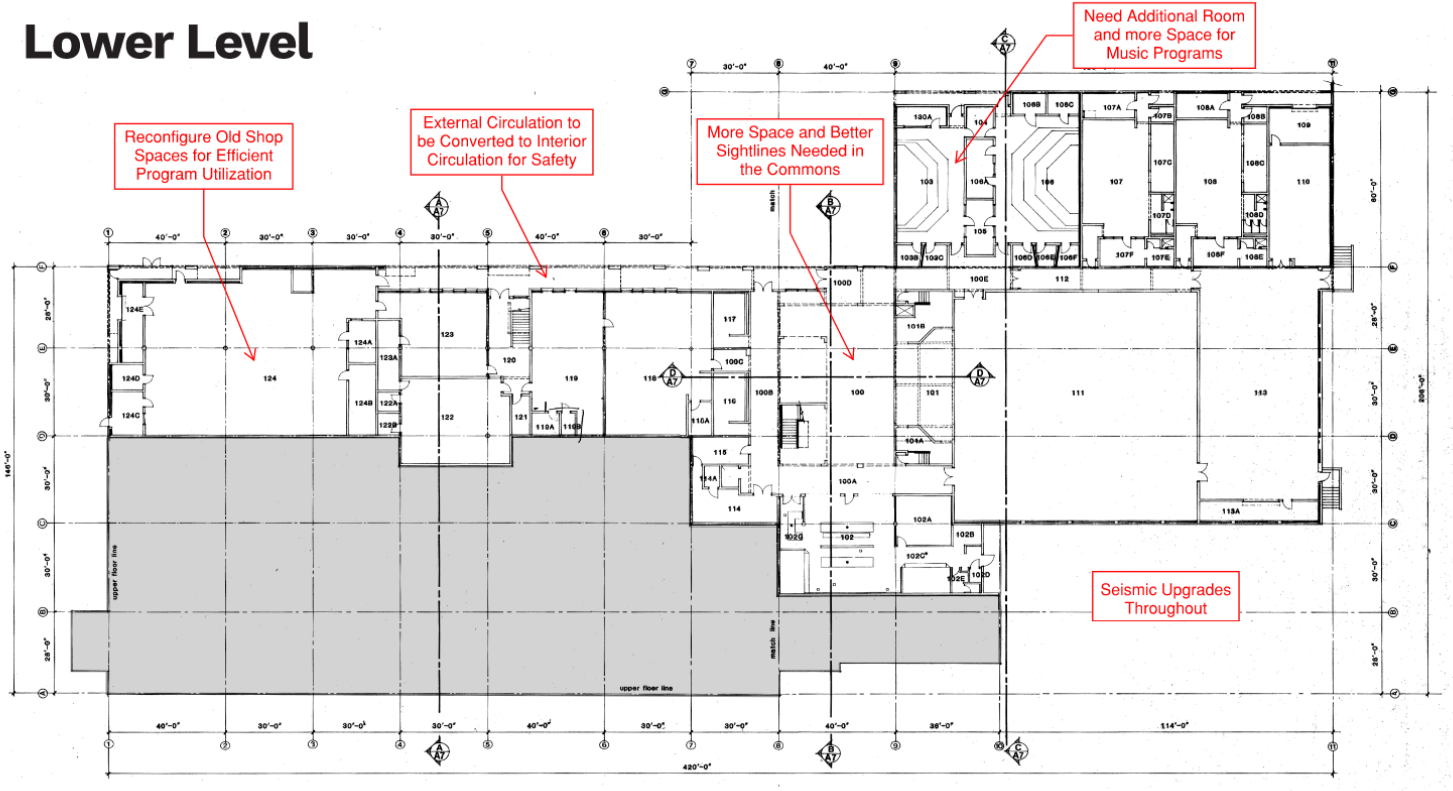
# Project Overview – Existing Site

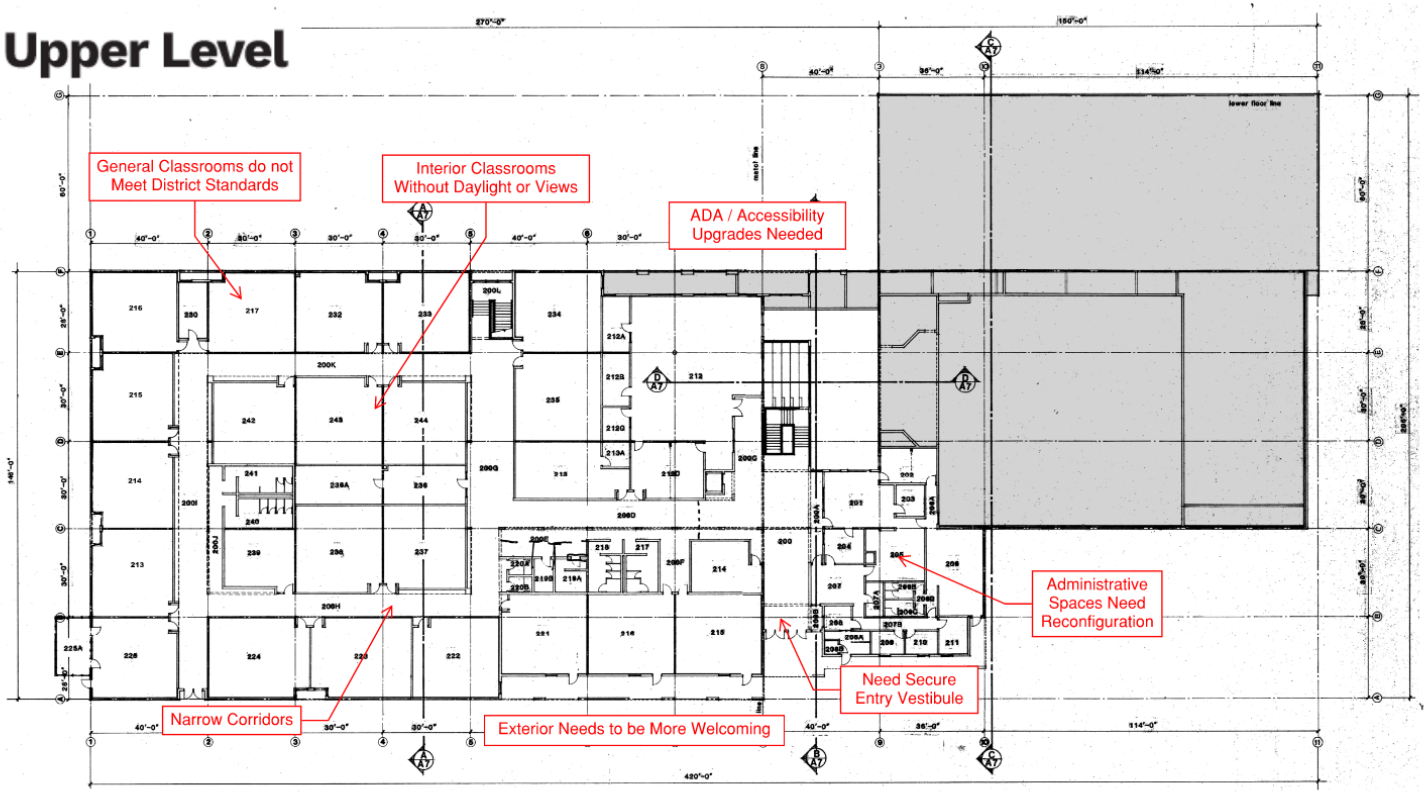

- Poor Site Circulation
- Slope from Front to Back of the Site
- County Required Frontage Improvements, Including Two Way Left Turn Lanes
- Utility Relocations
- Limited Site Distance on 13th Ave

# Project Overview – Existing Floor Plan

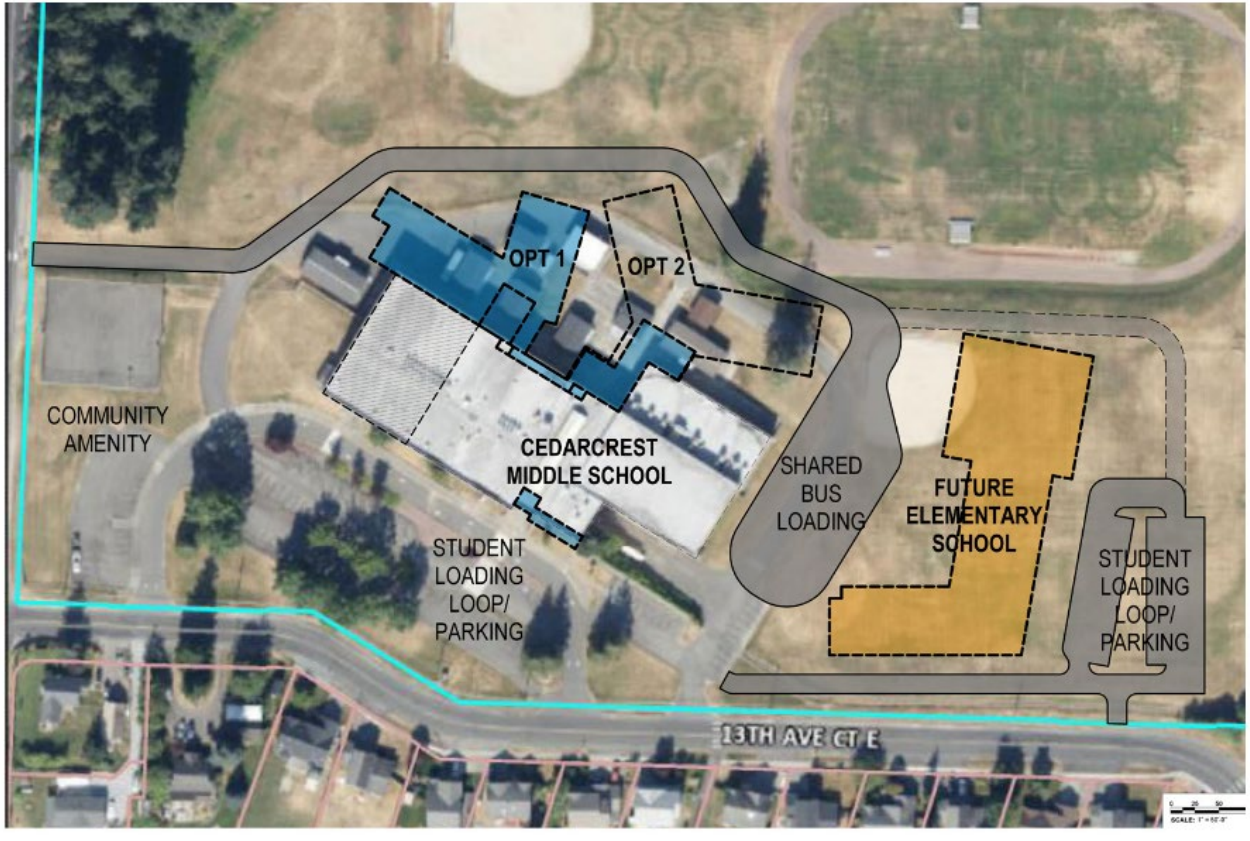
## Lower Level



# Project Overview – Existing Floor Plan

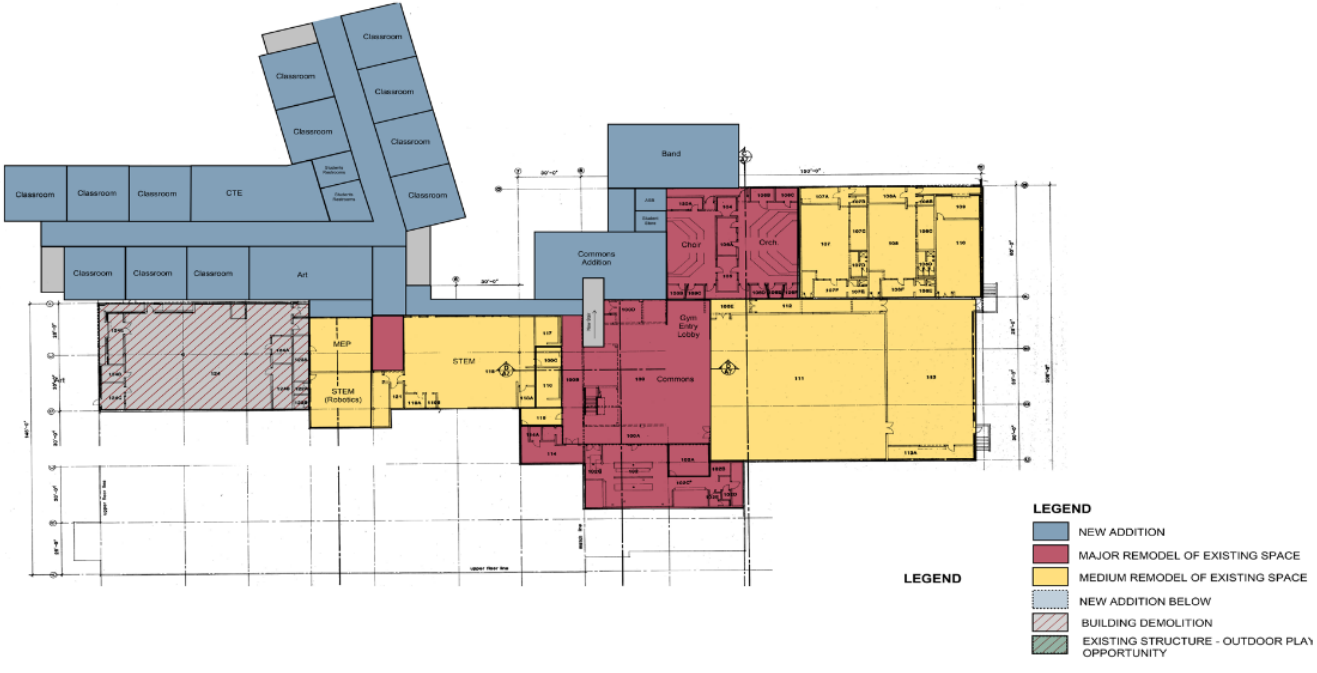


# Project Overview – Potential Site Plan



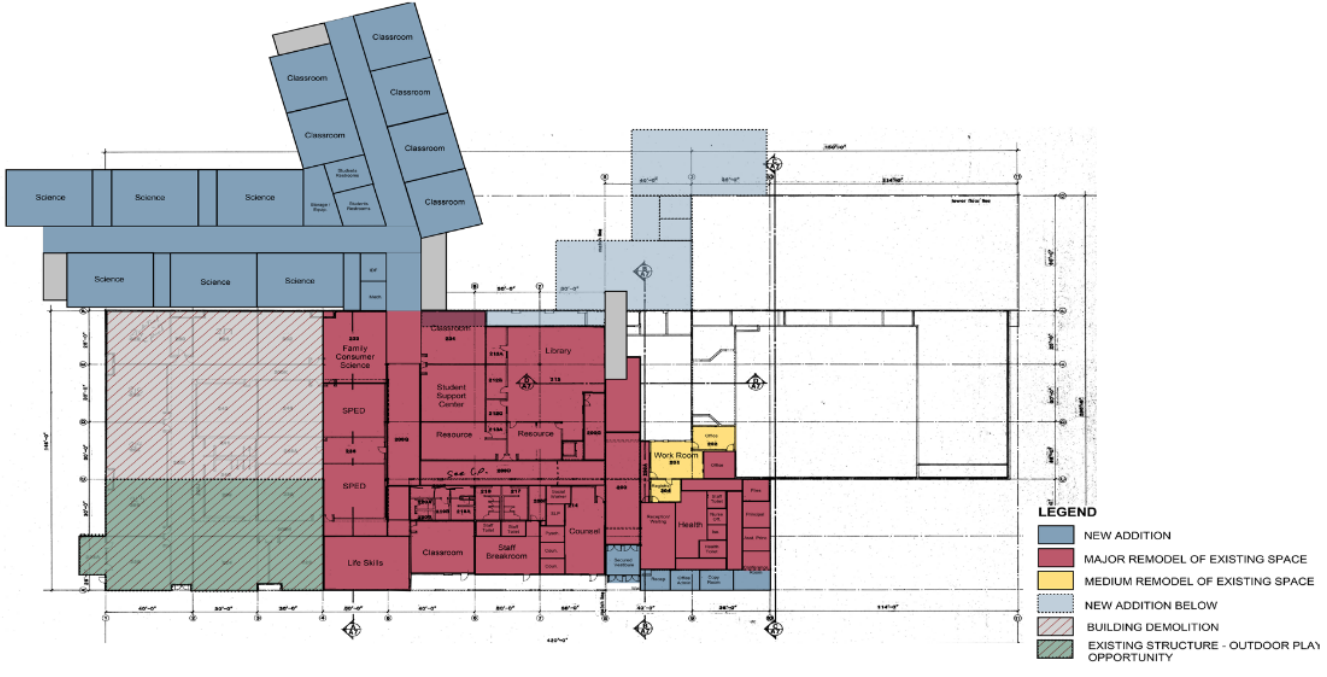
# Project Overview – Potential Floor Plan

## Option 1 - Lower Level



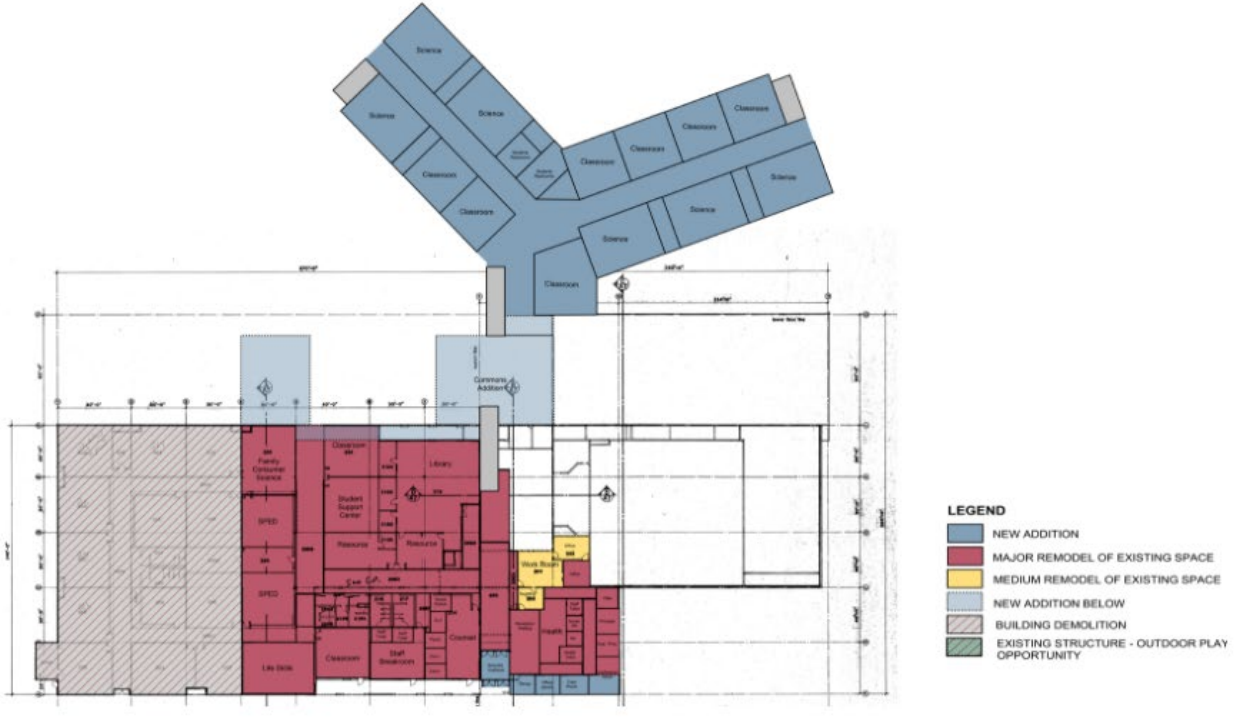
# Project Overview – Potential Floor Plan

## Option 1 - Upper Level



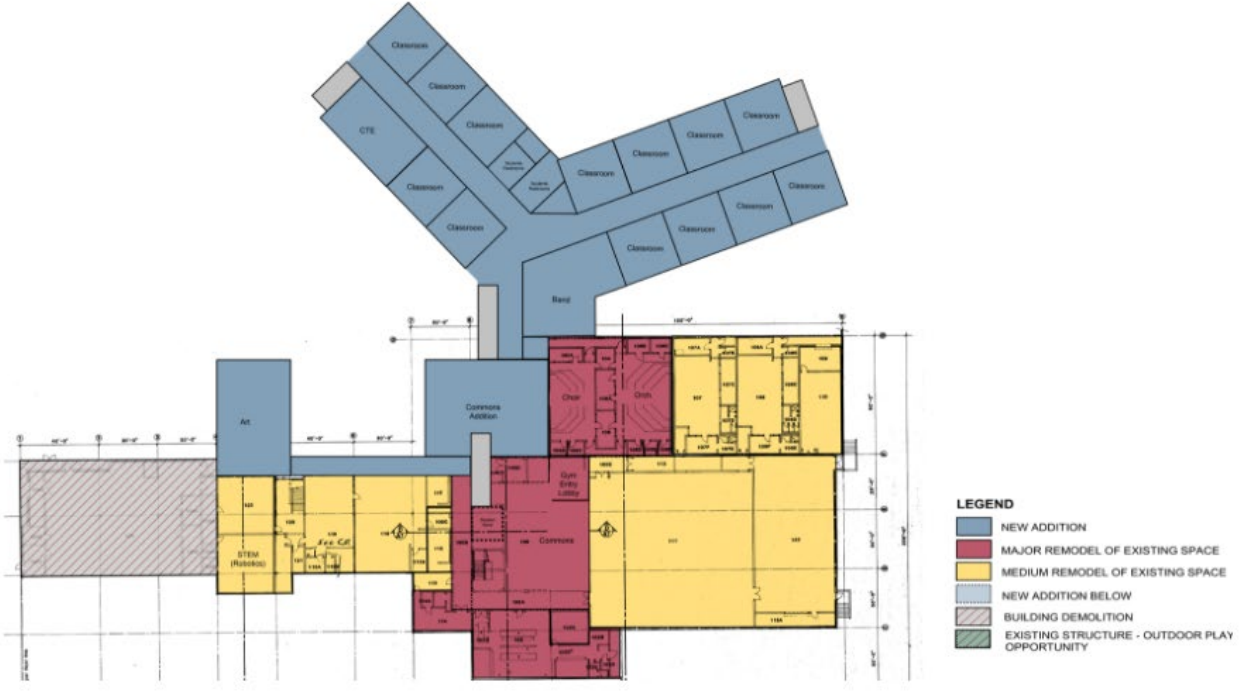
# Project Overview – Potential Floor Plan

## Option 2 - Lower Level



# Project Overview – Potential Floor Plan

## Option 2 - Upper Level



# Project Budget

| | | |
|---|---|---|
| Costs for Professional Services | $ | 5,750,000 |
| Estimated Project Construction Costs* | $ | 44,000,000 |
| Equipment and Furnishing Costs | $ | 3,000,000 |
| Off-Site Costs | $ | 4,000,000 |
| Contract Administration Costs | $ | 500,000 |
| Contingencies | $ | 2,000,000 |
| Other Costs (i.e. Permitting, Utilities, etc.) | $ | 750,000 |
| Sales Tax | $ | 4,444,000 |
| **Total** | **$** | **64,444,000** |

*Note: Funding was approved by the community in the 2019 bond issue.*

** Includes Contractor Construction Contingency*

# Schedule – Key Dates GC/CM Selection

| GC/CM Selection | |
|---|---|
| **ACTIVITY** | **DATE** |
| Submit PRC Documents | February 20, 2024 |
| PRC Meeting | March 28, 2024 |
| Issue RFQ | April 2, 2024 |
| SOQs Due | April 19, 2024 |
| Select Finalists to Interview | April 25, 2024 |
| Issue RFP | April 26, 2024 |
| GC/CM Interviews | May 14-15, 2024 |
| GC/CM Proposals Due | May 23, 2024 |
| School Board Approval | June 11, 2024 |
| Execute GC/CM Agreement | June 13, 2024 |

# Schedule – Key Dates Design and Construction

| Design & Construction Schedule | |
|---|---|
| **ACTVITY** | **DATE** |
| ***Programming and Design*** | |
| Ed Specs | Jan 2024 – Apr 2024 |
| Schematic Design | Mid-May 2024 – Sep 2024 |
| Design Development | Sep 2024 – Feb 2025 |
| Construction Documents | Mar 2025 – Sep 2025 |
| Mini-MACC for Site Preparation | March 2025 |
| GC/CM Subcontractor Bidding | Oct 2025 – Nov 2025 |
| Execute GCCM Amendment | Early Dec. 2025 |
| | |
| ***Construction*** | |
| Potential Site Preparation | Summer 2025 |
| Start Construction, Site Work and Addition | March 2026 |
| Substantial Completion | June 16, 2028 |
| Final Completion | August 18, 2028 |
| BSD Move-in | July 2028 – August 2028 |
| Start of School | August 2028 |

# Why GC/CM

## Complex Scheduling, Phasing, and Coordination

- Construction of an addition, a partial renovation, and potential demolition of portions of the existing building, while the building remains occupied and operational.
- Potential supply chain and procurement issues can also greatly impact the project schedule.

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# Why GC/CM

## Construction at an Operational Site

- School will be occupied by staff, students, and the public for normal educational use during construction.
- The project will require phasing, which will result in students and staff relocating at various times during construction.
- Identifying safe access paths, construction laydown areas, delivery paths, and access requirements can best be established during design by having a GC/CM engaged.

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# Why GC/CM

## Involvement by GC/CM During Design Phase is Critical

- GC/CM will provide critical cost information to the design team and District in making scope decisions.
- GC/CM will provide essential input and cost estimates during design to help determine the final design and configuration of the school.
- Using the GC/CM procurement method will help attract quality subcontractors with the experience to perform the work on this occupied, phased, critical school project.

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# Public Benefit of GC/CM

- ***Provide expertise and input*** during the design to help determine scope and sequence of construction phasing to ***limit disruption*** to the learning environment.
- ***Provide current market condition estimates***, which will allow the District to obtain the best possible facility within the District's ***budget and schedule constraints***.
- ***Knowledge of material and market conditions, and subcontractor availability and performance***
- ***Reduce the risk of delay*** and provides the possibility of early ordering of time critical materials and / or equipment.

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# Summary

- Project ***meets the statutory qualification requirements***
- District has an ***experienced*** GC/CM team
- GC/CM method will help ***determine the optimal design within a tight budget***
- GC/CM method will ***reduce risk*** associated with work on an occupied, operational site
- GC/CM method will ***provide a Public benefit***

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# Thank You & Questions