

Highline Public Schools

Highline High School Replacement

Application for GC/CM Project Delivery Approval



State of Washington
Capital Projects Advisory Board (CPARB)
Project Review Committee (PRC)

Submitted by:
Highline Public Schools No. 401
March 1, 2017





Capital Planning and Construction Department

G. Scott Hodgins, Executive Director

17810 8th Avenue South, Bldg. A

Burien, WA 981478

Office: 206-631-7500

March 1, 2017

Talia Baker, Administrative Support
Project Review Committee (PRC)
State of Washington Department of Enterprise Services
Engineering and Architectural Services
PO Box 41476
Olympia, Washington 98504-1476

Dear Ms. Baker and PRC Members,

Highline Public Schools is pleased to submit our application to utilize the General Contractor/Construction Manager (GC/CM) contracting method for our Highline High School (HHS) Replacement project (Project). This project will be the district's first time using the GC/CM delivery method.

We strongly believes that the GC/CM process would be the ideal method of procurement for construction services given the Project's complexity, phasing, and potential adverse impact on the staff, students and the community if not completed successfully, on-time and . The opportunity to build a healthy working relationship with a General Contractor will go far to meet our educational goals and objectives.

I, personally, will oversee the GC/CM procurement process and negotiations for both pre-construction services and the Guaranteed Maximum Price (GMP). The District's team includes Vanir Construction, Inc., who will serve as GC/CM Advisor as well as providing program, project, and construction management and cost estimating services, and Bassetti Architects, as the design firm of record. The district's legal counsel is Andrew Greene, Perkin Coie. The entire team experience, as you will read in our application, has extensive list of projects using the GC/CM method.

The Project is currently in the programming phase. It would be ideal to have the general contractor on board before the schematic design phase projected to begin in July 2017.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Scott Hodgins", with a long horizontal flourish extending to the right.

G. Scott Hodgins
Executive Director, Capital Planning and Construction

Cc. Dr. Susan Enfield, Superintendent
Scott Logan, Chief of Operations

1. Identification of Applicant

(a) Legal name of Public Body (your organization): Highline Public Schools
(b) Address: 17810 8th Avenue South, Building A, Burien, WA 98148
(c) Contact Person Name: G. Scott Hodgins Title: Executive Director, Capital Planning & Construction
(d) Phone Number: (206) 631-7500 E-mail: Scott.Hodgins@highlineschools.org

2. Brief Description of Proposed Project

Highline Public Schools is replacing their flagship original Highline High School Facility on the current campus located near downtown Burien, Washington. This is a technically complex project, involving historical buildings, that will be constructed on an active high school site. Additionally, this will be the first of three high school replacement or rebuild projects the District intends to construct over the next 10 years. This project will establish the standards and educational delivery model for the subsequent two high school projects. Highline High School’s north building façade is an important fixture to the alumni and surrounding community, with a strong presence along S 152nd Street, including the main school entry. The campus extends southward to the existing Highline Memorial Stadium with a site access entrance on South 156st Street. The campus is composed of (6+) existing buildings built successively: 1923, 1924, 1925, 1928, 1931, 1938, 1946, 1953, and 1989. The adjacent Moshier Park shares a parking area as well as play fields with the school. The Highline Memorial Stadium is owned by the District but not a part of this project and will remain in operation during construction. The Performing Arts Center (PAC) directly to the east of the school is also owned by the District but not a part of this project and will remain in operation during construction. Among other unique requirements, the District hopes to maintain Highline High School’s historic north building façade and incorporate it into the new facility.

The replacement school is expected to be approximately 230,000 sf and accommodate 1500 students. The new facility will support a comprehensive high school program with an academic emphasis on Career Technical Education programs. This will include four (4) CTE program areas, a specialty theatrical classroom, general education and science classrooms, a library, a competition gymnasium with four (4) locker rooms and spectator seating for 1500, an auxiliary gymnasium, physical fitness spaces, common areas and circulation, a production kitchen to serve other District schools, and Administrative and Counseling offices.

The project will involve challenging phasing with construction expected to occur in three phases, including two phases of site work, to allow the District’s production kitchen to remain operational throughout the full duration of construction. Phase one will include demolition and mass excavation of about 75% of the site and construction of the new production kitchen. The existing production kitchen and site access will remain in place during this initial phase. Once the new kitchen is operational, the existing production kitchen and the balance of the site work will be completed. Once site work is complete, the final phase will involve construction of the new comprehensive high school facility.

3. Projected Total Cost for the Project

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$12,277,040
Estimated project construction costs (including construction contingencies):	\$106,884,809
Equipment and furnishing costs	\$8,598,800
Off-site costs	\$1,279,131
Contract administration costs (owner, cm etc.)	\$8,238,758
Contingencies (design & owner)	\$9,061,923
Other related project costs (briefly describe)	\$1,639,399
Sales Tax	\$10,311,356
Total	\$158,291,216

B. Funding Status

The project will be funded primarily from bond sales based on the \$299.85 million bond issue successfully passed in November 2016. In addition, it is anticipated that the project will receive an estimated \$37.1 million in State matching funds; \$18.5 million in Federal Aviation Authority (FAA) Funding and \$3.5 million in funding from the Port of Seattle for a total of \$358.6 million. These sources are available funds for the projected project costs of \$158,291,216. The project will require the timely collection of State and other matching funds. The Highline High School replacement project will be required to be managed under federal guidelines.

4. Anticipated Project Design and Construction Schedule

Project milestone dates are show in the table below:

Project Schedule	Start	Finish
Programming (Ed Specs)	March 2017	May 2017
Schematic Design	June 2017	November 2017
Design Development	November 2017	April 2018
Construction Documents	April 2018	January 2019
Site Development Review	November 2017	May 2018
Building Department Review/Permitting	November 2017	February 2019
Subcontract Bidding		
New Building Construction	September 2018	June 2021
New Building Substantial Completion		April 2021
New Building Punch list/Final Completion/Closeout	May 2021	August 2021
Owner New Building Move-In	July 2021	August 2021
First Day of School		September 2021
New Building Warranty Period	June 2021	June 2022
GC/CM Schedule		
PRC Application	March 1, 2017	March 1, 2017
PRC Presentation	March 23, 2017	March 23, 2017
First Publication of RFQ for GC/CM Services	April 12, 2017	April 12, 2017
Second Publication of RFQ for GC/CM Services	April 19, 2017	April 19, 2017
Project Information Meeting (Date Subject to Change)	Week of April 24	April 28, 2017
RFQ Submittal Deadline	May 10, 2017	May 10, 2017
Review & Score Submittals Received	May 11, 2017	May 12, 2017
Notify Submitters of Most Highly Qualified Submitters & Invite to Interview	May 12, 2017	May 12, 2017
Interviews with Short-Listed Firms	May 22, 2017	May 26, 2017
Notify Submitters of Most Highly Qualified Firms & Invite to Submit RFFP	June 2, 2017	June 2, 2017
RFFP Submittal Deadline & Opening	June 9, 2017	June 9, 2017
Notify Submitters of Scoring and Most Qualified GC/CM		
Pre-Con Work Plan Due (expected to be part of RFP submittal)		
School Board Approval of GC/CM Selection	June 21, 2017	June 21, 2017
GC/CM Agreement w/Pre-Con Services Executed	June 23, 2017	June 23, 2017
Pre-Con Services	June 23, 2017	January 31, 2019
MACC Estimate/Negotiation (90% of CD's)	January 2019	February 2019
School Board Approval of MACC/GMP	February 2019	February 2019
GMP Amendment Executed	February 2019	February 2019

5. Why the GC/CM Contracting Procedure is Appropriate for the Project

If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

The GC/CM contracting procedure under RCW 39.10 was developed for technically complex and challenging projects like Highline High School. The GC/CM procedure is appropriate for this project for at least the following reasons:

The new Highline High School will be constructed on the existing school site, while the adjacent Memorial Stadium and Performing Arts Center, as well as adjacent parking and the District's production kitchen, will remain operational throughout construction. Multiple phases will be needed to execute the construction in order to minimize the disruption of school activities and to ensure a safe school environment. These conditions, together with the need to maintain the existing north façade, will require careful planning and execution so that work can safely occur in areas where students, staff, and the public are present. The potential for saving and temporarily shoring portions of the existing north façade during the site demolition and preparation phases will require careful schedule coordination.

The current school contains a production kitchen facility that provides food to other schools within the District. It is critical that this food production function remain operational year round, especially based on the unique demographics and economics of the District's population. The kitchen is expected to remain in operation, with pick-up and delivery ongoing, during initial site work and construction of a new 2500 SF kitchen facility. Careful site access will be required to allow non-construction personnel to accept raw materials deliveries, prepare and package food, and issue deliveries to the other District facilities. This work will need to be performed in phases to allow continuous operation and to insure a safe and secure work environment.

As part of the demolition phase, the existing north wall of the original school buildings may be shored in place and preserved for re-use in the new building. It is also possible parts of the façade may be disassembled and re-installed in the new building. The District expects to evaluate options and the cost feasibility with the selected GC/CM to fully understand the impacts saving portions of this building will have on the cost and schedule.

The Highline Memorial Stadium is located on the project site south of the existing school and will need to remain in operation throughout construction. The facility is used by multiple District schools as well as outside groups for interscholastic athletic events. Providing access to existing on-site parking for key high volume events like High School Football while construction is ongoing will be critical to allowing the successful use of the facility. In addition to phased site work coordinated with facility use, existing electrical service will need to be maintained to the Stadium during construction

The Performing Arts Center (PAC) just to the east of the school will also need to remain operational during construction. This facility is used by other District schools and outside community groups. The mechanical and electrical utilities in the PAC are centrally serviced with no reliant connections to the main building for continued operation. Among other challenges, existing site services for domestic water, sewer, gas, and fire sprinkler must remain active and connections to adjacent buildings must be capped prior to demolition. The existing shared pick-up and drop-off entry drive between the school and the PAC is part of the new school site work design area, which will require coordination to insure safe public access for events during construction.

Adjacent parking must remain accessible throughout construction. The project includes upgrades to portions of the site that overlap with the Performing Arts Center and Moshier Park parking areas and vehicular access. The Moshier Park facilities, playfields and Arts Center are used by other District schools and community groups. Ensuring continuous public access during construction will require detailed coordination with a number of entities, including the City of Burien.

All of the conditions identified above will require the contractor to work in areas where students, staff and the public are present. In addition, the work will need to be performed in phases to minimize disruption of school activities and to ensure a safe school environment. Early GC/CM input will help the District to establish a construction schedule that will meet the deadlines needed for occupancy of the new schools by August 2021 and create the opportunity for early procurement of equipment and an early start of construction work in selected areas.

The site is bounded on three sides by public sidewalks, busy streets and a residential neighborhood. The existing Performing Arts Center adjacent to the high school will remain in operation during construction and students, staff and school visitors will be directly adjacent to the construction site. Also, the construction area for the new building is limited because a portion of the site will be occupied by other uses. This creates a situation where extensive and heavy construction activities will occur within a limited area while surrounded by an occupied school, traffic and families.

Early GC/CM involvement in the project will help ensure the construction work is executed in a manner that utilizes the site in a safe, organized and coordinated manner while minimizing disruptions to the occupied school and respecting the surrounding neighborhoods.

The close proximity of the construction to public sidewalks and streets, and family homes creates a significant need for well-organized, carefully monitored and safe construction activities. Early GC/CM involvement will facilitate advance planning relating to ingress and egress, movement around the site, and coordination with functions needing to remain available during construction

Utilization of the GC/CM process will assist in completing the project in an expedited manner. This will reduce the impact of cost escalation and allow the opportunity to expedite construction and minimize the effects of inflation through early bid packages. Early bid packages could include site work, utilities, foundations, concrete slabs and structural steel.

If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Students will move to a temporary facility off-site during construction. However as noted above food preparation, delivery and access to the production kitchen must remain in operation throughout construction, and the Performing Arts Center and Stadium will continue to be used by District students and outside community groups. Safe and secure pedestrian and vehicular access to these facilities will be critical to the District's ongoing operations.

Event parking for the Performing Arts Center and Stadium will be required, as will the maintenance of utilities. This will involve sequencing and phasing the site and utility improvements to allow for the maximum number of parking spaces to remain in use during critical periods of time.

If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

As noted above, the logistics of maintaining a functioning Performing Arts Center and active athletics stadium will need serious thought and coordination in the design. The GC/CM will have significant input regarding the temporary systems and facilities, circulation and student safety, and will be essential in achieving the District's goals of maintaining a safe site for staff and students, budget rigor, and minimizing the impact to the educational process.

The GC/CM will also provide input into construction and site access sequencing, critical construction activities, building systems integration, construction scheduling, project phasing, and safety. Participation of the GC/CM in the early design and document phases will also assist the owner in keeping the project on schedule and within budget through review and analysis on proposed construction systems and design alternatives. The GC/CM will provide value in advising the design team and the District on construction document quality, confirm cost impacts of historic element preservation or restoration, and assist in the preparation of early bid packages. Constructability and sequencing of new work with historic work during the design phases will be a critical component of delivering this project on time and within budget. Perhaps most critical, as an early participant in the process under contract, the GC/CM assumes the cost and schedule risks of project delivery.

Furthermore, the GC/CM will be able to perform site investigations early in the design phase to provide information critical for the architectural, mechanical, electrical and plumbing systems. Because the existing campus contains underground utilities, locating and maintaining those utilities (including heating, fire alarms, data, electrical and communications) will be vital to the ongoing operations at the Performing Arts Center and kitchen.

Finally, the GC/CM will also be critical in coordinating the removal of asbestos from the existing buildings. Air quality will be vital during the removal period, as well as the entire construction period, to maintain student and staff safety.

If the project encompasses a complex or technical work environment, what is this environment?

The small project site with occupied structures on three sides will create logistical challenges and operational constraints. Directly west of the site is a multi-family housing project, to the south is Highline Memorial Stadium, and to the East is the Performing Arts Center. Construction sequencing, and phasing must allow all of these facilities to remain open and operational during the construction.

If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

The original buildings that make up Highline High School were constructed between 1923 and 1931, and the entire north wall is considered a valuable and important part of Burien history. It is however, not designated as historic. However, the north wall may be shored in place and preserved for re-use in the new building, or parts of the façade may be disassembled and re-installed in the new building. The entire north façade consists of three different exterior wall construction systems, so leaving all or portions in place will require detailed analysis of shoring alternatives for each of the wall types. The District and design team will study the cost feasibility of the design alternatives with the GC/CM to understand the impacts saving portions of this building will have on the project cost and schedule.

6. Public Benefit

How this contracting method provides a substantial fiscal benefit?

The use of the GC/CM process would provide a great benefit to the community as it aids in allowing the adjacent facilities to remain open with public safety held at the utmost priority.

GC/CM involvement to help plan the construction phasing to allow the Performing Arts Center and Stadium to remain occupied in lieu of find an offsite interim site saves the District and ultimately the public from substantial costs. Having a GC/CM contractor on board during design phase will help to focus design efforts towards solutions that are viable, buildable, cost effective and efficient; thus enabling the District better control of construction costs and time. GC/CM involvement in the design process will help reduce the potential for impacts due to cost escalation, product availability problems, and labor shortfalls.

In addition, the GC/CM can provide a MACC and a Total Construction Cost (TCC) and more real time costs based on current marketplace results and provides a better opportunity to be in step with actual market conditions and plan ahead. The GC/CM process assists in making the project more fiscally responsible and viable to the public by participating in constructability reviews, value analysis, design-team contractor coordination, and use of design phase overlap to accelerate project completion, and lower construction costs.

The GC/CM will participate in setting the schedule for and packaging the scope of bid packages to fit the marketplace. This will help set realistic expectations before work packages are solicited, will lower the risk of non-responsible subcontractor bidding, and will improve cost management and control. The GC/CM is responsible for developing pre-construction cost estimates, participate in value-engineering and constructability reviews throughout the design process to help ensure cost-effective and value-based solutions. This ongoing approach results in a more economical design and subcontracting bid package structure and schedule to maximize value for the District.

The project construction schedule developed by the GC/CM allows all involved an early glimpse of the project approach and phasing. This schedule will indicate when and where major construction impacts occur, leading to discussions on how to reduce these impacts early in the design phase rather than during construction.

How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

The GC/CM delivery method provides substantial public benefit over traditional design-bid-build as it allows for current market based cost estimates, tighter coordination of building materials, a more responsive bidder environment, more control over complex schedule, and ongoing value analysis and constructability process.

A GC/CM Contractor has the ability to base their estimating efforts off current market pricing to validate scope and budget through the design process. GC/CM participation in constructability reviews, value analysis, design-team/contractor/Owner coordination, and the use of design phase overlap to accelerate project completion sets the project up to be more fiscally responsible and viable.

A GC/CM Contractor has greater control in the organization of bid packages, the establishment of sub-bidder qualifications, and the selection of subcontractors compared to the design/bid/build process. This reduces the potential for non-responsible bidders and the submittal of non-responsive bids.

A GC/CM Contractor performs a critical task during the design phase by preparing a feasible and safe construction plan. This is especially beneficial for a project of this type where construction will occur directly adjacent to operational school facilities and a populated residential neighborhood. This opportunity for construction planning input during the design phase is not available on a design/bid/build project.

The development of the master project schedule by a GC/CM Contractor, along with input from the District, Vanir and the design team, results in a more detailed, market driven, accurate and realistic CPM schedule.

7. Public Body Qualifications

A description of your organization's qualifications to use the GC/CM contracting procedure.

The Highline Public Schools has a long and successful history of building and modernizing schools and support facilities. While the District has not used the GC/CM delivery method in the past, the District's Executive Director of Capital Projects, Scott Hodgins, has past personal experience with the GC/CM delivery method. The District has supplemented industry professionals well versed in the GC/CM process to design, manage and consult on the project. The project team is comprised of Vanir Construction Management, Inc., Bassetti Architects, and Perkins Coie.

Highline Public Schools has procured the services of Vanir Construction Management, Inc. to provide Project and Construction Management services, as needed, and to serve as GC/CM advisor. Vanir will assist the District during the preconstruction, construction and project close out phases. Vanir has extensive experience with alternate methods of construction contracting including GC/CM.

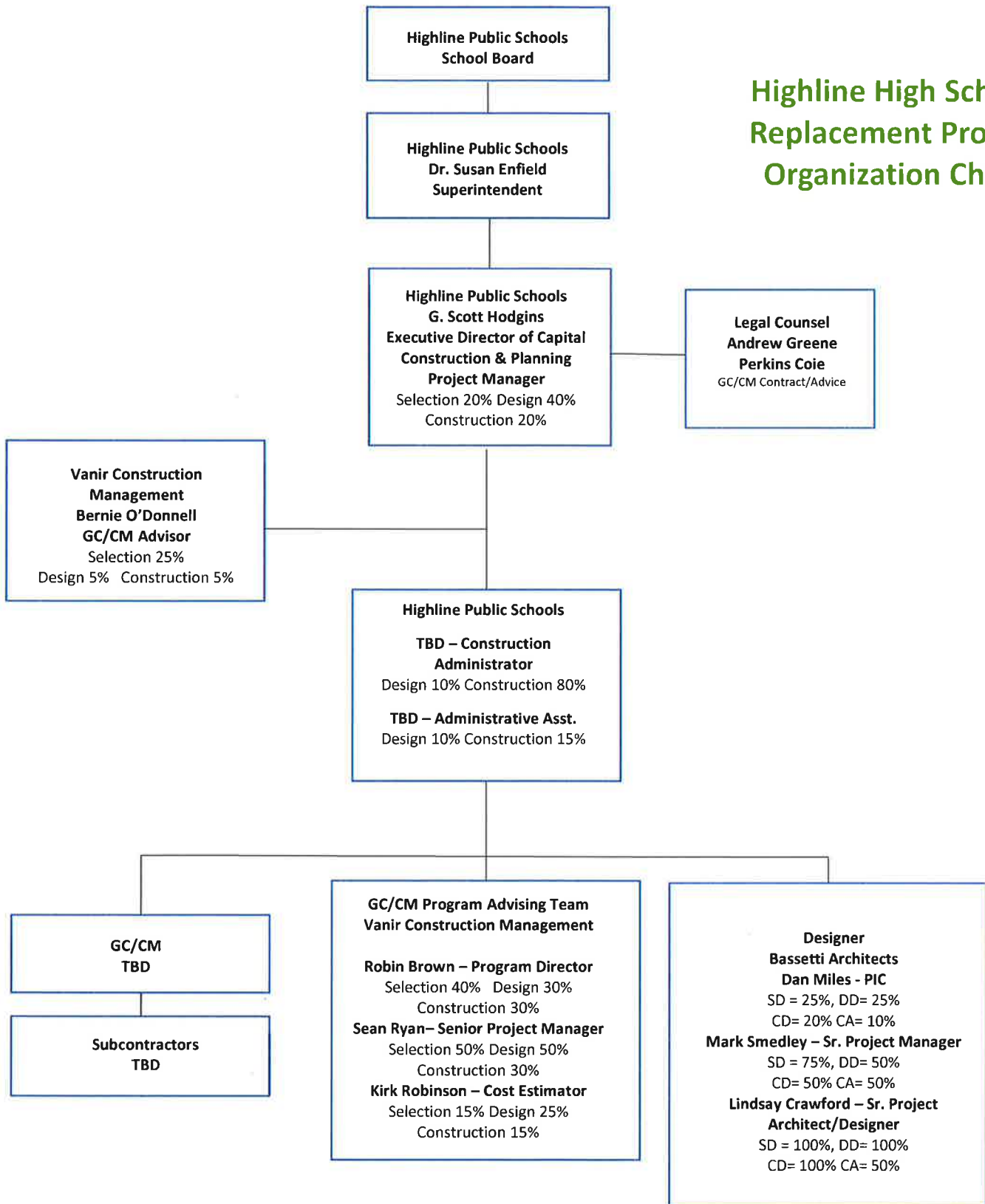
Perkins Coie has broad construction and GC/CM experience working with and providing legal and contractual related services to numerous public owners in connection with the requirements of the GC/CM procurement process, including development of requests for proposals and necessary contract documents. Andrew Greene and the Perkins Coie team will also assist Highline School District with the GC/CM process by serving as their legal counsel.

Finally, Bassetti Architects brings a long history with GC/CM method and alternative project delivery and was one of the first architectural firms to use the GC/CM method in 1994. The Bassetti team will be led by Dan Miles.

The combination of the District's success and its management team in managing school construction projects and the GC/CM expertise of the District's Executive Director, Vanir, Bassetti and Perkins Coie create a strong team that is well-suited to successfully execute the GC/CM delivery process for the Highline High School Replacement project.

A Project organizational chart, showing all existing or planned staff and consultant roles.

Highline High School Replacement Project Organization Chart



G. Scott Hodgins, Highline School District, Executive Director of Capital Projects

Mr. Hodgins was hired by the District in November 2014 as Executive Director of Capital Projects and has over 34 years of experience in construction engineering, project and construction management. Scott has successfully managed the planning, design and construction of over \$1.6 billion of building and facility construction projects in both the private and public sector. During this time, Scott has worked as an engineer, general contractor, construction manager, project manager, and most recently, as Director of capital projects for several public school districts.

Scott has a solid record of organizing systems, resources and information to achieve strategic business and technical goals. Client references and colleagues define him as a strong team leader and innovative problem solver focused on cost effective, high-quality solutions. Scott takes pride in building durable working relationships with clients, designers and contractors, elected officials, executive management personnel, peers, employees and the general public. Scott has extensive knowledge in all methods of contracting, including Design-Bid-Build, Design Build and GC/CM.

The U of W's Mary Gates Hall project was the first project at the University of Washington to use GC/CM.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Snohomish School District Capital Improvements Program	\$203,000,000	D/B/B & GC/CM	Executive Director of Capital Projects	2004-2009
*Snohomish High School	\$63,800,000	GC/CM	Executive Director of Capital Projects	2004-2009
White River School District Capital Improvements Program	\$76,000,000	D/B/B	Director of Capital Projects	2000 - 2004
Riverview School District Capital Improvements Program	\$16,500,000	D/B/B	Project Director	1996 – 2000
UW EE/CS&E	\$68,000,000	D/B/B	Senior Project Manager	1994 - 1996
UW Mary Gates Hall	\$34,000,000	GC/CM	Project Manager	1991 -1994
Fred Hutchinson Cancer Research Center	\$158,800,000	Design Build	Assistant Development Director / Facilities Project Manager	1987 – 1990

Bernie O'Donnell, GC/CM Advisor, Vanir Construction Management

Bernie O'Donnell is serving two roles for the program. As Vanir's Northwest Area Development Manager, he provides executive level leadership to the team as Principal-in-Charge; and GC/CM Advisor. Bernie brings substantial, and valuable experience working collaboratively with local and national design teams in the planning, design, and permitting of major public works programs and projects, including K-12 and higher education facilities in Washington State. He is well-versed in alternative contracting methods, including GC/CM and Design Build.

Bernie has managed the design and construction of over \$1 billion in capital improvement facilities projects, all within Washington State, for public works and private developments. Much of his success is a result of building teams that deliver high quality, cost effective designs that can be bid and built accurately.

Project	Project Value	Delivery Method	Role	Construction Time Frame
UW Tacoma Phase 2B	\$42,000,000	GC/CM	Project Manager	2001 - 2004
Bothell High School	\$12,000,000	GC/CM	Project Manager	2004 - 2005
UW EE/CS&E	\$68,000,000	D/B/B	Construction Manager	1995 - 1997
Paul Allen Library	\$28,000,000	D/B/B	Construction Manager	1989 - 1991
UW Physics/Astronomy	\$52,000,000	D/B/B	Construction Manager	1991 - 1994
UW Tacoma Phase 1A	\$37,000,000	GC/CM	Construction Manager	1997 - 1998

Robin Brown, Program Manager, Vanir Construction Manager

Robin Brown will lead the Vanir team through the planning, design, permitting, procurement, construction, and closeout phases of all projects. Robin has extensive K-12 public school experience on major bond programs.

Robin has served as the Development Program Manager/Regional Director of Construction for the Los Angeles Unified School District's \$21 billion program; Bond Program Manager for Pasadena Unified School District's \$365 million Measure TT Bond Program, and other major school District facilities capital improvement bond programs.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Edward R. Roybal Learning Center	\$202,305,125	LLB*	Director of PM/CM Team	2005 - 2008
Helen Bernstein High School	\$181,548,576	D/B/B	Director of PM/CM Team	2004 - 2008
Hawkins High School	\$192,084,412	LLB	Planning Program Manager	2010 - 2012
Miguel Conteras High School	\$168,511,480	LLB	Director of PM/CM Team	2004 - 2006
Sotomayor High School	\$230,834,498	LLB	Planning Program Manager	2008 - 2011
*LLB (Lease/Lease Back Alternative Contracting method)				

Sean Ryan, Senior Project Manager, Vanir Construction Management

Sean Ryan will be the Senior Project Manager for the Pre-Design and Design phases of the project. Sean has over 19 years in the construction industry and is an experienced project, construction and program manager and has delivered projects to numerous clients utilizing design-bid-build, negotiated and GC/CM delivery methods. Sean has managed school renovation projects valuing over \$240 million in the Northwest in the last sixteen years. Sean was the Senior Project Manager for Benjamin Rush Elementary and Alexander Graham Bell (project launch through design) and was responsible for the GC/CM procurement and was the construction phase project manager on the Roosevelt High School project for Seattle Public Schools, which utilized the GC/CM delivery method.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Roosevelt High School	\$93,874,000	GC/CM	Sr. Project Manager	2004 - 2006
Brighton Elementary School	\$12,500,000	D/B/B	Project Manager	2003 - 2004
Madrona Elementary School	\$11,500,000	D/B/B	Project Manager	2001 - 2003
Riverview School District Capital Improvements Program	\$63,500,000	D/B/B - Multiple	Program Manager	2007 - 2010
Benjamin Rush Elementary	\$34,062,000	GC/CM	Sr. Project Manager	2011 - 2014
Alexander Graham Bell Elementary	\$31,281,000	GC/CM	Sr. Project Manager	2011 - 2012

Kirk Robinson, The Robinson Company, Cost Estimating and Budget Management

Kirk Robinson has over 34 years of cost estimating and project management experience and has owned The Robinson Company for over 30 years. Under his leadership, The Robinson Company has provided construction management services for projects in excess of \$600 million and over 4,500 cost estimates. Mr. Robinson offers in-depth knowledge of budgeting, construction management, constructability reviews, cost estimating, and scheduling for a large array of public projects throughout the Northwest. His expertise in the process helps ensure that facilities will be completed on time, in budget, and without arbitration or litigation.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Grant Street Elementary School	\$39,000,000	GCCM	Project Management/ Construction Management	2017 - 2018
Nordic Heritage Museum	\$47,000,000	D/B/B	Project Management/ Construction Management	10/16 – 12/17
Cascade Middle School	\$28,000,000	D/B/B	Project Management/ Construction Management	6/12 – 4/14
P-5 Elementary and Early Learning Center	\$42,000,000	D/B/B	Project Management/ Construction Management	9/16 – 12/17
Seattle Prep – Peyton Hall	\$27,000,000	Negotiated	Project Management/ Construction Management	6/13 – 9/14
Vashon Allied Arts	\$21,000,000	Negotiated	Project Management/ Construction Management	4/15 – 4/16

Andrew Greene, Partner, Perkins Coie

Andrew Greene is a partner in the Seattle office of Perkins Coie LLP and chair of its national construction practice. He has been legal counsel to the District for over a decade and will be a main point-of-contact for legal issues that arise during the project.

Andrew has served as project counsel and drafted agreements (construction, architectural, consultant, and construction management) for scores of school district construction projects. Andrew also has participated in many of the public GC/CM agreements that Perkins Coie has handled for Washington public entities, has recently drafted GC/CM and design-build contracts for Metro Parks of Tacoma, the Point Defiance Zoo & Aquarium, Spokane International Airport, Washington State University, and numerous school districts, and has also prepared numerous design-build and GC/CM agreements for private companies and organizations. Andrew is recognized in The Best Lawyers in America for the practice area of construction law.

Dan Miles, Principal-In-Charge, Bassetti Architects

Bassetti’s office experience with GC/CM delivery is extensive, with current projects including three elementary schools for the Edmonds School District in various documentation phases, Stewart Middle School in Tacoma just completing construction, and Lincoln High School in Seattle School District in construction documents phase. As Principal in Charge of the Highline High School project, Mr. Miles will be responsible for overseeing the production of all project phases. He has led many large, complex, and phased occupancy school projects over his 30-year career. Dan is very familiar with the issues involved in alternative delivery methods outside of the design-bid-build process, and has an Associate DBIA accreditation. He understands the benefits of GC/CM delivery such as early collaboration with and information sharing among the owner, design team, and construction team. This fosters clear lines of communication and project protocols early in the design process, allowing the cross discipline teams to work together in creating solutions that meet the established parameters. Balancing aesthetic and educational planning considerations with schedule and budget constraints is embedded in these early design process discussions.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Denny Chief Sealth	\$96,088,000	GC/CM	Staff Architect	2008 - 2011
Shorewood HS Replacement	\$68,900,000	D/B/B	Project Manager	2011-2013
Jefferson Park Golf Course	\$5,400,000	D/B/B	Project Manager	2013 - 2014
Stewart Middle School	\$44,667,000	GC/CM	Design Review	2015 - 2017
Roosevelt High School PDX	\$70,304,000	CM/GC	Pre-Design Architect	2015 - 2017
Pre Design Phase Corporate Campus Renovations and 1700 Car Parking Garage	\$180,000,000	Neg GMAX	Pre-Design Phase Managing Principal	2017-2019
Bishop Blanchet HS	\$10,500,000	Neg GMAX	Principal in Charge	2017-2018

Mark Smedley, Sr. Project Manager, Bassetti Architects

With over 32 years of practice, Mark has established a reputation for strong communication skills and leadership in the design and execution of a variety of project types. His range of experience includes educational, religious, recreational, and institutional facilities throughout the region. Mark has worked as the Project Director on large, multi-discipline teams with mixed public/private funding on tight timelines. Mark is a strong communicator; a skill which requires listening as well as speaking. This is valuable when facilitating public meetings and presentations, leading projects through the myriad approvals required of public works projects.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Klahowya Middle School	\$15,400,000	D/B/B	Project Manager	2017-2018
1700 Car Parking Garage	\$16,000,000	Neg GMax	Project Manager	2017-2018
Maravilla at the Domain, Austin, TX	\$85,000,000	Neg GMax	Project Manager	2017-2019
Parking Garage at Paradise Valley Estates, Fairfield, CA	\$9,000,000	GC/CM	Project Manager	2015-2017
Memory Care Addition at Paradise Valley Estates	\$17,000,000	GC/CM	Project Manager	2015-2017
First Presbyterian Church of Bellevue Education Wing, Bellevue, WA	\$11,000,000	GC/CM	Principal in Charge	2004-2007

Lindsay Crawford, Sr. Project Architect, Bassetti Architects

As Sr. Project Architect on the firm's largest and most complex projects, Mr. Crawford has extensive D/B/B and GC/CM experience on large complex high school projects like Highline High School. As project architect for Rose Hill Middle School, Lindsay was a major contributor to the building design of this school, which houses multiple education programs within one building. Lindsay also served as sr. project architect on Natrona County High School, a major renovation and addition to a historic school in Casper, Wyoming. Major new program spaces included a new gymnasium, classrooms, science labs, media center, and CTE spaces. Renovations included modernizations to the historic theater and cutting-edge mechanical systems to fit within the confines of the old building, while delivering occupant comfort and unprecedented energy savings. Lindsay will lead the overall design and coordinate the technical production effort for the team. His collaborative energy and inclusive style will bring an open, creative approach to the design process.

Project	Project Value	Delivery Method	Role	Construction Time Frame
Lynnwood High School	\$73,100,000	D/B/B	Staff Architect	2007-2009
Denny Chief Sealth	\$96,088,000	GC/CM	Staff Architect	2008 - 2011
First United Methodist Church and Garage	\$16,800,000	Neg GMax	Project Architect	2009-2010
Rose Hill Middle School	\$43,800,00	D/B/B	Project Architect	2012 - 2013
Shorewood HS Replacement	\$68,900,000	D/B/B	Sr. Project Architect	2012 – 2013
Natrona CHS	\$85,000,000	CM at Risk	Sr. Project Architect	2013 – 2018
Stewart Middle School	\$44,667,000	GC/CM	Sr. Project Architect	2015 - 2017
Roosevelt High School PDX	\$70,304,000	CM/GC	Staff Architect	2015 - 2017
Sunset Elementary School	6,000,000	D/B/B	Sr. Project Architect	2017-2018

Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

Specific GC/CM experience for each proposed staff member and consultant is described above.

The qualifications of the existing or planned project manager and consultants.

Qualifications of the project manager and consultants are described in the staff and consultant biographies above.

If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

G. Scott Hodgins, Executive Director, shall be the identified Construction Manager for the Procurement and Pre-Construction Services, and Vanir will be the GC/CM Advisor from procurement through project completion. The District and Vanir will monitor the project during the design phase and administer the project during the construction phase. Funds for services provided by in-house management and consultants are available from the 2017 bond issue proceeds.

A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Please see the tables above in the staff and consultant biographies.

A description of the controls your organization will have in place to ensure that the project is adequately managed.

The Highline High School project will be managed by the District's Capital Planning and Construction Department. The project will be overseen by the Executive Director of Capital Projects. These individuals have extensive experience managing and administering school construction projects and will be provided with adequate time, resources and staff support to successfully manage the project.

Scott Hodgins will manage the contractual obligations of the design team, GC/CM consultant and GC/CM Contractor. He will monitor all project communications and meet regularly with the Capital Projects staff to review project status and address critical tasks and issues. He will meet at least monthly with the School Board Building Program Subcommittee and Assistant Superintendent of Business and Operations to review the project and Change Modifications. All Change Modifications will be presented to the school board for review and approval at regularly scheduled school board meetings. The school District will utilize Construction Change Authorizations to authorize changes to the construction work if needed to avoid a delay to the project schedule. The Proposal Request process will be used for potential changes in work which are not time critical. The District Superintendent and the Assistant Superintendent of Business and Operations have the authority to approve Construction Change Authorizations less than \$250,000. These individuals are also authorized to approve Construction Change Authorizations exceeding \$250,000 when circumstances present an immediate threat to the performance of the construction project.

The District's Capital Projects Department staff will be supported by Vanir who specializes and excels in Project Management/Construction Management and GC/CM project delivery. Vanir will provide GC/CM Advisory and support role through GC/CM procurement, Pre- Construction and construction phases of the project. Vanir will report to the Executive Director of Capital Projects and will work directly with the District staff, design team and GC/CM to nurture a successful project.

During the Pre-Construction phase, the GC/CM will be required to investigate and potentially develop a schedule for early procurement, early bid and work packages, and phased construction. They will also develop a subcontracting bid plan and schedule for bidding. The Architect's construction documents will be integrated with the GC/CM bidding and construction plan concurrently. The design team will conduct early and frequent meetings with the permit agencies, fire authority, and other code officials prior to permit submittal to ensure that the plan review process flows smoothly and plan review comments that affect the project scope and cost will be limited.

Project cost control will be exercised by adherence to the designated project scope, schedule and budget. Construction cost estimates by the District and the GC/CM Contractor will be reconciled at the end of each design phase. Value analysis and constructability review measures will be ongoing during the design phase and will be an established agenda item at project coordination meetings. Market prices will be regularly monitored for impacts to cost estimates and project cost. Once the MACC is negotiated, the GC/CM, school District, and the Architect will continuously evaluate the construction documents to determine if there are changes that may impact the MACC. If deviations arise, adjustments will be made to keep the project on budget and within the established MACC. The roles and responsibilities that have been established for the District, design team, GC/CM Advisor and GC/CM Contractor have been tailored to create a successful GC/CM process that is properly managed and will help support a project that will completed safely, on time and within budget.

A brief description of your planned GC/CM procurement process.

Our procurement process will include the following:

- Marketing the project to potential GC/CM candidates
- Soliciting and ranking Statements of Qualifications submitted
- Interviewing the firms shortlisted
- Soliciting pricing proposals for fee and supplemental conditions from the highest ranked firms
- Recommendation of Award to School Board

Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

Highline Public Schools will utilize General Conditions and a GC/CM Contract and Guaranteed Maximum Price Amendment documents based on the AIA-A103 and AIA-A201 prepared by Perkins Coie, the District's legal advisor. The District will also use, in conjunction with the Perkins Coie documents, standardized GC/CM RFQ, RFP and selection. A complete draft of the RFP, including draft Contract Documents, will be included in the GC/CM procurement process for review and reference by the GC/CM candidates prior to interviews. These documents will include a draft version of the General Conditions, GC/CM Contract, general requirements, preconstruction services scope of work, and cost allocation matrix. These documents will be amended prior to issuing the final RFP to reflect the input of GC/CM candidates, industry best practices and any recent revisions to applicable RCWs.

8. Public Body Construction History

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided.

Highline Public Schools' recent construction activity is summarized in **Attachment A**.

9. Preliminary Concepts, Sketches or Plans Depicting the Project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project.

The project is currently transitioning from the programming and pre-design phase into Schematic Design. Conceptual floor plans and section view drawings have not yet been developed. A conceptual site plan has been prepared and is shown below along with an aerial photo of the project site and a construction phasing plan. **See Attachment B**.

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There have been no audit findings on any of Highline Public Schools capital improvement projects.

11. Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:



Name (please print):

G. SCOTT HODGINS

Title:

EXECUTIVE DIRECTOR

Date:

MARCH 1, 2017

Attachment A – School District Construction History

2002 Bond Projects	Project Value
Manhattan Site Interim	\$ 3,995,000.00
Madrona Elementary	\$ 20,278,407.00
White Center Heights Elementary	\$ 18,550,994.00
Hazel Valley Elementary	\$ 17,809,801.00
Gregory Heights Elementary	\$ 18,331,320.00
Memorial Field Phase 1	\$ 3,640,000.00
Mount View Elementary	\$ 20,415,939.00
North Hill Elementary	\$ 22,066,551.00
Olympic Site Interim	\$ 9,324,035.00
M t. Rainier High School	\$ 72,933,000.00
Total	\$ 207,345,047.00

2006 Bond Projects	Project Value
Shorewood Elementary	\$ 26,577,316.00
Midway Elementary	\$ 31,784,333.00
Marvista Elementary	\$ 32,636,618.00
Parkside Elementary	\$ 35,124,655.00
Camp Mankowitz Modernization	\$ 3,774,370.00
Security Upgrades at Secondary School	\$ 1,904,127.00
Technology Upgrades	\$ 9,384,208.00
Emergency Facilities Upgrades	\$ 8,890,285.00
Total	\$ 150,075,912.00

Bonus Schools Projects	Project Value
Aviation	
Cedarhurst Elementary	\$ 25,295,122.00
Bow Lake Elementary	\$ 31,614,825.00
McMicken Heights Elementary	\$ 16,546,562.00
Total	\$ 73,456,509.00

Attachment B1 – Aerial Map of Existing Site



EXISTING CONDITIONS WITH CONCEPTUAL DESIGN

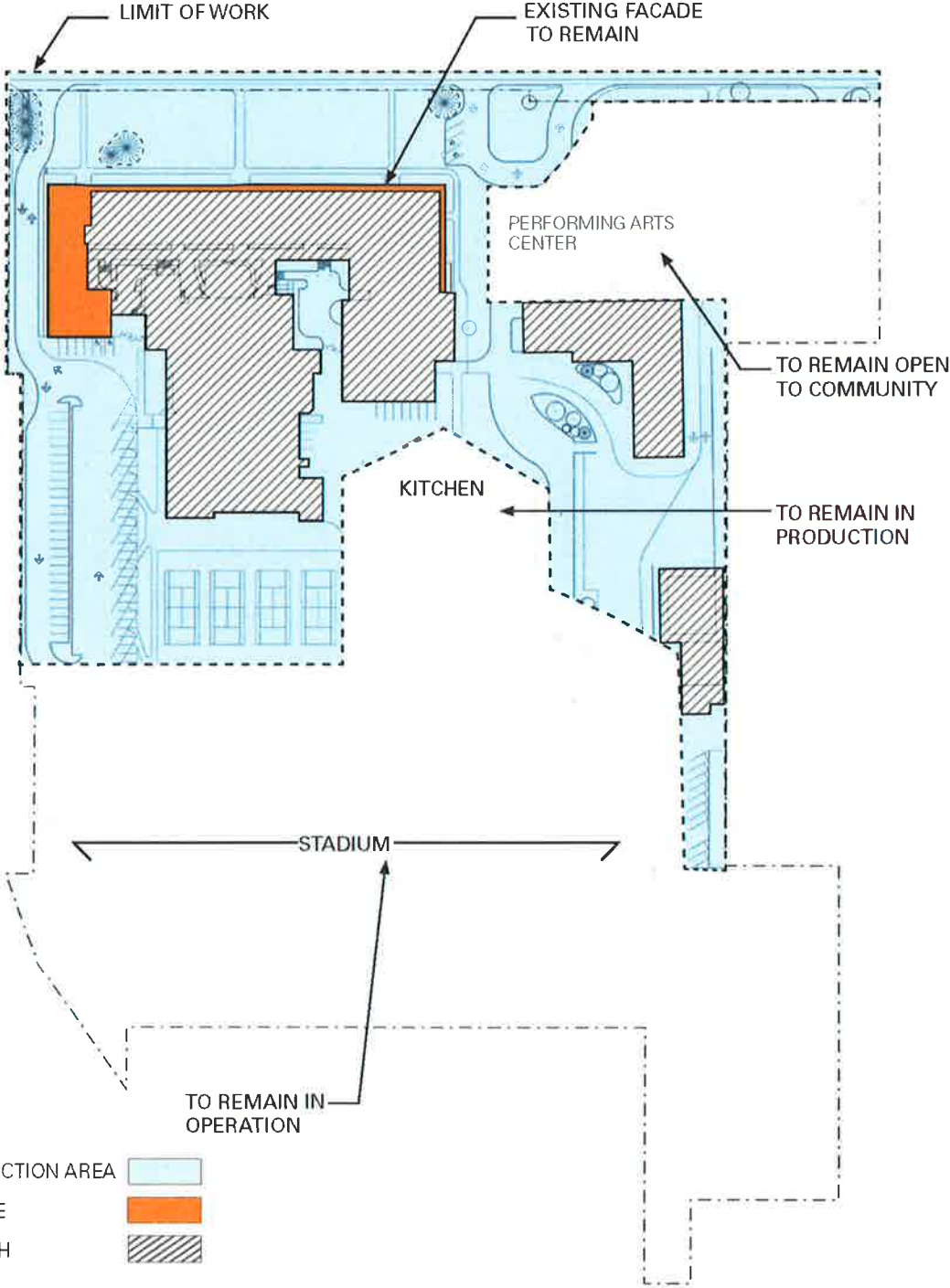
HIGHLINE HIGH SCHOOL REPLACEMENT
HIGHLINE SCHOOL DISTRICT
15675 AMBAUM BLVD. SW BURIEN, WA 98166

2.28.2017



SC/Civil Project Application - Highline High School

Attachment B-2 – Phasing Plan 1.A Demolition



KEY:

- CONSTRUCTION AREA
- PRESERVE
- DEMOLISH

PHASE 1.A

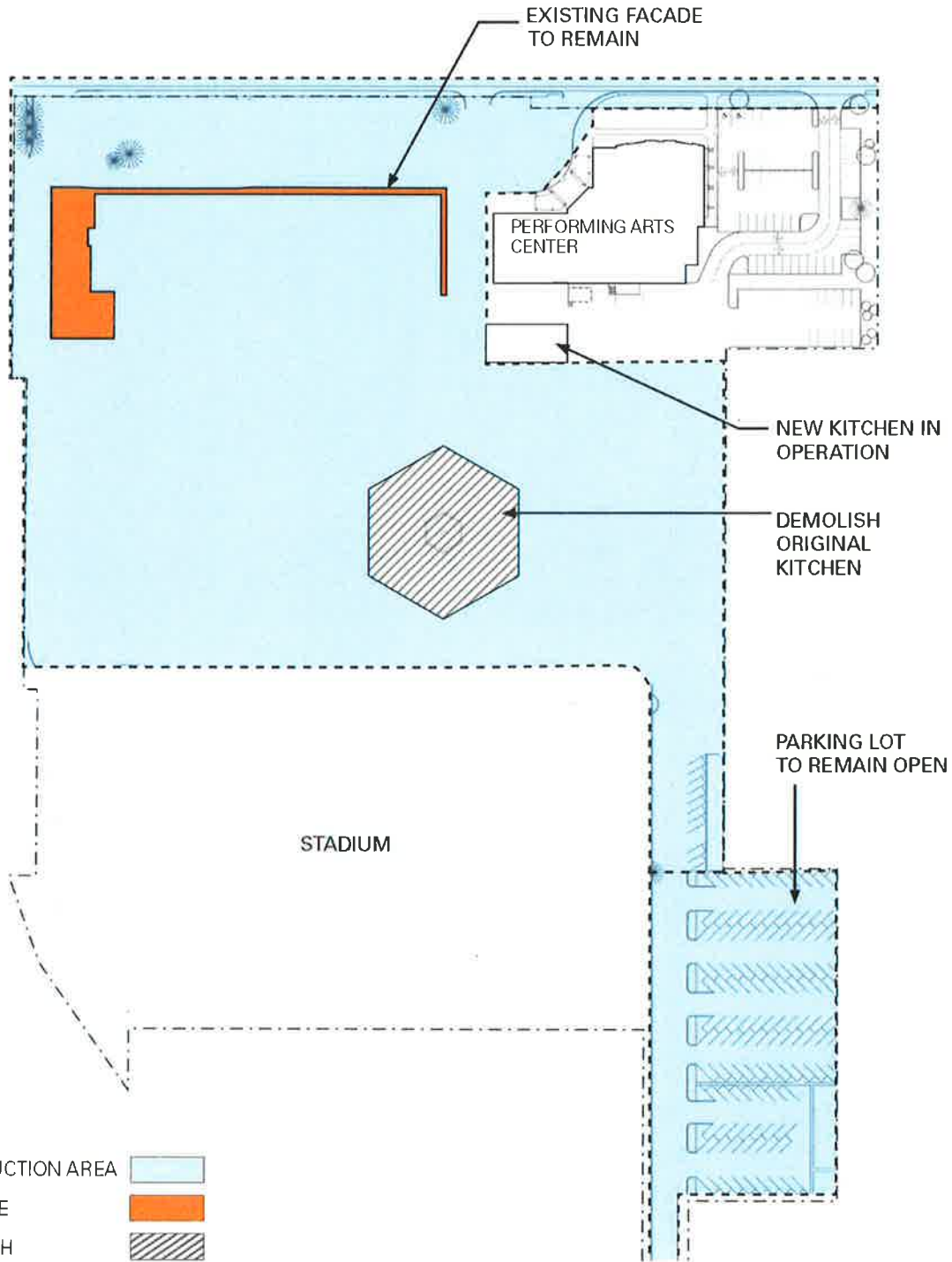
HIGHLINE HIGH SCHOOL REPLACEMENT
 HIGHLINE SCHOOL DISTRICT
 15675 AMBAUM BLVD SW BURIEN, WA 98166

SCALE: 1" = 150'-0"

2.28.2017



Attachment B-3 – Phasing Plan 1.B New Kitchen



PHASE 1.B

HIGHLINE HIGH SCHOOL REPLACEMENT
 HIGHLINE SCHOOL DISTRICT
 15675 AMBAUM BLVD SW BURIEN, WA 98166

SCALE: 1" = 150'-0"

2.28.2017

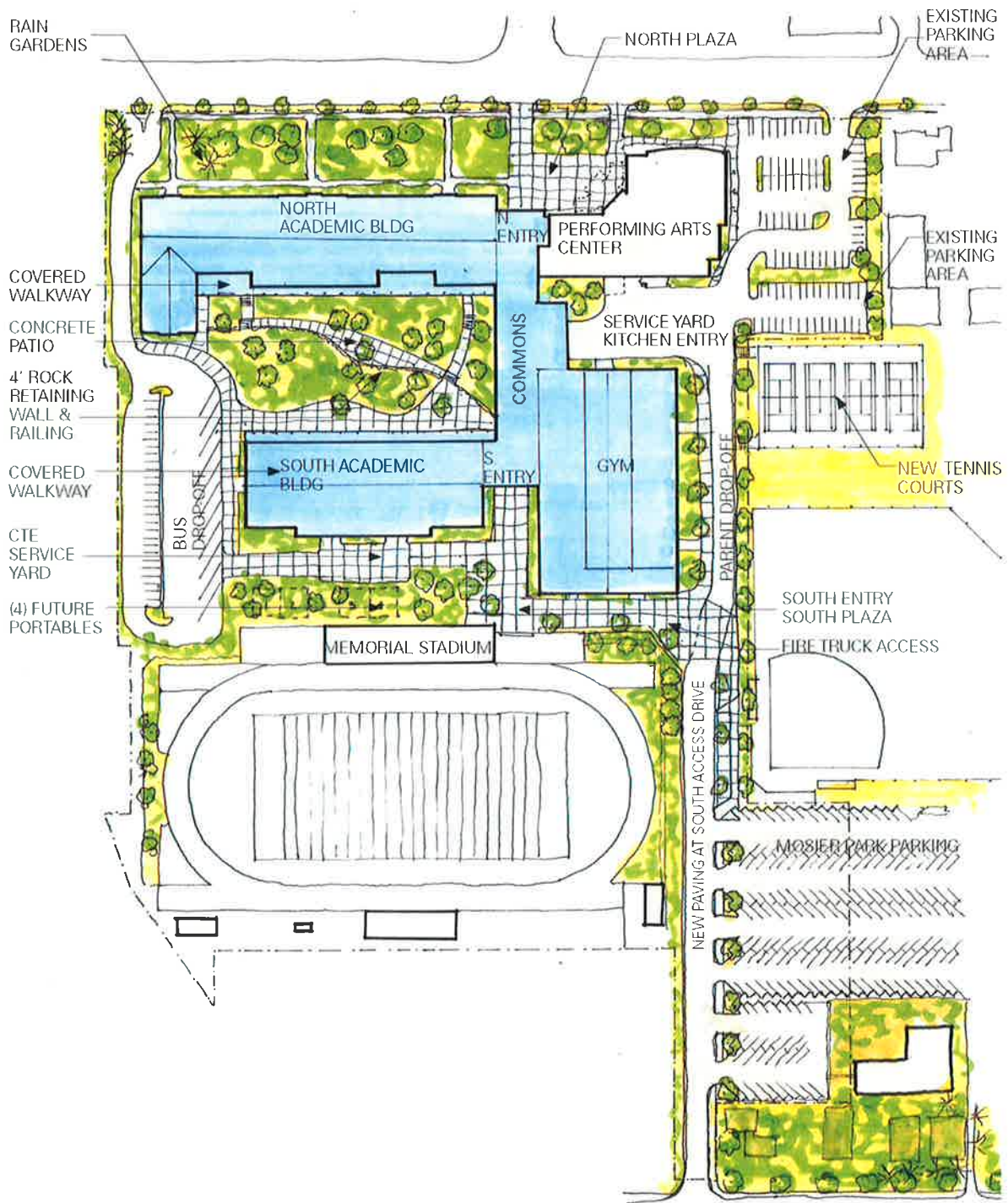


bassetti
 architects



GC/Civil Project Application - Highline High School

Attachment B-4 – Site Plan

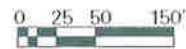


SITE PLAN

HIGHLINE HIGH SCHOOL REPLACEMENT
 HIGHLINE SCHOOL DISTRICT
 15675 AMBAUM BLVD SW BURIEN, WA 98166

SCALE: 1" = 150'-0"

2.28.2017



bassetti
 architects

