



# **EPHRATA SCHOOL DISTRICT 2023 PROJECTS**

GC/CM PROJECT APPLICATION / CPARB - PRC

JANUARY 26, 2023



EPHRATA SCHOOL DISTRICT  
2023 PROJECTS

# AGENDA

- PROJECT TEAM
- PROJECT OVERVIEW
- PROJECT BUDGET & FUNDING
- PROJECT SCHEDULE
- WHY GC/CM IS APPROPRIATE FOR THIS PROJECT
- SUMMARY
- Q & A



EPHRATA SCHOOL DISTRICT  
2023 PROJECTS

# PROJECT TEAM ROLES & ORGANIZATION

**OWNER**  
Ephrata School District

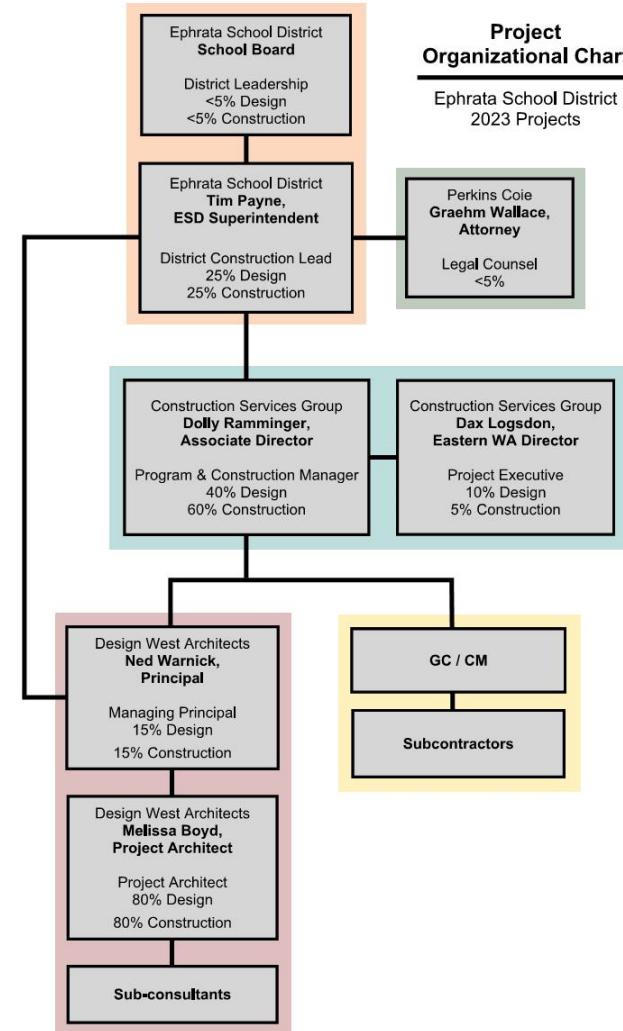
**PROJECT MANAGEMENT**  
Construction Services Group

**DESIGN PROFESSIONAL**  
Design West Architects

**LEGAL COUNSEL**  
Perkins Coie

## Project Organizational Chart

Ephrata School District  
2023 Projects





EPHRATA SCHOOL DISTRICT  
2023 PROJECTS

# PROJECT TEAM QUALIFICATIONS

## DISTRICT CONSTRUCTION LEAD

Tim Payne

Superintendent | Ephrata School District

- Oversees operations for the Ephrata School District
- District Leader who will be involved in all aspects of the project
- Recent experience with two major ESD capital improvement projects
- 25 years district leadership experience
- 20 years experience with school construction work



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# PROJECT TEAM QUALIFICATIONS

## PROJECT EXECUTIVE

**Dax Logsdon**

Eastern WA Director | Construction Services Group

- 20 years experience in school construction management
- 5 years experience working directly for a contractor focused on K-12 projects
- Has managed over \$1 billion in school construction projects
- Recent GC/CM project experience
- Focused in the eastern WA market

## PROGRAM & CONSTRUCTION MANAGER

**Dolly Ramminger**

Associate Director | Construction Services Group

- 30+ years experience in the construction industry
- 12 years experience in K-12 construction management
- Recent experience managing two major ESD capital improvement projects
- Based in northeastern WA



EPHRATA SCHOOL DISTRICT  
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# PROJECT TEAM QUALIFICATIONS

## LEGAL COUNSEL

Graehm Wallace

Capital Legal Counsel | Partner, Perkins Coie LLP

- 24+ years experience primarily representing school districts on construction law issues
- Provides family of contracts to ESD including GC/CM Contract and GC/CM General Conditions
- Contracts updated to new RCW's
- Contracts reflect GC/CM experiences and improvements
- Has provided GC/CM contracts for 27+ school districts as well as other public entities



EPHRATA SCHOOL DISTRICT  
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# PROJECT TEAM QUALIFICATIONS

## MANAGING PRINCIPAL

**Ned Warnick, AIA, LEED AP**  
Principal | Design West Architects

- 34 years experience including 26 years with Design West
- 11 major K-12 school projects in WA over the past 10 years
- Multiple project experience with GC/CM delivery method, including K-12 projects

## PROJECT ARCHITECT

**Melissa Boyd, AIA**

Project Architect | Design West Architects

- 9 years experience with Design West
- Majority of experience is with K-12 projects in eastern WA
- 6 major K-12 projects over the past 9 years
- Past experience with alternate delivery methods



EPHRATA SCHOOL DISTRICT  
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# PROJECT OVERVIEW

## Project Context

Ephrata School District passed a bond for school improvements in 2019.

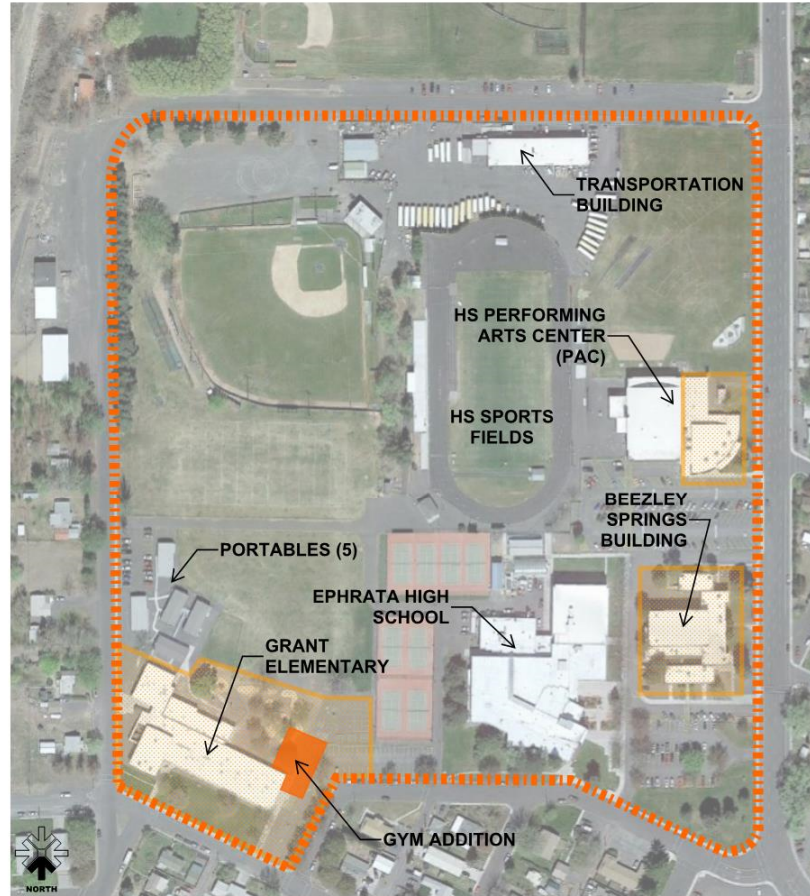
- First two projects are underway, using the design-bid-build delivery method
- These projects incurred delays due to unforeseen conditions and effects of the pandemic
- The volatile and unpredictable construction market, coupled with the remote project location have resulted in a condition where the district realized that the GC/CM delivery model would be appropriate to minimize risks and increase the district's ability to successfully complete the remaining three projects.
- The project consists of improvements to three school district buildings on a single occupied campus, that will remain in full operation during the course of construction. The GC/CM project delivery method will help to ensure student safety and uninterrupted operation of the education institutions.







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# PROJECT OVERVIEW SITE PLAN



EXISTING SITE PLAN

-  APPROXIMATE AREA OF PROJECT SCOPE
-  OUTLINE OF SCHOOL CAMPUS

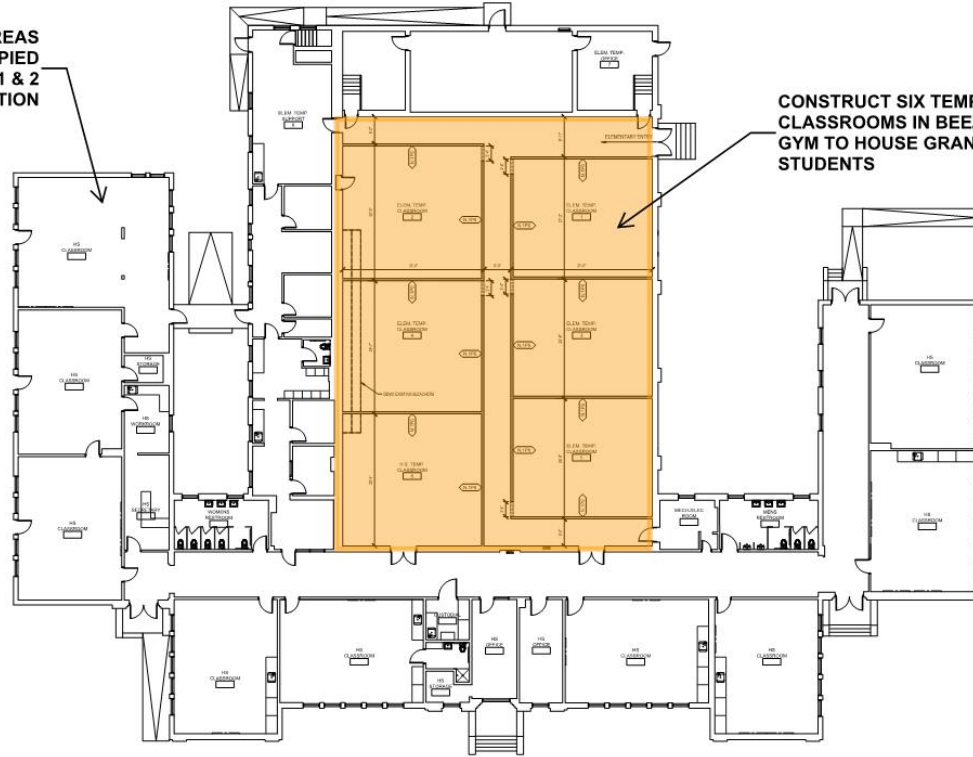


EPHRATA SCHOOL DISTRICT  
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# PROJECT OVERVIEW

## PHASING & FLOOR PLANS

EXISTING AREAS  
REMAIN OCCUPIED  
DURING PHASE 1 & 2  
CONSTRUCTION






CONSTRUCT SIX TEMPORARY  
CLASSROOMS IN BEEZLEY SPRINGS  
GYM TO HOUSE GRANT ELEMENTARY  
STUDENTS



### BEEZLEY SPRINGS BUILDING | PHASE 1

22,505 SF EXISTING  
N.T.S.

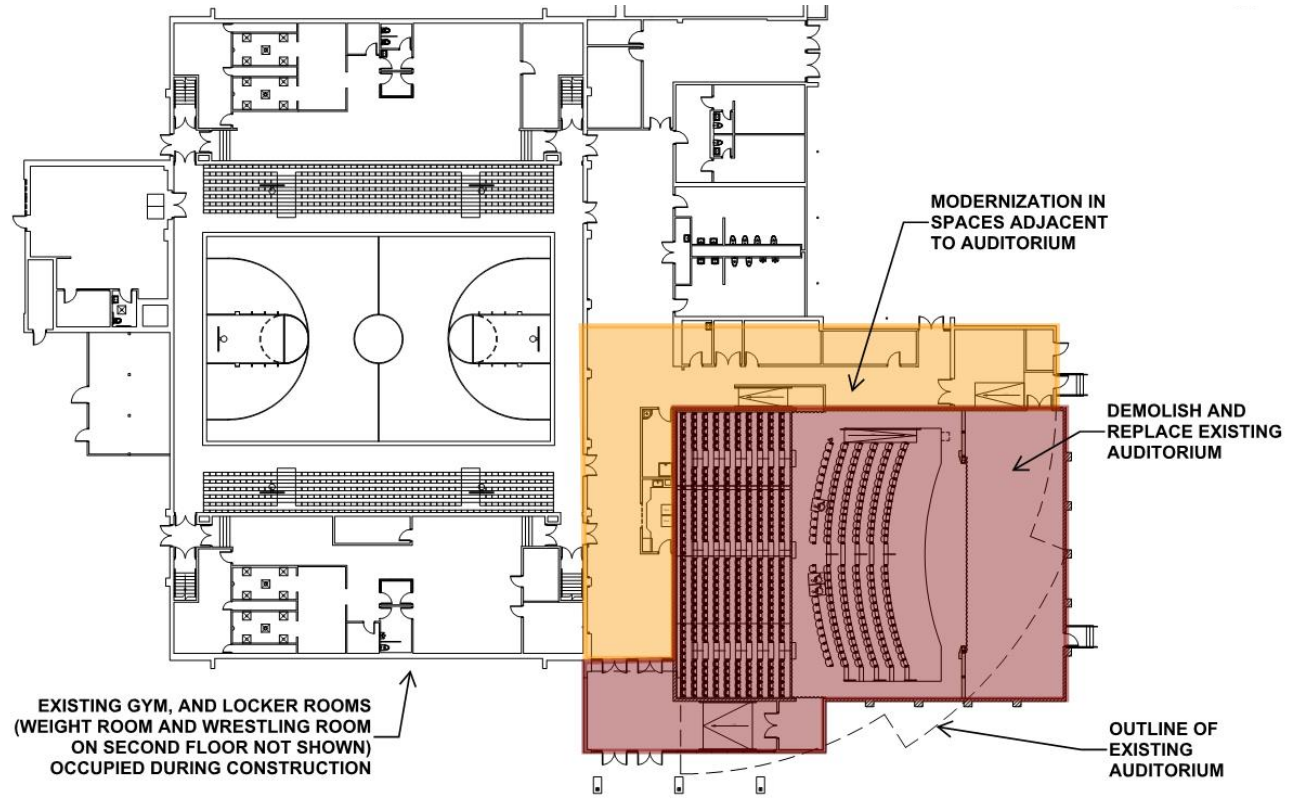
-  BUILDING ADDITION
-  AREA OF CONSTRUCTION  
WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING






EPHRATA SCHOOL DISTRICT  
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# PROJECT OVERVIEW

## PHASING & FLOOR PLANS



**PERFORMING ARTS CENTER (PAC) | PHASE 2**  
34,900 SF EXISTING / ~700 SF NET ADDITION  
N.T.S.

-  BUILDING ADDITION
-  AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING






EPHRATA SCHOOL DISTRICT  
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# PROJECT OVERVIEW

## PHASING & FLOOR PLANS



**GRANT ELEMENTARY SCHOOL | PHASE 2**  
31,366 SF EXISTING / 7,927 SF ADDITION  
N.T.S.

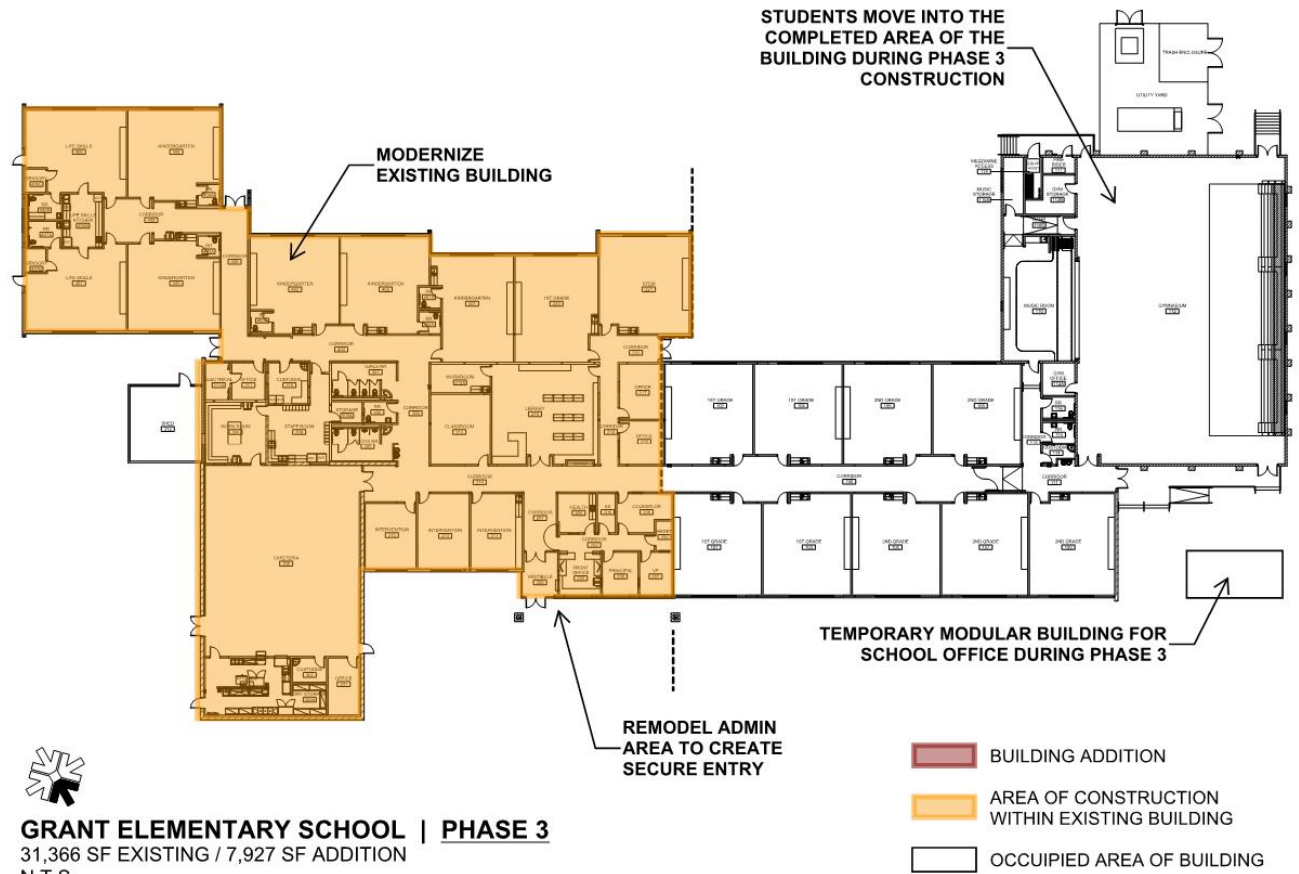
-  BUILDING ADDITION
-  AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING



EPHRATA SCHOOL DISTRICT  
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# PROJECT OVERVIEW

## PHASING & FLOOR PLANS



### GRANT ELEMENTARY SCHOOL | PHASE 3

31,366 SF EXISTING / 7,927 SF ADDITION  
N.T.S.

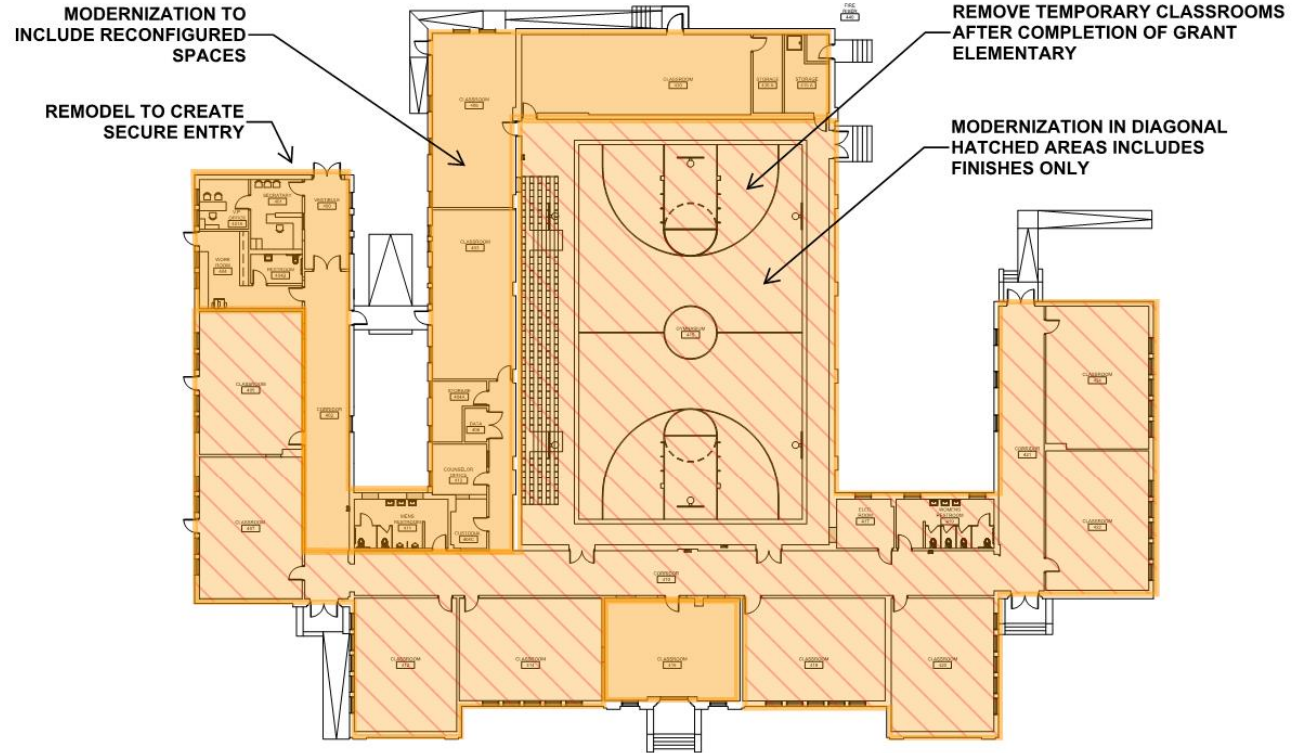







EPHRATA SCHOOL DISTRICT  
2023 PROJECTS

# PROJECT OVERVIEW

## PHASING & FLOOR PLANS



**BEEZLEY SPRINGS BUILDING | PHASE 3**  
22,505 SF EXISTING  
N.T.S.

-  BUILDING ADDITION
-  AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING



EPHRATA SCHOOL DISTRICT  
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# PROJECT BUDGET & FUNDING

## PROJECT BUDGET

Costs for Professional Services (A/E, Legal etc.)	\$3,798,240
Estimated project construction costs (including construction contingencies):	\$26,525,780
Equipment and furnishing costs	\$974,448
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$696,208
Contingencies (design & owner)	\$0
Other related project costs (Permits, Utility Fees, Third Party Inspections, Legal, Bid Advertising, etc.)	\$1,210,630
Sales Tax	\$2,157,987
<b>TOTAL:</b>	<b>\$35,363,293</b>

- **FUNDING SOURCES:**
  - \$27M CAPITAL PROJECTS BOND (2019), FOR MULTIPLE PROJECTS
  - OSPI STATE MATCHING







EPHRATA SCHOOL DISTRICT  
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# WHY GC/CM? COMPLEX PHASING, SCHEDULING & COORDINATION

- Phasing, scheduling, and coordination of the work across multiple buildings must be thoughtfully planned for this project in order to allow school operations to continue while construction progresses in partially occupied buildings.
- **COMPLEX PHASING**
  - Phasing is required to maintain enough classroom spaces for school operations to continue over the course of construction
  - Three Phases are currently planned, and the phases are interdependent across buildings.
  - The school district will need to coordinate moves at each phase transition.
  - Temporary classrooms will be constructed, then removed at the end of the project
- **COMPLEX SCHEDULING**
  - Construction occurs within multiple buildings at the same time
  - Each phase must be completed on time to avoid disruptions to school functions
  - Must accommodate constraints set by school calendar, for example sitework occurring while school is out for summer break
  - Long lead items will be required
- **COORDINATION**
  - Working within occupied existing buildings
  - Utilities, building systems, networking, phasing, scheduling, and site access will all require careful coordination



EPHRATA SCHOOL DISTRICT  
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# WHY GC/CM? CONSTRUCTION IN SCHOOLS THAT MUST CONTINUE TO OPERATE

- This project involves construction at three different facilities, all of which must continue to operate throughout the course of construction.
- The construction will occur on a school campus site where other adjacent buildings remain occupied and fully functional.
- Safety of all students and staff is a primary concern. Safe walking routes, emergency egress, and contractor site access all must be addressed.
- The contractor will need to understand existing utility systems and be able to schedule shutdowns at appropriate times, along with ensuring that life safety, IT and other building systems remain operational.
  - Special care will be required to keep the existing portables at Grant Elementary operational
- The contractor will need to minimize disruptions to occupants, including implementation of safety barriers and mitigation of noise, dust and fumes



EPHRATA SCHOOL DISTRICT  
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## WHY GC/CM?

GC/CM  
INVOLVEMENT IS  
CRITICAL  
DURING THE  
DESIGN PHASE

- Unprecedented inflation and cost escalation in the construction market is a tremendous challenge for this project
  - The original scope and budget was developed pre-pandemic for the district's 2019 bond.
  - A GC/CM will provide key input to assist with aligning project scope with the available funding.
- The project requires complex phasing and scheduling.
  - A GC/CM will be critical in developing the final detailed phasing plan, to be able to successfully complete the project within occupied buildings over multiple phases with an aggressive schedule.
- A GC/CM provides additional value through constructability reviews, value analysis, and extra quality control during the design phase.
- Early involvement of a GC/CM can help to secure subcontractors for this remote project location in the current market



EPHRATA SCHOOL DISTRICT  
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# WHY GC/CM? PUBLIC BENEFIT

- The GC/CM delivery method provides a significant risk management benefit, as the GC/CM is involved early in scheduling and provides real-time costs in today's volatile market.
- The traditional design-bid-build delivery method does not provide the opportunity nor the incentive for a Contractor to fully understand, account for, bid and manage the construction within existing, occupied buildings.
- GC/CM participation in planning and decision making provides realistic approaches to phasing and scheduling of the work.
- GC/CM participation will allow recruitment and involvement of an adequate array of sub-contractors, in a remote location to ensure a successful completion to the project for the public's benefit.



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# SUMMARY

- The project meets the RCW statutory qualification requirements
- The GC/CM project delivery method will provide a fiscal benefit to the Ephrata SD by allowing the district to successfully complete the projects within the identified funding.
- The GC/CM project delivery method reduces risks associated with a complex set of phased projects on an occupied operating K-12 school campus.