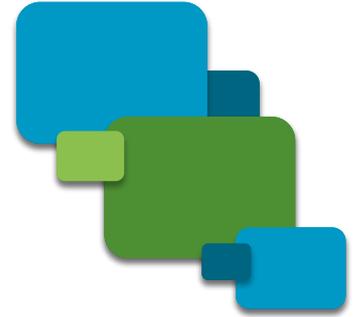




Bethel
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Evergreen Elementary School Renovation & Addition

Application for GC/CM Project Approval

September 22, 2022

Agenda

- Project Overview
- Project Budget
- Project Schedule
- Why GC/CM is Appropriate for Evergreen Elementary
 - Meets (4) Statutory Qualifying Criteria
- Project Team Qualifications & Experience
- Summary
- Questions

Evergreen Elementary



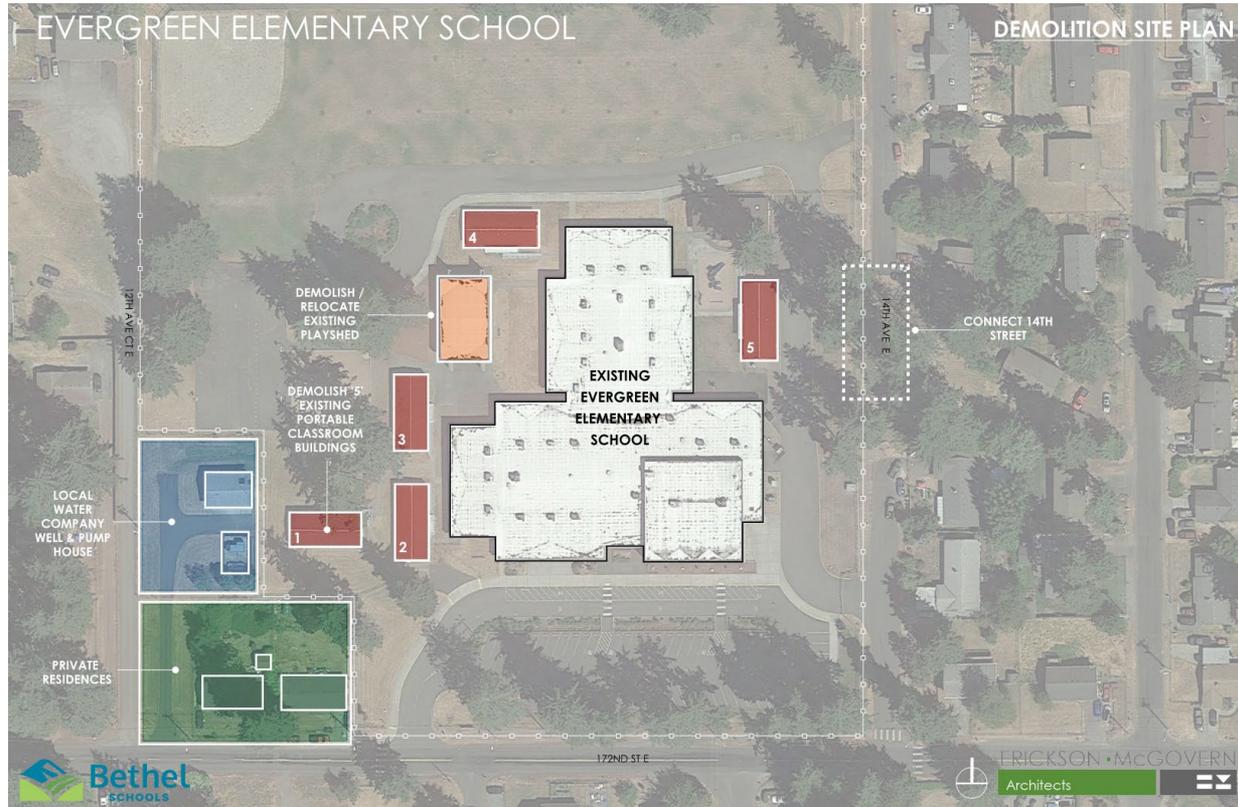
Project Overview

- Evergreen Elementary School Was Built in 1979
 - Approx. 48,000 SF, (23) Classrooms, (10) Portable Classrooms
- Project Involves:
 - Approx. 10,000 SF Addition
 - Classrooms, Possible Commons, New Kitchen
 - Renovation to Existing Building
 - New MEP to Meet Current Code
 - Improved Site Circulation and Frontage Improvements
- Funding fully approved in 2019 bond issue

Evergreen Elementary



Project Overview – Existing Site Plan

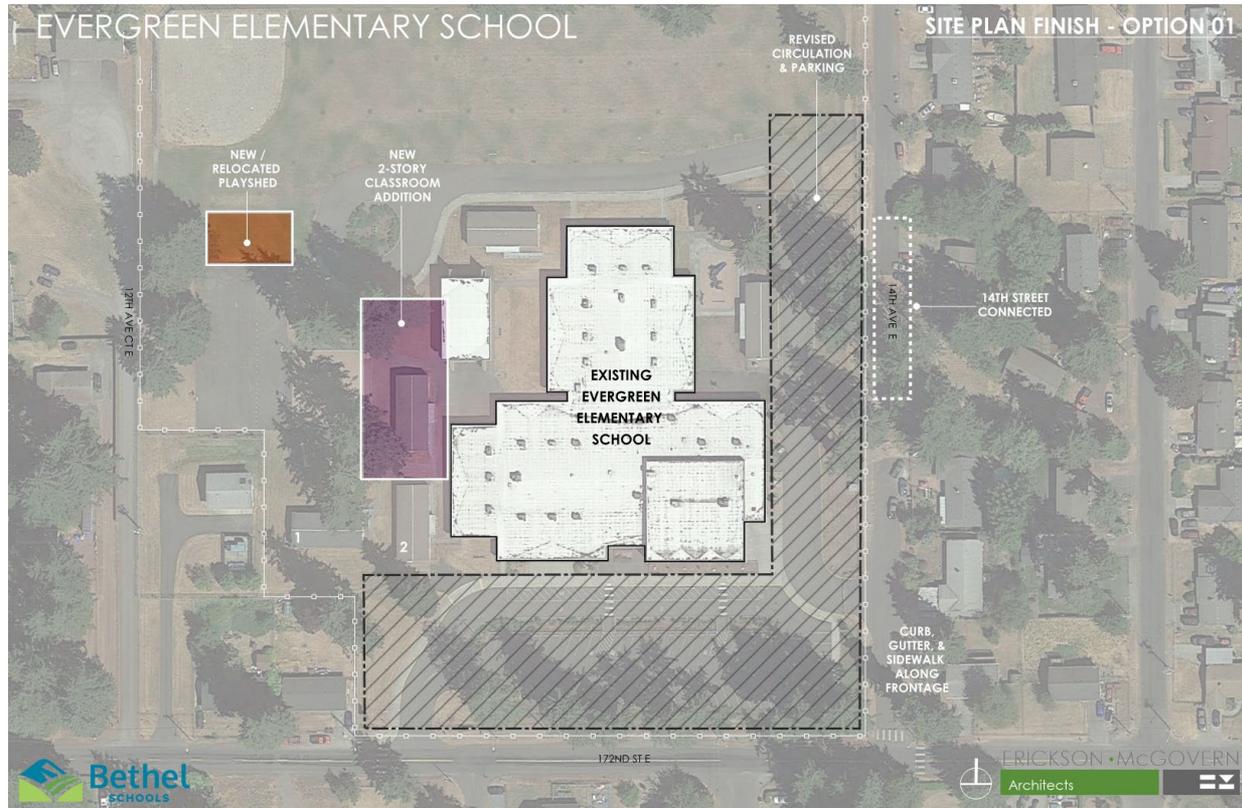


Project Overview – Existing Floor Plan

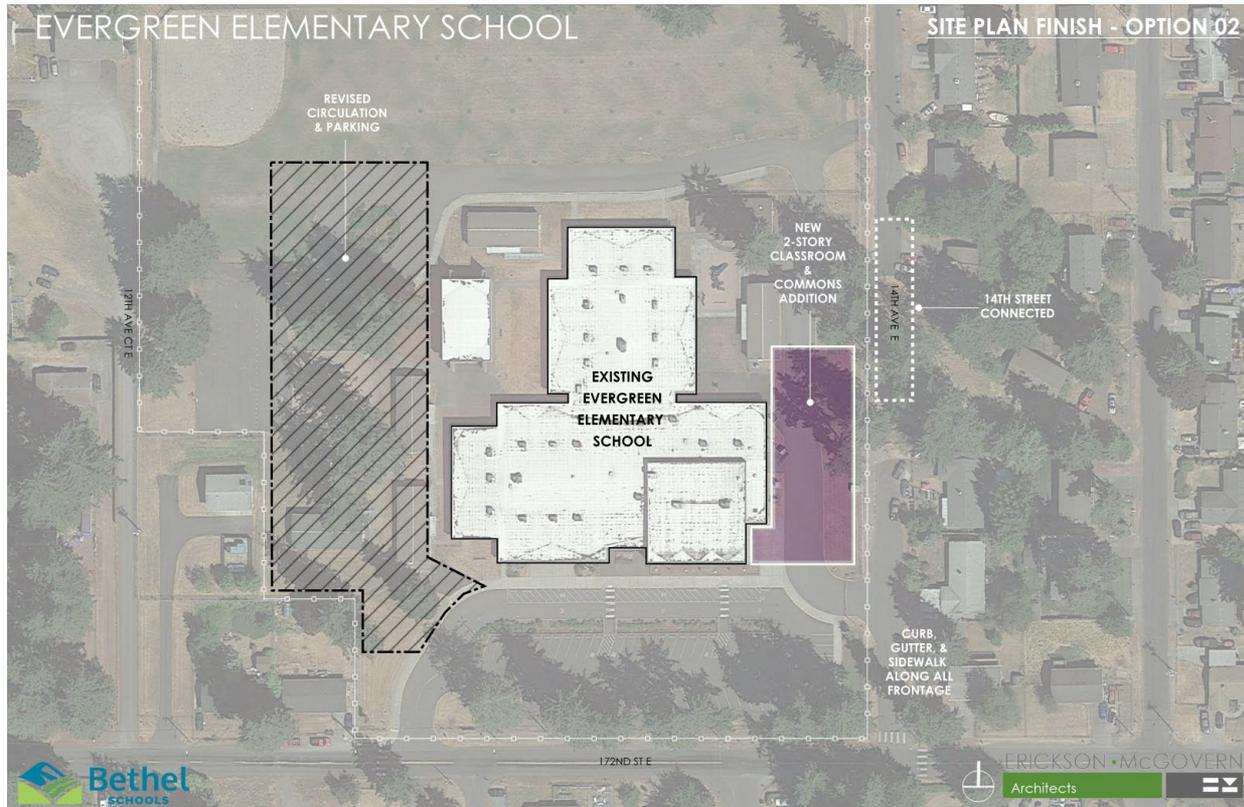
- CLASSROOMS
- MUSIC CLASSROOM
- LIBRARY
- MULTIPURPOSE
- ADMINISTRATIVE
- KITCHEN



Project Overview – Site Plan, Option 1



Project Overview – Site Plan, Option 2



Project Budget

Costs for Professional Services	\$ 2,580,000
Estimated Project Construction Costs	\$ 23,500,000
Equipment and Furnishing Costs	\$ 2,000,000
Off-Site Costs	\$ 1,500,000
Contract Administration Costs	\$ 350,000
Contingencies	\$ 1,500,000
Other Costs (i.e. Permitting, Utilities, etc.)	\$ 725,000
Sales Tax	\$ 2,150,000
Total	\$ 34,305,000

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

Schedule – Key Dates

GC/CM Approval & Selection Process	
Submit Application to PRC	August 22, 2022
PRC Presentation and Determination	September 22, 2022
Issue RFQ for GC/CM Services	September 26, 2022
Shortlist & Issue RFP for GC/CM	October 18, 2022
Interview Short List Contractors	November 1-2, 2022
Execute Owner – GC/CM Agreement	November 14, 2022
Programming and Design	
Programming	August 2022 – October 2022
Schematic Design	November 2022 – February 2023
Design Development	March 2023 – June 2023
Construction Documents	July 2023 – January 2024
Subcontractor Early Bid Package	December 2023
Subcontractor Bid Package Bidding	February 2024
Agreed upon GMP Amendment Signed	Early March 2024
Construction	
Start Construction – Site Work	April 15, 2024
Start Construction – School	June 24, 2024
Substantial Completion	July 18, 2025
BCD Technology and Move-in	July – August 2025
Start of School	September 9, 2025

Why GC/CM is Right for Evergreen Elementary

1. Complex Scheduling, Phasing, and Coordination

- The short construction period necessitating completion prior to the next school year will likely require early procurement of certain materials.
- The District will need to move the school to a temporary location during construction. The GC/CM can provide input and advice on scheduling work to accommodate the move.

Why GC/CM is Right for Evergreen Elementary

2. Occupied Site

- The existing Evergreen Elementary School will be fully occupied and operational during the early portion of the construction phase.
- Participation by the GC/CM during the design phase will be crucial to mitigation planning for noise, student and public safety, site access, and scheduling.

Why GC/CM is Right for Evergreen Elementary

3. Involvement by GC/CM During Design Phase is Critical

- The extent of the building renovation is likely to be a significant design/cost challenge. A GC/CM, through scenario estimating, will provide critical information to the design team and District in making scope decisions.
- The participation of an experienced GC/CM during the design process will enable the project team to identify issues, seek and test potential design and logistics options, and incorporate agreed solutions into the contract documents.
- In this current extremely busy and unstable construction climate, it is critical that the District attract quality subcontractors with the experience to perform the work.

Evergreen Elementary



Why GC/CM is Right for Evergreen Elementary

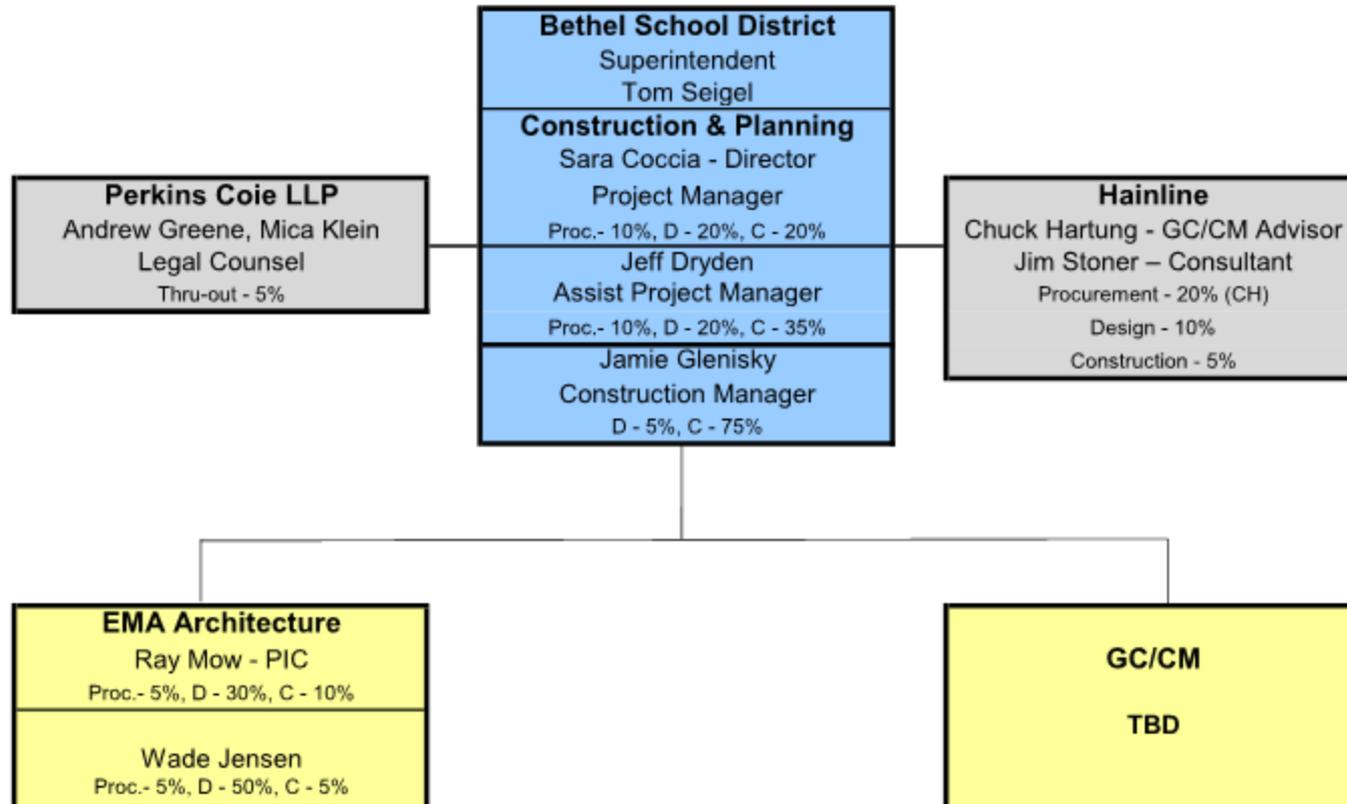
4. Complex Work Environment

- The adjacent and surrounding residences will require cooperative outreach by the District during both design and construction. The GC/CM will enable the team to best create and maintain the outreach plan.

Project Team

- Knowledgeable and experienced
- District Construction & Planning Department has years of construction experience, including using GC/CM
- Project team and personnel have multiple years of project experience
- Project team has previously worked together on alternative delivery projects.

Project Team



Project Team Members

- **Sara Coccia – BSD Director of Construction and Planning**

Sara has nearly a decade of experience leading construction projects, including complex occupied renovations and additions. She successfully led the District's Graham-Kawposin High School GC/CM team through the final year of design and oversees its current construction.

- **Jeff Dryden – BSD Assistant Director of Construction and Planning**

Jeff has over 30 years of experience in construction and project management. Jeff has worked on multi-million dollar Design-Build and Design-Bid-Build projects. He was a key team member leading the District's Graham-Kawposin High School GC/CM project.

- **Jamie Glenisky – BSD Construction Project Manager**

Jamie has over 8 years of experience managing GC/CM capital projects for contractors and school districts. He is currently managing the construction phase of the District's Graham-Kawposin High School GC/CM project.

Evergreen Elementary



Project Team Members

- **Ray Mow – Principal in Charge, Erickson McGovern Architects**

Ray has over three decades of architectural and construction management experience using various delivery methods. He has extensive design and construction administration experience in K-12 projects.

- **Wade Jensen – Project Architect, Erickson McGovern Architects**

Wade has extensive experience in K-12 design, including alternative delivery projects.

- **Design Team**

- Civil Engineer: Sitts & Hill Engineers
- Landscape Architect: Weisman Design Group
- Structural Engineer: PCS Structural Solutions
- Mechanical Engineer: Metrix Engineers
- Electrical Engineer: Metrix Engineers

Evergreen Elementary



Project Team Members

- **Perkins Coie – Legal**

The District is represented by Perkins Coie LLP’s Construction Group. Perkins Coie has deep experience with Chapter 39.10 RCW alternative project delivery, and has represented numerous public agencies in connection with complex GC/CM projects.

Mica Klein

Mica Klein, Partner, will serve as the School District’s lead attorney. Mica’s practice focuses on complex public construction and dispute resolution. As a Partner with Perkins Coie’s Construction Group, Mica specializes in structuring, drafting, negotiating, and implementing complex agreements for large-scale, \$20M+ public projects, including GC/CM school construction.

Project Team Members

- **Chuck Hartung – GC/CM Advisor, Hainline**

Chuck has over 40 years of experience in architecture, project management, construction management and construction consulting on both public and private projects. He has served directly as Project Manager and/or Owner's Representative on complex multi-million-dollar GC/CM and GMP projects and worked with the District on several projects.

- **Jim Stoner – Consultant, Hainline**

Jim, as President and CEO of Hainline, provides the team with a highly knowledgeable and experienced resource on design and construction industry issues and conditions. Jim's expertise is drawn from experience as an owner's representative, project manager, project engineer, consultant, commissioning authority and expert during dispute resolution processes.

BSD Experience

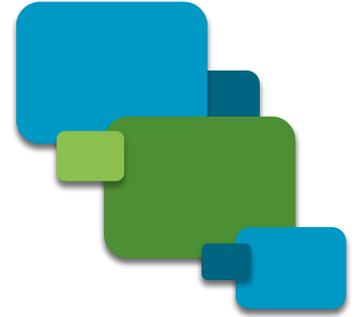
Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
1	Elementary 19	Construct a new 66,000 sf K-5 elementary school	DBB	Apr-23	Jul-24			\$37M		
2	Naches Trail Replacement	Construct a new 77,000 sf K-5 elementary school	DBB	Apr-22	Jul-23	Apr-22		\$33M		
3	Graham-Kapowsin High School	Construct a 42,000 sf addition to include classrooms, commons and gym. Renovation of 3,000 sf of admin space	GC/CM	Mar-22	Aug-23	Mar-22		\$28M		
4	Challenger High School Phase 2	Construct an addition 30,000 sf of classroom space to Phase 1	DBB	Apr-21	Aug-22	Apr-21		\$15.5M		
5	Bethel Early Learning Center	Renovate an existing 9000 sf building to support pre-K education	DBB	Sep-21	Aug-21	Sep-21	Aug-21	\$4.1M	\$4.1M	
6	Katherine G. Johnson Elementary	New construction - 77,000 sf K-5 elementary school	DBB	Apr-20	Jul-21	Apr-20	Feb-22	\$29.9M	\$30.7M	Delay in 3-phase power to the site
7	Challenger High School Phase 1	New construction - 9,000 sf admin/classroom building on existing campus	DBB	Apr-19	Dec-19	Apr-19	Jan-20	\$4M	\$4.2M	Selected bid alternates
8	Educational Service Center	Two phase tenant improvements	DBB	Oct-17	Dec-19	Oct-17	Dec-19	\$4.3M	\$4.3M	
9	Pierce County Skills Center Phase 3	New construction - 26,000 sf culinary arts, admin office and campus commons	DB	Mar-14	Apr-15	Mar-14	Mar-15	\$8.7M	\$8.7M	
10	Transportation - Central Kitchen	Transportation Center servicing 220+ buses, 6 bay shop and administrative offices. Central Kitchen prepares all food for distribution to schools.	DB	Mar-13	Jul-20	Apr-13	Aug-14	\$19M	\$19.8M	Found significant amount of contaminated soil while excavating for bus lift pits.

Summary

- Project meets the RCW statutory qualification requirements
- GC/CM method will provide a fiscal benefit accordingly
- District and team have the necessary knowledge & experience to manage the project
- Management plan for the project is in place
- Funding has been authorized



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Thank you & Questions