



Evergreen High School Replacement

Presentation to the PRC for Approval of the GC/CM
Project Delivery Method
September 23, 2022

Evergreen HS PRC Presentation

Agenda

- I. Background Ellie Daneshnia, Executive Director – primary interface and oversee District’s Program Delivery Team (PDT)

- II. Project Description Dan Miles, Managing Principal - representing the design team

- III. Budget & Schedule Robin Brown, Project Manager – administer contractual obligations of design and contractor teams

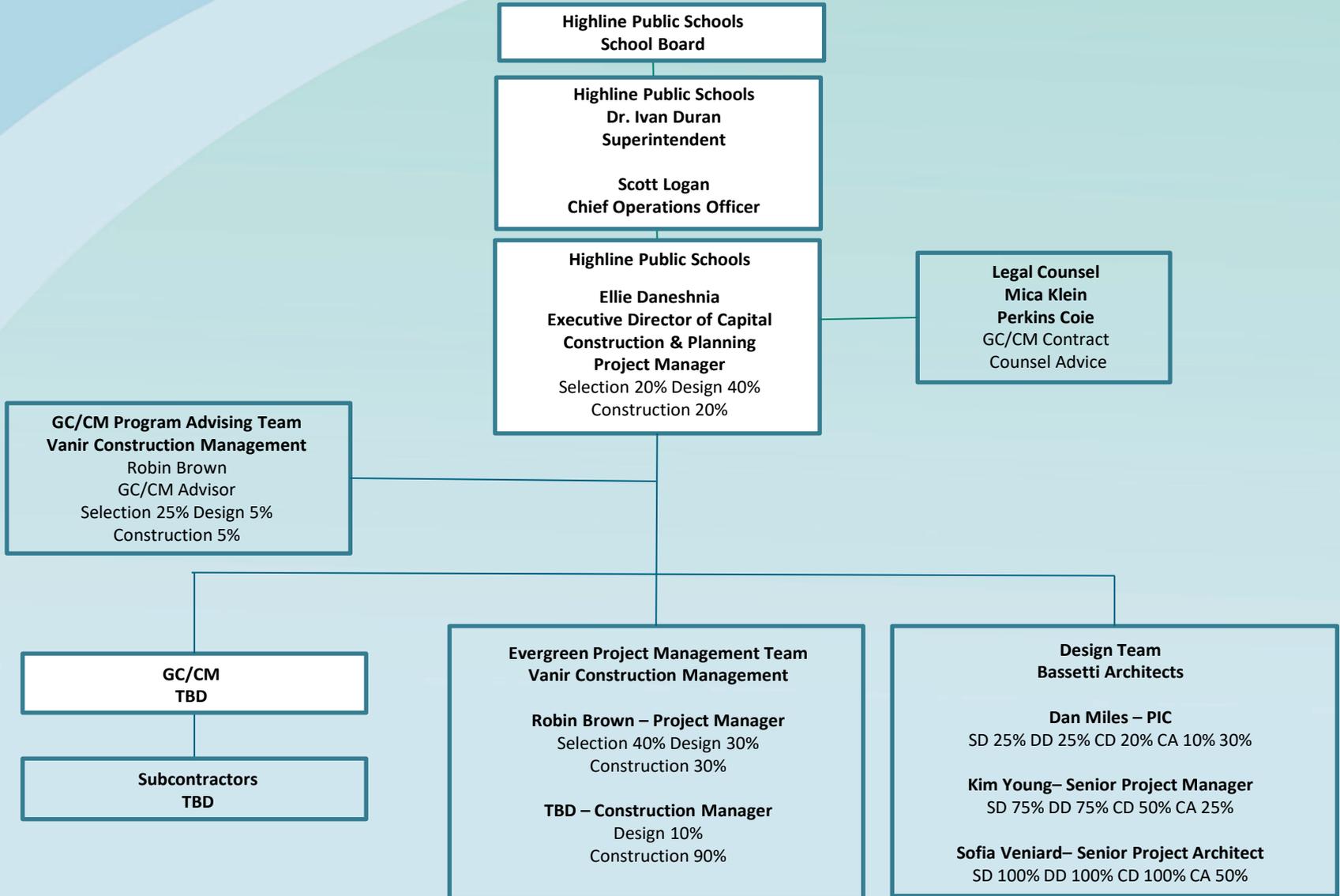
- IV. GC/CM Method Robin Brown, Project Manager – oversees GC/CM Team; assists CM

- V. GC/CM Implementation Strategies Robin Brown, GC/CM Advisor – implementation strategy for the GC/CM selection process

- VI. Contracts / RFQ and RFP Mica Klein, Legal Counsel – Development and review of RFQ, RFP and contracts for the implementation strategy of the GC/CM process

- VII. Summary/Questions

Evergreen High School Project Organizational Chart



Background

- Evergreen High School – Integral to the White Center community in unincorporated King County and the City of Burien.
- The existing campus does not meet current educational and security standards due to its age and design. Replacement will provide high school facility equity within the District.
- Capital bond is a citizen driven initiative; Phase II of a 20-year capital improvement plan of approximately \$1.4 billion*
- Project funding:
 - 2016 Bonds Funds Phase I \$ 8,046.888
 - 2022 Bond Funds (anticipated November 8, 2022) \$187,965,206
 - SCAP Funding \$ 17,317,413
 - Total Funding \$213,329,507

*2016 Dollars

Existing Evergreen High School

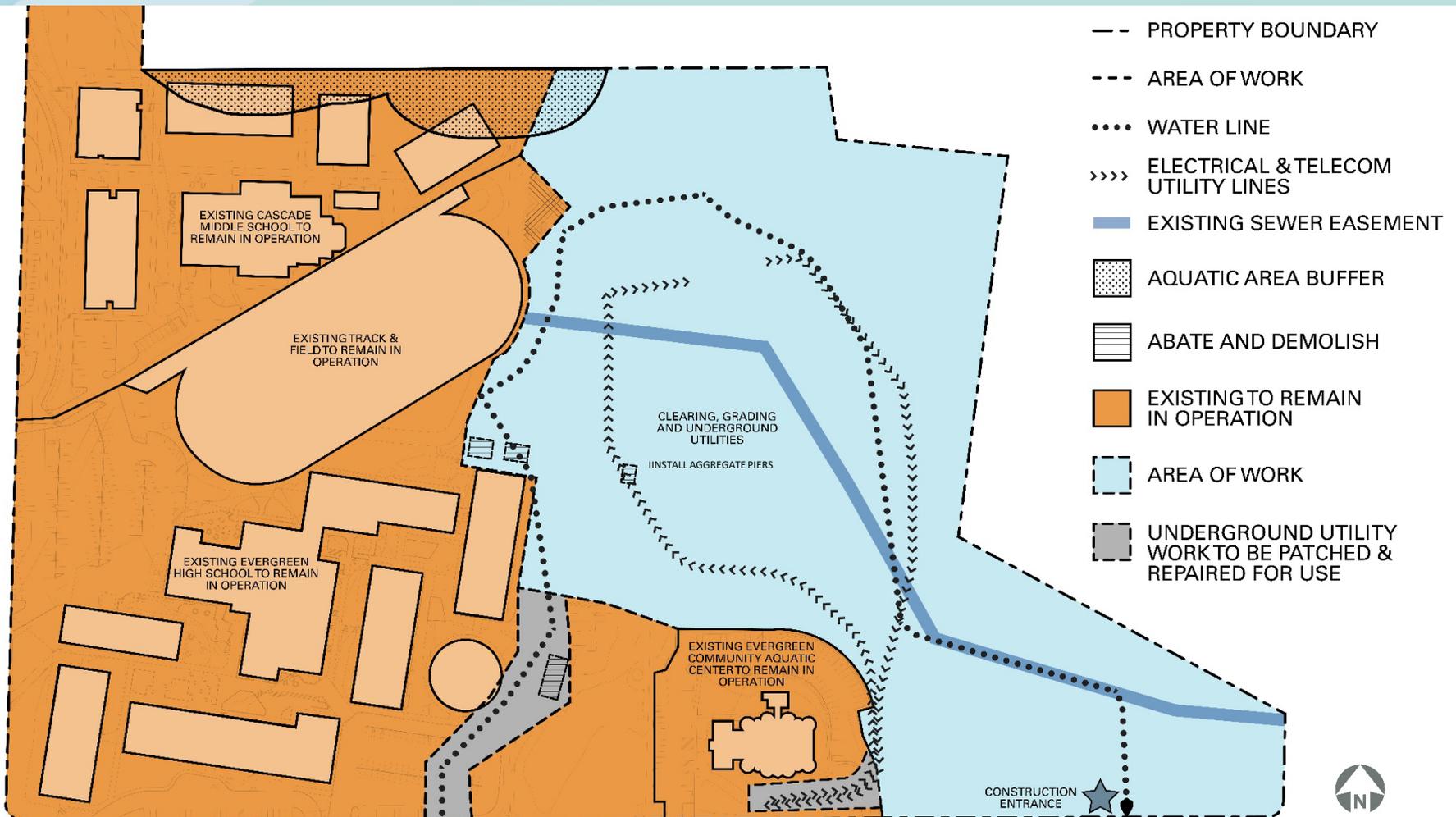
- Existing Evergreen High School campus built in 1950s.
- Track and field to remain in operation - upgraded in 2021.
- Cascade Middle School and Evergreen Aquatic Center share the site with Evergreen HS; total property area = 41 acres.
- Evergreen High School area = 25 acres.
- Evergreen HS, Cascade MS, and Evergreen Community Aquatic Center to remain operational throughout construction.



Evergreen High School – Phase 1

May – August 2022

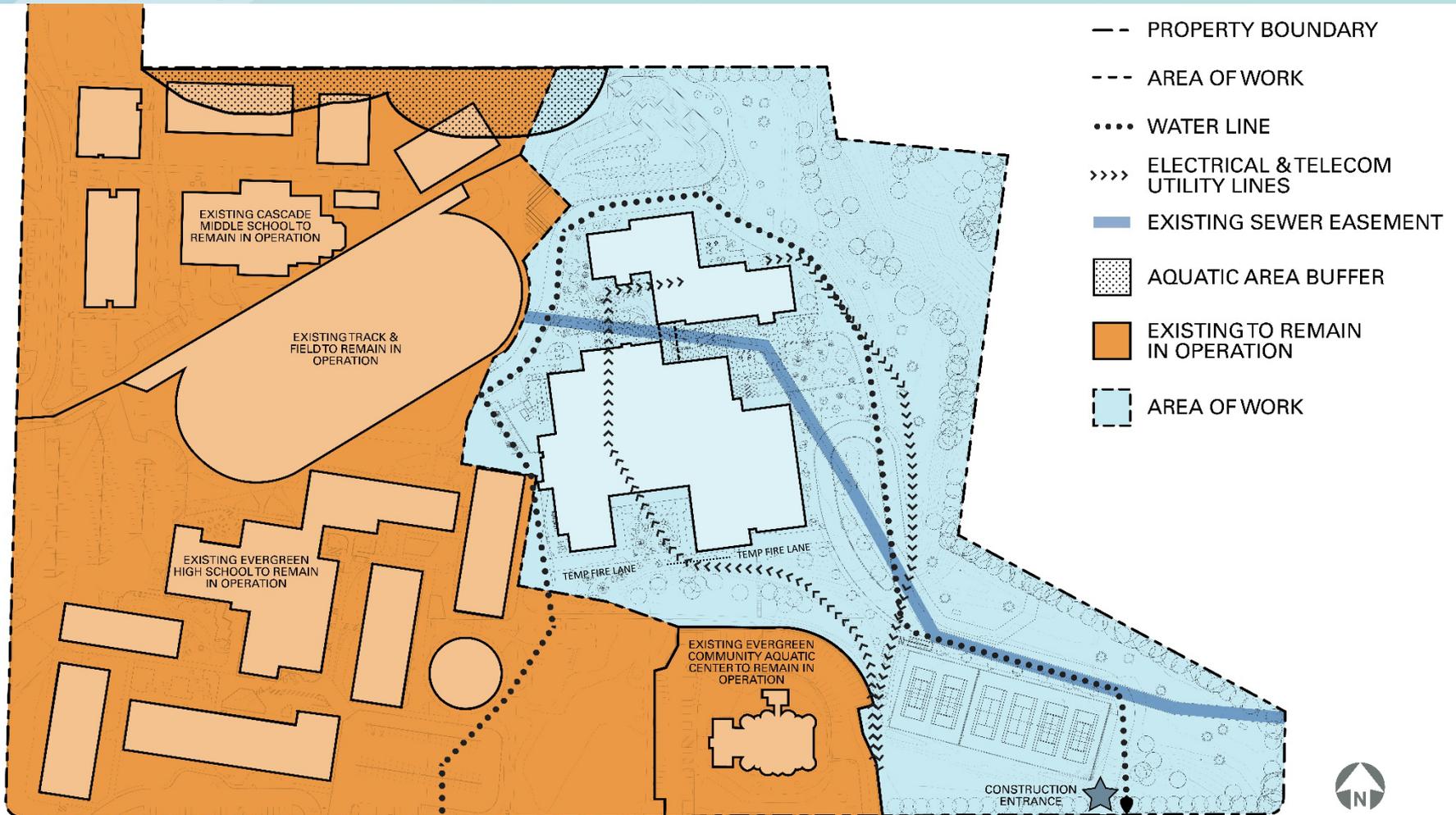
- Site clearing, grading, and underground utilities; install aggregate piers.
- 66,000 cu yd of cut; 41,000 cu yd of fill; net total 25,000 cu yd of cut.
- Demolish existing portables with early demolition permit.



Evergreen High School – Phase 2

September 2023 - June 2025

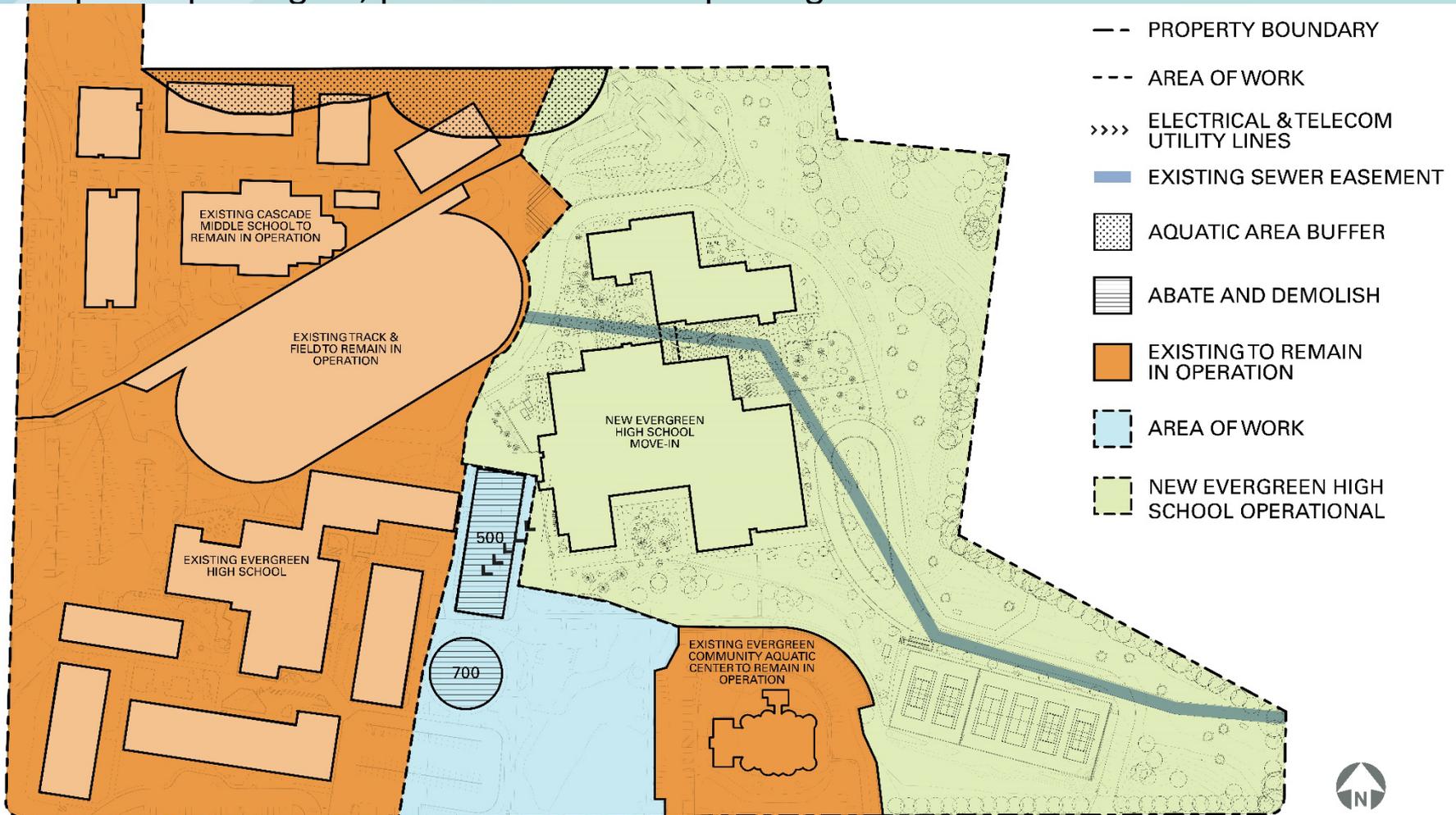
- Build new Evergreen HS buildings, bus loop / fire lane, tennis courts. Install temporary fire lane at south side of building.
- Two buildings connected by a pedestrian walkway = 212,000 sf. Student capacity = 1200.
- Existing Evergreen HS, Cascade MS, and Aquatic Center to remain operational.



Evergreen High School – Phase 3A

June – August 2025

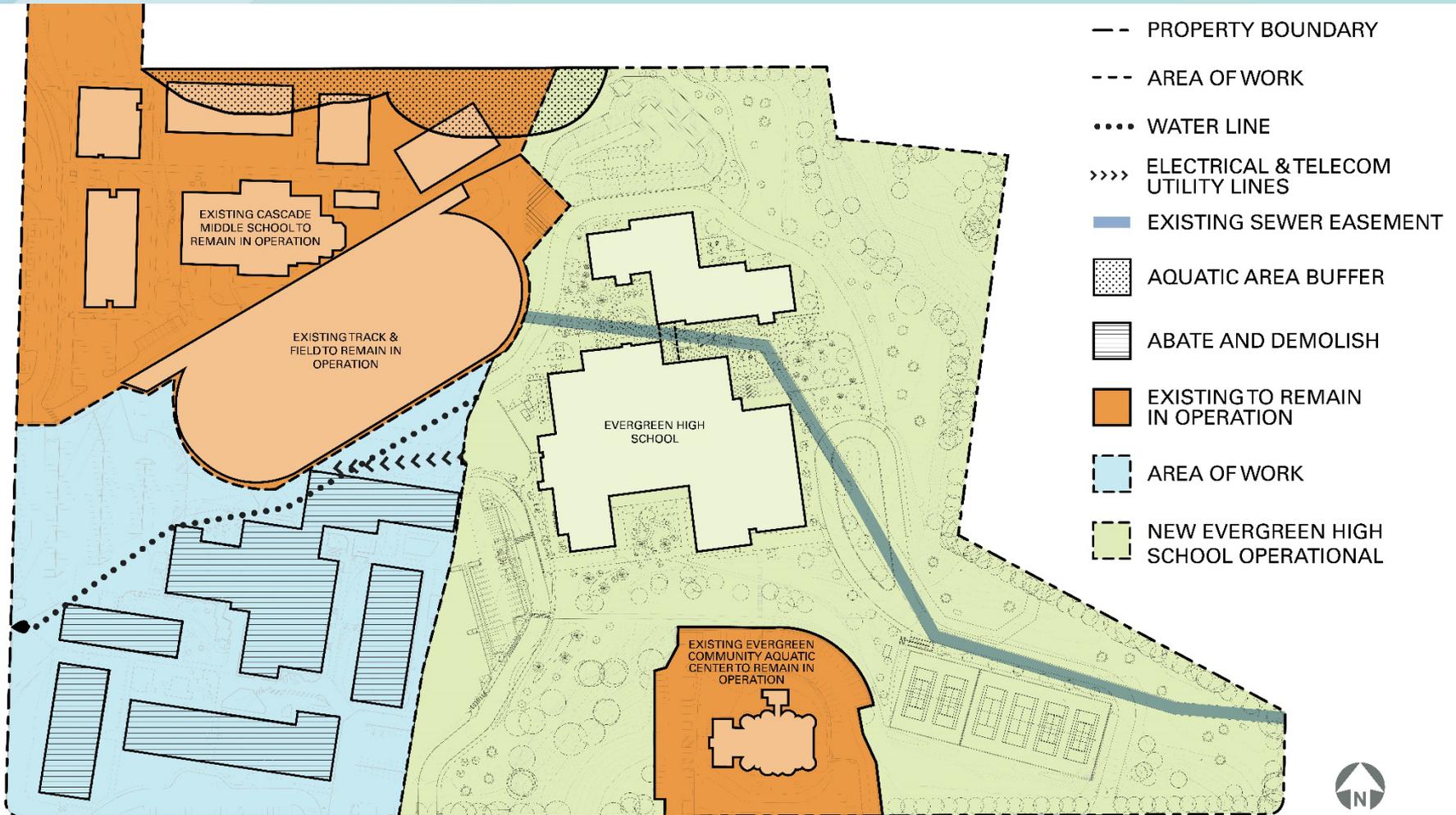
- Abate and demolish existing Bldgs. 500 and 700 – cannot demolish early due to full utilization.
- Build vehicular road / fire lane for front entry access and turn-around – may be temporary.
- Build partial parking lot; prioritize accessible parking stalls.



Evergreen High School – Phase 3B

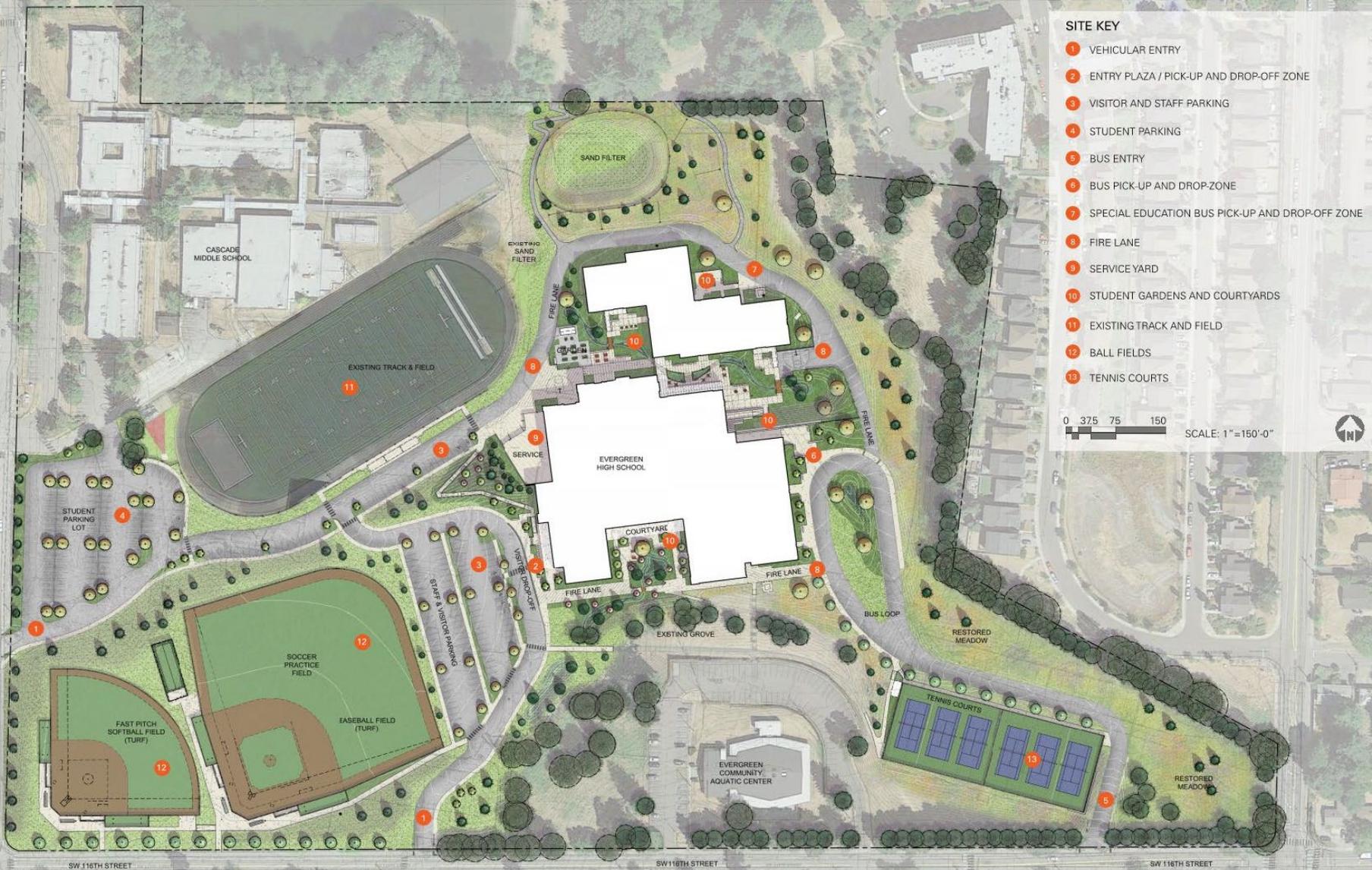
September 2025 – June 2026

- New Evergreen High School buildings are in operation.
- Abate and demolish remaining existing campus buildings.
- Site grading, ball fields, and related site features.
- Complete parking lot and vehicular road at main campus entry and west parking lot.



Evergreen High School – Site Plan

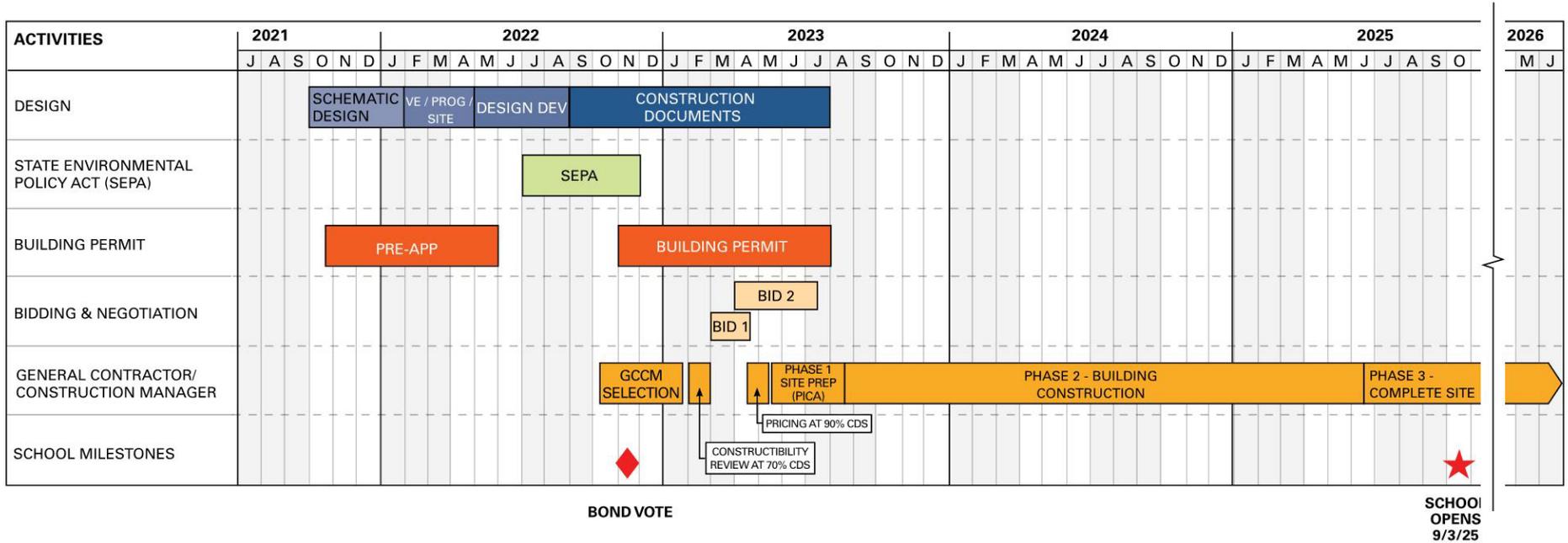
- July 2026 - Evergreen High School campus is complete.
- Total new school building area = 212,000 sf with student capacity of 1200.



Evergreen HS Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$16,470,000
Estimated project construction costs (including construction contingencies):	\$155,200,000
Equipment and furnishing costs	\$7,800,000
Off-site costs	\$380,000
Contract administration costs (owner, cm etc.)	\$6,360,000
Contingencies (design & owner)	\$9,900,000
Other related project costs (permits, insurance, utility charges and T&I)	\$1,620,000
Sales Tax	\$15,600,000
Total	\$213,330,000

Project Schedule



GC/CM Method

- Uncertain permit review/approval schedule
- Aggressive bidding and construction schedule
- Multi-phased construction is required
- Small compact site
- Site will be shared with multiple users and on-going school functions:
 - Existing Evergreen High School
 - Cascade Middle School
 - Evergreen Community Aquatic Center
 - Recently Completed Evergreen Track and Field
- Pre-construction services

Pre-Construction Services

- Validate A/E and Owner cost estimates
- Constructability review of 70% CD documents
- Confirm existing utilities and site conditions
- Develop procurement strategies early bid packages
- Develop procurement strategies for long lead items
- Develop Phasing strategies
 - Early grading, utility and drilled aggregate piers installation
 - Construction access and staging for occupied site
 - Demolition/site & building
- Scope and packaging of subcontract bid documents
- Developing and achieving plans to implement DBE/SBE Subcontractor participation goals

GC/CM Implementation Strategies

- District will be doing their own cost estimating in parallel with the GC/CM. The GC/CM and Vanir will be responsible for tracking and reconciling the construction estimates, bid contingencies, and identification of risk. Both estimates will be in bid package format for ease of reconciling.
- For each of the GC/CM's bid packages, the District and GC/CM will be establishing bid protection contingencies. Those bid protection contingencies will be owned by the project, and assigned and valued by the project delivery team, which includes the GC/CM.
- To maximize potential GC/CM proposers, the District plans will open the process to all general contractors with significant school construction and other public works experience.

GC/CM Contracts

- Contract will be based on modified AIA form of agreement and include responsibilities of the GC/CM during the pre-construction and construction phases.
- Agreement to be structured to allow for establishment of GMP budget to be established at approximately 90% construction documents
- The contract will comply with all requirements of RCW 39.10.

Questions?



Thank you for your consideration.