



RENTON HIGH SCHOOL SCIENCE CLASSROOMS MODERNIZATION

Capital Projects Advisory Review Board
Project Review Committee

**Request for GC/CM Project Delivery Method
December 2, 2021**

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

SUNDBERG
KENNEDY
LY-AU YOUNG
ARCHITECTS

AGENDA

- **Introductions**
- **Renton School District**
- **Project Overview**
- **Project Controls, Budget, and Schedule**
- **Alternative Subcontractor Selection**
- **Equity & Inclusion**
- **Project Team**
- **Qualifying GC/CM Criteria**
- **Summary**
- **Questions**

INTRODUCTION - PRESENTERS



MATT FELDMEYER - Presenter

Renton School District

Executive Director of Capital Planning
& Construction

- ✓ Registered Architect with 20+ years of experience in architecture and capital project management
- ✓ GC/CM experience – 2 projects

STEFAN WYNN - Presenter

Renton School District

Project Manager

- ✓ Registered Architect with 25+ years experience with project management
- ✓ APD experience – 4 CM at Risk and 1 D/B projects (as Architect)

TRACI BREWER-ROGSTAD

Renton School District

Senior Program Director

- ✓ 25 years experience with project management
- ✓ GC/CM experience – 7 projects

JIM DUGAN

Parametrix

GC/CM Advisor

- ✓ 43 years experience with design, construction, project management with a focus in Alternate Project Delivery
- ✓ GC/CM experience – 30+ projects

OTHER TEAM MEMBERS



Here Today

SKL Architects

Gladys Ly-Au Young – Partner, AIA, LEED AP

Parametrix, Inc.

Dan Cody – Senior PM/CM

Perkins Coie

Graehm Wallace – Legal Counsel

Not Here Today

SKL Architects

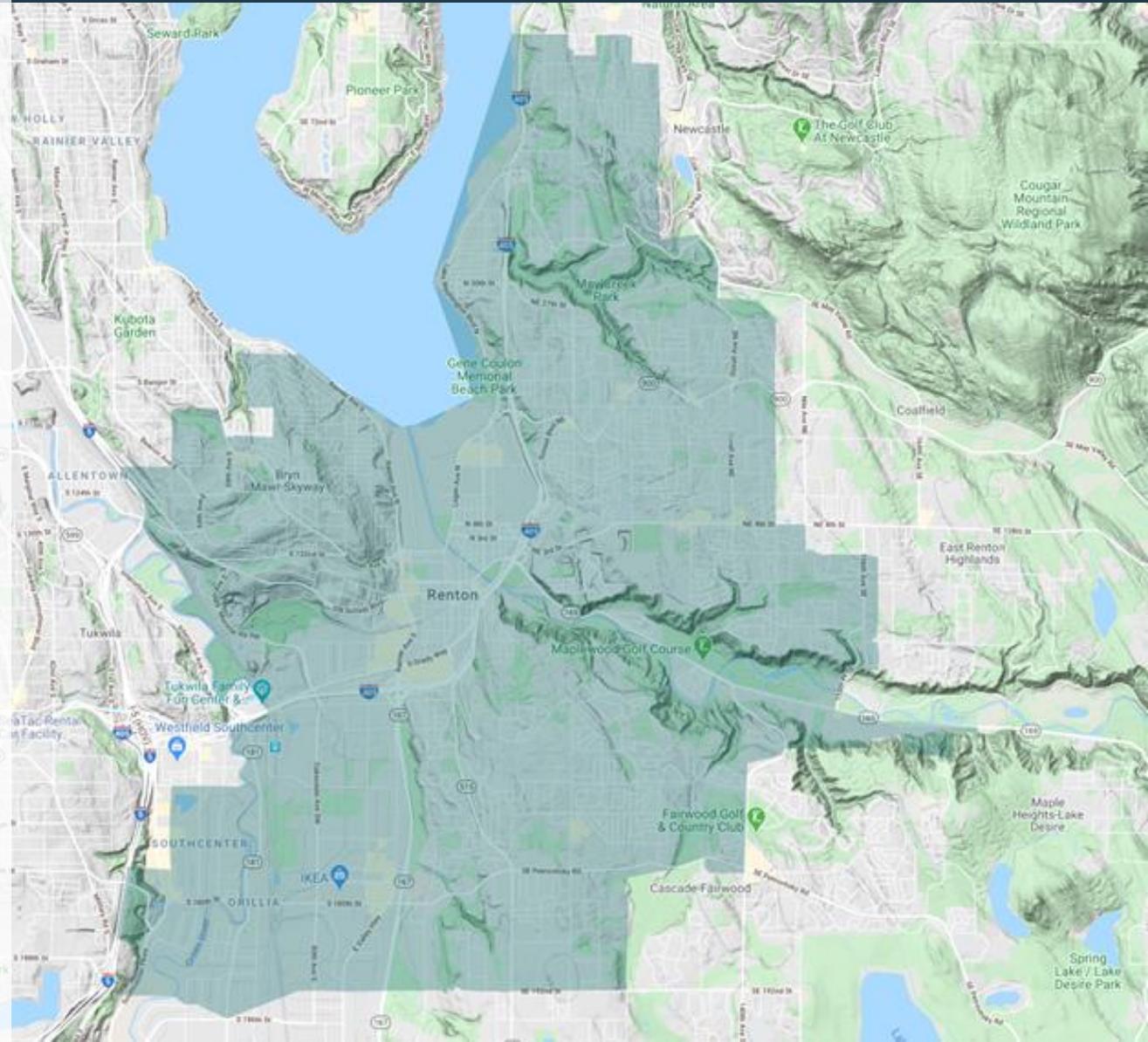
John Kennedy – Partner, AIA, LEED AP

Wing Yee Leung – Architect

RENTON SCHOOL DISTRICT



- **32.5 square miles**
- **25 schools**
- **15,000 students**
- **78.3% BIPOC student enrollment**
- **99 home languages**
- **21.7% English language learners**
- **Core Values of Service, Excellence, and Equity**
- **2019 Capital Bond: approved by voters in November 2019 with approximately \$11.5 million for Renton High School Science Classrooms Modernization Project**



RENTON HS OVERVIEW



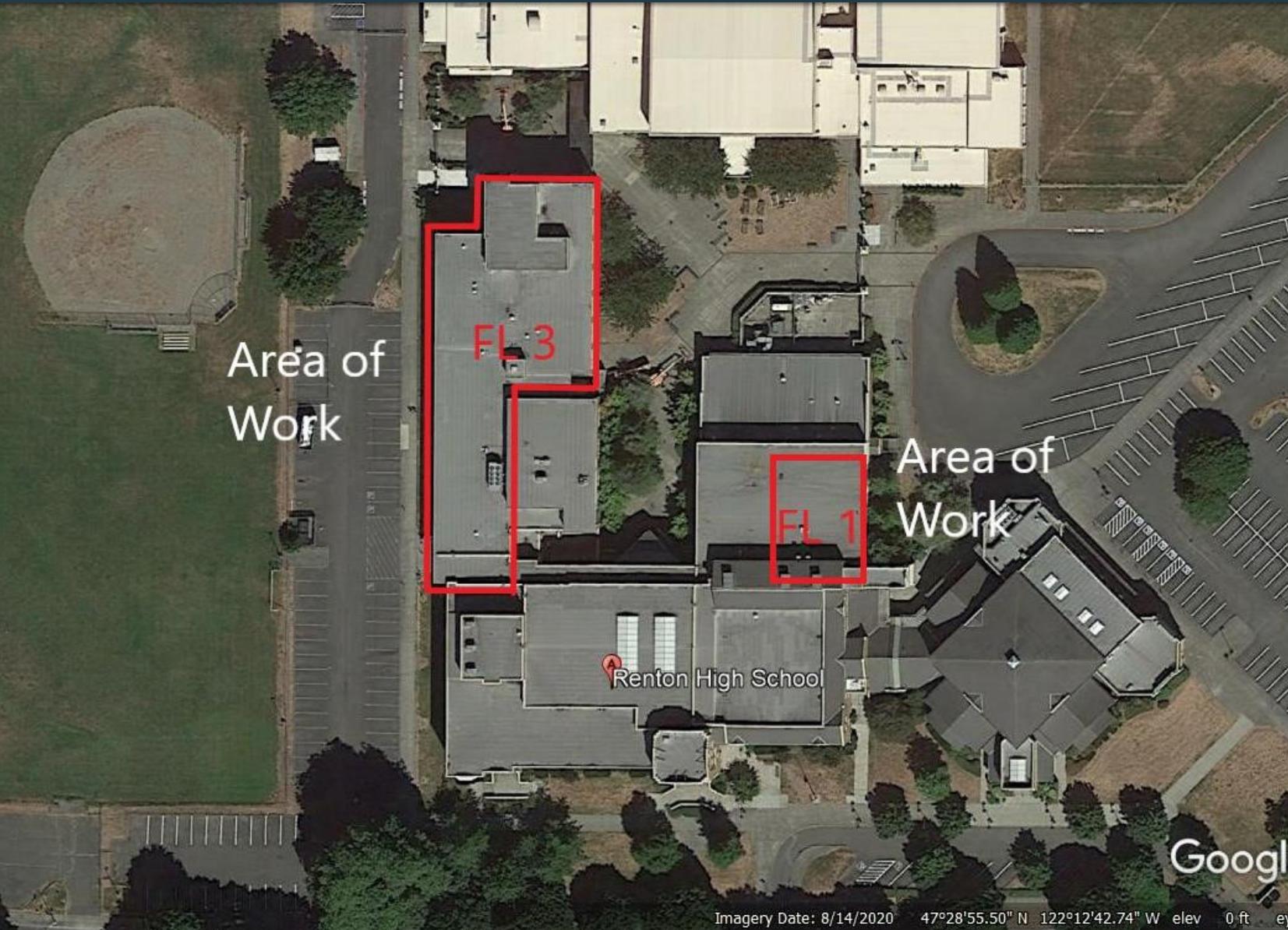
- **The original RHS was built in 1911 on land originally owned by the Duwamish Tribe.**
- **In 1932 that building was replaced with the current building shown here.**
- **Currently the high school serves 1,063 students with one of the highest percentage of BIPOC students in the District**

RENTON HS OVERVIEW



- **The west wing that contains the 3rd floor science rooms was built in 1958 with an additional addition added in 1962.**
- **The east wing was built in 1958 with a breezeway on the first floor that was converted into science classrooms 2000**

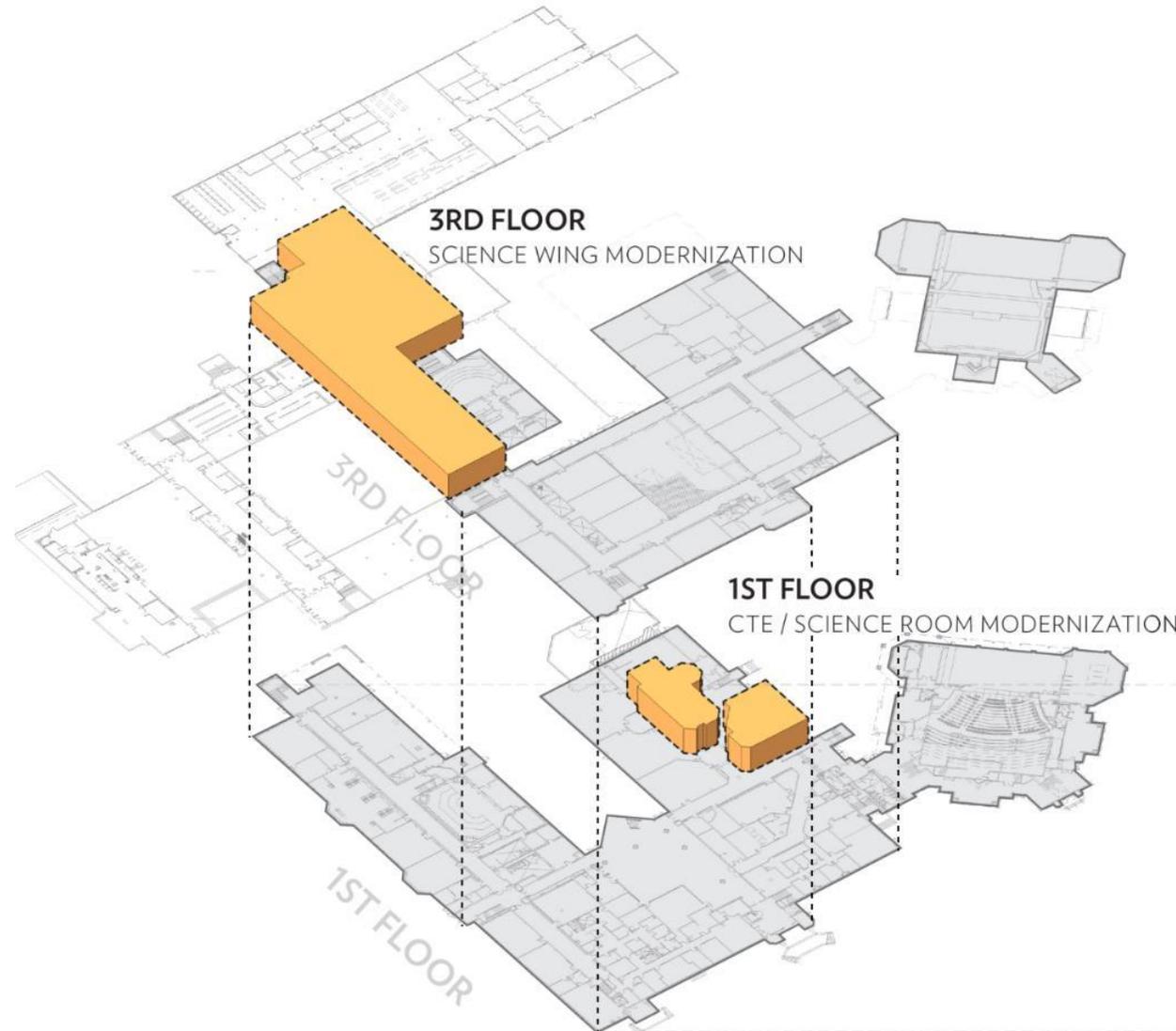
RENTON HS SITE



Critical Phasing input will be required through all phases of the design.

- **Challenging staging and access to construction areas.**
- **Occupied building with linked MEP systems.**
- **Maintaining student safety and a functioning learning environment.**

RENTON HS PROJECT WORK AREAS



- **Modernization of five Science Classrooms on 3rd Floor and two Science Classrooms on the 1st floor.**
- **The project is currently in early programming with teachers and staff so the configuration and number of rooms may change.**
- **Other upcoming projects at RHS include updated learning environments, athletic space improvement, and safety updates.**

RENTON HS PROJECT OVERVIEW



- **The Science classrooms were last updated in 2000, but non accessible tiered lecture areas from 1960's still persist in multiple rooms. No other major modernizations have taken place since this 2000.**
- **Plumbing, Electrical and HVAC upgrades to support new Science Classrooms**
- **Glass block fenestration in the Science Classrooms will be replaced with a new window system to address energy efficiency and glare.**

PROJECT MANAGEMENT PLAN



- **CONTROLS**

- School Board review & approval
 - Project budget, final contract, and amendments
- School Board delegation of authority
 - Contracts &/or change orders less than \$350k
- District Project Manager - authority to issue change order proposals & directives utilizing owner's contingency
 - Up to \$350k, with approval from Executive Director
 - \$350k and over, with consent from School Board
- Team Goal is *NO Surprises*
 - Regular team meetings with principal-level involvement
 - Routine administration progress updates
 - Regular check-ins with legal and GC/CM consultants

- **PROCUREMENT**

- Three step competitive RFQ/RFP Process compliant with RCW 39.10
- Advance Notice Advertisement
- Parametrix and Perkins Coie guidance

PROJECT BUDGET + FUNDING



Project Budget

Costs for Professional Services <i>(A/E, Legal, etc.)</i>	\$1,136,812
Estimated Project GMP <i>(including risk contingency, NSS, GCs & fee)</i>	\$8,128,209
Equipment and Furnishing Costs @ 5%	\$530,512
Off-Site Costs	N/A
Contract Administration Costs <i>(Owner, Construction Manager, etc.)</i>	\$275,000
Owner's Project Contingencies @ 5% of GMP <i>(Design & Owner)</i>	\$406,410
Other Related Project Costs <i>(Permits, Utilities, Printing, etc.)</i>	\$225,989
Sales Tax @ 10.1%	\$820,949
<u>TOTAL:</u>	\$11,523,881

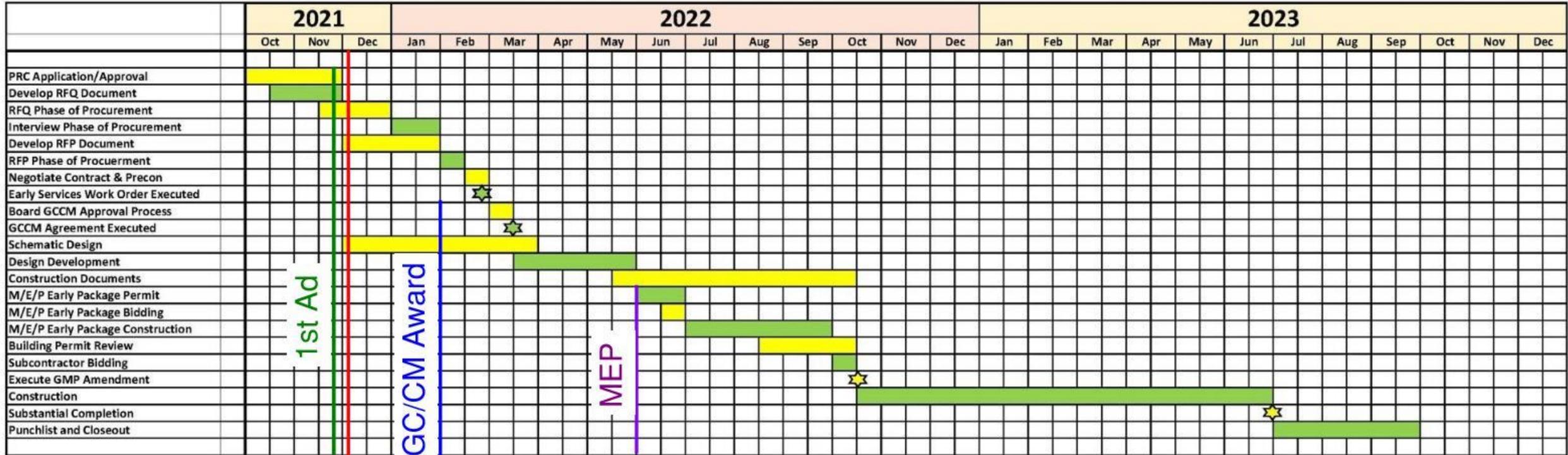
Funding

Funding was secured through the passage of a \$249.6 million capital improvement bond in November 2019.

Approximately \$11.5M of the bond proceeds are designated as the total project budget for this project.

Renton School District has had no audit findings on any construction projects.

PROJECT SCHEDULE



SUBCONTRACTOR SELECTION

(RCW 39.10.385)



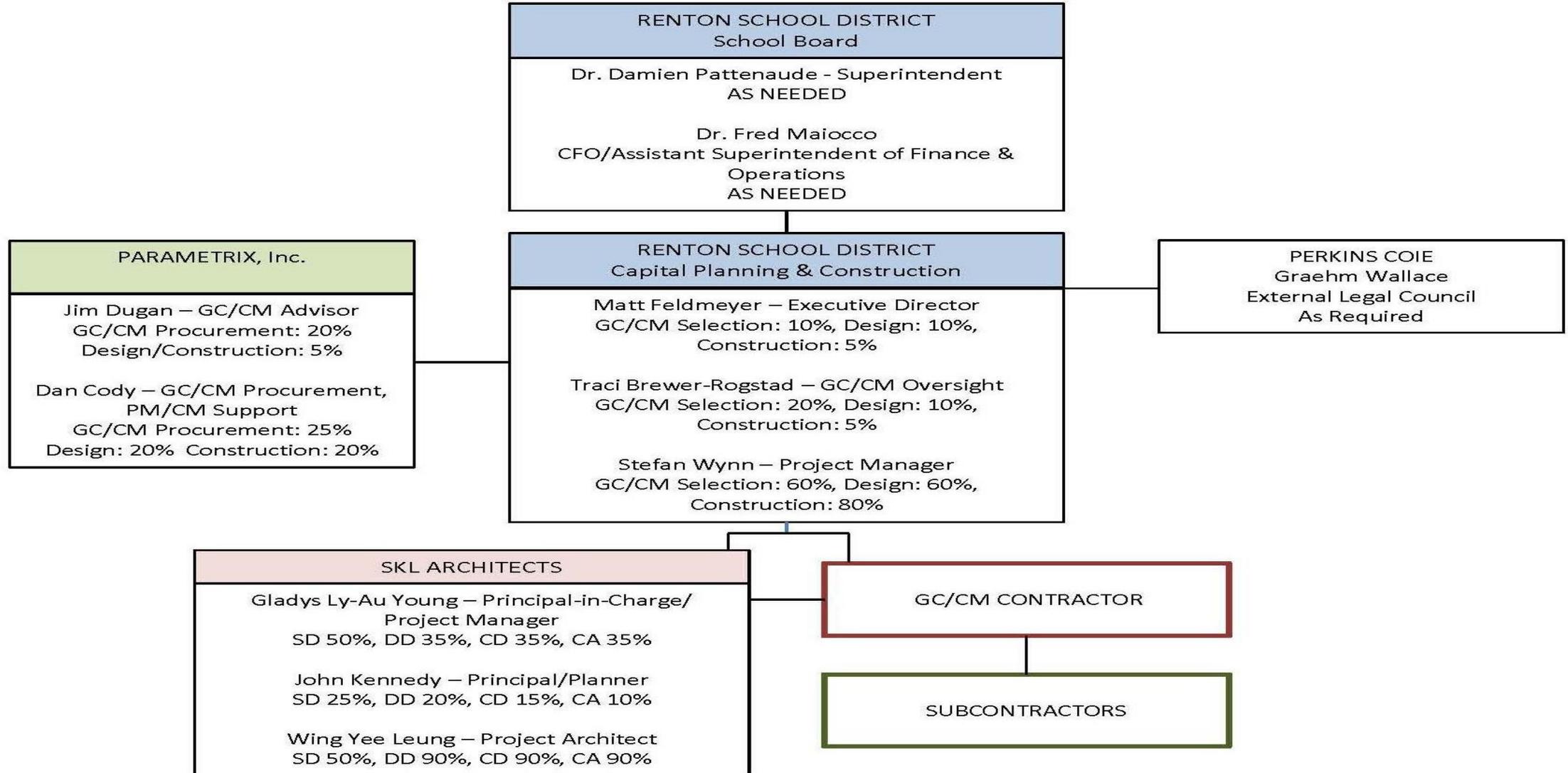
We don't believe that we will have subcontractor bid packages that will be large enough to meet the \$3M threshold for utilization of alternative subcontractor selection. Therefore, we are not seeking approval for alternative subcontractor selection at this time.

RSD – EQUITY & INCLUSION



- **RSD is committed to maximizing participation of small, minority, and women owned business enterprises**
 - School Board Policy No. 5010 & 6220
- **In process of updating RSD policies to meet or exceed State of Washington diverse business goals**
 - School Board Policy No. 6925 regarding A/E procurement updated January 2021
 - Importance of DBE/MWBE Inclusion was a discussion topic at January 2021 School Board Meeting
 - In September 2021 RSD updated School Board Policy No. 6220 to require an inclusion plan to be provided for construction contracts of \$1M or more
 - RSD has identified aspirational goals for inclusion of DBE/SBE that meet or exceed those identified by the State of Washington
- **RSD Capital Planning & Construction is working with City of Renton Chamber of Commerce on local contractor inclusion and awareness on project opportunities**
- **RFQ will require prospective GC/CM firms to submit past performance in utilization of DBE/SBE and a project specific inclusion and outreach plan**

PROJECT TEAM



Renton High School – Team Organization

PROJECT TEAM

Name/Title	Project Management Experience (Years)	Alternate Project Delivery Experience (#Projects)
MATT FELDMEYER EXECUTIVE DIRECTOR	20+	1 GC/CM, 2 CM at Risk, 2 Design-Build
STEFAN WYNN PROJECT MANAGER	25+	1 Design-Build, 4 CM at Risk
TRACI BREWER-ROGSTAD GC/CM OVERSIGHT	25+	7 GC/CM, 1ESCO
JIM DUGAN GC/CM ADVISOR	43+	30+ GC/CM and DB
DAN CODY GC/CM PROCUREMENT SUPPORT	35+	25+ GC/CM and DB
GLADYS LY-AU YOUNG ARCHITECT PRINCIPAL IN CHARGE	27+	2 GC/CM, 2 D/B/B, 1 NEGOTIATED
JOHN KENNEDY ARCHITECT PRINCIPAL/PLANNER	34+	1 GC/CM, 2 D/B/B, 2 NEGOTIATED
WING YEE LEUNG PROJECT ARCHITECT	25+	2 GC/CM, 2 D/B/B, 1 NEGOTIATED

QUALIFYING GC/CM PROJECT

(RCW 39.10.340)



This project meets 3 of the 5 criteria.

- ✓ Implementation of the project involves complex scheduling, phasing or coordination.
- ✓ The project involves construction at an existing facility that must continue to operate during construction
- ✓ Involvement of the GC/CM during the design stage is critical to the success of the project.

The project encompasses a complex or technical work environment.

The project requires specialized work on a building that has historical significance.

The project is not considered heavy civil.

- **MAINTAIN SCHEDULE**

- GC/CM schedule and phasing planning reduces risk of delays.

- **COST ACCOUNTABILITY**

- GC/CM involvement in estimating and bid package coordination increases certainty in budget.

- **RISK MITIGATION**

- Continuity through a complex project, student safety on an occupied site.

- **CONSTRUCTABILITY**

- Provide insight on best practices and construction methods during design phase.

SUMMARY

- **Traditional D/B/B delivery method is not practical**
- **Project meets 3 of 5 qualifying criteria under RCW 39.10.340**
 - Involves complex scheduling, phasing & coordination
 - Construction at an occupied/operational facility
 - Involvement of GC/CM critical to successful project
- **Renton HS project team has necessary experience**
 - Team has GC/CM knowledge & experience
 - Contract Admin staff have relevant construction experience
 - Team has a management plan with clear & logical lines of authority
 - Project has necessary & appropriate funding and schedule
 - Project team shows continuity and has experience in projects of similar type/scope
 - Project has necessary & appropriate construction budget
- **Renton SD has no unresolved audit findings**
- **Project team is prepared and ready to proceed**



Thank you



QUESTIONS?