

# EDMONDS SCHOOL DISTRICT No. 15

GC/CM Recertification Presentation to Project Review Committee | May 28, 2020



# EDMONDS SCHOOL DISTRICT No. 15

## Recertification Agenda

### Agenda

- Introductions
- Organization
- GC/CM Experience since Recertification and Overall Lessons Learned
- Project Specific Lessons Learned – LWE and MTE
- Project Specific Lessons Learned – Spruce Phase 1 and 2
- Project Specific Lessons Learned – OHE and New ES
- Project Specific Lessons Learned – Madrona, ILC
- Responses to Written Committee Questions
- Discussion



# EDMONDS SCHOOL DISTRICT No. 15

## Recertification Presenters

Lydia Sellie  
**Exec. Dir. Bus. & Finance**

Edward Peters  
**Dir. Capital Projects**

Matt Finch  
**Dir. Facilities Operation**

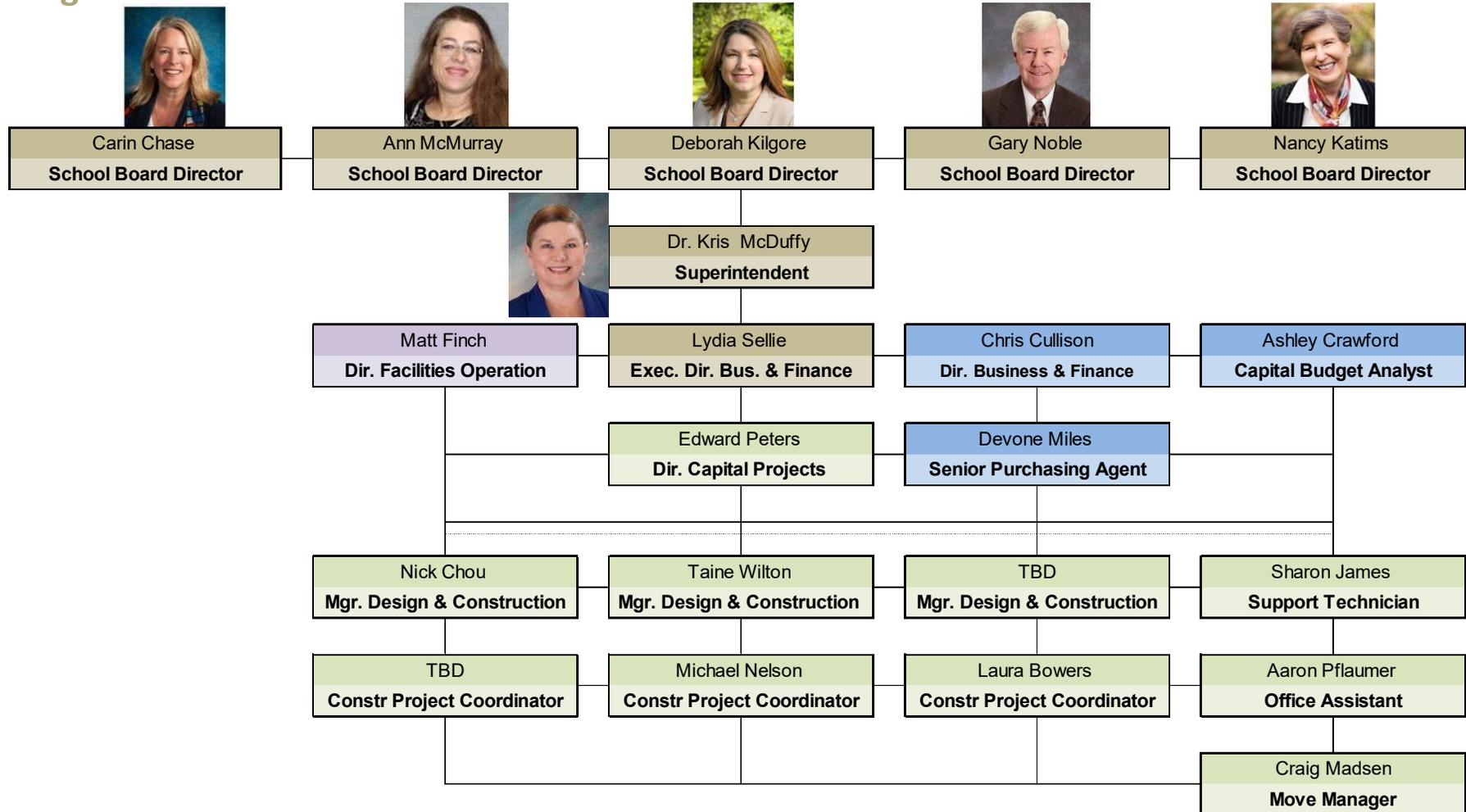
Laura Bowers  
**Constr Project Coordinator**

Taine Wilton  
**Mgr Design & Construction**



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## Organizational Structure



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## GC/CM Project List Since Recertification

### Construction Completed

- Lynnwood ES Replacement
- Mountlake Terrace ES Replace.
- Madrona K-8 School Replace.
- Spruce ES Phase 1

### In Permit Phase

- Spruce ES Phase 2

### Predesign Phase Visioning

- Oak Heights ES Replacement
- Site 28 New ES
- Innovative Learning Center



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## Overall Lessons Learned

1. GC/CM requires significant Owner participation;
2. Involving the GC/CM at the earliest stage maximizes value;
3. Agency Status enhances both Project and Program Management;



Perkins  
Coie

hassell  
partners

integrus  
ARCHITECTURE

mahlum

McGRANAHAN architects

ABSHER

BNB

FORMA

SKANSKA

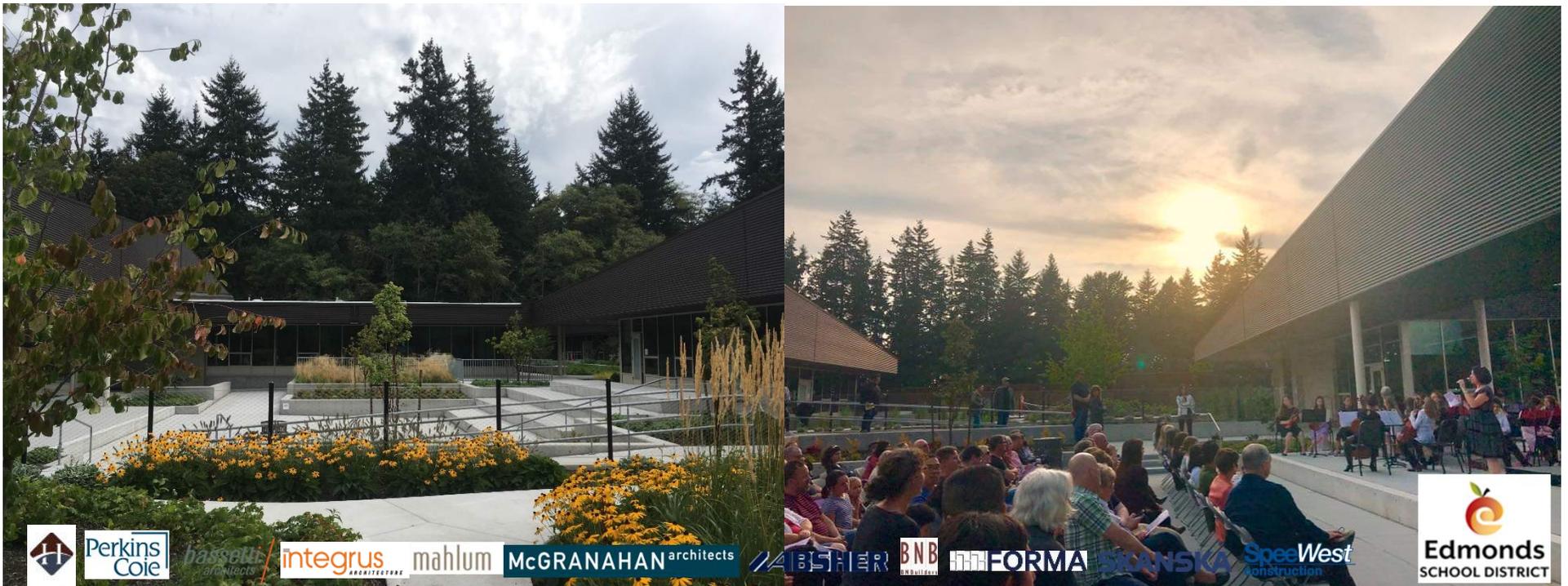
SpeeWest  
construction



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## Overall Lessons Learned

4. There is a significant pool of Contractors, Architects/Engineers, CM consultants and Owners experienced in GC/CM;
5. There will be personnel changes over the life of the project;
6. Permitting is a major scheduling issue;
7. Project Management Tools can improve the Project.



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## Lynnwood and Mountlake Terrace Elementary Schools - Lessons Learned



### 1. Careful planning

:: Afforded Full Replacements rather than just Modernizations

### 2. GC/CM assisted with project scope

### 3. Award Winning Schools

:: ENR NW 2019 Excellence Award

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## Lynnwood and Mountlake Terrace - Lessons Learned



### 4. 360 Degree Camera Imaging helps with Maintenance and Operations

- :: Ability to see what is inside the walls
- :: Plan upgrades – measurement tools

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## Spruce Elementary School - Lessons Learned Phased Approach



Phase 1 Plan



Phase 2 Plan

## Phase 2 Permit Project



New Property Plan

### 1. GC/CM enabled ESD to explore phased approach.

- :: Phase 1 & 2 consistent team GC/CM & AHJ's
- :: Numerous design and cost options
- :: Ongoing collaboration & personal investment
- :: Ongoing trust – school & neighbors
- :: Great customer service through closeout

### 2. Acquisition of new property

- :: Assistance with pros and cons of acquisition
- :: Continued team consistency
- :: Best outcome for district

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## Spruce Elementary School - Lessons Learned



- Topping Out Celebration & Steel Signing
- Family Tour & School Fundraiser
- Earth Day & Tree Planting



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## Oak Heights Elementary School - Lessons Learned

### Advantages of GC/CM for occupied site

#### 1. GC/CM POE & Visioning (early IPD)

- :: Assistance with Post Occupancy Evaluations
- :: Updating District Standards & Specifications
- :: Understanding existing school culture

#### 2. Design Development

- :: Schedule in relation to other bond projects
- :: Risk mitigation of existing building materials and soils
- :: Options to stay or move off site during construction

#### 3. Construction

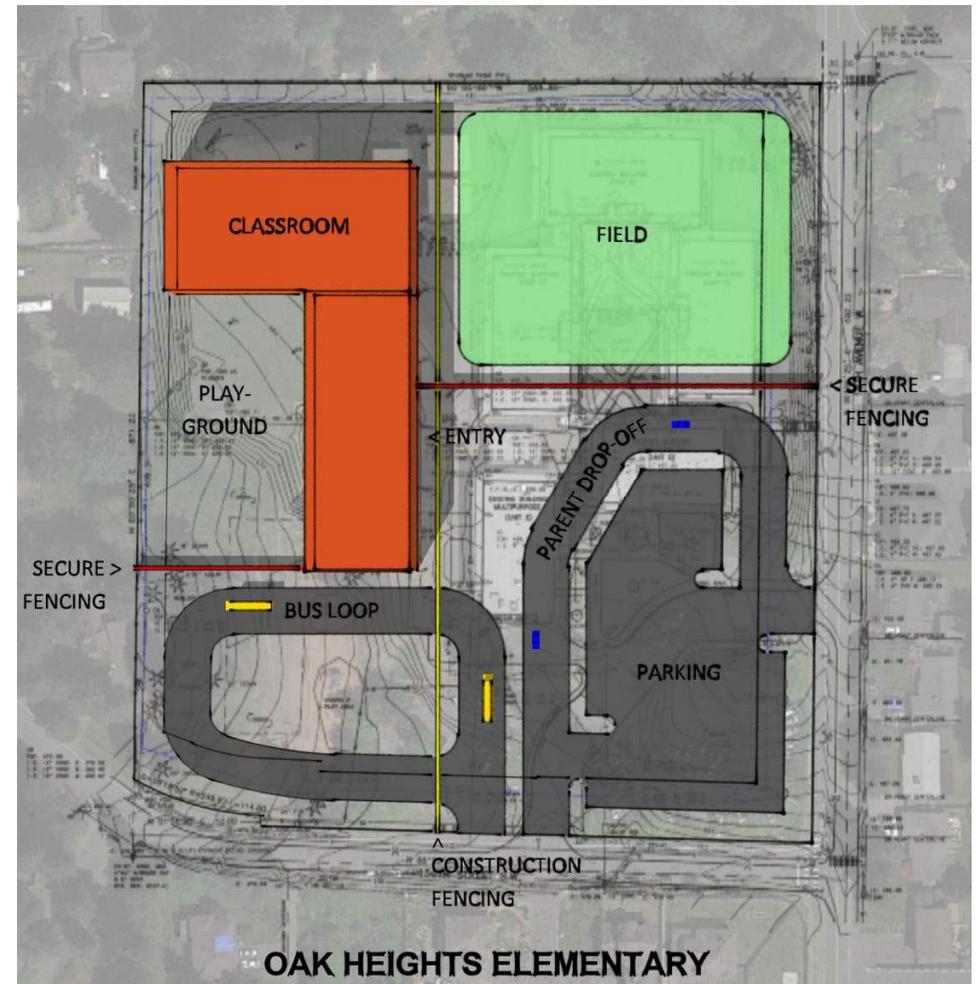
- :: Community / student involvement
- :: Complexities of occupied site or moving to interim building
- :: Site logistics

#### 4. Closeout

- :: Customer service
- :: O&Ms & warranties
- :: Handover

#### 5. Post Occupancy

- :: Future maintenance



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## Site 28 / New Elementary School - Lessons Learned

### Advantages of GC/CM for new school & greenfield site

#### 1. GC/CM Visioning Phase (early IPD)

- :: Involvement in developing vision for new school
- :: Understanding of district's high level vision
- :: Cross discipline innovation

#### 2. Design Development

- :: Schedule in relation to other bond projects
- :: Numerous design and cost options
- :: Risk mitigation such as soil conditions

#### 3. Construction

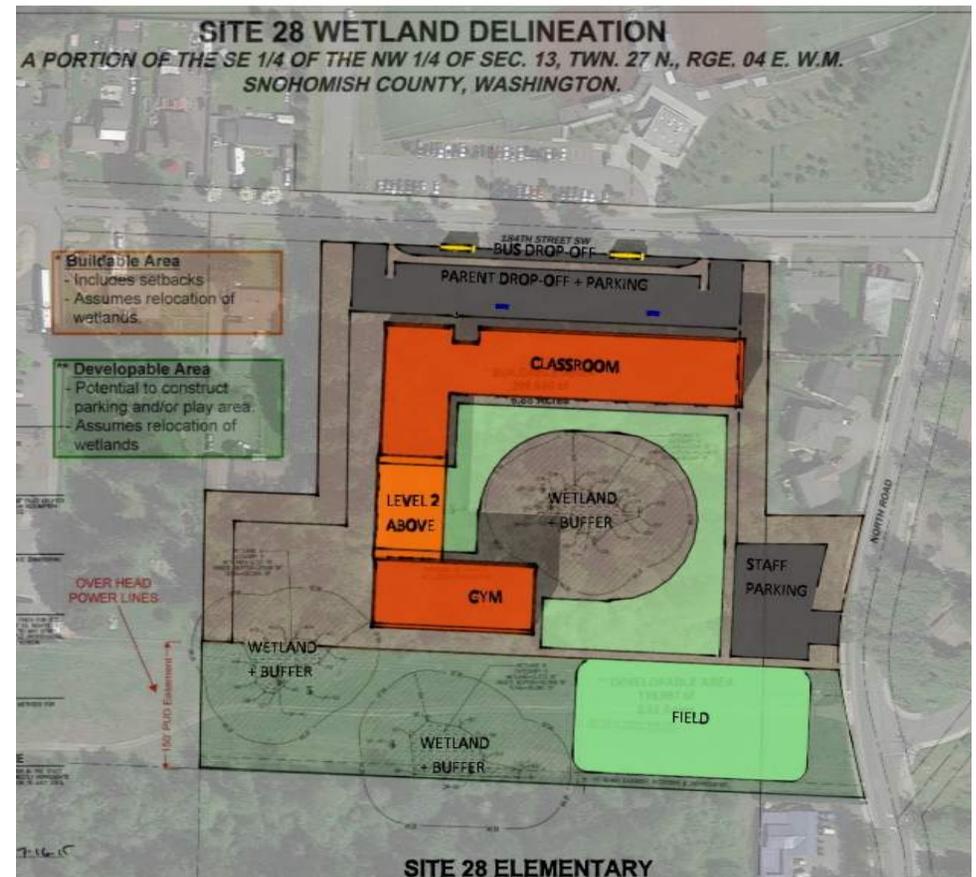
- :: Community / student involvement
- :: Complexity of wetlands
- :: Relationship with AHJ

#### 4. Closeout

- :: Customer service
- :: O&Ms & warranties
- :: Handover

#### 5. Post Occupancy

- :: Ongoing maintenance for district



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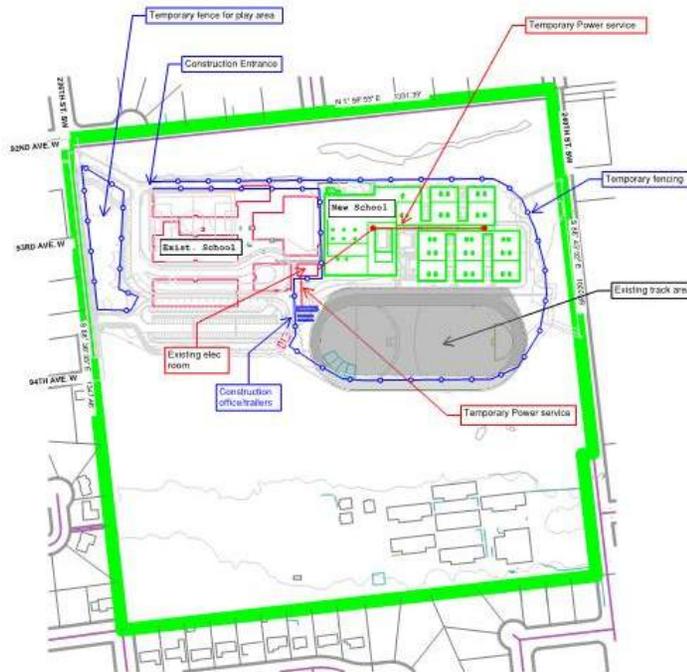
## Advantages of Agency GC/CM for Overall Schedule



- LEGEND**
- ◆ School Opens
  - Spruce Elementary Replacement
  - Relocatable Classrooms and Modernization
  - Innovative Learning Center
  - Oak Heights Elementary Replacement
  - Site 28 New Elementary
  - Beverly Elementary Replacement
  - College Place Middle Replacement
  - New Middle at FAM Site
  - FAM Interim School

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## Madrona K-8 School - Lessons Learned Phased Approach



**Phase 1A**  
1 May 2017-25 June 2017



PHASE 1A: 1 MAY 2017 - 25 JUNE 2017

### GC/CM established Site logistics on Occupied Site with Deaf and Hard of Hearing

#### 1. Building location

- :: Reduce cost
- :: Soil stock pile

#### 2. Construction Sequencing

- :: Start farthest afield, work way off site

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## Madrona K-8 School - Lessons Learned Phased Approach



**GC/CM worked around market conditions to keep procurement on schedule**

**1. Budget options log**

:: All wood construction, minimal steel

**2. Wood trusses**

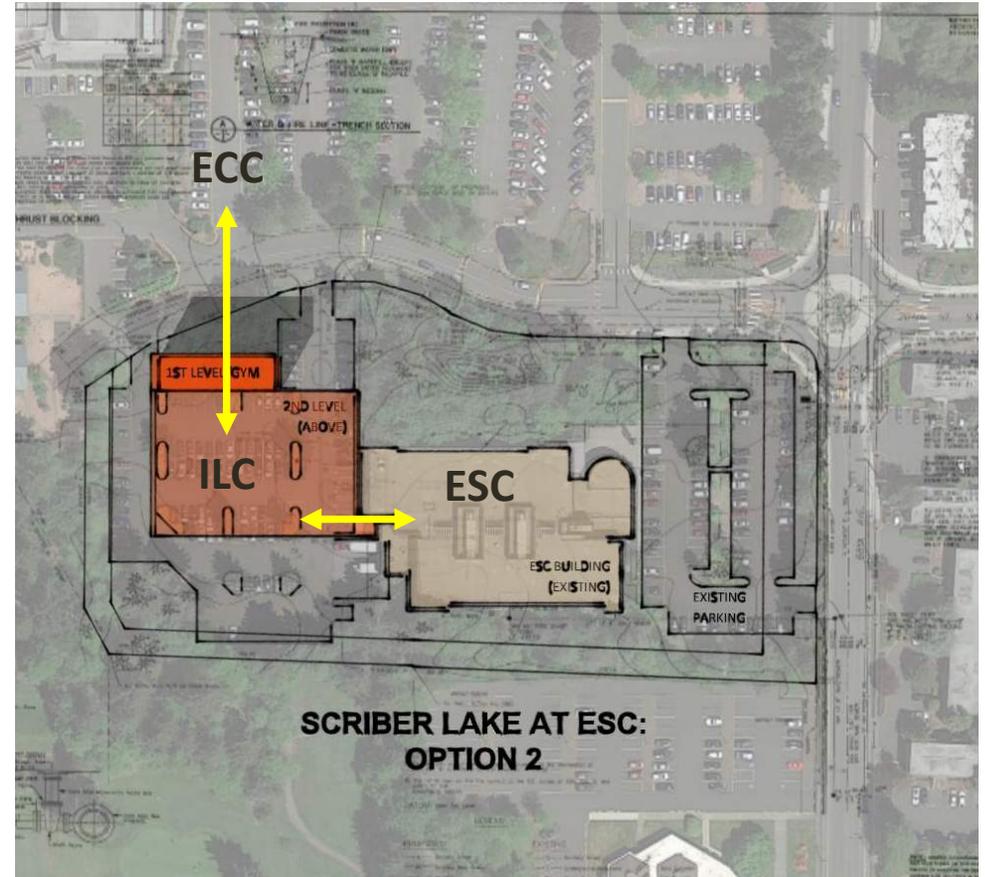
:: Unforeseen magnitude of seismic and wind bracing by deferred permit components

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## Innovative Learning Center – Alternative High School

### 1. GC/CM assists with Planning for Complex Site

- :: Construction above existing parking
- :: Parking Access, Emergency Vehicle, Loading Dock, District Servers, Running Start Program
- :: May need to move Portion of ESC to Interim Site
- :: Career Technology Education Collaboration with ECC, and ESC
- :: Existing Facilities Upgrades: Reroof, new integrated HVAC
- :: Early Turnover of Parking for Occupied Site Use



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## PRC Questions & ESD Responses

### **Panel Question #1.**

Have you had issues with the cost matrix where you categorize something, but you do not have the references listed correctly? If the reference section is incorrect it could cause conflicts.

### **ESD Response #1:**

We have not had any issues, primarily because the entire team understands that the cost matrix is a tool to facilitate addressing cost questions quickly and efficiently as they arise. It is not a contract document and does not supplant the contract, which is the governing document. We are careful to coordinate all the relevant documents. Short-listed GC/CMs also have time to review and comment on the complete proposed agreement and the cost matrix before submitting a cost proposal. The School District issues revisions as an addendum to all parties submitting a cost proposal. We intentionally insert time in the selection schedule between the interview and submittal of the cost proposal to allow for revisions.

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## Questions & Answers



Thank  
you!

