

FWPS Phase II CP18 Olympic View GC/CM Presentation



December 3, 2020

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THE EARLY YEARS

two



WHOLE CHILD

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ACTIVE LEARNERS

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CONTENT-AREA
COMPETENCE

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PERSISTENCE TO
GRADUATION

Introduce - Our Team

- Sally McLean – Chief Finance & Operations Officer
- Michael Swartz – Executive Director of Capital Projects
- Mike Benzien – Executive Director of Maintenance & Operations
- David Beaudine – CBRE/Managing Director/GC/CM Advisor
- Mike Kwaske – CBRE/Senior Project Manager
- Kris Stamon – Project Architect



EACH SCHOLAR: A VOICE. A DREAM. A **BRIGHT** FUTURE.

Agenda

- District Demographics
- Team Qualifications
- District Capital Program
- District Capital Schedule
- Olympic View K-8 Budget
- Project Details
- Why use GC/CM?



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District Demographics

FWPS Proud: Who are we?

Our Scholars

23,000+ Scholars

Our Schools

38 Schools

- 21 Elementary
- 2 K-8
- 6 Middle
- 4 High
- 4 Specialized – Alternate learning
- 1 Temporary Housing

117 Languages

- English (15,934 Scholars)
- Spanish (4,379 Scholars)
- Russian (536 Scholars)
- Ukrainian (408 Scholars)
- Korean (322 Scholars)
- Vietnamese (304 Scholars)

59.2% - Free/
Reduced rate

13.5% Special
Education

Our Community

35 Square Miles

- Federal Way
- Des Moines
- Auburn
- Kent
- Areas of unincorporated King County

Our Staff

2,835 Staff Members

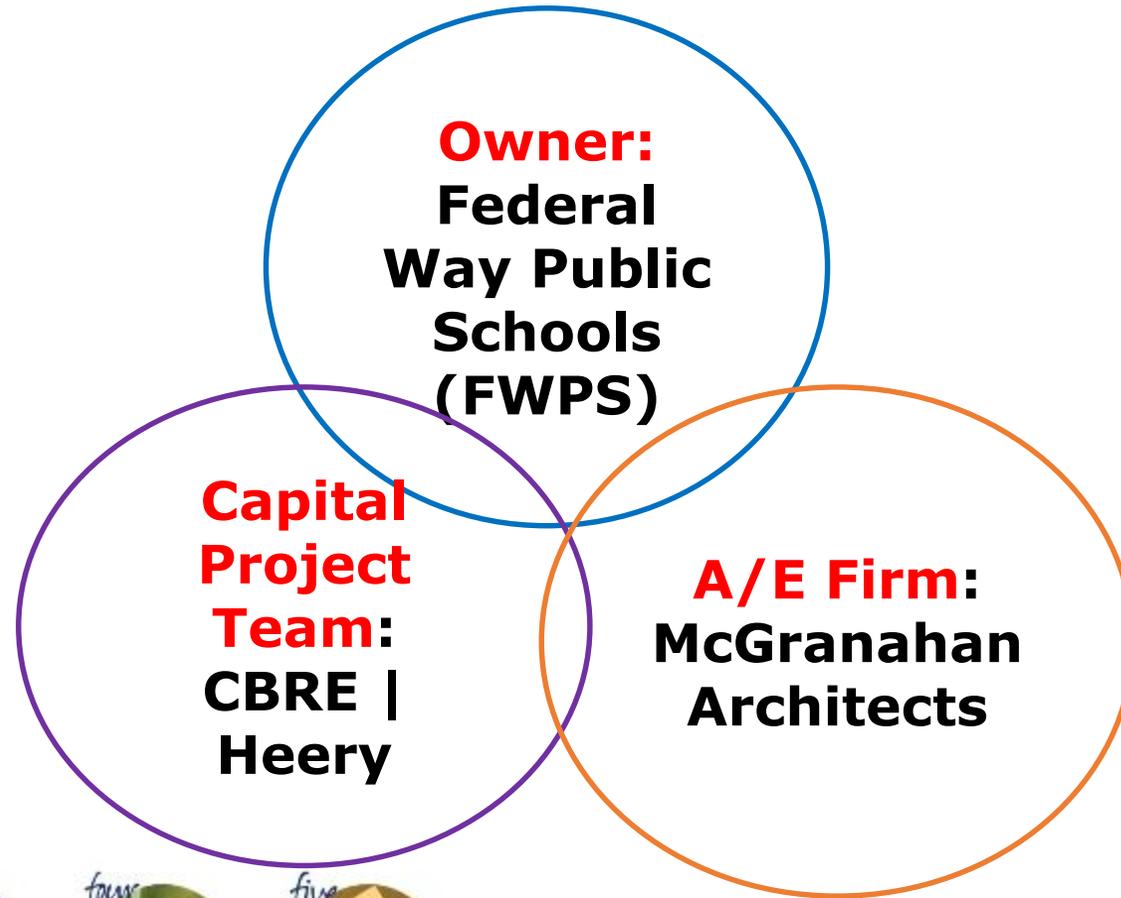
1,527 Teachers



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Team Qualifications

Project Team Structure



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Team Qualifications - Owner

- **FWPS**

- **Sally McLean:** Chief Finance and Operation Officer – 32 Years Experience, 19 Years with FWPS
- **Michael Swartz,** Executive Director of Capital Projects – 28 plus Years Experience in Education
- **Mike Benzien,** Executive Director of Maintenance and Operations – 32 Years Experience

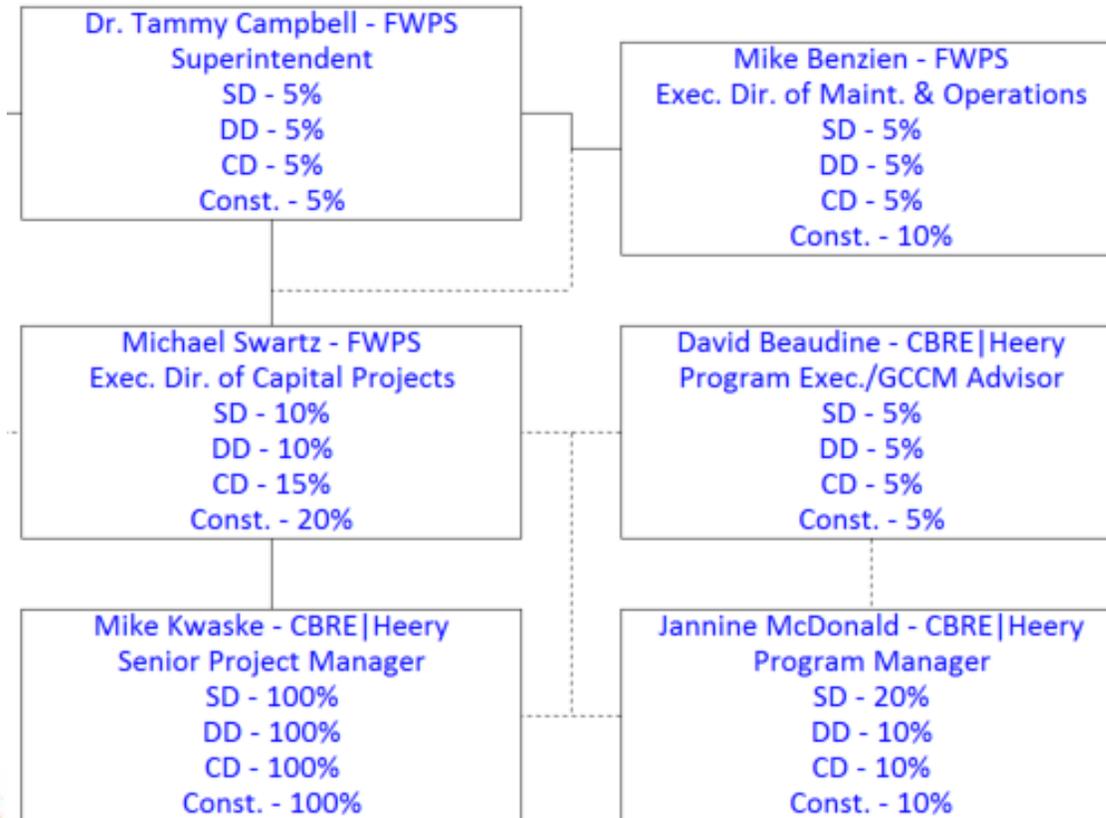


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Team Qualifications

Project Team Structure

FWPS Project Organization Chart
Olympic View K-8 School

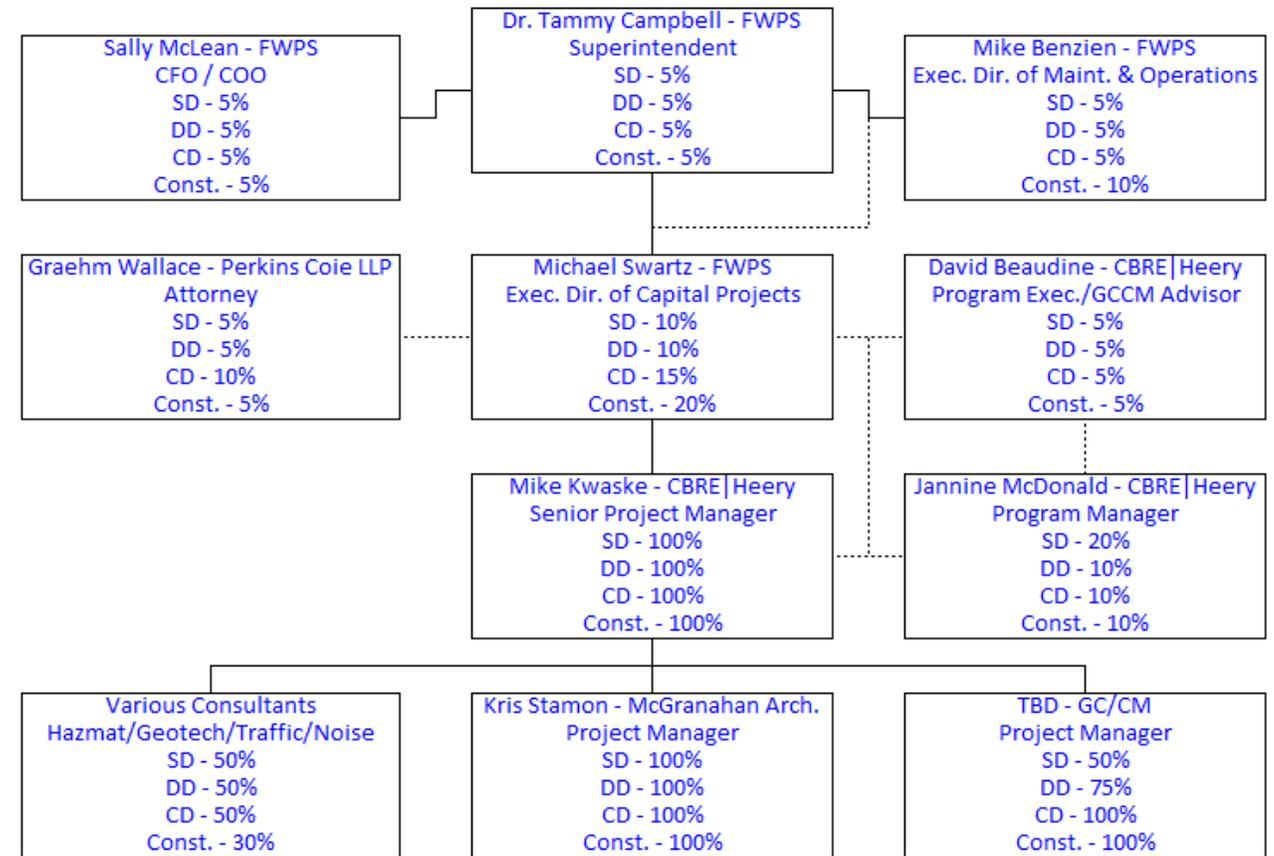


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Team Qualifications

Project Team Structure

FWPS Project Organization Chart
Olympic View K-8 School



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Team Qualifications – PM Team

Mike Kwaske – Senior Project Manager, CBRE|Heery

- 22 years Project Management experience, 8 years in K-12. Mike’s experience includes all phases of construction
- 13 years as an owner’s representative
- 9 years as a general contractor
- 10 years in the trades
- Experience from the CMGC method in Oregon

David Beaudine – Managing Director & GC/CM Advisor, CBRE|Heery

- 18 years of industry experience with majority of that working within Washington State K-12
- Project Manager, Rogers and Ferris High Schools, in the Spokane School District, two of their largest GC/CM projects
- Most recently advising the West Valley Yakima, Mead and Puyallup School Districts on their current GC/CM projects
- Serves as CBRE | Heery’s Washington lead, as well as the company’s K-12 market leader for Washington
- Recently was re-appointed as a member of the PRC
- Provide guidance to the overall program related to best practices established and learned by the committee

Jannine McDonald – Program Manager, CBRE|Heery

- 30 years Registered Architect, Project/Construction Management for public/private projects.
- Experience in design, management, contract negotiations, team leadership for office buildings, high-rise residential towers, industrial facilities, hospitals, higher education, and K-12 facilities projects.
- DBB, DB, IPD and P3 delivery methods.



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Team Qualifications – A/E Team

Kris Stamon, AIA – McGranahan Architects

- 18 years experience including.
- Recent K-12 school GC/CM projects: Birney Elementary School, Tacoma Public Schools; Garfield Elementary School, Olympia School District.
- Allocation 100% Design / 100% Construction

Michael McGavock, AIA – Principal, McGranahan Architects

- 32 years experience including numerous GC/CM projects over the past 16 years
- Recent K-12 school GC/CM projects: Birney Elementary School, Tacoma Public Schools, Grant Center for the Expressive Arts, Tacoma Public Schools
- Allocation 25% Design / 5% Construction



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District Capital Program – Phase II

Memorial Stadium

Lake Grove ES

Olympic View ES

Illahee MS

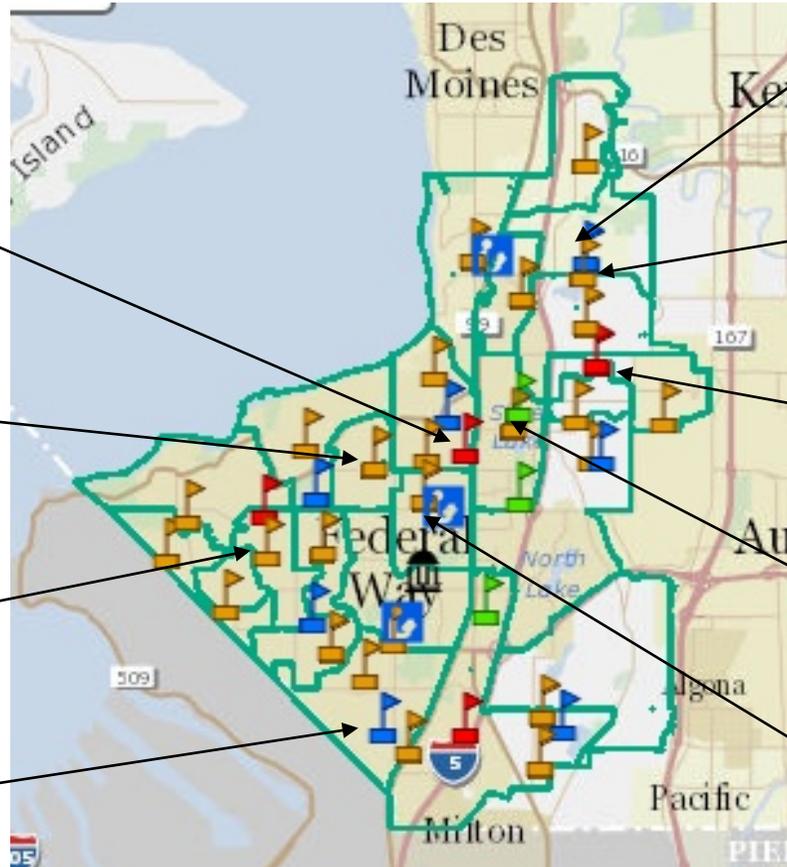
Star Lake ES

Totem MS

Thomas Jefferson HS

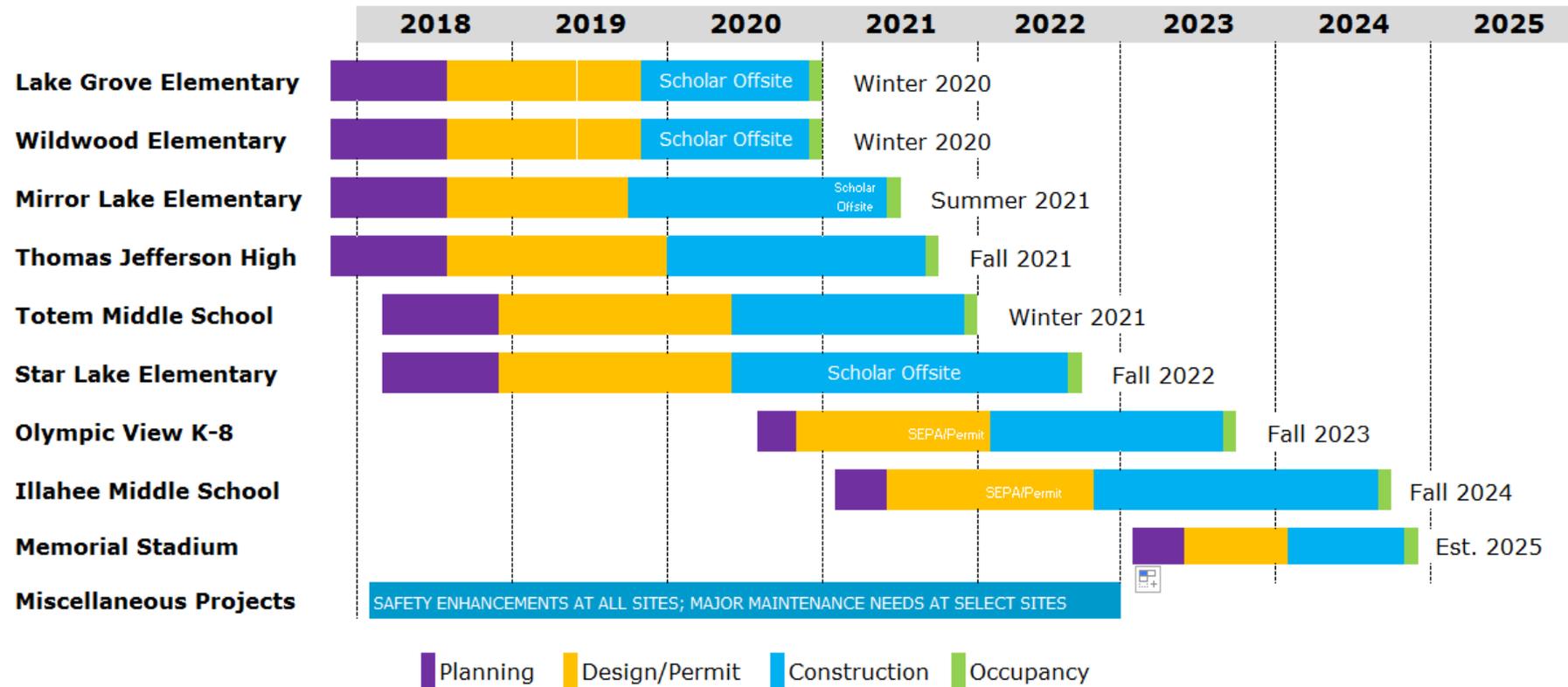
Wildwood ES

Mirror Lake ES



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District Capital Program Phase II Schedule



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District Capital Program – Olympic View K-8 Budget

Capital Program Budget

\$600,000,000

Olympic View K-8 School Project Budget:

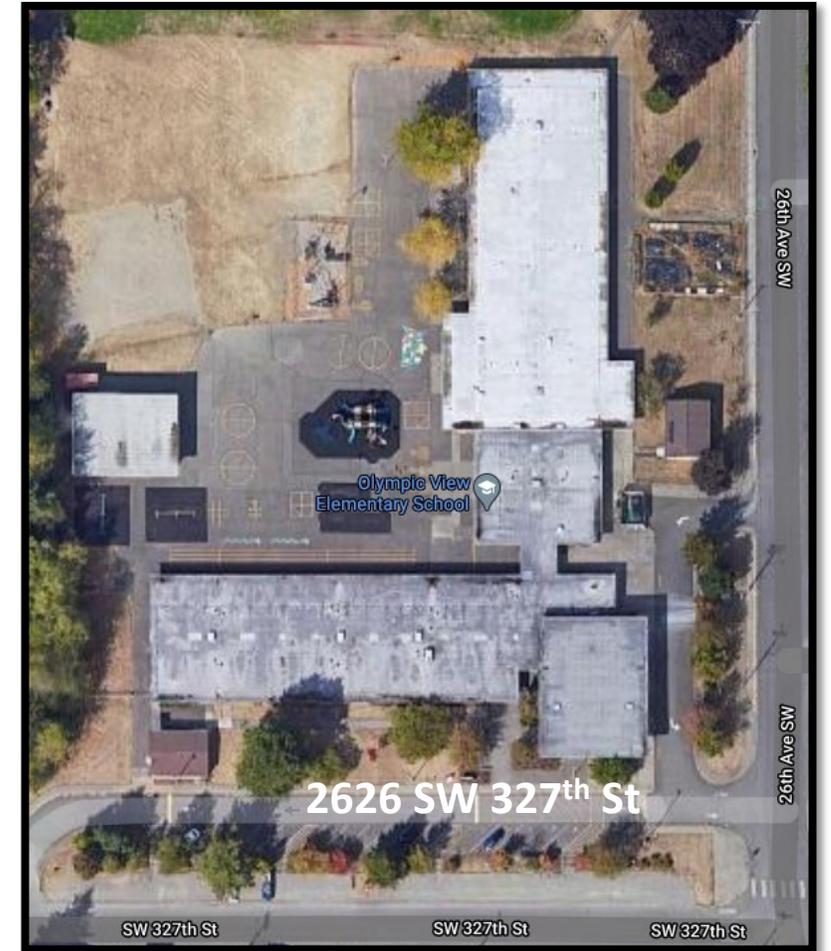
- Costs for Professional Services (A/E, Legal etc.)	\$3,615,000
- Estimated project construction costs (including construction contingencies):	\$33,580,000
- Equipment and furnishing costs	\$2,167,000
- Off-site costs	\$500,000
- Contract administration costs (owner, cm etc.)	\$1,800,000
- Contingencies (design & owner)	\$2,089,000
- Other related project costs (briefly describe)	\$689,000
- Sales Tax	\$3,560,000
Total Olympic View K-8 School Project Budget	\$48,000,000



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Project Details – Olympic View K-8

- Move Scholars offsite for 2 years
- Demolish existing 44,000 sf building
- Construct new 64,000 sf building
- Construct all new site improvements on current site

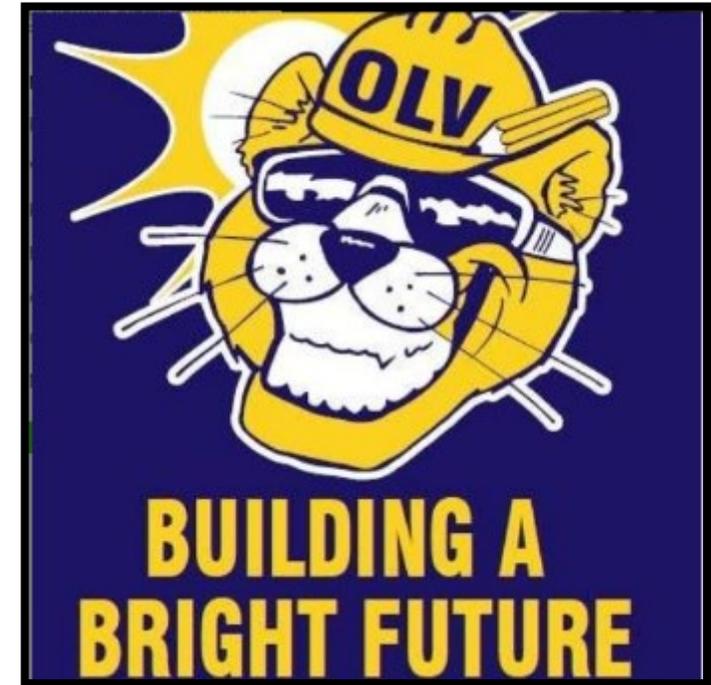


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Why GC/CM?

RCW 39.10.340

- Scheduling/Coordination/ Phasing
- GC/CM Critical during Design Phase
- Complex & Technical Work Environment



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Why GC/CM?

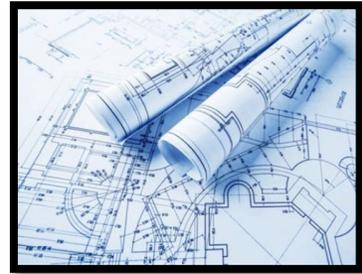
- ***The Project Involves Complex Scheduling, Coordination and Phasing:***
 - COVID-19 impacts on the other projects delayed our start by four months, and now we have a very tight design schedule. The GC/CM input can help us design to budget the first time.
 - Poor soils and non-structural fill require us to break-out design/build geopiers, demolition, and abatement for early work packages.
 - A phased approach to construction will help solve volatile escalation concerns. A skilled GC/CM can coordinate early bid packages and the release of main bid packages in order for work to progress, resulting in a successful project.
 - The end date for construction, can not be changed, because school must open in the Fall of 2023. Having a GC/CM as a partner can help to overcome delay issues and find creative solutions to stay on schedule when unexpected problems occur.



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Why GC/CM?

- **The Involvement of the GC/CM is Critical During the Design Phase:**
 - The GC/CM's involvement during the design phase is especially critical since bidding conditions are unpredictable and getting current pricing feedback from the GC/CM will help us to stay on budget.
 - On-going value engineering and constructability review provides real time information in a uncertain market.
 - Bringing on the geopier subcontractor early will allow time for them to get their design permitted and ready for an early install.
 - The GC/CM will also provide input into the products, installation methods and materials used to optimize the design, make procurement and installation more efficient, and deliver the best school with the funds available.



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Why GC/CM?

- ***The Project Encompasses a Complex or Technical Work Environment:***
 - There will be complex permitting issues with the City of Federal Way:
 - Utility work
 - Off-site improvements (including a water main replacement)
 - Traffic mitigation/traffic re-routing which will need to be planned and finalized before the main construction can begin.
 - Early Geotech research shows non-structural fill +/- 10 feet deep across the site. This causes an additional requirement for structural fill under paving and concrete, and geopiers under the building foundations.
 - The site contains some contaminated soils from arsenic that will need to be remediated early in the process.



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Questions & Answers

- Questions & Answers



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Thank you!!!!

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