

# Inglemoor High School Replacement Project Phase 1

Application to use Alternative Subcontractor Selection Project Review Committee Meeting May 25, 2023

## **Agenda**

- 1. Introductions
- 2. Project Timeline
- 3. Project Scope
- 4. Why EC & MC/CM
- 5. NSD Engagement in Selection Process
- 6. Q&A



### **Introductions**



**Dri Ralph**Executive Director of Support
Services, NSD



**Todd Hall**Director of Capital Projects, NSD



**Koren Copps**PE, PMP, Sr Project Manager, OAC Services



Ashley McClaran
GC/CM Advisor, OAC Services



**Brian Jones**Construction Project Manager, NSD



**Kevin Oremus**Principal, Hutteball + Oremus
Architecture



**Jeff Clark**Sr Project Manager, BNBuilders



#### **Michael Tolley** NSD Superintendent **Project Team** As Needed (AN) Dri Ralph **Perkins Coie** Executive Director of **Andrew Greene Support Services** Legal Counsel Procurement 5% GC/CM Contract Advisor Design 5% **OAC Services** As Needed Construction 5% GC/CM Advisor and Project Management Services **Ashley McClaran Todd Hall** Song Consulting, LLC Director of Capital Projects Program Manager **Young Sang Song** Procurement 20% Procurement 20% DBE/WMBE Advisor Design 10% Design 20% As Needed Construction 10% Construction 5% Koren Copps, PE, PMP **Brian Jones** Sr Project Manager Construction Manager OAC Services Procurement 20% Procurement 80% Design 20% Design 80% Construction 80% Construction 20% **GC/CM Team Design Team BNBuilders** Hutteball + Ore mus Architecture



## **Project Timeline**

Capital Projects Bond Passed	February 2022
Design Team Selected	December 2022
PRC Approval for GC/CM	January 2023
GC/CM Award	May 2023
<b>Anticipated Construction Start</b>	May 2025
<b>Anticipated Construction Completion</b>	July 2027



## **Inglemoor High School Project Scope**

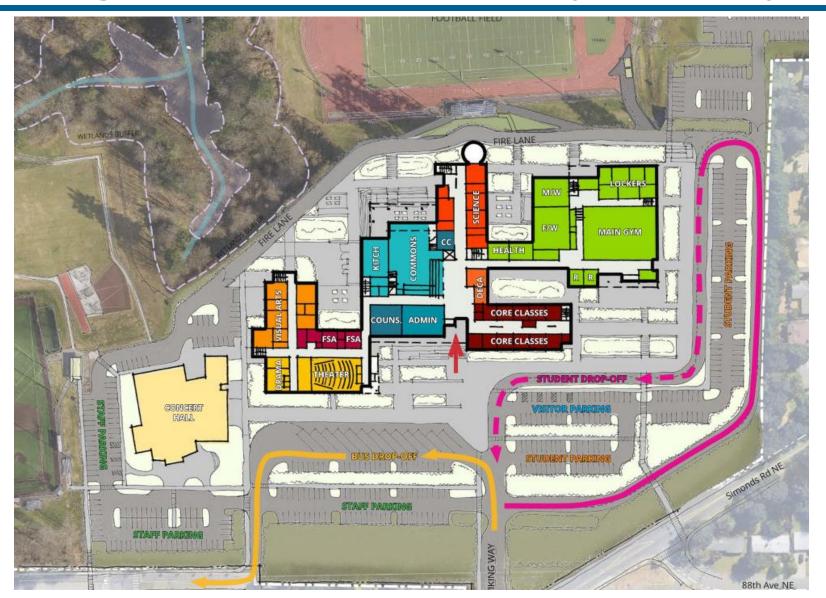
#### Existing Site Plan:



- Remove Portables
- > Replace end of life mechanical systems
- Increase classroom capacity
- Increase functional performance
- Improve supervision at entry and Admin
- Increase Commons and Athletic space



## **Inglemoor High School Potential Masterplan Concept**





## Why EC and MC | CM?

- Subcontractor selection based on qualifications and fee/GC analysis
- Early assessment of systems during design
- Phasing strategy for system replacements and ongoing operations
- Early procurement of critical long lead time components
- Best value energy code compliance
- Open book estimating
- Ensures a dedicated approach to diversity, equity and inclusion is a high priority of the selected contractor.





## **NSD Engagement in Selection Process**

- Participate in project team analysis and concurrence on public benefit
- Authorize BNBuilders to proceed with selection process
- Review and approve solicitation documents from BNBuilders
- Active participant with BNBuilders in evaluation of proposers
- Provide approval to contract with the selected firm

#### Following completion of work:

Provide third party independent audit to confirm proper accrual of cost





Inglemoor High School Replacement Project

Phase 1