



Northshore
School District

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

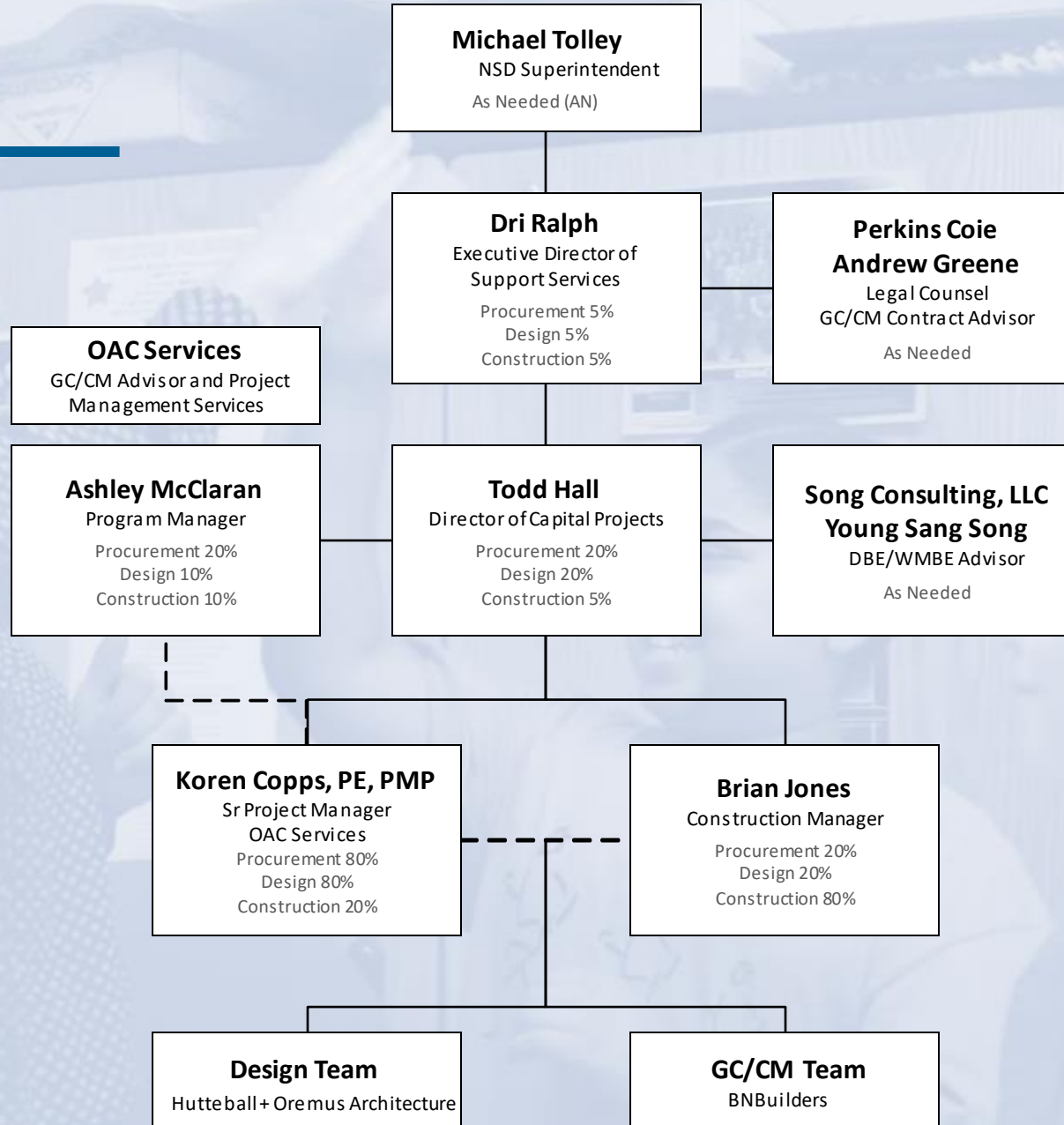
Principal, Hutteball + Oremus Architecture



Jeff Clark

Sr Project Manager, BNBuilders

Project Team

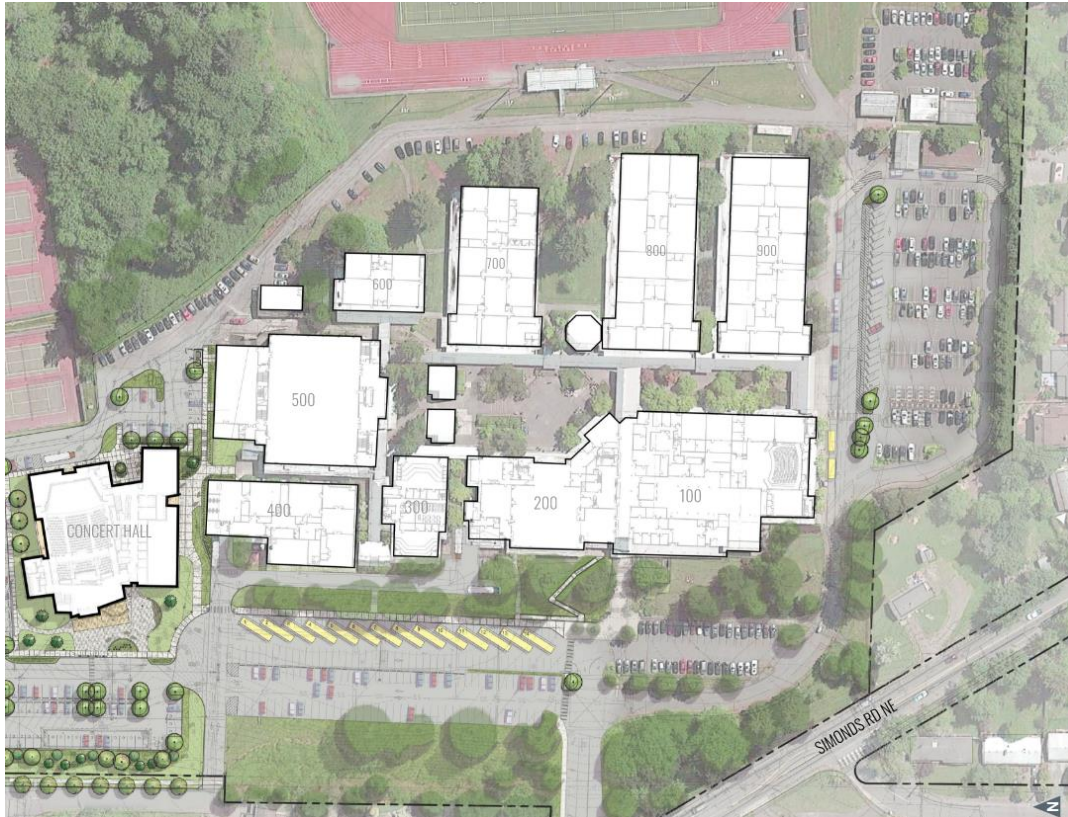


Project Timeline

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

Thank you!



Questions?

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