

Leota Middle 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 – Leota MS Project Team



Dri RalphExecutive Director of
Support Services, NSD



Todd HallDirector of Capital Projects,
NSD



Sung JoungPlanning & Design
Administrator, NSD



Ashley McClaran
GC/CM Advisor,
OAC Services



Rebecca Baibak
Principal | Architect,
INTEGRUS



Sam Comer
Vice President, Cornerstone
General Contractors



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% As Needed **OAC Services** Construction 5% GC/CM Advisor **Ashley McClaran Todd Hall** Song Consulting, LLC Program Manager **Director of Capital Projects Young Sang Song** Procurement 20% Procurement 20% DBE/WMBE Advisor Design 10% Design 20% As Needed Construction 5% Construction 10% **Sung Joung Devlin Piplic** Planning and Design Construction Manager Administrator Procurement 20% Procurement 80% Design 20% Design 80% Construction 80% Construction 20% **GC/CM Team Design Team** Integrus +YGH **Cornerstone General Contractors**

Northshore School District

Project Timeline

Capital Projects Bond Passed	February 2022
Design Team Selected	November 2022
PRC Approval for GC/CM	January 2023
GC/CM Award	June 2023
Anticipated Construction Start	May 2025
Anticipated Construction Completion	July 2026



Leota Middle School Project Scope

LEOTA MIDDLE SCHOOL - 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

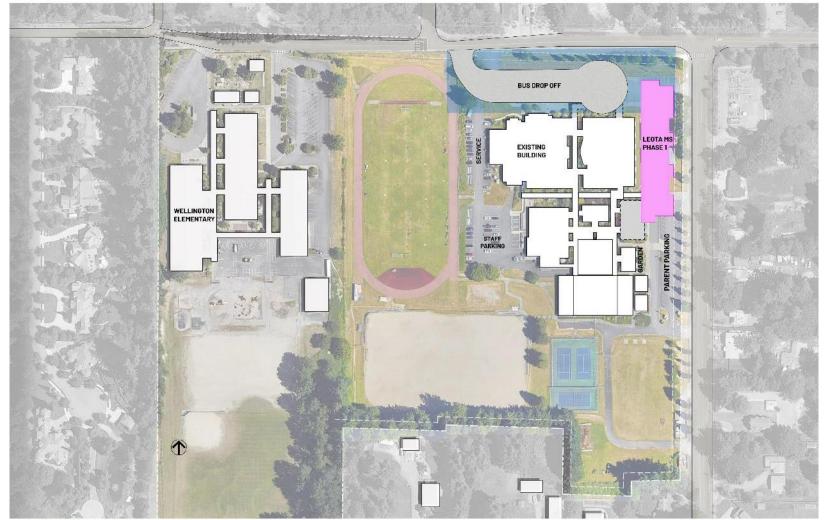






Leota Middle School Potential Masterplan Concept

LEOTA MIDDLE SCHOOL - PROPOSED PHASE 1



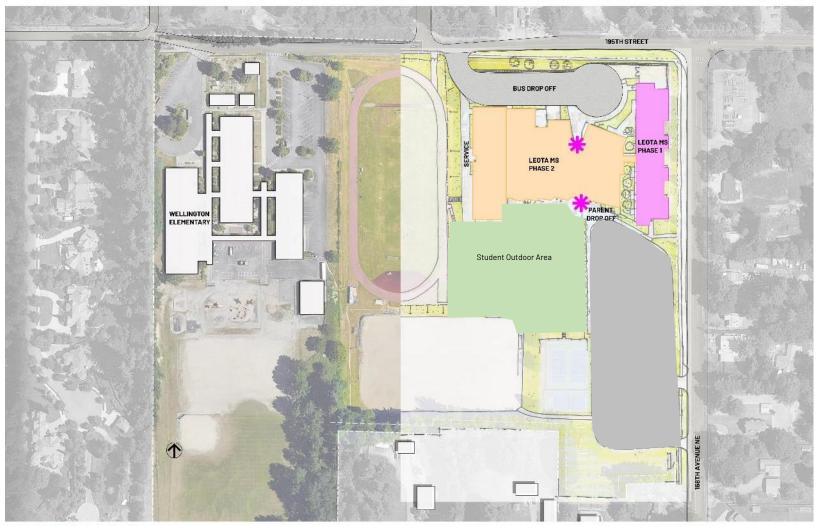






Leota Middle School Potential Masterplan Concept

LEOTA MIDDLE SCHOOL - PROPOSED PHASE 2









Why EC and MC CM?

- Qualification based subcontractor selection
- Ensures a dedicated approach to diversity, equity and inclusion is a high priority of the selected contractor.
- Early assessment of systems during design
- Phasing strategy for system replacements
- Early procurement of critical long lead time components
- Safe & Cost efficient strategies for temporary measures
- Provides certainty of price and scope from initial GMP through final cost of the work.





NSD Engagement in Selection Process

- Participate in project team analysis and concurrence on public benefit
- Authorize Cornerstone General Contractors to proceed with selection process
- Review and approve solicitation documents from Cornerstone General Contractors
- Participate in selection process
- Provide approval to contract with the selected firm

Following completion of work:

Provide third party independent audit to confirm proper accrual of cost





Leota Middle School Replacement Project

Phase 1