

Application for Project Approval for GC/CM



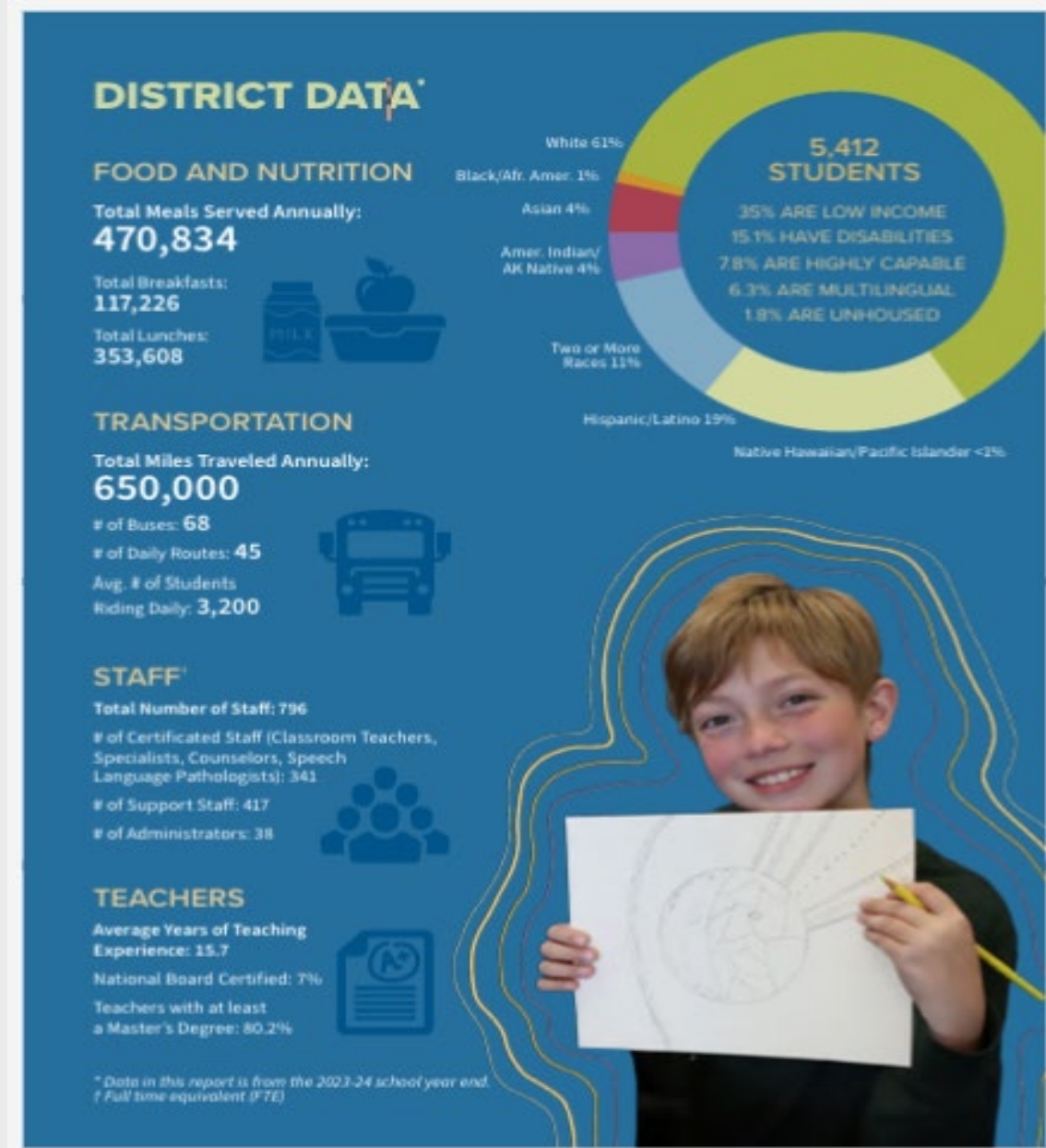
*North Kitsap School District
District-Wide Safety, Security, and Equity Improvements*

Agenda

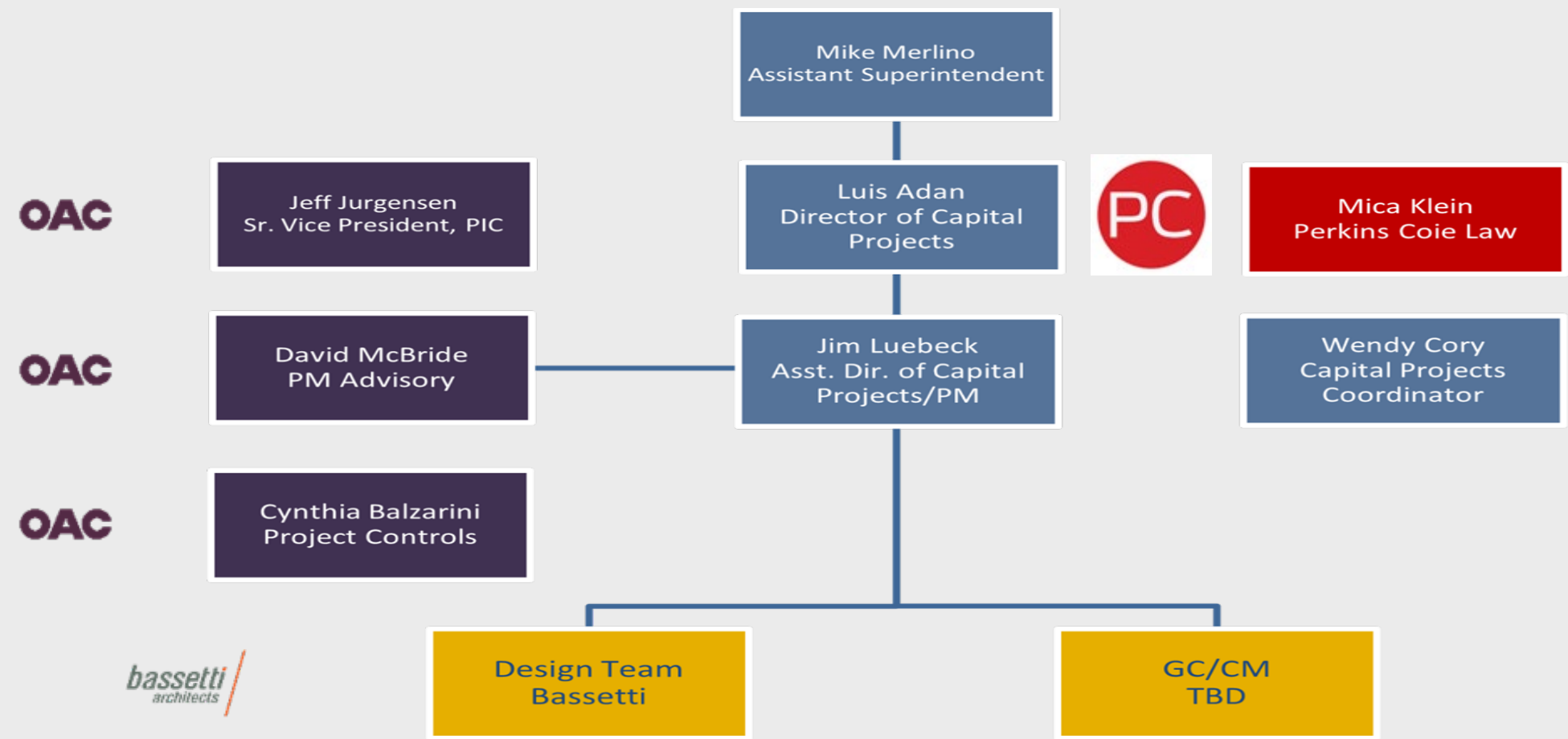
- District Overview
- Project Team
- Scope Overview
- Schedule
- Budget
- Why GC/CM?
- RCW 39.10.340 Criteria
- W/MBE Subcontractor Outreach Strategy
- What have we done to prepare?



- *Choice Academy*
- *David Wolfle Elementary*
- *Hilder Pearson Elementary*
- *Kingston High School*
- *Kingston Middle School*
- *North Kitsap High School*
- *Poulsbo Elementary*
- *Poulsbo Middle School*
- *Richard Gordon Elementary*
- *Suquamish Elementary*
- *Vinland Elementary*



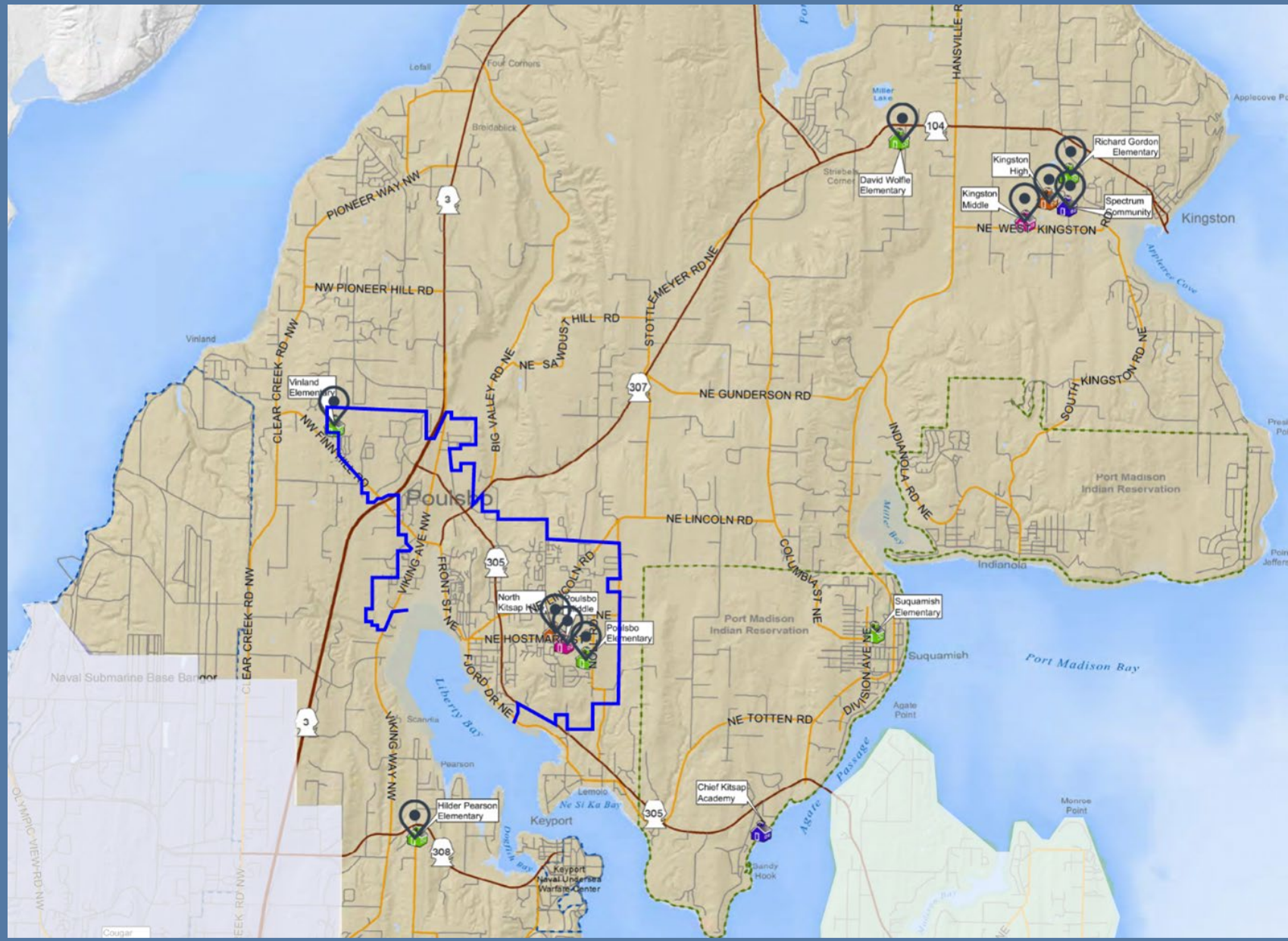
Project Team



Scope Overview

District-Wide:

- 10 School Sites
- 2 Jurisdictions
 - 4 in Poulsbo
 - 6 in Kitsap County
- *Packaged for:*
 - Consistency & Equity
 - Better Buying Power
 - Better Market Support



Scope Overview

- Safety and security upgrades, including secure entry vestibules, cameras, and fencing at several locations
- Site circulation enhancements for safer pick-up and drop-off, and pedestrian safety
- ADA and site accessibility improvements
- Minor addition and TI projects to improve programming equity
 - Gym addition
 - Special Education Suite
- Corresponding system improvements as needed



Schedule

DESCRIPTION

Procure Management Consultant and GC/CM Advisor
Procure GC/CM Legal Services
Design Team Selection
NKSD Board Approval of Design Contract
Planning and Design

GC/CM PROCUREMENT

PRC Application Submitted
PRC Presentation
GC/CM RFQ Advertisement #1
GC/CM RFQ Advertisement #2
Pre-Submittal Meeting
GC/CM SOQ's Due
NKSD Selection Committee SOQ Review and Scoring
Notify Shortlisted Finalist Teams
GC/CM Interactive Meetings
GC/CM Site Visits
Issue RFP to Finalists
NKSD Open Proposals
NKSD Notice of Award upon approval of NKSD BOD
NKSD Board Approval of GC/CM Contract
Begin Construction (Est.)
Substantial Completion

STATUS/DURATION

Complete
Complete
Complete
Complete
Jan. 2024 – May 2026

4/18/25
5/22/25
5/23/25
5/30/25
6/4/25
6/17/25
6/20/25
6/20/25
7/7/25 – 7/8/25
7/9/25 – 7/10/25
7/10/25
7/17/25
7/17/25
7/24/25
June 2026
September 2027



Budget

Costs for Professional Services (A/E, Legal etc.)	\$3.5 M
Estimated project construction costs:	\$15.1 M
Equipment and furnishing costs	\$100 K
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$400 K
Contingencies (design & owner)	\$1.8 M
Other related project costs (Permits and Misc.)	\$500 K
Alternative Subcontractor Selection costs	\$0
Sales Tax	\$1.4 M
Total	\$22,800,000



Why GC/CM?

- *Project Risk Management, Constructability Support, and Better Cost Certainty*
- *Phasing, Logistics, and Schedule Coordination Support*
- *Early Procurement Support to Support Schedule*
- *Flexibility*
- *District-Wide Consistency*
- *Success is Key to Building Community Trust - Need for Future Capital Projects*



RCW 39.10.340 Criteria

This project meets **three** of the RCW Criteria:

- Implementation of this project requires complex scheduling, phasing, and coordination between 10 school sites, and working within the constraints of the school calendar.
- While a majority of work will be targeted for completion over the course of two summers, there will still be work required within occupied facilities/sites.
- The involvement of a GC/CM partner for the remainder of the design process will be critical to support effective phasing, long-lead procurement, and constructability input to maintain all scope within a tight budget.



W/MBE Subcontractor Outreach Strategy

- NKSD Goals:
 - Local Participation within Kitsap: 15-20%
 - Woman-Owned Business Participation: 5-10%
 - Minority-Owned Business Participation: 5-10%
- NKSD Contact with Other Districts
- Owner & Advisor Outreach
- GC/CM Selection Criteria
- GC/CM Subcontractor Outreach Plan



What have we done to prepare?

- Alternative Delivery Education and Contracting Strategy Evaluation
- Reviewed CPARB Best Practices Manual
- Reviewed Recent GC/CM Lessons Learned
- Spoke with Seattle Public Schools, Edmonds School District, and Central Kitsap School District about Pros and Cons, as well as W/MBE Goals and Strategy
- Registered for AGC GC/CM Course
- Early Market Engagement

Questions?

