

Tahoma School District

Application for Project Approval
Lake Wilderness Elementary School
Modernization

Agenda

1. Project Team
2. Project Scope
3. Meets RCW 39.10
4. Schedule
5. Budget and Funding
6. Questions

Project Team

- Lori Cloud-Assistant Superintendent, Tahoma School District
- Kasey Wyatt-Program Manger, OAC Services Inc.
- Tansy Shigley-Project Manager, OAC Services Inc.
- Brian Fitzgerald-Principal in Charge, TCF Architecture
- Brian Ho-Principal, TCF Architecture

TSD Involvement in Project Delivery

- Budgeting
- Conduit to administration, community, staff and students
- Contractor selection participation

OAC Involvement in Project Delivery

- **Lead GCCM Procurement and GMP Negotiation**
 - GCCM RFQ, RFP and interview
 - Estimates review
 - Subcontractor plan review
 - GMP negotiation
- **Project Management**
 - Coordination during design
 - Budget and cost management
 - Quality control contract closeout

TCF Involvement in Project Delivery

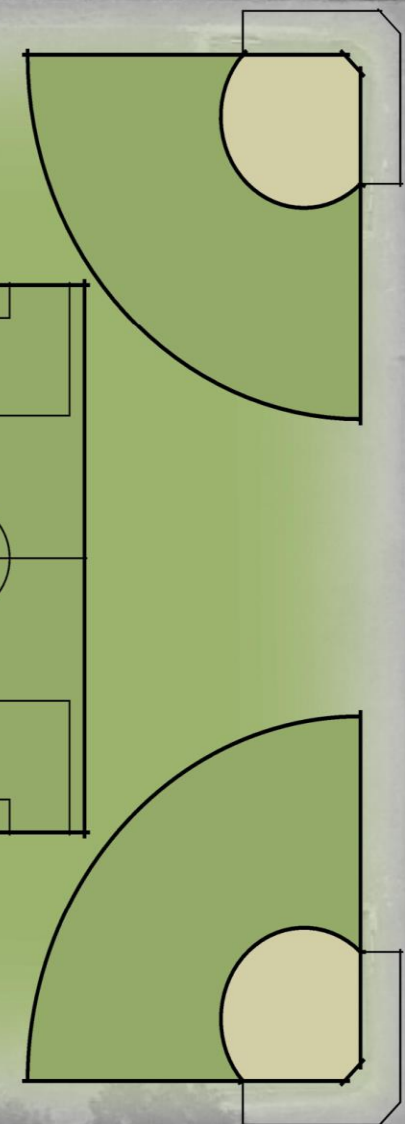
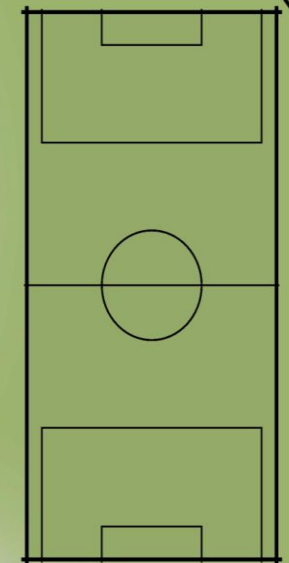
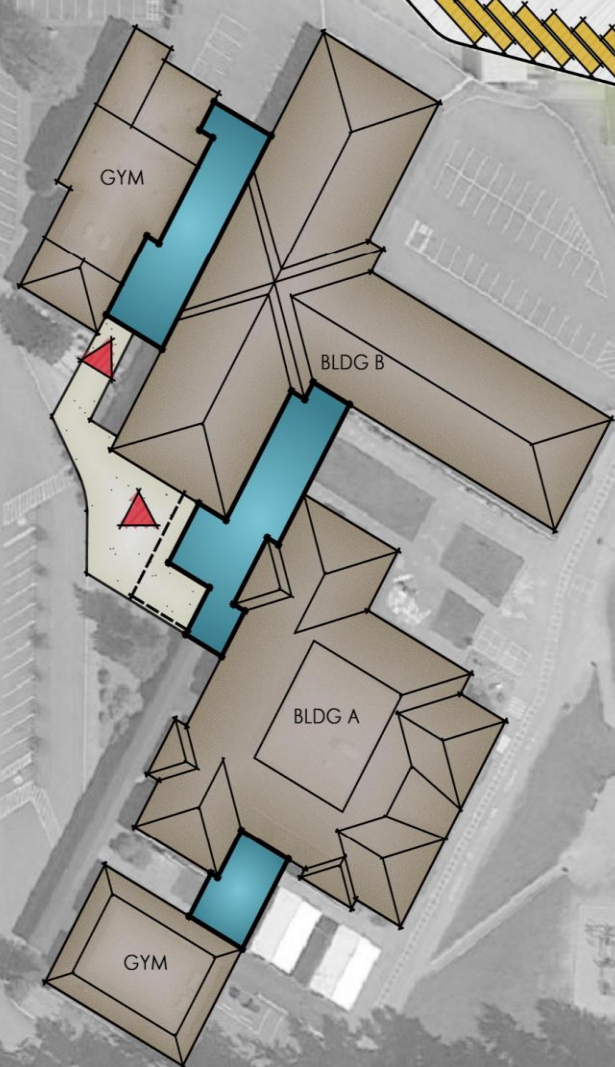
- **Building Relationships**
 - Participate in GCCM selection process
 - Collaboration with TSD, OAC, GCCM
- **Design Process**
 - Collaborate in GCCM predesign
 - Cost control process
 - Phasing and site logistics
 - Existing conditions assessment and testing
- **Construction Phase**
 - On-site construction observation
 - Daily communication
 - Contract closeout

GCCM Involvement in Project Delivery

- **Preconstruction Services**
 - Collaboration on strategies related to achieving the project goals
 - Collaboration on subcontracting options
 - Collaboration on site logistics
- **Facilities Construction**
 - Safety
 - Quality
 - Budget
 - Schedule

Project Scope

- Fully renovate the existing Lake Wilderness Elementary
- Convert the existing school occupancy of over 1,000 students to a capacity of 550 students.
- Includes:
 - Demolition/removal of multiple **portable** classrooms
 - Replacement of existing buildings
 - Removal of hazardous materials
 - Complete systems upgrade
 - Interior finishes
 - Site circulation (including student drop-off, parking and bus loop)
 - Landscaping, playground, fields



RCW 39.10

Meets Criteria for GCCM Delivery:

- Complex scheduling, phasing and coordination
- Occupied Facility
- GCCM is critical to the design phase

LWES Modernization Project Target Dates

Issue GCCM RFQ:

January 26, 2015

GCCM Shortlist

February 23, 2015

GCCM Interviews

March 10, 2015

Preconstruction/Design

March 2015-Nov 2015

Building Construction begins

Summer 2016

Construction Complete

Winter 2017

LWES Modernization Project Budget

Cost of Professional Services	\$1,567,000
Construction GMP, including GCCM contingency	\$10,922,181
Equipment & Furnishings	\$550,000
Contingencies (design, escalation, owner, program)	\$1,026,000
Contract Administration Costs	\$100,000
Other Related Project Costs	\$491,000
Sales Tax	\$1,028,833
TOTAL	\$15,685,014

PRC Application for Project Approval

Questions?