

FIFE SCHOOL DISTRICT

NEW ELEMENTARY SCHOOL GC/CM PROJECT

- 1. Please provide the “Off-Site Costs” as a separate line item in the Project Budget and provide a brief explanation of what the item includes.**

As early as the pre-bond planning phase of the new elementary school, the District and its project technical team determined - given the proposed site in central Fife - that there would likely be significant offsite improvements including aerial and underground utility relocations, and public right-of-way improvements to accommodate the impacts of increased vehicular, bicycle, and pedestrian traffic. Based on these realizations, the District and its project team began and continues to work with City of Fife elected officials, senior administrative leaders, and the City's public works and planning staff as a critical component of the early/conceptual planning process.

As this ongoing planning process continues with the City of Fife and other regulatory officials, the District has engaged the services of a respected transportation planning firm familiar with the requirements for the local area to assist both the City and the District's project design team. The project teams are currently working together to fully define the scope and capital cost of the potential off-site improvements.

Project funds have been reserved in the Owner & Design Contingency and are included in the total project budget outside of the total cost of construction (TCC) budget. As the District is in the process of negotiating the extent of the District's cost participation with the City of Fife, the District would prefer to not identify the specific reserve included for potential improvements except to state that the District's technical planning is confident that the District has identified sufficient resources based on actual experience with similar conditions.

The project team strongly believes that partnering with a GC/CM will be vital in defining the capital costs, installation logistics, and schedule requirements of required offsite improvements in the future.