



Fairview Middle School Replacement Project

**Application to Use Progressive Design-Build
Project Review Committee Meeting: March 25, 2021**

AGENDA

1. Project Team & Management
2. Project Scope
3. Budget and Funding
4. Procurement Approach and Schedule
5. Schedule
6. Design Build Suitability
7. Questions





PROJECT TEAM

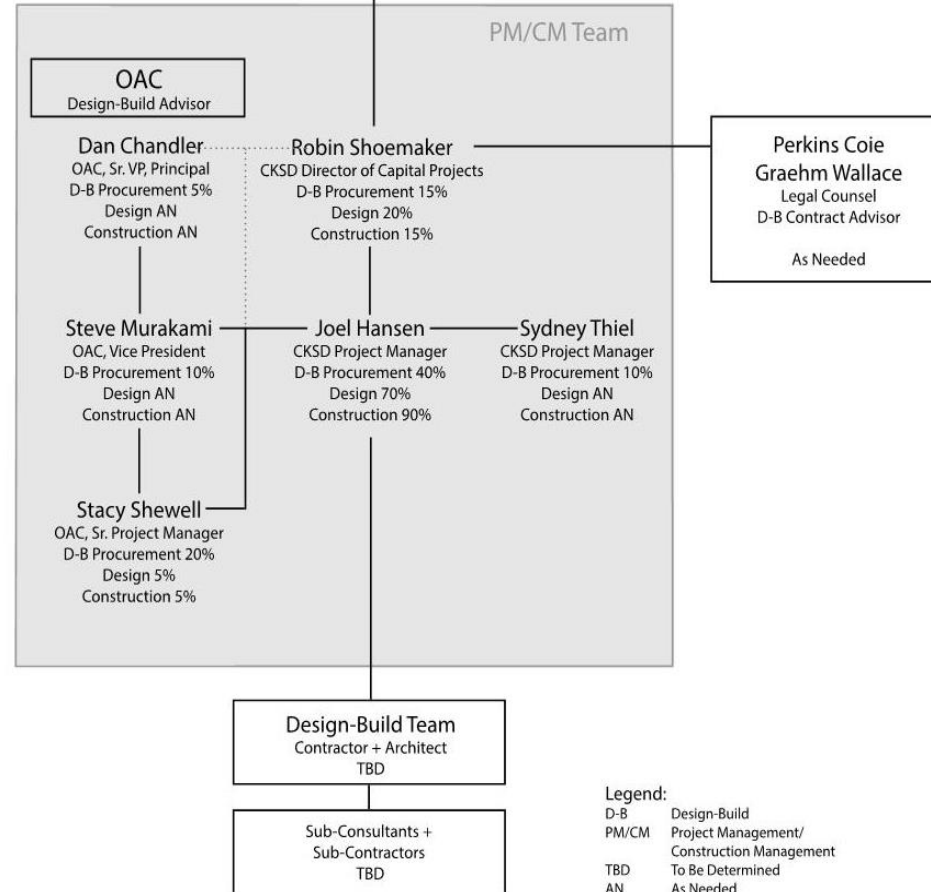


Dr. Erin Prince
Superintendent

As Needed

Doug Newell
Assistant Superintendent of
Finance and Support

As Needed



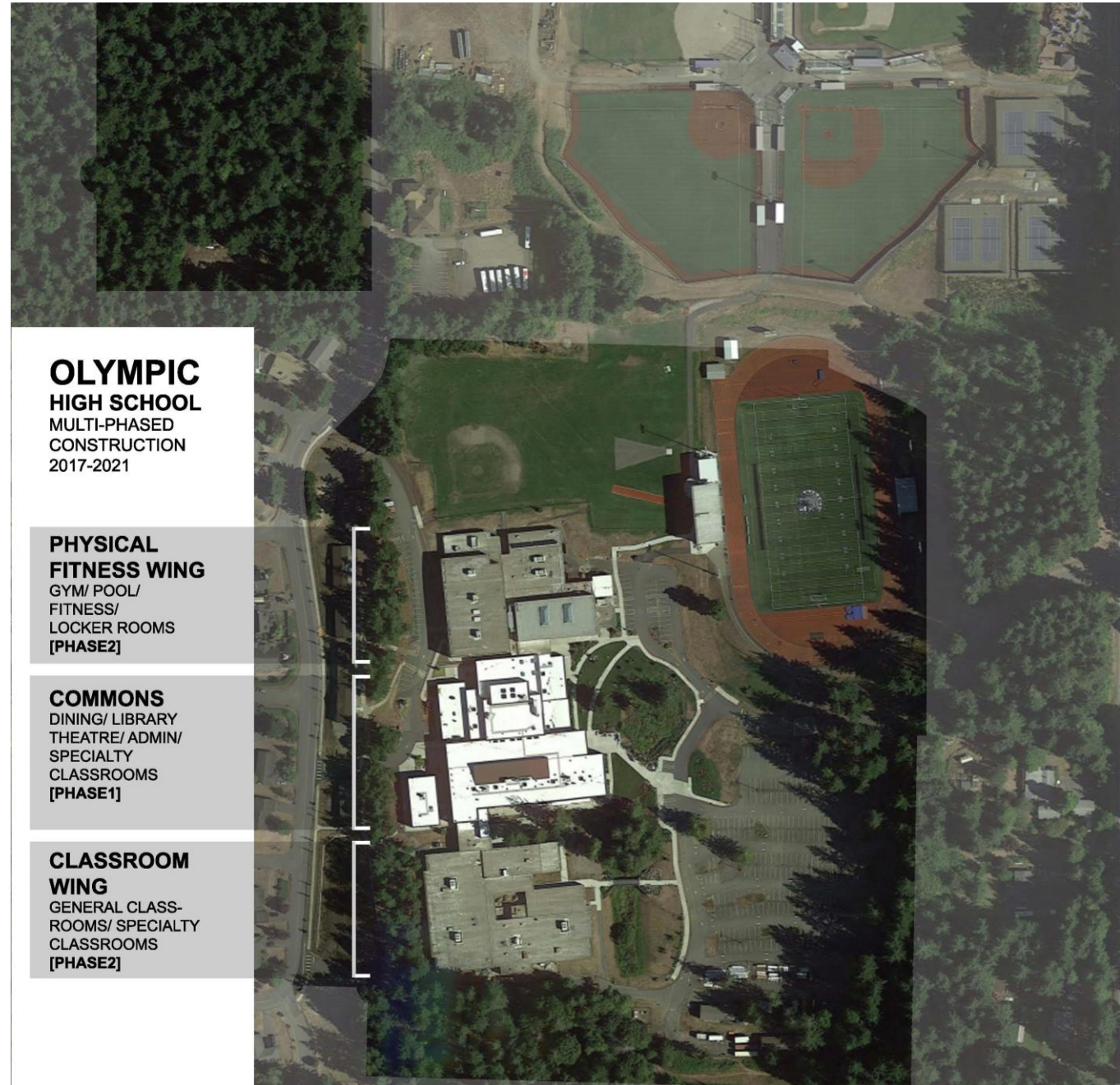
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PROJECT MANAGEMENT

	Central Kitsap Capital/ OAC / Legal Team								
	DB Procurement:	2%	15%	40%	5%	5%	10%	20%	1%
	Design:	2%	20%	75%	5%	1%	1%	5%	1%
	Construction / Closeout:	2%	15%	90%	5%	1%	1%	5%	1%
Item Description	Doug Newell	Robin Shoemaker	Joel Hansen	Sydney Thiel	Dan Chandler	Steve Murakami	Stacy Shewell	Graehm Wallace (Legal, DB)	
Design-Build Procurement/Contracting	X	X	X	X	X	X	X	X	
Project Management		X	X				X		
PMP / Project Controls / Workflow Processes		X	X	X		X	X		
Schedule Review and Analysis		X	X			X	X		
Cost Review and Analysis		X	X			X	X		
FF&E Coordination			X						
Warranty Period			X						



PROJECT SCOPE



**OLYMPIC
HIGH SCHOOL**
MULTI-PHASED
CONSTRUCTION
2017-2021

**PHYSICAL
FITNESS WING**
GYM/ POOL/
FITNESS/
LOCKER ROOMS
[PHASE2]

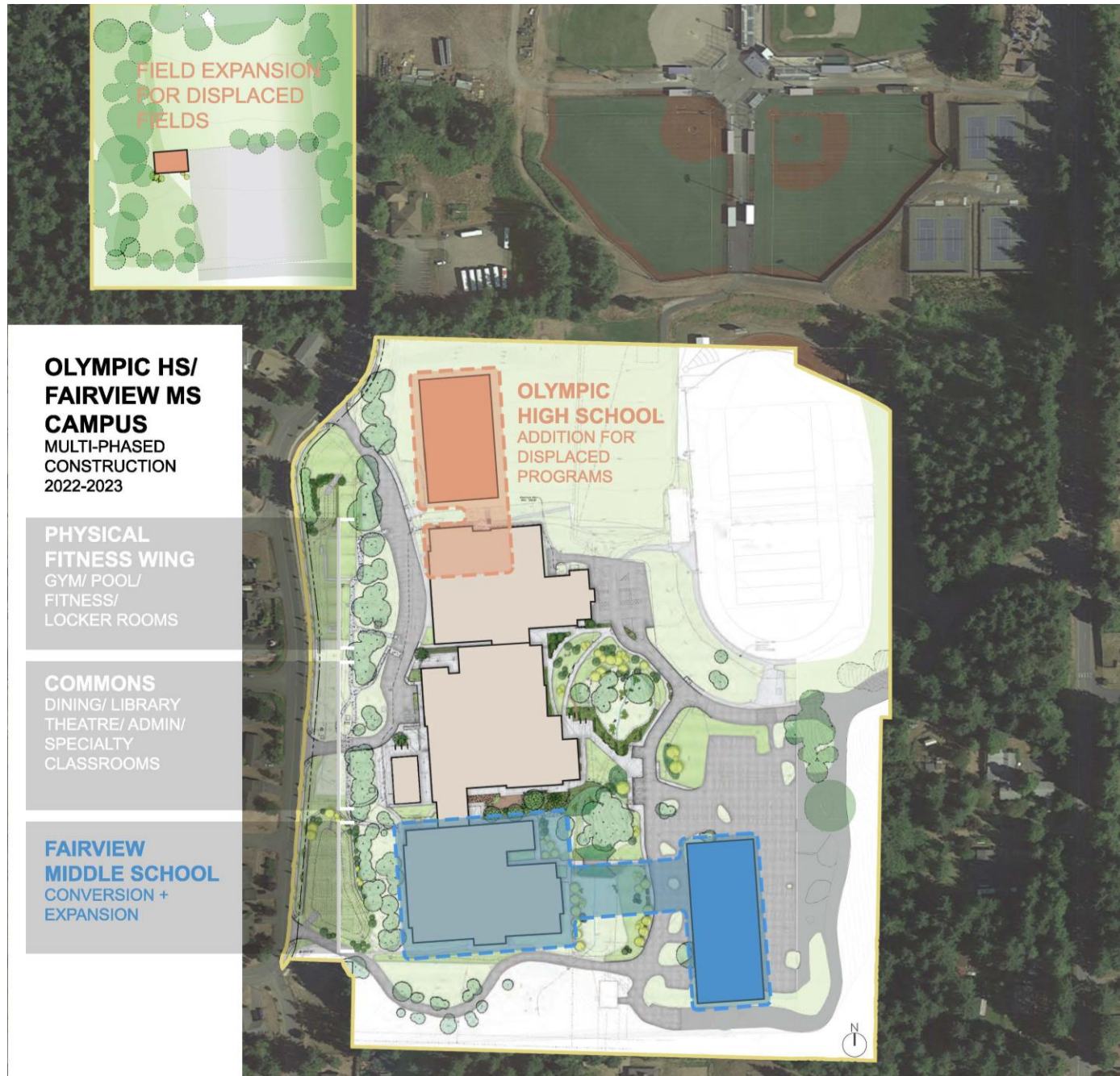
COMMONS
DINING/ LIBRARY
THEATRE/ ADMIN/
SPECIALTY
CLASSROOMS
[PHASE1]

**CLASSROOM
WING**
GENERAL CLASS-
ROOMS/ SPECIALTY
CLASSROOMS
[PHASE2]



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PROJECT SCOPE



BUDGET & FUNDING

<i>Project Budget</i>	
Costs for A/E Professional Services	\$ 4,300,000
Off-site Costs	\$ 100,000
Estimated Project Construction Costs <i>(including construction contingencies)</i> :	\$ 44,000,000
Subtotal – Anticipated Design-Build Contract:	\$ 48,400,000
Owner Costs and Professional Services	\$ 3,300,000
Equipment and Furnishing Costs	\$ 3,600,000
Contingencies (owner)	\$ 5,000,000
Sales Tax	\$ 4,700,000
Total	\$ 65,000,000



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PROCUREMENT APPROACH & SCHEDULE

Design Build Team Solicitation	
Issue RFQ for Design-Build Team	April 2, 2021
SOQs Due	April 23, 2021
Announce Finalist Teams, Issue RFP (Management Plan & Fee)	May 3, 2021
Proprietary Meetings/Interviews	May 13-14, 2021
Proposals Due (Management Plan & Fee)	May 20, 2021
Interviews	June 3-4, 2021
Public Fee Opening and Notice of Intent to Award	June 8, 2021
CKSD Board Approval	June 30, 2021
Execute DB Team Contract	July 2021



LOCAL & MWBE PARTICIPATION

Project as local stimulus

- District envisions all capital projects as opportunities to support local economy

MWBE Participation

- District Policy on Equity
- Prioritization through selection criteria
- Understanding MWBE opportunities and potential
- Designing procurement plan to maximize participation and reduce/remove barriers



DESIGN BUILD SCHEDULE

Design and Construction Phase	
Commence Design	July/August 2021
Permit Application	February 2022
Construction Begins	No later than June 2022
Substantial Completion	August 2023
Final Completion	December 2023



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DESIGN BUILD – SUITABILITY

RCW 39.10.300 Criteria

Construction Activities are Specialized

- Occupied site with continuous educational operations demands a higher level of collaboration that can be achieved through traditional project delivery.
- Constrained site with multiple simultaneous construction areas will benefit from early project planning and contractor input during design.



PROJECT - SUITABILITY

RCW 39.10.300 Criteria

Opportunity for Greater Innovation and Efficiencies

- Contractor input during design.
- Construction activities on an occupied site.
- Design for future flexibility.



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DESIGN BUILD – SUITABILITY

RCW 39.10.300 Criteria

Savings in Project Delivery Time

- Project will benefit from efficient sequencing of design and construction thanks to early contractor input.
- Flexible subcontractor procurement: best value selection, design-assist, phased procurement, SWMBE.



DESIGN BUILD – PUBLIC BENEFIT

- Expedites project schedule to minimize project escalation and operational disruptions.
- Reduces liability and risk exposure to the District and taxpayers.
- Maintains educational operations during construction.





Thank You

Questions?