



Mukilteo
School District

MARINER HIGH SCHOOL RENOVATION & ADDITIONS

Capital Projects Advisory Review Board
Project Review Committee

**Request for GC/CM Project Delivery Method
March 25, 2021**

AGENDA

Project Team

Mukilteo School District

Project Overview

Qualifying GC/CM Criteria

Project Budget

Project Schedule

Project Team

Questions

PROJECT TEAM - PRESENTERS

MUKILTEO SCHOOL DISTRICT

Karen Mooseker, Executive Director of District Support Services

- 7 years experience with K-12 construction projects
- GC/CM experience – 6 projects
- Member of Capital Projects Advisory Review Board (CPARB)

Shelly Henderson, Director of Capital Projects

- 26 years experience with K-12 construction projects
- GC/CM experience – 10 projects

INTEGRUS ARCHITECTS

Rebecca Baibak, Principal-in-Charge

- 25 years of experience with K-12 construction projects
- GC/CM experience – 8 projects

Loretta Sachs, Project Manager

- 20 years of experience with K-12 construction projects
- GC/CM experience – 4 projects

PROJECT TEAM

MUKILTEO SCHOOL DISTRICT

Gerry Ebalaroza-Tunnell, Director of Equity

John Mannix, Director of Facilities

Amy Stenvall, Fiscal Analyst

Will Thomsen, Planning Administrator

PACIFICA LAW GROUP – LEGAL COUNSEL

Zak Tomlinson, Partner

OAC SERVICES – GC/CM ADVISOR

Steve Murakami, Vice President

Dan Chandler, Principal

INTEGRUS ARCHITECTS

Jeff Middleton, Project Architect

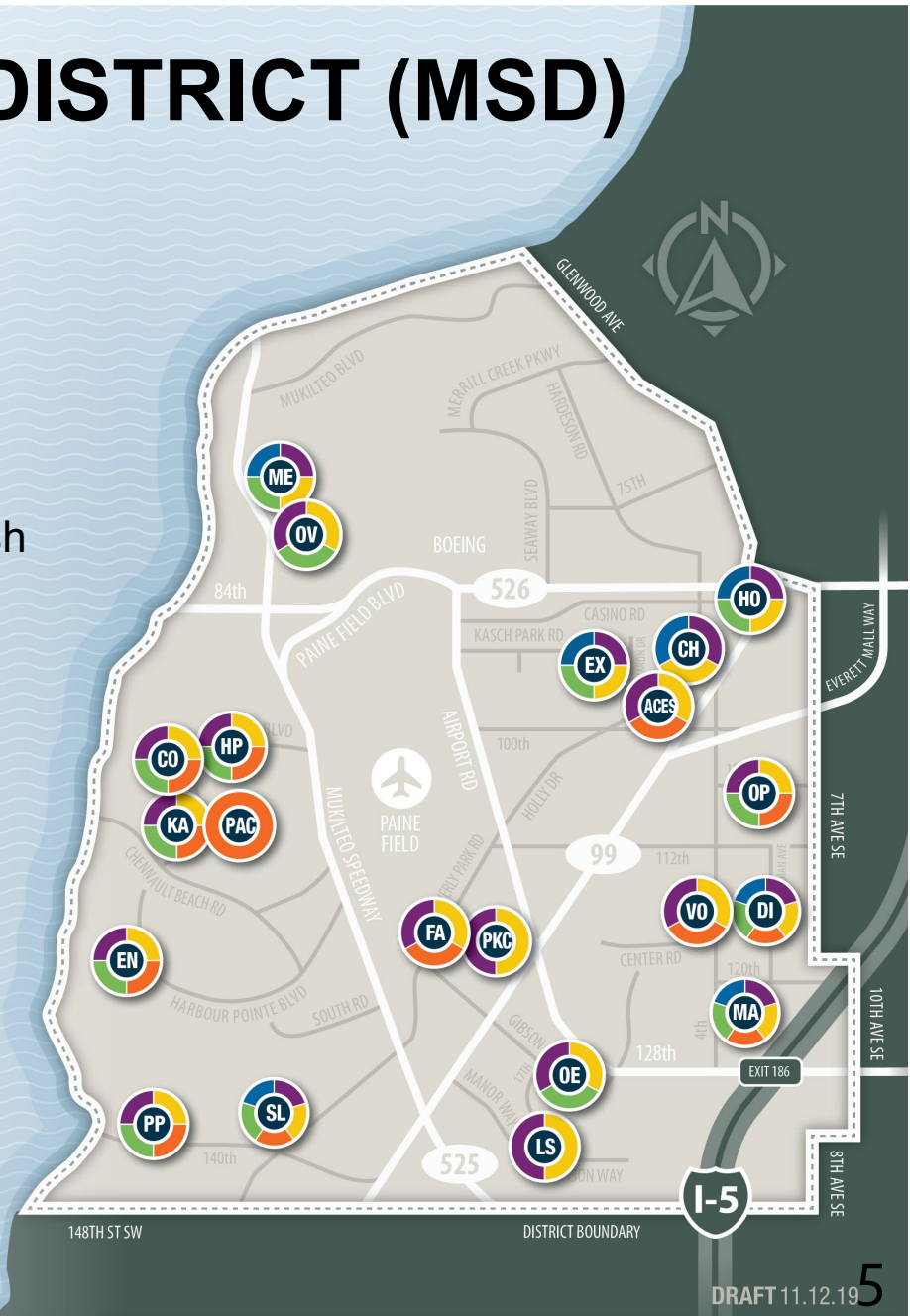
Higinio Turrubiates, Project Team Lead

MUKILTEO SCHOOL DISTRICT (MSD)

26 Square Miles
21 Schools
15,000 students

94 languages
Highest diversity school district in Snohomish County (**62% BIPOC**)
20% English Language Learners
49% of district students eligible for free/reduced price lunch

Mariner High School:
2400 students
74% BIPOC
63% free/reduced price lunch



MSD – EQUITY

Discovery Elementary Addition Inclusion Goals

10% Minority Owned

6% Women Owned

5% Veteran Owned

5% Small Business

30% Local Share

MWBE Inclusion Plan reviewed by MSD including Directory of Equity

Monthly meetings to monitor DEI performance

Challenger Elem. & Horizon Elem. Addition Inclusion Goals

Will use Discovery's as a baseline and evaluate as design progresses

Mariner HS Renovation & Addition Inclusion Goals

Selection process to score contractor's inclusion plan

Inclusion goals to be set by MSD, Integrus, and GC/CM

Work with contractor on outreach

MSD - 2020 CAPITAL BOND

\$240 Million Bond

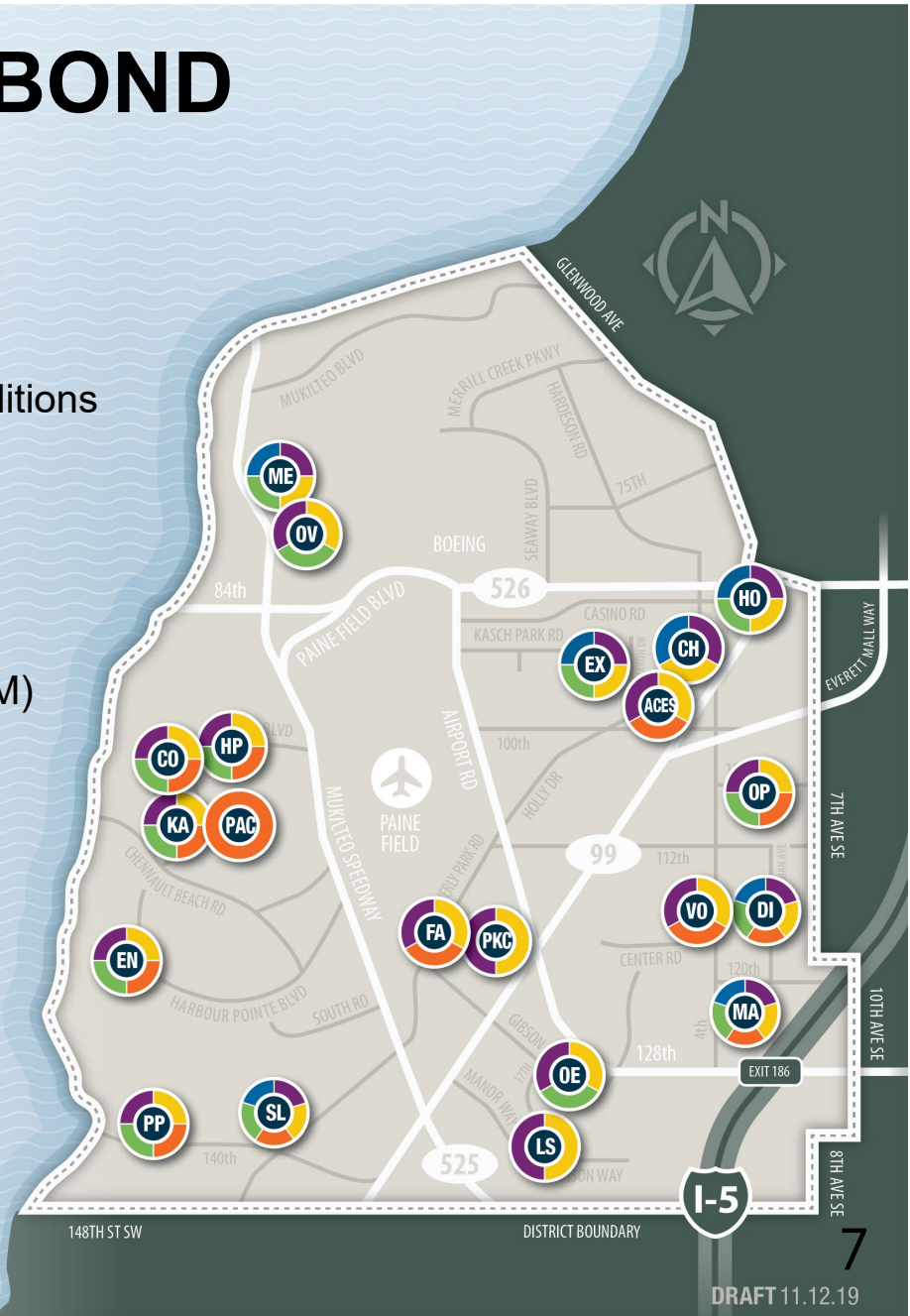
- Approved by voters in February 2020
- \$160 Million for Major Modifications/Additions
- \$25 Million for Mariner High School Renovation & Addition

GC/CM Projects

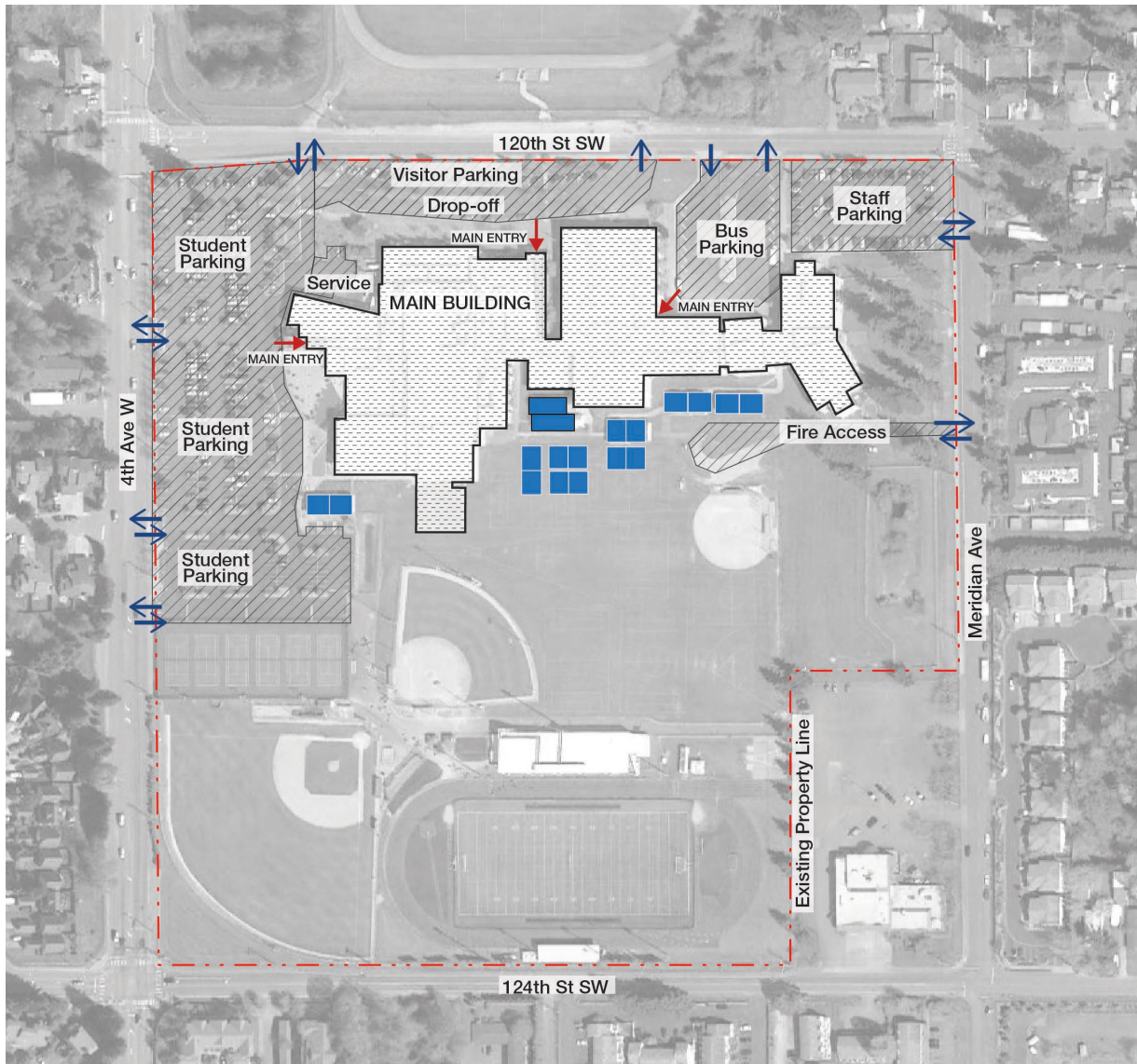
- Discovery Elementary Addition (\$30M)
- Two Schools – 1 GC/CM Contract (\$30M)
 - Challenger Elementary Addition
 - Horizon Elementary Addition

Upcoming Projects

- Phase 1 Replacements
 - Explorer Middle School (\$30M)
 - Mukilteo Elementary (\$25M)
 - Serene Lake Elementary School (\$20M)

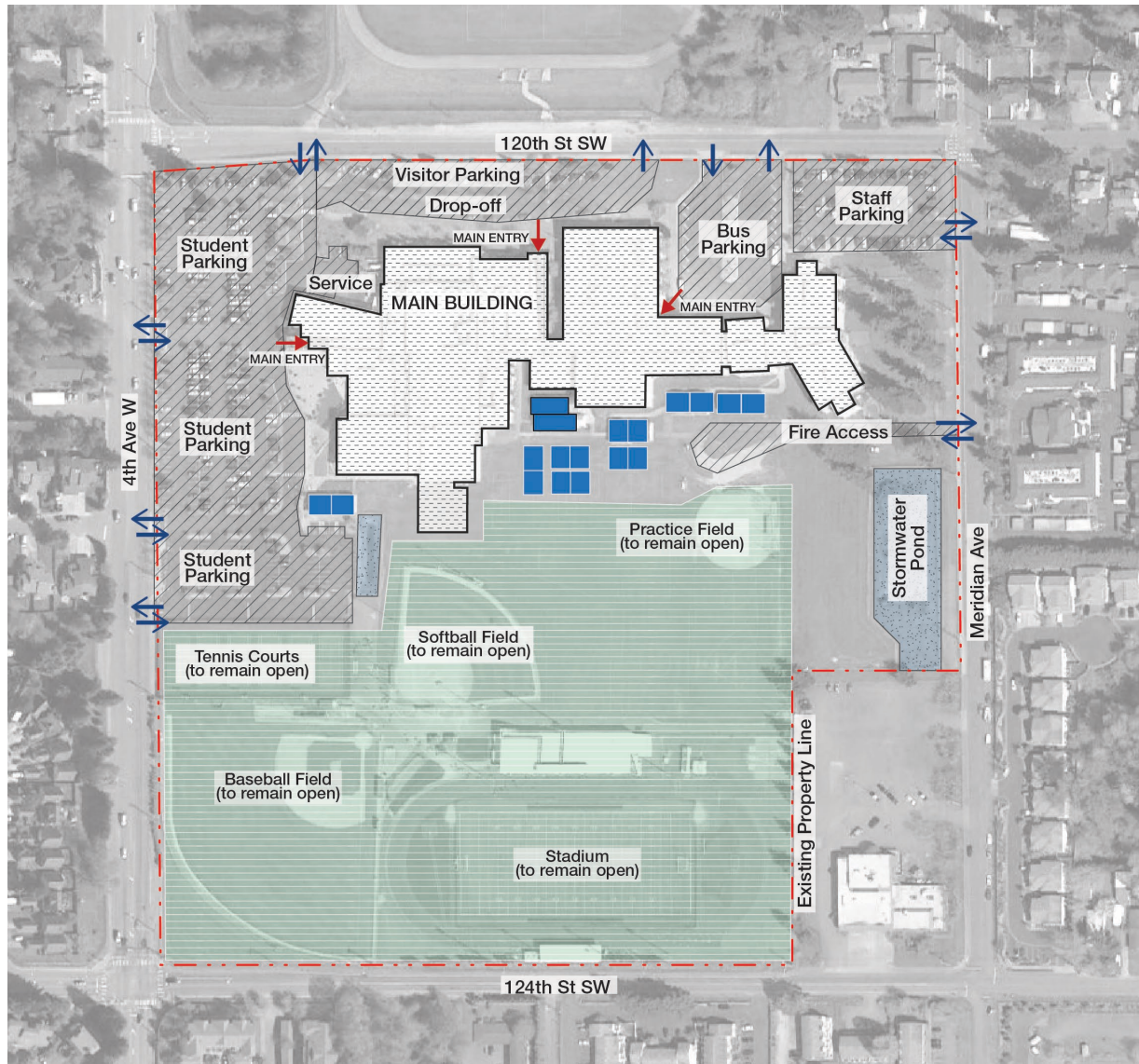


MARINER HS OVERVIEW – EXISTING SITE



- Built in 1968 for 1,600 students
- 4 Major Additions focused on instructional spaces
- 16 Portable Classrooms
- Common spaces such as hallways and cafeteria not adequately sized

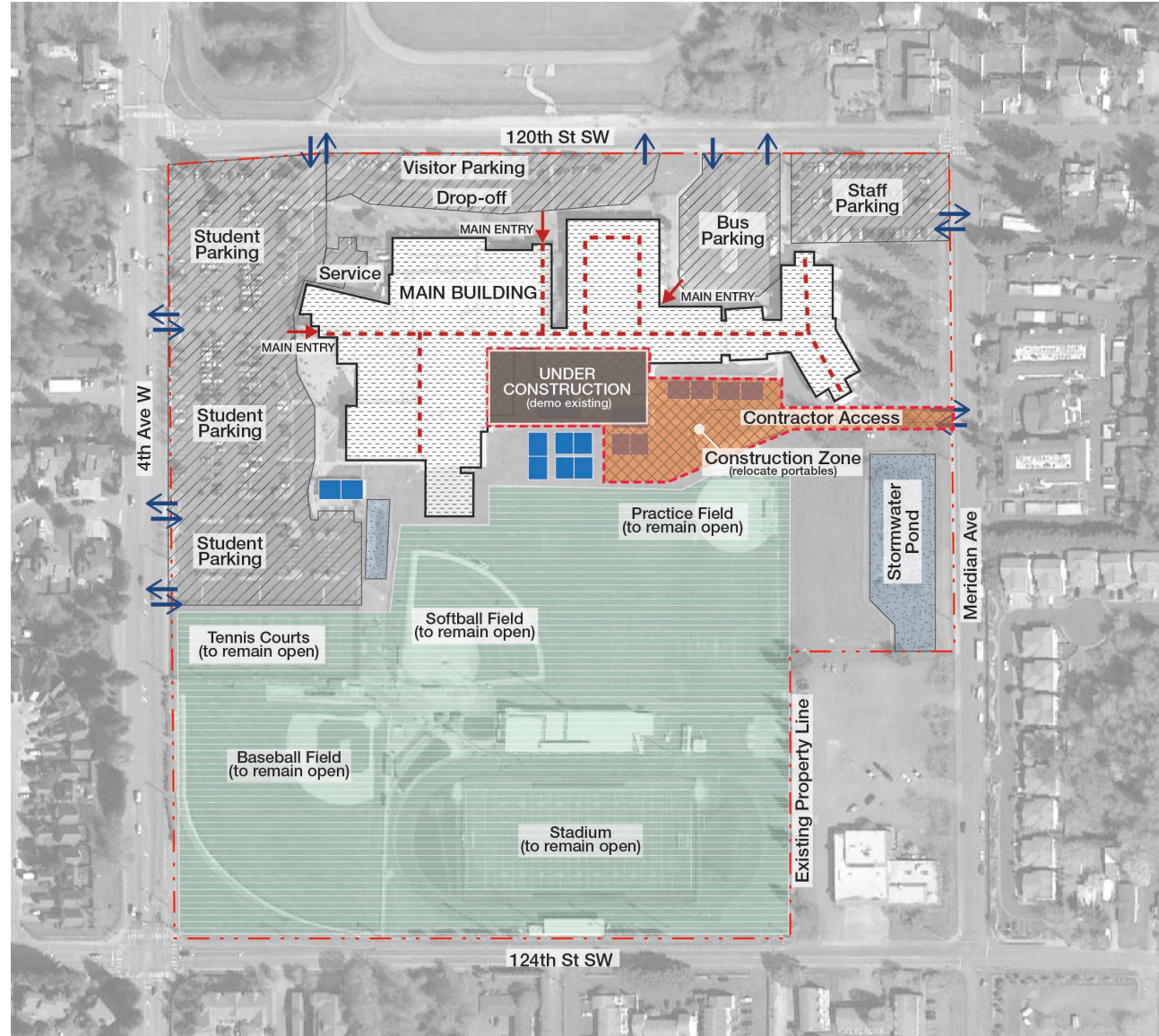
MARINER HS OVERVIEW – EXISTING SITE



- Goddard Stadium used by all schools
- Active campus on evenings and weekends for both school and community events
- Access roads shared with Voyager Middle School & Discovery Elementary

MARINER HS OVERVIEW – CONSTRUCTION SITE

- Replace Library, Career & Counseling Center
- Add Student Center
- Add Flex Rooms
- Relocate Student Store
- Widen Hallways
- Add Restrooms



QUALIFYING GC/CM PROJECT

(RCW 39.10.340)

This project meets 4 of the 5 criteria.

- ✓ • Implementation of the project involves complex scheduling, phasing or coordination.
- ✓ • The project involves construction at an existing facility that must continue to operate during construction
- ✓ • Involvement of the GC/CM during the design stage is critical to the success of the project
- ✓ • The project encompasses a complex or technical work environment.
 - The project requires specialized work on a building that has historical significance.

PUBLIC BENEFIT

(RCW 39.10.340)

Incorporate Qualifications Into Selection

Procurement Structure

Cost Accountability

Risk Mitigation

Maintain Schedule

PROJECT BUDGET

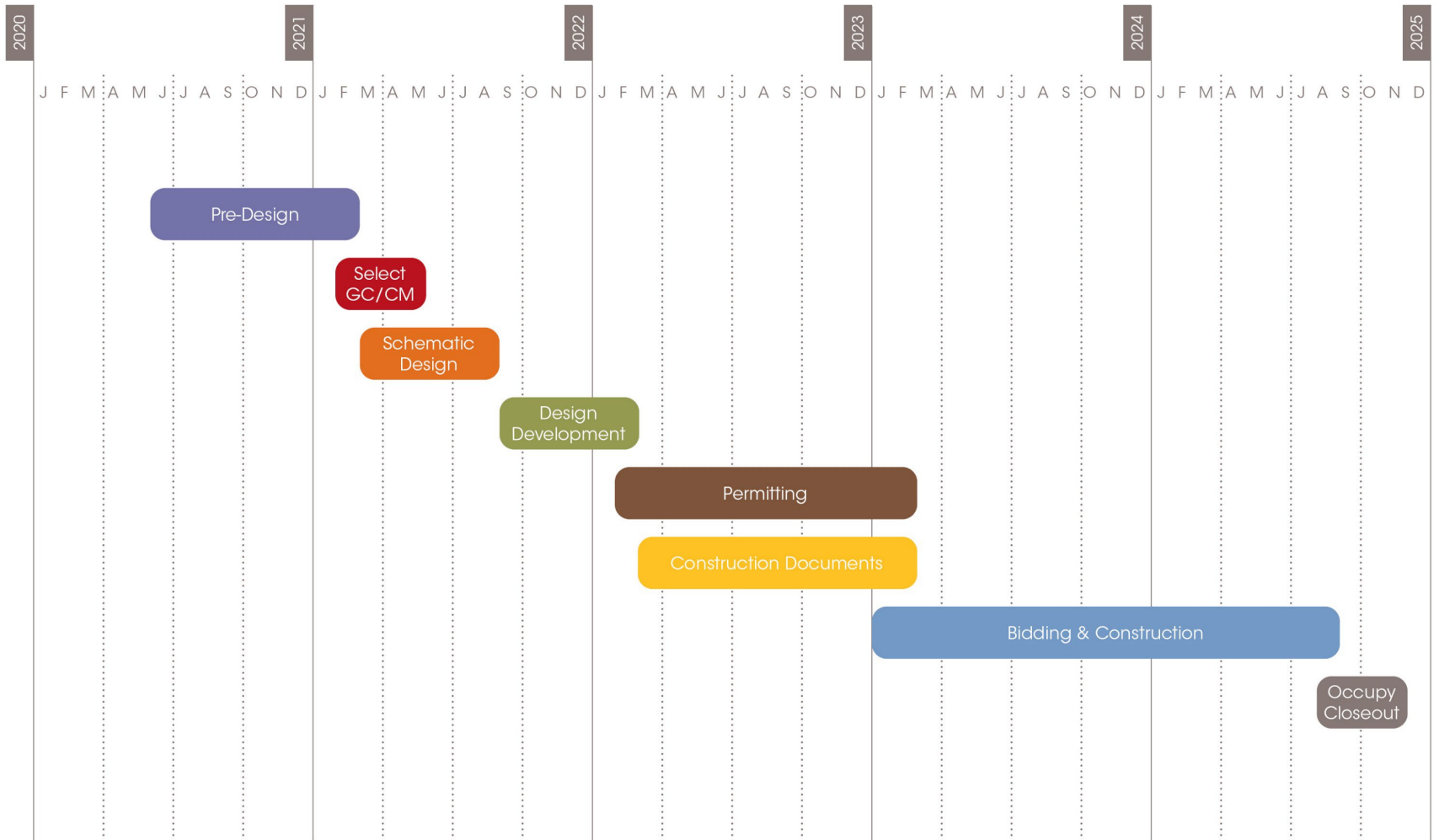
PROJECT BUDGET

Costs for Professional Services	\$1,530,000
Estimated Project Construction Costs	\$17,000,000
Equipment and Furnishing Costs	\$850,000
Contract Administration Costs	Inc. in Const.
Contingencies	\$1,700,000
Other Related Project Costs <i>(Utility Fees, permits, bid advertising, moving, etc.)</i>	\$1,370,000
Sales Tax	\$1,700,000
<u>TOTAL:</u>	\$25,000,000

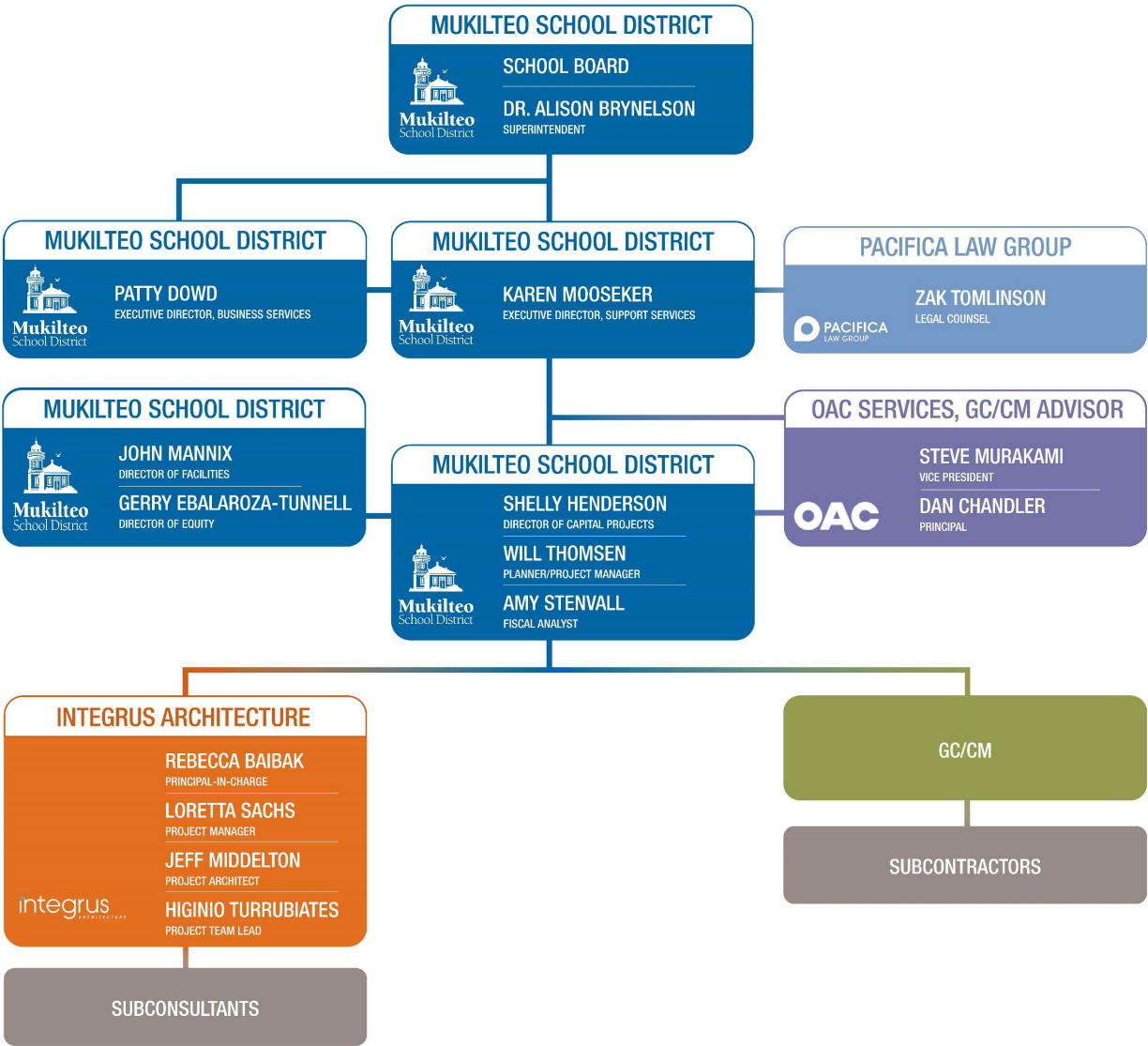
FUNDING

- Funding from proceeds of a \$240 million capital bond issue passed by voters in February 2020.
- \$25 million of the bond processed are designated as the total project cost for these projects.

PROJECT SCHEDULE



PROJECT TEAM



Experience

- All members of the project team have GC/CM experience.

Controls

- Minimum monthly, high-level team meeting with principal-level involvement.
- Regular school board updates & approvals.

Procurement

- OAC & Pacifica Law Group guidance.
- Formal selection with 3-step RFP process, and General Conditions & Agreement.

PROJECT SUMMARY

Traditional delivery method is not desirable

Meets four qualifying criteria

GC/CM will be under contract early in Schematic Design phase

Public body is qualified

Public benefits

QUESTIONS?