



Fife Public Schools
Linking Learning to Life

integrus
ARCHITECTURE



SURPRISE LAKE MIDDLE SCHOOL REPLACEMENT PROJECT

JULY 26, 2018

ESD 112



AGENDA

- **Introductions of Project Team**
- **Project Scope of Work**
- **Qualifying Criteria**
- **Necessary Experience**
- **Questions?**

INTRODUCTIONS OF THE TEAM

Fife School District

- **Kevin Alfano, Superintendent of Fife School District**
 - More than 22 years in the District including 4 years as Superintendent
- **Jeff Nelson, Executive Director of Teaching & Learning**
 - 35 years in Fife including 16 years as a middle school teacher
 - Chair of the SLMS Building Committee

Construction Services Group | ESD 112

- Kateri Schlessman, Project Manager / Manager of Capital Planning
 - 15 years project planning and management

- Kirk Pawlowski, Project Executive
 - 35+ years design, project management, and executive leadership in construction
- Keith Bloom, GC/CM Consulting Manager
 - Over \$5 billion in construction management experience

Integrus Architecture

- Brian Carter, CEO | Principal
 - Extensive GC/CM experience including Salish Coast Elementary, Alderwood Middle School, Central Kitsap HS/MS,
- Loretta Sachs, Project Manager
 - 20 years of experience including Vashon Island High School and Salish Coast Elementary

INTRODUCTIONS OF THE TEAM

Also on the Team:

- Wayne Lounsbury, Construction Manager, Construction Services Group
 - Over 40 years in construction management
- David Van Galen, AIA, Design Principal, Integrus
- Daniel Gero, AIA, Senior Associate, Integrus
- Andrew Green, LLP, Perkins Coie

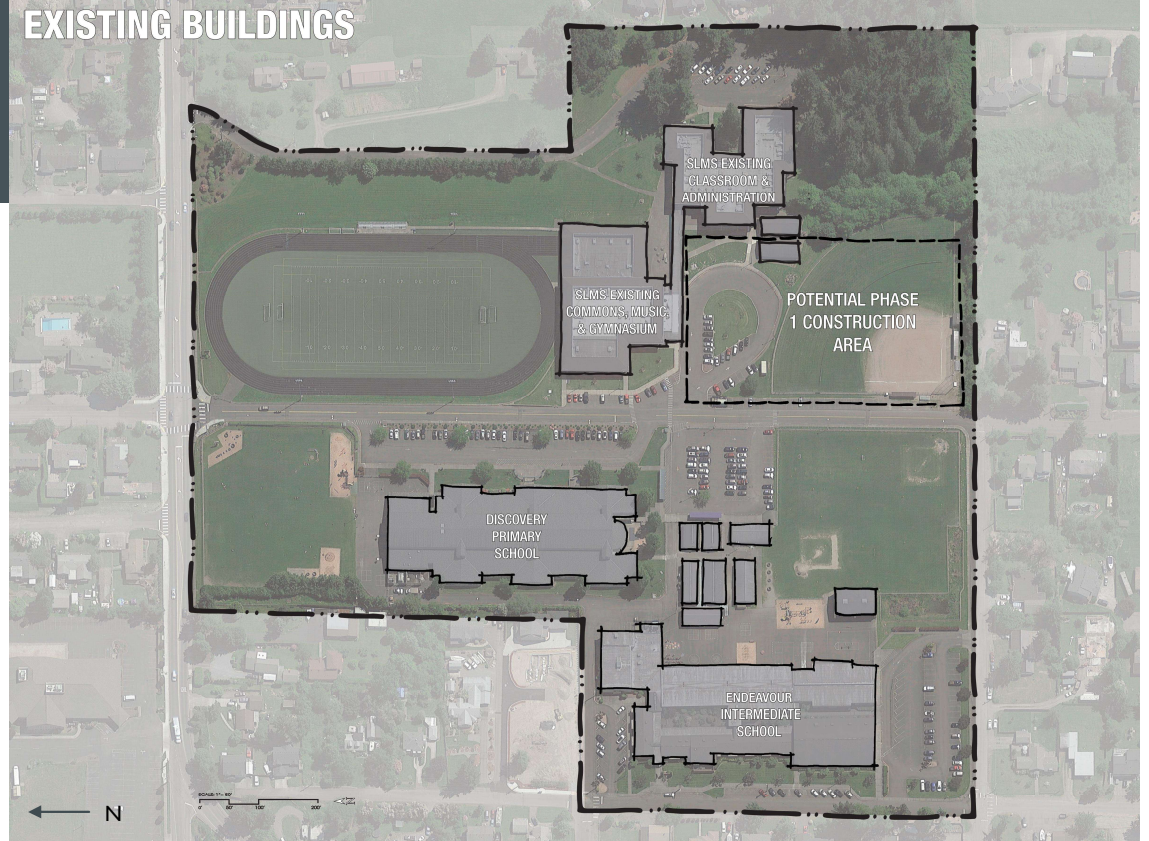
SURPRISE LAKE MIDDLE SCHOOL REPLACEMENT PROJECT SCOPE OF WORK

- Primary concern is the safety of the students.
- Replace two 1970 buildings and portables of 72,000 GSF with a new two-story single building.
- Buildings will be occupied during construction
- Shares a campus with Discovery Primary School (Pre-K – 1st grade) and Endeavour Intermediate School (2nd – 5th grade)
- Site constraints require phasing and select demolition.

QUALIFYING CRITERIA

Site Constraints

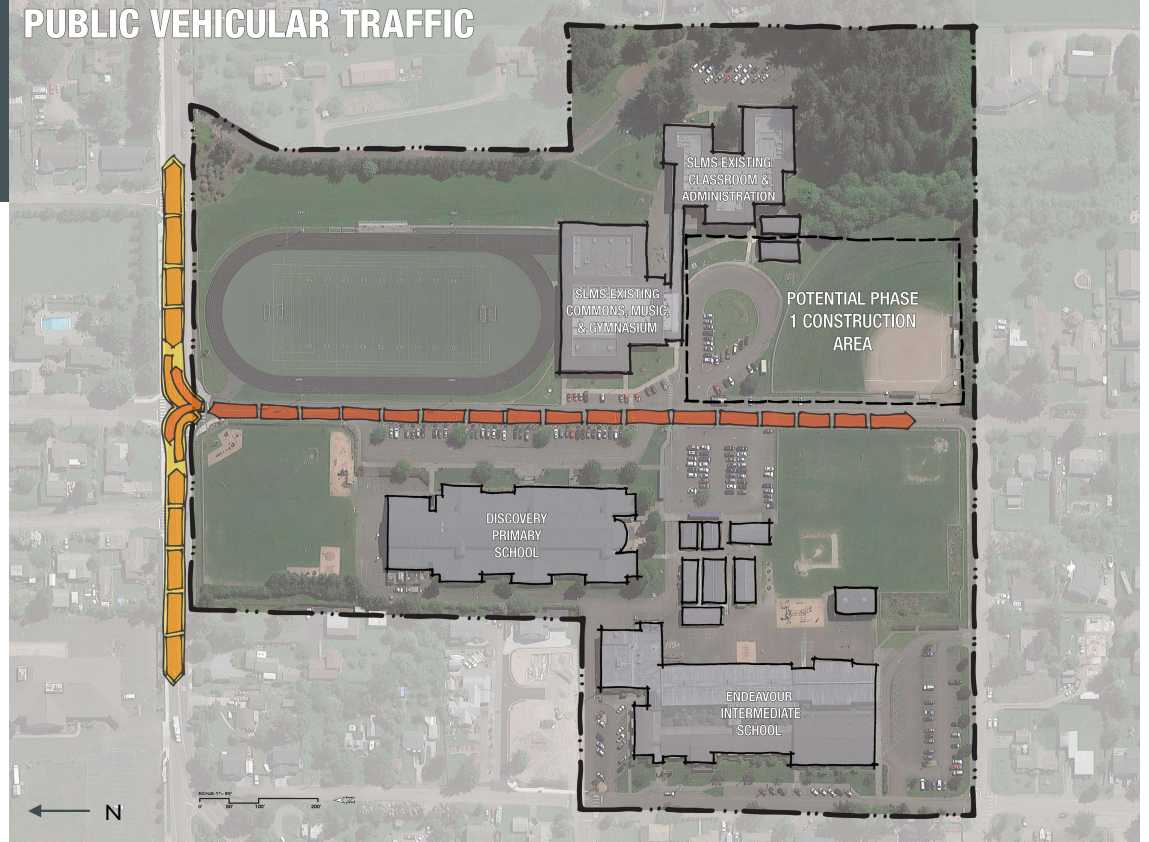
- Existing Buildings on an Occupied Site



QUALIFYING CRITERIA

Site Constraints

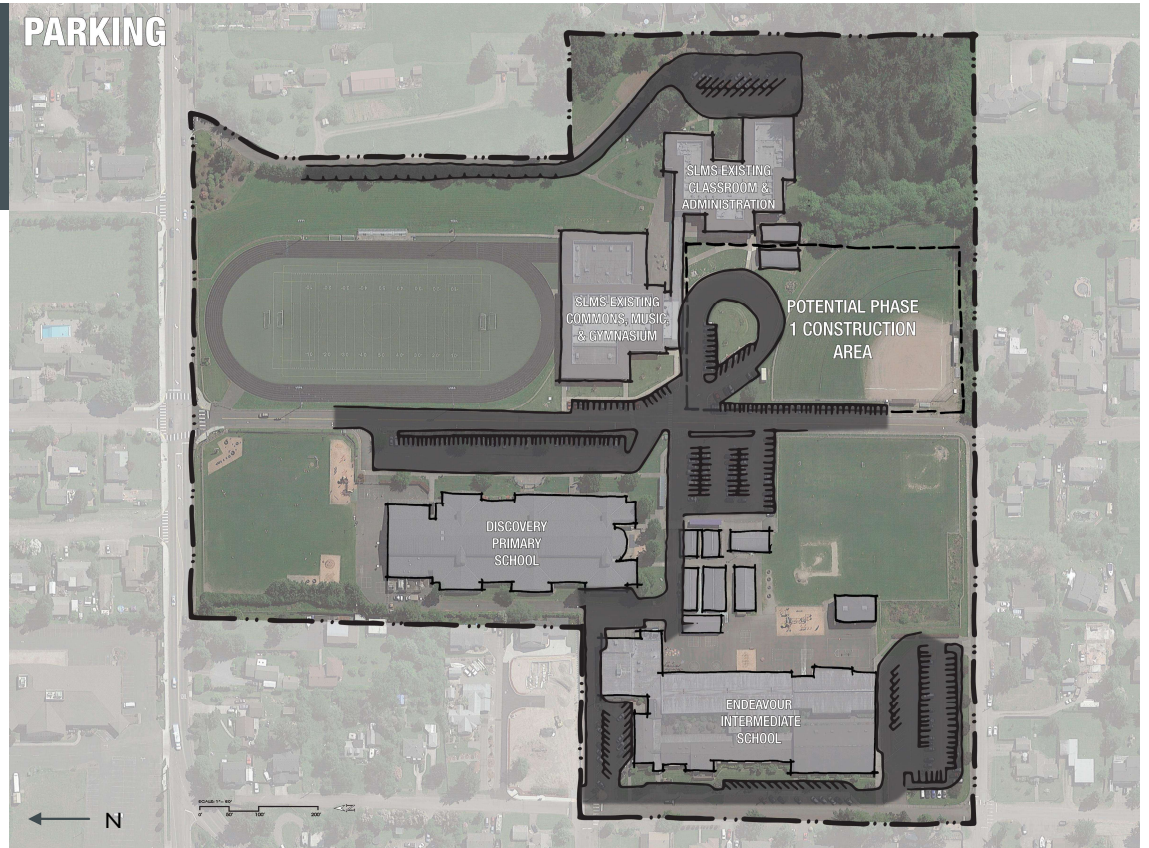
- Public Vehicular Traffic



QUALIFYING CRITERIA

Site Constraints

- Public Parking

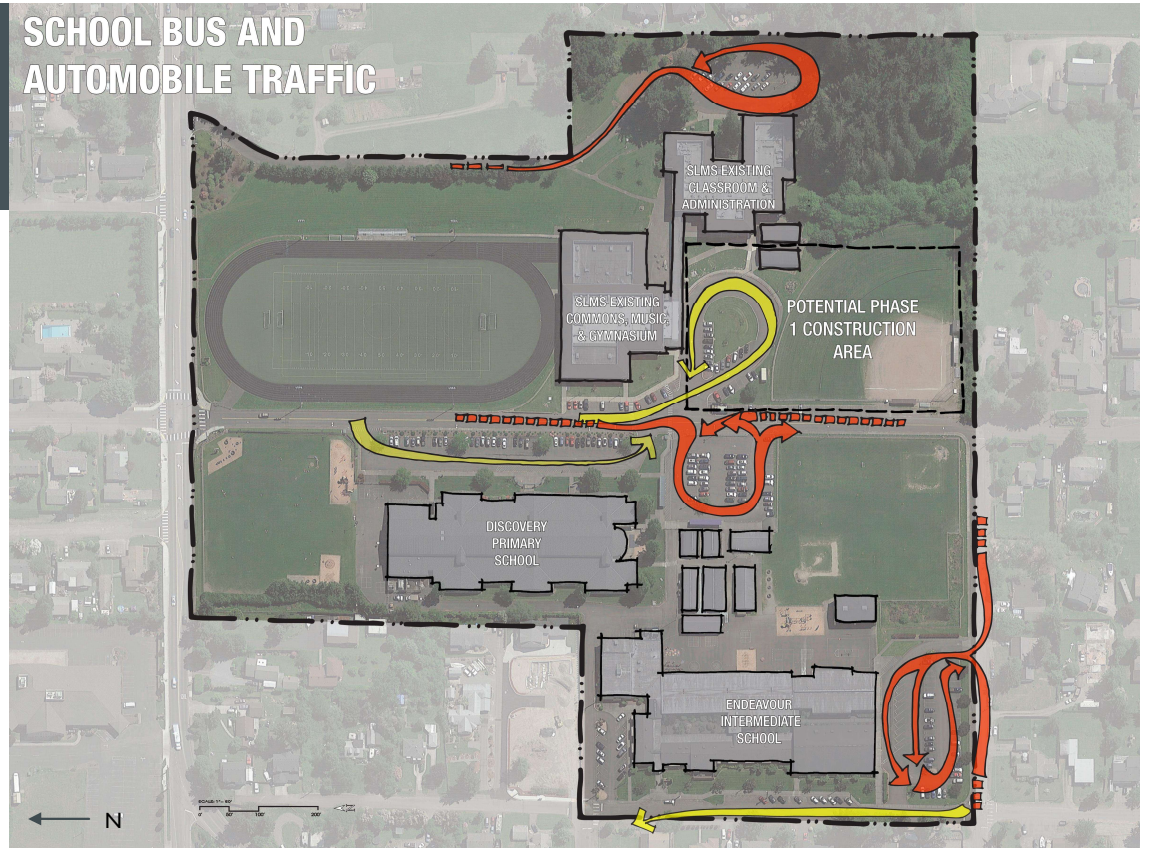


QUALIFYING CRITERIA

Site Constraints

- School Bus and Parent Automobile Traffic

SCHOOL BUS AND AUTOMOBILE TRAFFIC



QUALIFYING CRITERIA

Site Constraints

- **Active Community Recreation**

ACTIVE COMMUNITY RECREATION



QUALIFYING CRITERIA

Site Constraints

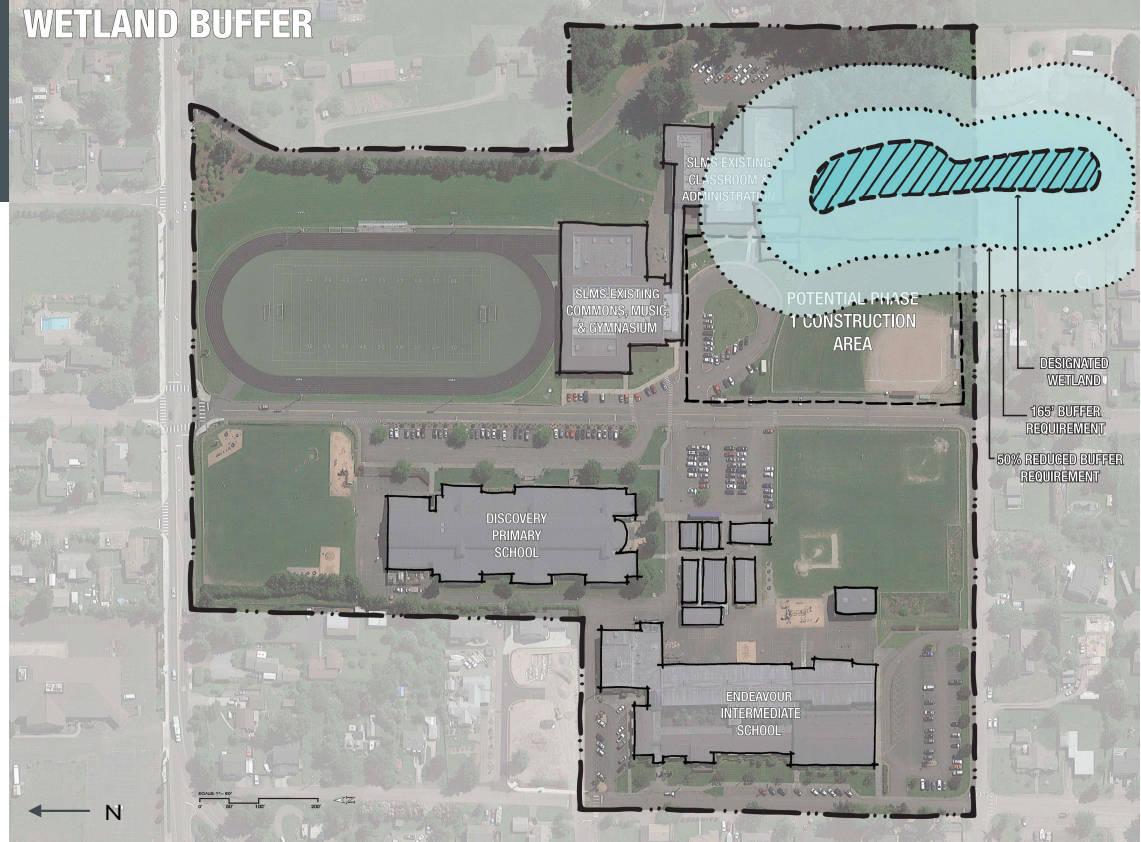
- **Active Community Recreation – Open for Use During Construction**



QUALIFYING CRITERIA

Site Constraints

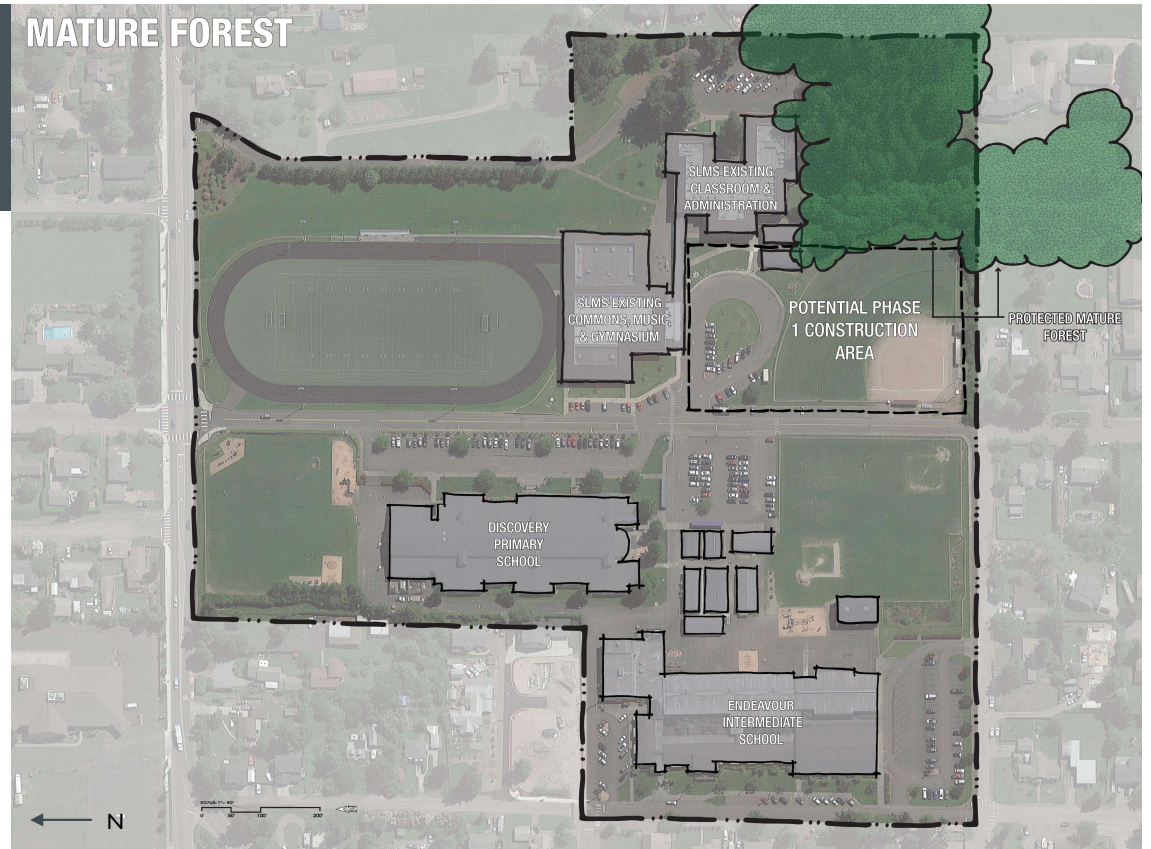
- Wetland Buffer



QUALIFYING CRITERIA

Site Constraints

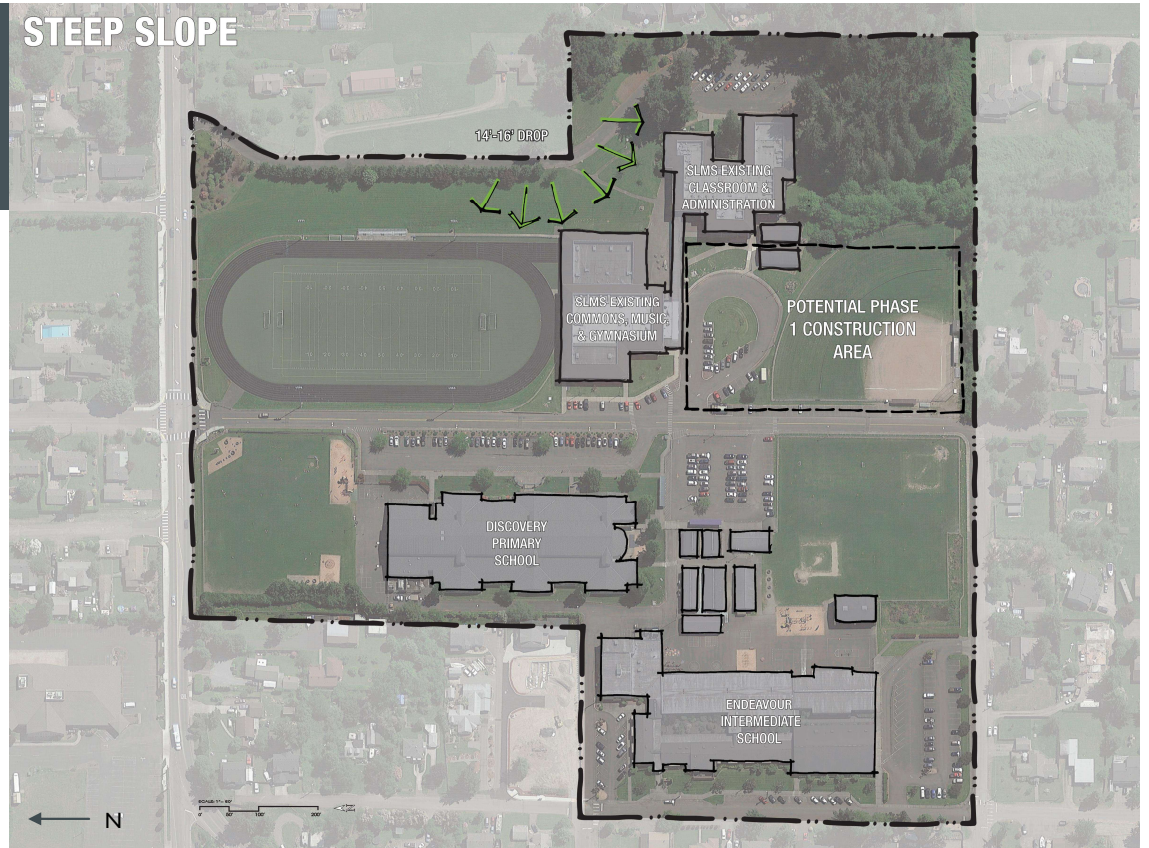
- Protected Mature Forest



QUALIFYING CRITERIA

Site Constraints

- Steep Slope

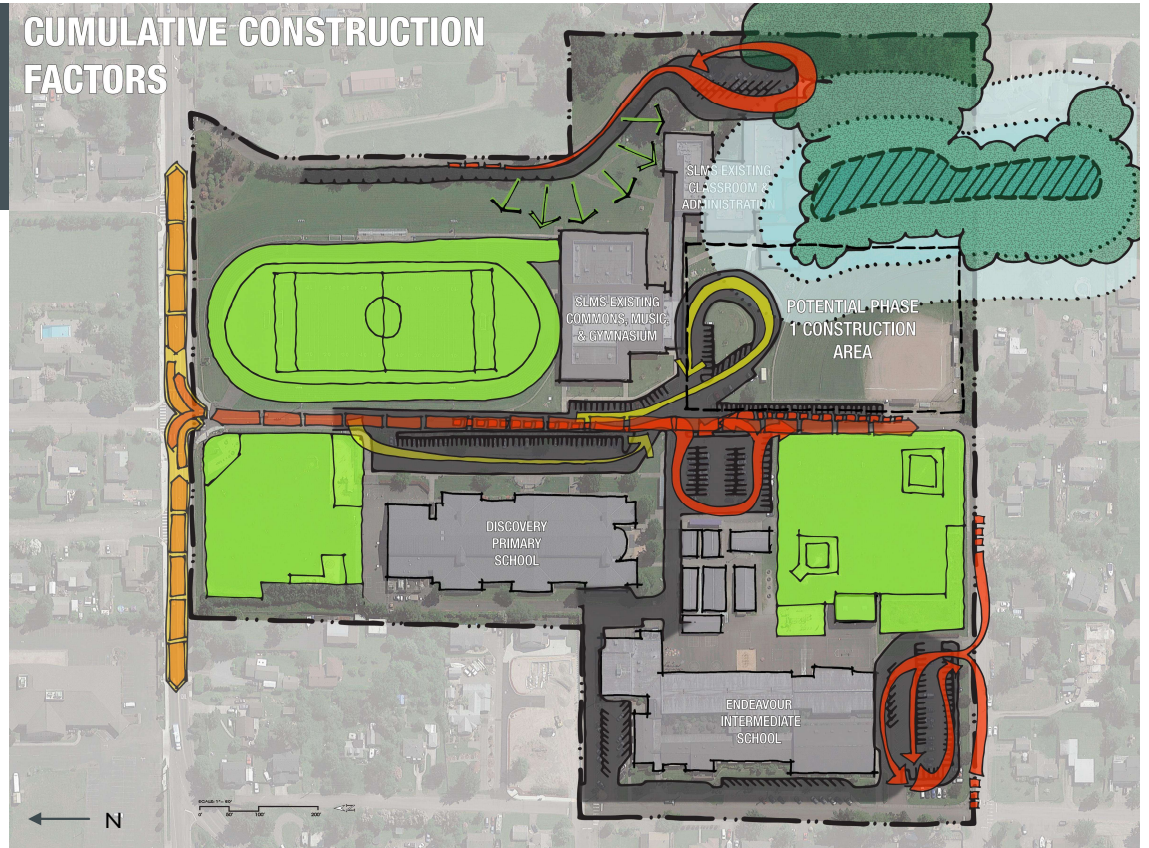


QUALIFYING CRITERIA

Site Constraints

- **Cumulative Coordination Factors for Safety of Students During Construction**

CUMULATIVE CONSTRUCTION FACTORS



NECESSARY EXPERIENCE

KNOWLEDGE + EXPERIENCE

- **CSG** and **Integrus** team members have participated in **GC/CM** project delivery for more than **20** years.
- **More than 60** alternative delivery projects.

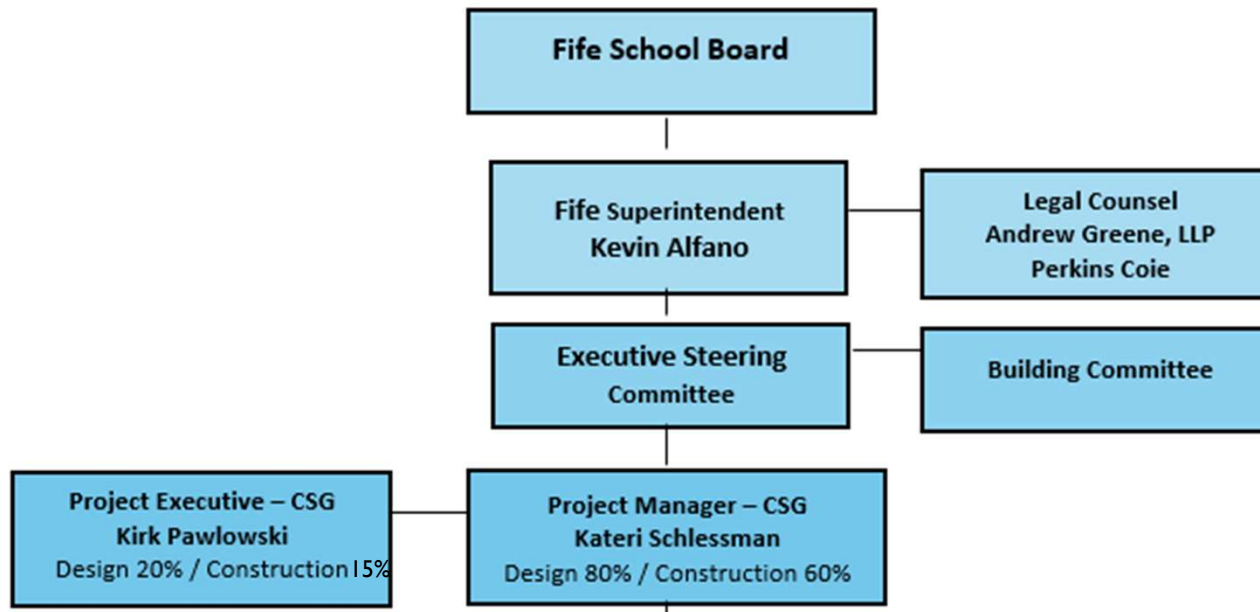
NECESSARY EXPERIENCE

CONTRACT ADMINISTRATION WITH CONSTRUCTION EXPERIENCE

- National legal expertise in construction by Perkins Coie (Andrew Greene)
- Over \$5 billion in construction contract management

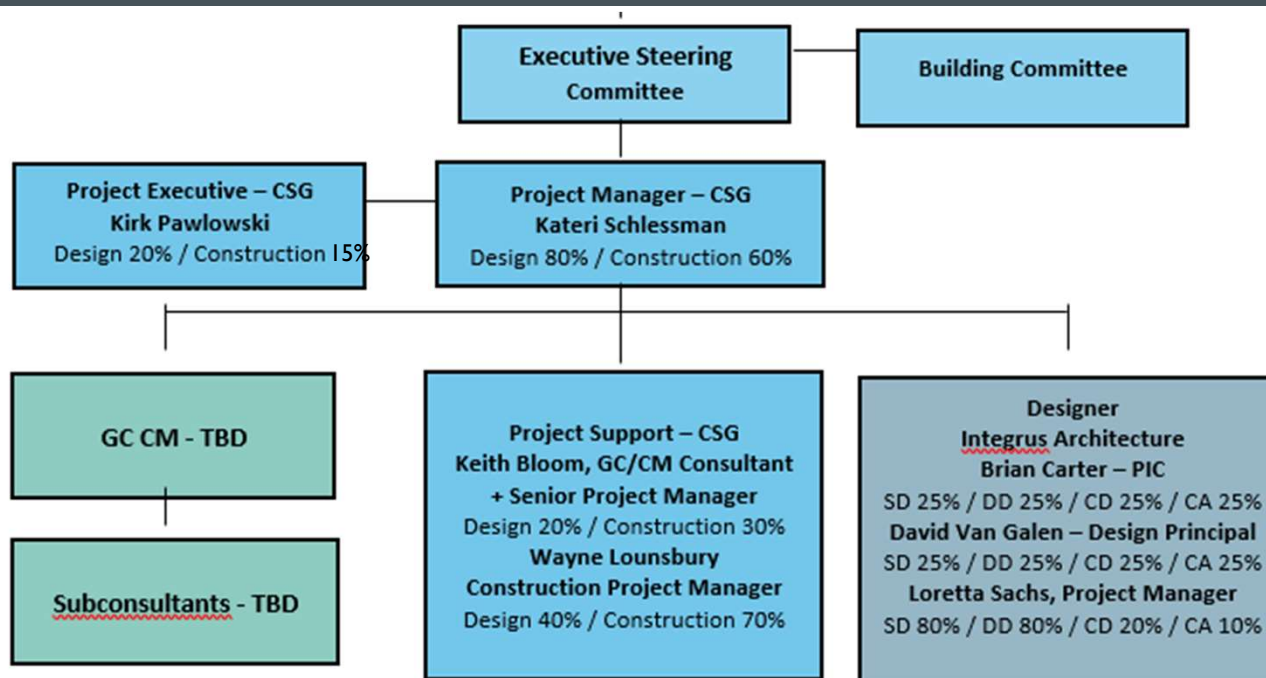
NECESSARY EXPERIENCE

MANAGEMENT PLAN



NECESSARY EXPERIENCE

MANAGEMENT PLAN



NECESSARY EXPERIENCE

FUNDING AND TIME – UPDATED JULY 26, 2018

- **Bonds passed in February 2018 for entire project amount. Bonds were sold May 22, 2018**
- **Schedule**
 - Publication for GC/CM Services – July 30 – August 21, 2018
 - Short-list – August 23, 2018
 - Schematic Design Start – September 4, 2018
 - RFFP Deadline 3 PM – September 11, 2018
 - Opening and Notification – September 12, 2018
 - Execute contract - September 24, 2018
 - Design Development Start – October 29, 2018
 - MACC Estimate / Negotiation – May 15, 2019
 - GMP Executed July 1, 2019
 - Anticipated Final Completion – December 1, 2020

NECESSARY EXPERIENCE

CONTINUITY OF EXPERIENCE

- Experience at multiple levels of **CSG, Integrus, and Perkins Coie**
- Committed leadership of **District** throughout the **Project**
- Currently engaged in and recently completed **GC / CM** projects
- Ability to provide additional personnel with experience during peak work loads

NECESSARY EXPERIENCE

CONSTRUCTION BUDGET

Costs for Professional Services

(Basic and Additional A/E Services, Legal, District Contracted Consultants, etc.)	\$ 5,890,000
Estimated project construction (including construction contingencies):	\$ 45,400,000
Equipment and furnishing	\$ 2,400,000
Off-site development costs	Incl. below
Project administration costs	\$ 1,363,000
Contingencies (design & owner)	\$ 2,272,000
Other related project costs: Permits, Utility Connections	\$ 5,862,000
Sales Tax	<u>\$ 4,498,000</u>
Total	\$ 67,685,000

QUESTIONS FROM THE PRC

1. Anticipated Project Design and Construction Schedule (Page 3): In the outline of milestone dates there is a two day lag between the RFFP Submittal Deadline and Opening (Sept. 10, 2018) and the notification of the “Most Qualified GC/CM” (Sept. 12, 2018). Is it the expectation that on the submittal deadline and opening date of Sept 10th the unofficial results of the “Most Qualified GC/CM” will be known at that time? That is all three rounds of the process/scoring will be tallied at the “opening”?

The schedule has been modified to require the deadline of the RFFP to 3 PM on September 11, to allow for the official opening at a prescheduled meeting the morning of September 12th with notification that same afternoon.

2. Are Schematic, Design Development and Construction Documents milestone dates the start or end of the activities?

The schedule has been updated to clarify start and ending dates of each milestone. Please see below.

Publication for GC/CM Services – July 30 – August 21, 2018

Short-list – August 23, 2018

Schematic Design Start – September 4, 2018

RFFP Deadline 3 PM – September 11, 2018

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QUESTIONS FROM THE PRC

3. What is the contractual relationship with ESG?

a. Does this include insurance (professional errors and omissions, auto, general liability, etc) typically provided on professional agreements entered into by the District? If not how are those addressed for the benefit of District taxpayers?

CSG (Construction Services Group) is contracted as an owner's representative and is able to meet the insurance requirements for contracted services with school districts in the State of Washington.

CSG as a program of ESD 112 is provided coverage under the Southwest Washington Risk Management Insurance Cooperative, SWRMIC, which is a self-insurance pool authorized by the State of Washington under RCW 48.62. SWRMIC purchases excess coverage from Washington Schools Risk Management Pool, WSRMP, which is another school pool authorized by the State of Washington.

SWRMIC provides ESD 112 (CSG) the coverages below:

1. Property Insurance for CSG property at a job site on a replacement cost basis.
2. Auto Liability coverage in the amount of not less than \$1,000,000.
3. General Liability coverage in the amount of not less than \$1,000,000.
4. Errors and Omissions or Professional Liability coverage in the amount of not less than \$1,000,000.

QUESTIONS FROM THE PRC

4. Please describe other commitments of noted key staff from the District and ESG as it relates to their availability to fill their proposed roles and time commitment for the projects.

The District has made conscious decisions about making time available for the Surprise Lake Middle School Project as it is their top priority. This is represented by the high level of leadership integrated into the Executive Steering Committee and the Building Committee. Superintendent Alfano has been with the District for over 25 years and Executive Director and Building Committee Chair, Mr. Nelson, has been with the District for over 35 years.

Construction Services Group's primary project manager, Ms. Schlessman, has committed to 80% of her time for the Surprise Lake Middle School project during design and 60% during construction. The remainder of her time is dedicated to managing the overall bond program for Fife including Infrastructure and Safety and Security projects that inform the Surprise Lake Middle School project and pre-bond projects. Mr. Lounsbury, in close partnership with Ms. Schlessman, has dedicated 40% of his time during design and 70% during construction. This will be Mr. Lounsbury primary construction project; the remainder of his time is dedicated to closing out other similar middle school projects. The combined efforts of the team is scheduled to anticipate the additional time commitment for a quality, engaged GC/CM process.

QUESTIONS FROM THE PRC

5. Three of the proposed staff use “project manager” in their position titles. Please explain the roles and responsibilities of key staff and who will be the primary interface to the design team and the GC/CM.

CSG has a team approach for project management. The project manager, Ms. Schlessman, is the primary point of contact overseeing contracts, financial management, scheduling, and coordination of all activities. Mr. Bloom, provides consultative advice on GC/CM activities participating in key discussions with the contractor and design team and has active involvement in constructability reviews, value engineering, and commissioning. Mr. Lounsbury is the Construction Project Manager working in partnership with Ms. Schlessman to oversee the GC/CM contract in coordination with the design team, reviewing drawings, constructability, scheduling, and coordination of information. Mr. Pawlowski, Project Executive, leads the CSG team and has overall responsibility for the success of the integration of design and construction.

6. The application indicates that the District will follow CSG procedures in selecting and implementing GC/CM. One of those procedures identifies that the District would adopt a resolution allowing pursuit of GC/CM prior to making application to the PRC. Was this completed?

The resolution is scheduled to be adopted Monday, July 30, 2018 which is the next scheduled School Board meeting. The approval will take place prior to starting the solicitation of interested contractors.

QUESTIONS FROM THE PRC

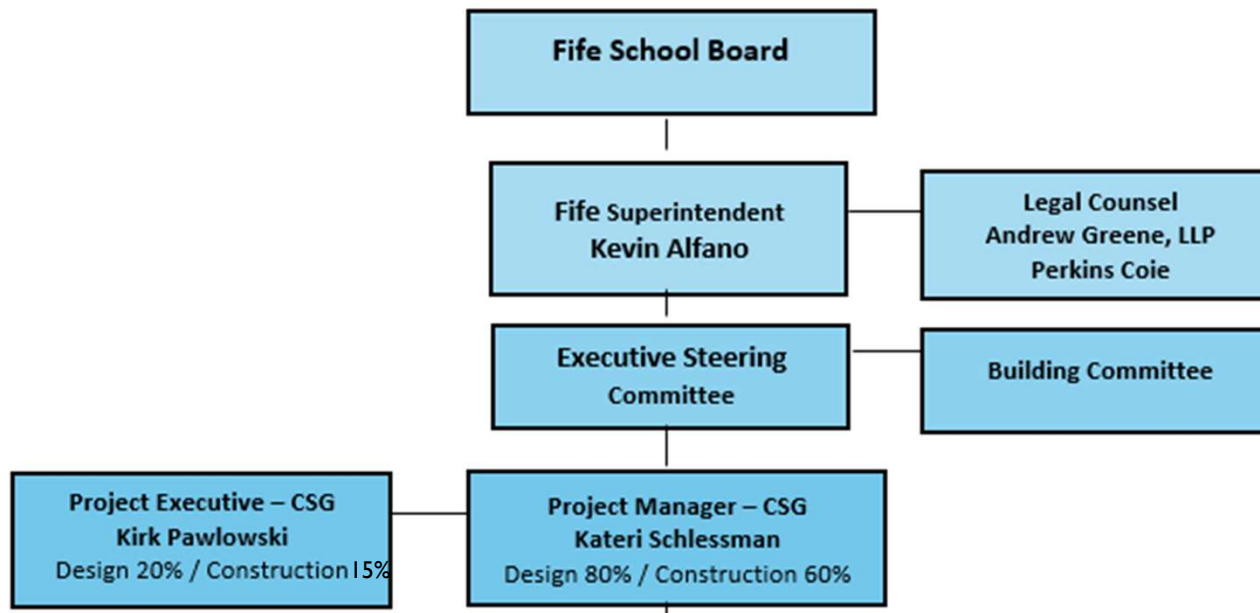
7. The application references a matrix of responsibilities under “Organizational Control”. Please provide this. Also explain how the signature authority and the limited levels delegated will work for timely decision making.

The matrix of responsibilities refers to the organizational chart which also serves as a decision flow chart. Please see the following slides.

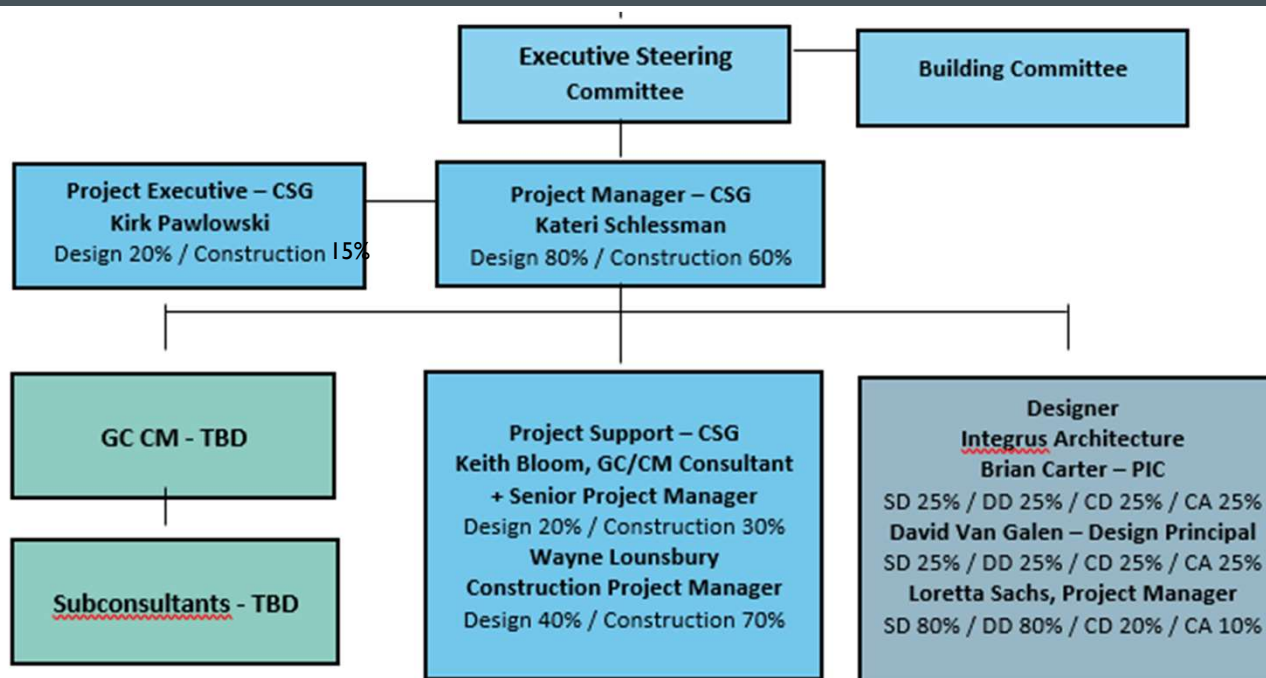
The financial controls setup for the District provides flexibility for efficient decision making process while ensuring checks and balances for prudent financial oversight of the project.

All contracts are required to be approved by the School Board and include the total dollar amount and scope of the contracts allowing the district to engage consultants and contractors. The School Board on key approvals are willing to conduct special sessions as needed to meet deadlines. All invoicing approvals require the Superintendent approval if over \$5,000 providing for the District to pay invoices in a timely manner. In addition, the School Board is to be briefed and have the opportunity to review all approved expenditures over \$100,000 on a line item basis. Expenditures below \$100,000 reviewed in aggregate.

QUESTIONS FROM THE PRC



QUESTIONS FROM THE PRC





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