

Music Rooms at Union High School and Evergreen High School

GC/CM PROJECT APPLICATION TO THE PRC

EVERGREEN SCHOOL DISTRICT

January 26, 2023



EvergreenPublic Schools



R&C
MANAGEMENT GROUP, LLC

bassetti
architects

AGENDA

- **Introductions of Project Team**
- **Project Background**
- **Project Conditions**
- **Traditional Delivery Method Not Practical**
- **Meets Qualifying Criteria – RCW 39.10**
 - **Qualifying Project**
 - **Management Plan**
 - **Project Team**
 - **Schedule**
 - **Budget**
 - **Funding**
 - **Public Benefits**
- **Summary**

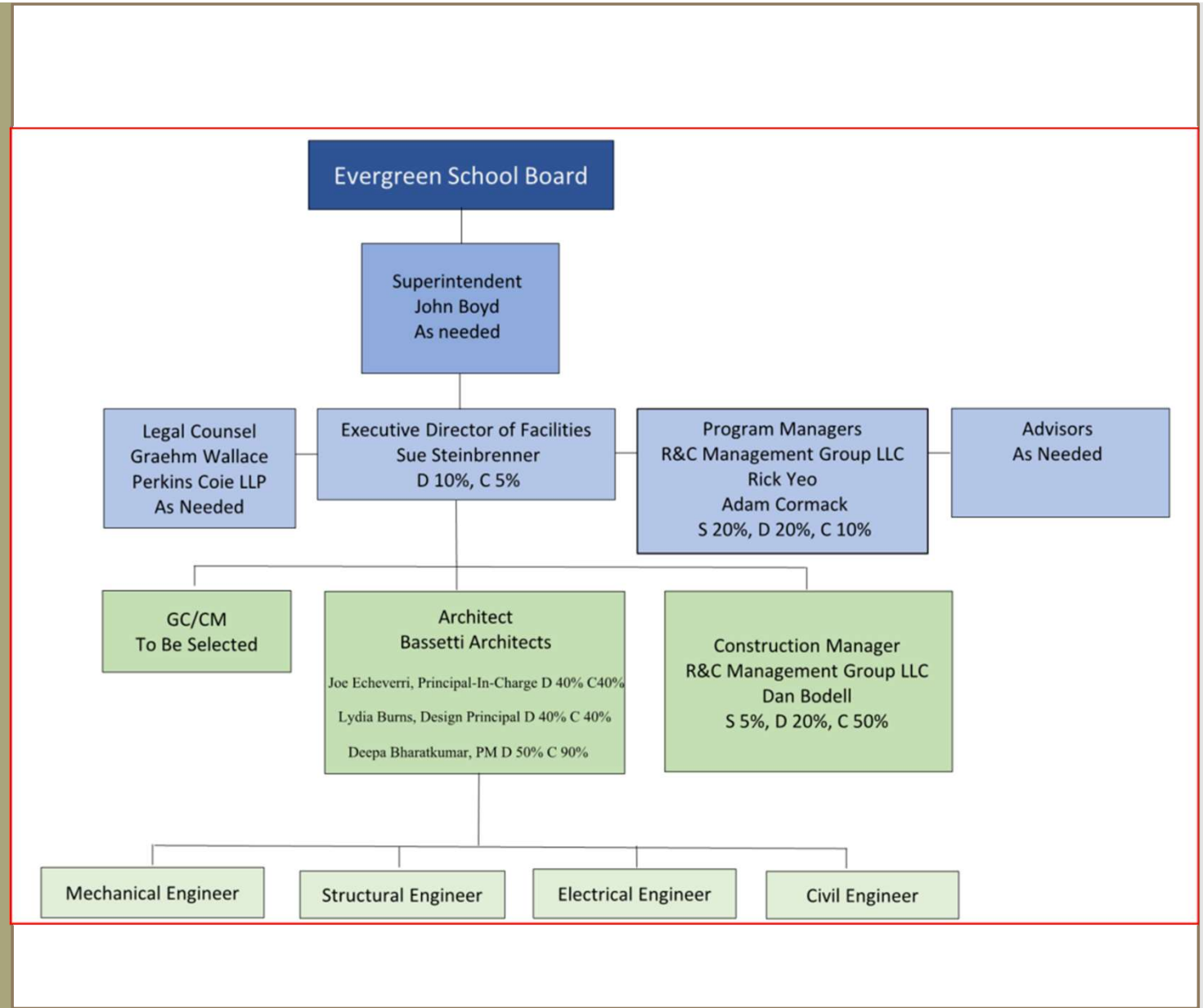
PROJECT TEAM

- **Sue Steinbrenner**, Evergreen School District
 - Executive Director of Facilities
 - 35 years experience
 - Recent GC/CM experience – Sifton Elementary, Wy’east Middle, Mountain View High
- **Rick Yeo**, R&C Management
 - 50 years experience
 - GC/CM Experience - Evergreen HS, Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS Addition, Sifton Elementary, Wy’east Middle, Mountain View High
 - AGC GC/CM workshop certified
- **Dan Bodell**, R&C Management
 - 35 years experience
 - GC/CM Experience – WSU Vancouver, Sifton Elementary School, Wy’east Middle

PROJECT TEAM

- **Joe Echeverri**, Bassetti Architects
 - 22 years of Experience
 - 8 Projects, GC/CM or similar
- **Graehm Wallace**, Perkins Coie LLP
 - Legal counsel
 - Extensive GC/CM experience

PROJECT TEAM



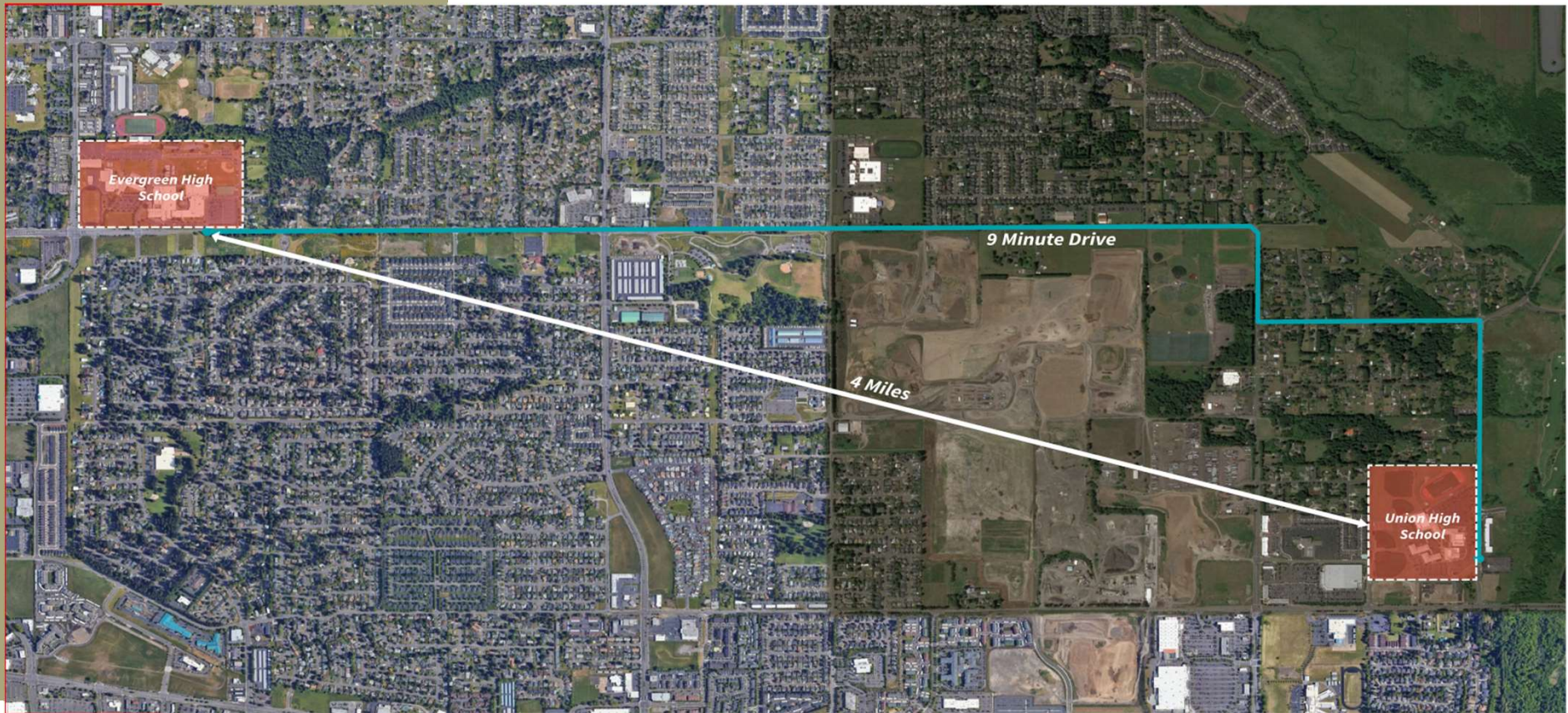
PROJECT BACKGROUND

Project Background

- **Intro to Evergreen Public Schools**
- **Funding**
- **Music Room Addition Project**

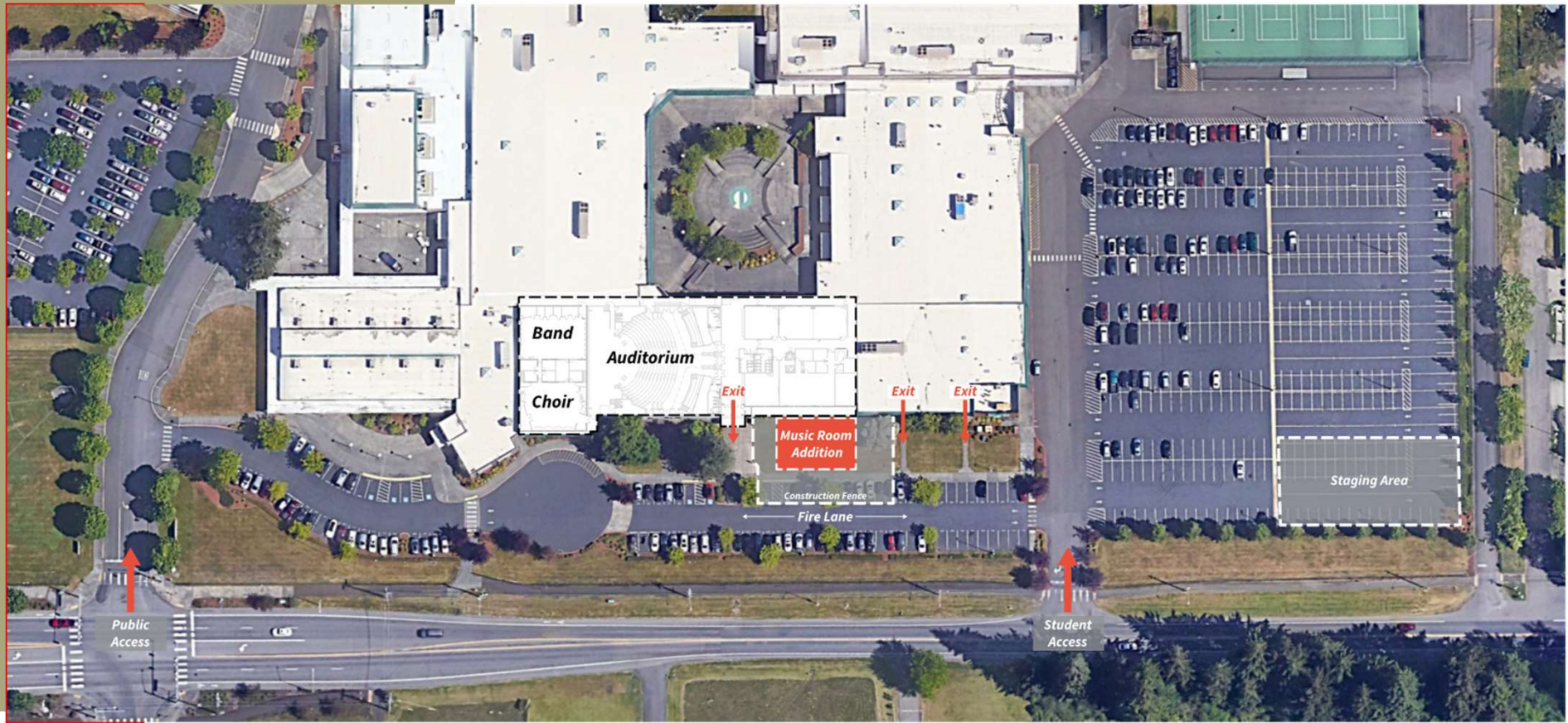
PROJECT BACKGROUND

2 sites
4 miles apart



PROJECT CONDITIONS

Evergreen High School



PROJECT CONDITIONS

Union High School



PROJECT CONDITIONS

Union High School Detail



Project Conditions

Evergreen High Exterior



Project Conditions

Evergreen High Interior



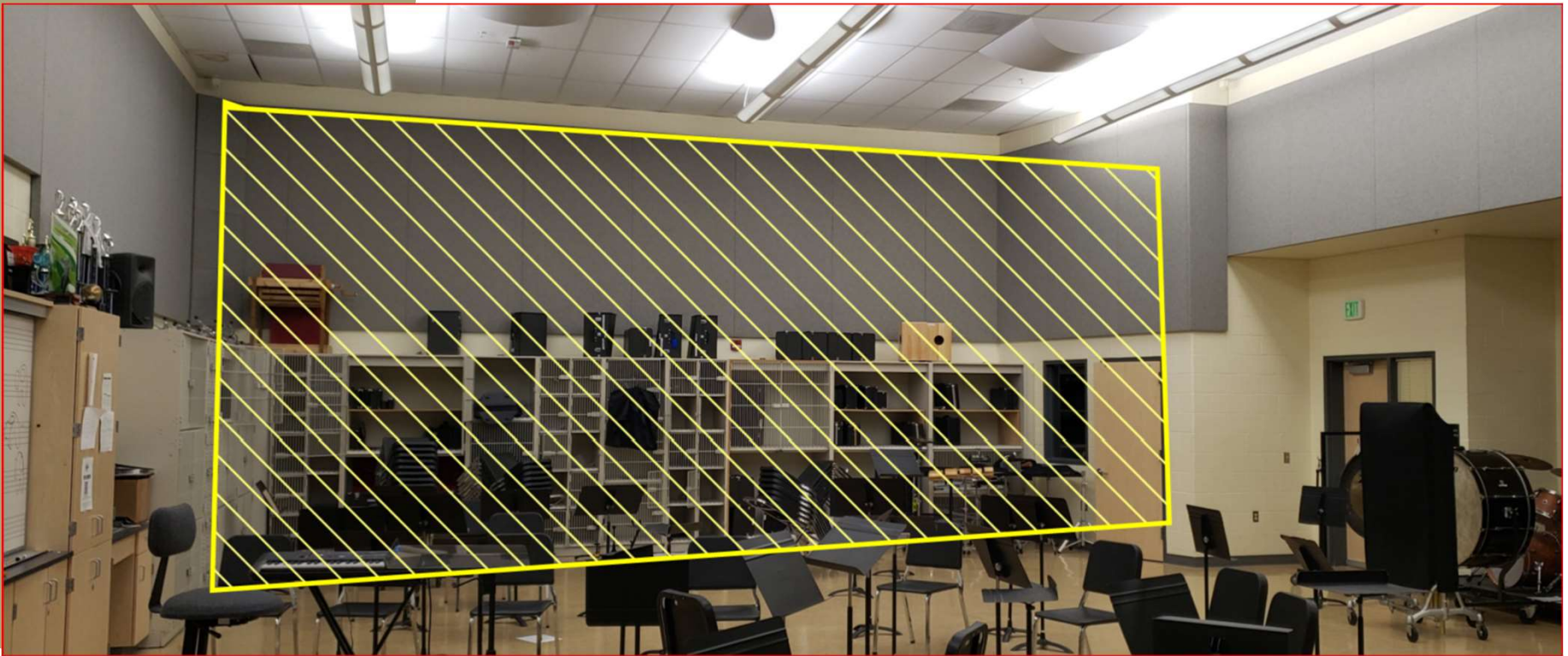
Project Conditions

Union High Exterior



Project Conditions

Union High Interior



QUALIFYING GC/CM PROJECT

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, with educational programs required to be relocated.
- Involvement of the GC/CM is critical during the design phase.
- The project encompasses a complex or technical work environment.
- Not met – The project requires specialized work on a building that has historical significance.

QUALIFYING GC/CM PROJECT

Complex Scheduling / Phasing

- ✓ 3 Phases by Season 2024
- 1 Spring
- 2 Summer
- 3 Fall

SPRING	Subgrade-Possibly Swing Shift Work
	Utilities, Foundations, Slab on Grade
SUMMER	Structure/Rough In-May need 2 shifts
	Steel, Roof, Masonry
	Wall Framing and MEP Rough In
FALL	Finishes- May need 2 shifts
	Drywall, Painting, Flooring, Acoustic Doors and Treatment
	Commissioning
	AHJ Inspections

QUALIFYING GC/CM PROJECT

Occupied Site

- ✓ The Spring and Fall Phases are Occupied

- Vehicular Traffic
 - Personal vehicles of Students, Staff, Parents
 - District Buses
 - Emergency Access
 - Construction Deliveries and Equipment
- Foot Traffic
 - Students Parents Staff Construction Crews
 - Class transitions and Lunch
- Typical Items for Consideration
 - Public and student safety plan.
 - Communication protocols with onsite District personnel
 - Exploration of existing conditions to minimize the unknowns

QUALIFYING GC/CM PROJECT

Early Design Involvement

- ✓ Estimating /
Alternative Strategies
- ✓ Existing Conditions
- ✓ Early Procurement
- ✓ Develop and Confirm
Budgets and
Schedule

- The Music Rooms will be extensions of the existing Architectural and Engineering materials and systems. The GC/CM will identify any of these items that are subject to any supply chain limitations to assure timely delivery to the site,
- Confirming existing conditions via destructive investigations as needed.
- Multiple estimates during design will confirm budget .
- Schedules can be clearly defined during bidding so all trade subcontractors understand the limits of their work window.

MANAGEMENT PLAN

Project Team

- Experience
 - All members with current GC/CM experience
 - Prior shared projects as a TEAM
 - AGC GC/CM workshop certified
- Controls
 - Roles and responsibilities matrices
 - Limits of authority
 - Milestones for design and construction
 - Vetted Agreement and General Conditions
 - Budget approval process
- Procurement
 - Perkins Coie guidance
 - Early marketing
 - Formal selection with RFP, RFFP, General Conditions & Agreement

MANAGEMENT PLAN

Roles and Responsibilities

GC/CM Roles Responsibilities

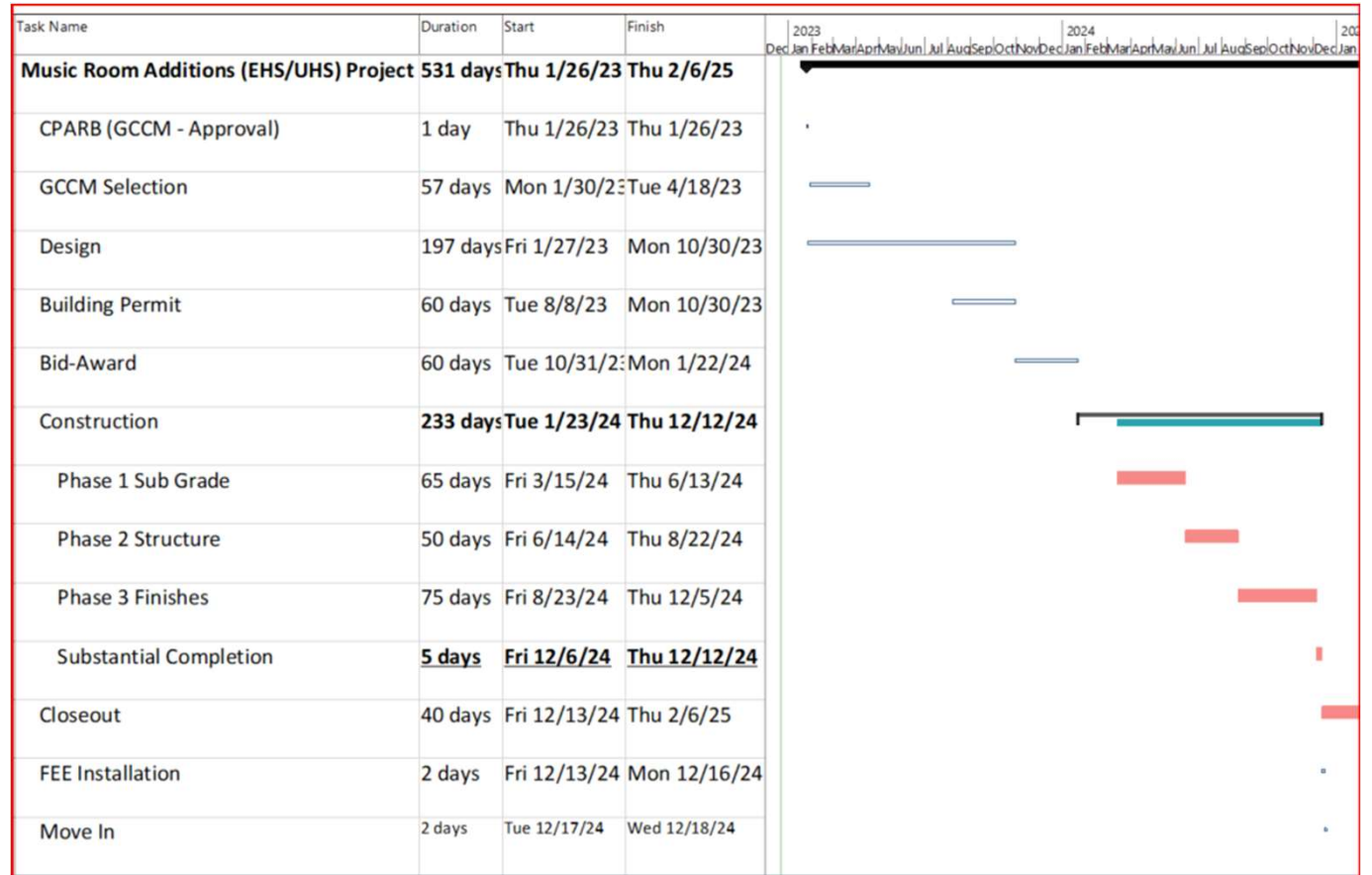
GC/CM SERVICES:	Owner	PM/CM	Advisor	A/E	Legal
Project Review Committee submittal & presentation	● Support	● Primary	⦿ As needed	○ Input	⦿ Informed
Draft GC/CM contract (agreements, general conditions)	○ Approve	● Primary	⦿ As needed	○ Input	● Support
GC/CM Request for Qualifications/Proposal Development	○ Approve	● Primary	⦿ As needed	○ Input	○ Input
GC/CM Selection Process - Evaluation Procedures	○ Review, Approve	● Primary	⦿ As needed	○ Input	⦿ Informed
GC/CM Selection process Phase 1 (RFQ/P)	● Support	● Primary	⦿ As needed	○ Participate	⦿ Informed
GC/CM Selection process Phase 2 (Interviews)	● Support	● Primary	⦿ As needed	○ Participate, Co	⦿ Informed
GC/CM Selection process Phase 3 (Request For Final Proposals)	○ Review, Approve	● Primary	⦿ As needed	○ Input	● Support
Pre – Final Proposal Meeting and Addenda	○ Approve	● Primary	⦿ As needed	○ Concur	⦿ As needed
Final proposals for Fee and Specified General Conditions:	○ Approve	● Primary	⦿ As needed	⦿ Informed	○ Input
Preconstruction Work Plan	○ Approve	● Primary	⦿ As needed	○ Input	⦿ As needed
Consultation during Preconstruction:	○ Approve	● Primary	⦿ As needed	○ Input	⦿ Informed
Mechanical and Electrical Subcontractor Selection (if elect EC/CM and/or MC/CM):	○ Approve	● Primary	⦿ As needed	⦿ Informed	⦿ As needed
Subcontract Plan	○ Approve	● Primary	⦿ As needed	○ Input	⦿ As needed
Subcontract Buyout:	○ Approve	● Primary	⦿ As needed	⦿ Informed	⦿ As needed
MAAC Negotiations and GC/CM Contract Preparation:	○ Approve	● Primary	⦿ As needed	⦿ Informed	● Support
Legend					
●	Primary responsibility, author and time commitment				
●	Supporting responsibility, author and time commitment				
○	Input, review and/or approve				
⦿	Informed, outreach as needed				

Evergreen School District No. 114
Music Rooms Project GC/CM Application

Exhibit 5r- ROLES AND RESPONSIBILITIES MATRIX

MANAGEMENT PLAN

Project Schedule



MANAGEMENT PLAN

Project Budget

DESCRIPTIONS	BUDGETS
Costs for Professional Services	\$818,000
Est. Project Construction Costs	\$3,895,000
Equipment and Furnishing Costs	\$276,498
Contract Administration Costs	\$250,000
Contingency – Design and Owner	\$776,250
Other Related Project Costs	\$125,000
Sales Tax	\$359,252
TOTAL	\$6,500,000

Funding

- The project is fully funded through the residual amounts from the 2018 Bond.

PUBLIC BENEFITS

- Reduced costs
 - Early start minimizes overtime and inflation exposure and maximizes efficiency
- Reduced risks
 - Early work release maximizes weather windows ensuring on time completion
 - Higher likelihood of receiving highly experienced contractors via GCCM than traditional bids for this size project
- Minimizing unforeseen conditions
 - Early investigation builds a complete understanding of conflicts between existing & proposed conditions including destructive investigation during design and GC involvement in phasing of site utilities and systems.
- Public safety
 - Safety protocols vetted during design ensure cost-effective implementation without shortcuts.
- Reduces site complexity
 - Milestones, cost, pedestrian routes, and mobilization planning analyzed in alternative schemes
- Improved Quality
 - GCCM staff provide ongoing management of subcontractors

PROJECT SUMMARY

- **Traditional delivery method is not practical**
- **Meets four qualifying criteria**
 - Complex schedule
 - Occupied site
 - Involvement of the GC/CM during design is critical
 - Complex work environment
- **GC/CM will be under contract early in Construction Document Design phase**
- **Public body is qualified**
 - Experienced with RCW 39.10
 - Experienced personnel
 - Clear and logical management plan
 - Necessary funding including contingencies
 - Detailed project schedule
- **Public benefits**
 - Safety
 - Risk management
 - Time
 - Quality
 - Cost

Questions?

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