

**WEST VALLEY SCHOOL DISTRICT**

**Application for Project Approval for GC/CM**

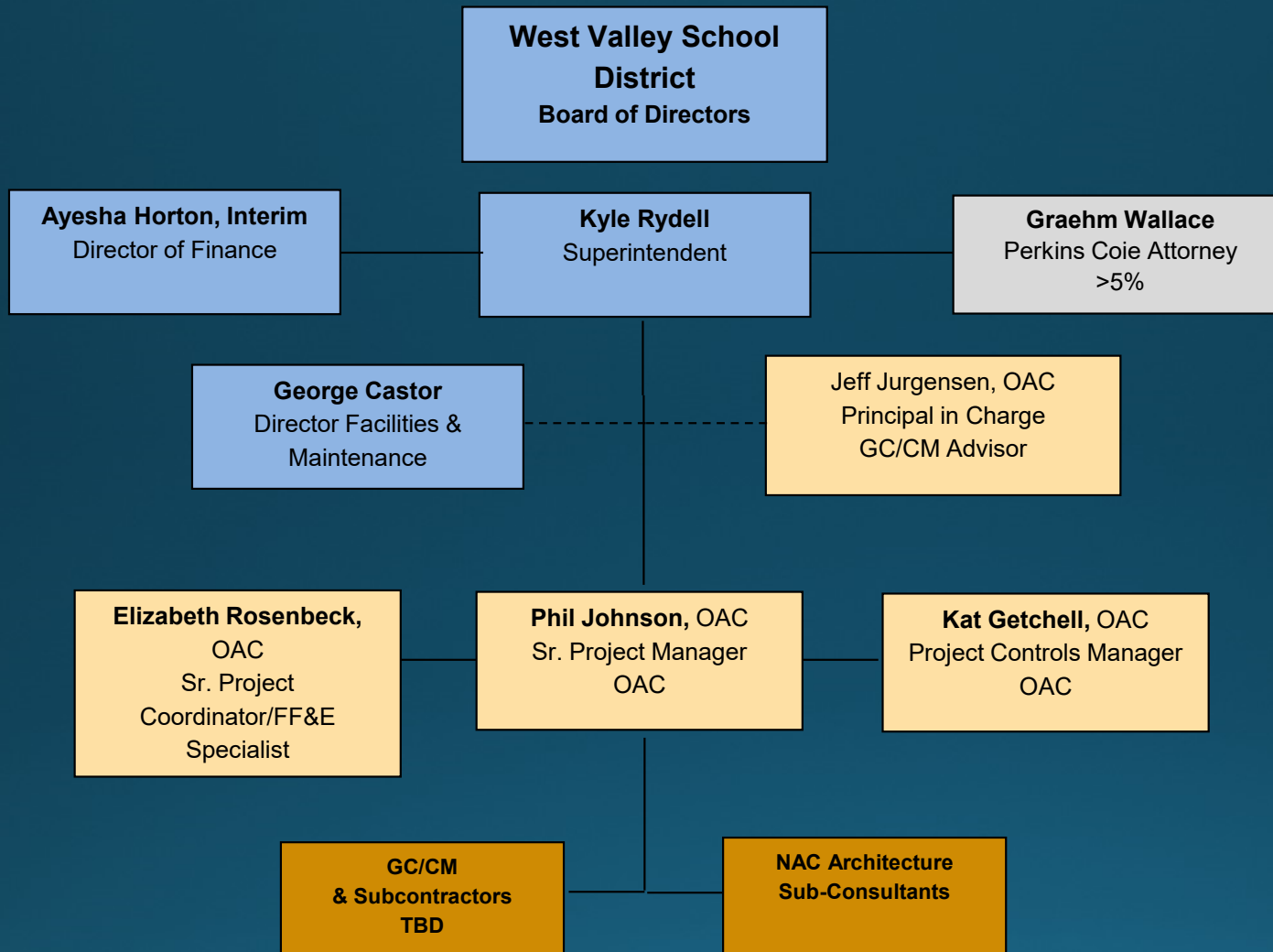
**CENTENNIAL MIDDLE SCHOOL**



# Agenda

1. Team
2. District Information
3. Scope
4. Schedule
5. Budget and Funding
6. Why GC/CM
7. RCW 39.10
8. Questions

# West Valley School District Org Chart



# WVSD by the Numbers



Buildings in the district-  
11 School Buildings



Millions spent on 2023  
Capital Projects



WVSD Budget  
(in millions)



3,384

WVSD Students



51

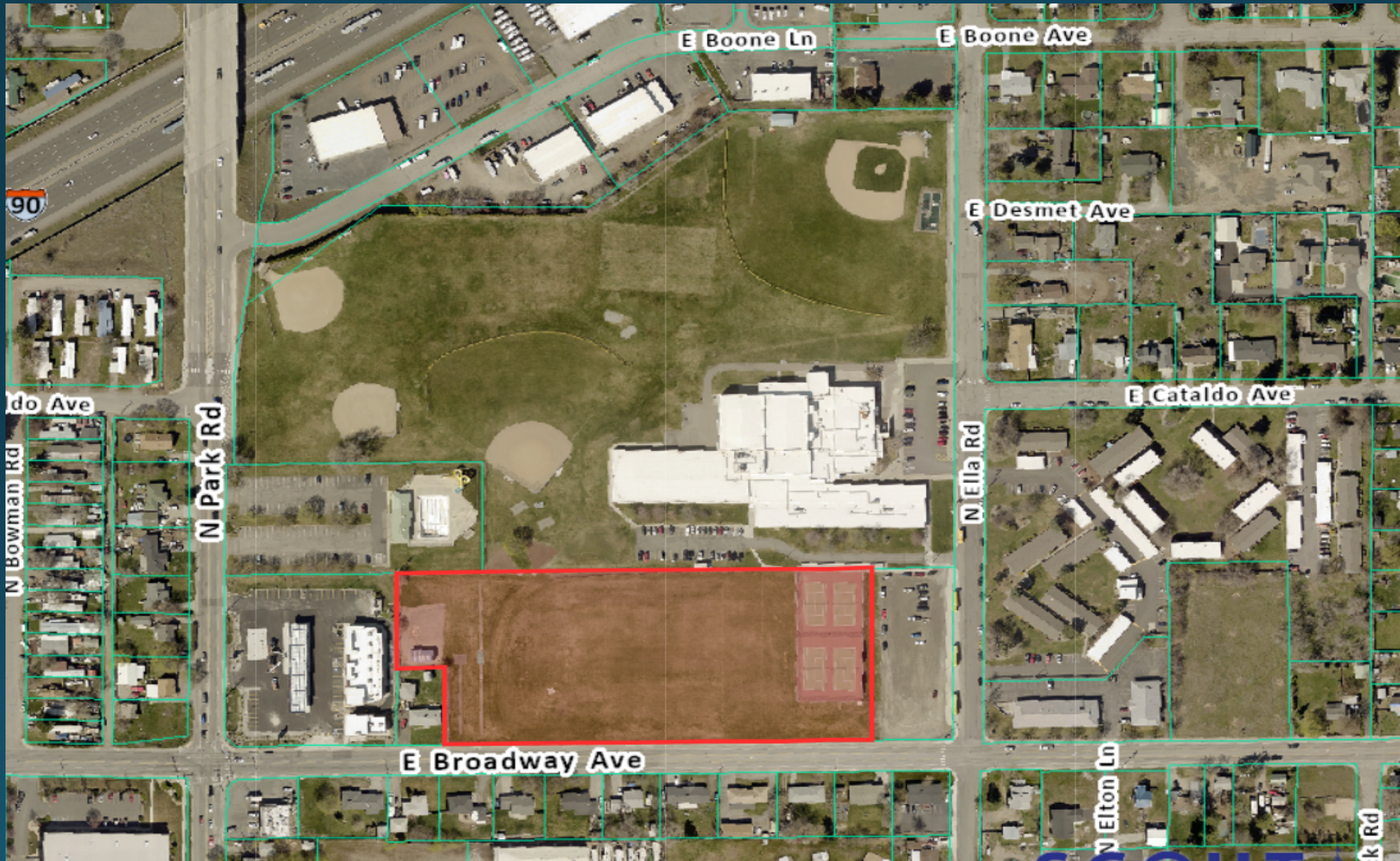
Members on the  
Facility Planning Committee

\$92

Bond package (in millions)

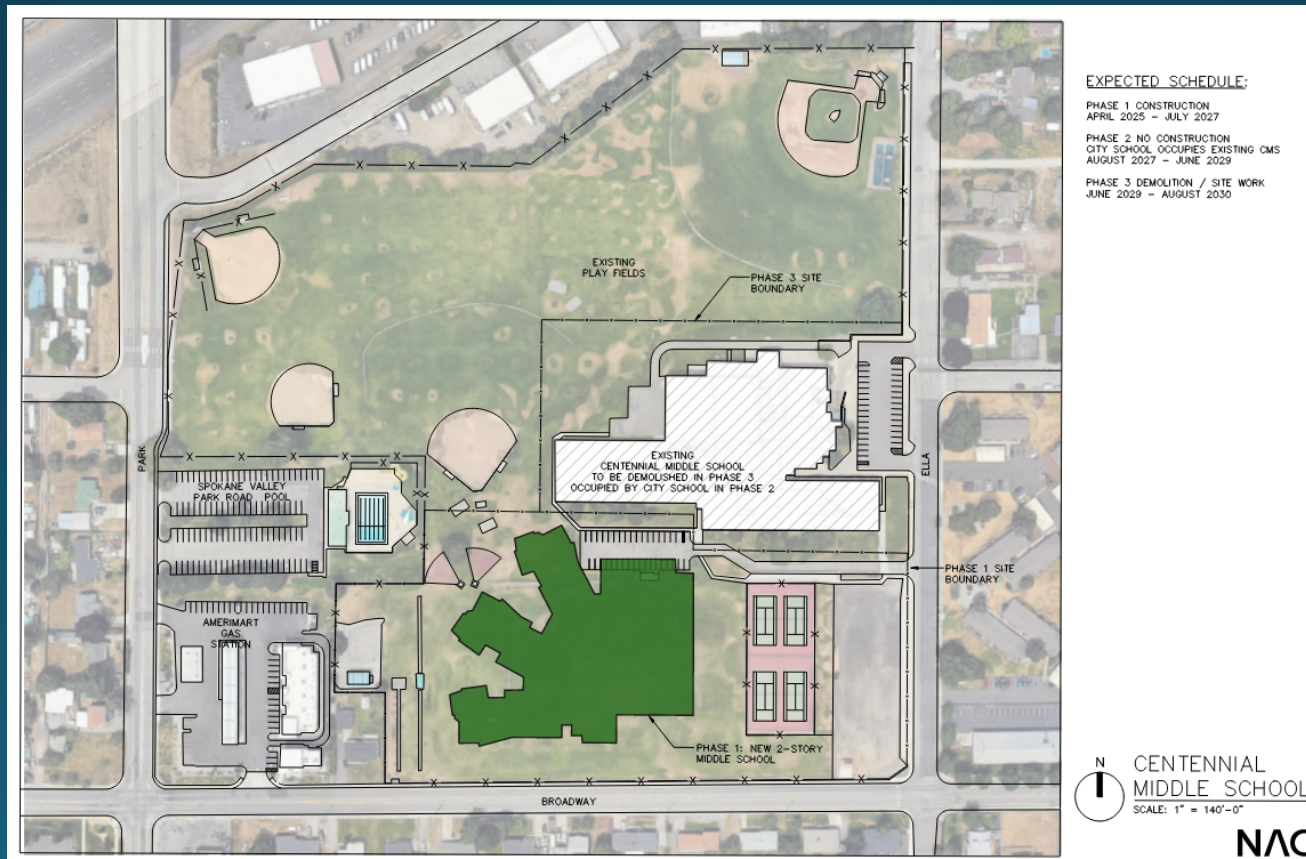


# West Valley SD Site



# Project Scope

- New-In-Lieu Replacement of Existing 86,061 SF building.
- New 2-story 105,000 SF Middle School
- Capacity: 700 Students
- Multi-phase build / demolition on occupied site.



# West Valley School District Procurement Schedule

Date	Activity
February 16, 2024	Advertisement for Request for Proposal Published. (1st Notice)
February 23, 2024	Advertisement for Request for Proposal Published. (2nd Notice)
February 27, 2024	Pre-proposal conference
March 8, 2024	Statements of Qualifications due at 3:00 p.m.
March 8 - 16, 2024	SOQ scoring and short-listing of firms
April 2, 2024	Interviews with short listed firm (tentative date).
April 4, 2024	Notification to most highly qualified GC/CM firms to submit RFFP.
April 15, 2024	RFFP Submittal Deadline and Publicly Open-Read by 3:00 p.m.
April 16, 2024	Owner QA proposals and issue notification of intent to award contract.
April 24, 2024	School Board approve GC/CM selection and award preconstruction services
April 25, 2024	GC/CM Preconstruction Services contract negotiations begin

# West Valley School District Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$2.8 M
Estimated project construction costs ( <i>including construction contingencies</i> ):	\$43.0 M
Equipment and furnishing costs	\$1.75 M
Off-site costs	\$1.0 M
Contract administration costs (owner, cm etc.)	\$1.5 M
Contingencies (design & owner)	\$5.0 M
Other related project costs	\$1.4 M
Sales Tax	\$4.0 M
<b>Total</b>	<b>\$60.45 M</b>



# Why GC/CM?

- COMPLEX PHASING AND SITE
  - Inflexible delivery schedule due to school calendars
  - Ongoing operations during construction
  - County pool is next door to the site
  - Ensure safety of students, staff and community
  - As with all public owners, the success of this bond lays groundwork for all future bonds.

# Why GC/CM?

- OPPORTUNITY FOR GREATER INNOVATION & EFFICIENCY
  - Contractor input during design
  - Early procurement
  - Enhanced buying power
  - Design for future flexibility

# Why GC/CM?

- PUBLIC BENEFIT
  - Expedites project schedule through vetted existing conditions and phasing decisions
  - Maintains educational operations during construction
  - Earlier cost certainty & cost transparency

# RCW 39.10.340

**The project meets all three of the RCW criteria:**

- a. Complex phasing
- b. Occupied campus
- c. Technical work environment
- d. GC/CM involvement is critical during the design for success.

# MWBE Strategy

## THIS WILL BE COMPRISED OF THREE LEVELS OF EFFORT

- **Owner outreach** meetings with members of the AEC community utilizing the office of OWMBE, AGC, Chamber of Commerce.
- **GC/CM Team selection Criteria** – we will ask for past performance and their approach to driving participation for this project.
- **Contact other districts** – seek guidance from districts who have developed highly successful strategies. How to score the approaches as well.
- **GC/CM Outreach Plan** – the team will be required to include the owner in the development of their plan so we can all provide input. The owner will be very active in this regard.

# Questions?