



# Three-School GC/CM Program

Middle School No. 5

Cascade Middle School Replacement

Alpac Elementary School Replacement

---

APPLICATION FOR APPROVAL TO UTILIZE GENERAL  
CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) PROJECT DELIVERY

SEPTEMBER 26<sup>TH</sup>, 2024, PRESENTATION

*Our Mission: In a safe environment, all students will achieve high standards of learning in order to become ethically responsible decision makers and lifelong learners.*

# Agenda

---

Introductions

Auburn School District

Program Description

Program Budget

Program Schedule

Diversity, Equity & Inclusion

Why GC/CM

Public Body Qualifications

Project Organization Chart

Project Team APD and Project Experience

Lessons Learned

Summary GC/CM

Summary EC/CM & MC/CM

# Introductions

---

## Presenting Team

### Auburn School District

- Jeffrey Grose – Executive Director of Capital Projects

### Parametrix

- Jim Dugan – Principal in Charge and GC/CM Advisor
- Dan Cody – GC/CM Procurement Manager & Advisor

## Team Members Not Presenting

### Perkins Coie

- Graehm Wallace – External Legal Counsel

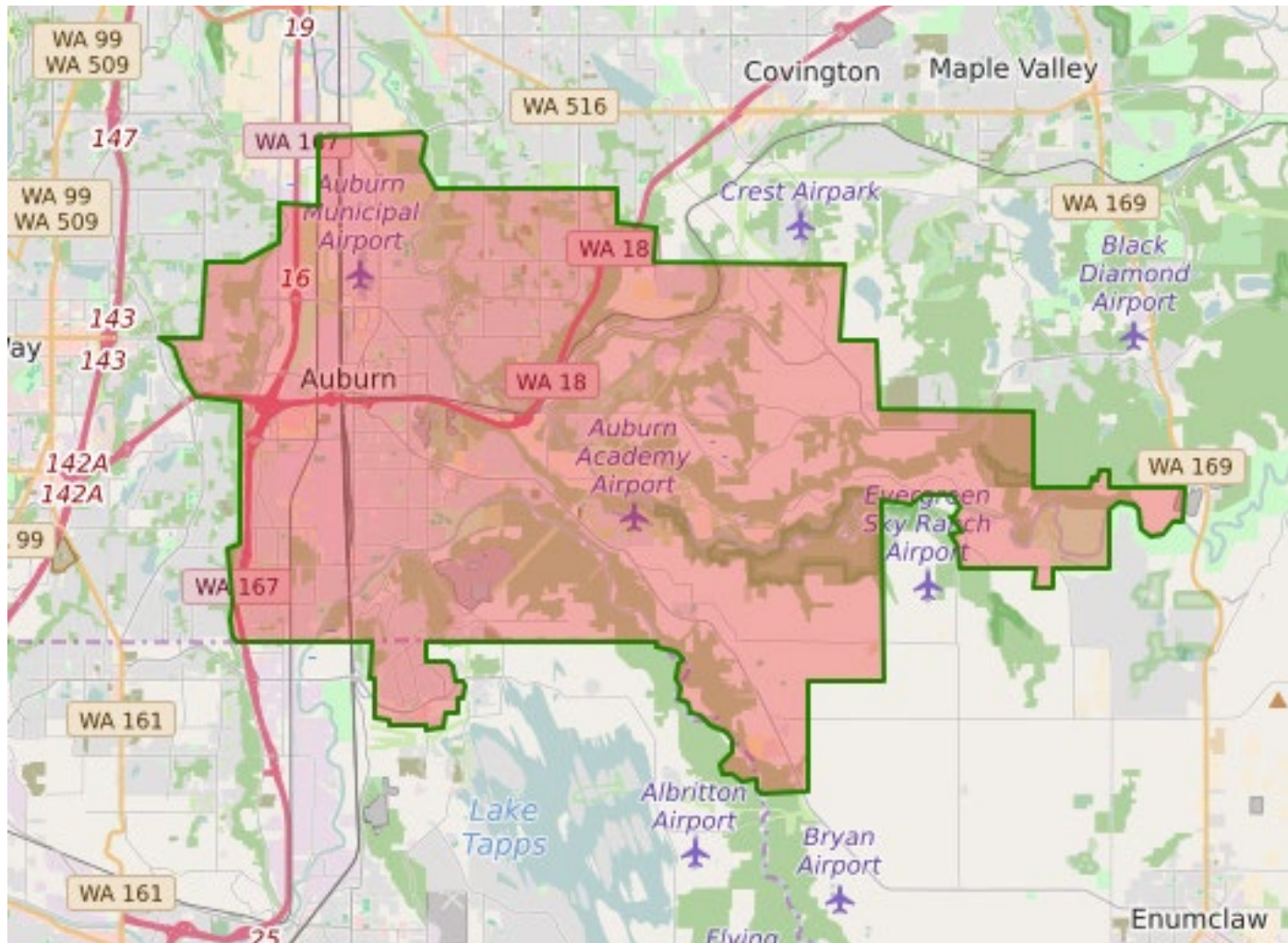
### NAC Architecture

- Karee Loghry, NAC Architecture

# Auburn School District

- Began serving students in 1896
- 2024 Enrollment: 17,345
- 1,163 teachers & 1,067 classified staff
- Serving residents in the cities of Auburn, Algona, Pacific & Unincorporated King County
- Serving portions of Pierce & King Counties
- 24 Schools comprised of:
  - 16 Elementary Schools
  - 4 Middle Schools
  - 4 High Schools

# Auburn School District Vicinity Map



# Three-School GC/CM Program

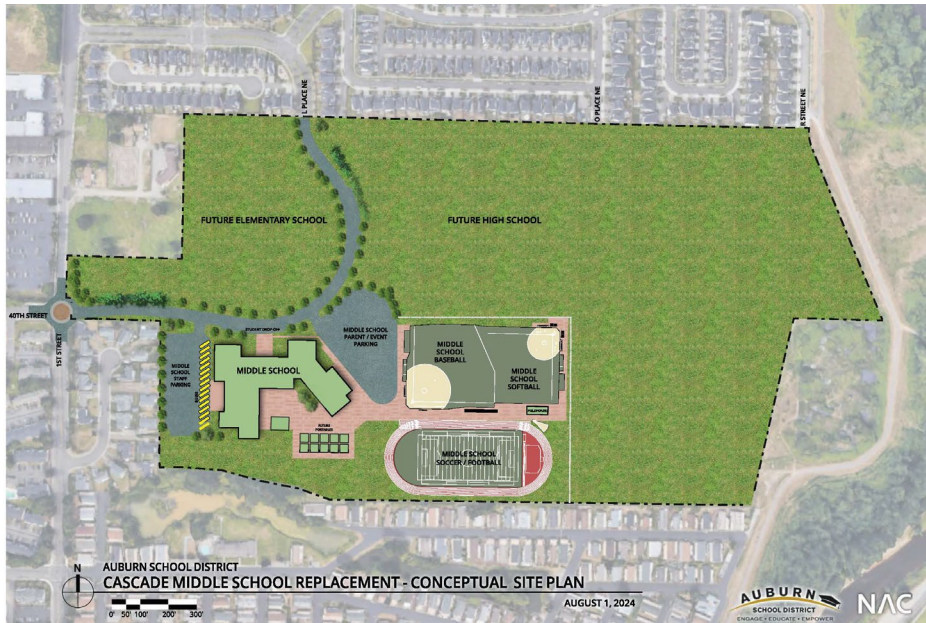
- This program replaces an existing elementary school and middle school that are outdated and beyond their useful life, and provides one new middle school.
- The new and replacement schools will:
  - Increase student capacity at the elementary and middle school levels.
  - Build schools to current educational and facility standards.
  - Provide schools with advanced technology systems.
  - Reduce building operating costs.
  - Reduce building maintenance costs.
  - Provide expanded opportunities for community facility use.

# Middle School No. 5



- New school on undeveloped site
- Serves grades 6-8, 800 students
- 116,000 SF school
- 4,000 SF covered play
- 1,800 SF field house
- Space for 10 future portables
- 53-acre site, 22 acres to be developed
- Extensive off-site improvements
  - Half-street frontage improvements
  - Roundabout
  - Traffic signal

# Cascade Middle School Replacement



- New school on undeveloped site
- Serves grades 6-8, 800 students
- 116,000 SF school
- 4,000 SF covered play structure
- 1,800 SF fieldhouse
- Space for 10 future portables
- 72.28-acre site, 23 acres to be developed
- 34 acres of contaminated soil remediation
- Extensive off-site improvements:
  - Half-street frontage improvements
  - Roundabout
  - 3-lane public road
  - Utility extensions



# Alpac Elementary School Replacement



- New replacement school on existing site
- Students/staff will be relocated during construction
- Serves grades Pre-K – 5, 650 students
- 76,000 SF school
- 1,800 SF covered play
- Space for 6 future portables
- Demolish existing school
- Redevelop 10.68-acre site
- Limited off-site improvements

# Why a Bundle? Why Not Separate?

---

- Similar advantages to Auburn School District's previous 3-school and 4-school GC/CM programs.
- Dependency between the projects.
- Promotes cost and schedule control.
- Continuity in design applications.
- Allows immediate application of lessons learned.
- Larger contract value and longer duration attracts interest from more GC/CMs.
- Better serves taxpayers.

# Project Budget - Middle School No. 5

<b>Category</b>	<b>Budget</b>
<b>GCCM MACC (Includes 3% Risk Contingency)</b>	<b>\$90,099,099</b>
<b>GCCM Fee, SGCCs &amp; NSS (11% of MACC)</b>	<b>\$10,900,901</b>
<b>GMP Budget</b>	<b>\$110,000,000</b>
<b>Project Investigations (1.00% of MACC)</b>	<b>\$1,100,000</b>
<b>Planning &amp; Design (12.00% of MACC)</b>	<b>\$13,200,000</b>
<b>Const. Permits &amp; Fees (5.00% of MACC)</b>	<b>\$5,500,00</b>
<b>Furnishings &amp; Equipment (4.00% of MACC)</b>	<b>\$4,400,000</b>
<b>Project Management (2.00% of MACC)</b>	<b>\$2,200,000</b>
<b>Const. Contingency (5.00% of MACC)</b>	<b>\$5,500,000</b>
<b>Project Contingency (8.47% of MACC)</b>	<b>\$9,317,000</b>
<b>Sales Tax (10.53% of MACC)</b>	<b>\$11,583,000</b>
<b>Total</b>	<b>\$162,800,000</b>

# Project Budget - Cascade Middle School Replacement

Category	Budget
GCCM MACC (Includes 3% Risk Contingency)	\$102,702,703
GCCM Fee, SGCCs & NSS (11% of MACC)	\$11,297,297
<b>GMP Budget</b>	<b>\$114,000,000</b>
Project Investigations (1.00% of MACC)	\$1,140,000
Planning & Design (12.00% of MACC)	\$13,680,000
Const. Permits & Fees (5.00% of MACC)	\$5,700,000
Furnishings & Equipment (4.00% of MACC)	\$4,560,000
Project Management (2.00% of MACC)	\$2,280,000
Const. Contingency (5.00% of MACC)	\$5,700,000
Project Contingency (8.47% of MACC)	\$9,655,800
Sales Tax (10.53% of MACC)	\$12,004,200
<b>Total</b>	<b>\$168,720,000</b>

# Project Budget - Alpac Elementary School Replacement

Category	Budget
GCCM MACC (Includes 3% Risk Contingency)	\$60,630,631
GCCM Fee, SGCCs & NSS (11% of MACC)	\$6,669,369
<b>GMP Budget</b>	<b>\$67,300,000</b>
Project Investigations (1.00% of MACC)	\$673,000
Planning & Design (12.00% of MACC)	\$8,076,000
Const. Permits & Fees (5.00% of MACC)	\$3,365,000
Furnishings & Equipment (4.00% of MACC)	\$2,692,000
Project Management (2.00% of MACC)	\$1,346,000
Const. Contingency (5.00% of MACC)	\$3,365,000
Project Contingency (8.47% of MACC)	\$5,700,310
Sales Tax (10.53% of MACC)	\$7,086,690
<b>Total</b>	<b>\$99,604,000</b>

# Program Funding

- Preconstruction costs for this program will be funded from the Auburn School District Capital Projects Fund.
- Funding for the construction work and other program costs will be provided from a bond issue.
- Auburn School District has placed a bond issue for this purpose on the November 5, 2024, ballot.
- What happens if the bond issue doesn't pass?
  - Schematic design, design development, and construction document services are not dependent on the bond.
  - School district has funding in place to take the projects through Pre-GMP.
  - The school district will re-run the bond issue if it does not pass in November.

# Program Procurement Schedule

Task	Date
Presentation to the PRC	Sep. 28, 2024
Release GC/CM RFP	Oct. 1, 2024
RFP Submittals Due	Nov. 1, 2024
Shortlist Candidates and Send interview Invitation	Nov 11, 2024
Interviews	Nov. 18, 2024
Identify Most Qualified Candidates	Nov. 19, 2024
GC/CM RFP	Nov. 25, 2024
RFP Opening & Selection of GC/CM	Dec. 13, 2024
Execute Early Service Agreement	Jan. 15, 2025
Pre-con Work Plan Due	Jan. 31, 2024
School Board Approval of Selected GC/CM	Feb. 10, 2024
Pre-Con Agreement Executed	Feb. 14, 2024
Pre-Con Services – Cascade Elementary	Jan. 2025 – Mar. 2027
Pre-Con Services – Middle School No. 5	Jan. 2025 – May 2026
Pre-Con Services – Alpac Elementary School	May 2025 – Mar. 2027

# Project Schedule – Middle School No. 5

GC/CM Schedule	Start	Finish
Design	June 2024	June 2026
Early Procurement of Long Leadtime Items	TBD	TBD
Permitting	Apr. 2025	May 2026
Early Grading Subcontractor Bidding & Buyout	Feb. 2026	Feb. 2026
Early Grading Construction	May 2026	June 2026
Building & Site Improvements Subcontractor Bidding & Buyout	Mar. 2026	Apr. 2026
Building, Site & Off-Site Construction	June 2026	Aug 2027
Substantial Completion		June 2027
Owner Move-in	July 2027	Aug. 2027
First Day of 2027/28 School Year		Sep. 8, 2027
Final Completion/Closeout	Aug 2027	Feb. 2028
Warranty Period	July 2027	June 2028



# Project Schedule – Cascade Middle School Replacement

GC/CM Schedule	Start	Finish
Design	Jan. 2025	Mar. 2027
Early Procurement of Long Leadtime Items	TBD	TBD
Permitting	Jan. 2026	Mar. 2027
Site Remediation Bidding, Buyout & GMP Negotiations	Apr. 2026	Apr. 2026
Site Remediation Construction	June 2026	Oct. 2026
Building & Site Improvements Subcontractor Bidding & Buyout	Jan. 2027	Feb. 2027
Building, Site & Off-Site Construction	Mar. 2027	Aug. 2028
Substantial Completion		June 2028
Owner Move-in	July 2028	Aug. 2028
First Day of 2027/28 School Year		Sep. 6, 2028
Final Completion/Closeout	Aug. 2028	Feb. 2029
Warranty Period	July 2028	June 2029

# Project Schedule – Alpac Elementary School Replacement

GC/CM Schedule	Start	Finish
Design	May 2025	Mar. 2027
Early Procurement of Long Leadtime Items	TBD	TBD
Permitting	Apr. 2026	June 2027
Building & Site Improvements Subcontractor Bidding & Buyout	Apr. 2027	May 2027
Building, Site & Off-Site Construction	May 2027	Aug 2028
Substantial Completion		June 2028
Owner Move-in	July 2028	Aug. 2028
First Day of 2028/29 School Year		Sep. 6, 2028
Final Completion/Closeout	Aug. 2028	Feb. 2029
Warranty Period	June 2028	May 2029

# Diversity, Equity & Inclusion

- Procurement documents (RFP & RFFP) will require the GC/CM Proposers to:
  - Provide their recent history of inclusion of certified disadvantaged business enterprises (DBEs).
  - Provide a narrative of how the firms culture and policies support inclusion and utilization of DBEs
  - Provide a summary of the firm's plan to increase opportunities, recruitment and mentorship opportunities for DBEs on our program of projects.
- Jeffrey Grose, Auburn School District's Executive Director of Capital Projects, will serve as the Project Manager for this Program and represent the school district in all matters including outreach to and compliance with DBE/MBE/WBE/VA requirements.
- Auburn School District does not require specific inclusion goals or set minimum number of disadvantaged businesses for our projects. The school district will work with the selected GC/CM to increase opportunities to recruit, include, and mentor disadvantaged business enterprises.

# Why GC/CM Delivery Method for the Auburn School District Three School GC/CM Program

## RCW 39.10.300 GC/CM Statutory Compliance

---

Complies with 3 of the 5 Statutory criteria:

- (1) Implementation of the project involves complex scheduling, phasing, or coordination.
- (2) The project involves construction at an occupied facility which must continue to operate during construction
- (3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.
- (4) The project encompasses a complex site & environment or technical work environment.
- (5) The project requires specialized work on a building that has historic significance.

# Advantages to GC/CM Delivery

---

- Manage costs in an inflationary market.
- Allocation of risk.
- Real time, market-based cost estimates.
- Better coordination of materials and equipment purchases.
- More responsive and responsible bids.
- Better ability to accommodate activities at site.
- Ongoing value analysis and constructability review.

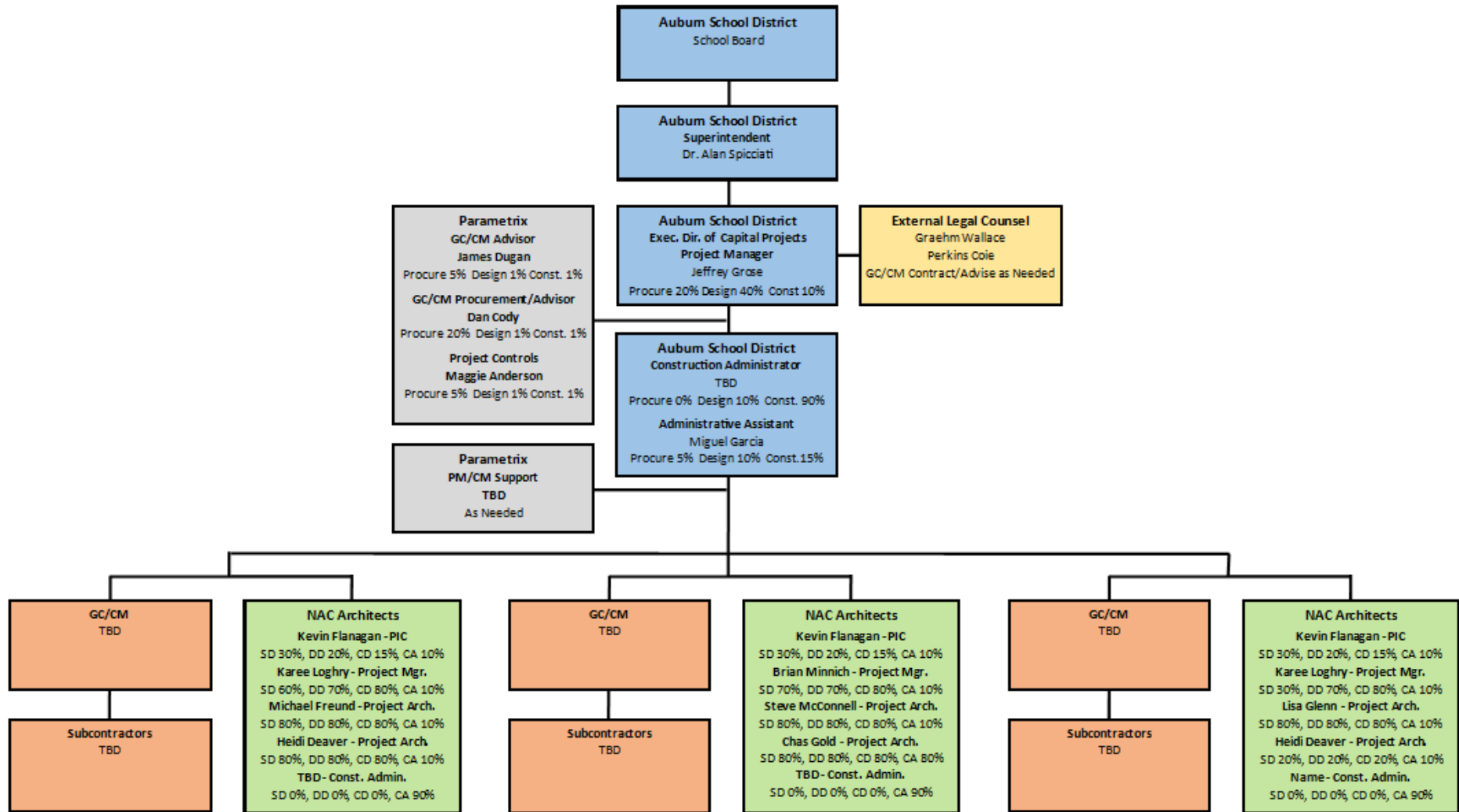
# Public Body Qualifications

## Leadership Team

- Auburn School District has successfully completed eight prior GC/CM projects
- Auburn School District has augmented the project team with consultants with extensive background in GC/CM project delivery.
  - NAC Architecture will lead the design team with an extensive background in the design of K-12 facilities and GC/CM project delivery.
  - Parametrix will provide GC/CM advisory, GC/CM procurement and PM/CM consultant services throughout the life of the project.
  - Perkins Coie will develop the contract documents and advise on legal issues and best practices related to RCW 39.10 and GC/CM delivery.

ASD satisfies the public body qualifications by staff augmentation with consultants.

# Project Organization Chart



Middle School No. 5

Cascade Middle School

Alpac Elementary School

# Project Team – Alternative Project Delivery Experience

Name	Experience
<p><b>Jeffrey Grose</b> Executive Director of Capital Projects Auburn School District Project Manager</p>	<p><b>50 years Design, Construction &amp; Project Management</b></p> <ul style="list-style-type: none"> <li>• 44 years with Auburn School District</li> <li>• Over 100 projects completed</li> <li>• 8 GC/CM projects completed since 2017</li> <li>• Degrees in Architecture and Building Construction</li> <li>• Certified Value Engineer</li> <li>• Former arbitrator for AAA and member of Dispute Resolution Board Foundation</li> <li>• Scheduled to take the DBIA Certification Workshop in October 2024</li> </ul>
<p><b>Jim Dugan</b> Progressive Design-Build Advisor Parametrix</p>	<p><b>46 Years Program/Project Management</b></p> <ul style="list-style-type: none"> <li>• 20 years Design-Build Experience with the Austin Company (1978-1998)</li> <li>• 40+ GC/CM projects since 2013</li> <li>• 30+ DB projects since 2017</li> <li>• Highly knowledgeable of RCW 39.10</li> <li>• PRC member since 2016 – Term expires 2026</li> <li>• PRC Vice Chair in 2019 and Chair in 2020</li> </ul>



Name	Experience
<p><b>Dan Cody, DBIA Associate</b>  Progressive Design-Build  Procurement Manager &amp; PM/CM  Support  Parametrix</p>	<p><b>39 Years Design, Construction &amp; Project Management</b></p> <ul style="list-style-type: none"> <li>• 31 GC/CM projects since 2015</li> <li>• 30+ DB projects since 2017</li> <li>• Highly knowledgeable of RCW 39.10</li> <li>• Registered Architect</li> <li>• DBIA Associate</li> </ul>
<p><b>Graehm Wallace</b>  External Legal Counsel  Perkins Coie</p>	<p><b>27 Years Construction Law</b></p> <ul style="list-style-type: none"> <li>• Extensive experience in GC/CM &amp; DB Contracts</li> <li>• Extensive construction claim experience</li> <li>• Has served 100+ public agencies in WA State</li> <li>• Extensive knowledge of RCW 39.10</li> </ul>

# Lessons Learned

---

- GC/CM process allows a coordinated team of the Owner, GC/CM, and design team to work together from early in the design process to project completion to:
  - Share lessons learned from past projects and apply them to the 3-School GC/CM Program.
  - Identify and immediately apply lessons learned during design and construction phase to ongoing projects.
  - Conduct a formal lesson learned process and completion the first program project and apply these lessons to the remaining two projects.

# GC/CM Summary

---

- GC/CM provides substantial benefits while the D/B/B delivery method adds risks to the program.
- Project meets 3 of the 5 criteria under RCW 39.10.340:
  - Involves complex scheduling, phasing and coordination.
  - Involvement of GC/CM during design is critical.
  - Project has a complex work environment.
- The Auburn School District team has:
  - Project delivery method knowledge and experience.
  - Sufficient, experienced PM and CM personnel.
  - Project management structure with clear and logical lines of authority
  - Necessary and appropriate funding plan and time to carry out project.
  - Continuity of PM team and experience in project type and scope.
  - Project has the necessary has appropriate construction budget.
- Auburn School District has no outstanding audit finding on previous projects

# Alternative Subcontractor Selection EC/CM & MC/CM

---

- Auburn School District is requesting PRC Approval to utilize Alternative Subcontractor Selection for the Electrical and Mechanical portion of the contract work.
- Requesting approval now but will collaborate with the selected GC/CM to make the final determination whether to proceed with EC/CM and MC/CM subcontractor selection.
- The total Electrical subcontract value for the program is anticipated to be \$26,243,000.
- The total Mechanical subcontract value for the program is anticipated to be \$39,364,500.
- Utilization of EC/CM and MC/CM provides the following benefits that are not available when using low-bid selection:
  - Primarily qualification and Experience based selection of subcontractors.
  - Collaboration and innovation between the GC/CM, subcontractor, design team and Owner during design.
  - Subcontractor QA/QC of mechanical and electrical drawings/specifications during design.
  - Subcontractor feedback on value engineering and constructability during design.
  - Market based cost estimating.
  - Early procurement of long lead-time materials and equipment to avoid cost and schedule impacts.

# Alternative Subcontractor Selection Summary

---

- Requesting PRC approval to utilize EC/CM and MC/CM subcontractor selection.
- Public Benefit:
  - Alternative subcontractor provides benefits not available via low-bid selection.
  - Auburn SD understands the process to determine if alternative subcontractor selection would be in the best interest the public and of the project.
- Auburn SD Engagement & Knowledge
  - ASD will participate in the alternative subcontractor selection process.
  - ASD will oversee the GC/CM during the alternative subcontractor selection process.
  - ASD understands their responsibilities related to the alternative subcontractor selection process.
  - ASD is knowledgeable of the statutory audit requirements related to utilizing alternative subcontractors (EC/CM & MC/CM).



Thank You  
&  
Questions