

PRC Presentation

Young Child & Family Center

North Thurston Public Schools
27 September 2024

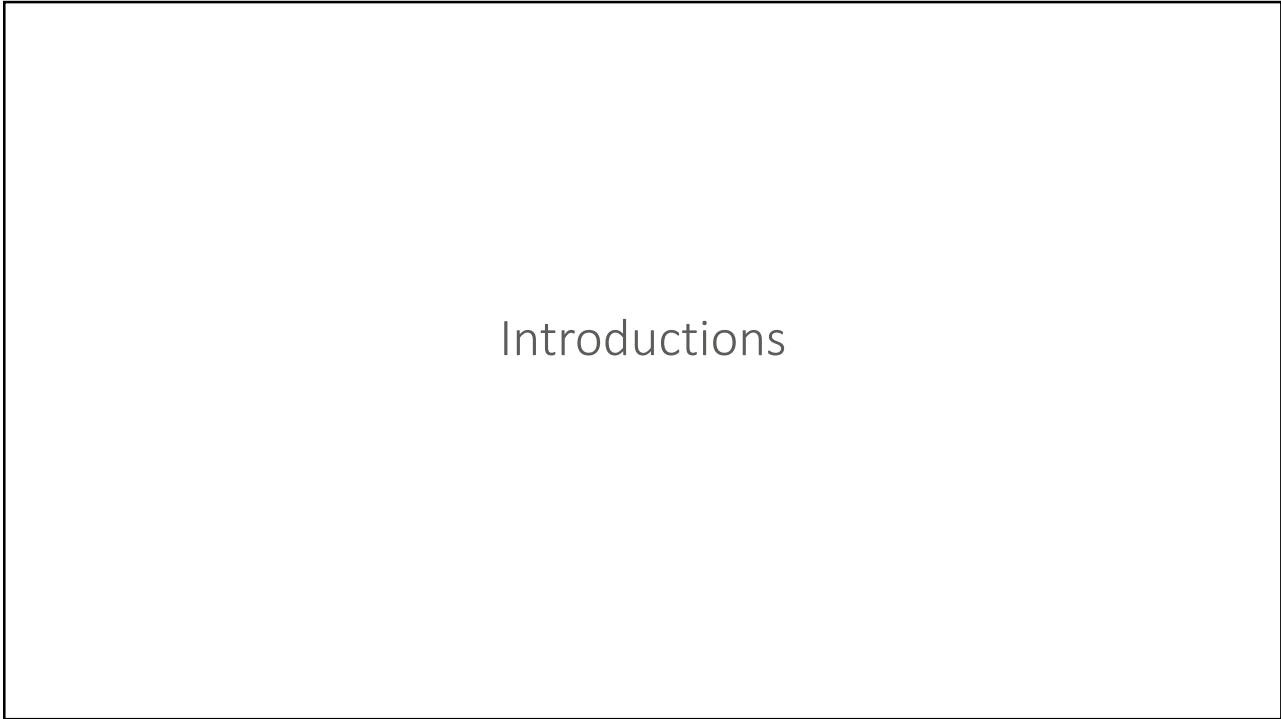


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Agenda

- Introductions
- NTPS at a Glance
- Why GC/CM for NTPS?
- Project Overview
- GC/CM Evaluation Criteria
 - Project Criteria
 - Team Qualifications
 - MWBE
- Questions


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Introductions

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Introductions – Core Team



greenegasaway

Parametrix

McGRANAHAN **PBK**

*Perkins
Coie*

- | Sean Dotson – Assistant Superintendent, Operations
- | Tony Matiatos – Director, Construction & Design
- | Calvin Gasaway – Principal
- | Sam Rosendahl – Project Manager
- | Jim Dugan – GC/CM Advisor
- | Matt Lane – Principal
- | Kris Stamon – Project Manager
- | Shona Bose – Project Architect
- | Graehm Wallace – GC/CM Legal Advisor

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Introductions – Presenting Today



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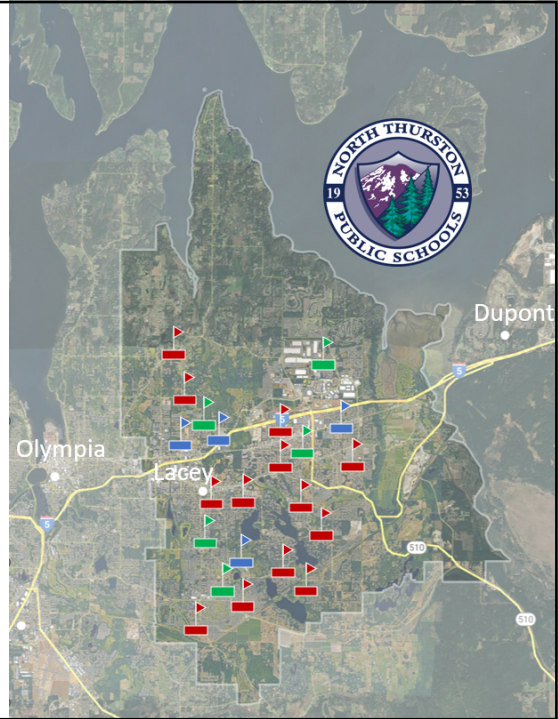
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The District

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NTPS at a Glance

- Established in 1953 as a small rural district.
- Grown into ethnically diverse student population in the south Puget Sound.
- Encompasses 74 square miles.
- 23rd largest district in the state.
- 15,000 students and 2,000 employees.
 -  13 Elementary Schools (PreK-5th grade)
 -  4 Middle Schools (6th-8th grade)
 -  3 Comprehensive High Schools (9th-12th grade)
 - 4 Choice Schools
(virtual, home based, performing arts, CTE)



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NTPS at a Glance

- 1st Time NTPS is pursuing GC/CM approval!
- 2020 Bond + 2024 Levy :
 - River Ridge HS Modernization & Addition
 - Raj Manhas Activity Center Modernization & Addition
 - Komachin MS Modernization & Addition
 - **Young Child and Family Center**
 - Nisqually MS Track & Field Improvements
 - Aspire Performing Arts Academy Improvements
 - Timberline HS Track & Field Improvements
- NTPS has traditionally used design-bid-build delivery which has presented challenges.
- NTPS is considering the use of GC/CM on future projects.



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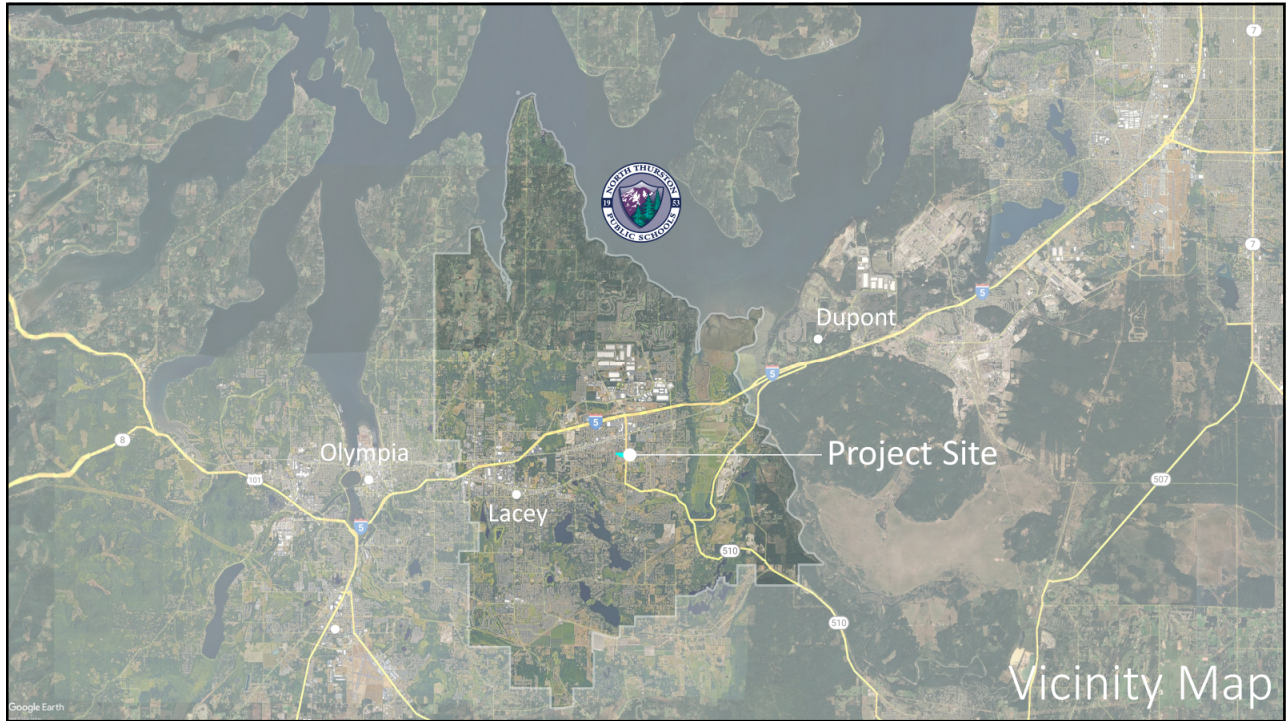
Why GC/CM for NTPS?

- **Integrated Team Approach.** Selection of the General Contractor base on qualifications specific to the project type and needs.
- **Schedule Management,** including overlap of design and construction, especially for phased work & procurement.
- **Better Control of Risks and Contingencies,** early site investigations to define watermain and poor soils.
- **Maximize Value** with continuous estimating feedback, coordination, and constructability.
- **Increases Opportunity of MWBE** participation with increased access and procurement flexibility.

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The Project

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Project Overview

- Young Child & Family Center (YCFC)
- Serves approx. 600 half-time students, ages 3-5
- 45,000 sf building on 15.8 acre site
- Phased Construction
- Master Planning for future recreation center
- Estimated GMP, \$41.6M



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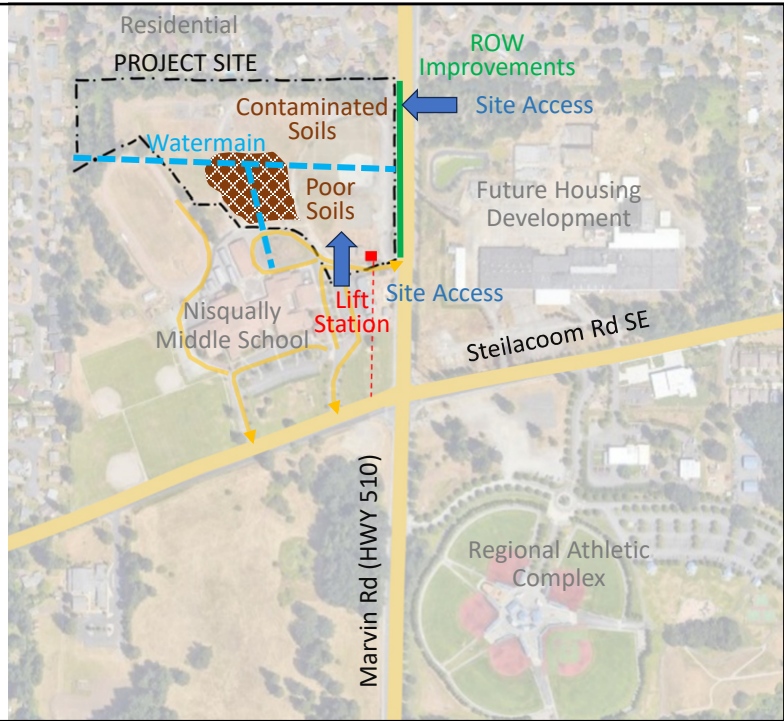
Site Challenges

RISKS & UNKOWNS

- Shared Watermain
- Shared-use Sewer Lift Station
- Poor Soils
- Contaminated Soils

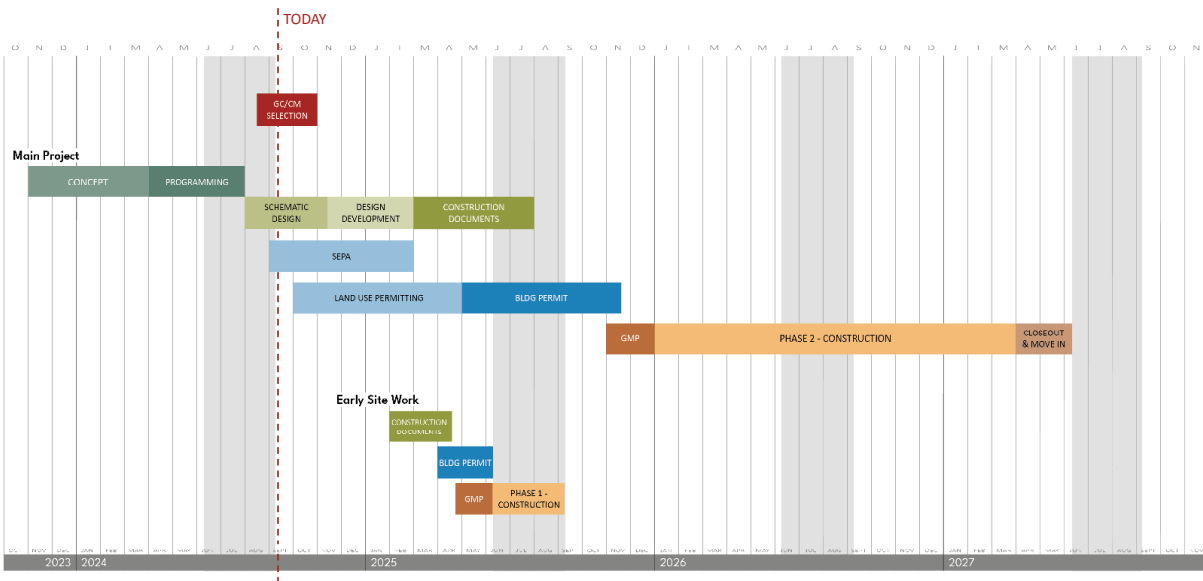
LOGISTICS

- Highway Frontage
- Nisqually MS Occupied
- Adjoining Neighborhood

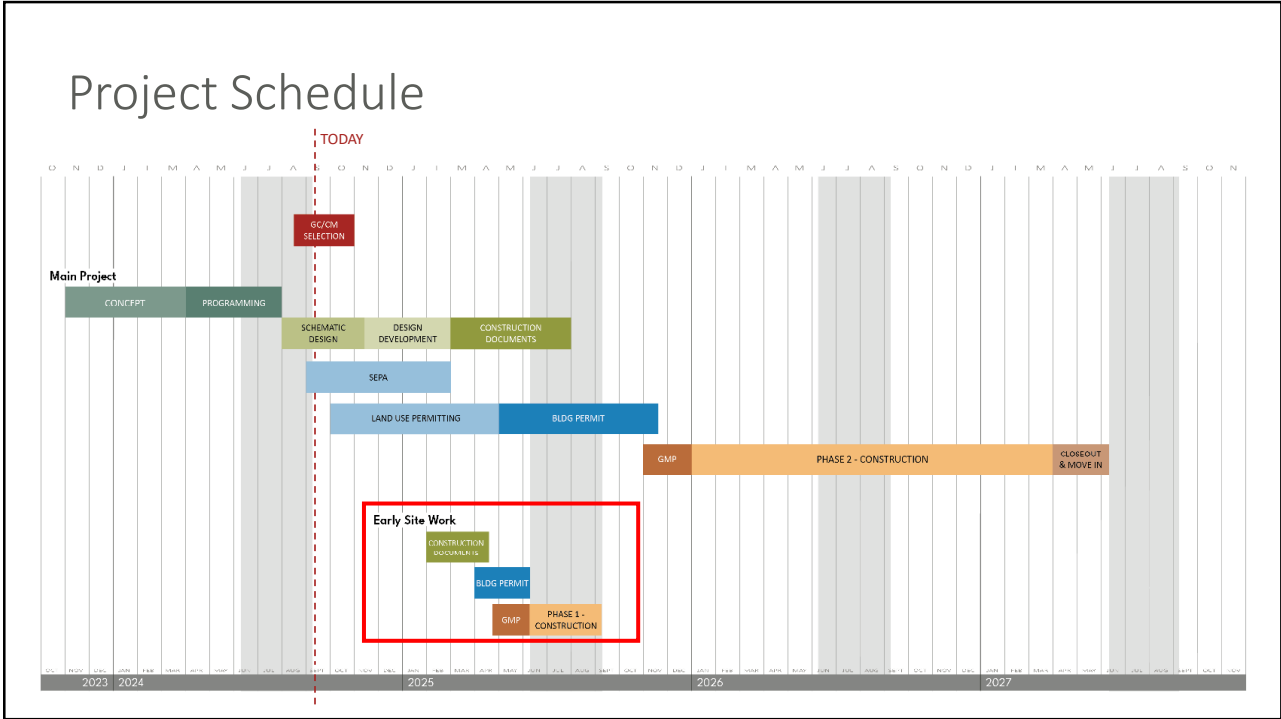


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Project Schedule



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GC/CM Procurement Schedule

Activity	Date
Presentation to PRC	Sept. 27, 2024
Release GC/CM RFQ	Oct. 4, 2024
Step 1: SOQ Submittals Due	Oct. 25, 2024
Shortlist Candidates and Send Interview Invitation	Oct. 29, 2024
Step 2: Interviews Conducted	Nov. 5, 2024
Step 3: GC/CM Price Proposals Due	Nov. 7, 2024
RFP Opening & Selection of GC/CM	Nov. 8, 2024
Initial Purchase Order	Nov. 18, 2024
Preconstruction Services	Nov. 2024 – Jan. 2026

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Evaluation Criteria

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GC/CM Evaluation Criteria (RCW 39.10.340) :

B. Qualifying Criteria (1 req of 6) **Project meets 3 of the 6 criteria**

1. Implementation of the project involves complex scheduling, phasing, or coordination.
 - Early Site Package, Procurement, Coordination for Future Phases, Impacts to Shared Utilities, and Multiple Stakeholders.
2. The project involves construction at an occupied facility which must continue to operate during construction.
 - Adjacent Nisqually MS is Occupied Plus Complexity of Modifications to Shared Sanitary and Water Utilities. Minimize Disruptions. Develop Safety and Construction Access Plans.
3. The involvement of the GC/CM during the design stage is critical to the success of the project.
 - Team Collaboration, Managing Risks, Maximizing Scope.

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GC/CM Evaluation Criteria (RCW 39.10.340) :

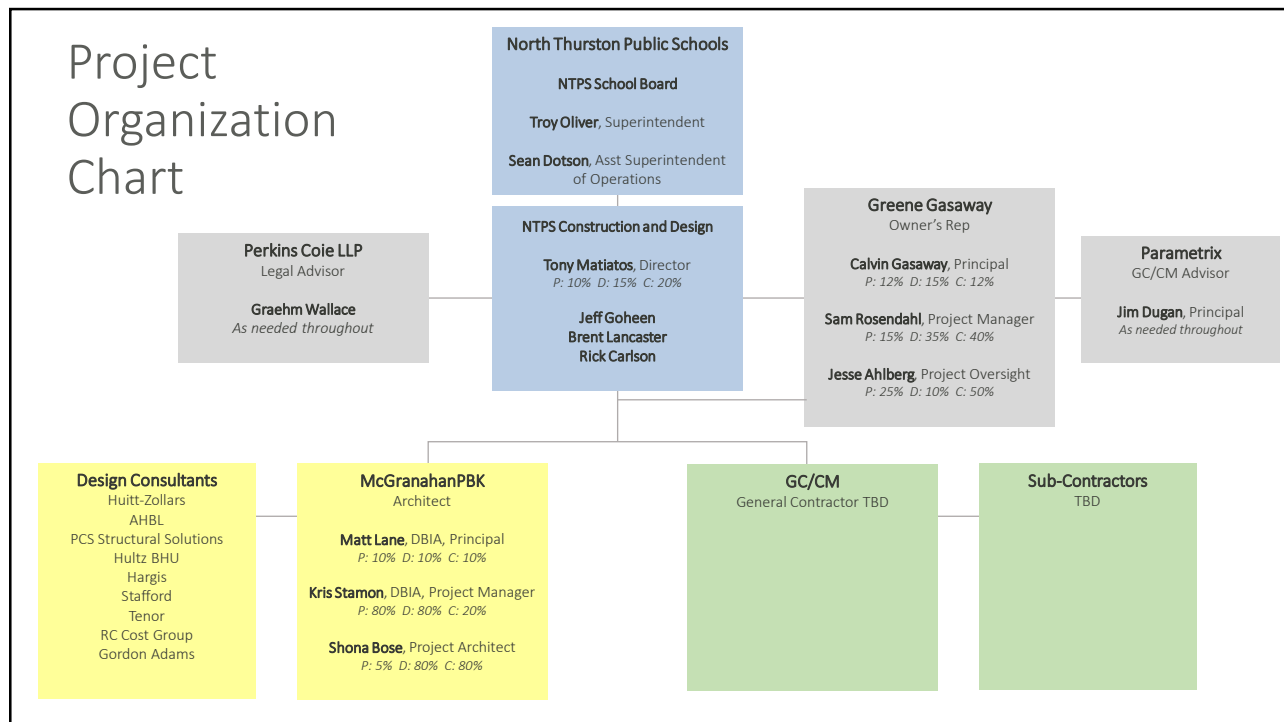
C. Team Experience

- 1. Project delivery knowledge and experience
- 2. Sufficient contract administration personnel with construction experience
- 3. Written management plan with clear & logical lines of authority
- 4. Necessary & appropriate funding and time to carry out the project
- 5. Continuity of project management team with project type & scope experience
- 6. Necessary and appropriate construction budget

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The Team

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District Protocol for Managing Changes/Authority

- **School Board** review & approval when appropriate
 - Project Budget,
 - Final contract, and amendments
 - Delegation of authority
- **Director** has authority to issue change order proposals & directives utilizing owner's contingency
 - Regular team meetings with principal-level involvement
 - Routine administration progress updates
 - Regular check-ins with legal and GC/CM consultants

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Team Qualifications - Owner

Tony Matiatos, NTPS :

Director of Construction and Design

- 38 years Experience in K-12
- **2 GC/CM Projects**
- Role: Project Oversight, Guidance, and Decision Making

Calvin Gasaway, Greene Gasaway :

Principal

- 35 years Experience in K-12
- **1 GC/CM Project**
- Role: Project Management focused on Project Oversight.

Jesse Ahlberg, Greene Gasaway :

Project Manager

- 23 years Experience in K-12
- **3 GC/CM Projects**
- Role: Project Management focused on Contracts on Construction Administration.

Sam Rosendahl, Greene Gasaway :

Project Manager

- 17 years Experience in K-12
- **1st GC/CM Project**
- Role: Project Management focused on Schedule, Budget, Phasing, and Construction Administration.

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Team Qualifications - Architect

Matt Lane, McGranahanPBK :

Principal

- 30 years Experience in K-12 and Higher-ed
- DBIA Certified
- Former CPARB PRC Member
- **6 GC/CM Projects**
- Role: Project Leadership & Oversight

Shona Bose, McGranahanPBK :

Project Architect

- 13 years Experience in K-12 and Higher-ed
- **1st GC/CM Project**
- Role: Technical documentation and coordination of the design team and local jurisdiction.

Kris Stamon, McGranahanPBK :

Project Manager

- 24 years Experience in K-12 and Higher-ed
- DBIA Certified
- **7 GC/CM Projects**
- Role: Team Leadership & Management ensuring that the project meets its goals and expectations while adhering to the budget and schedule.

Grace Kim, McGranahanPBK :

Project Designer

- 8 years Experience in K-12 and Higher-ed
- **2 GC/CM Projects**
- Role: Design leader setting the vision for the project and developing it to meet expectations.

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Team Qualifications - Advisors

Graehm Wallace, Perkins Coie LLP :

Legal Advisor

- **27 years Experience in Construction Law**
- Numerous public entities
- Role: Construction Contracts and Ensuring Compliance with RCW 39.10.

Jim Dugan, Parametrix :

GC/CM Advisor

- 46 years Experience
- **Extensive GC/CM Project Experience**
- Current CPARB PRC Member
- Role: Advising team related to the GC/CM process including procurement and process guidance.

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MWBE

Current Program

- Existing Policy for District Staff: Equity Resolution No.2-20/21 : Equity in Education (Hiring and Retaining a Workforce that Reflects the Diversity of Our Student Body)

Preparing for the Future

- GC/CM bid packaging will increase opportunities & access for MWBE sub-contractors.
- Strength of DEI program is specifically included in RFP and will be a scored subject matter included in the selection of General Contractor and will be included in contract documents.
- NTPS has sought counsel from multiple resources including multiple school districts to benefit from their experience.
- NTPS is using feedback it has received to begin setting up controls for monitoring, outreach and overall DEI systems and program for capital projects.
- NTPS is gathering MWBE tracking data from their current capital projects.

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Project Budget

Funding from the 2020 Bond and 2024 Levy, secured and allocated with the YCFC Schedule.

Category	Budget
Project Construction Costs	\$35,300,000
GC/CM Contingency (3%)	\$ 1,059,000
GC/CM Fees (GC Fee, Spec GC's, NSS)	\$ 5,233,500
Total GMP	\$41,592,500
Professional Services	\$ 5,677, 500
Contract administration costs	\$ 2,460,250
Contingencies (<i>design & owner</i>)	\$ 2,649,500
Other related project costs	\$ 8,081,750
Sales Tax	\$ 3,671,450
Total	\$ 66,403,950

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Thank You!

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Questions?

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4 Questions Received from PRC:

1. Is there a DBE/MBE/WBE/VA Administrator or “Champion” for this project?

As this is our first GC/CM project, NTPS is taking a team approach to our DEI program. Our Construction & Design office will take the lead but work in coordination with our Business Department in a team effort. To supplement our team, we will also seek input from the GC/CM we engage with as well as other, more experienced school districts to help guide our approach. Our outreach and communications with other districts is already in process.

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4 Questions Received from PRC:

2. **Is there any inclusion percentage goal or minimal number used of businesses of DBE/MBE/WBE/VA Status on the project?**

As a school district we support diversity in hiring. In the past we haven't tracked inclusion percentage, but we plan on doing so in the future, including for this project. To inform ourselves in preparation for the project, we have pulled information from our most recent large project, and we are aware of the Governor's published DEI goals (10% MBE/6% WBE/5% SBE/5% VBE) as a reference point. We will also encourage as many local firms as possible to be involved in our project. DEI approach will be included in the RFP as well as a component of our selection scoring.

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4 Questions Received from PRC:

3. **Is there any required tracking of utilization of the certified businesses being used on this project?**

Yes, we plan to have the GC/CM submit reports monthly on the status of their DEI outreach efforts, plans for future outreach and current contracting status/DEI percentages. There are a number of tracking tools (LCP tracker, B2GNow, L&I Website) and the district is currently in the process of evaluating these to decide which will be used for this project. In alignment with our board's commitment to DEI we will provide periodic updates to Superintendent's Cabinet and the board as requested.

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4 Questions Received from PRC:

4. Can you please share any other internal process that can be shared for subcontractor outreach?

Currently NTPS maintains a list of MWBE contractors on their small works roster. We advertise our small works projects on the OMWBE website and in the Olympian, our local newspaper. We have reached out to the MBDA Business Center in Tacoma to discuss our project as well as the State Office of Minority & Women's Business Enterprises. We are also in the process of updating the district's current MWBE roster by utilizing the Directory of Certified Businesses database available through OMWBE.

While our internal processes are being worked through, we are planning to host an open house as well as other such activities to generate interest and to become better acquainted with our local DEI businesses. We've sought counsel from the above entities to help us determine the most appropriate timing/frequency for these events. This is also one area that we plan to solicit information/suggestions from our GC/CMs to understand which practices they have found most beneficial in the past.