

Valley School District

Application for Project Approval for GC/CM

New Early Learning Center



January 23, 2025

Agenda

1. Team and Organizational Chart
2. About Valley School District and ELC
3. Scope
4. Why GC/CM
5. RCW 39.10
6. MWBE Outreach
7. Schedule
8. Budget and Funding
9. Summary
10. Questions



Team

Mandi Rehn

Superintendent – VSD

Jared Attridge

Finance Director - VSD

Jonathan Miller

Assoc. DBIA, CCM, PMP

Senior PM, Turner & Townsend Heery

Worked on eight GC/CM projects under RCW 39.10

David Beaudine

Assoc. DBIA, CCM

Vice President, Turner & Townsend Heery

Dozens of GC/CM projects, valued at nearly \$1B

Jerry Burk

Construction Manager, Turner & Townsend Heery

Worked on five GC/CM projects under RCW 39.10

Melissa McFadgen

AIA, LEED AP

Principal, NAC Architecture

Ten GC/CM projects – 55 as a firm

Graehm Wallace

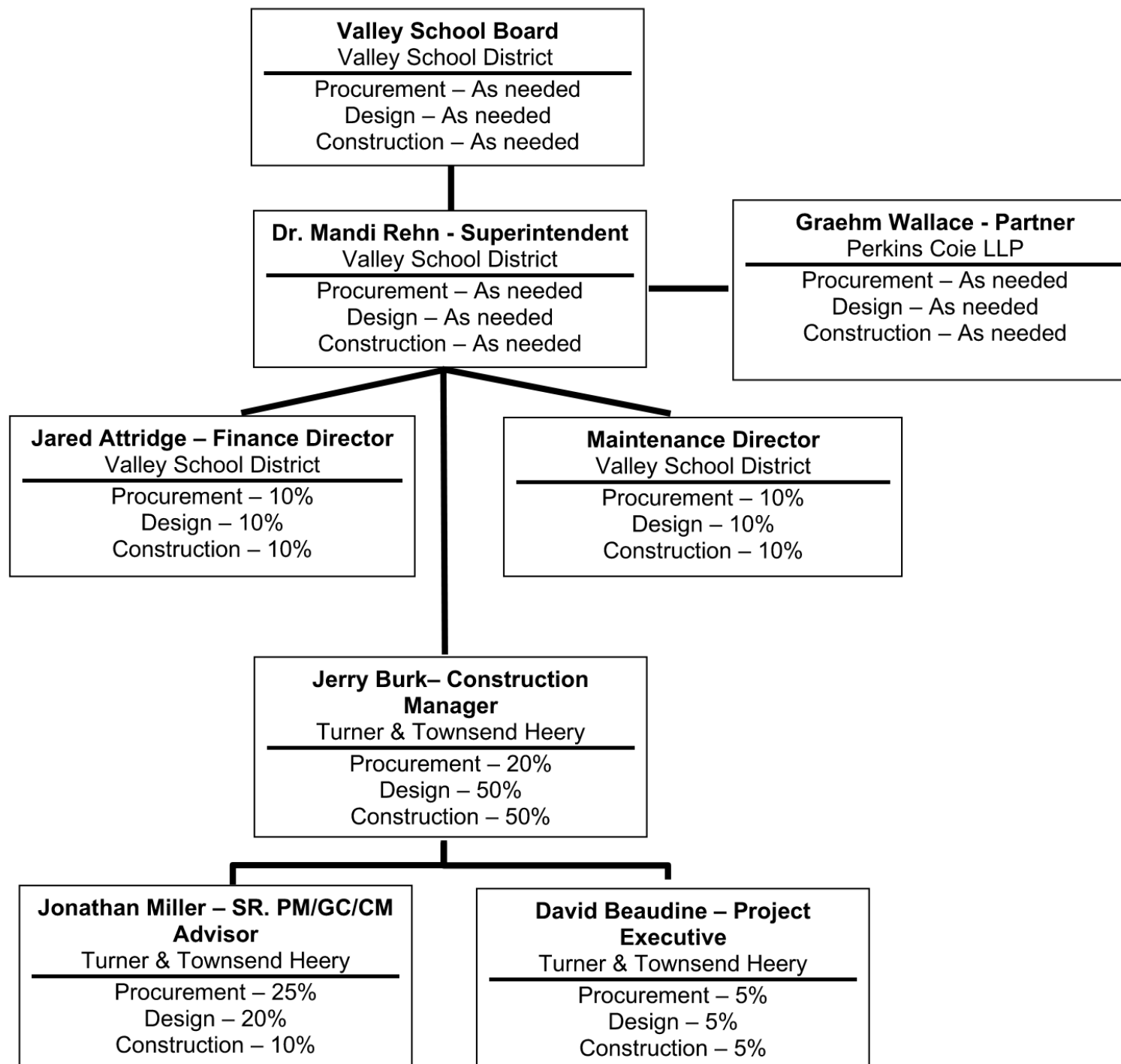
Partner, Perkins Coie

28 years of construction legal counsel, and dozens of GC/CM

contracts under RCW 39.10

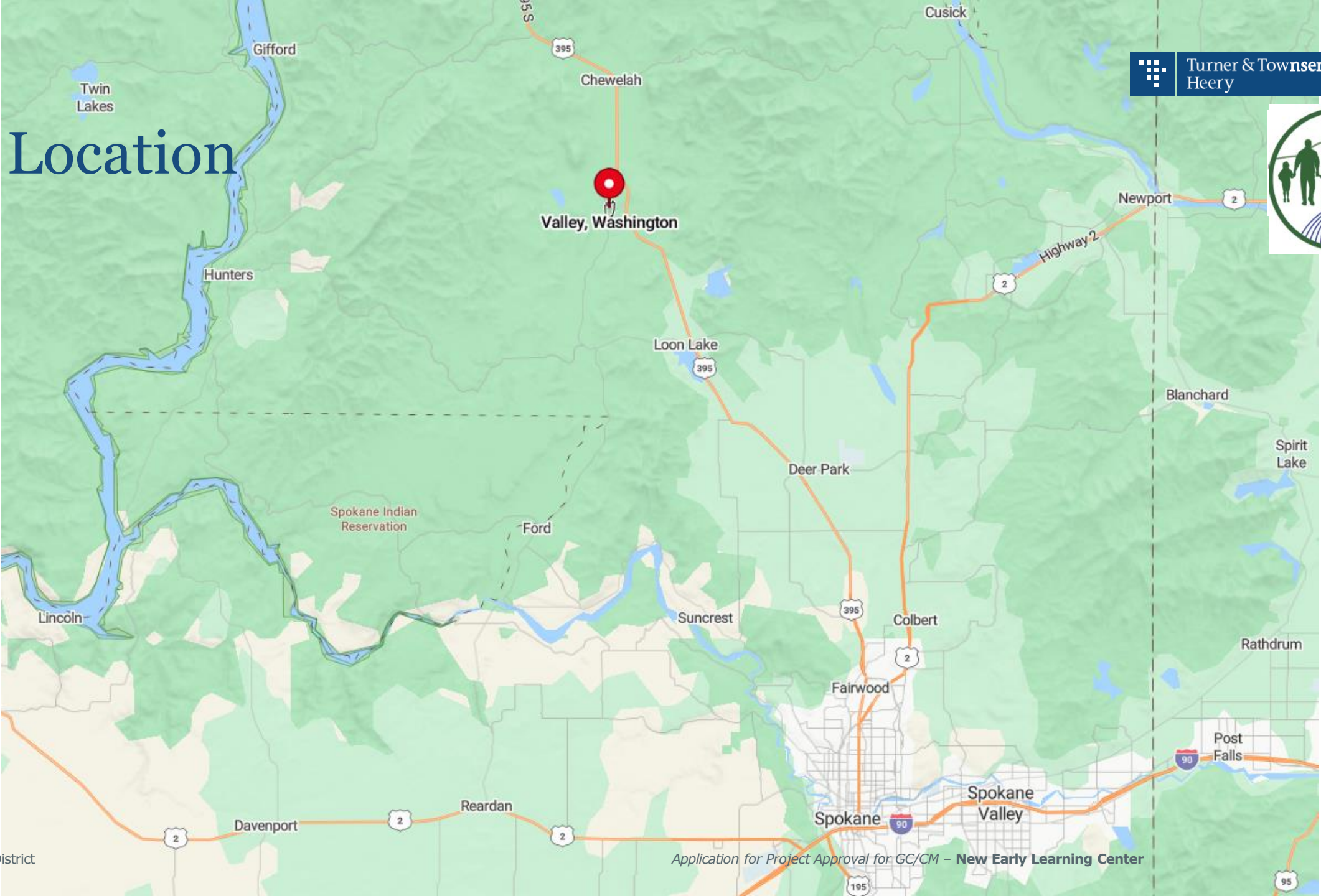


Team





Location



About Valley School District and VELC

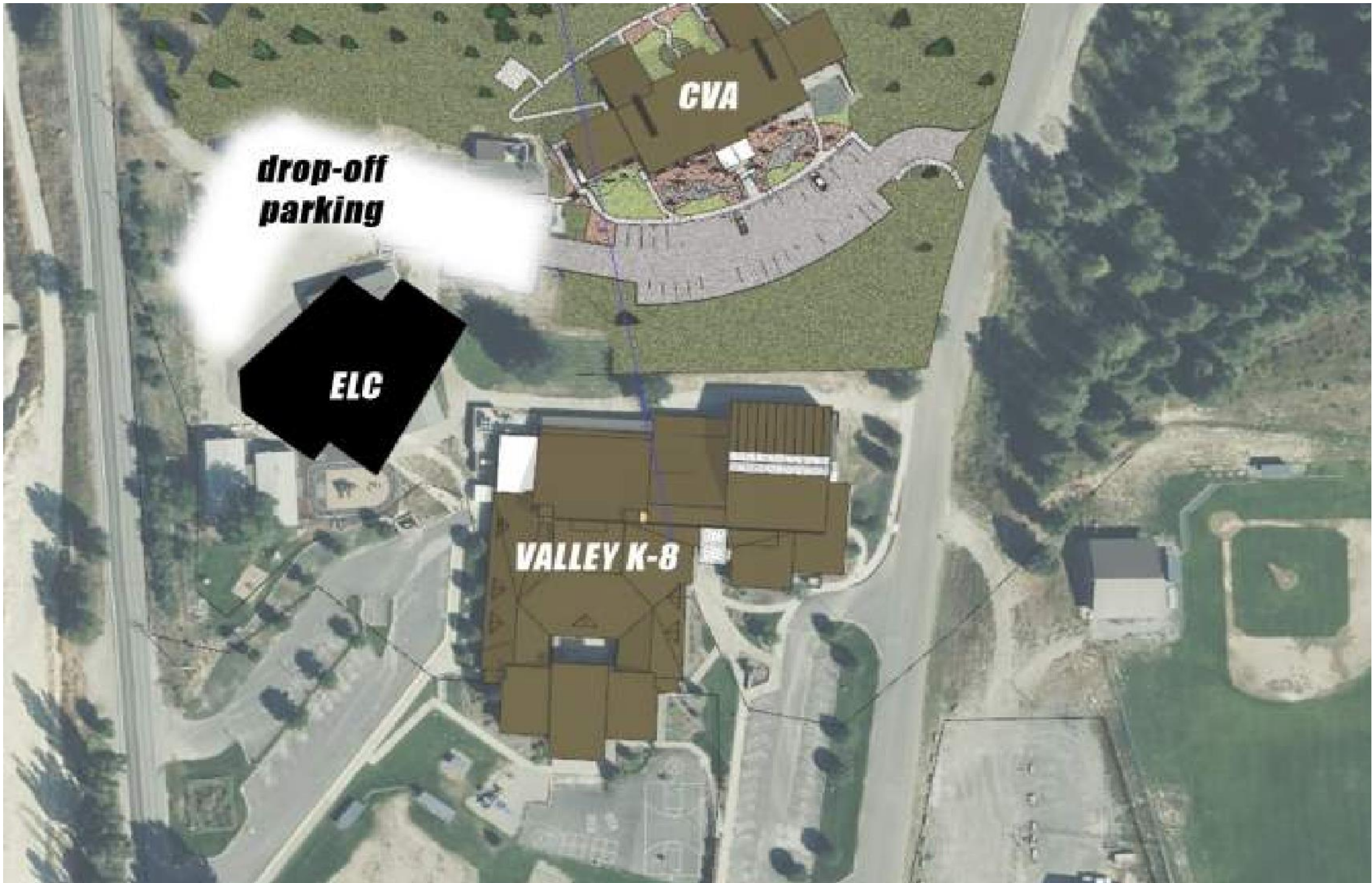


- 40 miles north of Spokane off of 395, tucked away in a Valley to the West
- Unincorporated town with a population of 83. 1,400 voters in the District, serving 1,200 students
- Five robust programs – VELC – 80 students, Valley K-8- 165 students, Paideia HS – 18 students, CVA -1,000 students
- Four-district transportation cooperative
- VELC serves from birth to Kindergarten
- Provides before and after school childcare
- No daycares or preschools in the area

Scope of Early Learning Center



- Provide capacity to serve community – 17 families on waitlist
- Approximately 9,000 to 13,000 sq. ft.
- Improved parking with pavement and improved site flow
- Improved community space and provide adequate play areas
- Currently prepares 200 meals a day with 12 sq. ft. of counter space
- Improve overall safety





Why GC/CM



- Must align budget with scope
- Continuous Value Engineering and Analysis
- Continuous Constructability Reviews
- Ability to procure long lead items
- Ability to start early work packages
- Continuous Cost Estimating
- Closeout with DCYF Licensing requirements
- Building on occupied campus – cannot disrupt daily operations

RCW 39.10



- **Complex scheduling, phasing and coordination**

Two portables will need to be demolished prior to construction. Phasing required to avoid disruption of existing facility.

- **Construction at an occupied facility**

Early Learning Center will be fully operational during construction.
District operations, fully operational during construction.

- **Involvement of GC/CM during design is critical**

Need to verify existing conditions, develop phasing and site laydown area, constructability, value engineering, cost control

- **Project encompasses a complex or technical work environment**

Extremely tight site with limited access and laydown

MWBE Outreach



- Scoring criteria through selection process
- Work with OMWBE to get scopes of work out to as many as possible
- Ongoing design subconsultant outreach
- Partner with AGC for outreach opportunities
- Partner with local APEX Counselor

Schedule

TASK	TARGET COMPLETION DATE
Procure Architect	Completed
Procure Project/Construction Management Team	Completed
PRC Approval	January 23, 2025
GC/CM Procurement (tentative)	
First publication of RFQ for GC/CM	January 26, 2025
Second publication of RFQ for GC/CM	February 2, 2025
Pre-Proposal Meeting	February 4, 2025
SOQ's Due	February 11, 2025
Shortlist Finalists	February 14, 2025
Interviews with Shortlisted Firms	February 25, 2025
Notification to Most Highly Qualified Teams	February 26, 2025
Fee Proposal Public Opening	March 6, 2025
Board Approval of GC/CM Contractor	March 19, 2025
Schematic Design	February 2025 to April 2025
Design Development	April 2025 to June 2025
Construction Documents	June 2025 to August 2025
Early Site Work Permitting	July 2025 to August 2025
Remaining Permitting	August 2025 to September 2025
Construction (Including Early Work Packages)	August 2025 to August 2026



Budget and Funding



Valley School District currently has \$7.5M in reserves and secured grants to fund the project. A \$3.9M bond is currently on the ballot for February 2025 to supplement the cost of the project.

Project Budget

Cost for Professional Services (A/E, Legal, etc)	\$ 575,000
Estimated project construction costs (construction contingencies):	\$5,080,000
Equipment and furnishing costs	\$ 275,000
Off-site costs	Inc. above
Contract administration costs (owner, CM, etc)	\$ 300,000
Contingencies (design & owner)	\$ 500,000
Other related project costs (briefly describe*)	\$ 260,615
Alternative Subcontractor Selection Costs	N/A
Sales Tax	\$ 509,385
Total	\$7,500,000

**Other related project costs include Geotech, survey, special inspections, NREC inspections, commissioning, utility fees, permit fees, traffic engineering, advertising etc.*

Summary



- Project Meets the criteria under RCW 39.10
- Valley has assembled a highly qualified team to manage and execute a GC/CM project of this size and complexity
- Design, GC/CM advisor and legal team have demonstrated success in similar project types
- Resources and controls in place to be successful
- GC/CM gives us the best chance to meet our project goals given our current circumstances

Questions

