



Highline Public Schools Board Action Report

DATE: February 24, 2023

FROM: Dr. Ivan Duran, Superintendent

LEAD STAFF: Scott Logan, Chief Operations Officer, and Ellie Daneshnia, Executive Director of Capital Planning and Construction

For Introduction: March 1, 2023

For Action: March 15, 2023

I. TITLE Approval of Project and Construction Management Services for the Pacific Middle School Replacement Project with Vanir Construction Management, Inc.

Select one: New Item Renewed Item Annual Item Revised Item

II. WHY BOARD ACTION IS NECESSARY

The District is required to enter into a contract for Project and Construction Management (PM/CM) Services for all projects greater than fifty thousand square feet and is optional for projects fifty thousand square feet or less after conducting a search for qualified firms, and in accordance with WAC 392-343-102.

III. BACKGROUND INFORMATION

With the passage of the November 8, 2022 bond, the District will build schools on existing sites, which are over 50,000 square feet and require the use of construction management services in accordance with WAC 392-344-068. The WAC 392-344-068 defines the purpose of utilizing construction management services as the process of professional management for the purpose of controlling time, cost, and quality. The construction manager shall have appropriate and demonstrable experience in the management of construction projects including procurement, contract administration, scheduling, budgets, quality assurance, information management, and health and safety. The greater part of construction management services cost will be eligible for state funding assistance reimbursement.

The District passed a bond measure on November 8, 2022, for the construction of a replacement for the new Evergreen High school, Tyee High School, and Pacific Middle School campuses. The bond will replenish the capital fund allowing the district to install a new synthetic field at Sylvester Middle School and replace the old transportation Building L and many critically needed capital improvements.

District staff issued a Request For Qualifications (RFQ) for Project and Construction Management Services in support of construction of Tyee High School and Pacific Middle School in late December 2022. The district received 6 qualified responses to the RFQ on January 6th, 2023. Staff reviewed the submitted qualifications and selected the top three firms for individual interviews with the district staff in late January.

Resulting from the interview process the District selected Vanir Construction Management, Inc. for the Pacific Middle School Project and moved forward with contract negotiations. District staff reviewed Vanir Construction Management's proposal and recommends the board approve the contract for the project and construction management services for the Pacific Middle School Replacement Project with Vanir Construction Management, Inc. in the amount of \$2,844,290.

IV. RECOMMENDED MOTION

I move that the Board of Directors approve entering into a contract with Vanir Construction Management, Inc. in the amount of \$2,844,290 for the project, and construction management support services for the Pacific Middle School Project.

V. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact is \$2,844,290.

The revenue source for this motion is the 2022 Bond for the Pacific Middle School Replacement Project.

Expenditure: One-time Annual

VI. APPLICABLE POLICY(S)

This action is in compliance with the following:

WAC 392-343-102

Board Policies: Procedure 6225 and Policy 9240

VII. ALTERNATIVES

If not approved, the district is not going to be compliant with WAC 392-343-102 requirements.

VIII. COMMUNITY ENGAGEMENT

Community Engagement Required: Yes No

IX. ATTACHMENTS

1. Vanir Construction Management Proposal

