



## Highline Public Schools Board Action Report

ATE: 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 Tye High School Replacement Project with CBRE/HEERY.

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, Tye 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 other critically needed capital improvements.

District staff issued a Request For Qualifications (RFQ) for Project and Construction Management Services in support of construction of Tye 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 three firms for individual interviews with the district staff in late January.

Through that interview process the District selected CBRE/HEERY for the Tye High School Project and moved forward with contract negotiations. District staff have reviewed CBRE/HEERY 's proposal and recommends the board approves the contract for the project and construction management services for the Tye High School Replacement Project with CBRE/HEERY in the amount of \$1,941,495.47.

**IV. RECOMMENDED MOTION**

I move that the Board of Directors approve entering into a contract with CBRE/HEERY in the amount of \$1,941,495.47 for the project, and construction management support services for the Tye High School Replacement project.

**V. FISCAL IMPACT/REVENUE SOURCE**

The fiscal impact is \$1,941,495.47

The revenue source for this motion is the 2022 Bond for the Tye High 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. CBRE/HEERY Proposal.

## Proposed Fees

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We understand that, as a public agency with limited resources, that the District desires to maximize the funding and put as much money possible into the actual construction of the project, not into management and oversight. We strive to provide value-added professional services within our client's budgets at competitive rates, and we do so with a transparent and open-book attitude in proposing to and negotiating with our clients.

Our desire is to bring as much value for you and your project, with a hope that our work offsets our fee. We have a standout team that has specific project expertise and who is well versed in the processes and procedures in K-12 project delivery. Our team is able to hit the ground running and excited to begin work on this project.

Our approach has been to look at this project in relation to the understood needs that it will have and the common understanding of the support that the District has come to expect from a project management firm. We have kept our team lean, consisting of the most qualified project manager that best fit the complexities that come with your project and balanced that with high value added support that will be utilized as needed throughout.

Included is a transparent breakdown of our fee, based upon the schedule provided, showing our commitment each month per person through the remainder of design, construction and estimated duration of closeout. This breakdown shows proposed support from our experiences on similar projects for estimating, scheduling, move management and administrative support. We have included a 3.5% yearly increase to the hourly rates proposed as well as other direct costs "ODC's" to cover items such as supplies, technology, parking, excess mileage and so forth. Our total proposed fee of \$1,941,495.47 is 1.74% of the understood project MACC.

2023				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Team Member	Role	Rate		160	152	184	160	176	176	160	184	160	176	160	144	Total Hours	Total Cost
Bill Dobyms	Project Executive	\$ 225.00				30	40	40	20	20	20	20	20	20	20	250	\$ 56,250.00
Jayson Dooley	Project Manager	\$ 170.00				20	80	88	176	160	184	160	176	160	144	1348	\$ 229,160.00
Andie Rutledge	Project Admin	\$ 112.00				20	80	88	88	80	92	80	88	80	72	768	\$ 86,016.00
Roxann Robinson	Project Controls	\$ 130.00				10	10	4	4	4	4	4	4	4	4	52	\$ 6,760.00
Nenad Curgus	Sr. Scheduler	\$ 185.00					10	10	60	20	20	20	20	20	20	200	\$ 37,000.00
Ralph Rohwer	Project Launch	\$ 225.00				24		12								36	\$ 8,100.00
Padraic Murphy	Estimator	\$ 165.00					40	10	10	10	10	10	10	10	10	120	\$ 19,800.00
TBD	Move Manager	\$ 140.00														0	\$ -
<b>2023 Total:</b>																2774	\$ 443,086.00

2024				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Team Member	Role	Rate		168	168	168	176	176	160	176	176	160	184	152	152	Total Hours	Total Cost
Bill Dobyms	Project Executive	\$ 232.88		20	20	20	20	20	20	20	20	20	20	20	20	240	\$ 55,890.00
Jayson Dooley	Project Manager	\$ 175.95		168	168	168	176	176	160	176	176	160	184	152	152	2016	\$ 354,715.20
Andie Rutledge	Project Admin	\$ 115.92		84	84	84	88	88	80	88	88	80	92	76	76	1008	\$ 116,847.36
Roxann Robinson	Project Controls	\$ 134.55		4	4	4	4	4	4	4	4	4	4	4	4	48	\$ 6,458.40
Nenad Curgus	Sr. Scheduler	\$ 191.48		20	20	20	20	20	20	20	20	20	20	20	20	240	\$ 45,954.00
Ralph Rohwer	Project Launch	\$ 232.88				8										8	\$ 1,863.00
Padraic Murphy	Estimator	\$ 170.78		10	10	10	10	10	10	10	10	10	10	10	10	120	\$ 20,493.00
TBD	Move Manager	\$ 144.90														0	\$ -
<b>2024 Total:</b>																3680	\$ 602,220.96

2025				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Team Member	Role	Rate		168	152	168	176	168	168	176	168	168	184	144	160	Total Hours	Total Cost
Bill Dobyms	Project Executive	\$ 241.03		20	20	20	20	20	20	20	20	20	20	20	20	240	\$ 57,846.15
Jayson Dooley	Project Manager	\$ 182.11		168	152	168	176	168	168	176	168	168	184	144	160	2000	\$ 364,216.50
Andie Rutledge	Project Admin	\$ 119.98		84	76	84	88	84	84	88	84	84	92	72	80	1000	\$ 119,977.20
Roxann Robinson	Project Controls	\$ 139.26		4	4	4	4	4	4	4	4	4	4	4	4	48	\$ 6,684.44
Nenad Curgus	Sr. Scheduler	\$ 198.18		20	20	20	10	10								80	\$ 15,854.13
Ralph Rohwer	Project Launch	\$ 241.03														0	\$ -
Padraic Murphy	Estimator	\$ 176.75		10	10	10	10	10	10	10	10	10	10	10	10	120	\$ 21,210.26
TBD	Move Manager	\$ 149.97		10	10	20	20	60	168	176	84	20				568	\$ 85,183.81
<b>2025 Total:</b>																4056	\$ 670,972.49

2026				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Team Member	Role	Rate		160	152	176	176	160	176	176	168	168	176	152	160	Total Hours	Total Cost
Bill Dobyms	Project Executive	\$ 249.46		8	8	8	8	8								40	\$ 9,978.46
Jayson Dooley	Project Manager	\$ 188.48		160	152	176	88	80								656	\$ 123,644.22
Andie Rutledge	Project Admin	\$ 124.18		80	76	88	88	80								412	\$ 51,160.68
Roxann Robinson	Project Controls	\$ 144.13		4	4	4	4	4								20	\$ 2,882.67
Nenad Curgus	Sr. Scheduler	\$ 205.11														0	\$ -
Ralph Rohwer	Project Launch	\$ 249.46														0	\$ -
Padraic Murphy	Estimator	\$ 182.94														0	\$ -
TBD	Move Manager	\$ 155.22														0	\$ -
																<b>2026 Total:</b>	1128 \$ 187,666.02

Total Labor Hours: 11638  
 Total Labor Cost: \$ 1,903,945.47  
 Total ODC's: \$ 37,550.00  
 TOTAL FEE: \$ 1,941,495.47  
 MACC: \$111,391,733  
 1.74%