SUMNER-BONNEY LAKE BUILDS

GC/CM: WHAT'S NEXT

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AGENDA

- **Explain what GC/CM means for these three projects**
  - Bonney Lake High School Expansion
  - Sumner High School Phase 2
  - Tehaleh Heights Elementary Expansion
- Show how GC/CM affects schedule, budget, and risk
- Highlight how we'll support local and small/minority/women-owned firms and contractors
- Clarify what decisions will come to the Board and timing

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The Three Projects at a Glance

- **Bonney Lake HS Expansion** - Added capacity, tie-ins to existing building, all on an active campus
- **Sumner HS Phase 2** - Large second phase, complicated site, heavy phasing around students and staff
- **Tehaleh Heights ES Expansion** - Capacity increase with a hard opening date driven by enrollment

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Why GC/CM for these Projects

- Phase construction in occupied schools, (RCW 39.10.340(2))
- Tight completion deadlines tied to student capacity and school openings (RCW 39.10.340(1))
- Complex tie-ins to existing structures and systems
- Need to manage market volatility and long-lead equipment proactively
- GC/CM lets the builder help solve these problems **during design**, not after bid (RCW 39.10.340(3))

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GC/CM vs. Design-Bid-Build

Design-Bid-Build

- Design is completed, then one big lump-sum bid
- Low bid wins; contractor arrives late in process
- Limited contractor input on design, phasing, or long-lead strategy

GC/CM

- Contractor selected early based on **qualifications + project approach + fee**
- GC/CM helps with estimating, constructability, and phasing during design
- Later, negotiate a **Maximum Allowable Construction Cost (MACC)** as a not-to-exceed amount for construction

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GC/CM Process

- [x] PRC approval and Board authorization for GC/CM
- [x] GC/CM delivery chosen for these projects
- [x] GC/CM selection and preconstruction contracts
- [ ] Preconstruction: estimates, phasing, logistics planning
- [ ] MACC negotiation(s) and early work packages (if needed)
- [ ] Main construction phase and school turnovers
- [ ] Closeout and one-year post-occupancy review

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How GC/CM Pricing is Structured

Total Contract Cost (TCC) =

- **Specified General Conditions (SGC)** - GC/CM's on-site management and job administration
- **MACC - Maximum Allowable Construction Cost**
  - Not-to-exceed Construction Cost
  - Includes subcontract packages, risk contingency, and negotiated project-wide services
- **GC/CM Fixed Fee** - Overhead and profit (a percent applied mainly to the MACC

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Subcontracting under GC/CM

- Major trade packages will still be **publicly advertised and low-bid**
- District and GC/CM work together to:
  - Define scopes and bidder qualification requirements
  - Decide whether scopes are combined or split
  - Sequence the bid calendar to match phasing and long-lead needs
- GC/CM's own self-performed work is capped by statute and must be competitively bid like everyone else

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Supporting Local & Small/ M/WBE Businesses

- **Bid package design**
  - Break packages into realistic sizes for smaller and local firms
  - Avoid “mega-packages” that only large firms can pursue
- **Outreach and access**
  - Early notice of bid packages and anticipated timing
  - “Meet the GC/CM” sessions to connect primes with local subs
  - Outreach through OMWBE and local business/contractor networks
- **Accountability**
  - GC/CM evaluated on past performance and plan for utilizing small, minority, women and veteran-owned firms

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Long-lead Items & Early Work

- **GC/CM allows early work packages / mini-MACCs for:**
  - Site prep, demo, and utilities relocations
  - Foundations on structural work needed before the main package
- **Long-lead items can be procured earlier, such as:**
  - Electrical switchgear, major mechanical units, structural steel, roofing systems
- **Goal: Protect school opening dates and reduce escalation risk**

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Working on Occupied Campuses

- **Joint planning of:**
  - Phasing around the academic calendar and testing
  - Construction access, deliveries, and safety zones
  - Noise, dust, and off-hours or weekend work where needed
- GC/CM, architect, and district coordinate these decisions *before* work is priced and scheduled

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What Stays the Same Under GC/CM

- Public bidding, prevailing wage, and transparency requirements still apply
- Most construction work still awarded to *lowest responsive, responsible bidder* (subcontractor level)
- District remains the owner and decision-maker
- Public records and audit requirements remain in place

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Board Role from Here Forward

Next Steps

- Approve selection of GC/firm and preconstruction contract for the Tehaleh Heights Elementary Expansion
- Approve MACC and Total Contract Cost for each project
- Approve any early work packages / mini-MACCs
- Approve major scope changes or budget adjustments

Ongoing Oversight

- Regular updates on: Budget vs. TCC, contingency status, schedule, and local/S/M/WBE participation

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How We'll Measure Success

For each project:

- On-time occupancy for students and staff
- Final cost at or under MACC + planned owner contingency usage
- Strong safety performance during construction
- Local and small/minority/women-owned participation vs our goals
- Positive feedback from principals, staff, and maintenance one year after occupancy

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Questions?

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SUMNER-BONNEY LAKE BUILDS

THANK YOU

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