

SUMMARY - GC/CM Project Application, Edmonds School District, Meadowdale Middle School Replacement Project

The Edmonds School District plans to replace the existing 1961 Meadowdale Middle School with a new, \$54m. facility. The new building will be two stories and will be constructed adjacent to the current main classroom building, while the school continues to operate on the site. The project also will renovate or relocate existing sports fields, parking and bus/auto circulation, and provide significant new storm water management facilities. Part of the new building will occupy the site of the existing gymnasium, music building and technology shop building. Phased construction will be necessary to maintain the PE/Athletics, Music and Technology programs during construction. This phasing poses issues of safety, feasibility and cost, scheduling, pedestrian and vehicle access, maintenance and provision of water, power, data/communications, heat, stormwater management and sanitary sewer.

Benefits of GC/CM for this Project

Schedule/Phasing – The District is committed to opening the new facility in September 2011, and, to keeping the school operating on-site during construction. The available construction duration in the schedule is feasible, but constrained. The preferred location for the new building requires demolishing the existing gym, music and technology buildings. One approach is to construct the new gym and/or other facilities via an early bid package in the spring/summer of 2009. The school would use the new gym while the current gym is being demolished and replaced with other parts of the new building. There are several scheduling/phasing complexities in this circumstance: How long will it take to complete enough functional and permitable space to allow the school to vacate the existing gym? What is the cost of phasing the work as proposed? Is there a better phasing or sequencing plan? Is it feasible to provide water, power, data/communications, heat, storm and sanitary sewer service to both the existing building and early occupancy portions of the new building? How can safe pedestrian and vehicle access and parking be maintained during construction?

Disruption to Existing Facilities and Site Usage – The principal operational impacts of construction will be that current facilities for the PE/Athletics, Music, and Technology programs will be demolished to allow construction of the new building. Virtually all students take PE, and the gym, which includes the stage, is used for school-wide assemblies and performances, as well as athletic events. In addition, pedestrian and vehicle access, circulation and parking will be disrupted during construction.

Design Phase – The site usage coordination and scheduling complexities mentioned above have obvious impacts on developing the design and feasibility of maintaining the existing facilities during construction, e.g. how is storm-water managed during construction. The precise location and configuration of the new gym, now being

developed, would benefit from contractor input. Exploration and study of existing underground utility systems by the GC/CM would facilitate the design of the most cost effective civil package. More subtle, but equally important, is the value received through improved communication between the Owner, A/E team, and contractor.

Technical environment – This project will comply with the Washington Sustainable Schools Protocol (WSSP) and will continue the District’s commitment to improving instructional technology and energy efficiency (e.g. the new Lynnwood High School is designed to better Washington State Energy code by 50%). Our experience from multiple projects is that these commitments require the use of new technologies that have unexpected impacts on the design and construction.

Qualifications to Conduct a GC/CM Project

The Edmonds School District has been conducting major construction projects continuously for more than 20 years using its in-house Capital Projects Office. Since 1988 the District has completed three new high schools, three new K-8 schools, and three new elementary schools, conducted major modernizations and additions at twelve elementaries, and accomplished hundreds of systems and component upgrades around the District. All of these completed projects employed the Design-Bid- Build method. The District is eager to use the GC/CM method on this project due to its complexity while at the same time utilizing its extensive design and construction experience.

The District’s designated Construction Project Manager for Meadowdale MS will be Debra Born. While a project manager for the University of Washington between 2001 and 2006 she managed two GC/CM projects , prepared a master bid document for GC/CM projects, and conducted the GC/CM selection process for two additional projects.

Each of the consultant entities constituting the School District’s Team for the Meadowdale MS project has completed several GC/CM projects and has assigned to the key roles individuals who have direct GC/CM experience. The District Team includes two organizations having special expertise advising public agencies on construction, and, extensive experience with GC/CM and GMP contracts. Hainline and Associates who has been providing design and construction consulting services to the district on other recent projects will be providing constructability reviews, scheduling assistance and change cost review services. Perkins Coie has been a legal advisor on the GC/CM process for numerous school districts as well as the University of Washington and other public agencies for many years. Both of these firms have been advising the Edmonds School District for more than 15 years. The entire District Team has worked together on numerous projects and has established good working relationships.