

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 $\underline{}$
Expenditure:
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
IV ATTACUBATAITC

IX. ATTACHMENTS

1. Vanir Construction Management Proposal



Pacific Middle School Highiline Public Schools PM/CM Services Staffing Plan 2/8/2023

Polo Firm/Employee	T	Hourly Pate	Total	

Total Role Firm/Employee Total Cost Hourly Rate Hours																																				4								
Role	Firm/Employee	Total Cost Ho	urly Rate	Hours		2023						2024							2025								2026								2027									
					an Feb M	lar Apr	May Jur	n Jul Aug	Sep	Oct Nov	Dec	Jan Fe	eb Mar	Apr Ma	ıy Jun	Jul Aug	Sep (Oct Nov	Dec J	Jan Feb	Mar .	Apr May .	Jun Ju	I Aug S	Sep O	t Nov I	Dec Ja	n Feb	Mar A	pr May	Jun	Jul Au	g Sep	Oct N	ov Dec	Jan F	eb Ma	r Apr	May J	lun Ju	ıl Aug	Sep O	oct Nov	Dec
PIC	Darnell Cola	\$ 5,060 \$	230.00	22		1	1		1	1		1	1		1	1	1	1		1	1	1		1	1	1		1		1	1						1	1		1				
Senior PM	Tobi Maggi	\$ 1,742,400 \$	220.00	7920	14	40 140	140 140	0 140 140	140	140 140	140	160 16	60 160	160 16	160	160 160	160	160 160	160	160 160	160	160 160	140 14	140	140 1	140	140 1	20 120	120	120 120	120	120 12	0 120	120 1	20 120	120	120 12	0 120	120	120 12	20 120	120 1	120 120	60
CM	Cole Weyenberg	\$ 806,400 \$	180.00	4480																			160 16	160	160 1	50 160	160 1	50 160	160	160 160	160	160 16	0 160	160 1	160	160	160 16	0 160	160	160 16	60 160	160		
Estimator	Larry Bjork	\$ 24,915 \$	165.00	151		1 1	1 1	1 1	1	1 1	1	1	1 1	1	1 1	1 1	1	1 1	1	1 1	1	1 5	5	5 5	5	5 5	5	5 5	5	5 5	5 5	5	5 5	5	5 F	5	5	5 5	5					
Scheduling	Jon Murphy	\$ 10,915 \$	185.00	59												1	1	1 1	1	1 1	1	1 1	1	2 2	2	2 2	2	2 2	2	2 2	2 2	2	2 2	2	2 7	2	2	2 2	2	2				
Document Controls Specialist Move Manager	Logan De La Noche	\$ 173,600 \$	140.00	1240		5 5	5 5	5 5	5	5 5	5	5	5 5	5	5 5	5 5	5	5 5	5	5 5	5	5 5	5 4	10 40	40	10 40	40	40 40	40	40 40	40	40 4	0 40	40	40 40	40	40 4	0 40	40	40 4	40 40	40	20	
Move Manager	Kristin Helberg	\$ 81,000 \$	150.00	540																																	10 1	0 20	20	80 16	60 160	80		
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Actual Total \$ 2,844,290 14,412

Actual Percentage 0 Target Total

Target Potential

Overall Project Budget: \$ 142,718,735

CM Services as Percentage of Overall Project Budget: 2.0%

Overall Construction Budget: 141,000,000

CM Services as Percentage of Construction Budget 2.02%