

Walla Walla High School GC/CM

Mandatory Project Information Meeting – January 7, 2019 – 10am

Agenda

- Setting the Stage
 - History, Getting it Right, Committee Work, Community Feedback
- Why GC/CM?
- Successful Team = Successful Project
- General Scope of Work
- Site Constraints
- Schedule Overview
- Selection Process
- Questions
- Site Tour



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Setting the Stage - A Turbulent History

- 2006 – Demo Current and Build new WaHi (Fail – 41%)



- 2013 – Major Renovation of WaHi (interior hallways, major changes to campus local/layouts) (Fail – 51%)



- 2014 – New Science Building (Fail – 52%)



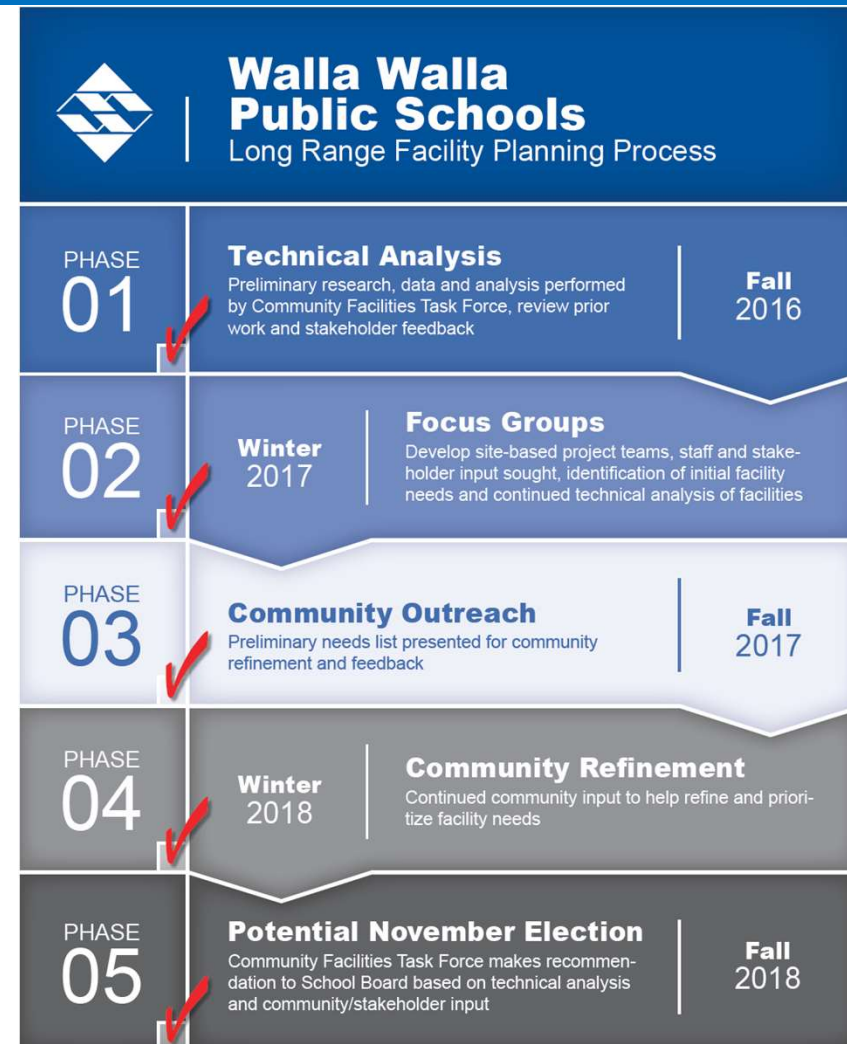
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Getting it Right

- **New Sup/New Board committed to deliberative process that began Fall 2016**

- Proactively address community input
- Thoroughly study all facilities
- Engage with stakeholders and seek community priorities
- Ensure a transparent and accountable process
- Consider only pragmatic and cost-effective solutions



Community Facilities Task Force

- **Convened in September, 2016**
 - 18 community members, representing diverse group of stakeholders
- **Guidelines**
 - Prioritize teaching and learning needs (not ballfields and sports complexes)
 - Provide cost-effective, pragmatic solutions that ensure longevity, safety, durability, and lower long-term maintenance and upkeep costs
 - Capitalize on current infrastructure and historical community investment – renovation, not replacement
- **Accomplishments**
 - 14 meetings, over 35 hours of study and analysis, commissioned over a dozen independent reports
 - Statistically-reliable phones survey revealed 70% approval for the proposed solutions and approaches



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Community Facilities Task Force Membership

Paul Schneidmiller (Chair) - *Business*
Tony Cabasco - *Higher Education*
Jim Dumont - *City WW*
Roger Esparza - *Realtor*
Darcey Fugman-Small - *Business*
Chris Garratt - *Health Services*
Randy Glaeser - *County WW*
Don Holbrook - *Corrections*
John Keifel - *Classified Rep*
Dean Lodmell - *Local Engineer*
Dick Moeller - *Local Contractor*
Linda Newcomb - *Local Architect*
Jim Peterson - *Higher Education*
Kara Schulke - *Parent*
Phil Shivell - *Local Contractor*
Craig Sievertsen - *Finance*
Keith Swanson - *Certificated Rep*
Peter Swant - *Port Commissioner*
Casey Waddell - *Finance*
Jerry Zahl - *Agriculture*

Community Spoke and the District Listened

- **Don't tear it down if you can preserve it**
 - Preserve historic school/campus while meeting classroom and program needs
 - Don't disrupt current look and feel of WaHi - Maintain open "college-style" campus
 - Limit improvements to classrooms and learning spaces; not ballfields
- **Make efforts to keep money local**
 - Through intentional project phasing, delivery methods, and thoughtful programming, make every effort to maximize opportunity for local contractor/vendor involvement
- **Improve safety and security**
 - Make informed upgrades to enhance student/staff safety without compromising the "look and feel" of the campus
- **Accountability and transparency**
 - Address previous shortcomings through the establishment of an 11-member community Bond Oversight Committee



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Accountability & Transparency

We Listened to Our Community.

» Excess Funds

Any remaining funds will be used to pay down debt and reduce the rate for taxpayers.

» State Match

All State Match funds will only be applied to Wa-Hi, Pioneer Middle School and Lincoln High School projects.

» Feedback

Public input drives Facilities Task Force to unanimously propose No Tax Rate Increase replacement bond proposal.

» Renovation vs. Demolition

Preserve historic schools while meeting classroom needs.

» Keep Money Local

Through intentional project phasing, delivery methods, and careful programming, WWPS will make every effort to maximize the opportunity for local contractor/vendor involvement.

» Bond Oversight

A 11-member Independent Bond Oversight Committee has been established to monitor bond spending.

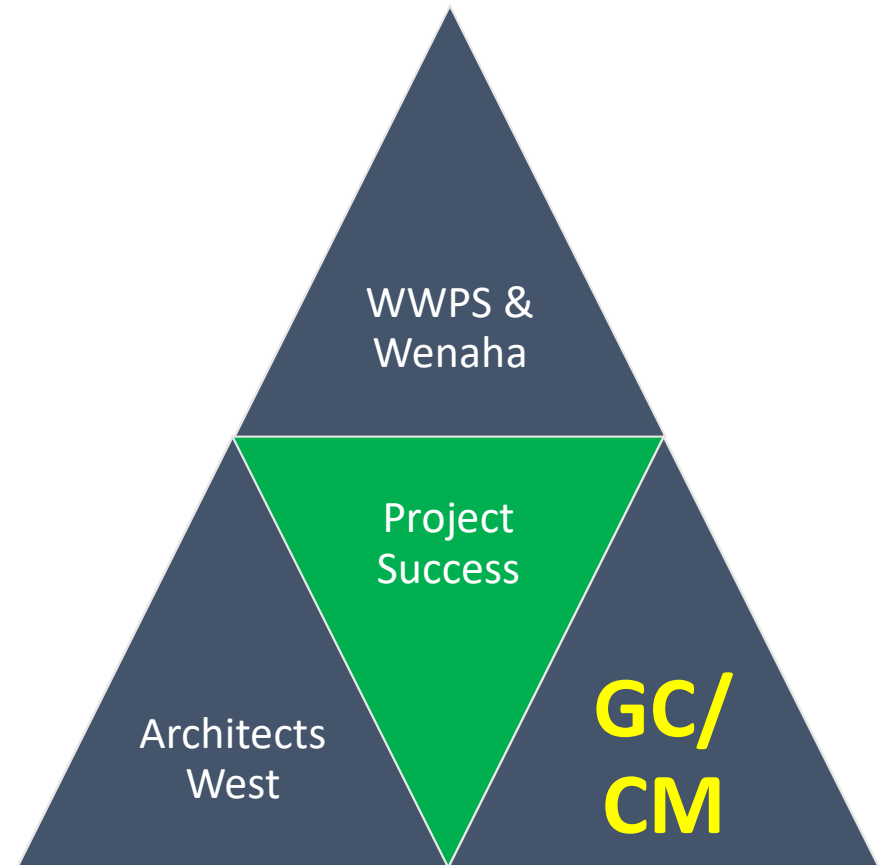
Why GC/CM?

- Wa-Hi is an open (e.g. California-style) campus with 1,800 students, nearly 100 staff.
- Must remain fully operational throughout construction process
- Community driven bond to renovate rather than replace infrastructure, while preserving nostalgic facade and campus frontage
- Results in extensive phasing and multiple moves of every student/staff/facility, including many sensitive student populations/programs (e.g. medically fragile, performing arts, CTE)
- Coordination of mechanical/electrical replacement and life-safety upgrades during occupancy
- Involvement of the GC/CM during design stage will be critical to project success
- A complex and technical site with extensive environmental Issues
 - WDFW/Tribal recognized “high-priority” spawning ground, Yellow Hawk Creek winds through entire campus
 - Soils likely to require specialized deep foundation systems
 - Parking and traffic improvements performed within tight confines



Successful Team = Successful Project

- **Walla Walla Superintendent:
Wade Smith**
 - Exhaustive experience with CM at-Risk and capital school construction
- **Wenaha Group
(Owner's Representative)**
 - Significant prior experience with Owner and Architect, involved in pre-bond planning with Owner, extensive CM at-Risk experience
- **Architects West**
 - Long-term design relationship with Owner, broad school construction experience in region



Scope of Work

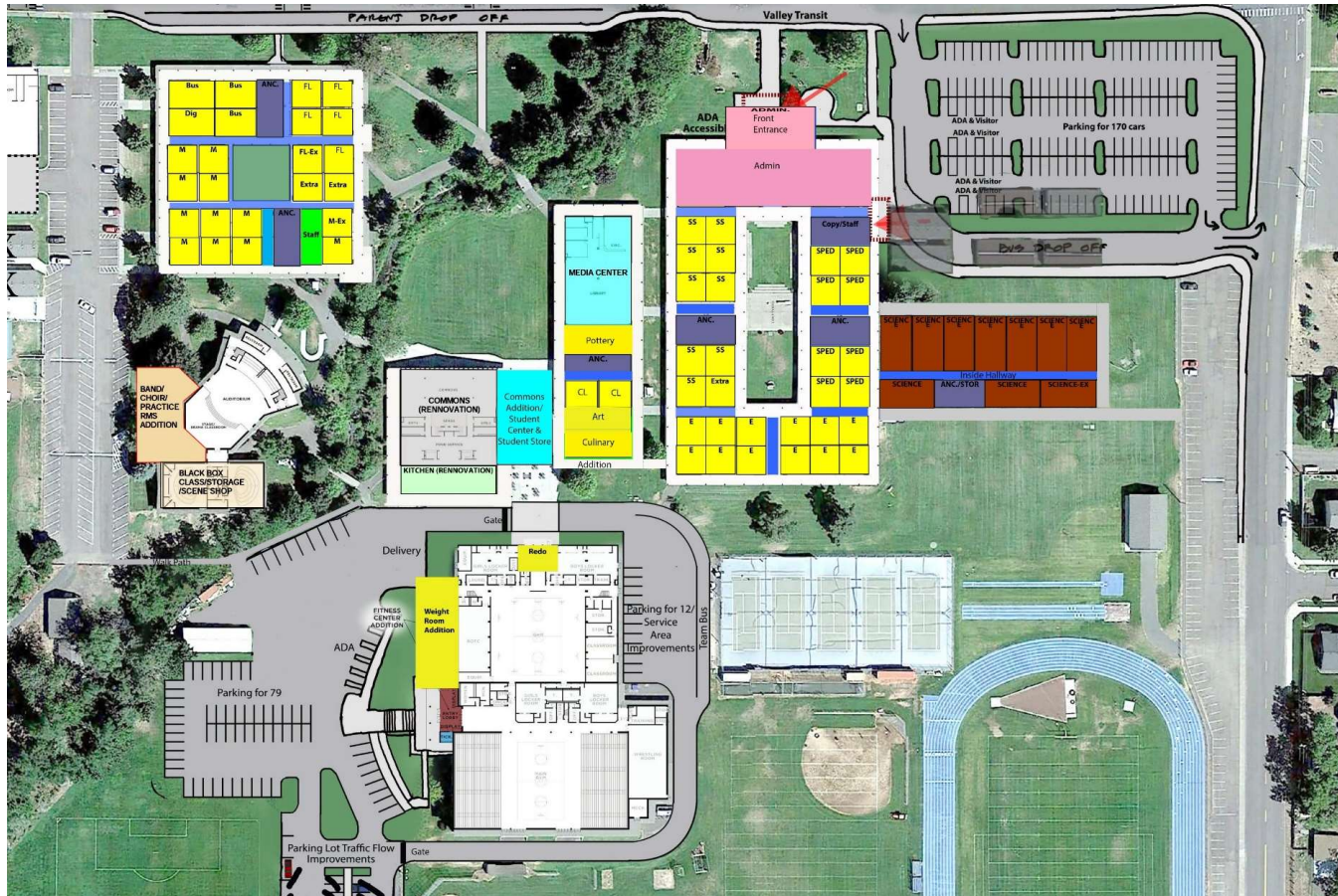
- Major renovation of Walla Walla High School campus (230,000 SF) constructed in 1963 with additions in 1984 and 1990
- ~\$48M estimated MACC
- Significant renovation of all 1963-era classrooms, commons, kitchen, original gym
- Replace original HVAC system/energy efficiency upgrades, safety and security, life-safety, ADA
- New science wing to match existing campus architecture
- Additional classrooms for culinary arts and CTE
- Remove portables; improve traffic flow, parking, and service area



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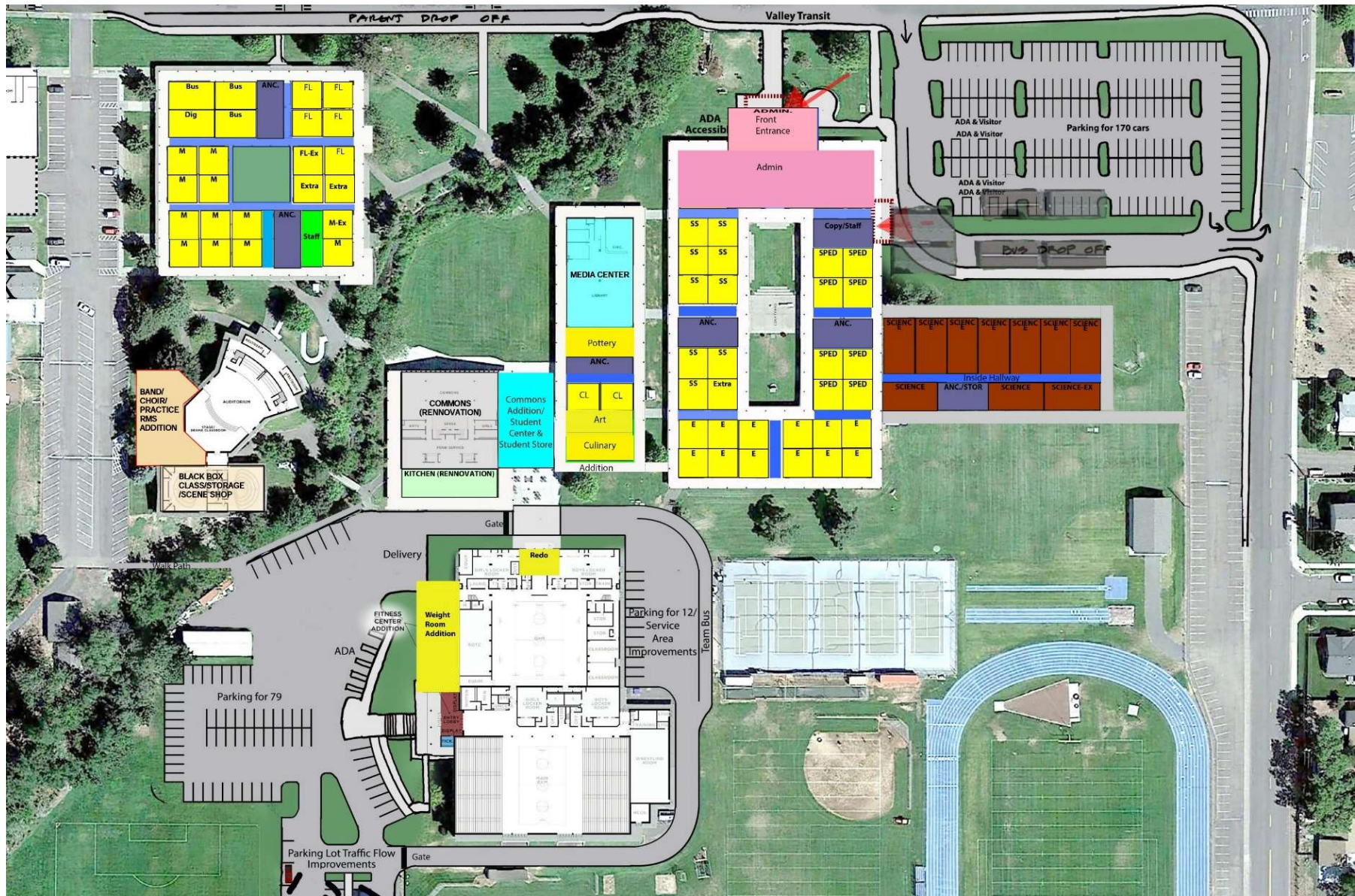
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Site Layout & Brief Project Review

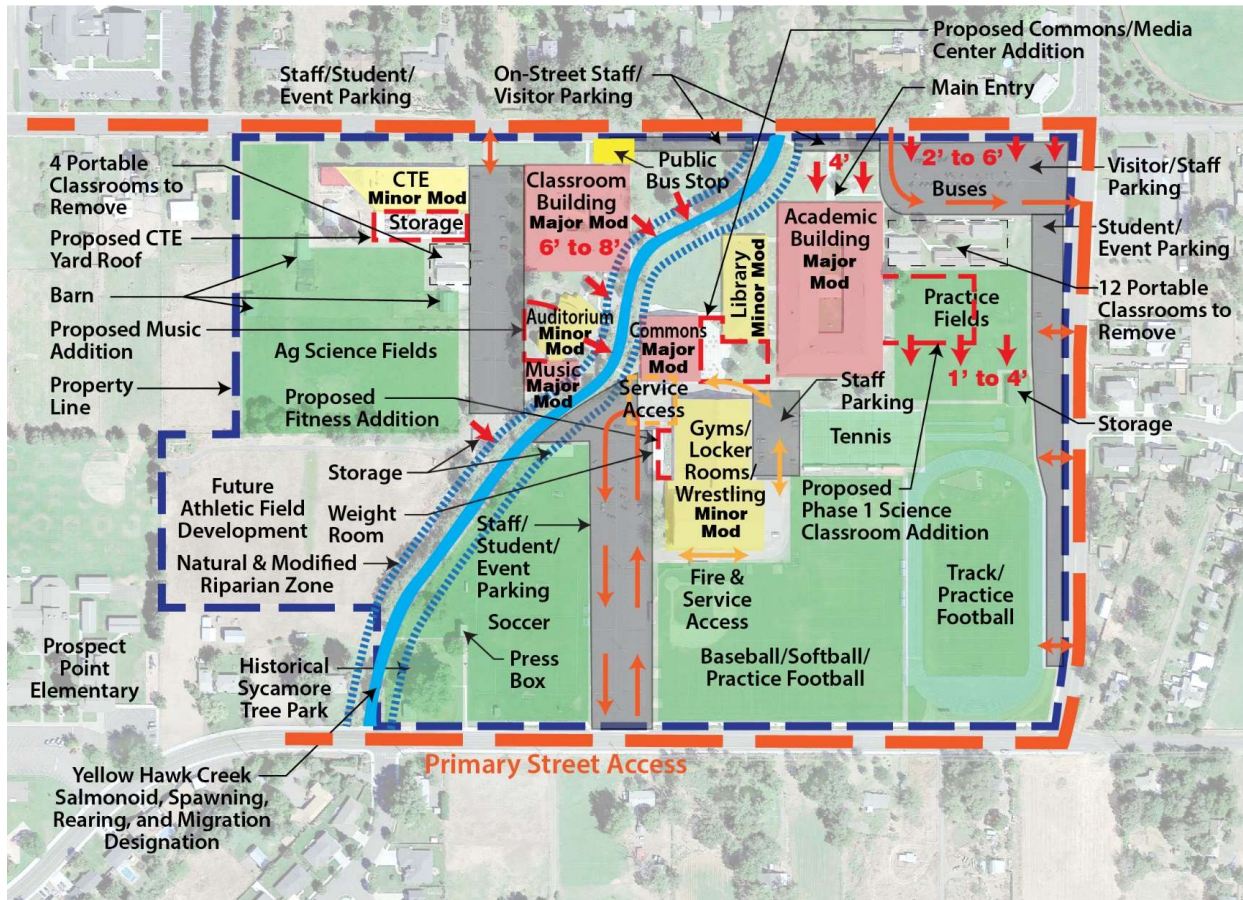


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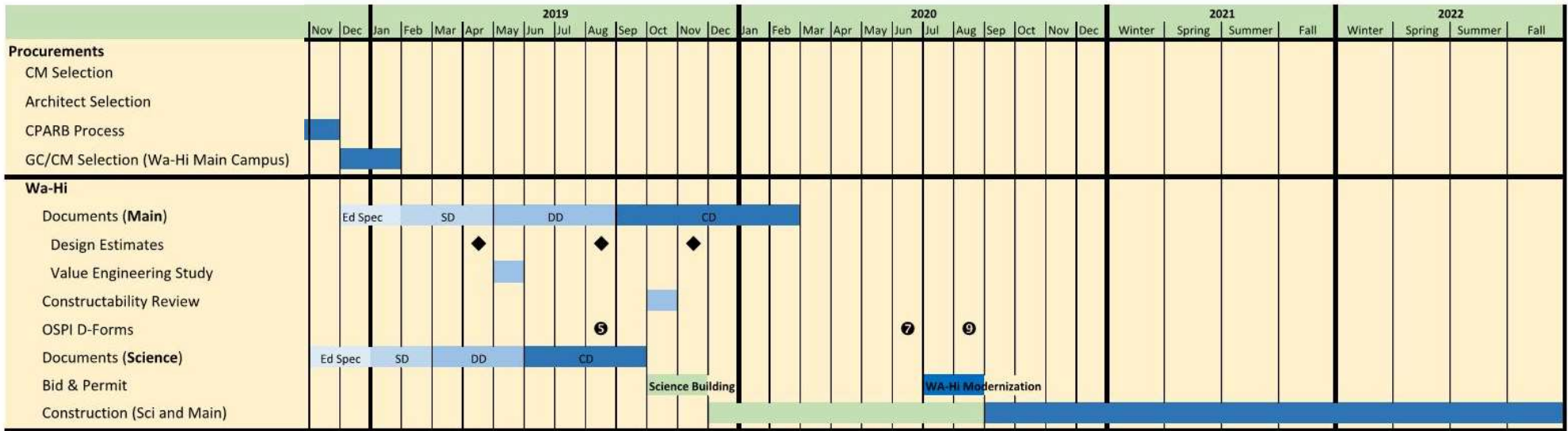
WaHi Site Constraints



Yellow Hawk Creek



Schedule



- Science building – Construction to start Dec 2019
- Phasing of main construction TBD based upon input from GC/CM



Selection Process

- **Step 1 – Proposal**

- Deadline: Monday, January 14, 2019 – 2 p.m. @ WWPS District Office
- 65 possible points
- Reminder: any questions about RFP are due by tomorrow at 5 p.m. – submit to chibbert@wenahagroup.com

- **Step 2 – Interviews**

- WWPS will shortlist and notify by EOD Monday, January 21
- Interviews to be Thursday, January 24 @ WWPS District Office – time TBD
- 25 possible points
- We recommend that proposed team (project executive, preconstruction manager, project manager, and project superintendent at a minimum) are in attendance



Selection Process

- **Step 3 – Final Proposal**

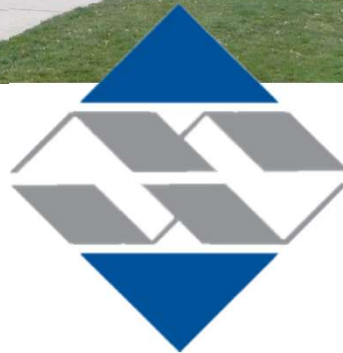
- WWPS Evaluation committee to select finalists to submit Final Proposal
- Finalist notification by EOD Friday, January 25
- We will provide RFFP instructions at this time
 - Includes copy of contract, matrix defining general conditions, general requirements
- Final Proposal to include GC/CM Fee, cost of Specified General Conditions
- Final Proposal to be submitted in sealed package, will be opened publicly
- Deadline: Monday, February 4 at 2 p.m. @ WWPS District Office
- 10 possible points
- Overall highest scoring firm is selected as Most-Qualified GC/CM firm
- Notification immediately following public opening



Selection Process

- **Step 4 – Pre-Construction Work Plan**
 - Most-Qualified GC/CM Firm to submit pre-construction services work plan
 - Deadline: February 18, 2019
 - Upon WWPS' acceptance of work plan, WWPS and GC/CM to execute contract
- **Step 5 – Launch immediately into pre-con on Science Building!**
- Reminder: Proposers are to have no contact with WWPS Staff or Board Members during selection process. All questions are to be directed to Wenaha Group.





Questions? And then Site Tour...