





SEASIDE SCHOOLS







CONSTRUCTION PROJECT









PROJECT DASHBOARD

	BUDGET	SCHEDULE	SCOPE	COMMUNITY
Monthly Rating				

JAN – APR 2017 MILESTONES

-  Education Specifications
-  School Program Finalized
-  School Tours
-  Design Summit
-  CM/GC RFP Issued
-  Boundary Survey

MAY 2017 TARGET MILESTONES

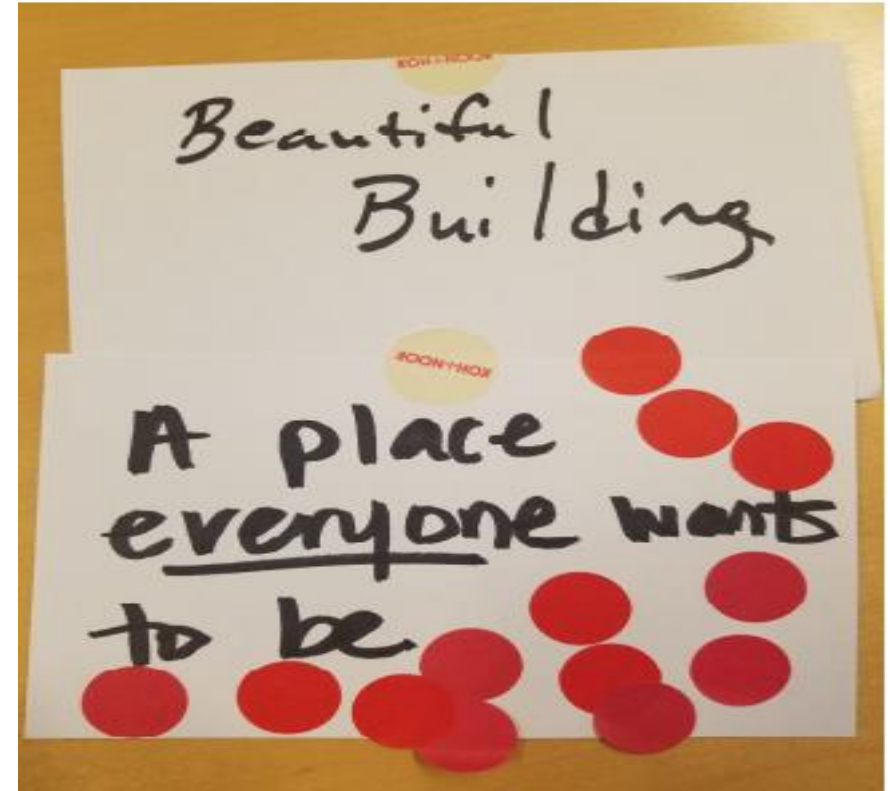
-  Path to Net Zero GO/NO GO Decision
-  Energy Trust of Oregon Charrette
-  Shortlist CM/GC Firms
-  Concept Site Plan with Building foot print developed for District review
-  Urban Grown Boundary Application #1 submittal prepared
-  Site Survey and preliminary Geotechnical analysis

EXECUTIVE SUMMARY

- From January to April 2017, DOWA-IBI has spent a significant amount of time finalizing the functional programming and Educational Specifications for Seaside School District. The architects and the design consultants are continuing to work with the district's design committee to further develop and refine preliminary conceptual design concepts.
- The Construction Manager / General Contractor (CM/GC) RFP was published on April 10th, and a mandatory pre-proposal meeting was held on April 17th. The pre-proposal meeting received a good response from the CM/GC community. Proposals from three CM/GC firms were received on May 9th.
- KPFF has finished the LiDAR (Light Imaging Detecting and Ranging) survey and mapped the property boundary.
- AKS Forestry will work with the district for the timber sale of the lower property.
- The UBG application is in process and will be submitted by the end of May.

PROJECT HIGHLIGHTS

- One of the Project Guiding Principles from a recent planning session: “A place where everyone wants to be.”
- On April 21st, a Pull Planning meeting was hosted by DOWA-IBI and facilitated by DAY. All the consultants including the district participated in the discussion. The goal of this meeting was to show respect for people, collaborate, set a culture of continuous improvement and get team buy-in. By the end of the session, we had created a visual schedule with major milestones.



A chosen Project Guiding Principle from a recent planning session

PULL PLANNING

WHAT IS PULL PLANNING?

- Pull Planning is a tool from the Lean Principles
- A collaborative journey for continuous improvement: Work is planned by those who have the best knowledge – LAST PLANNERS
- Milestones based
- Visual scheduling
- Reliance on commitments
- Accountability, ownership and team buy-in

DESIRED OUTCOMES

- Respect for people
- Collaborate
- Set a culture of continuous improvement
- Team buy-in



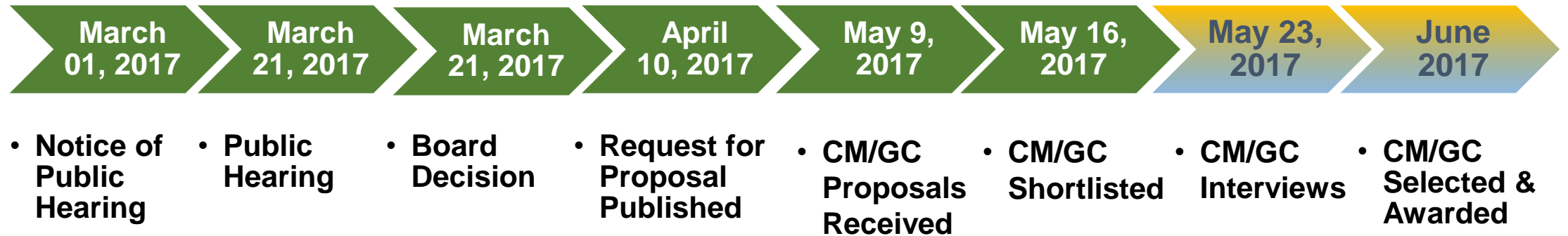
SEASIDE SD 2016 – PROJECT TIMELINE



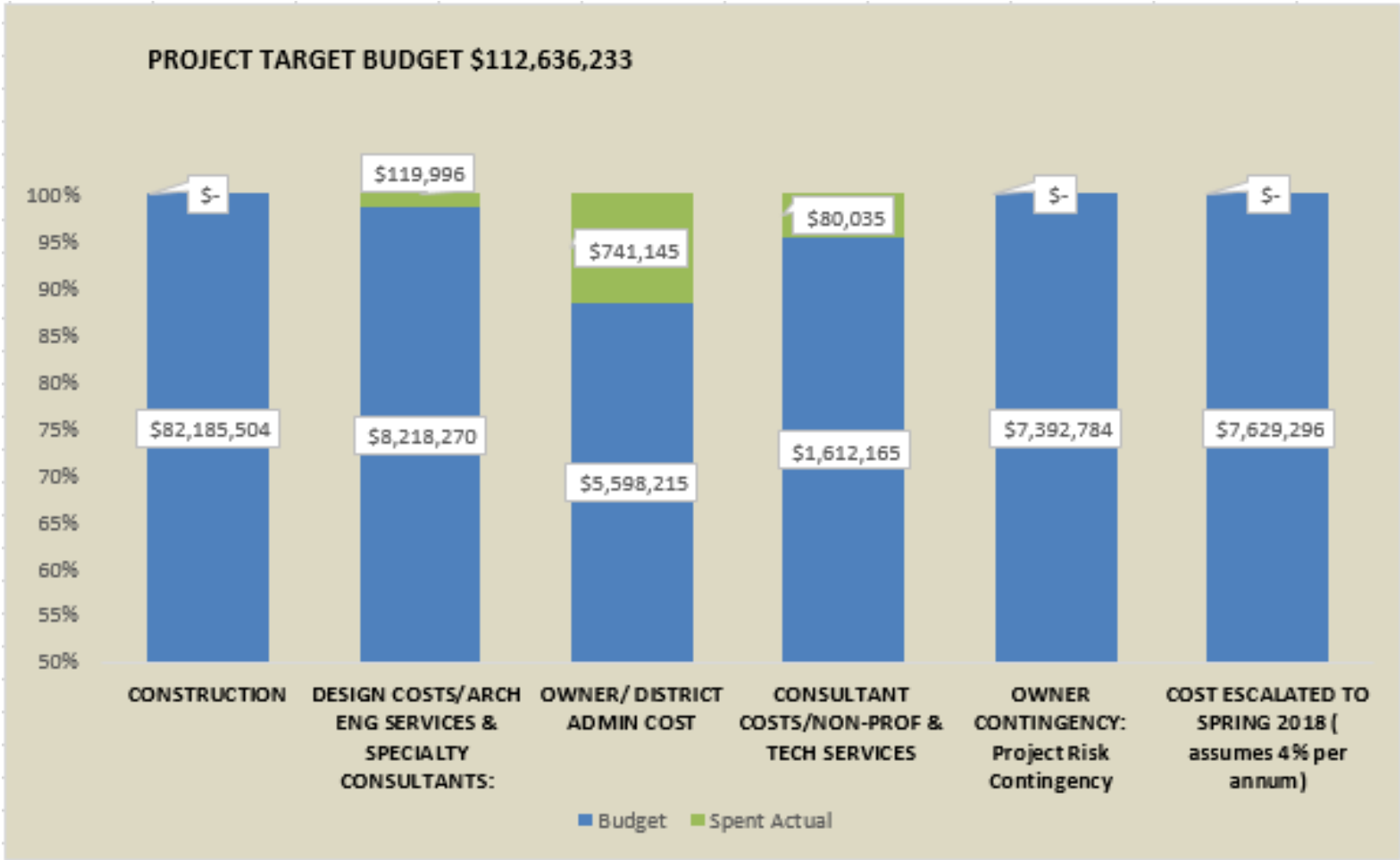
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|---|---|--|--|--|---|--|
| <ul style="list-style-type: none"> • Project Planning | <ul style="list-style-type: none"> • Site Civil Starts: Logging | <ul style="list-style-type: none"> • Design Progresses | <ul style="list-style-type: none"> • Major Construction Begins | <ul style="list-style-type: none"> • Construction Continues | <ul style="list-style-type: none"> • Campus Construction Substantially Complete | <ul style="list-style-type: none"> • Campus Construction Complete |
| <ul style="list-style-type: none"> • Design Starts | <ul style="list-style-type: none"> • Design Progresses | <ul style="list-style-type: none"> • Mobilization Starts for Heavy Site Civil, Seaside Heights Remodel & Expansion | <ul style="list-style-type: none"> • Seaside Heights Remodel • Seaside Heights Expansion • Heavy Site Civil for Campus | <ul style="list-style-type: none"> • End of Q3: Seaside Heights Expansion Complete | <ul style="list-style-type: none"> • Middle School & High School Starts Moving In | <ul style="list-style-type: none"> • Campus Opens for Students for Academic 2020 |
| <ul style="list-style-type: none"> • Bond | | | | | | |
| <ul style="list-style-type: none"> • CM/GC | | | | | | |
| <ul style="list-style-type: none"> • Process Starts | | | | | | |



CM/GC PROCESS TIMELINE



BUDGET



RESPONSIVE ● RELIABLE ● RESPONSIBLE



COMMUNITY ENGAGEMENT PROGRAM

In March 2017, two community engagement visioning sessions were scheduled. The community members along with the district met with the DAY team to identify community project goals:

- **Community Pride**
- **Forward Thinking**
- **Sustainable – Rooted to Place**
- **Resilient**
- **STEAM Partnerships**

On March 17th, the design committee which included, the district, community members and students met to commence the Schematic Design process with the Design Summit. DOWA-IBI led a design activity that allowed committee members to work on and generate preliminary layouts for both Seaside Heights Elementary School and for the new Middle School/High School Campus.



Community Engagement Design Summit

Q&A



RESPONSIVE ● RELIABLE ● RESPONSIBLE