



Eatonville High School Modernization and Addition F.A.Q.

The following are some frequently asked questions and answers about the Eatonville High School modernization and addition.

Q: Why did the district move EHS to the vicinity of the EMS campus?

A: During the state mandated value engineering process, evidence was provided that by moving the campus to an alternate location the district would potentially save hundreds of thousands of dollars in contractor premiums by reducing the amount of phased construction. Typically, a “phased” project is not as attractive to contractor’s as their liability is heightened and phased projects take more time to complete. During the investigation into whether or not to phase the project, the project manager and architect discussed the issue with local contractors who focus their energy on school construction projects. It was unanimous that eliminating the amount of phased construction would be the determining factor as to whether contractors would bid the high school project.

Q: What has the district been doing for EHS modernization since the bond passed in March 2006?

A: Following are the some of the critical steps and timelines used in developing the construction documents for the high school:

1. Development of Educational Specifications Committee (state requirement for matching funds) - March 2006 to May 2006.
2. Development of Educational Specifications (state requirement) - May 2006 to October 2006
3. Preliminary Design Phase - May 2006 to October 2006
 - a. The Preliminary Design Phase is the phase in design that determines the general plans of the project, such as classroom and program locations and site improvements.
4. Destructive Testing of Masonry for structural integrity - October 2006
5. Topographical and Boundary Survey - August 2006 to January 2007
6. Asbestos Abatement and Hazardous Materials Survey - August 2006 to April 2007
7. Traffic Study – October 2006 to March 2007
8. Roofing Assessment and Report – October 2006 to December 2006
9. Design Development Phase - November 2006 to February 2007
 - a. The Design Development Phase is the phase in which the architect determines the systems that will be incorporated into the construction; for example this is the time in which the mechanical engineers determine that the heating system will be water based or geothermal sourced. The electrical engineer determines the type of cable to use for the phone and data systems.
10. Building Permit Application and Issuance from the Town - March 2007 to Present
11. Value Engineering Analysis (state requirement) - November 2006 to January 2007
12. Conditional Use Permit Application and Issuance from the Town – February 2007 to July 2007
13. SEPA Determination of Non-Significance coordination with the Town – April 2007 to July 2007
14. Design of Interim Housing of EHS and Developer’s Agreement with the Town – February 2007 to June 2007
15. Construction for Interim Housing of EHS – July 2007 to September 2007
16. Move from EHS to Interim EHS East Campus – August 2007 to September 2007
17. Remove salvaged items from North and South Hall – September 2007 to October 2007
18. North and South Hall Surplus Sale (pending school board approval) – October 20, 2007 – Doors open at 8 a.m. to 12 p.m. sharp. First come first served. No early birds. Cash preferred.

19. Collaboration Meetings with the Town of Eatonville Officials – March 2007 to Present
20. Arborist Analysis and Report – June 2007
21. NPDES Permit Application for Storm Water during Construction (State requirement)
22. Construction Documents and Drawings Phase of Design – February 2007 to September 2007
 - a. The Construction Documents and Drawings Phase of the design are the “Nuts and Bolts” of the project plans and specifications. This is when all the details and cross coordination among all the work is brought together for bidding and construction.
23. Bidding Period – September 2007 to October 2007
24. Walk-Thru Meetings with interested contractors– September 24, 2007 and October 4, 2007
25. Bid Opening – October 11, 2007
26. Check Lowest Responsive Bidder References – October 12, 2007 to October 16, 2007
27. Bidding Results Forms to the State (state match requirement) – October 12, 2007 to October 16, 2007
28. Recommendation to Award a Construction Contract to the School Board – October 17, 2007
29. Receive all required paperwork from contractor and sign contract – October 18, 2007 to October 31, 2007
30. Anticipated Contractor Mobilization to EHS Site – October 18, 2007 to November 1, 2007

Q: Why didn't the district bid the high school project as soon as the buildings were vacated?

A: The project manager and architect performed an assessment of the current construction market and spoke to area contractors about the best time to bid the project. Based on the responses received, and on the trend that was showing evidence that bidding the project in summer 2007 would result in limited contractor response, the recommendation to the district was to have a fall 2007 bid opening, as that would be when contractors would be wrapping up the current school projects on which they were working. An example of how critical timing is to contractors is the Orting High School addition that went to bid in mid-July and received only three bids, each of which were 20% higher than the project budget. This was a result of lack of available labor to perform the work starting in summer 2007. Currently, the Eatonville High School project has seven general contractors, fourteen mechanical (heating, air, and plumbing) subcontractors, and eight electrical subcontractors that have been reviewing the plans and are anticipating bidding the project. That is an incredible response to a complex public works project such as the modernization and addition to our aged structures.

Q: Which buildings will the contractors start working on first?

A: The means and methods of how the contractors perform the work are at their discretion. The district allows the contractor a certain number of days to complete the project and the contractor's job is to put together a schedule of how they will achieve project completion. With the winter season approaching it is likely that the contractor will begin the re-roofing of North and South Halls and then start interior demolition and modernization once those spaces are “dried-in” from the weather. It is possible that the Contractor will begin demolition of the cafeteria right away, but may leave the concrete floor in place to avoid wet soil conditions through the winter months. Even with work going on inside of North and South Halls the contractor's presence will be known as soon as they start to mobilize.

Q: How can I get information on the progress of the project?

A: Monthly updates will be posted on the district's website following the last school board meeting of each month. Also, look for updates in The Dispatch, the Tacoma News Tribune, and Eatonville News.

Project Manager **Kasey Wyatt**, with Olympic Associates Company, is overseeing the construction. She can be reached at the district office at 360-879-1000, if you have comments or concerns.

