



North Kitsap School District

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Meeting:	February 28, 2019
Category:	Management Report
Subject:	Mckinstry – Kingston Middle School HVAC design contract
Goal(s):	Effective and Efficient Operations
Budget Implication:	\$203,000 Capital Project Fund
Summary:	HVAC design service proposal for Kingston Middle School.

Strategic Goals

- I. Success for All Students
 - A. Deliver instruction aligned to standards
 - B. Use instructional strategies to maximize student engagement and learning
 - C. Create safe and nurturing learning environments
 - D. Provide a variety of opportunities to meet the diverse needs of all students
- II. Stakeholder Support and Satisfaction
 - A. Optimize communication strategies which enhance transparency
 - B. Continuous district improvement based on stakeholder input
 - C. Increase stakeholder engagement
- III. Effective and Efficient Operations
 - A. Responsible allocation and expenditure of funds to meet district goals
 - B. Responsible stewardship of district assets
 - C. Clear and effective management systems

On 11/08/2018 the board authorized entry into an Energy Services Contract WA state Department of Enterprise Services utilizing McKinstry as the service provider to facilitate HVAC upgrades for Kingston Middle School. On 12/13/2018 the board also approved an application for a Department of Commerce Energy grant for additional LED lighting upgrades for the Energy Services Contract.

The Kingston Middle School HVAC project will consist of two parts (the work encompassing the energy upgrade grant, and the other non-grant HVAC work at KMS). The first step of HVAC replacement will be

completion design services. Attached is a design proposal for the HVAC replacement at Kingston Middle School.

Authorization of a design contract will allow McKinstry to start the design process and identify long lead material items and retain the ability to ensure that the project can be completed in a summer timeline. The last status of the Department of Commerce energy grant is delayed for several weeks. As discussed in previous meetings, the award of the Department of Commerce energy grant will allow upgrades to LED lighting. If the grant is not awarded, the HVAC work at Kingston Middle School is still required to be done since the mechanical systems of the building are past their useful life, do not operate well, and do not maintain habitability standards consistently. The overall HVAC project at Kingston Middle School will be a maximum of \$3.04M including growth contingency. The design services will be \$185k before tax.

This management report is provided in support of action approval for the 3/12/2019 board meeting.

Design Proposal

February 13, 2019

Rick Gehrke
Assistant Director Capital Programs
North Kitsap School District

Joe Sullivan
Energy Engineer
Department of Enterprise Services

Subject: Design Proposal for North Kitsap School District – Kingston Middle School HVAC Upgrades – WA DES #2019-114 A (1)

McKinstry is pleased to present this Design Engineering Proposal for the implementation of HVAC upgrades at Kingston Middle School in Kingston, WA. This proposal is a follow-up to the Investment Grade Audit completed under the above reference contract number. In order to meet the anticipated construction schedule, it is necessary to proceed with design for this scope of work.

Fee Billing: All fees assessed under this proposal can be rolled into the final project cost if desired.

- Design professional services for Kingston Middle School (50) HVAC units and controls, including Mechanical/Electrical/Plumbing (MEP) and structural: \$156,523.
- 30-day electrical metering for permit: \$6,000.
- Test and Balance (TAB) pre-construction readings: \$17,875.
 - Water flow for water source heat pumps
 - Primary boiler pump (1)
 - Secondary system pump (1)
 - Air flow for package roof mounted heat pumps (7)
 - Total air flow and total static pressure for water source heat pumps (33)
 - Air flow for the split system heat pumps (10)
- Commissioning engineer participation during design phase: \$5,600
 - Owner project requirement development
 - Controls performance standards development
 - Review design submittals
 - Develop a commissioning plan
- **Total proposed design authorization: \$185,998 plus applicable sales tax.**

The schedule for this is to begin immediately upon acceptance and complete within 75 days. We appreciate the opportunity to continue serving North Kitsap School District as your energy partner. Please let us know if we can answer any questions or provide you with additional information.

Best Regards,



Robert Hail
Project Director
McKinstry Energy Services



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North Kitsap School District

Project #: 203181-002 Date: 2/19/2019

TABLE 4.5 - Preliminary Construction Schedule of Values/Projected Progress Billings - KMS HVAC Summer 2019 Work (50 HVAC Units)

Description	Contract Amount	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Check
PROFESSIONAL SERVICES												
Energy Services Proposal & DES	\$33,500	\$0	\$0	\$33,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,500
Design	\$185,998	\$0	\$61,999	\$61,999	\$61,999	\$0	\$0	\$0	\$0	\$0	\$0	\$185,998
Construction Management	\$117,961	\$0	\$0	\$11,796	\$11,796	\$23,592	\$23,592	\$23,592	\$11,796	\$5,898	\$5,898	\$117,961
M&V	\$19,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,400	\$19,400
Overhead	\$195,275	\$0	\$0	\$0	\$6,444	\$13,083	\$58,582	\$68,346	\$39,055	\$9,764	\$0	\$195,275
Profit	\$156,221	\$0	\$0	\$0	\$5,155	\$10,467	\$46,866	\$54,677	\$31,244	\$7,811	\$0	\$156,221
Subtotal Professional Services	\$708,355	\$0	\$61,999	\$107,295	\$85,395	\$47,142	\$129,041	\$146,616	\$82,095	\$23,473	\$25,298	\$708,355
CONSTRUCTION												
A.1 Total	\$1,900,447	\$0	\$0	\$0	\$62,715	\$127,330	\$570,134	\$665,156	\$380,089	\$95,022	\$0	\$1,900,447
2. Performance Bond	\$19,300	\$0	\$0	\$19,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,300
3. Construction Contingency	\$93,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,056	\$93,056
Subtotal Construction Costs	\$2,012,803	\$0	\$0	\$19,300	\$62,715	\$127,330	\$570,134	\$665,156	\$380,089	\$95,022	\$93,056	\$2,012,803
WSST (9.0%)	\$244,904	\$0	\$5,580	\$11,394	\$13,330	\$15,703	\$62,926	\$73,059	\$41,597	\$10,665	\$10,652	\$244,904
Total Project Costs	\$2,966,062	\$0	\$67,579	\$137,989	\$161,439	\$190,175	\$762,101	\$884,832	\$503,781	\$129,160	\$129,006	\$2,966,062
INVOICES												
McKinstry Invoice to Owner	\$2,966,062	\$0	\$67,579	\$137,989	\$161,439	\$190,175	\$742,101	\$0	\$0	\$0	\$1,666,778	\$2,966,062
PAYMENTS												
Payment	\$2,966,062	\$0	\$67,579	\$137,989	\$161,439	\$190,175	\$742,101	\$0	\$0	\$0	\$1,666,778	\$2,966,062
Cumulative Payment		\$0	\$67,579	\$205,568	\$367,008	\$557,183	\$1,299,283	\$1,299,283	\$1,299,283	\$1,299,283	\$2,966,062	
OTHER COSTS												
Interagency Fee	\$66,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,700	\$66,700
TOTAL PROJECT COSTS	\$3,032,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,700	\$3,032,762