



Northshore
School District

Elementary School Modernization Project Kenmore and Maywood Hills Elementary Schools

Application to use Progressive Design-Build Delivery
Project Review Committee Meeting September 23, 2022

Agenda

1. Introductions
2. Why Progressive Design-Build?
3. Project Scope
4. PDB Procurement Process
5. Schedule
6. Budget
7. Outreach
8. Q&A

Introductions



Todd Hall

Director of Capital Projects,
NSD



Stacy Shewell

DBIA, PMP, Design-Build
Advisor, OAC Services



Ha Yang

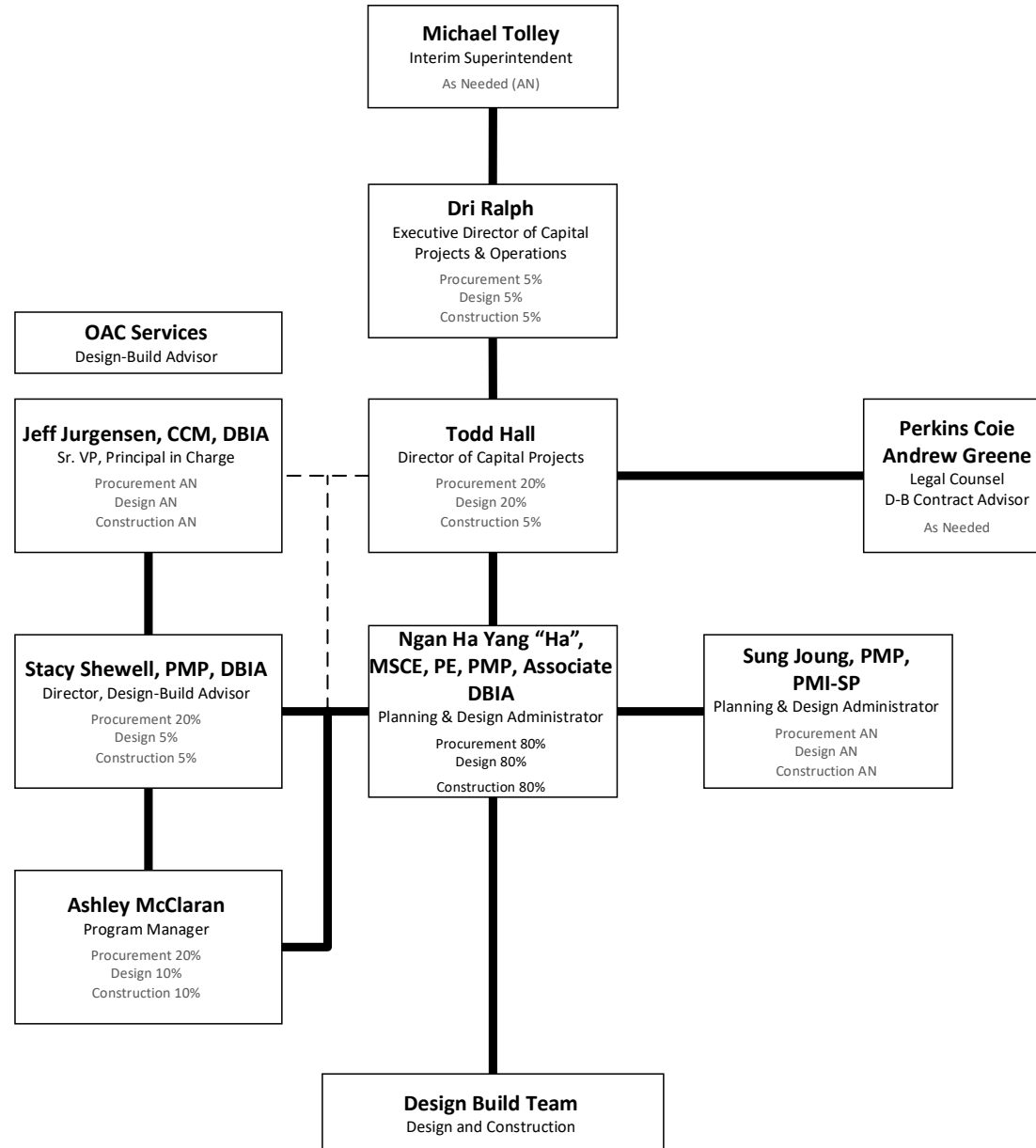
MSCE, PE, PMP, Assoc. DBIA
Planning & Design
Administrator, NSD



Jeff Jurgensen

CCM, DBIA Sr. VP, Principal
in Charge, OAC Services

Project Team

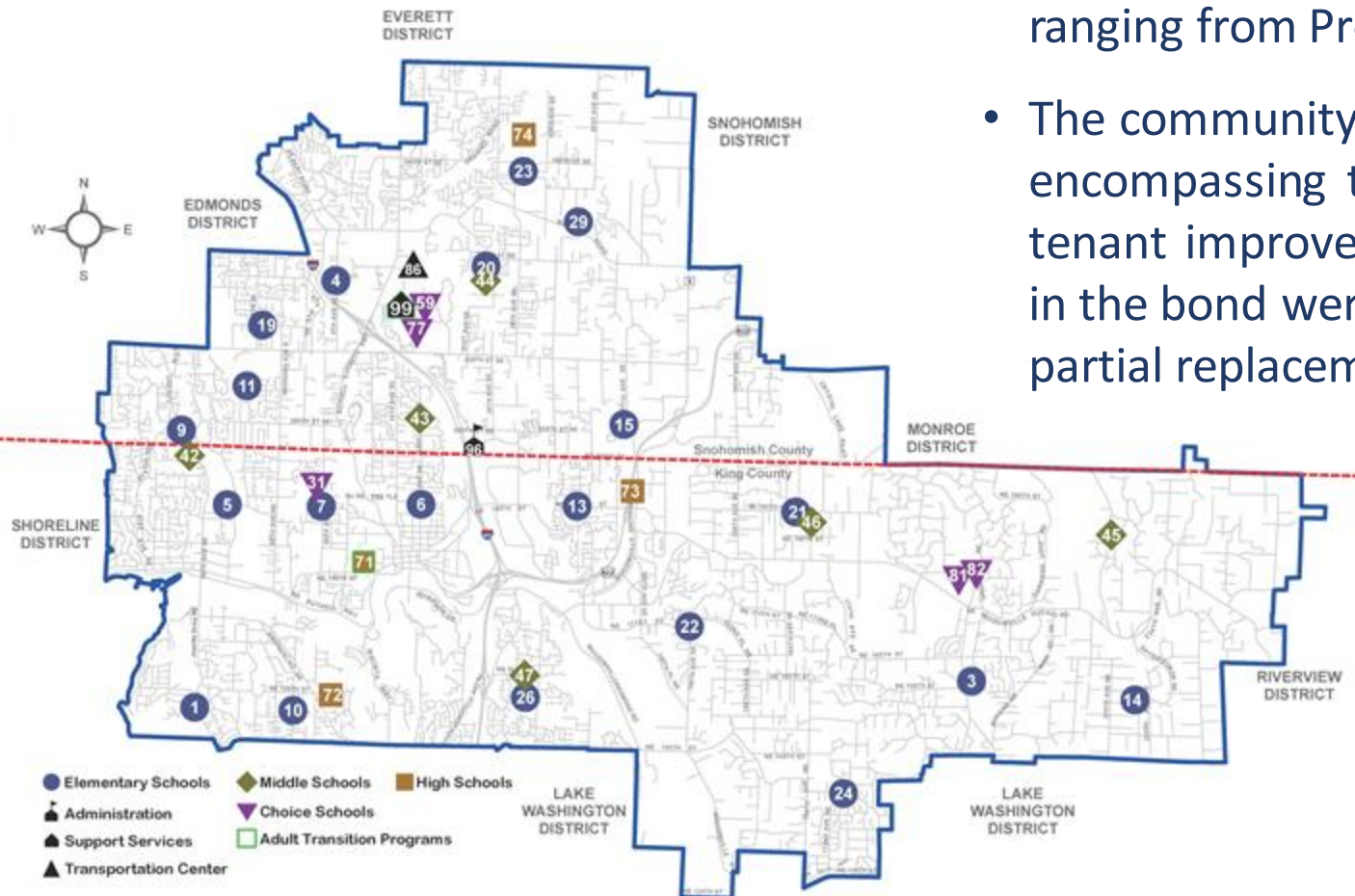


Introductions – Northshore School District (NSD)

- NSD is one of the largest school districts in WA state, serving over 22,000 students at 20 elementary, six middle, & four high schools as well as seven choice programs ranging from Pre-K to beyond 12th grade.

- The community recently approved a \$425M bond program, encompassing technology, security, building condition and tenant improvement initiatives district-wide. Also included in the bond were 8 growth-type modernization, addition, or partial replacement sites.

- Today's presentation and application is for two of these eight sites.
- 10-member capital project team
- OAC support



Why Progressive Design Build?

Activities are Specialized

- Ongoing school operations and occupied sites
- Education specific standards are requirements
- Inflexible delivery schedule due to school calendar
- Two sites



Why Progressive Design Build?

Opportunity for Greater Innovation and Efficiencies

- Contractor input during design
- Early procurement
- Enhanced buying power
- Design for future flexibility



Why Progressive Design Build?

Savings in Project Delivery Time

- Streamlined integration of project team
- Efficient sequencing of project
- Confirmation of budget early in design means predictable outcomes



Why Progressive Design Build?

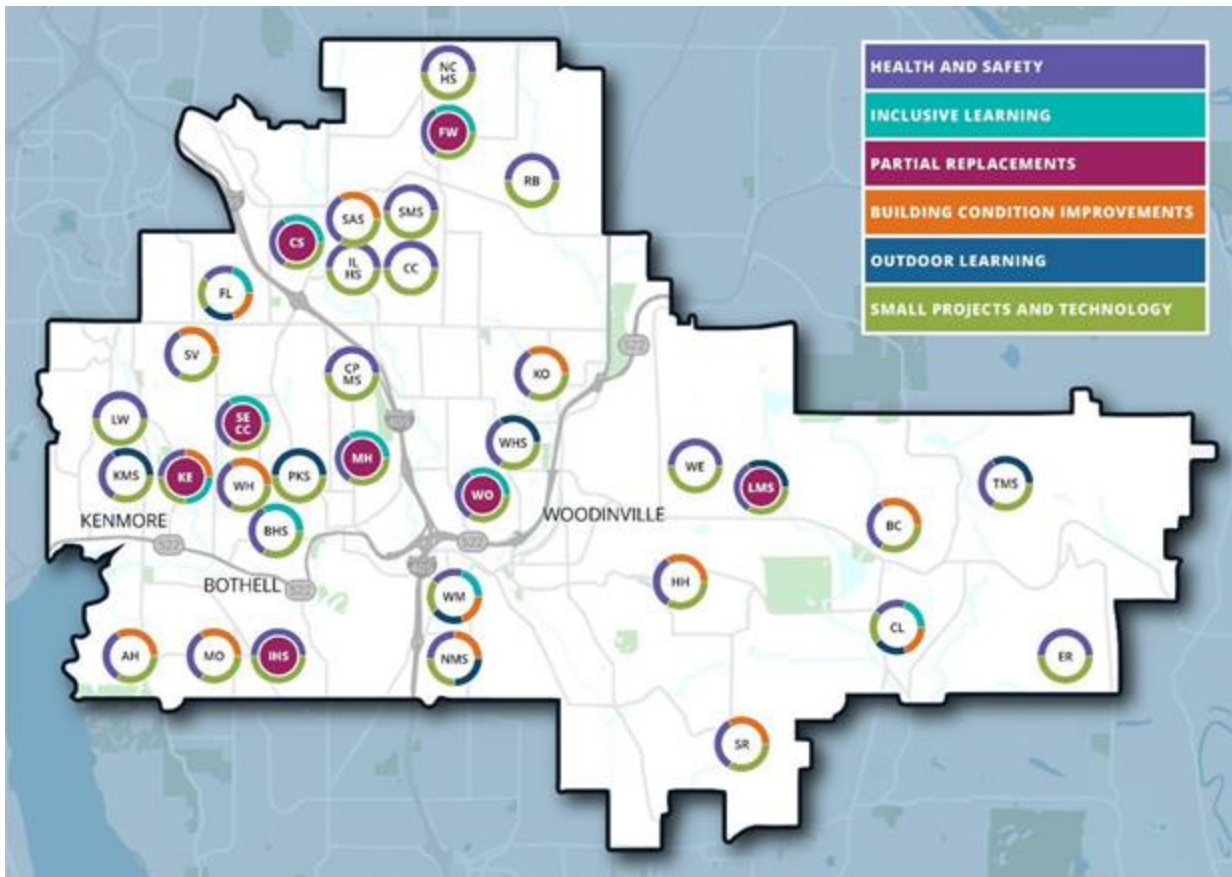
Public Benefit

- Expedites project schedule to minimize project escalation and operational disruptions
- Reduces liability and risk exposure to the District and taxpayers
- Maintains educational operations during construction
- Greater opportunity for MWBE participation

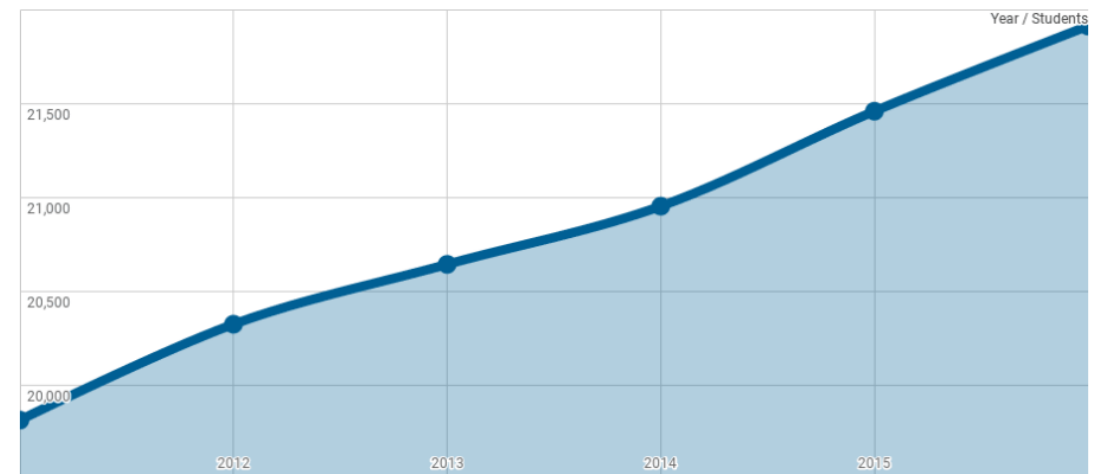


Project Scope

The proposed project is the modernization of two elementary schools serving areas and programs in the Northshore School District with students having some of the highest need and that have seen recent significant population growth.



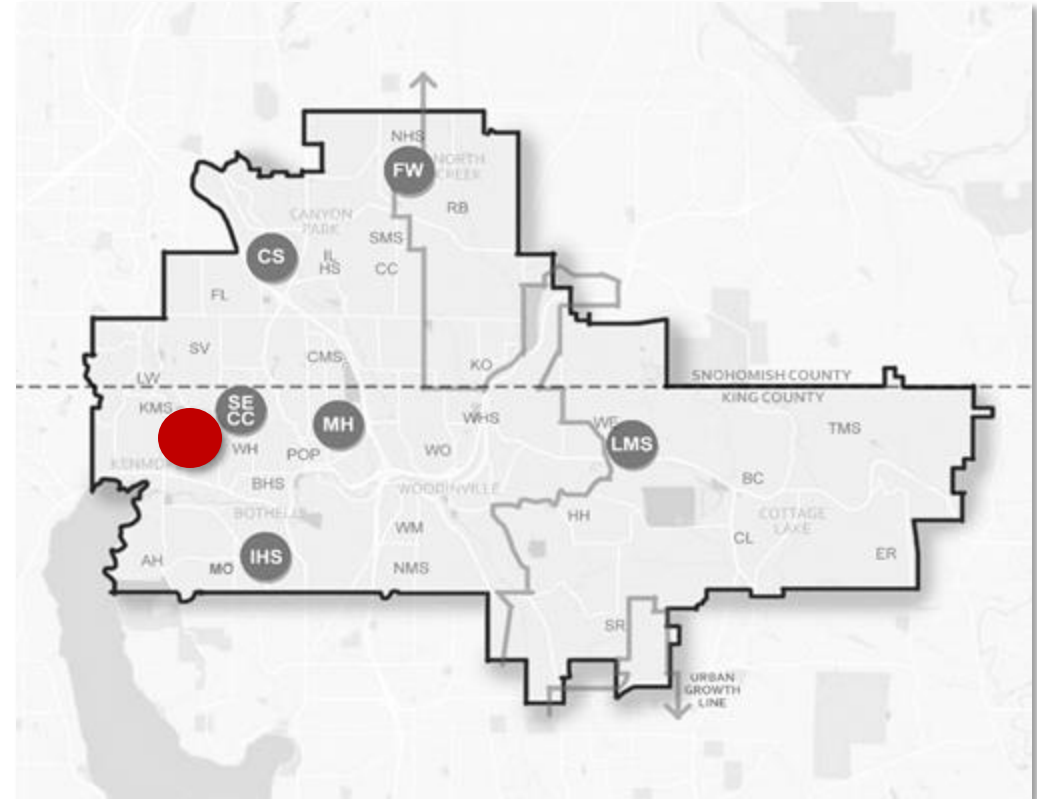
Enrollment



Year	2011	2012	2013	2014	2015	2016
Students	19,812	20,323	20,642	20,952	21,458	21,912

Project Scope

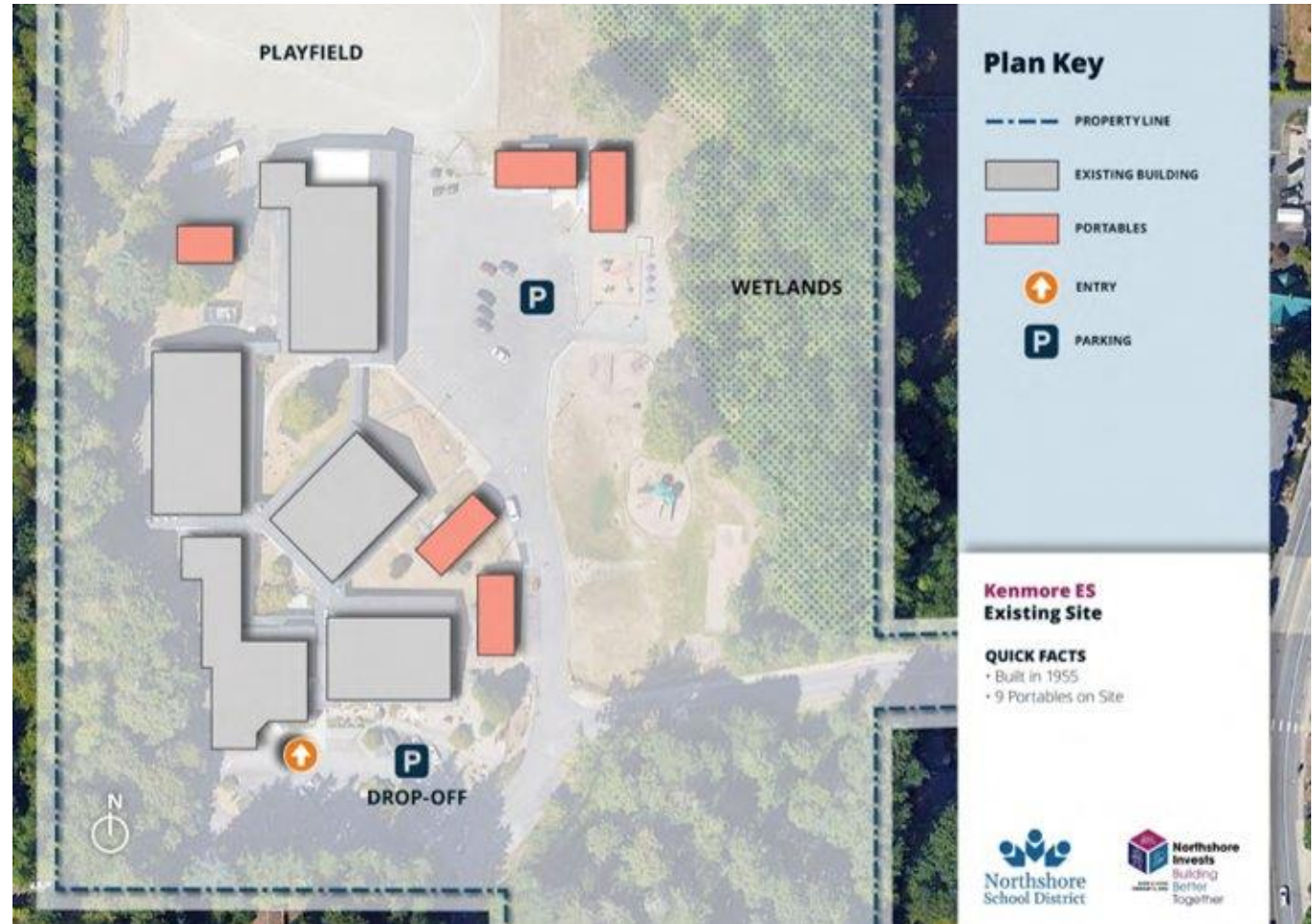
Kenmore Elementary



Project Scope

Kenmore Elementary

- Address capacity and aging portables concerns
- Improve functional performance and accessibility throughout
- Organize campus to be more connected
- Revise restrooms and circulation for better visibility, access, and safety
- Improve perimeter security



Project Scope

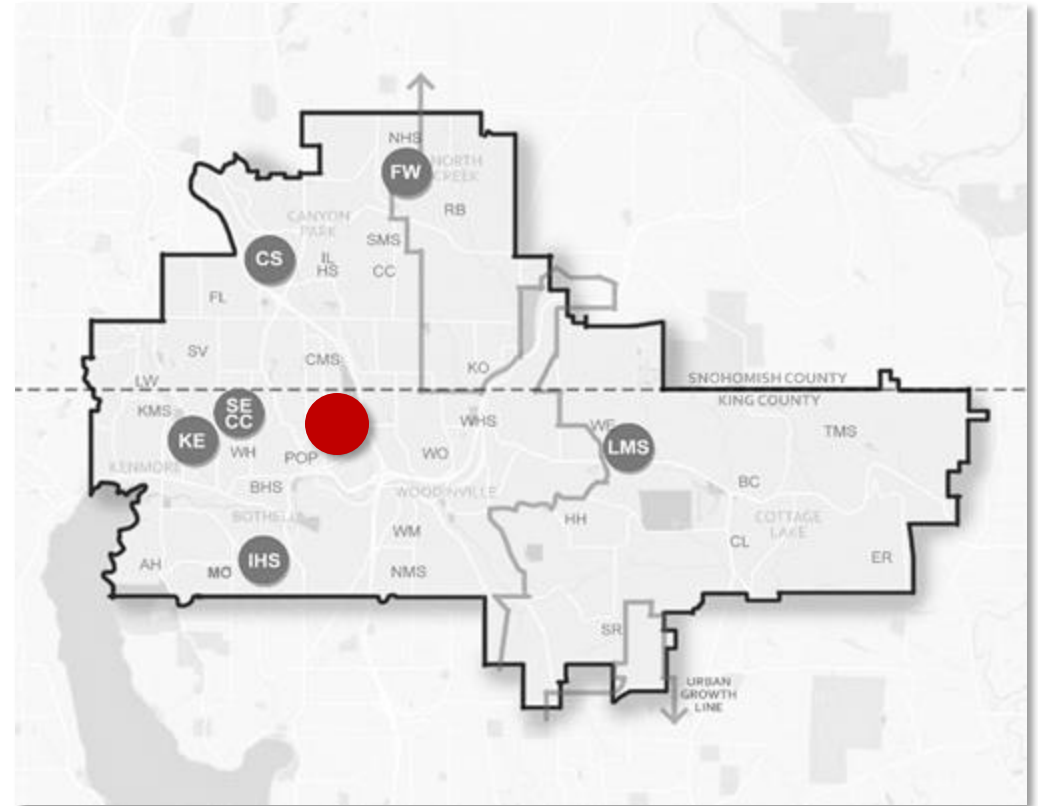
Kenmore Elementary

- **Improve Building Conditions**
 - Replace Gym and central systems plant
 - Modernize classroom buildings
- **Address District Growth & Reduce Portables**
 - Remove up to 9 portables from this site
 - Add up to 11 new permanent classrooms
- **Improve Health & Safety**
 - Provide fully inclusive playground and playfield
 - Improve interior circulation and new restrooms
 - Reorganize building entry and Admin Office
 - Improve bus circulation



Project Scope

Maywood Hills Elementary



Project Scope

Maywood Hills Elementary

- Address capacity and aging portables concerns
- Improve functional performance throughout
- Improve accessibility throughout
- Improve site circulation
- Improve supervision and security (at perimeter)
- Address lack of parking spaces



Project Scope

Maywood Hills Elementary

- **Improve Building Conditions**
 - Modernize HVAC system
 - Replace gym and re-roof buildings
- **Address District Growth & Reduce Portables**
 - Remove up to 10 portables from this site
 - Add up to 12 new permanent classrooms
- **Improve Health & Safety**
 - Provide fully accessible and inclusive playground
 - Enhance site security
 - Improve student arrival and supervision
 - Improve vehicular circulation



PDB Procurement Process

- Two step, qualifications-based selection
- Shortlist RFQ responses to three to five
- RFP by invitation to Finalists identified in the RFQ process
- Interactive meetings to be held during RFP process
- Cost component will be Design Builders proposed fee
- Interviews at NSD discretion if needed to make selection
- Fees will be opened publicly following scoring of all other RFP components
- Cost for the initial phase of services will be negotiated with the highest scoring proposer

Schedule

Dates will shift by approximately two weeks, recognizing the need for additional time between the two PDB processes.

PDB PROCUREMENT (Pending PRC Approval)	
Anticipated PRC Approval	September 23, 2022
Issue RFQ	October 20, 2022
SOQs Due	November 9, 2022
Announce Shortlisted Finalists	November 17, 2022
Issue RFP to Shortlisted Finalists	November 28, 2022
Interactive Meetings	December 5-6, 2022
Proposals Due (Management Plan and Fee)	December 15, 2022
Public Fee Opening + Notice of Intent to Award	December 22, 2022
PDB Contracting	Dec. 27, 2022 – Feb. 2023
DESIGN, CONSTRUCTION PHASE & OCCUPANCY	
Validation Phase/Estimating/Preliminary Design	Feb. 2023 – Aug. 2023
Negotiate GMP	August 2023
Final Design, Permitting & Early Construction Packages	Sept. 2022 – Oct. 2024
Construction	Oct. 2024 – July 2025
Substantial Completion/ Beneficial Occupancy	Aug. 2025 – Sept. 2025
Closeout/ Post Occupancy	Sept. 2025 – Sept. 2026

Budget and Funding

PROJECT BUDGET	
Cost for Professional Services (A/E, Legal etc.)	\$4,114,000
Estimated project construction costs (including construction contingencies)	\$51,426,120
Equipment and furnishing costs	\$1,542,782
Off-site costs	Included
Contract administration costs (owner, cm etc.)	\$1,542,784
Contingencies (design and owner)	\$2,571,306
Other related project costs (permits, utilities, testing, inspection, moving)	\$2,160,306
Sales Tax	\$5,142,702
Total	\$68,500,000

Funding – The project is funded by a \$425M Bond passed by Northshore School District voters On February 8, 2022.

Outreach

- **10% Participation Goal**
- Bond Program Outreach Meeting
- MWBE - past performance evaluation & scoring
- MWBE & Small Business inclusion
- District assistance for the Design-Builder
- Outreach & progress goals review
- Continued Engagement
- Reporting required for DB projects



Thank you!



Questions?

Elementary School Modernizations Project
Kenmore and Maywood Hills Elementary schools