



New Elementary School Eight and Glenwood Elementary Modernization and Expansion

APPLICATION FOR APPROVAL TO UTILIZE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
PROJECT DELIVERY
JANUARY 23, 2025, PRESENTATION

Introductions



Dr. Mary Templeton
Superintendent
LSSD



Robb Stanton
Executive Director
School Planning &
Construction
LSSD



Dr. Monica Meadows
Director of Equity,
Diversity and Inclusion
LSSD



Nicole Brown
Project Manager
Parametrix

Other Team Members

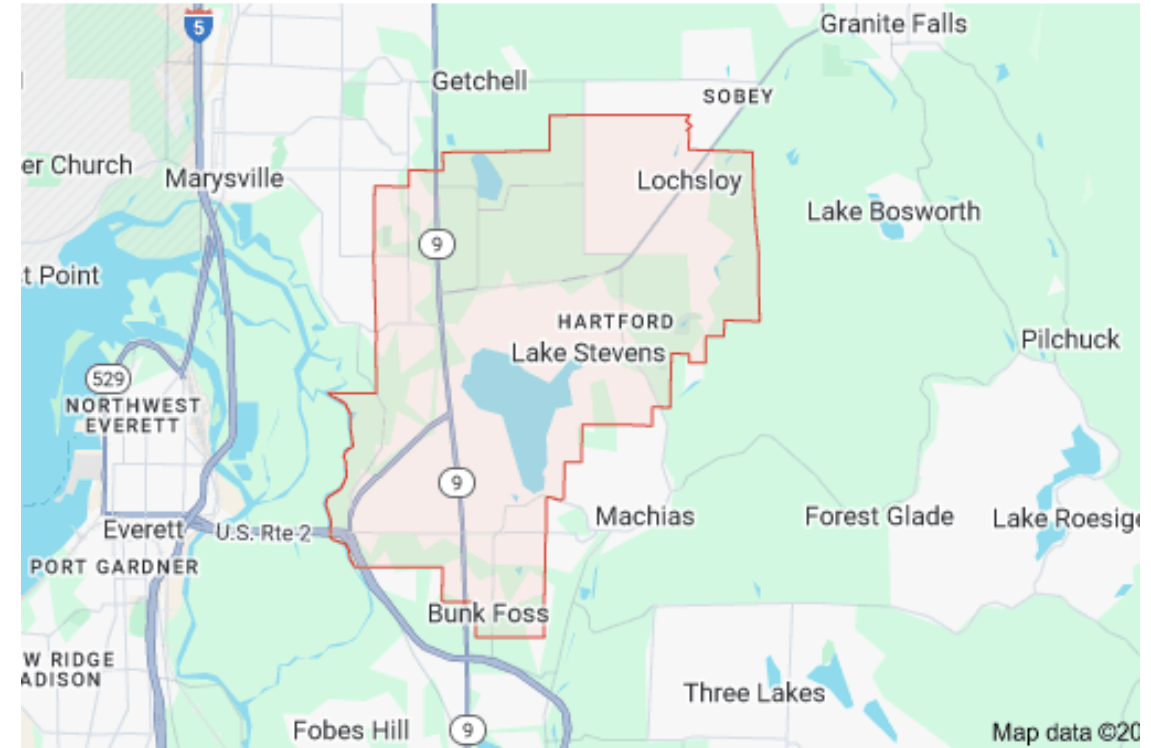
Teresa Main - Assistant Superintendent, Business and Operations (LSSD), **Jim Dugan** - Principal in Charge and GC/CM Advisor (Parametrix), **Dan Cody** - GC/CM Procurement Manager & Advisor (Parametrix), **Mica Klein** - Legal Counsel (Perkins Coie), **Melissa McFadgen**, Principal (NAC Architecture)



Lake Stevens School District Overview



- Established 1955
- Located east of Everett, WA
- 11 K-12 Schools
- 9,843 K-12 students (Jan. '25)
- 40.2% students of color
- 29.5% free and reduced meals
- 15.1% receiving SPED services
- 6.4% receiving multi-language services



Project Description - New Elementary Eight



- 650-student elementary school
- Approx. 75,000 square feet
- 18-acre site, 10 acres developable
- One of the first bond projects
- Purpose - reduce overcrowding
- Swing space for the modernization of Glenwood ES in SY2027-28

Project Description - Glenwood Elementary

- Modernization and expansion
- Approx. 70,000 square feet
- Tight site, large critical areas
- Constraints require school relocation during work



Project Schedule – Elementary Eight

Task	Start	Finish
Design	May 2024	Mar 2026
Permitting-including JARPA	Feb 2025	Jul 2026
Early Site Work package bid	Feb 2026	Mar 2026
Early site work	Apr 2026	Jul 2026
Construction	Jul 2026	Jul 2027
Substantial Completion		Jul 2027
Move In - Glenwood ES		Jul 2027
First Day of School (estimated)		Sep 1, 2027
Final Completion/Closeout	July 2027	Sep 2027
Warranty Period	July 2027	July 2028

Project Schedule – Glenwood Elementary

Task	Start	Finish
Design	Jan 2025	Mar 2026
Permitting-including JARPA	May 2026	Jun 2027
Construction	Jul 2027	Jul 2028
Substantial Completion		Jul 2028
Move In - Glenwood ES		Aug 2028
First Day of School (estimated)		Sep 1, 2028
Final Completion/Closeout	July 2028	Sep 2028
Warranty Period	July 2028	July 2029

Project Budget – Elementary Eight

ELEMENTARY EIGHT	
MACC	\$ 49,292,000
GC/CM Fee, SGCs & NSS (11% of MACC)	\$ 5,422,000
CONSTRUCTION BUDGET	\$ 54,714,000
Planning and Design (13%)	\$ 6,408,000
Permits and Fees (5%)	\$ 2,465,000
Equipment and Furnishings (4%)	\$ 1,972,000
Project Management (2%)	\$ 986,000
Contingency (11.1%)	\$ 5,471,000
Sales Tax (9.3%)	\$ 4,584,000
Total	\$ 76,600,000

Project Budget – Glenwood Elementary

Glenwood Elementary	
MACC	\$ 45,495,000
GC/CM Fee, SGCs & NSS (11% of MACC)	\$ 5,005,000
CONSTRUCTION BUDGET	\$ 50,500,000
Planning and Design (13%)	\$ 5,914,000
Permits and Fees (5%)	\$ 2,275,000
Equipment and Furnishings (4%)	\$ 1,820,000
Project Management (2%)	\$ 910,000
Contingency (11.1%)	\$ 5,050,000
Sales Tax (9.3%)	\$ 4,231,000
Total	\$ 70,700,000

Project Funding

\$314M Capitol Bond on ballot February 11, 2025

Bond addresses essential district facilities needs:

- Additional permanent classrooms at the elementary and middle school level
- School safety and security
- Aging facilities and failing building systems
- Program improvements

Bond projects include the following list potentially using GC/CM delivery:

- New Elementary Eight & Glenwood Elementary Modernization and Expansion
- Skyline Elementary/Lake Stevens Middle Modernization and Expansion
- Secondary Innovative Learning Center/Central Kitchen/Mt. Pilchuck Gym & Site
- Safety and Program Renovations and Additions

Additional funding from state match, school impact fees

Complex Scheduling, Phasing, Coordination

Schedule

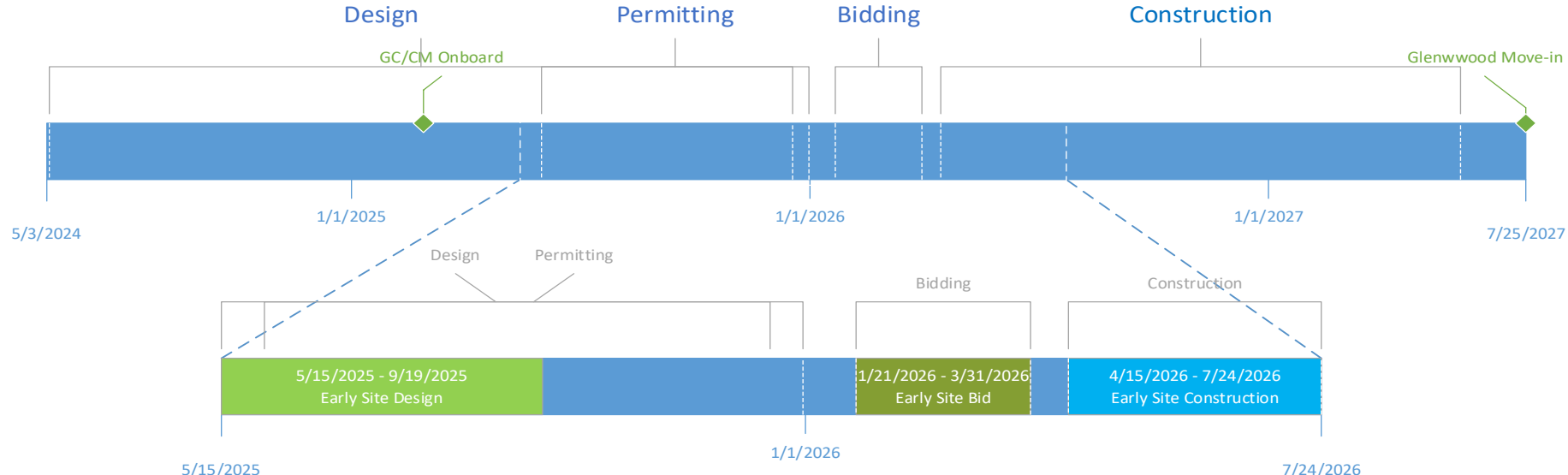
- Very tight timelines
- Must finish Summer 2027 to move in Glenwood ES
- Escalation control critical to budget

Phasing

- Anticipate multiple mini-MACCs
- Early site work package a must
- Long lead items: electrical gear, elevator, air handlers

Coordination

- Neighboring schools
- Glenwood Elementary
- Other construction on adjacent properties



Construction on Occupied Site

- Occupied elementary and ELC
- Coordinate construction to not interrupt school operations
- Stagger deliveries outside of drop-off/pick-up times
- Share a single road access with Stevens Creek/ELC
- Shared utility connections
- Shared detention and stormwater systems
- Adjacent commercial construction



Construction at occupied site

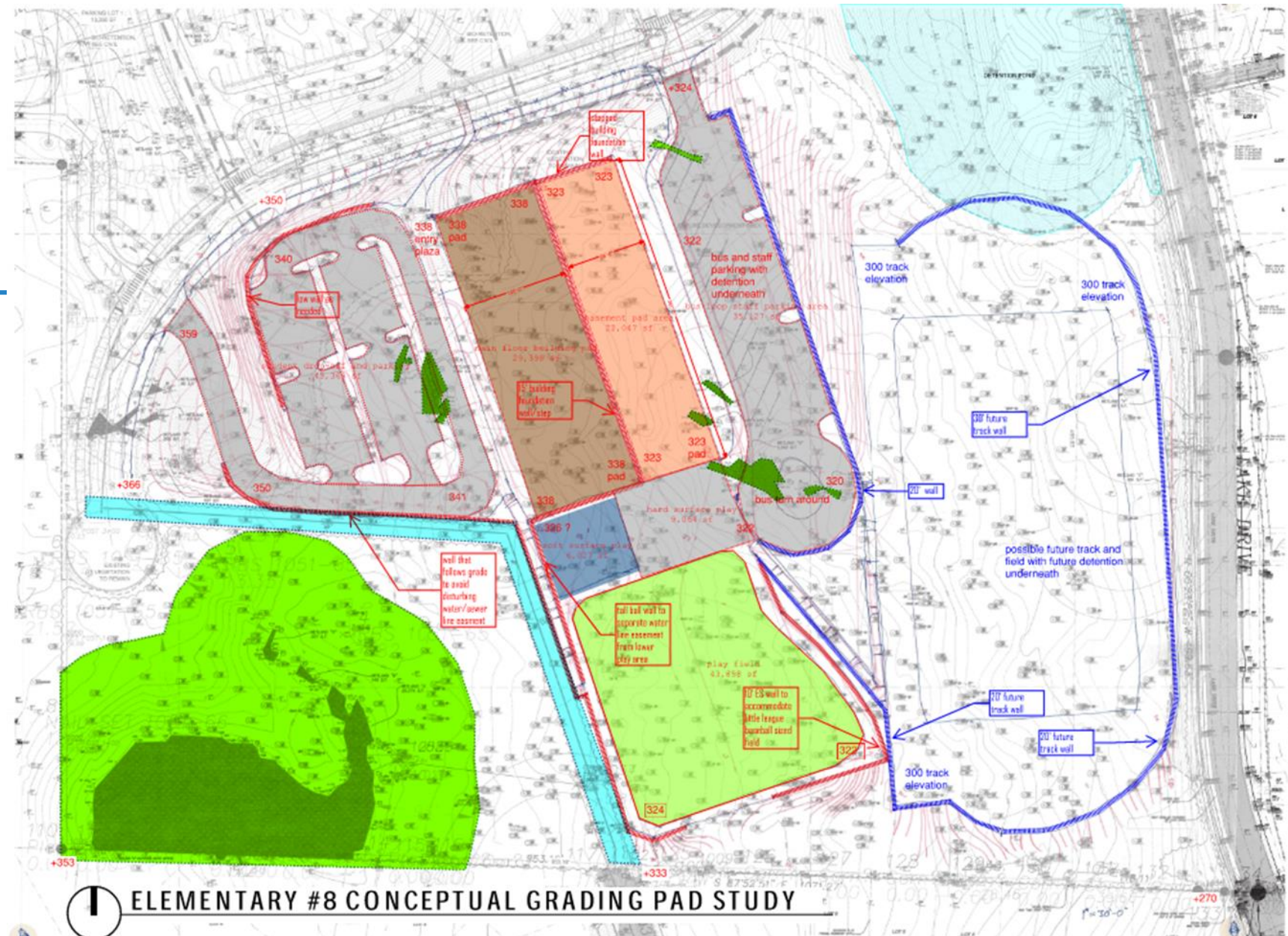


GC/CM Involvement Critical

- Sensitive site soils - early site work package critical to prepare the site in appropriate seasons
- Procurement of long lead time items: switchgear (52 weeks), AHUs-DOAS (5-6 mos.)
- Critical to control cost and procure material early
- Escalation control is essential to mitigate bond passage delay and meet community expectations
- Expert schedule and phasing expertise
- Coordination & phasing with neighboring activities
- Critical schedule responsibility for Glenwood project

Complex Work Environment

- Seven Category 2 and 3 wetlands
- 80' grade difference W to E
- Sewer easement divides site
- Significant earthwork scope
- Dynamic soil conditions
- Numerous retaining walls
- Shared utilities



Complex Work Environment



Elementary Eight & Glenwood ES

RCW 39.10 GC/CM Statutory Compliance

Complies with 4 of the 5 Statutory criteria: (one is required)

- 1) Implementation of the project involves complex scheduling, phasing, or coordination.
- 2) The project involves construction at an occupied facility which must continue to operate during construction.
- 3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.
- 4) The project encompasses a complex site environment or technical work environment.
- 5) The project requires specialized work on a building that has historic significance.

Public Benefit to GC/CM Delivery

- Allocates risk to parties best able to manage it
- Real-time estimating during design for budget management
- Coordination of early site subcontractor vs. having two contractors and “handing over”
- Managing costs in uncertain market conditions
- Coordination with neighboring activities to minimize impacts
- Schedule ownership by contractor

Equity, Diversity and Inclusion

Essential elements of District's Vision, Foundational Principles and Strategic Goals

First GC/CM project (LSHS Modernization)

was performed under former statute

- 7% MWBE, 1.3% DBE, 14.8% SBE and 0% VBE

Goals

- Help current consultants and contractors become certified where qualified
- Work with agencies, associations and organizations to develop a roster of contractors and consultants in region in each category
- Reach state goals of 10% MBE, 6% WBE, 5% VBE, 5% SBE and 30% local
- Exceed these goals

Strategies to Reach and Exceed Goals

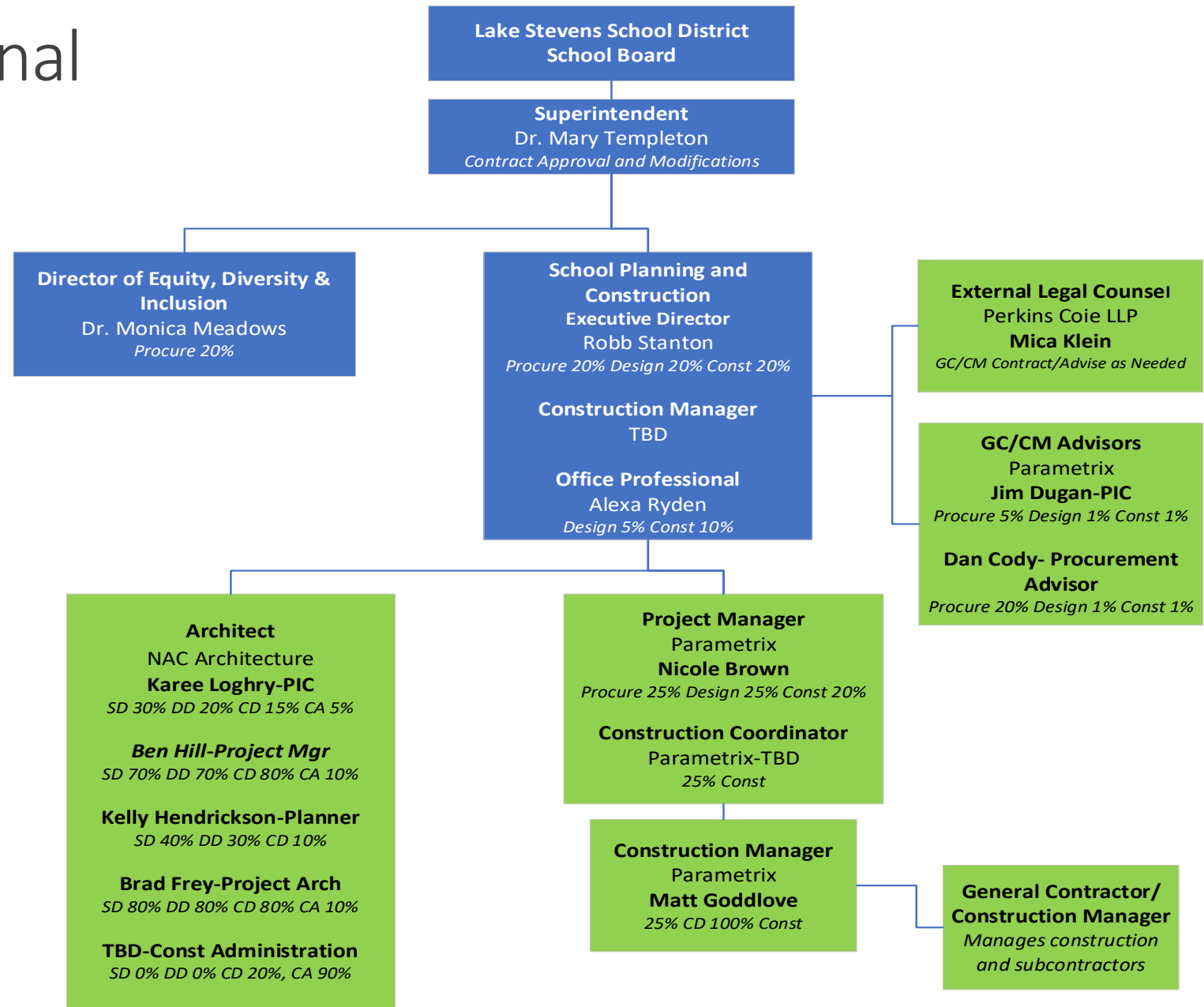
- Team responsibility (District, Contactors, Consultants) for increasing opportunities and equitable outcomes
- GC/CM Procurement
 - Require detailed Inclusion Plans from proposers
 - Use past performance as an evaluation criterion
- Post Award
 - Develop target milestones and deliverables
 - Work with contractors to develop and implement outreach activities/materials
 - Collaborate with contractor in community outreach/communication, including District resources
 - Host open houses
- Post Completion
 - Debrief after each project to improve performance on future projects
 - Use the GC/CM outreach plans to increase participation in non-GC/CM District work

Public Body Qualifications

- Lake Stevens School District has successfully completed an \$85.5M multi-phase, multi-year, multi-building GC/CM project, within budget and on time.
- The District has augmented the project team with consultants with extensive background in GC/CM project delivery
 - Parametrix will provide project management, GC/CM advisory and GC/CM procurement services throughout the project.
 - NAC Architecture brings a design team with extensive background in the design of K-12 facilities and the GC/CM project delivery.
 - Perkins Coie has developed the contract documents and will advise on legal issues and best practices related to RCW 39.10 and GC/CM delivery.

The Lake Stevens School District satisfies the public body qualifications by staff augmentation with consultants.

Project Organizational Chart



Summary

- GC/CM delivery on this project provides substantial benefit to the District and the Public by minimizing cost and schedule risks
- Project meets 4 of the 5 criteria stated in RCW 39.10.340: (ONE required)
 - Involves complex scheduling, phasing and coordination
 - Project involves work at an occupied facility
 - Involvement of GC/CM during design is critical
 - Project has a complex work environment
- The Lake Stevens School District team has:
 - Project delivery method knowledge and experience
 - Sufficient experienced PM and CM personnel
 - Project management structure with clear and logical lines of authority
 - Necessary and appropriate funding plan and schedule
 - Continuity of PM team and experience in project type and scope
 - Necessary and appropriate construction budget
- Lake Stevens School District has no outstanding audit findings on previous projects.