



Safety and Program Renovations and Additions

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

Introductions



Dr. Mary Templeton
Superintendent
LSSD



Robb Stanton
Executive Director
School Planning
and Construction
LSSD



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



Nicole Brown
Project Manager
Parametrix

Other Team Members Present

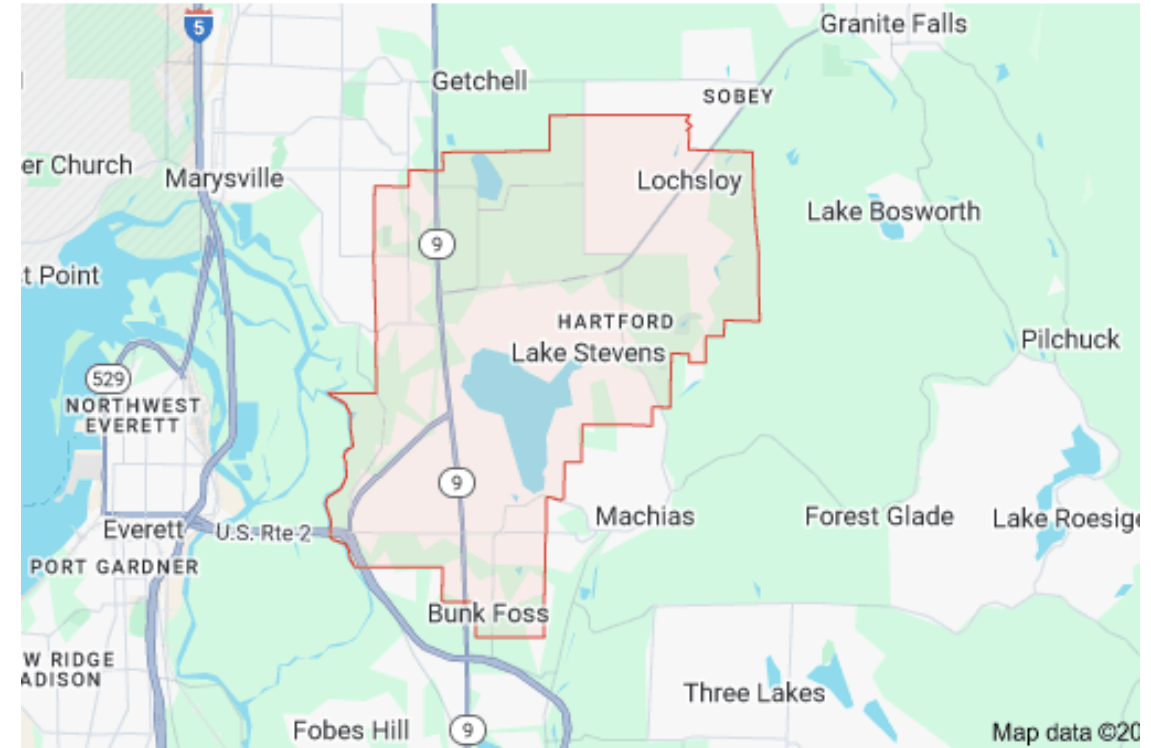
Teresa Main - Assistant Superintendent, Business and Operations (LSSD), **Jim Dugan** - Principal in Charge and GC/CM Advisor (Parametrix), **Dan Cody** - GC/CM Procurement Manager & Advisor (Parametrix), **Mica Klein** - Legal Counsel (Perkins Coie), **Tim Jewett, Trish Sherman**, Principals (Dykeman)



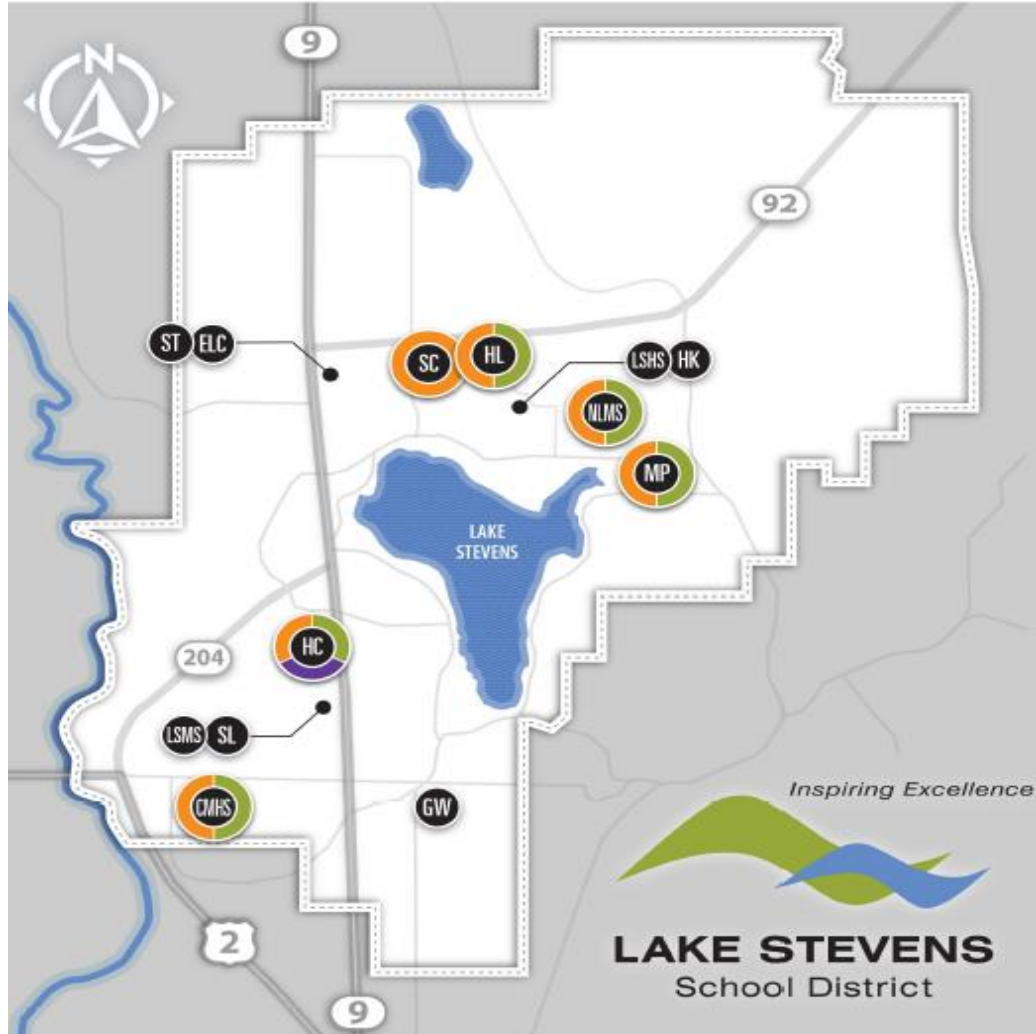
Lake Stevens School District Overview



- 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 – Safety and Program Renovations and Additions



Secure Receptions:

Highland, Hillcrest, Mt. Pilchuck, and Sunnycrest Elementaries, North Lake MS, Cavelero Mid-High School

Special Education Improvements:

Highland, Hillcrest, and Mt. Pilchuck Elementaries, North Lake MS, Cavelero Mid-High School

Gymnasium Addition:

Hillcrest Elementary

Project Schedule

Task	Start	Finish
Programming	12/2/2024	2/7/2025
Bond Election		2/11/2025
GC/CM Procurement	2/18/2025	5/15/2025
Design		
Pkg 1-CAV, NL SecRec, Highland	2/17/2025	6/16/2025
Pkg 2-SC, HC, MtP, NLMS SPED	3/10/2025	8/22/2025
Pkg 3-Hillcrest Gym	2/17/2025	12/5/2025
Permitting		
Pkg 1-CAV, NL SecRec, Highland	5/19/2025	7/27/2025
Pkg 2-SC, HC, MtP, NLMS SPED	6/2/2025	10/31/2025
Pkg 3-Hillcrest Gym	8/20/2025	2/17/2026
Bidding		
Pkg 1-CAV, NL SecRec, Highland	6/30/2025	8/15/2025
Pkg 2-SC, HC, MtP, NLMS SPED	11/3/2025	12/12/2025
Pkg 3-Hillcrest Gym	2/18/2026	3/31/2026
Construction		
Pkg 1-CAV, NL SecRec, Highland	9/1/2025	12/31/2025
Pkg 2-SC, HC, MtP, NLMS SPED	1/1/2026	7/30/2026
Pkg 3-Hillcrest Gym	4/1/2026	4/1/2027

Project Budget

Safety and Program Renovations and Additions	
MACC	\$ 9,652,000
GC/CM Fee, SGCs & NSS (11% of MACC)	\$ 1,062,000
CONSTRUCTION BUDGET	\$ 10,714,000
Planning and Design (13%)	\$ 1,255,000
Permits and Fees (5%)	\$ 483,000
Equipment and Furnishings (4%)	\$ 386,000
Project Management (2%)	\$ 193,000
Contingency (11.1%)	\$ 1,071,000
Sales Tax (9.3%)	\$ 898,000
Total	\$ 15,000,000

Project Funding

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

Bond addresses essential district facilities needs:

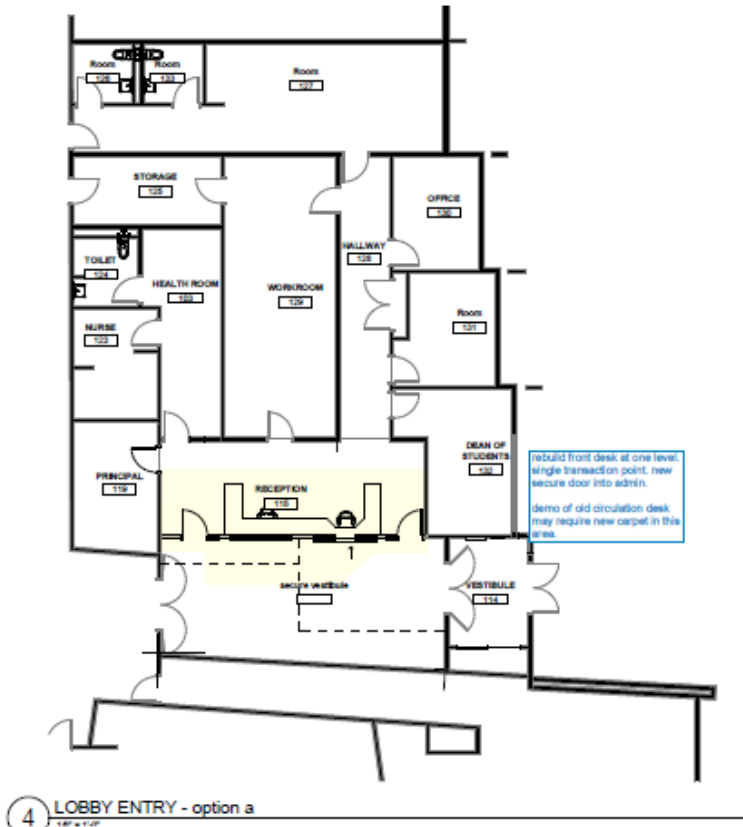
- Additional permanent classrooms at the elementary and middle school level
- School safety and security
- Aging facilities and failing building systems
- Program improvements

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

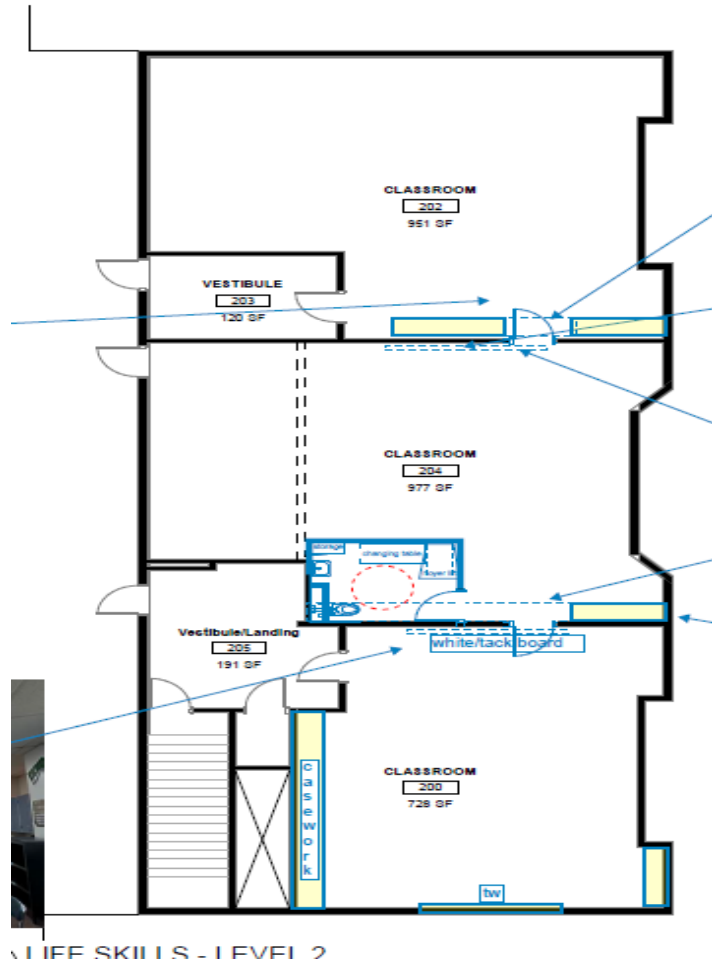
Complex scheduling, phasing & coordination



- Multiple locations: six schools
- Main office at each school
- Special services classrooms at most schools
- Temporary relocations of office and staff to accommodate construction while maintaining operations for students and parents
- Special services work coordinated around school year

SAMPLE SECURE RECEPTION

Construction at occupied sites



SAMPLE SPED UPGRADE

- Work to occur during school year
- Project will require relocations of administration and programs to accommodate construction
- Will require a flexible and evolving safety plan
- Constant communication with schools regarding schedule construction activities

GC/CM Involvement Critical During Design



Provide schedule and phasing expertise



Procure long lead time items if needed



Inform design decisions for constructability



Cost control and escalation control is critical to meet bond expectations



Input on sequencing: design and permitting

Safety and Program Renovations & Additions

RCW 39.10 GC/CM Statutory Compliance

Complies with 3 of the 5 statutory criteria: (One 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
- Minimize impacts to school operations
- Temporary facility planning to maximize budget use
- Managing costs in uncertain market conditions
- Apply phasing for smooth execution
- Schedule ownership by contractor
- Maximize program improvements with available budget

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

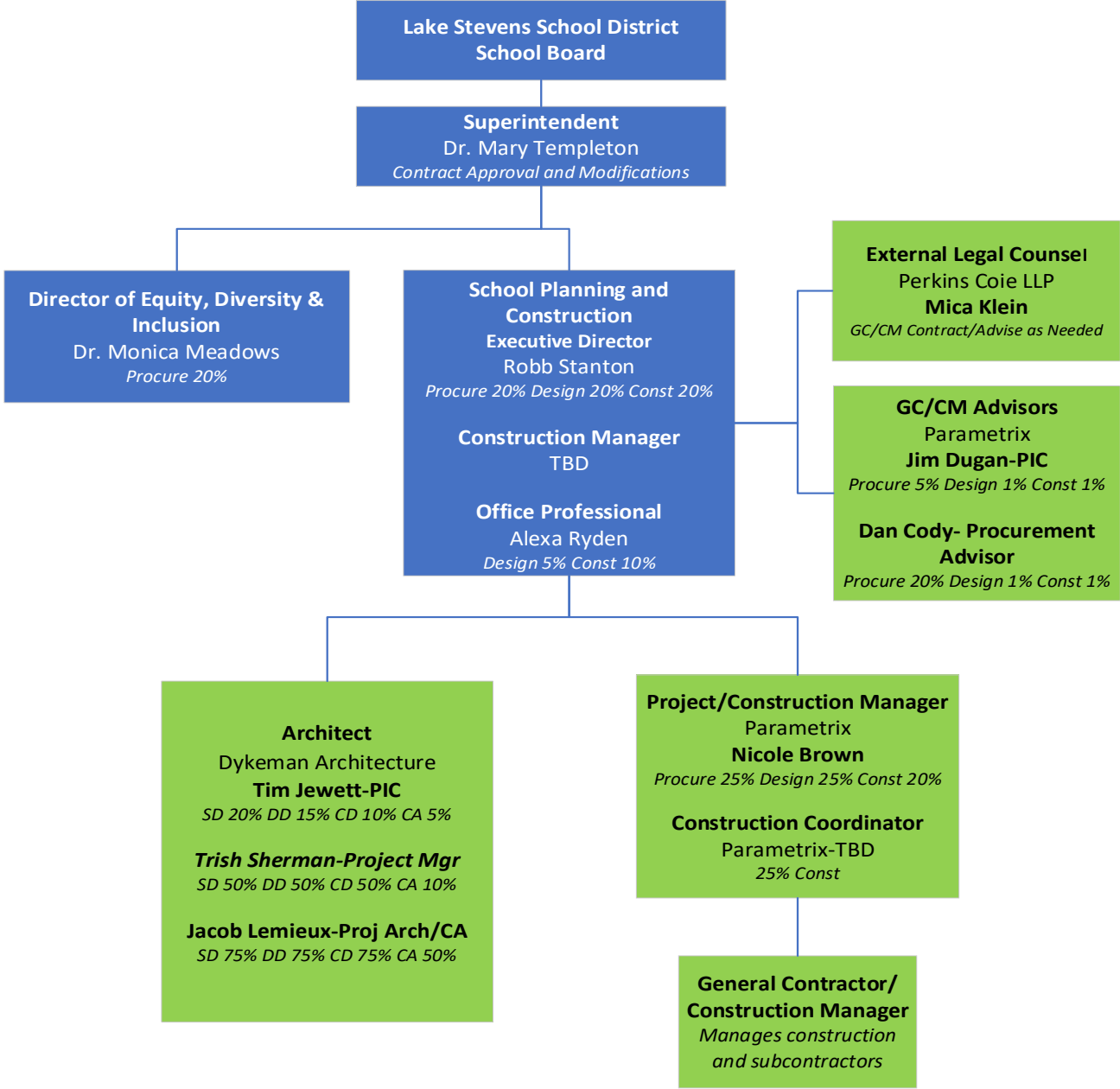
- Team responsibility (District, Contactors, Consultants) for increasing opportunities and equitable outcomes
- GC/CM Procurement
 - Require detailed Inclusion Plans from proposers
 - Use past performance as an evaluation criterion
- Post Award
 - Develop target milestones and deliverables
 - Work with 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 SD has successfully completed an \$85.5M multi-phase, multi-year, multi-building GC/CM project. Project completed on budget and on-time.
- Lake Stevens SD 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 SD satisfies the public body qualifications by staff augmentation with consultants.

Project Organization Chart – Safety and Program Renovations and Additions



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 3 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
- 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 finding on previous projects.