



# Skyline Elementary and Lake Stevens Middle School Modernization and Expansion

---

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

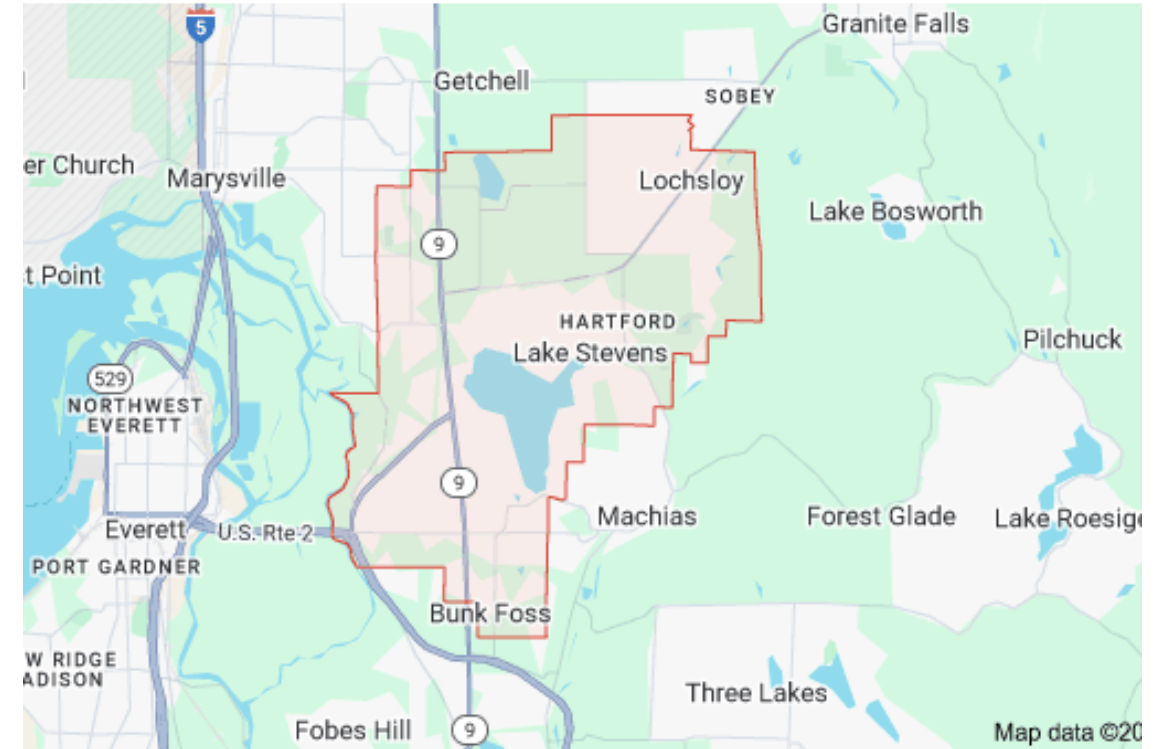
**Teresa Main** - Assistant Superintendent, Business and Operations (LSSD), **Jim Dugan** - Principal in Charge and GC/CM Advisor (Parametrix), **Dan Cody** - GC/CM Procurement Manager & Advisor (Parametrix), **Mica Klein** - Legal Counsel (Perkins Coie), **Melissa McFadgen**, Principal (NAC Architecture)



# 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 – Skyline/Lake Stevens MS Modernization and Expansion

---



- Elementary and middle school share a 24-acre site
- Modernize & expand elementary to accommodate 650 students
- Modernize/expand middle school with new CTE wing
- New gyms at both schools
- Improve site circulation
- Improve school and site security

# Project Schedule

---

Task	Start	Finish
Ed Specs/Pre-design	5/6/2024	3/7/2025
GC/CM Procurement	2/18/2025	5/15/2025
Design	3/10/2025	1/22/2027
Permitting (including JARPA)	7/13/2025	1/22/2027
Bidding/Procure	2/1/2027	4/1/2027
Construction Skyline (SES)	4/12/2027	6/30/2028
Substantial Completion SES	6/30/2028	
Move In SES	7/1/2028	
Final Completion/Closeout	7/1/2028	9/1/2028
Warranty Period SES	7/1/2028	6/30/2029
Construction LSMS	4/12/2027	5/25/2029
Substantial Completion LSMS	5/25/2029	
Final Completion/Closeout	5/26/2029	7/26/2029
Warranty Period LSMS	5/26/2029	5/25/2030

# Project Budget

---

<b><u>Skyline ES Modernization/Lake Stevens MS Modernization</u></b>	
MACC	\$ 111,583,000
GC/CM Fee, SGCs & NSS (11% of MACC)	\$ 12,274,000
<b>CONSTRUCTION BUDGET</b>	<b>\$ 123,857,000</b>
Planning and Design (13%)	\$ 14,506,000
Permits and Fees (5%)	\$ 5,579,000
Equipment and Furnishings (4%)	\$ 4,463,000
Project Management (2%)	\$ 2,232,000
Contingency (11.1%)	\$ 12,386,000
Sales Tax (9.3%)	\$ 10,377,000
<b>Total</b>	<b>\$ 173,400,000</b>

# 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

---



- 1,266 students, 161 staff
- Schools must remain fully operational
- Constrained/occupied site
- Multi-phased construction
- LSMS will require multiple teacher/staff moves
- Construction activities must coordinate with school activities



# Construction at occupied site

---

- Occupied elementary and middle schools
- Project will require multiple relocations of program to accommodate construction
- Coordinate construction activities to not interrupt school operations
- Coordinate major deliveries outside of school drop off/pick up hours
- Will require a flexible and evolving safety plan
- Constant identification of risks and hazards
- Minimize construction impacts to teaching and learning
- Constant communication with schools/district
- Coordinate utility tie-ins and modifications to minimize impact to occupants

# GC/CM Involvement Critical During Design

---

- Provide expert schedule and phasing expertise
- Input on site layout/alternate possibilities
- Early site work package to prepare the site in appropriate seasons
- Procure long lead time items if needed
- Critical to control cost and procure material early
- Escalation control is essential to mitigate bond passage delay and meet community expectations
- Cost estimating, value analysis, constructability

# Complex or technical work environment

---

- Five wetlands to mitigate
- Shared utilities
- Limited access points to site
- Constraints on deliveries, laydown area, storage and construction parking
- Logistical planning critical



# Skyline/Lake Stevens MS Mod & Expansion

RCW 39.10 GC/CM Statutory Compliance

---

Complies with 4 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 the parties best suited to manage it
- Real-time estimating during design for budget management
- Managing costs in uncertain market
- Schedule ownership
- Minimize impacts to teaching and learning
- Phasing of work for efficiency and cost effectiveness
- Safety of students, staff, and neighboring public

# 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

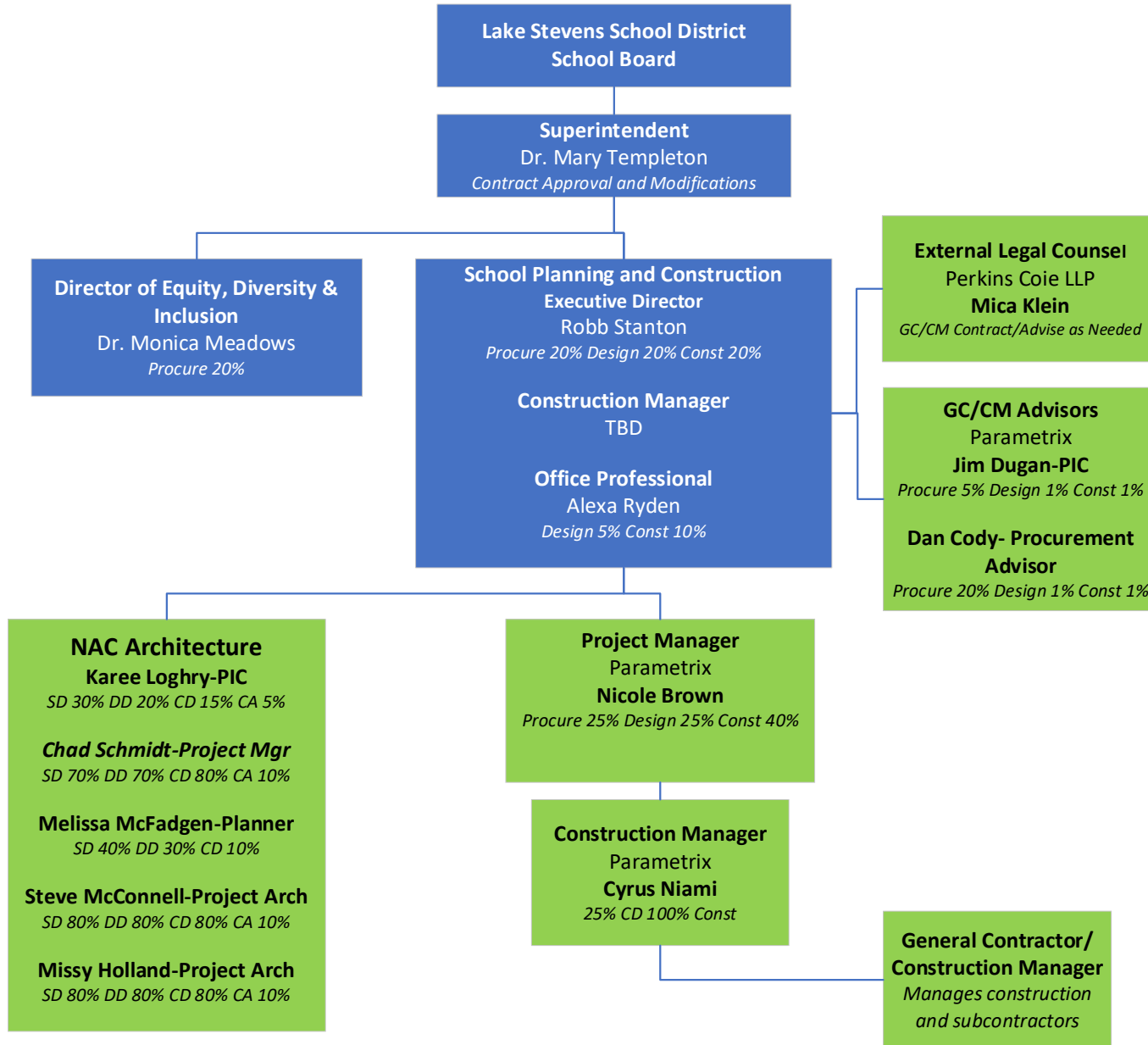
# Public Body Qualifications

---

- 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 – Skyline ES/Lake Stevens MS**



# 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 finding on previous projects.