



Northshore
School District

Elementary School Expansions Project

Crystal Springs, Fernwood, Woodin, and Sorenson Early Childhood Center

Application to use Progressive Design-Build Delivery

Project Review Committee Meeting July 28, 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



Dri Ralph

Executive Director of Capital
Projects & Operations, NSD



Stacy Shewell

DBIA, PMP, Design-Build
Advisor, OAC Services



Cliff Bambach

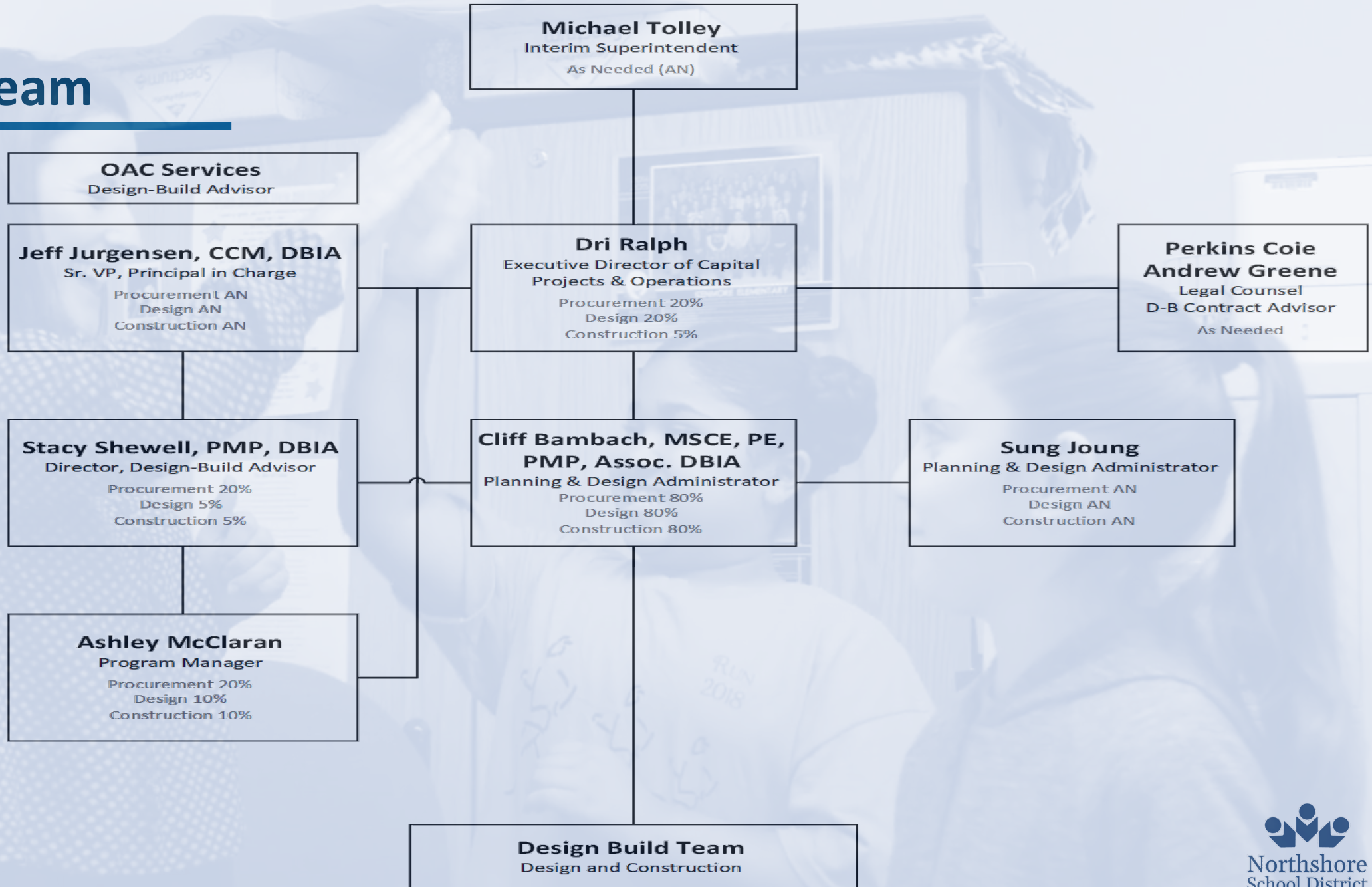
MSCE, PE, PMP, Assoc. DBIA
Planning & Design
Administrator, NSD



Jeff Jurgensen

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

Project Team

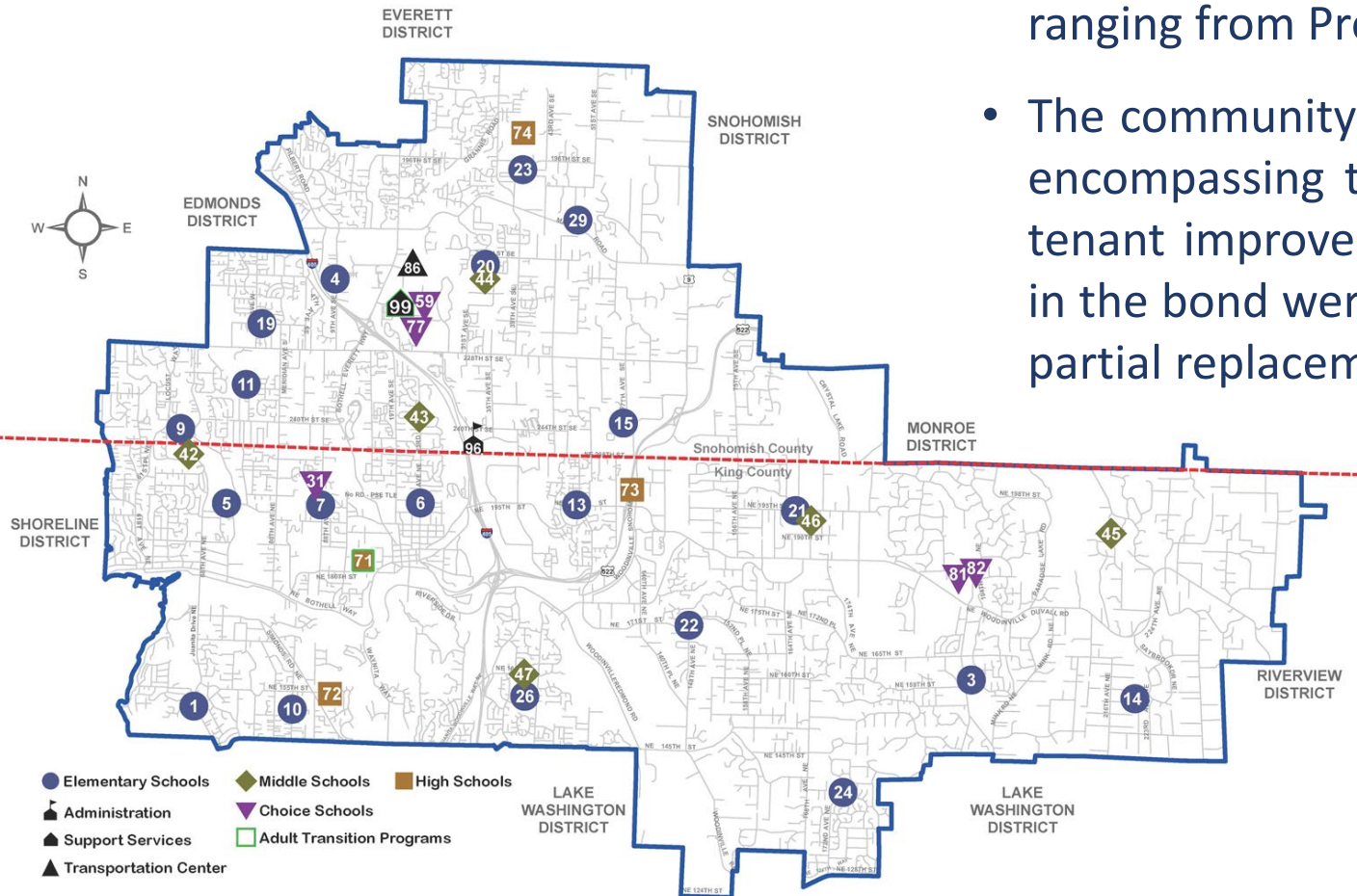


Introductions – Northshore School District (NSD)

- 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 four 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
- Multiple 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?

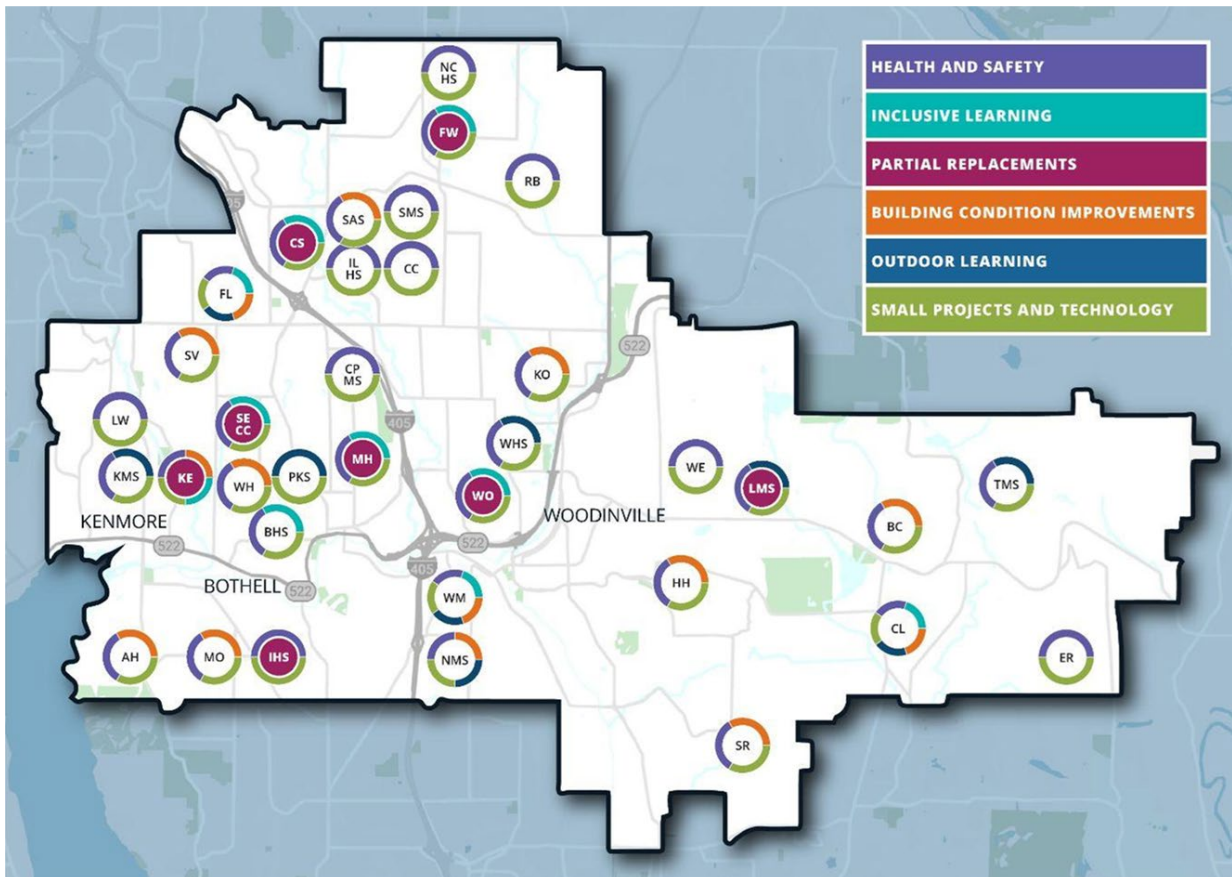
Public Benefit

- 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

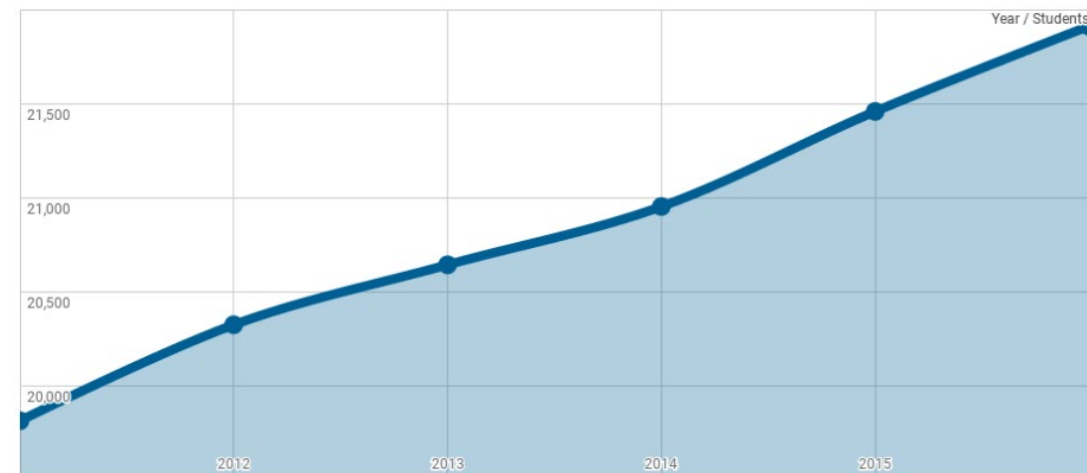


Project Scope

The proposed project is a collection of four additions to early learning and elementary schools, all serving areas and programs in Northshore School District 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

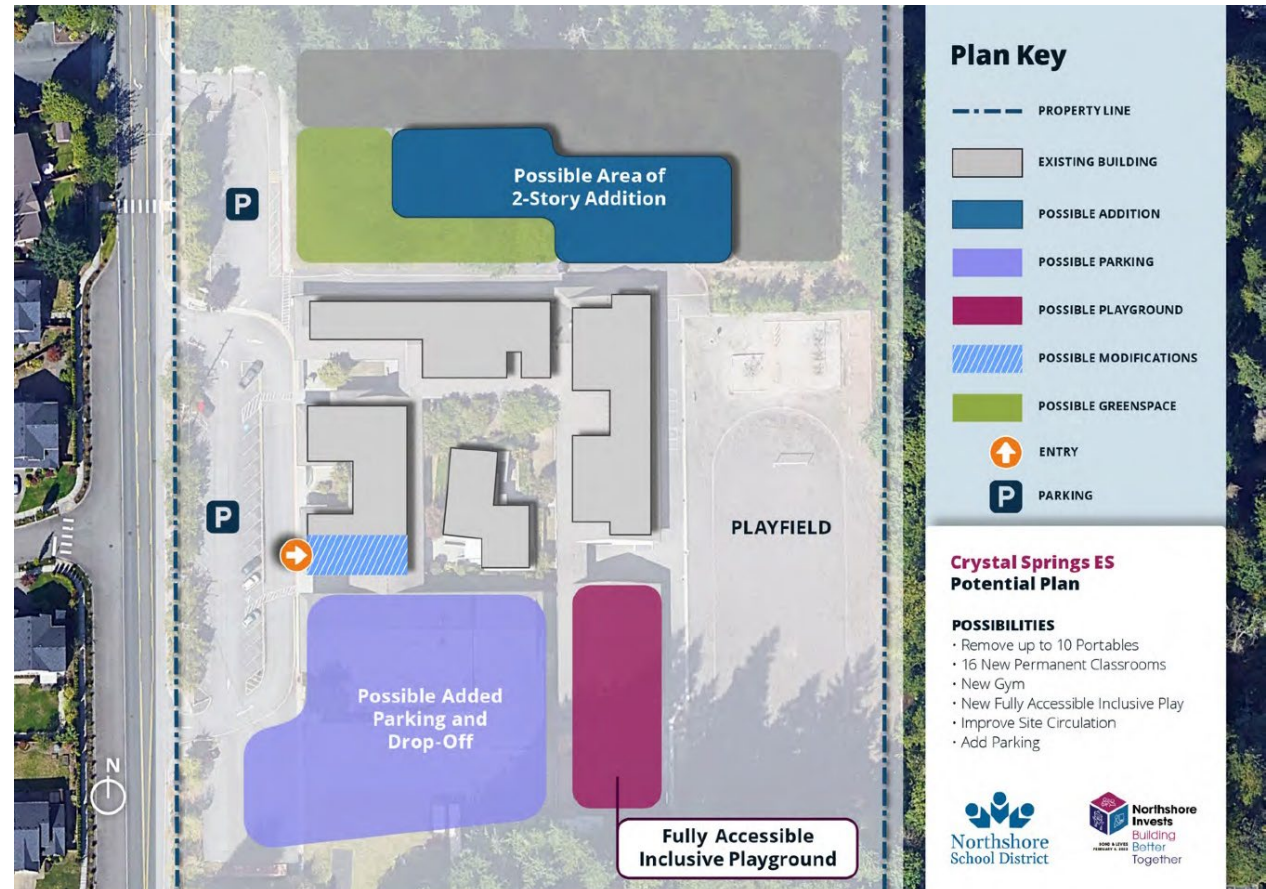
Crystal Springs Elementary



Project Scope

Crystal Springs Elementary

- 16 new classrooms
- New gym
- Fully inclusive playground
- Additional parking
- Improves site circulation
- Removes 10 portables



Project Scope

Fernwood Elementary



Project Scope

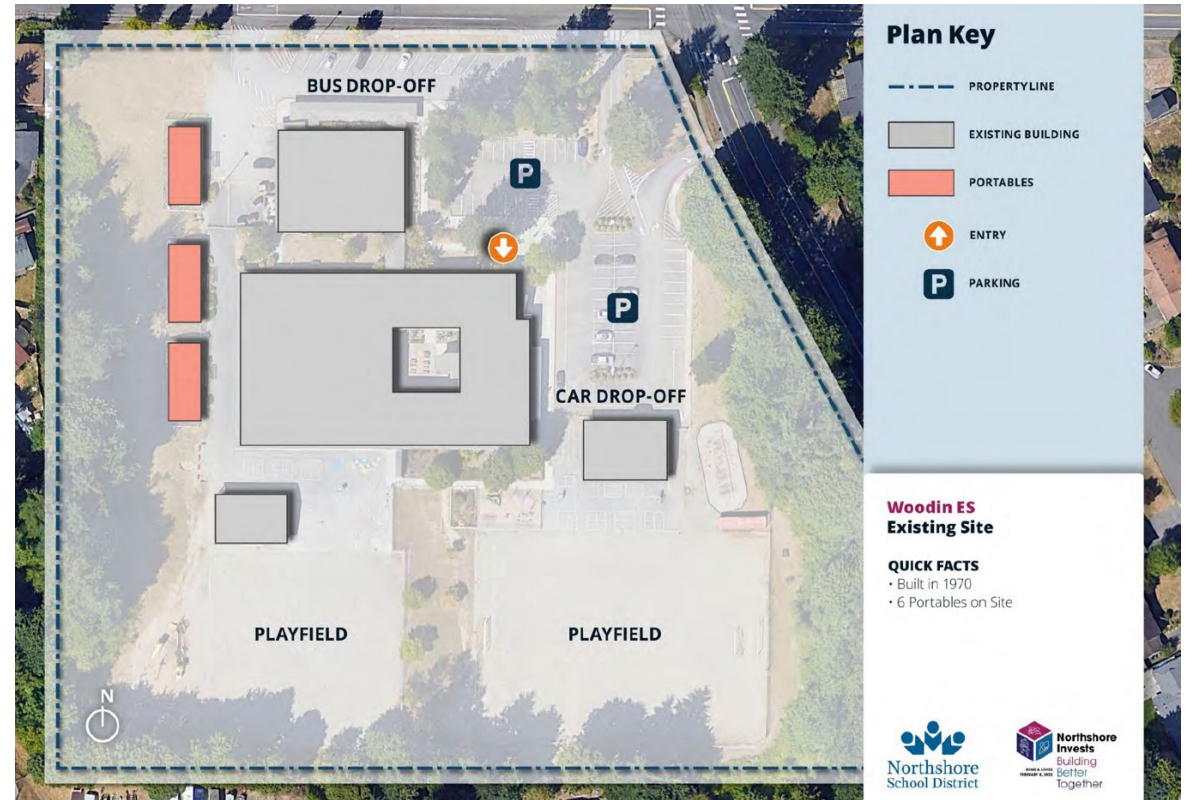
Fernwood Elementary

- 22 new classrooms
- Provides a fully inclusive playground
- Additional parking
- Improves site circulation
- Removes 17 portables



Project Scope

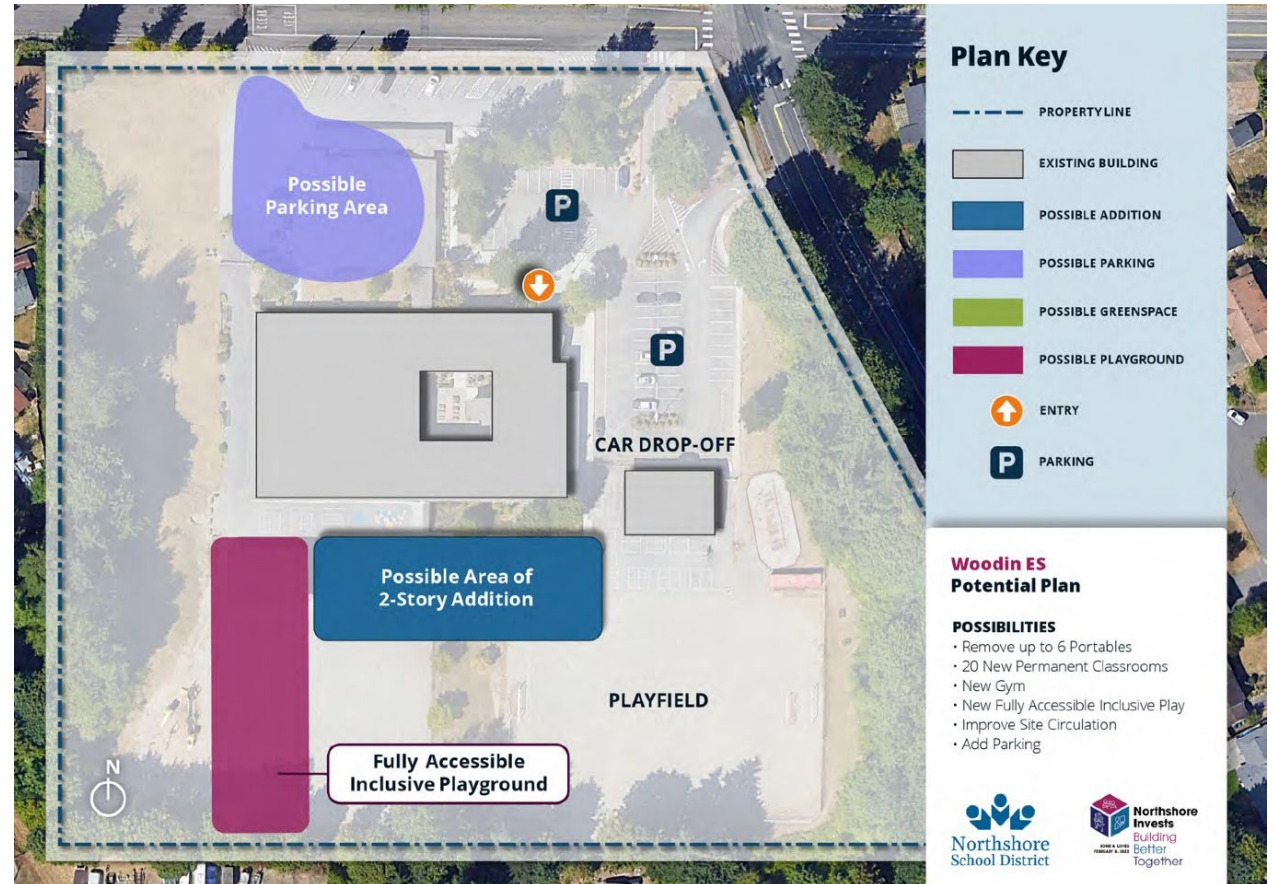
Woodin Elementary



Project Scope

Woodin Elementary

- Adds 20 new classrooms
- Provides a new gym
- Fully inclusive playground
- Additional parking
- Improves site circulation
- Removes up to 3 portables



Project Scope

Sorenson Early Childhood Center



Project Scope

Sorenson Early Childhood Center

- 8 new classrooms
- Fully inclusive playground
- Removes 2 portables



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

PDB PROCUREMENT (Pending PRC Approval)	
Anticipated PRC Approval	July 28, 2022
Issue RFQ	August 17, 2022
SOQs Due	September 9, 2022
Announce Shortlisted Finalists	September 16, 2022
Issue RFP to Shortlisted Finalists	September 20, 2022
Interactive Meetings	October 3-4, 2022
Proposals Due (Management Plan and Fee)	October 11, 2022
Public Fee Opening + Notice of Intent to Award	October 18, 2022
PDB Contracting	Oct 21, 2022 – Jan 2023
DESIGN, CONSTRUCTION PHASE & OCCUPANCY	
Validation Phase/Estimating/Preliminary Design	Jan 2023 – June 2023
Negotiate GMP	June 2023
Final Design, Permitting & Early Construction Packages	July 2022 – Oct. 2023
Construction	Nov. 2023 – July 2025
Project Completion	Aug. 2022 – Sept. 2025
Closeout/ Post Occupancy	Oct. 2025 – Oct. 2026

Budget and Funding

PROJECT BUDGET	
Cost for Professional Services (A/E, Legal etc.)	\$6,120,000
Estimated project construction costs (including construction contingencies)	\$76,500,000
Equipment and furnishing costs	\$2,295,000
Off-site costs	Included
Contract administration costs (owner, cm etc.)	\$2,295,000
Contingencies (design and owner)	\$3,825,000
Other related project costs (permits, utilities, testing, inspection, moving)	\$3,315,000
Sales Tax	\$7,650,000
Total	\$102,000,000

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?

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