

# EDMONDS SCHOOL DISTRICT No. 15



GC/CM Recertification Presentation to Project Review Committee | May 25, 2023



New Spruce Elementary School

## Recertification Presenters

Lydia Sellie

Exec. Director Bus. & Finance

Taine Wilton

Director Capital Projects

Nick Chou

Manager Design & Construction

Will Thomsen

Manager Design & Construction

Laura Bowers

Manager Design & Construction



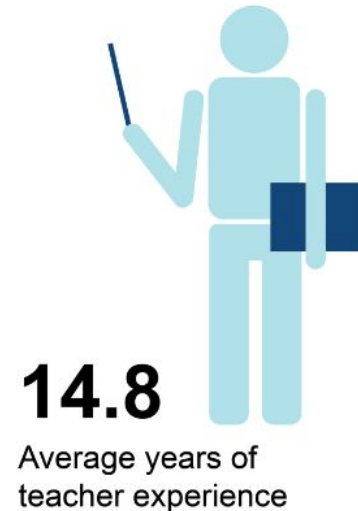
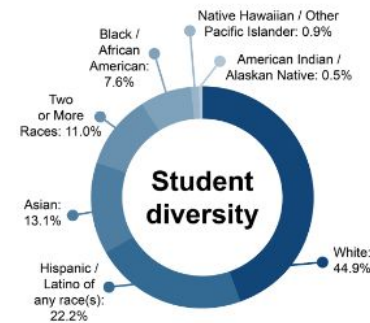
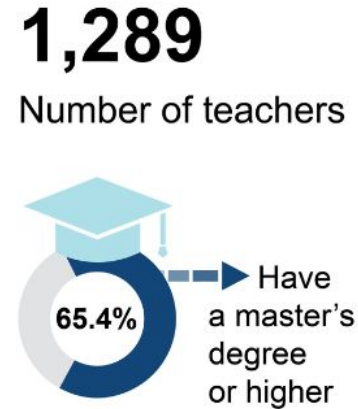
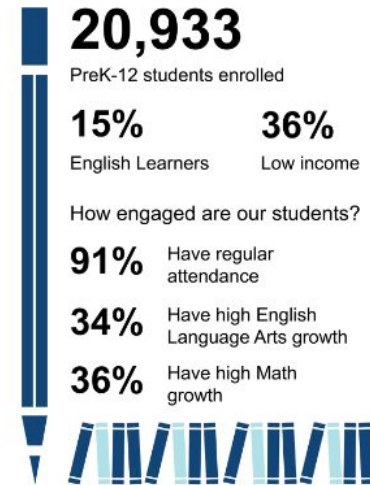
## Recertification Agenda

### Agenda

- Introduction
- GC/CM Experience since 2020
- Project Specific Lessons Learned:
  - Spruce Phase 1 and 2
  - Educational Service Center Systems Upgrades
  - Oak Heights ES
- Advantages of Agency GC/CM for Overall Schedule
- New projects
- Diversity & Equity
- Responses to Written Committee Questions
- Organization Chart
- Discussion

### Our Mission

Our mission is to advocate for each and every student by providing learning environments that embrace their cultural and linguistic diversity as an asset that will prepare them for success as lifelong learners and responsible world citizens.



## GC/CM Project List

### Construction Completed

- Meadowdale MS Replacement
- Alderwood MS Replacement
- Lynndale ES Replacement
- Maintenance and Transportation Center
- Lynnwood ES Replacement
- Mountlake Terrace ES Replacement
- Madrona K-8 School Replacement
- Spruce ES Phase 1 & 2 School Replacement
- Education Services Center Systems Upgrades

### In Permit Phase

- Oak Heights ES Replacement

### Predesign Phase Visioning

- Mountlake Terrace H.S. HVAC Replacement
- Innovative Learning Center
- Elementary School Replacement
- New School at Former Alderwood
- College Place Campus Replacement



Spruce Elementary Welcome Staircase



Spruce Elementary Nature Play

## Overall Lessons Learned

1. Agency Status enhances both Project and Program Management;
2. GC/CM requires significant Owner participation;
3. Involving the GC/CM at the earliest stage maximizes value;



Spruce Elementary Groundbreaking Celebration



Spruce Elementary Aerial View

## Spruce Elementary School - Lessons Learned

- Phase 1 Completion: 2019
- Phase 2 Completion: 2022
- Grades: K-6
- Capacity: 625 Students
- Site Size: 9.5 Acres
- Building Size: 81,000 sf
- Funding Sources: 2014 Bond and 2021 Levy

### 1. GC/CM enabled ESD to explore phased approach

- Phase 1 & 2 consistent team GC/CM & AHJ's
- Numerous design and cost options
- Ongoing collaboration & personal investment
- Ongoing trust – school & neighbors
- Great customer service through closeout

### 2. Acquisition of new property

- Assistance with pros and cons of acquisition
- Continued team consistency
- Best outcome for district

### Phased Approach



Phase 1 Plan



New Property & Phase 2 Plan

## Spruce Elementary School - Lessons Learned

### 3. Careful Planning

- Afford full replacement rather than just modernization
- Complex funding with Bond and Levy, but were able to achieve full replacement

### 4. GC/CM assisted with project scope

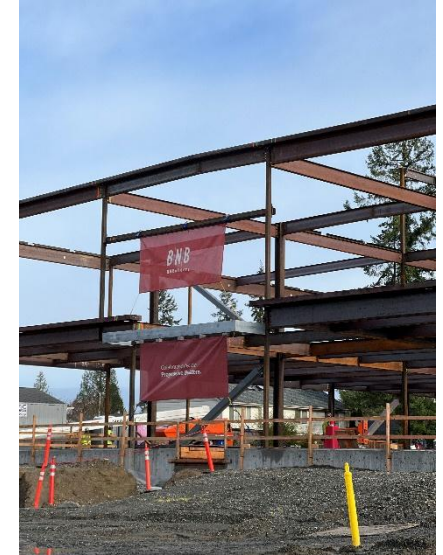
- Property acquisition improved site access
- 2 phases
- Ability to change schedule to fast track installation of field, so students can benefit earlier
- Unpredictable market, with lead times and delayed material supply. GC kept project on schedule, offering early purchase opportunities such as elevator, fencing, steel shop drawings.
- Escalation of materials, GC offered alternates to stay on schedule and on budget

### 5. 360 Degree Camera Imaging helps with Maintenance and Operations

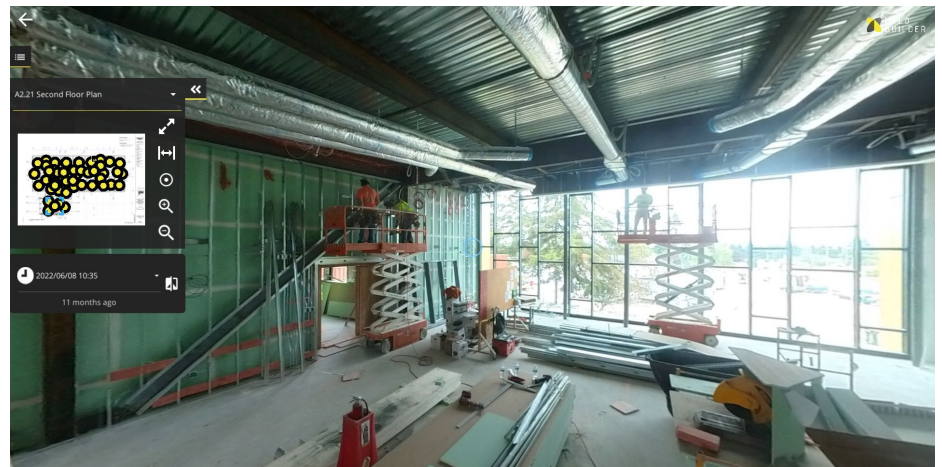
- Ability to see what is inside walls
- Plan upgrades – measurement tools
- Hand over in O&M



Spruce Elementary Entry



Spruce Elementary Topping Off



Spruce Elementary Small Group Room

## Spruce Elementary School - Lessons Learned

### 5. Collaboration

- School community artwork and collaboration
- Groundbreaking Celebration
- Topping Out Ceremony
- Plywood Signing
- Opening Ceremony (Celebration of Totem Pole relocation)



Spruce Elementary Parent Photography of Old School



Spruce Elementary Steel Signing



Spruce Elementary Totem Pole Relocation



Spruce Elementary School Collaboration



Spruce Elementary Groundbreaking Celebration



## Educational Services Center HVAC/Boiler/Roof/Lighting Upgrades - Lessons Learned



New Roof



Old Roof



New Lighting



Old Lighting

### Overall Advantages

- Complexity of construction during occupancy
- Cross discipline innovation
- Customer service
- Energy Efficient Upgrades
- O&Ms & warranties
- More efficient for maintenance to maintain
- Energy Savings

### Roof

- Long term maintenance

### Lighting

- LED lighting conversion: energy efficient, improved working environment (dimming and lighting)

### HVAC & Boiler

- Early procurement: schedule
- Healthier working environment

## Educational Services Center HVAC & Boiler Upgrades - Lessons Learned



New HVAC



Old HVAC



New Boiler



Old Boiler

### Opportunities

- Long term cost savings and use as benchmark to develop and identify common low cost/high cost opportunities for future projects
- Will use project as an opportunity to gather metrics and energy audit reports, record of all energy efficiency measures (EEMs), so we can implement management and operational plan.
- Compare annual Energy Use Intensity (EUI) to assess targets
- Will help to inform upcoming projects and Energy Management Plan (EMP)
- Engage staff with staff training on building system efficiency, inform & educate occupants, complete an occupant lighting satisfaction survey, share EMP w/occupants & stakeholders

## Oak Heights Elementary School - Lessons Learned

### Advantages of GC/CM

#### 1. GC/CM POE & Visioning (early IPD)

- Updating District Standards & Specifications
- Updating Educational Specification
- Understanding existing school culture
- Involvement in understanding district's high level vision
- Develop working relationship with district's departments and understanding standards and lessons from past projects

#### 2. Design Development

- Schedule in relation to other bond and levy projects
- Risk mitigation of existing building materials and soils
- Numerous and ongoing design and cost options
- Ongoing collaboration & personal investment
- Options to stay or move off site during construction
- Explore structural options given volatile market

#### 3. Construction

- Community / student involvement
- Complexities of occupied site or moving to interim building
- Relationship with AHJ
- Site logistics
- Evaluate funding, track 2 possible schedules

#### 4. Closeout

- Customer service
- O&Ms & warranties
- Handover

#### 5. Post Occupancy

- Ongoing and future maintenance



Proposed Oak Heights Elementary Courtyard



Proposed Oak Heights Elementary Sky Bridge

## Advantages of Agency GC/CM for Overall Schedule

Project	2022				2023				2024				2025				2026				2027				2028				2029				2030			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Oak Heights					Planning				Design				Construction				Complete / Closeout																			
Oak Heights Schedule Alternate					Planning				Design				Construction				Complete / Closeout																			
									Interim Upgrades				Interim @ FAM																							
Mountlake Terrace HVAC Replacement									Planning	Design			Construction				Complete / Closeout																			
College Place Campus (2 Schools)									Planning				Design				Construction				Complete / Closeout				Complete / Closeout											
																	Interim @ FAM																			
Former Alderwood Middle													Planning				Design				Construction				Complete / Closeout											
Elementary Replacement																	Planning				Design				Construction				Complete / Closeout							
																									Interim @ FCPE											
Innovative Learning Center																	Planning				Design				Construction				Complete / Closeout							

- Adapt to changes to overall schedule due to Bond / Levy funding
- GCCM / Design team create solutions to limited interim sites
- Work around school schedules, maximize summer construction opportunities, phase complex portions of construction

## Increasing Density on Larger Properties – Shared Sites

### 1. GC/CM Visioning Phase (early IPD)

- Involvement in developing vision for new school
- Understanding of District's high-level vision
- Cross discipline innovation
- Community / student involvement

### 2. Design Development

- Schedule in relation to other bond projects
- Numerous design and cost options
- Risk mitigation such as soil conditions, supply chain

### 3. Construction

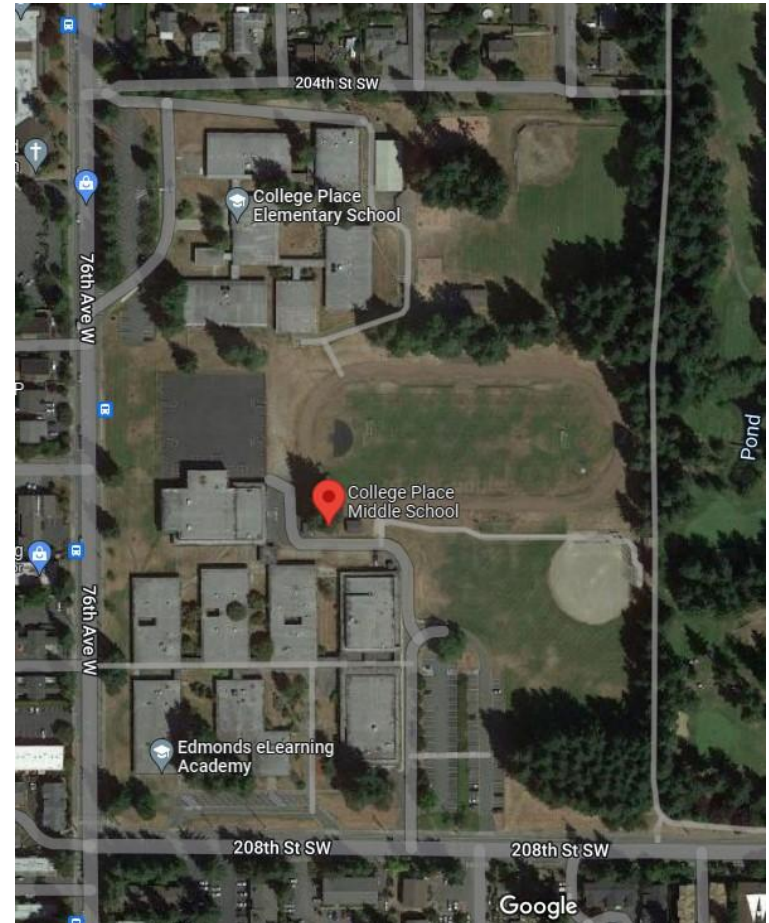
- Community / student involvement
- Complexity of building 2 projects on one site (staggering projects and efficiencies working with same GC)
- Relationship with AHJ

### 4. Closeout

- Customer service
- O&Ms & warranties
- Handover

### 5. Post Occupancy

- Ongoing maintenance for district



College Place Middle School and College Place Elementary School  
Adjoining Property

## New Projects

### Projects likely to be GC/CM Delivery

- Large MEP Energy Savings Projects
- College Place Campus
  - Middle School
  - Elementary School
- New School at Former Alderwood
- Elementary School Replacement
- Innovative Learning Center

### Core Challenges

- Interim sites
- Constrained construction schedule



Former Alderwood Middle School Property

## Diversity, Equity and Inclusion

### Action

- Start with students
- Engage with district leadership
- Commitment to District's strategic plan; Equity, engagement, and excellence for each and every student.
- Established Equity Goals with District Leadership
- Meet with GC to establish plan to meet District Goals
- Investing in local businesses is good for giving back to the immediate community. It also benefits voters, bond measures, local property taxes.
- Encouraging GC hire diversity and equity outreach consulting firm to help elevate inclusion goals
- Conduct outreach with GC on how to work with School District prior to bid
- Encourage GC to create smaller bid packages to reach more diverse interest in bidding
- Require GC to advertise on sites that support minority owned businesses, such as Tabor 100

### Core Challenges

- Ensuring GC implements strategies they promise.



Oak Heights Elementary Student Engagement

# EDMONDS SCHOOL DISTRICT No. 15



## Diversity Equity and Inclusion plan

Goals established with Dr. Vergara Assistant Superintendent of Equity and Student Success

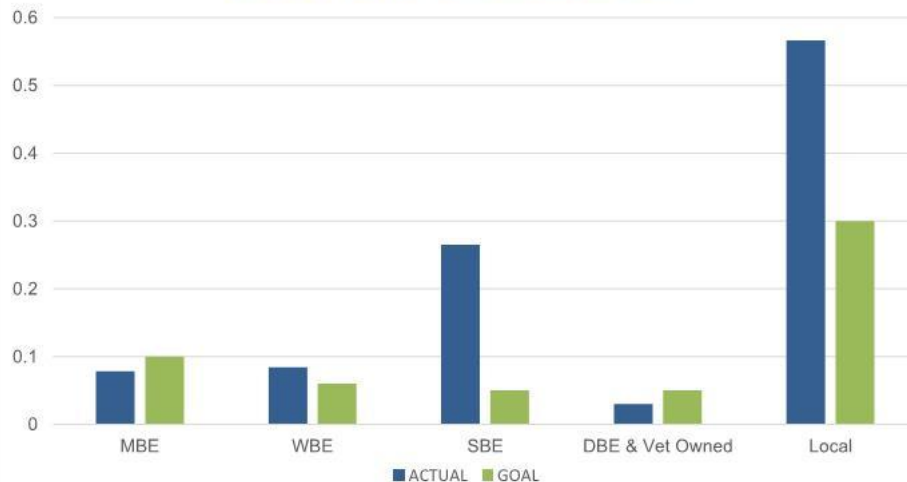
**Inclusion Goals: Local 30%, Minority-owned: 10%, Women-owned: 6%, Small: 5%, Veteran-owned: 5%, Apprenticeship: 15%.**

### DIVERSITY, EQUITY AND INCLUSION DATA

	MBE	WBE	SBE	DBE & Vet Owned	Local	Consultants / Contractors
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ACTUAL	7.8%	8.4%	26.5%	3.0%	56.6%	
GOAL	10.0%	6.0%	5.0%	5.0%	30.0%	
TOTAL	13	14	44	5	94	166

Diversity, Equity and Inclusion Chart



**OAK HEIGHTS ELEMENTARY SCHOOL REPLACEMENT**  
LYNNWOOD, WA



### SCHEDULE

#### PROJECT INFORMATION

The Oak Heights Elementary School project replaces the existing Oak Heights Elementary School on the same site. The new school will be approximately 84,000 square feet and is designed to continue to serve 620 K-6 students. The existing 47,851 square foot facility will be fully abated and demolished. The proposed replacement school is designed as a series of three separate wood framed buildings situated in the landscape deliberately spaced apart to allow the park-like site to run around and through it. Site development will include ground improvements, new utilities, a proposed playground in the northeast portion of the site, new bus access/staff parking and visitor, parent pick-up/drop-off and additional staff parking.

**WE ENCOURAGE MBE/WBE/VBE/DBE/SBE PARTICIPATION**

#### Bid Packages\*

- Demolition | \$750,000
- Building & Site Concrete | \$3,880,000
- Masonry | \$610,000
- Structural Steel & Metal Fabrications | \$2,050,000
- Wood Framing | \$3,890,000
- Finish Carpentry and Casework | \$1,220,000
- Metal Wall and Roof Panels | \$2,660,000
- TPO Roofing | \$2,200,000
- Openings | \$1150,000
- Storefronts, Curtain Walls, and Windows | \$1,570,000
- Gypsum Board Assemblies | \$2,300,000
- Acoustical Ceilings and Panels | \$890,000
- Tiling | \$200,000
- Resilient Flooring | \$380,000
- Carpeting | \$250,000
- Paint and Wall Coverings | \$570,000
- Misc. Specialties | \$1,060,000
- Food Service Equipment | \$400,000
- Athletic Equipment | \$90,000
- Elevator | \$190,000
- Fire Sprinkler | \$540,000
- Mechanical | \$8,430,000
- Electrical | \$5,700,000
- Sitework and Utilities | \$5,600,000
- Ground Improvements | \$180,000
- Asphalt Paving | \$710,000
- Site Specialties | \$550,000
- Fencing and Gates | \$210,000
- Landscaping and Irrigation | \$130,000

Bid Documents Available February 2024

Bids Due March 2024

\*Schedule & bid packages are preliminary and subject to change

#### OTHER UPCOMING OPPORTUNITIES



**PROJECT NAME:** Mukilteo Elementary School Phase 1 | **OWNER:** Mukilteo School District  
**LOCATION:** Mukilteo, WA | **TENTATIVE SCHEDULE:** Bid Documents Available Spring 2024  
**BID PACKAGES:** TBD



**PROJECT NAME:** Serene Lake Elementary | **OWNER:** Mukilteo School District  
**LOCATION:** Edmonds, WA | **TENTATIVE SCHEDULE:** Bid Documents Available Spring 2024  
**BID PACKAGES:** TBD

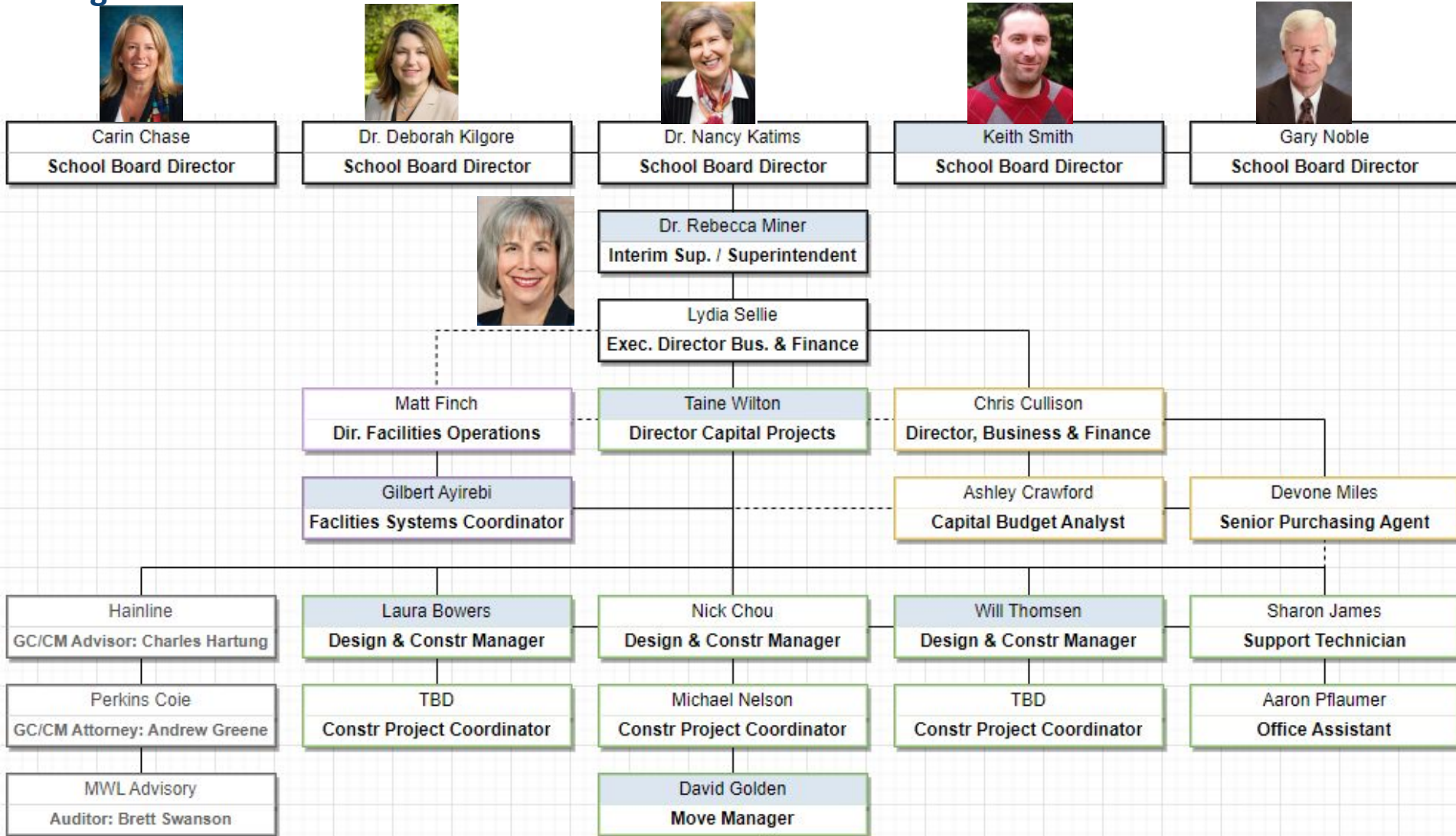
REACH OUT FOR ADDITIONAL PROJECT INFORMATION AND UPDATES  
Darling Nava | 206.693.1046 | outreach@speewest.com



# EDMONDS SCHOOL DISTRICT No. 15



## Organizational Structure



## Why Edmonds School District?

### Current Qualification

- Focus on Students and passionate about including them in the process
- Qualified, experienced and diverse team
- 10 GC/CM projects
- Applies lessons learned
- Delivered complex projects on occupied sites
- Diversity, Equity and Inclusion Plan
- 

### Future Goals

- Ongoing Facility and Bond/Levy Planning
- Progressive Design Build for future projects



Spruce Elementary Student/GCMC Collaboration



Spruce Elementary Student/GCCM Collaboration

## Questions & Answers



Proposed Oak Heights Elementary Entry view

**Thank you!**