

Capital Projects Advisory Review Board
Project Review Committee Presentation

Kamiakin and Evergreen
Middle School Campus Facilities

Lake Washington School District No. 414

July 27, 2023

Agenda



- Why Progressive Design-Build?
- Team Qualifications
- Diversity, Equity, Inclusion & Belonging
- Project Information
 - Scope
 - Schedule
 - Budget

Why Progressive Design Build?

- **Project Cost over \$2M**
 - \$1.8M – 50% Schematic Design
 - \$59.2M – 2022 Capital Construction Levy
- **Construction Activities are Specialized**
 - Construction will occur at both sites while they are fully operational and occupied. **Complex phasing plans** will be critical in **minimizing disruption** and to support overlap between new and existing facilities.
 - Both sites require major utility upgrades, soil remediation, and large mature tree groves requiring evaluation. Both campuses have site amenities used by the school and community year-round and are surrounded by residential areas and busy traffic corridors. **Early input from a design-build partner & subcontractors** will be vital to address these challenges.
 - **Market volatility continues.** PDB offers the greatest visibility of risk and cost certainty. Expert master planning, risk and cost management, and construction phasing offered with this delivery method offer the **greatest schedule assurance and cost saving opportunities.**
 - LWSD intends to collaborate with local jurisdictions to discuss opportunities for outside partnerships with parks department, fire department, etc.

Why Progressive Design Build?

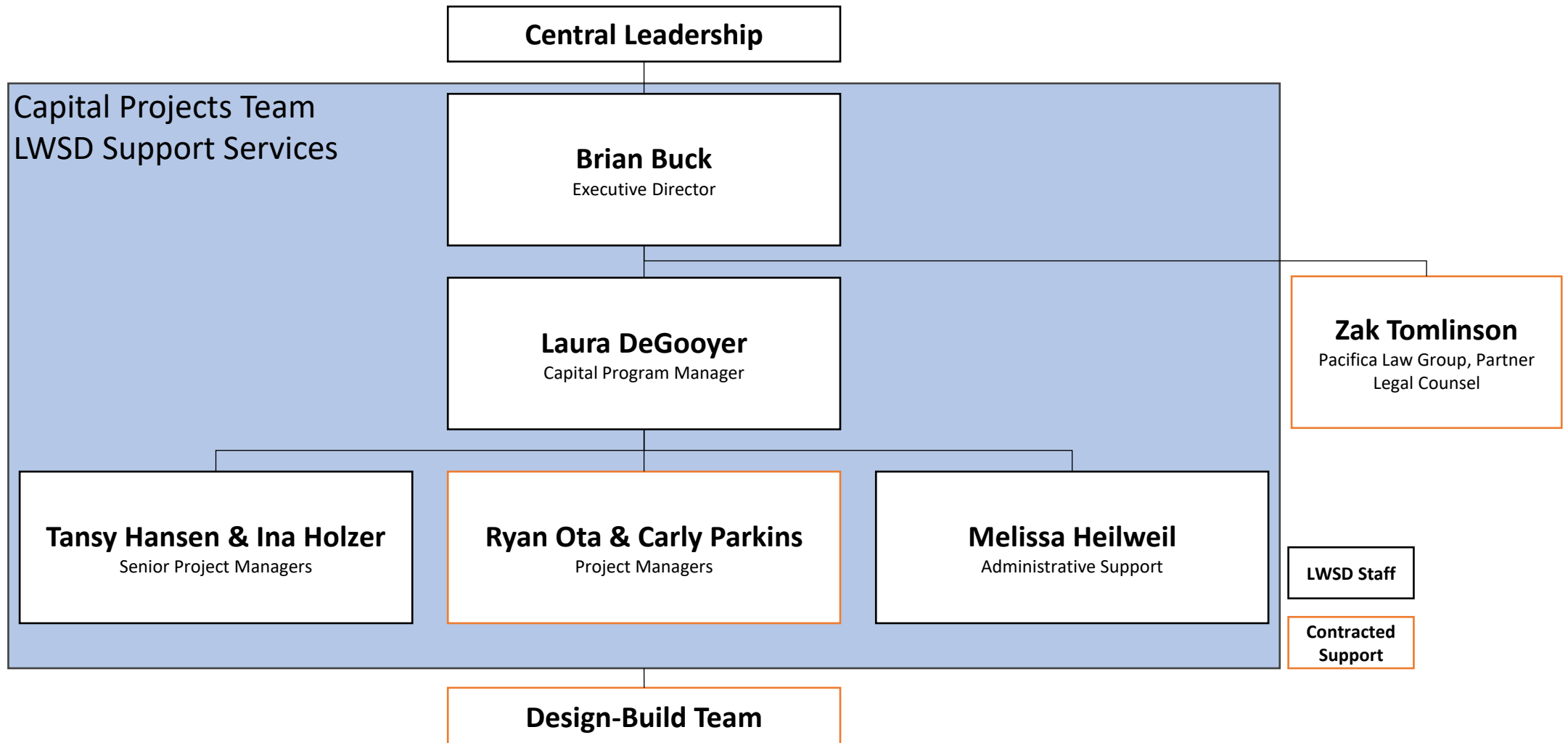
- **Opportunity for Greater Innovation and Efficiencies**

- This delivery method promotes **creativity and integration**, aiding the school district in its response to enrollment fluctuations and lack of land availability. It increases the agility of decision making and provides critical input from builders early in the conceptual design phase.
- **Program is currently undefined**. The PDB team will work together from the beginning to master plan for flexibility of the campuses and in the design of the buildings, as well as the re-use of the existing facilities.
- LWSD seeks to **reduce waste and protect financial resources** and recognizes that PDB offers the greatest opportunity to meet these goals through **project validation**.

- **Significant Savings in Project Delivery Time**

- Early contractor input allows for efficient sequencing of design, permitting and construction – **enhanced schedule & cost certainty**
- D-B to continually evaluate the volatile, **unpredictable market and plan for those conditions** and determine optimal time to lock-in pricing and avoid surprises
- Flexible subcontractor procurement: **best value selection**, design-assist, phased procurement, **increase small/diverse business opportunities**

Our Team Organization



Our Team Experience

Team Member	Years w/LWSD	GC/CM Experience	Design-Build Experience
Core PM/CM Team			
Brian Buck <i>Executive Director, Support Services</i>	10	✓	✓
Laura DeGooyer <i>Capital Program Manager</i>	7	✓	✓
Tansy Hansen <i>Senior Project Manager</i>	7	✓	✓
Ina Holzer <i>Senior Project Manager</i>	5	✓	✓
Ryan Ota <i>Project Management Support</i>	4	✓	✓
LWSD PM/CM Support			
Carly Parkins <i>Project Management Support</i>	3	✓	
Melissa Heilweil <i>Administrative Support</i>	6	✓	✓
Design-Build Legal			
Zak Tomlinson, Pacifica Law <i>Legal Counsel</i>	8	✓	✓

Diversity, Equity, Inclusion & Belonging

1

Capital Projects Culture

- Continuous pursuit of excellence
- Where can all our partners be most successful on our projects?

2

Small/Disadvantaged Business Definition

- Do you typically have access to this type of work, do you have a position of power or a seat at the table?

3

Barriers to Participation

- Access to Opportunity
- Access to Capital
- Access to Training & Education

Diversity, Equity, Inclusion & Belonging



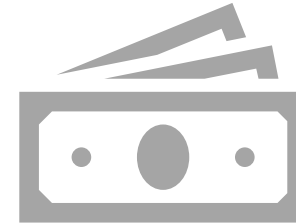
Access to Opportunity

Informational Sessions

- Partners – Extending Invitation
- Future – Regional Outreach with neighboring districts

Partner Inclusion Plans

- Selection Process
- Mahlum – Tabor 100



Access to Capital

Prompt Payment & LWSD process improvements

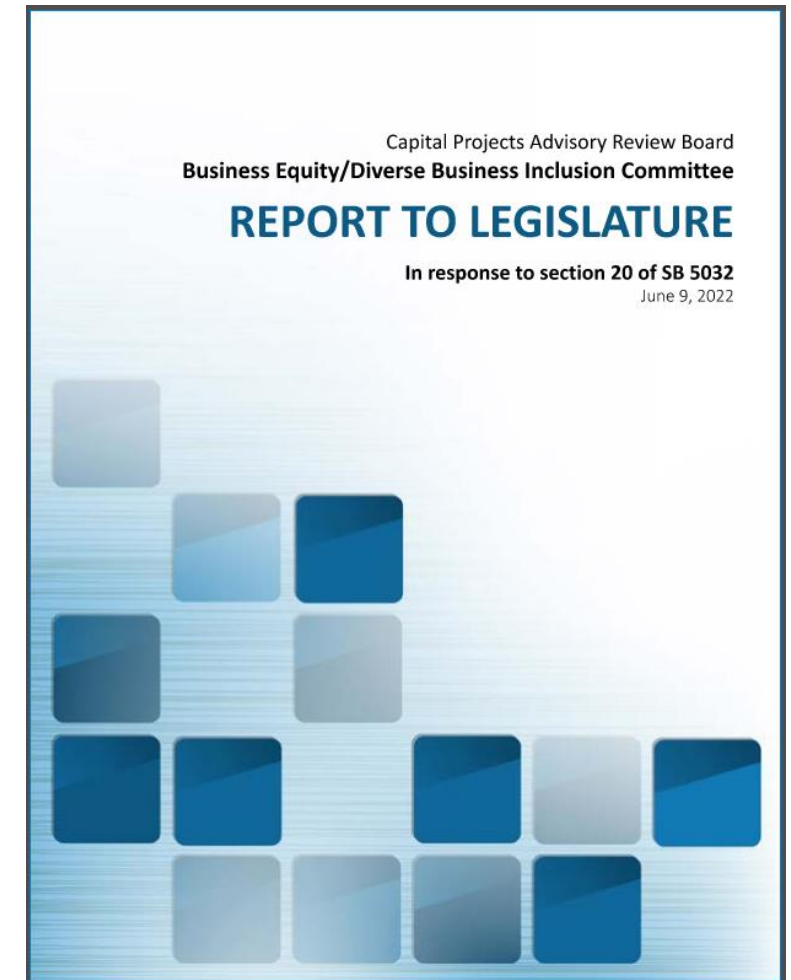
- Integrated with finance & accounting groups
- Continuous improvement – increase efficiency
- Prioritization & Interval invoicing for small businesses (materials, submit invoices for early review)
- Casework contractor

Diversity, Equity, Inclusion & Belonging

Access to Training & Education

- Business Equity/Diverse Business Inclusion Committee Report dated 6/9/22
- School District partnerships
- Case Study

	LWHS Addition (GC/CM)	Rockwell ES (PDB)
Core Team	LWSD, McGranahan, Lydig	LWSD, McGranahan, Lydig
Women	18%	45%
BIPOC	36%	45%
BIWOC	9%	27%
Contract Value	\$4.2M	\$6.5M
Participation	10.7% - \$455k	25.5% - \$1.7M

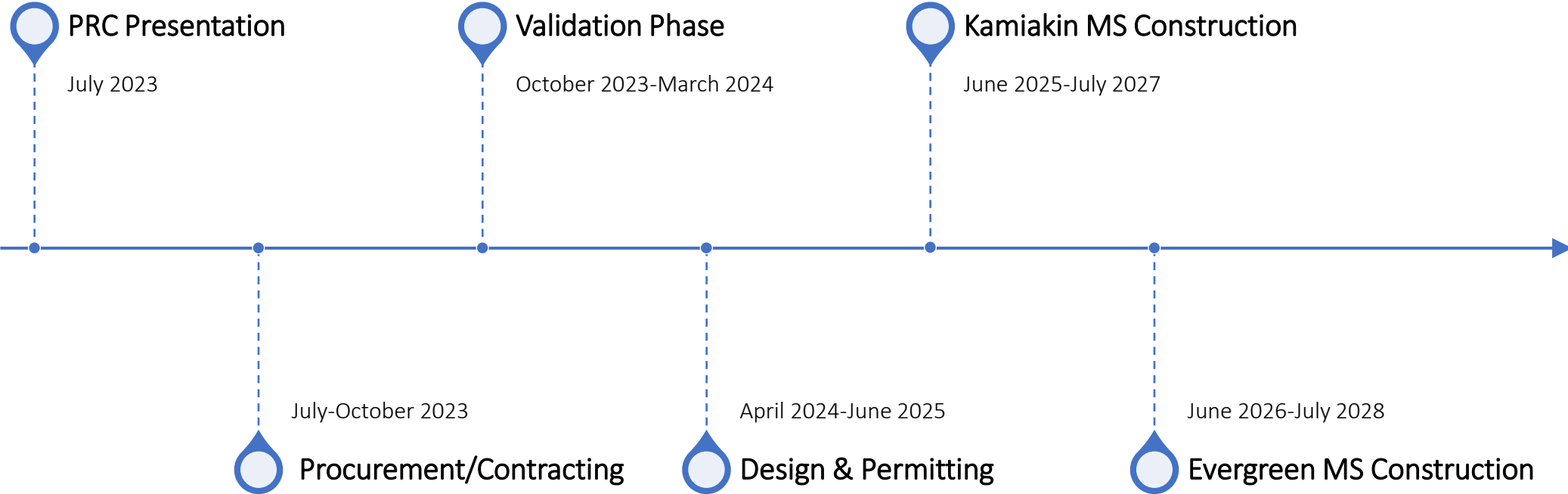


Project Scope & Budget

- Funding secured from 2022 Capital Construction Levy for design and construction of a new facility located on the Kamiakin Middle School Campus
- Master plan studies to determine the potential of adding additional facilities on both campuses. Program for new facilities is yet to be determined
- Alterations to existing educational facilities on both campuses, yet to be determined

A/E Professional Services	\$3.4 M
Construction Costs	\$44.2 M
Subtotal – Design-Build Contract	\$47.6 M
FF&E	\$1.4 M
Contract Administration	\$2.1 M
Owner Contingency	\$2.1 M
Other Costs	\$2.9 M
WA Sales Tax	\$5.0 M
Total Estimated Project Budget	\$61.0 M

Schedule Overview



Schedule Detail

Description	Duration	Start	Finish
PROJECT PLANNING & PRC			
Project Procurement Review & Recommendation	3 months	Mar 2023	Jun 2023
Application to PRC/CPARB	1 month	May 2023	Jun 2023
PRC Presentation & Determination	1 month	Jun 2023	Jul 2023
DESIGN-BUILD TEAM PROCUREMENT (Pending PRC Approval) ★			
RFQ/Ad/Outreach	1 month	Jul 2023	Aug 2023
DB Selection Process	2 months	Aug 2023	Sep 2023
DB Contracting	2 months	Sep 2023	Oct 2023
DESIGN TO 50% SCHEMATIC DESIGN			
Validation Phase/Estimating/Preliminary Design	6 months	Oct 2023	Mar 2024
DESIGN / PERMITTING & CONSTRUCTION			
Land Use and Long Lead Permits	6 months	Apr 2024	Nov 2024
Kamiakin MS Design & Permitting	8 months	Nov 2024	Jun 2025
Evergreen MS Design & Permitting	8 months	Nov 2024	Jun 2025
Kamiakin MS Construction	24 months	Jun 2025	Jul 2027
Evergreen MS Construction	24 months	Jun 2026	Jul 2028



Panel Question & Answer Session