



# City of Shoreline Park Improvements Bundle

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APPLICATION FOR APPROVAL TO USE  
PROGRESSIVE D/B PROJECT DELIVERY

MARCH 24, 2022 PRESENTATION

Fulfilling the community's vision through highly valued public services

# Presentation Agenda

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Introductions

Project Overview

Project Schedule and Budget

Progressive D/B Project Delivery Method

Team Organization Chart and Qualifications

Public Agency Experience

Summary

Questions





# Introductions

# The Project Team – Here Today

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## City of Shoreline

Sara Lane, Administrative Services Director

## Parametrix

Jim Dugan, Program Manager

Dan Cody, D/B Procurement Advisor and PM Support

Jeremy Woolley, Project Manager

## Perkins Coie

Graehm Wallace, Perkins Coie, External PD/B Legal Advisor



# In the Audience

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- Betsy Robertson, City of Shoreline Deputy Mayor
- Debbie Tarry, City Manager
- John Norris, Assistant City Manager
- Eric Friedli, ShoreLake Arts Council Board Member

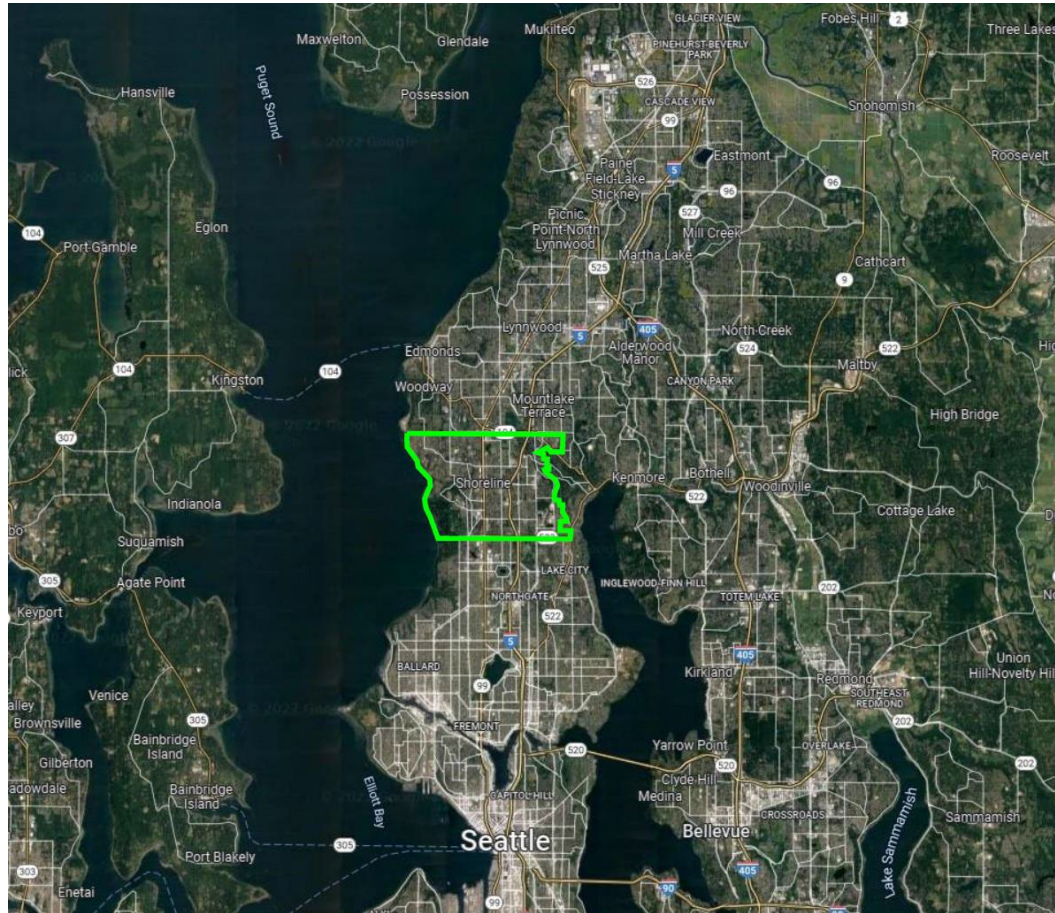




# Project Overview

# City of Shoreline

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# City of Shoreline

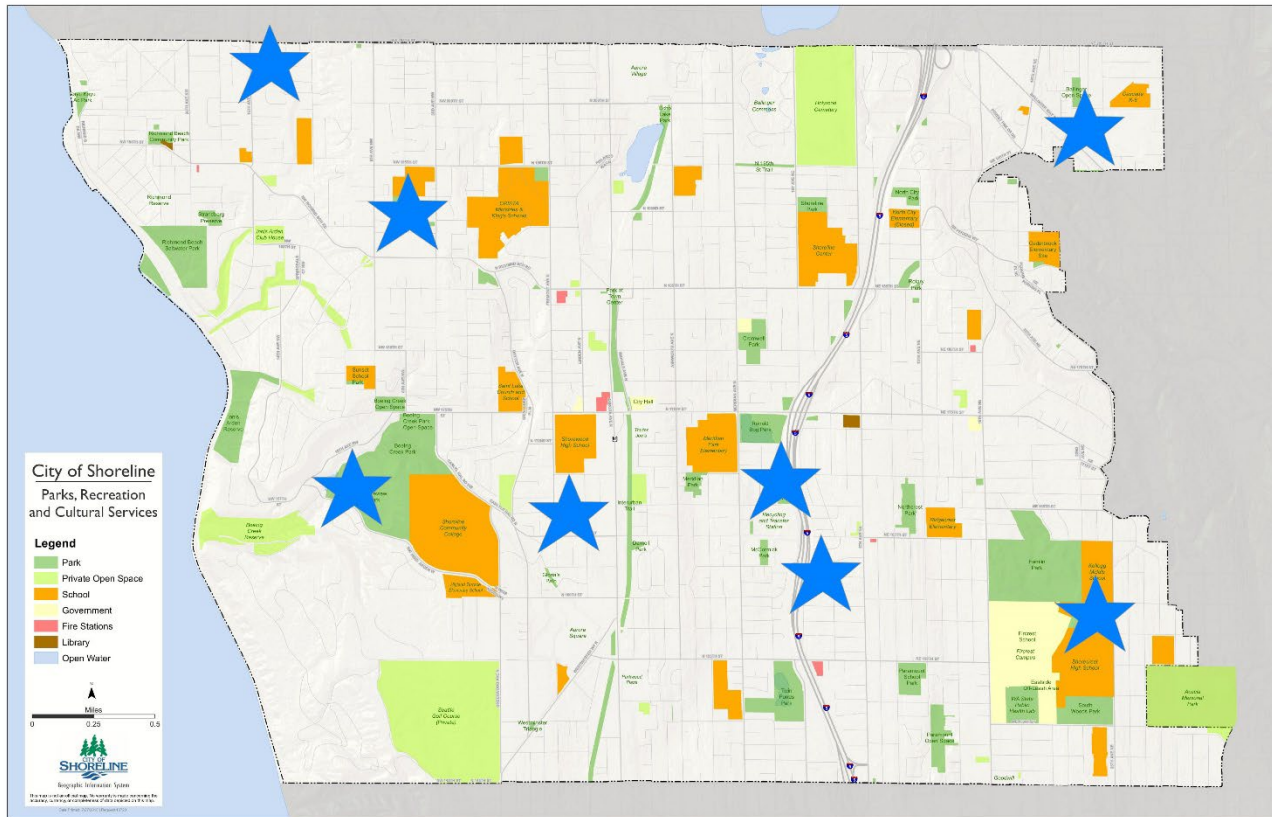
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- Located between Seattle and Snohomish County
- Population of 56,267
- 12.44 Square miles
- City founded in 1890 & incorporated as a city in 1995





# Parks Bundle Locations



# City of Shoreline Parks Improvement Bundle

- Significant improvements will be made at eight (8) existing parks.
- Improvements may include **playground, splash-pads, multi-sport courts, walking trails, picnic shelters, off-leash dog areas, and a fully accessible play area** for people of all physical abilities.
- Improvements at Ridgecrest Park and Shoreview Parks may include creation/improvement of **off-leash dog areas and improvements to play and field areas.**
- Investments at Kruckeberg Botanic Garden are anticipated to include an **education center and children's garden** that will be accessible to persons of all physical abilities



# BRUGGER'S BOG PARK



July 15, 2019

This concept adds a boardwalk with a picnic area, picnic shelter, restroom facility, play areas, a sports court, parking, and frontage improvements.

# HAMLIN PARK (BRIARCREST)



The concept design retains the existing restroom, trees, one ball field, and adds an entry plaza, perimeter trail, picnic shelter, playground, open lawn, splash pad, and public art.

# HILLWOOD PARK



**The concept adds a Splash Pad, multisport court, replacement playground, picnic shelter, benches, picnic tables, ballfield and landscape improvements.**

# RICHMOND HIGHLANDS PARK



**This concept adds a perimeter trail, landscape improvements, sensory trail, picnic shelter, picnic tables, site access improvements, ADA accessible play area, multi-sport court, picnic tables, streetscape and parking improvements.**

# JAMES KEOUGH PARK



Open House #3 • May 31, 2018



**This concept restores a multisport court and playground as well as adds buffer enhancements, off-leash area, play area, restroom, perimeter trail, landscape improvements, picnic shelter, picnic tables, parking and frontage improvements.**

# Diversity, Equity and Inclusion

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- The City of Shoreline is committed to diversity and inclusion in all aspects of its work and hiring.
- City's solicitations traditionally have encouraged or required SBE and MWBE participation for contracts.
- Our RFQ scoring/selection criteria will require the Proposers to:
  - Provide information on past utilization performance
  - Submit a project specific inclusion plan





# Project Schedule and Budget

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# City of Shoreline

## Parks Improvement Bundle Project Schedule

Project Schedule	Start	Finish
PRC Application		February 21,2022
PRC Presentation		March 24, 2022
RFQ 1 <sup>st</sup> Advertisement		<b>April 4, 2022</b>
RFQ 2nd Advertisement		April 11, 2022
Pre-submittal Meeting		April 14, 2022
Statement of Qualifications Due		<b>April 29,2022</b>
Review & Score SOQs/Shortlist Finalist	May 2, 2022	May 6, 2022
Notify Submitters/Release RFP		May 9, 2022
Proprietary Meetings w/Finalists	May 18, 2022	<b>May 19, 2022</b>
Proposals Due – Cost Factors and Approach		<b>May 27, 2022</b>
Review Proposals	May 30, 2022	June 9, 2022
Interviews	June 7, 2022	June 8, 2022
Score/Identify Most Qualified D/B		June 9, 2022

# City of Shoreline

## Parks Improvement Bundle Project Schedule

Project Schedule	Start	Finish
Notify Submitters		June 10, 2022
Contract Negotiations (3 weeks)	June 20, 2022	July 8, 2022
NTP/Board Approval of D/B Contract		July 2022
Preconstruction & Design (60%) (6 months)	July 2022	December 2022
Negotiate GMP (1 month)	January 2023	January 2023
Permit & Construction Documents (6 months)	January 2023	June 2023
Site Permitting (2 months)	April 2023	May 2023
Building Permitting (3 months)	June 2023	August 2023
Construction (15 months)	June 2023	August 2024
Substantial Completion		August 2024
Final Completion		October 2024

# City of Shoreline

## Parks Improvement Bundle Project Budget

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Category	Budget
Estimated project construction costs (MACC including D/B construction contingency @ 3%)	\$ 20,300,000
Costs for Professional Services (A/E provided by D/B) (@ 10% of MACC)	\$ 2,030,000
Equipment and furnishing costs (@ 3% of MACC)	\$ 609,000
Off-site costs	\$ N/A
Contract administration costs (Owner, PM/CM, etc.) (@ 4% of MACC)	\$ 810,000
Contingencies (Owner Project Contingency @ 10% of MACC)	\$ 2,045,100
Other soft costs (Owner's consultants, permit fees, etc. @ 5.5%)	\$ 1,115,000
Sales Tax (@ 10.3% of A/E + Construction Cost and FF&E)	\$ 2,090,900
<b>Total</b>	<b>\$29,000,000</b>

\*Note: The above budget Information is preliminary and subject to change.

# Project Funding

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The City of Shoreline Parks Improvement Bundle project is funded from the proceeds of a 38.5 million capital bond issue that was approved by voters on February 8, 2022.





# Why Progressive D/B Delivery Method

# Advantages of D/B Delivery

- PDB delivery provides opportunity for the contractor, designer and owner to collaborate and innovate throughout the design process to **increase the efficiency and constructability of the project.**
- The Design-Builder's early involvement will benefit the project by allowing the contractor to work closely with the designer and Shoreline Parks to:
  - Refine the desired program
  - Optimize the location of program elements
  - **Optimize efficiency of construction activities**
  - Maximize program achieved for available budget
  - Allow for opportunities to explore existing conditions in the marketplace and **reduce the owner's risk** of schedule and cost impacts related to the cost of
    - Time in an ever-increasing, escalating market
    - Labor and material resources in the marketplace due to the heightened demand of both
    - Unforeseen conditions on the site that may manifest themselves during construction
- Design/Build offers the opportunity for the project team to **utilize early procurement, early bid packages and fast-track portions of the work.**

# Complies with 2 of the 5 Statutory Criteria

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- (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 Design Builder during the design stage is critical to the success of the project.**
- (4) The project encompasses a complex or technical work environment.
- (5) The project requires specialized work on a building that has historic significance.





# Public Benefit: From this ....

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- PD/B allows the City to set a construction budget and program requirements for the project and then require the D/B team to provide a **design solution that aligns with the available budget.**
- PD/B allows the City and the D/B to come to **certainty on cost of construction much earlier** than either GC/CM or D/B/B delivery.
- PD/B **reduces the City's risk** of added cost from change orders
- PD/B allows the City and the Designer to work with the Contractor to make **educated/informed decisions on materials and systems** based on cost effectiveness, durability and **availability.**



# Public Benefit: From this ....

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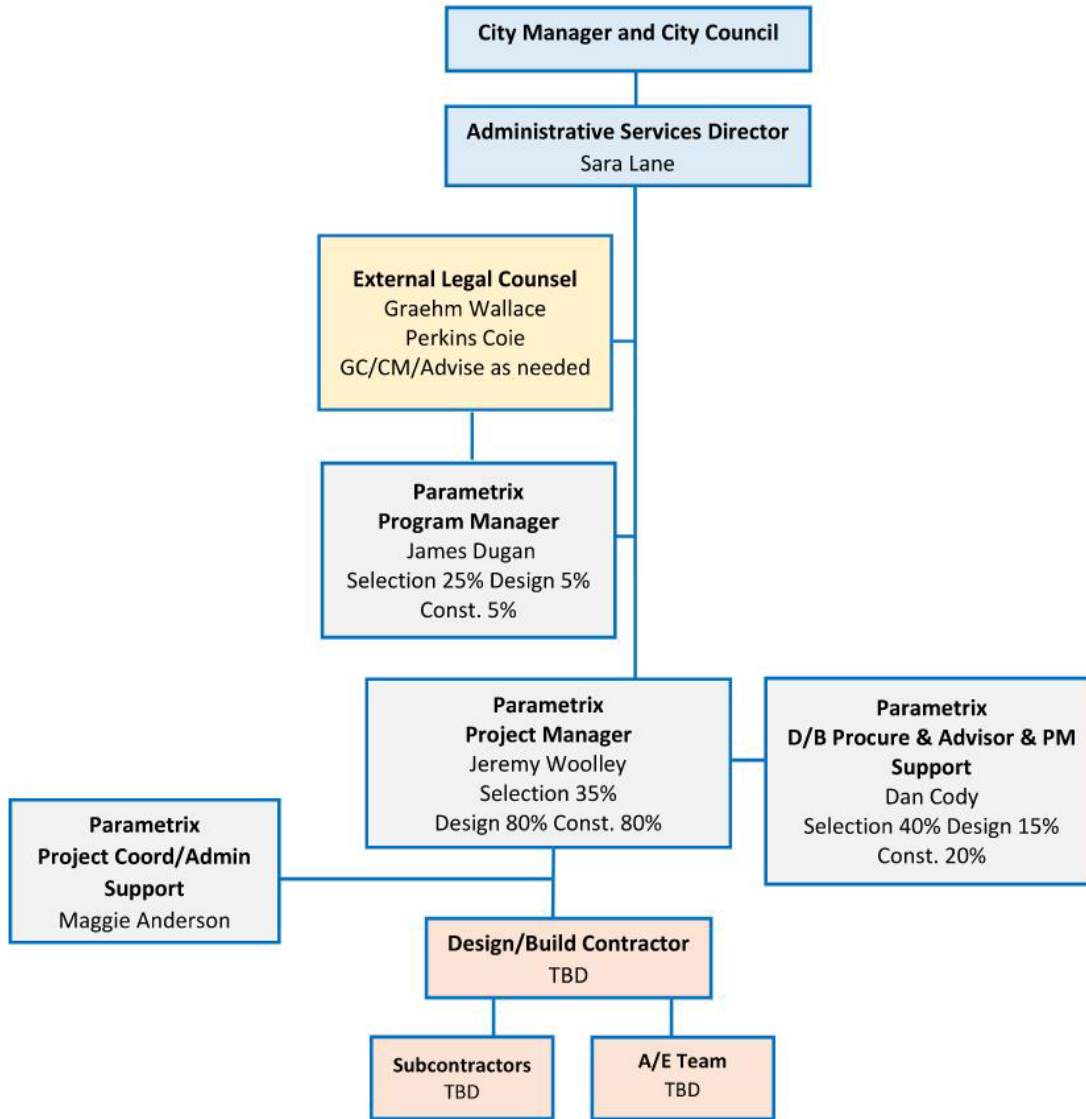
Additionally, on a project of this size, utilizing PD/B delivery, we believe that:

- Streamlining of programming and design time could result in a **reduction of** as much as **2-3 months** in the **project schedule**.
- By utilizing separated permitting and “early packages” for things like sitework, utilities and foundations, the project schedule could potentially be moved forward by 2-3 months.
- In utilizing PD/B delivery, there may be an opportunity for **greater efficiencies** of project management and administrative costs over the life of the project as compared to D/B/B delivery that may be realized and could ultimately **result in a cost savings to the project**.





# Team Organization Chart and Qualifications



City of Shoreline Parks Improvement Bundle  
PROJECT ORGANIZATION CHART



# City of Shoreline Leadership Team

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- Alternative Delivery is new to the City of Shoreline project team.
- City of Shoreline satisfies the public body qualifications by staff augmentation with Parametrix who provides depth of PD/B experience:
  - Parametrix: Jim Dugan, Program Manager
  - Dan Cody, D/B Procurement Advisor and PM Support
  - Jeremy Woolley, Project Manager





# Project Team PD/B Experience

<p><b>Sara Lane</b>  Program Manager  City of Shoreline – Administrative Services  Director</p>	<p><b>30 yrs. Local Municipal Government within Washington State</b>  Sara became the City’s Administrative Services Department Director in June 2015. Sara leads the City’s Financial Operations, Budget, Tax, Information Technology, Parks, Fleet, Facilities, Utility Billing and Accounting functions. Before coming to Shoreline, Sara worked at the City of Bellevue for 23 years serving in leadership roles in every aspect of Finance as well as roles in Information Technology and Risk Management.  <b>Projects:</b> Financial Sustainability Advisory Committee, Parks Citizens Advisory Committee, development of the 2022 Parks Improvements and Park Land Acquisition bond measure and the Assumption of Ronald Wastewater District.  \$9M expansion of Shoreline City Hall and Police Station; \$1.2M remodel of Shoreline Richmond Recreation Center; demolition of the Shoreline Pool, Highland Plaza and several residential homes to accommodate growth of the City’s parks and facilities.</p>
<p><b>Jim Dugan</b>  Program Manager and D/B Advisor  Parametrix</p>	<p><b>44 yrs. of Design &amp; PM/CM</b>  TPS Capital Projects Manager, 19 years D/B experience, 16 years GC/CM experience, 2005-2011 Tacoma PS Board of Directors, 2016-Present: PRC Member, 2018-2019: PRC Vice Chair, 2019-2020: PRC Vice Chair  <b>GC/CM &amp; PD/B Projects:</b> <i>Recent Projects Include</i>, New Headquarters, Lakehaven Water and Sewer District \$42.2M, New Headquarters, Chelan County PUD \$136.36M, <b>RI &amp; RR Dam Support Facilities, Chelan County PUD \$70M</b>, SPS Rainier Beach High School \$238.3M, Columbia River High School Mod/Add, Vancouver Public Schools \$39.5M, <b>Tacoma Public Schools \$322M Bond Program, Boze ES, Downing ES, Skyline ES, Fawcett ES &amp; Bryant ES</b></p>



<p><b>Dan Cody</b> D/B Procurement Manager &amp; PM/CM Support Parametrix</p>	<p><b>Licensed Architect: 33 yrs. Of Design &amp; PM/CM</b> Dan is a senior level PM/CM and has managed the design and construction of numerous projects in the education, institutional and commercial markets throughout the greater Puget Sound region. <b>GC/CM &amp; PD/B Projects:</b> <i>Recent Projects Include;</i> Rainier Beach High School \$238.3M, New Headquarters, Lakehaven Water and Sewer District \$42.2M, Columbia River High School Mod/Add, Vancouver Public Schools \$39.5M, New Headquarters, Chelan County PUD \$136.36M, <b>RI &amp; RR Dam Support Facilities, Chelan County PUD \$70M, Multiple new school projects for Tacoma Public Schools \$322M,</b> VSD MacArthur MS and Marshall ES \$109M, Metro Parks Eastside Community Center \$31M</p>
<p><b>Jeremy Woolley</b> Project Manager Parametrix</p>	<p><b>Licensed Architect: 12 yrs. Of Project &amp; Construction Management</b> Jeremy has worked with a variety of public &amp; private agencies in the role of project manager for either the design team, or the Owner. Jeremy's experience includes work within a variety of project types ranging from educational facilities, to community centers, to industrial maintenance facilities for both public and private clients within Washington State. His experience has included several alternative delivery projects, delivered utilizing both GC/CM and Design/Build. <b>GC/CM &amp; PD/B Projects:</b> <i>Recent Projects Include;</i> MVSD, La Venture MS Expansion \$10.4M, Mount Vernon HS Shop Bldg. \$3.1M, Mount Vernon HS Fine Arts \$9.4M, Metro Parks Tacoma; Eastside Community Center \$31M, Metro Parks Tacoma; Community Pool Center \$8.9M</p>





# Summary

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- Project is funded with the appropriate budgets
- Project meets qualifying RCW 39.10 criteria
- Project Management Plan for this project is developed and has clear and logical lines of authority
- Project team has the necessary experience in addition to continuity for this project
- Project team has the capacity for this project
- Project team is prepared and ready to proceed
- PD/B RFP Is complete and is ready to publish
- PDB/RFP has been drafted and will be an attachment to the RFQ when published.





Questions