



New Redmond Elementary School on Redmond Elementary School Campus

Project Review Committee

Application to Use Progressive
Design Build

June 23, 2022



Agenda

- LWSD Overview
 - Building Excellence Plan
- Diversity, Equity & Inclusion
- Project Information
 - Team & Experience
 - Scope Overview
 - RCW Compliance
 - Budget and Schedule

WE ARE



- 2nd largest school district in the State of Washington
- 57 schools across Juanita, Kirkland, Redmond, Sammamish and Unincorporated King County
- Uncommon growth across all areas
- Over 30,500 students served
- Graduation Rate 94%

BUILDING EXCELLENCE PLAN

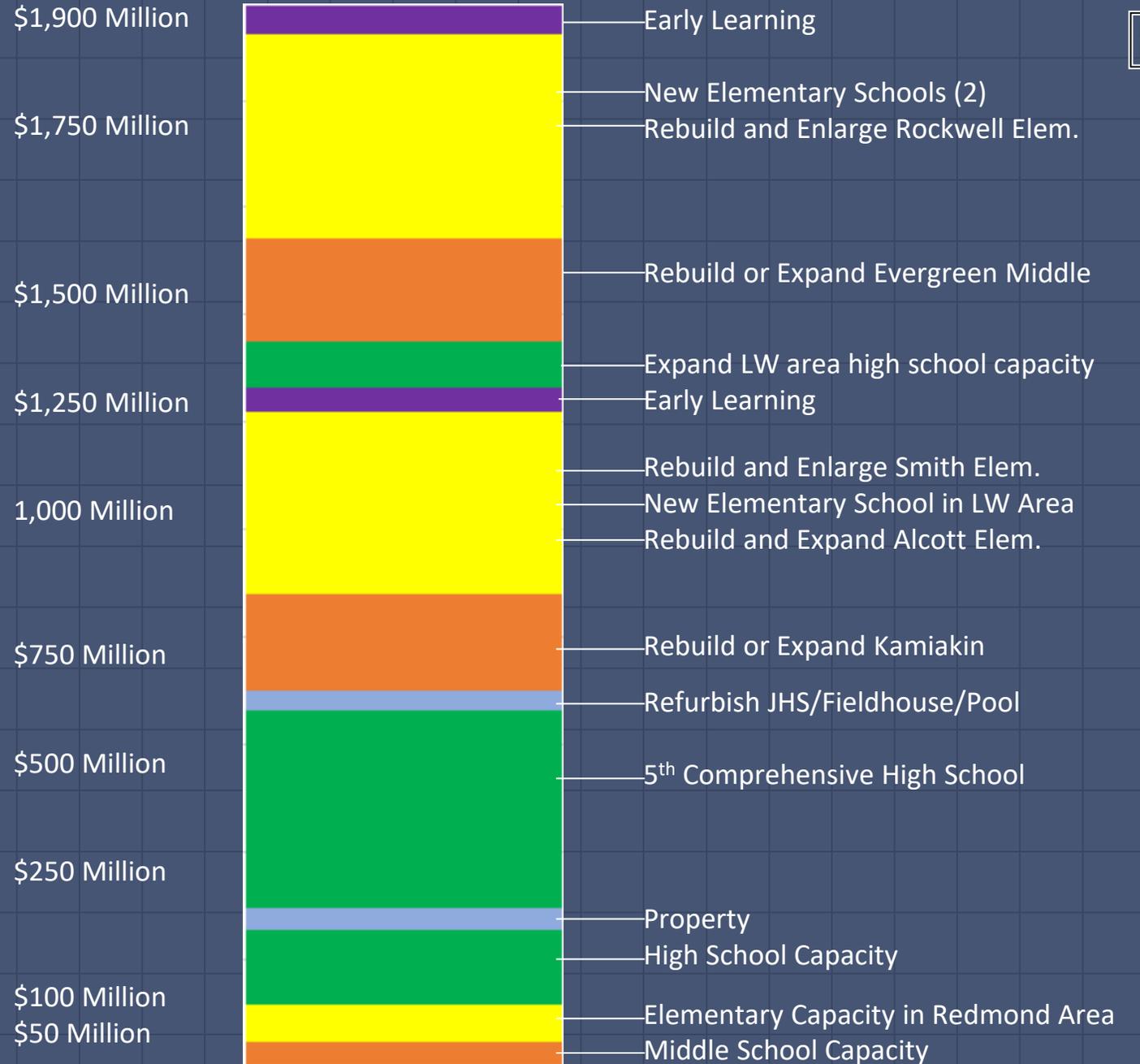




Construction Needs through 2034

Provide needed capacity, update aging schools and reduce reliance on portables

Planning for Current and Future Students



Building Excellence Plan

Planning for Growth and Space for Students



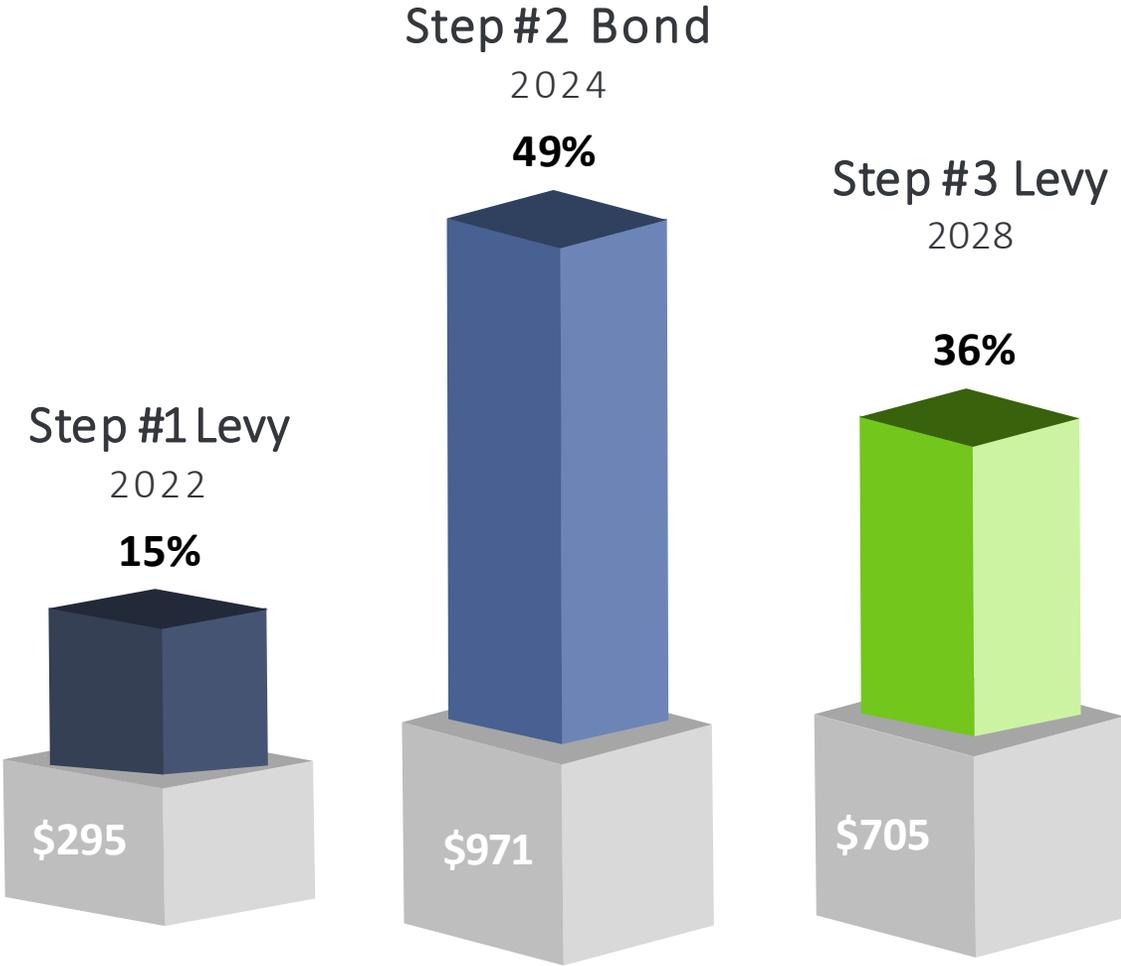
Step 1 – Levy - \$295 million – Funds 15% of the identified school construction needs. These construction needs are considered critical over the next 4 years.



Step 2 – Bond - \$971 million – Funds 49% of the identified school construction needs. These needs are new student space and replacing aging facilities.



Step 3 – Levy - \$705 million – Funds 36% of the identified school construction needs. These needs are new student space, replacing aging facilities, reducing our reliance on portables.



Building Excellence Phase I

2022 Construction Levy Projects - \$295M

Projects	Permanent Capacity	Planned Occupancy Date	Project Delivery	Designer/Contractor
Additions at Finn Hill, Kirkland and Redmond Middle School	600	Summer 2024	GC/CM	Integrus/McGranahan/ BNBuilders
New Elementary School on Redmond Elementary School Campus	552	Summer 2025	PDB*	TBD
Additional High School Capacity – Eastside Area	600	Summer 2025	GC/CM	Mahlum/TBD
Additional High School Capacity – Westside Area	600	Summer 2027	TBD	TBD
Total	2,352			

*Pending PRC Approval

DIVERSITY, EQUITY & INCLUSION



Our Commitment to Equity

To ensure academic success for all students by closing opportunity gaps for students and providing equitable and inclusive working and learning environments for all students, families, staff, and communities.



Diversity – Equity – Inclusion

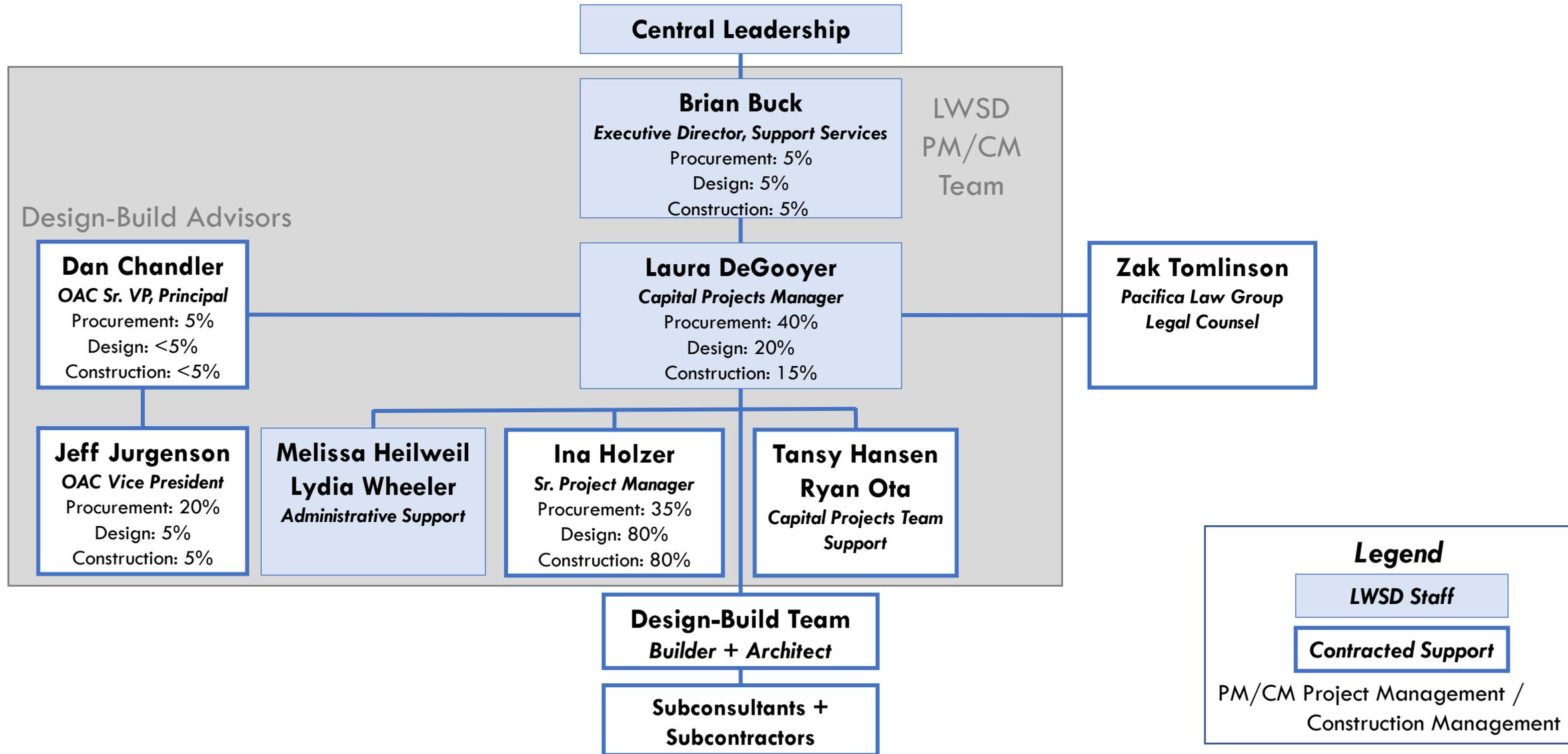
- Owner Inclusion Plan
 - Equity education
 - Procurement
- Design-Builder DEI Plan
 - Identify strategies to maximize participation
 - Project specific
 - Industry
 - Demonstrate impactful outcomes in recent partnerships



PROJECT INFORMATION



LWSD Project Team

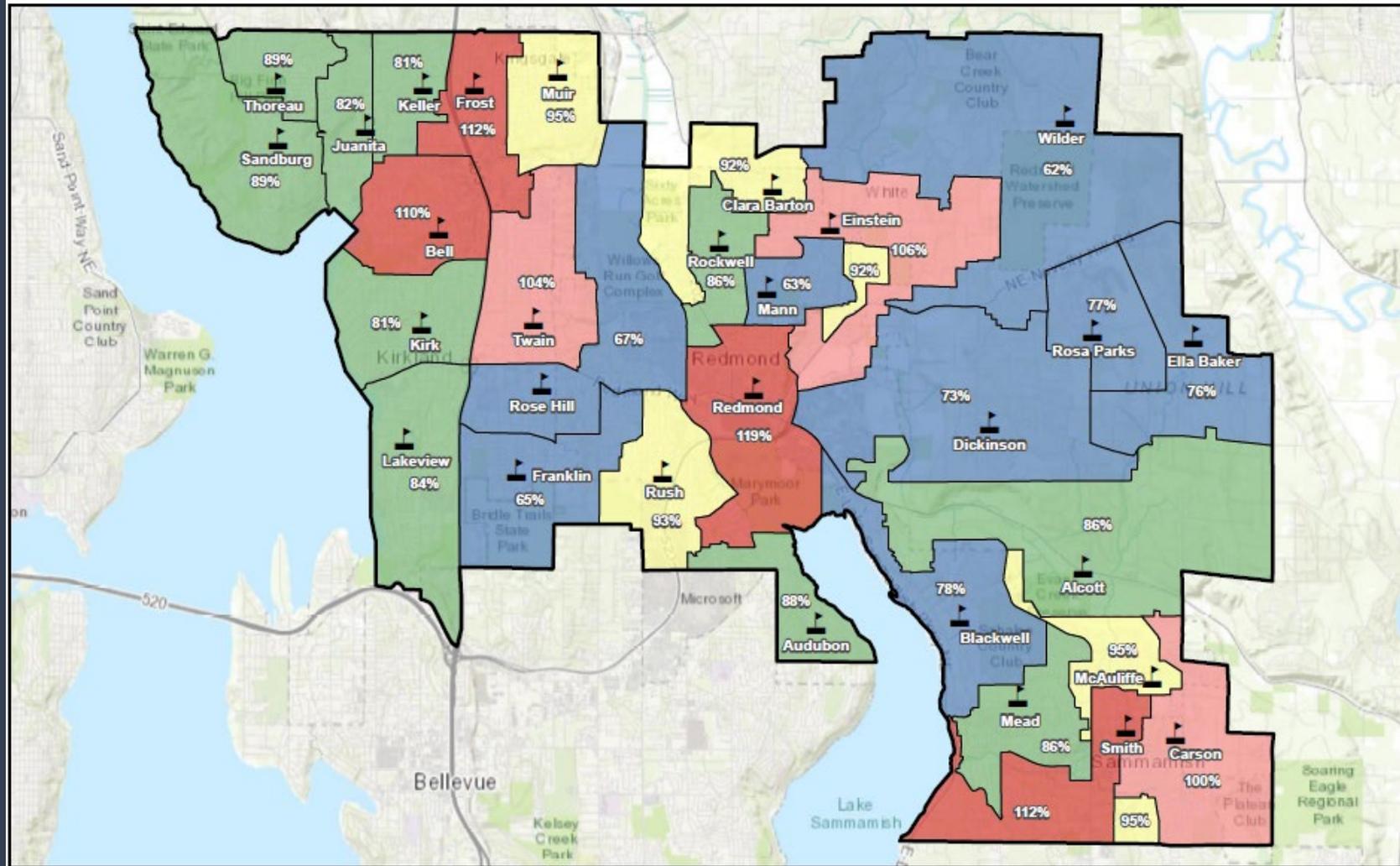


Alternative Delivery Experience

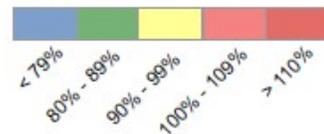
Team Member	Years w/LWSD	GC/CM Experience	Design-Build Experience
Core PM/CM TEAM			
Brian Buck / <i>Executive Director, Support Services</i>	9	✓	
Laura DeGooyer / <i>Capital Projects Manager</i>	5	✓	✓
Ina Holzer / <i>Sr. Project Manager</i>	4	✓	✓
LWSD PM/CM Support			
Tansy Hansen / <i>Sr. Project Management Support</i>	5	✓	✓
Ryan Ota / <i>Project Management Support</i>	3	✓	
Melissa Heilweil / <i>Administrative Support</i>	5	✓	
Design-Build Advisors & Legal			
Jeff Jurgenson / <i>D-B Advisor</i>	<1	✓	✓
Dan Chandler / <i>D-B Advisor</i>	8	✓	✓
Zak Tomlinson / Pacifica Law / <i>Legal Counsel</i>	7	✓	✓

Capacity and Overcrowding Elementary

- 21 out of 29 Elementary schools will be at or over total capacity by 2031
- Over 2,600 students will be housed in portables by 2030



2031 % Utilization of Total Capacity, Elementary Schools



Lake Washington School District Elementary School % Utilization of Total Capacity 2031*

*Includes portables



School District Boundary



Under Capacity	0-79% usage
At Capacity	80-89% usage
Critical Capacity	90-99% usage
Over Capacity	greater than 100% usage

Capacity and Overcrowding Elementary

- Continued housing growth in Downtown Redmond City Center and Marymoor Village – over 3,200 units.
- Anticipated growth of 300-400 more elementary students (600 K-12) just in downtown Redmond within the next 3 years.
- Undeveloped portion of land on Redmond Elementary/Old Redmond School House campus to be used for additional capacity.

Existing School Site



Project Scope Overview

- Build a New Elementary School on the undeveloped portion of land on existing Redmond Elementary School/Old Redmond Schoolhouse campus.
- New school to accommodate 552 students.
- Potential for renovations/upgrades to existing infrastructure.



Why PDB & RCW Compliance

a) Construction Activities are Specialized

- Project site located within an **urban downtown area** of Redmond on an **occupied campus**
- Constrained site with construction to potentially occur at various areas, including potential to touch **existing buildings and infrastructure**
- Two independently operated ES on **shared campus** & logistics with **portables**

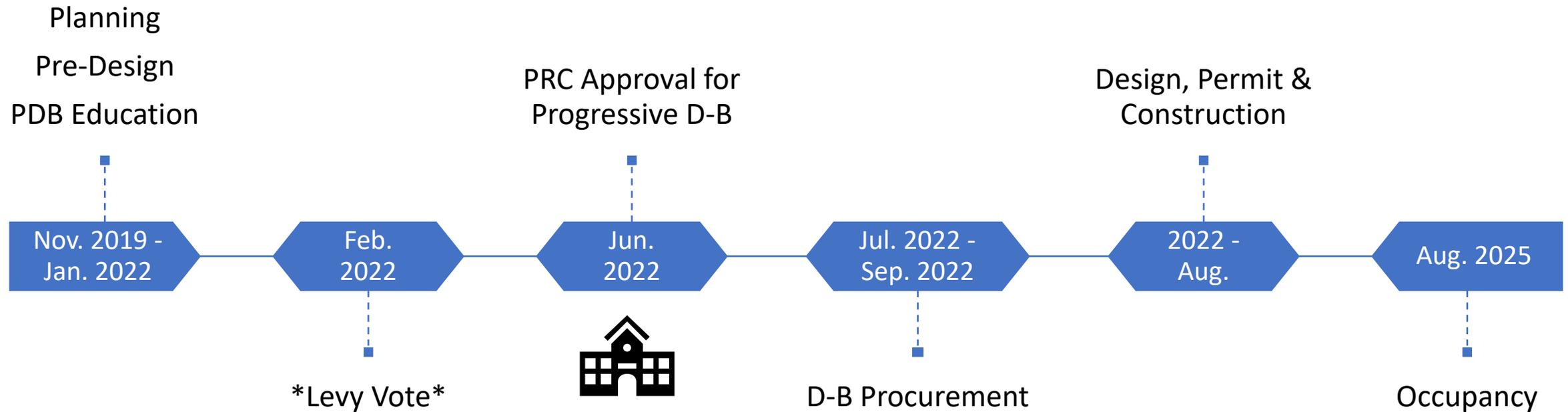
b) Opportunity for Greater Innovation and Efficiencies

- Early involvement and **collaboration** between the Designer and Builder allows for **alignment of budget and scope** from the very beginning of the project
- Contractor input during conceptual planning and all design phases; coordination with **City of Redmond**

c) Savings in Project Delivery Time

- Early contractor input allows for efficient sequencing of design, permitting and construction – **enhanced schedule certainty**
- D-B to continually evaluate the **volatile, unpredictable market** and react to those conditions and determine optimal time to lock-in pricing and avoid surprises
- **Flexible subcontractor procurement**: best value selection, design-assist, phased procurement, **better support for DEI goals**

Project Schedule Milestones



Project Schedule Detail

DESCRIPTION	DURATION	START	FINISH
LWSD PRELIMINARY PLANNING & FUNDING			
Facilities Advisory Committee Research & Recommendations	15 months	Nov 2019	Jan 2021
Capital Facilities 2022 Levy Planning	14 months	Jan 2021	Feb 2022
Board Adopts 2022 Building Excellence Levy & Voters Approve	4 months	Oct 2021	Feb 2022
PROJECT PROCUREMENT PLANNING / PRC			
Project Procurement Review & Recommendation	6 months	Nov 2021	Apr 2022
PDB Research and Team Education	17 months	Jan 2021	Present
Prepare & Submit Application to PRC/CPARB	1 month	Apr 2022	May 2022
Prepare PRC Presentation & Receive PRC Determination	1 month	May 2022	Jun 2022
DESIGN-BUILD TEAM SELECTION (Pending PRC Approval)			
Draft RFQ/Ad/Outreach	1 month	Jun 2022	Jul 2022
PDB RFQ Process	1 month	Jul 2022	Aug 2022
PDB RFP Process	1 month	Aug 2022	Sep 2022
PDB Contracting	2 months	Sep 2022	Nov 2022
DESIGN, CONSTRUCTION & POST OCCUPANCY			
Validation Phase/Estimating/Preliminary Design	6 months	Nov 2022	Apr 2023
Negotiate GMP	1 month	May 2023	Jun 2023
Design, Permitting & Construction (to be optimized w/D-B)	26 months	May 2023	Jul 2025
Project Completion	1 month	Aug 2025	Sep 2025
Closeout/Lessons Learned/Post Occupancy Evaluation	12 months	Oct 2025	Oct 2026

Conceptual Project Budget



A/E Professional Services	\$3.2M
Construction Costs	\$41.8M
Subtotal – Design-Build Contract	\$45.0M
FF&E	\$1.3M
Contract Administration	\$2.0M
Owner Contingency	\$2.0M
Other Costs	\$2.7M
WA Sales Tax	\$4.7M
Total Estimated Project Budget	\$57.7M

New Elementary School on Redmond ES Campus

- Target Opening Date: August 2025
- Target Design-Build Contract Value: \$45M
- Increase Elementary Student Capacity by 552



THANK YOU!

Our Vision

Every student future ready

