

# EDMONDS SCHOOL DISTRICT No. 15



Progressive Design Build Certification Presentation to PRC | Sep 28, 2023



Mountlake Terrace High School

## PDB Certification Agenda

### Agenda

- Introductions
- Project Delivery History
- Edmonds School District PDB Preparation
- Project Description MTH HVAC
  - Scope
  - Schedule
  - Conditions
- Why Progressive Design Build
- Diversity & Equity
- Organization
- Responses to Written Committee Questions
- Project RCW Review
- Discussion

## PDB Certification Presenters

Taine Wilton, ESD

**Director, Capital Projects**



Will Thomsen, ESD

**Manager, Design & Construction**

Bill Dobyys, TTH

**Project Executive**



Marc Bargenda, TTH

**Project Manager**

Andrew Greene, Perkins Coie

**Partner, Construction Law Practice**

## Project Delivery History

### GC/CM

- 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
- Spruce ES Phase 2 School Replacement
- Education Service Center  
Lighting/HVAC/Roof Upgrades
- Oak Heights ES Replacement (90% CD phase)

### Design Bid Build (Over \$2M)

- Woodway Campus Roof & Drainage
- Edmonds Woodway High School Baseball Field
- District Wide Security Access Control & Cameras
- Lynnwood High School Fields

### Co-Op Contract (Over \$2M)

- District Wide Security Cameras Expansion
- Brier Terrace Middle School Roof
- Mountlake Terrace High School Fields
- Seaview Elementary School Reroof

### Pre-Design Phase Visioning

- Innovative Learning Center
- Elementary School Replacement
- New School at Former Alderwood
- College Place Elementary and Middle School Replacement

## ESD Progressive Design Build Preparations

- Reviewed Project Delivery Checklist to align with Design-build delivery methods
- Inclusion of lessons learned from recent Educational Services Center HVAC project
- ESD Capital projects Staff have completed trainings and examinations to be as prepared as possible
- Discussed Progressive Design-build with cabinet level decision makers & Business Services
- Engaged consultants with a deep understanding and history of managing progressive design build projects (Turner & Townsend Heery)
- Engaged legal counsel to create a Progressive Design-build contract, which includes alternative dispute resolution (Perkins Coie)
- Developed a budget for the project which accounts for inclusion of the designer with sales tax in the contract price, and includes a 5% contingency in the overall budget
- Developing a RFP/RFQ process and defining evaluation criteria which are project specific, and that align the team with the project

## Mountlake Terrace High School HVAC: Scope

- Aging mechanical system
- Loud (“the jet engine”)
- Overheating classrooms
- Inefficient
- Not designed for replacement
- High priority for District

### Budget

- \$10M total project cost, 2021 Levy

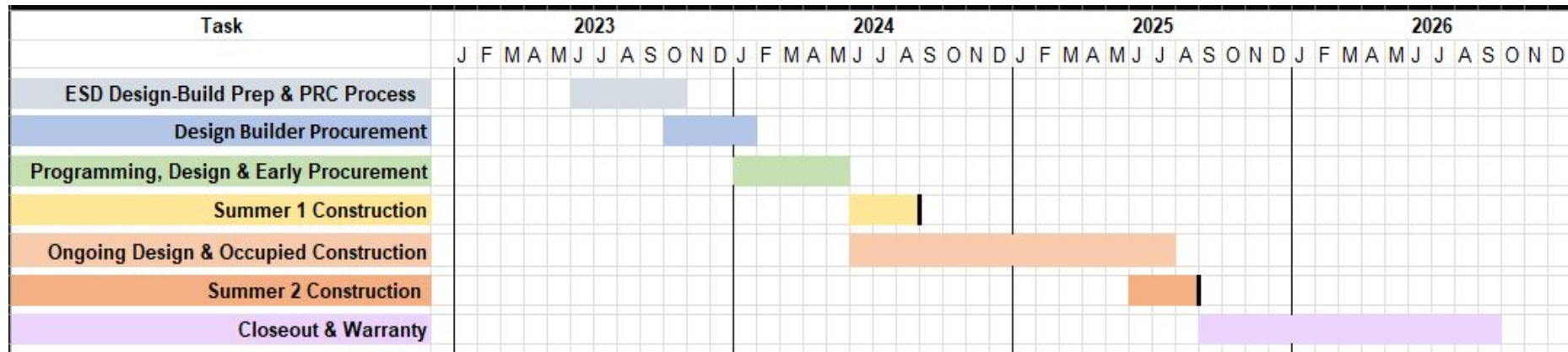
### Past Renovation Projects

- 2012 reroof & prep
- 2017 chiller replacement



MTH chiller (2017)

## Mountlake Terrace High School HVAC: Schedule



- Rapid Procurement Schedule
- Due-diligence engineering tasks to take place immediately after procurement
- Long lead items for summer 2 installation ordered prior to summer 1 construction
- Provide flexibility for managing District levy/bond funding which may change mid project

## Mountlake Terrace High School HVAC: Conditions

- Challenges tuning system to seasons
- Inefficient system, high utility costs
- 10 large supply and return fans
- Continuous system failures burden maintenance
- Aging boilers
- Undersized cooling



MTH supply fans, return fans, & filter banks (1989)



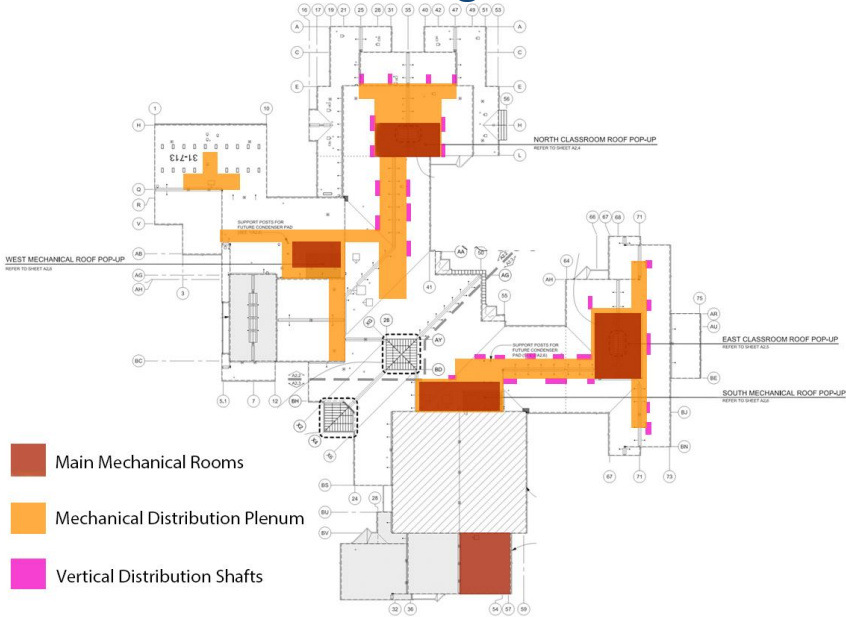
MTH boilers (1989)



MTH site



## Mountlake Terrace High School HVAC: Conditions, Contd.



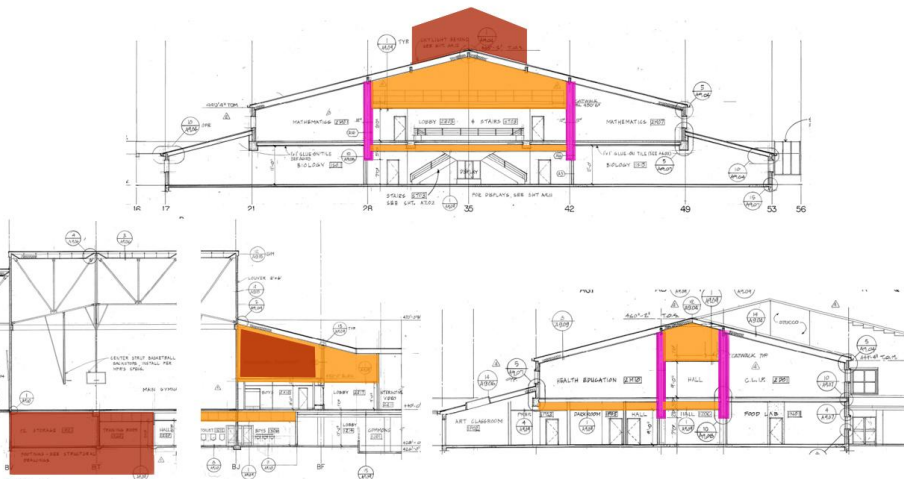
Note: ALL other portions of site are occupied



MTH roof hoods & mech stanchions (2012)



MTH added cupola (2012)



## Why Progressive Design Build

- Tight schedules, tight budget, tight quarters
- Need creative engineering solutions early in delivery, lead times
- Work over multiple years around occupied campus, customer service
- Defining and understanding existing conditions
- Design-built to stretch toward District goals



MTH plenum catwalks (1989)



MTH plenum catwalks (1989)



MTH air handling units (rebuilt 2017)

## Diversity, Equity and Inclusion

### Action

- Start with students
- Engage with and inspire students as part of the construction
- Engage with District leadership
- Commitment to District's strategic plan; Equity, engagement, and excellence for each and every student.
- Require DB to provide tracking and percentage of subs who are MWBE
- Investing in local businesses, benefits Community
- Implement our own outreach
- Encouraging DB to hire diversity and equity outreach individual or consulting firm to help elevate inclusion goals

### Core Challenges

- Ensuring Design-builder implements strategies they promise



Oak Heights Elementary Student Engagement

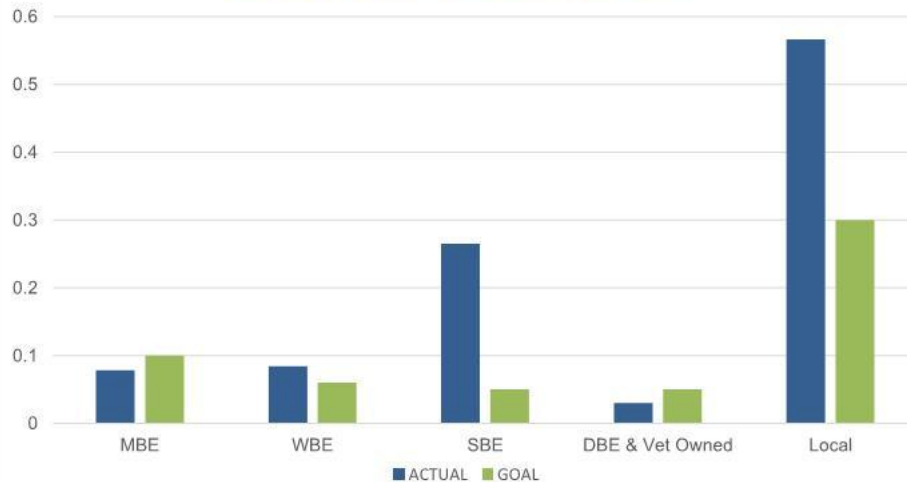
## Diversity Equity and Inclusion plan

Below is summary data of our inclusion performance over the last 3 years. Our current goal is to increase participation through enhanced outreach.

### DIVERSITY, EQUITY AND INCLUSION DATA

	MBE	WBE	SBE	DBE & Vet Owned	Local	Consultants / Contractors
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

\*Subject to Change

\*Bid Documents Available February 2024

\*Bids Due March 2024

#### 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 playfield 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

#### 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

#### \*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 | \$1,150,000
- 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 | \$180,000
- 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 | \$1,130,000

#### POINT OF CONTACT

Darling Nava Consulting | 206.693.1046 | outreach@speewest.com  
 Please contact to schedule a 1:1 session with Darling Nava Consulting

## PRC Questions & ESD Responses

### Panel Question #1.

1. As a follow-up to your response to Question 10 (Subcontractor Outreach), please address the following:

- Please share the last advertising sent to NAMC, NWBA, Tabor 100, one example of “local minority/small business association”, and OMWBE.
- Please share a successful “outreach strategies” in your scoring for design builder to match your “newly developed inclusion goals. Please use actual examples.
- Who is the Inclusion Champion? With a tight filter of HVAC scope of work, innovation must be in the forefront. We would like to hear from the Inclusion Champion during the presentation to share plans.

# EDMONDS SCHOOL DISTRICT No. 15



## PRC Questions & ESD Responses

# ESD Response #1: Oak Heights Advertisement



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



**橡树高地小学  
学校重建  
华盛顿林伍**



### 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 playfield 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 Documents Available February 2024  
Bids Due March 2024

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

#### Bid Packages\*

- Demolition | \$750,000
- Building & Site Concrete | \$3,880,000
- Masonry | \$400,000
- 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 | \$180,000
- Fire Sprinkler | \$540,000
- Mechanical | \$8,430,000
- Electrical | \$5,700,000
- Sitework and Utilities | \$5,600,000
- Ground Improvements | \$180,000
- Asphalt Paving | \$700,000
- Site Specialties | \$550,000
- Fencing and Gates | \$290,000
- Landscaping and Irrigation | \$190,000

### 日程

#### 项目信息

橡树高地小学项目取代了同一地点现有的橡树高地小学。新学校将占地约 84,000 平方英尺，旨在继续为 620 名 K-6 年级学生提供服务。现有的 47,851 平方英尺的设施将被完全减少和拆除。拟议的重建学校被设计成三座独立的木结构建筑，绿化绿地等相关配套设施将其环绕。场地开发将包括地面改善、新公用设施、场地东北部将修建拟议运动场、新的巴士通道/员工停车场和访客、家长接送和额外的员工停车场。

我们鼓励 MBE/WBE/VBE/DBE/SBE 参与

2024 年 2 月提供投标文件

2024 年 3 月投标截止

\*时间表和投标包是初步的，可能会发生变化

#### 投标包\*

- 拆除 | 750,000 美元
- 建筑和场地混凝土 | 3,880,000 美元
- 砌体 | 400,000 美元
- 结构钢和金属制品 | 2,050,000 美元
- 木结构 | 3,890,000 美元
- 完成木工和个案工作 | 1,220,000 美元
- 金属墙板和屋顶面板 | 2,660,000 美元
- TPO 屋面 | 2,200,000 美元
- 空缺 | 1,150,000 美元
- 店面、幕墙和窗 | 1,570,000 美元
- 石膏板 | 2,300,000 美元
- 隔音天花板面板 | 890,000 美元
- 平铺 | 200,000 美元
- 弹性地板 | 380,000 美元
- 地毯 | 250,000 美元
- 油漆和墙纸 | 570,000 美元
- 杂项专利 | 1,060,000 美元
- 餐饮服务设备 | 400,000 美元
- 运动器材 | 90,000 美元
- 电梯 | 180,000 美元
- 消防洒水器 | 540,000 美元
- 机械 | 8,430,000 美元
- 电气 | 5,700,000 美元
- 现场工作和公用事业 | 5,600,000 美元
- 地面改善 | 180,000 美元
- 沥青铺路 | 700,000 美元
- 网站特色 | 550,000 美元
- 击球灯杆 | 290,000 美元
- 园林绿化和灌溉 | 190,000 美元

#### OTHER UPCOMING OPPORTUNITIES

- |  |  |  |
|--|--|--|
|  |  | PROJECT NAME: Mukilteo Elementary School Phase 11   OWNER: Mukilteo School District<br>LOCATION: Mukilteo, WA   TENTATIVE SCHEDULE: Bid Documents Available Spring 2024<br>BID PACKAGES: TBD |
|  |  | PROJECT NAME: Serene Lake Elementary   OWNER: Mukilteo School District<br>LOCATION: Edmonds, WA   TENTATIVE SCHEDULE: Bid Documents Available Spring 2024<br>BID PACKAGES: TBD               |

- |  |  |  |
|--|--|--|
|  |  | 其他即将到来的机会<br>项目名称: 马科尔蒂奥 小学一期   所有者: 马科尔蒂奥学区<br>地点: 华盛顿州马科尔蒂奥   暂定时间表: 2024 年春季提供投标文件<br>出价包: 待定 |
|  |  | 项目名称: 宁静湖小学   所有者: 马科尔蒂奥 学区<br>地点: 华盛顿州埃德蒙兹   暂定时间表: 2024 年春季提供投标文件<br>出价包: 待定                   |

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

获取更多项目信息和更新  
Darling Nava | 206.693.1046 | outreach@speewest.com

# EDMONDS SCHOOL DISTRICT No. 15



## PRC Questions & ESD Responses

### ESD Response #1 Contd:



오크 하이츠 초등학교  
학교 교체  
LYNNWOOD, WA



#### 일 정

#### 프로젝트 정보

Oak Heights 초등학교 프로젝트는 같은 부지에 있는 기존 Oak Heights 초등학교를 대체합니다. 새 학교는 약 84,000평방피트가 될 것이며 계속해서 620명의 K-6 학생들에게 서비스를 제공하도록 설계되었습니다. 기존 47,851평방피트 시설은 완전히 축소되고 철거될 것입니다. 제안된 대체 학교는 공원과 같은 부지가 주위를 통과할 수 있도록 의도적으로 간격을 두고 조경에 위치한 일련의 3개의 별도 목재 프레임 건물로 설계되었습니다. 부지 개발에는 지상 개선, 새로운 유틸리티, 부지의 북동쪽 부분에 제안된 운동장, 새로운 버스 접근/직원 주차 및 방문자, 학부모 픽업/하차 및 추가 직원 주차가 포함됩니다.

MBE/WBE/VBE/DBE/SBE 참여를 권장합니다.

입찰 문서는 2024년 2월에 제공됩니다.

입찰 마감일: 2024년 3월

\*일정 및 입찰 패키지는 잠정적이며 변경될 수 있습니다.

#### 입찰 패키지\*

- 철거 | \$750,000
- 건물 및 내지 콘크리트 | \$3,880,000
- 벽돌 | \$610,000
- 구조물 강철 및 금속 제트 | \$2,050,000
- 목재 프레임 | \$3,890,000
- 마찰 목공 및 케이스워크 | \$1,220,000
- 금속 벽 및 지붕 패널 | \$2,660,000
- TPO 지붕 | \$2,200,000
- 오프닝 | \$1,150,000
- 경로, 커튼월 및 창문 | \$1,570,000
- 석고 보드 어셈블리 | \$2,300,000
- 승강 천장 및 패널 | \$890,000
- 타일링 | \$200,000
- 단락 바닥재 | \$380,000
- 카페 | \$250,000
- 페인트 및 벽지 | \$570,000
- 기타 특산물 | \$1,060,000
- 식용 서비스 장비 | \$400,000
- 운동 장비 | \$90,000
- 엘리베이터 | \$180,000
- 소양 스프링클러 | \$540,000
- 기계 | \$8,430,000
- 전기 | \$5,700,000
- 사이트 격리 및 유원권 | \$5,600,000
- 지상 개선 | \$180,000
- 아스팔트 포장 | \$710,000
- 사이트 특산물 | \$550,000
- 랜딩 및 게이트 | \$210,000
- 조경 및 관개 | \$1,130,000



기타 예정된 기회  
프로젝트 이름: Mukilteo 초등학교 1단계 | 소유자: Mukilteo 학군  
위치: 워싱턴 주 머길테오 | 잠정 일정: 2024년 봄 입찰 문서 제공  
입찰 패키지: 후후 길정  
프로젝트 이름: 고크한 호수 초등학교 | 소유자: Mukilteo 학군  
위치: 워싱턴 주 에드먼드 | 잠정 일정: 2024년 봄 입찰 문서 제공  
입찰 패키지: 후후 길정

추가 프로젝트 정보 및 업데이트에 대해 문의하십시오.  
Darling Nava | 206.693.1046 | outreach@speewest.com



ESCUELA PRIMARIA DE OAK  
HEIGHTS REEMPLAZO DE  
ESCUELA  
LYNNWOOD, WA



#### HORARIO

#### INFORMACIÓN DEL PROYECTO

El proyecto de la Escuela Primaria de Oak Heights reemplaza a la Escuela Primaria de Oak Heights existente en el mismo sitio. La nueva escuela tendrá aproximadamente 84,000 pies cuadrados y está diseñada para continuar sirviendo a 620 estudiantes de K-6. La instalación existente de 47,851 pies cuadrados será completamente reducida y demolida. La escuela de reemplazo propuesta está diseñada como una serie de tres edificios separados con marcos de madera situados en el paisaje deliberadamente separados para permitir que el sitio similar a un parque corra alrededor y a través de él. El desarrollo del sitio incluirá mejoras en el terreno, nuevos servicios públicos, un campo de juego propuesto en la parte noreste del sitio, nuevo acceso a autobuses / estacionamiento para el personal y visitantes, recogida / entrega de madres/padres/tutores y estacionamiento adicional para el personal.

ALENTAMOS LA PARTICIPACIÓN DE empresas minoritarias / empresas de mujeres / empresas de veteranas/os / empresas de discapacitadas/os / empresas pequeñas

Documentos de licitación disponibles en febrero de 2024  
Las ofertas vencen en marzo de 2024

\*El cronograma y los paquetes de ofertas son preliminares y están sujetos a cambios

#### Paquetes de oferta\*

- Demolición | \$ 750,000
- Hormigón para edificios y sitios | \$3,880,000
- Albañilería | \$ 610,000
- Fabricación estructural de acero y metal | \$2,050,000
- Marcos de madera | \$3,890,000
- Acabado de carpintería y casos | \$1,220,000
- Paneles metálicos de pared y techo | \$2,660,000
- TPO Techos | \$2,200,000
- Aperturas | \$1150,000
- Escarpentes, marcos cortina y ventanas | \$1,570,000
- Asambleas de placas de yeso | \$2,300,000
- Techos y paneles acústicos | \$ 890,000
- Azulejos | \$ 200,000
- Pisos resistentes | \$ 380,000
- Alfombras | \$ 250,000
- Pintura y revestimientos de paredes | \$ 570,000
- Especialidades misceláneas | \$1,060,000
- Equipo de servicio de alimentos | \$ 400,000
- Equipo deportivo | \$ 90,000
- Ascensor | \$180,000
- Rociador contra incendios | \$ 540,000
- Mecánica | \$5,700,000
- Eléctrico | \$5,700,000
- Sitios y utilidades | \$5,600,000
- Mejoras en el terreno | \$ 180,000
- Pavimentación asfáltica | \$ 710,000
- Especialidades del sitio | \$ 550,000
- Cercas y puertas | \$ 210,000
- Pasajismo y riego | \$1130,000

#### OTRAS OPORTUNIDADES FUTURAS



NOMBRE DEL PROYECTO: Escuela Primaria de Mukilteo Fase 1  
PROPIETARIO: Distrito Escolar de Mukilteo  
UBICACIÓN: Mukilteo, WA  
CALENDARIO TENTATIVO: Documentos de licitación disponibles en la primavera de 2024  
PAQUETES DE OFERTAS: TBD



NOMBRE DEL PROYECTO: Primaria de Serene Lake  
PROPIETARIO: Distrito Escolar de Mukilteo  
UBICACIÓN: Edmonds, WA  
CALENDARIO TENTATIVO: Documentos de licitación disponibles en la primavera de 2024  
PAQUETES DE OFERTAS: TBD

PÓNGASE EN CONTACTO CON NOSOTROS PARA OBTENER INFORMACIÓN  
ADICIONAL Y ACTUALIZACIONES DEL PROYECTO  
Darling Nava | 206.693.1046 | outreach@speewest.com

## PRC Questions & ESD Responses

### ESD Response #1 Contd:

- Outreach Strategies from the scoring of our current RFQ draft (15 pts / 100 pts)
  - To demonstrate the proposer's past performance in utilization of disadvantaged business enterprises, please provide the following for your last three (3) projects that had utilization/participation goals:
    - A summary of the required or requested MBE, WBE, SBE or other disadvantaged business and local business utilization requirements/goals and the actual participation levels achieved for each project.
    - A summary of your efforts to recruit and involve MBE, WBE, SBE or other socially or economically disadvantaged business enterprises and local businesses for each project.
    - A summary and examples of past successes encouraging small or disadvantaged business enterprises to participate in a project.
    - Based on lessons learned in past projects, provide a summary of how you have aligned project work to offer increased opportunities for small businesses and micro businesses, including facilitating mentor relationships between the prime and relevant subcontractors, or between subcontractors and relevant small and micro businesses.



## PRC Questions & ESD Responses

### ESD Response #1 Contd:

- Inclusion Champion:
  - District level: Assistant Superintendent, Dr. Victor Vergara
  - Capital Projects Department Level: Taine-Wilton - leads efforts to improve our inclusion across construction projects and aligns our strategies with the district strategic plan and the contractors strategic plan.
  - Project Level: Will Thomsen with assistance from the PDB Team
- Start with students
- Planning outreach project fair with local MWBE & School Districts

## Project RCW Review

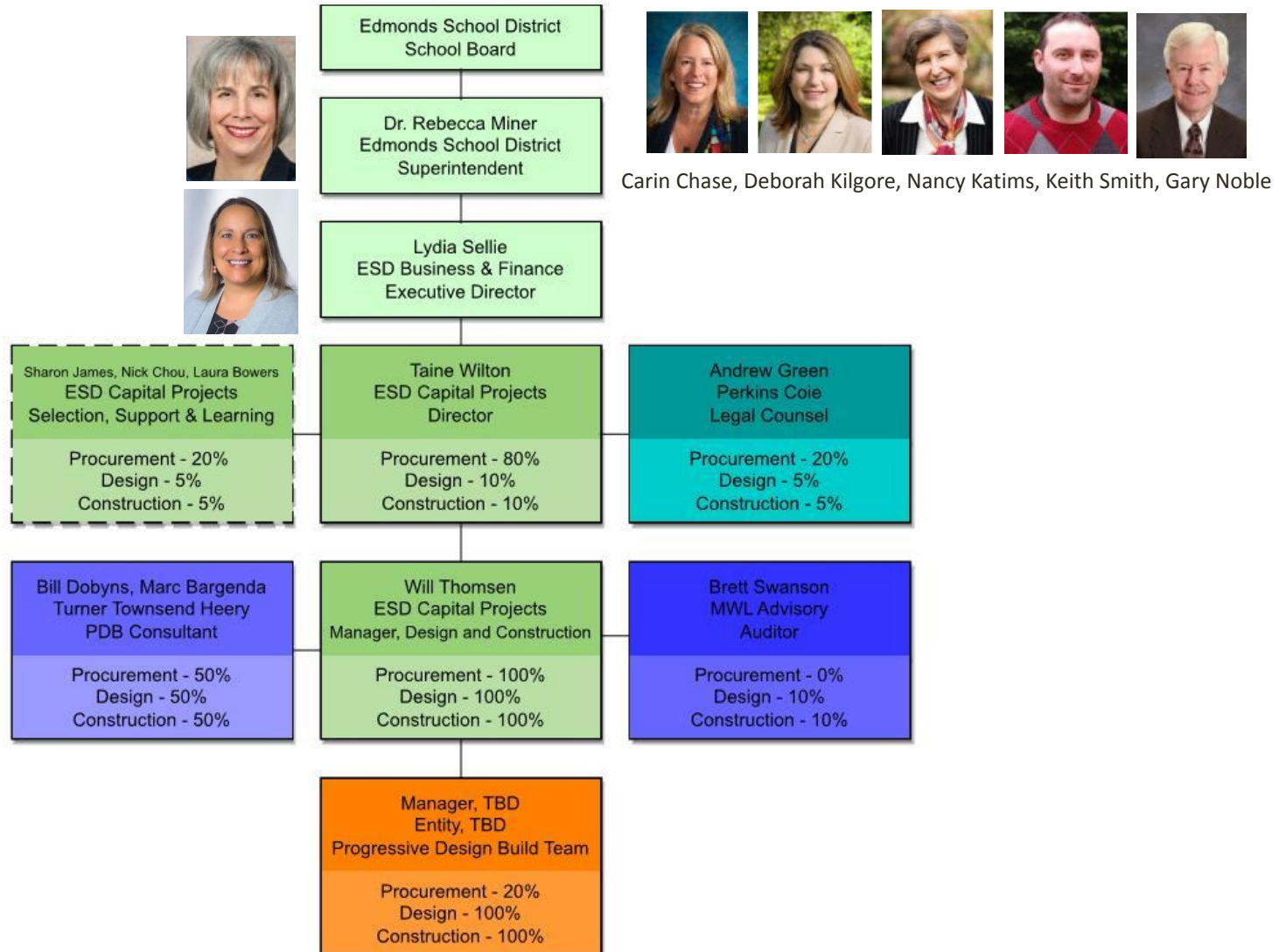
### RCW 39.10.300

- ✓ Budget \$ 10M > \$ 2M
- ✓ Specialized construction in a complex work environment (Occupied Site, Existing aging School)
- ✓ Efficiencies between Designer and Builder, will be necessary for success
- ✓ Project budget and schedule must be set early and guaranteed throughout the project

### RCW 39.10.330

- ✓ All statutory selection and contracting authority met
- ✓ ESD Staff have a culture of learning
  - Great RCW 39. 10 GC/CM experience
  - Committed to learning about design-build
  - Invested in expertise, including Consultants with depth of experience
- ✓ A fair and objective selection process based on the project specifics and defined evaluation factors
  - A committee of evaluators, made up of project stakeholders
  - A plan for final selection of finalists utilizing an onsite interactive (proprietary) meeting

## Organizational Structure



Questions?



ESD Educational Services Center replaced air handler / chiller

**Thank you!**