Eastmont School District

EASTMONT SCHOOL DISTRICT

Application for Project Approval for Progressive Design Build

Kenroy, Lee & Cascade Elem School Projects

Agenda

1. Team
2. District Information
3. Project Scope
4. Schedule
5. Budget and Funding
6. Why Progressive Design Build
7. RCW 39.10
8. Questions

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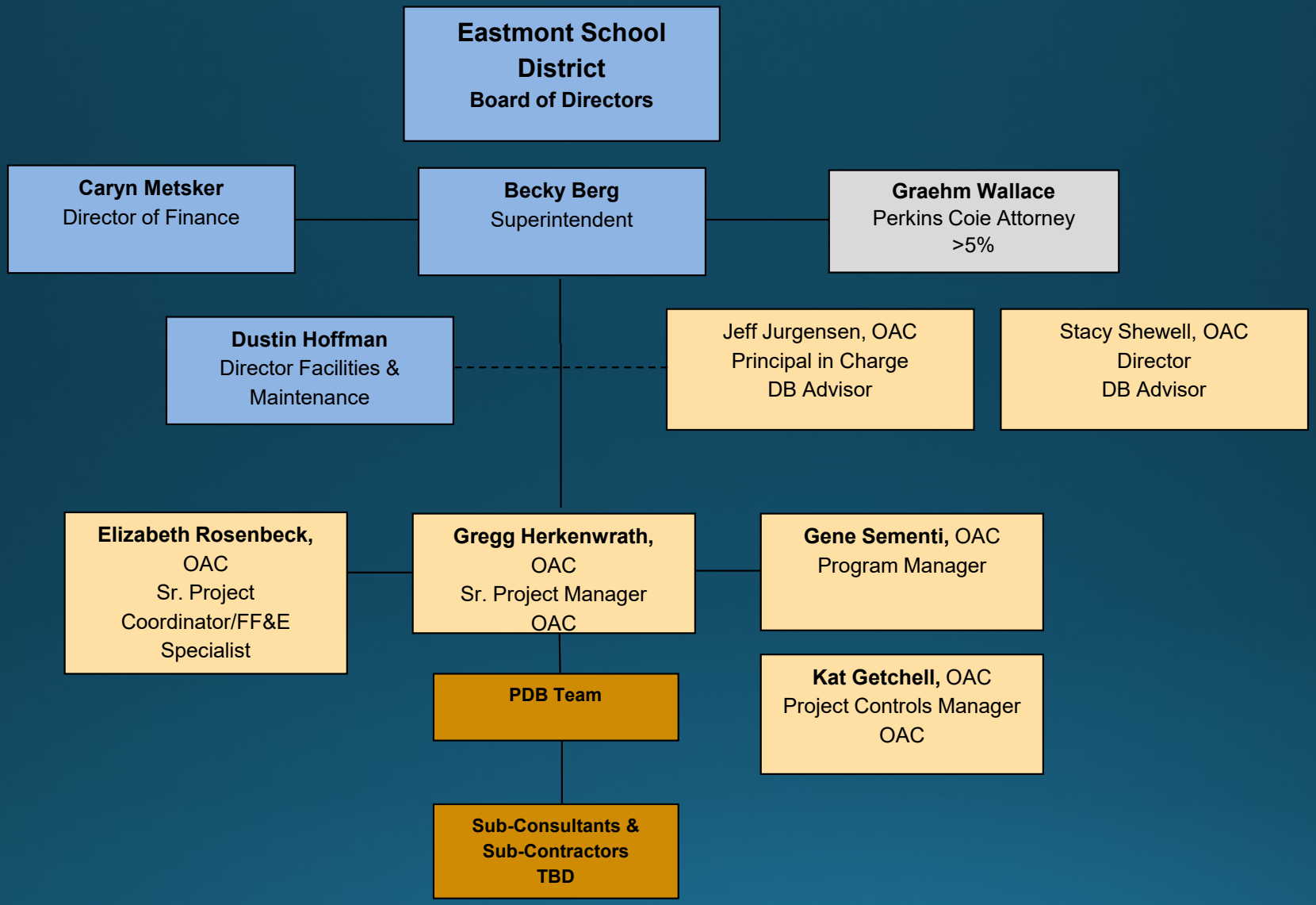
Eastmont School District Org Chart



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Values Driven Legacy

- Transparency
- Vulnerability
- Honesty
- Community Engagement
- Value of our Local Community

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Project Scope

Funding from this bond would be used to address:

- **Safe Learning Environments**
  - Cascade and Kenroy Elementary Schools were built as a series of separate buildings. This means that nearly every classroom has an exterior door, forcing students to use outdoor walkways and making it time-consuming to secure the building if needed.
  - We rely on 15 portable classrooms to address crowding at three elementary schools. Nearly 375 students must use these classrooms. While the portables themselves are safe, the exterior entrances and separation from the main school cause supervision and security issues.
- **Building Conditions**
  - The average age of Cascade, Kenroy, Lee and Rock Island Elementary Schools is well over 60 years old. A lot has changed about classroom learning in the time since they were built. New buildings would allow for updated technology, small group learning spaces to meet the needs of every student, and safer student drop-off and pick-up.
  - The HVAC, plumbing and other systems in these four buildings are past their usable lifetime. They are costly to maintain. While our staff do their best to keep our buildings running, these building systems are now obsolete. Newer buildings would be easier and cheaper to repair and maintain.
  - 15 portables have reached or exceeded their expected 25-30 year life span, some by over a decade.

Cascade Elementary

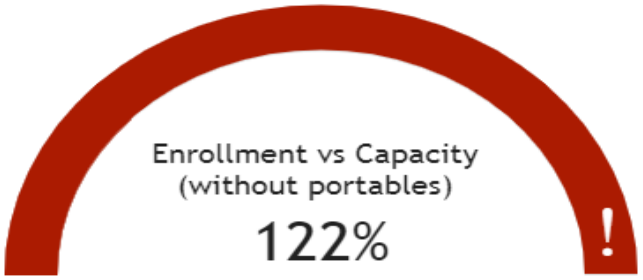
Average Core Building Age
37

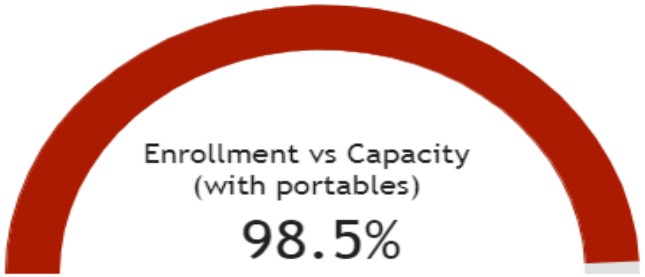
Enrollment
590

Number of Portables
3

Permanent Structures Only

Permanent Structures and Portables





Capacity without Portables
484

Capacity with Portables
599

Kenroy Elementary

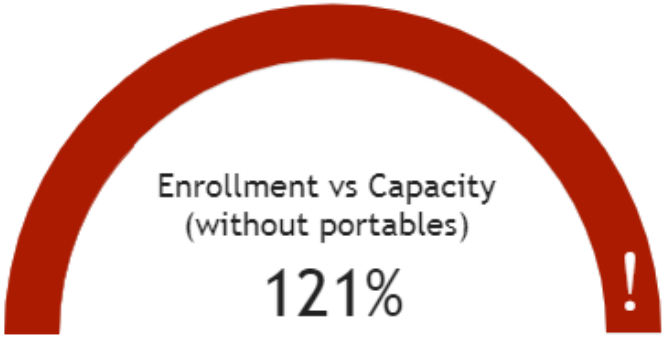
Average Core Building Age
42

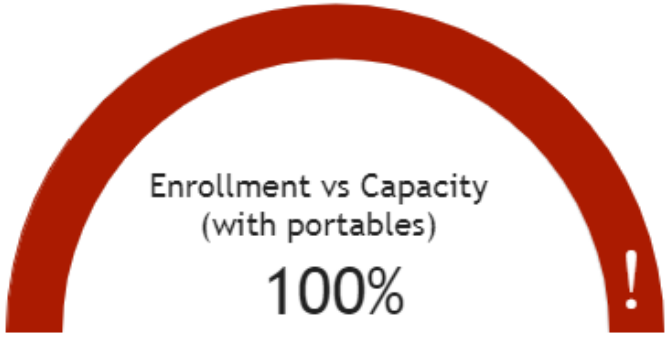
Enrollment
544

Number of Portables
5

Permanent Structures Only

Permanent Structures and Portables





Lee Elementary

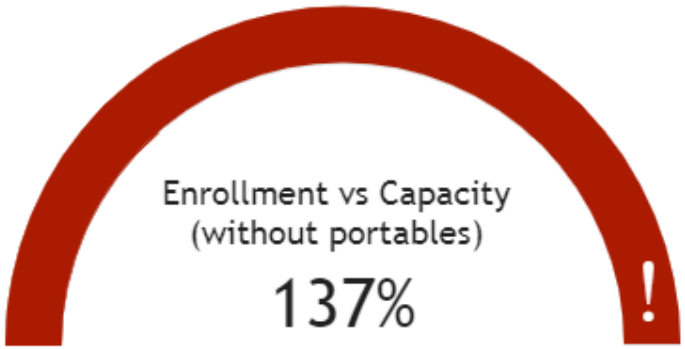
Average Core Building Age
43

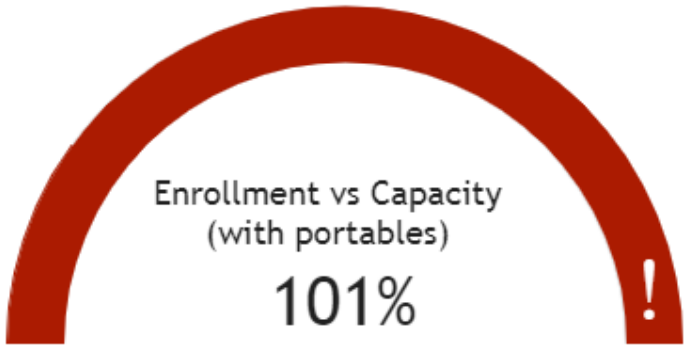
Enrollment
527

Number of Portables
6

Permanent Structures Only

Permanent Structures and Portables





Eastmont School District Procurement Schedule

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
District Bond Measure Results	2/13/2024
PDB PROCUREMENT	
PDB RFQ Advertisement #1	02/21/2024
PDB RFQ Advertisement #2	02/28/2024
Pre-Proposal Meeting	02/29/2024
PDB SOQ Due	03/15/2024
Eastmont SD Selection Committee SOQ Review and Scoring	03/18/2024-03/28/2024
Notify Shortlisted Finalist Teams	03/29/2024
Issue RFP to Finalists	04/05/2024
PDB Interactive Meetings	04/10/2024-04/11/2024
PDB Management Plan and Fee Proposal Due	04/19/2024
Management Plan and Fee Review and Scoring	04/22/2024-04/30/2024
Announce Apparent Successful Proposer	05/01/2024
School Board Approval & Contracting Negotiations begin	05/07/2024-06/17/2024
Eastmont SD Contract Approval	06/17/2024
Design-Builder NTP	June 2024
Substantial Completion	December 2027

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Eastmont School District Project Budget

Professional Services (Owner Consultants, Legal etc.)	$2.0 M
Estimated project construction costs *(including construction & design contingencies, sales taxes and AE Fees)*:	$106 M
Equipment and furnishing costs	$4.5 M
Off-site costs	$4.0 M
Contract administration costs (owner, cm etc.)	$4.0 M
Contingencies (owner)	$6.5 M
Other related project costs	$1.0 M
Total	**$128 M**

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Why Progressive Design Build?

- Predictability: Align Costs and Scope with Budget
- Efficiency and Innovation in design
- Time to Market and Expedited Schedule (FLEXIBILITY)
- Earliest Cost Certainty
- Single Point of Responsibility for Owner
- Microsoft data centers are being built and we will be competing for talent and teams
- As with all public owners, the success of this bond lays groundwork for all future bonds.

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RCW 39.10.300

The project meets all three of the RCW criteria:

a. Design-build approach is critical in developing the construction schedule, design, budget and level of quality across all three projects.

b. The project will provide opportunity for greater innovation and efficiencies by utilizing the Progressive Design Build methodology.

c. This project will realize significant savings in project delivery time which will show progress to the community. By utilizing PDB, we get the benefit of early cost certainty, while beginning the procurement of materials, early site packages, and “mini-GMP’s”.

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MWBE Strategy

THIS WILL BE COMPRISED OF FOUR LEVELS OF EFFORT

- **Owner outreach** meetings with members of the A-E-C community utilizing the office of OWMBE, AGC, Chamber of Commerce, Hispanic Business Leader Association.

- **Design Build Team selection Criteria –** we will ask for past performance and their approach to driving participation for this project.

- **Contact other districts –** seek guidance from districts who have developed highly successful strategies, such as Tacoma Public Schools. How to score the approaches as well.

- **Design Builder Outreach Plan –** the team will be required to include the owner in the development of their plan so we can all score it. Need to have the possible points such that it shows the importance.

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Questions?

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