



Mercer Island
School District
Students Are The Priority

Progressive Design Build PRC Presentation
September 26, 2024



Mercer Island School District

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MERCER ISLAND SCHOOL DISTRICT (MISD)

Matt Sullivan, MISD Executive Director, Finance & Operations	P 5%, D 5%, C 5%
Brandy Fox, CPM Seattle Program Manager	P 50%, D 25%, C 25%
Walter Schacht, FAIA Progressive Design-Build Advisor	P 20%, D 15%, C 5%

LEGAL COUNSEL

Zak Tomlinson, Pacifica Law Group Attorney	P 10%, D & C on-call
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PROJECT MANAGEMENT TEAM

Kellie Bower, CPM Seattle / Kaiser Bower Project Manager	P 100%, D 100%, C 100%
Tony Kuhn, MISD Director, Maintenance & Operations	P 10%, D 50%, C 50%
Design-Builder, TBD Project Manager	P 10%, D 100%, C 100%
Architect, TBD Project Manager	P 10%, D 100%, C 50%

SENIOR MANAGEMENT TEAM

Brandy Fox, CPM Seattle Program Manager	P 50%, D 25%, C 25%
Design-Builder, TBD Project Executive	P 25%, D 25%, C 25%
Architect, TBD Principal Architect	P 25%, D 25%, C 25%

PROJECT WORKING TEAMS

MISD Facilities Department P 0%, D 25%, C 10%	User Groups / Programs P 0%, D 25%, C 10%	PDB Trade Partners P 5%, D 50%, C 100%
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P= Procurement, D= Design, C= Construction



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Agenda

1. Introductions / Team
2. Project Challenges and Opportunities
3. Project Delivery Selection
4. Diversity & Equity
5. Project Schedule
6. Responses to Committee Questions



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District Information / History:

Mercer Island School District, clearly defined by the shoreline, shares a common boundary with the City of Mercer Island. The island's population is approximately 25,500 people over six square miles of land, creating a density of 4,000 people per square mile. 3,900 students are enrolled in MISD, and people often move to the island to raise their families.

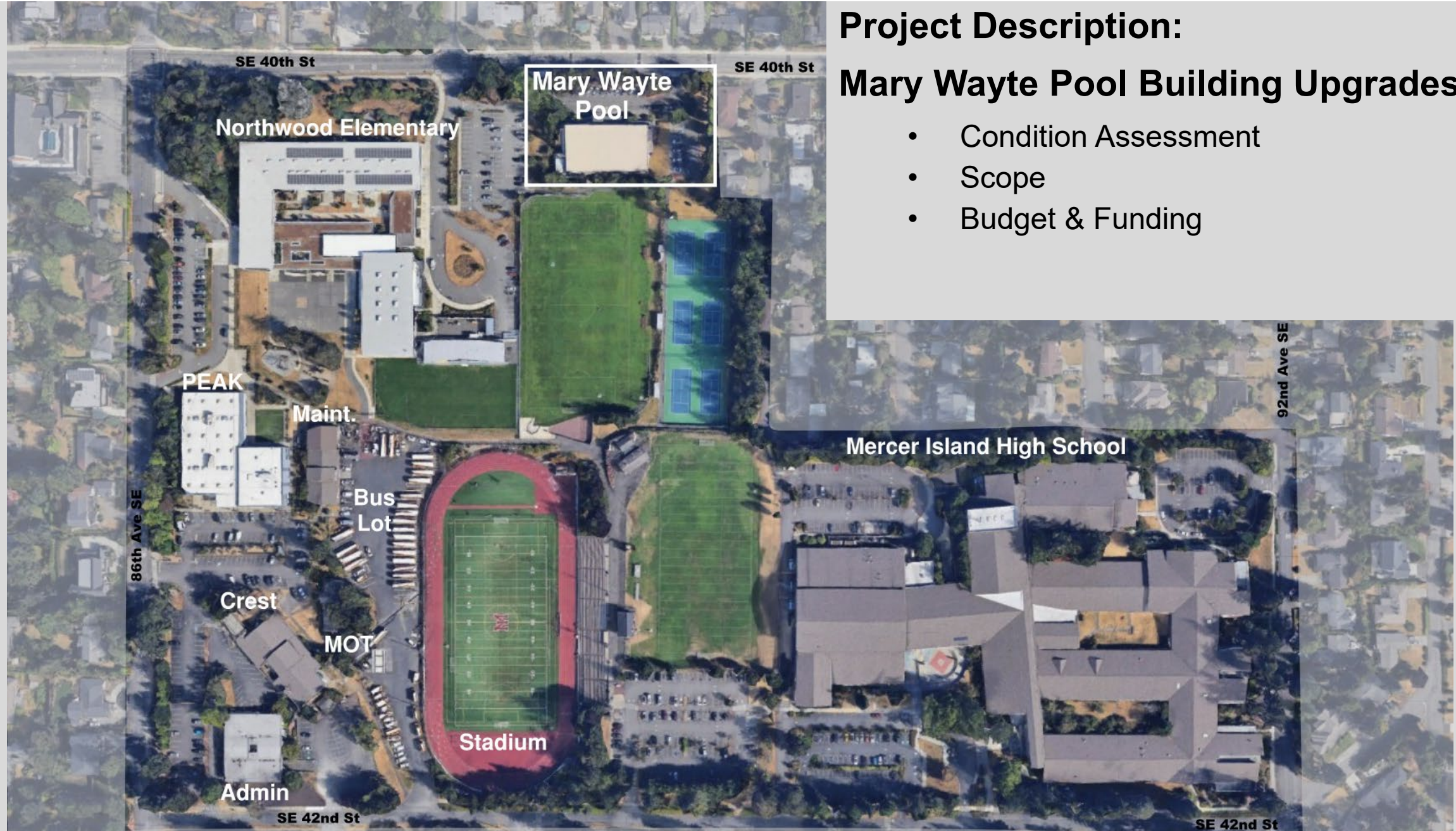


- **Mercer Island High School & Crest Alternative Learning Center: 1,550 Students**
- **Islander Middle School: 950 Students**
- **Northwood, West Mercer, Island Park, & Lake Ridge Elementary Schools: 1,400 Students**
- **Mary Wayte Pool – MIHS Swim Teams, Community Pool, Club Pool**



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Project Description:

Mary Wayte Pool Building Upgrades

- Condition Assessment
- Scope
- Budget & Funding



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Condition Assessment

- Built in 1972 by King County through Forward Thrust Bond funding
- Ownership transferred to MISD in 2011
- Architect led assessment completed in Feb 2023 with grant funding
- Long list of short and long-term needs
- Short-term needs exceed Construction Budget





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Project Goal:

Extend the useful service life of the pool building by 10+ years while maintaining uninterrupted school and community use.

Scope Focus:

- Fiberglass Pool Liner – Repair or Replace
- Life Safety AHJ Requirements – Fire Alarm and Sprinkler Systems
- Accessibility Upgrades – mezzanine, locker rooms, and restrooms
- Misc Pool Systems – flow meter, balance tank, filter system, water treatment, etc.
- Siding Repairs





Budget & Funding

The School District has secured \$4 million for this project: \$2M from the District's Capital/Technology Levy that passed in 2022, and \$2M from a King County Parks Aquatic grant.

Projected Total Cost for the Project: **\$4,000,000**

Costs for Professional Services (A/E, within PDB Contract)	\$280,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$2,720,000
Subtotal – Estimated PDB Contract Amount	\$3,000,000
Cost for Professional Services (Legal, outside PDB Contract)	\$30,000
Equipment and furnishing costs	\$N/A
Off-site costs	\$N/A
Contract administration costs (owner, cm etc.)	\$250,000
Contingencies (design & owner)	\$250,000
Other related project costs (permits, special inspections, utilities)	\$150,000
Sales Tax	\$320,000



Why Progressive Design Build?

Rating Key

- ++ Most appropriate delivery method
- + Appropriate delivery method
- Least appropriate delivery method
- X Fatal Flaw (discontinue evaluation of this method)
- NA Factor not applicable or not relevant to the selection

PROJECT DELIVERY SELECTION SUMMARY

PRIMARY FACTORS	DBB	DB	GC/CM
1. Delivery Schedule	-	++	+
2. Project Complexity & Innovation	-	++	+
3. Level of Design	+	+	+
4. Cost	+	++	-
5. Perform Initial Risk Assessment	-	++	+
SECONDARY FACTORS			
6. Agency Staff Experience/Availability	++	+	++
7. Level of Oversight and Control	-	++	+
8. Competition / Contractor Experience	-	++	+
TOTAL	4	14	8



RCW 39.10 Review

RCW 39.10.300



(1) Subject to the requirements in RCW [39.10.250](#), [39.10.270](#), or [39.10.280](#), public bodies may utilize the design-build procedure, including progressive design-build, for public works projects in which the total project cost is over \$2,000,000 and where:



(a) The construction activities are highly specialized and a design-build approach is critical in developing the construction methodology; or



(b) The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or



(c) Significant savings in project delivery time would be realized.



District Preparation

1. Walter Schacht and Zak Tomlinson facilitated (2) Progressive Design Build Workshops based on CPARB DB Best Practices Guidelines

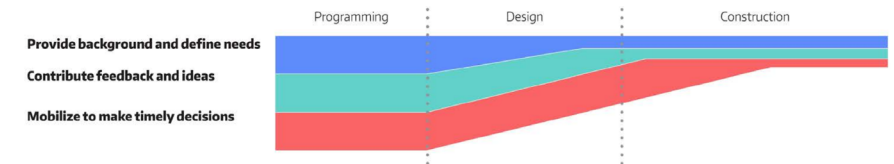
Attendees:

- Dr. Fred Rundle, Superintendent
- Matt Sullivan, Executive Director, Finance & Operations
- Tony Kuhn, Director, Maintenance, Operations, & Transportation
- Kay Adams, Director of Finance
- Brandy Fox, CPM Seattle
- Kellie Bower, CPM Seattle / Kaiser Bower
- Ed Peters, CPM Seattle

2. Consulted with other Districts successfully utilizing PDB, including Tacoma, Lake Washington, and Edmonds.

TEAM BUILDING - STAKEHOLDER INVOLVEMENT

- How do you manage communications between the owner and the design-build team?
- How do you manage stakeholder input after the design and price are fixed?
- How do design professionals maintain their strategic roles when they are subcontractors?

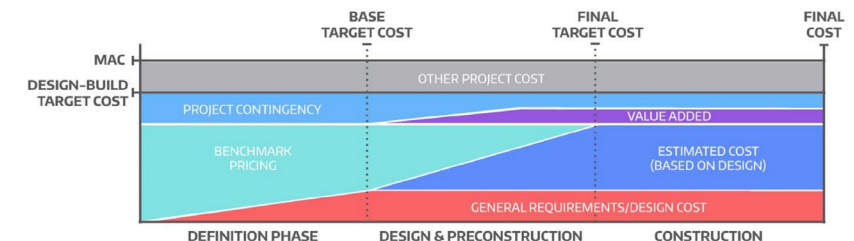


PROGRESSIVE DESIGN-BUILD BEST PRACTICES

WALTER SCHACHT, FAIA

COST CERTAINTY

- How do you assure cost/scope alignment after the design and price are established?
- What is target value budgeting?
- How are subcontractor buyouts integrated into the process?



PROGRESSIVE DESIGN-BUILD BEST PRACTICES

WALTER SCHACHT, FAIA



Diversity & Equity

- MISD has a written policy.
- Advance Notice Subject to PRC Approval - published Aug 28, 2024
- MISD MWBE Outreach Event – Sept 17, 2024
- MISD will participate in regional MWBE outreach events with Edmonds, Shoreline, Lake Washington School Districts.
- Partner with OMWBE
- CPM Seattle is WBE certified with the State of Washington.
- RFQ-RFP / Agreement
 - RFQ – Describe past utilization with similar projects in scope and size, and ability to meet past project goals
 - RFP – Inclusion plan
 - DB Agreement – requirement to track and report utilization



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Schedule:

Activity

Projected Date

Advance Notice Subject to PRC Approval

August 27, 2024

MWBE Outreach Event

September 17, 2024

PRC Presentation

September 26, 2024

PDB RFQ Advertisement

October 9, 2024

Pre-Submission Walk Through

October 17, 2024

PDB SOQs Due

November 6, 2024

Shortlist PDB Firms/ RFP Issuance

November 14, 2024

PDB Proprietary Meeting

November 21, 2024

RFP Due

December 10, 2024

Interviews

December 17, 2024

Public Opening of Price Factors

December 18, 2024

PDB Team Selection

December 18, 2024

Contract Award

January 23, 2025

Notice to Proceed

January 24, 2025

Design Phase

January 27, 2025 – April 25, 2025

Permitting

April 25, 2025 – June 20, 2025

Construction Phase

June 23, 2025 – August 31, 2026

Closeout

August 31, 2026 – October 31, 2026



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Responses to Written Committee Questions

MERCER ISLAND SCHOOL DISTRICT

MARY WAYTE POOL UPGRADES PROGRESSIVE DESIGN-BUILD PROJECT

1. Can you please share if there is DBE/MBE/WBE/VA Administrator or “Champion” for this project?

Both Brandy Fox and Kellie Bower’s firms are State certified as WBE firms. Both Brandy and Kellie will work diligently to ensure DBE/MBE/WBE/VA firms have every possible chance to participate and contribute to this project.

2. Is there a inclusion % goal or other guidelines with regards to inclusion?

Approximately 25% of the non-construction funds are currently committed to a WBE firm (CPM Seattle, Inc.). The District intends to work closely with the selected general contractor to determine what reasonable, achievable goals can be for participation in the design and construction portion of the project. Our goal would be a minimum of 10% between DBE/MBE/WBE/VA firms.

3. Unique scope with unique Inclusion challenges, Can you please share project strategies to bring attraction to this scope with your subcontractor outreach?

Advance notice of the project (subject to PRC approval) was advertised in the Daily Journal of Commerce, the local Mercer Island newspaper, and the State OMWBE office on August 28, 2024. The District hosted an outreach event on September 17th, 2024, that was well attended by various general contractors and design firms, including MWBE firms. Given the unique nature of a pool project, it will take extra effort and diligence by Brandy and Kellie to encourage and ensure the general contractor finds specific scopes of work that can be performed by local DBE/MBE/WBE/VA subcontractors.



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Questions?

THANK YOU

