



Hands On Children's Museum Expansion

APPLICATION FOR APPROVAL TO USE THE DESIGN-BUILD (DB)
PROJECT DELIVERY

January 23rd, 2025, PRESENTATION

Our Mission: The Hands On Children's Museum stimulates curiosity, creativity and critical thinking through fun, interactive and engaging exhibits and learning experiences for children, families and the community.

Agenda

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Introductions

Presenting Team

City of Olympia

- Jay Burney, City Manager/Designated Representative

Hands On Children's Museum

- Patty Belmonte, CEO

Parametrix

- Heather Hocklander, Project Manager

Team Members Not Presenting

City of Olympia

- Mark Russell, Public Works Director/Designated Representative

Parametrix

- Jim Dugan, APD Principal in Charge and PDB Advisor
- Dan Cody, D/B procurement Mgr. /PM Support

Pacifica Law Group, LLP

- Zak Tomlinson, External Legal Counsel

Hands On Children's Museum

- Hands On is the most-visited Children's Museum in the PNW serving 300,000 visitors annually
- *Inspired Learning for All* initiative ensures free or reduced fee access for 140,000 visitors a year
- Recognized as a national leader in high-quality early learning exhibits and experiences
- More than 150 interactive exhibits, Make Space, Art Studio, & half-acre outdoor Discovery Center.
- Founded in 1987, expanded 3 times to open permanent home on Olympia's East Bay in 2012
- Partners with dozens of schools, social service agencies, Tribes, medical professionals, artists & educators to enrich the learning



“Early learning play at its best! Such a wonderful experience! The staff are so kind and friendly. The exhibits are well thought out and stunning. The maker space art area is large and airy. We went 3 times... Overall highly recommend!!!”

– Trip Advisor, Visitors from Paris, France



Hands On Children's Museum Expansion

- Hands On serves more visitors per square foot than any of the nation's 400+ Children's Museums
- This expansion will improve the visitor experience, better serve community needs and maximize economic impacts
- Expansion Highlights
 - Reduces chronic overcrowding with new square footage
 - Adds early learning center for preschool & camp classes
 - Adds a Traveling Exhibit Gallery for new exhibitions; doubles for much-needed event space
 - Add a Kid's Culinary Classroom for STEAM Learning through cooking classes & camps
 - Creates an improved entry with new outdoor space
 - Adds 40 new parking stalls, and field trip bus parking
 - Improves flow and space within the existing museum



Hands On Children's Museum

- New building with much needed space keeps waterfront warehouse design
- Connected by a sky-bridge overlooking East Bay
- New ground floor flex space for “pop-up” exhibits & events
- Expands outdoor spaces
- Adds additional parking and room for multiple field trip buses



Project Budget – Hands On Children’s Museum Expansion

Category	Budget
Costs for Professional Services (A/E, Legal, etc.)	\$4,200,000
Estimated project construction costs (including DB Risk Contingencies of 3%)	\$21,000,000
Equipment and furnishing costs	\$2,450,000
Off-site Costs (included in project construction costs above)	\$0
Contract Administration Costs (Owner, CM etc.)	\$1,750,000
Contingencies (Owner Project of 6.95%)	\$1,750,000
Other related project costs (Permits, fees, etc.)	\$420,000
Sales Tax	\$3,430,000
Total	\$35,000,000



The Majority of Project Funding Is Secured!

\$35M project funding includes:

- \$24M in Public Facilities District (PFD) funds which provides sales tax revenue to the project through 2043
- A 20-year (non-voted) bond will be issued and paid back with annual PFD revenues along with fundraising proceeds & City contributions
- \$11M in funds will come from individual & business gifts, foundation grants, as well as Federal and State funding



PDB Procurement Schedule

PDB Procurement Schedule	Start	Finish
First Publication of RFQ for DB Services		May 5, 2025
Project Information Meeting		May 14, 2025
Review & Score RFQ Submittals (SOQs) Received	June 6, 2025	June 20, 2025
Notify Submitters of Shortlisted DB Finalists		June 23, 2025
Release Final Draft of RFP to Finalists		June 30, 2025
Proprietary Meetings with Finalists	July 16, 2025	July 17, 2025
Review RFP Submittals (Proposals) Received	Aug 1, 2025	Aug 15, 2025
Interviews with Finalists	Aug 13, 2025	Aug 14, 2025
Score Interviews and RFQ Submittals (Proposals)		Aug 14, 2025
Open Price Factor Proposals		Aug 15, 2025



PDB Procurement Schedule

PDB Procurement Schedule	Start	Finish
Notify all Proposers of the Most Highly Qualified Design-Builder		Aug 18, 2025
City Council Approval of Design-Builder Selection		Aug 26, 2025
Negotiate Terms and Conditions of Agreement and Scope/Fee for Phase 1 (Pre-GMP)	Aug 27, 2025	Sep 17, 2025
Final Phase 1 (Pre-GMP) Scope/Fee Due From Design-Builder		Sep 17, 2025
City Council Approval of Phase 1 (Pre-GMP) Fees and Agreement		Sep 23, 2025
Execute DB Agreement w/ Phase 1 (Pre-GMP) Services for Design & Construction Phase 1		Sep 30, 2025
Design-Build Notice to Proceed		Oct 1, 2025
Construction	Nov 2026	Dec 2027
Substantial & Final Completion	Oct 2027	Dec 2027



Diversity, Equity & Inclusion

- City of Olympia DEI Goals
 - Most federally-funded projects include Disadvantaged Business Enterprise (DBE) goals established by WSDOT
 - Westside Pavement Preservation, \$1,500,000 construction contract, 13% DBE goal met
 - Eastside Pavement Preservation, \$1,300,000 construction contract, 18% DBE goal met
 - Seek to establish combined DBE goal for this project based upon availability of DBE firms targeting 10-15%
- Procurement documents (RFP & RFFP) will require the DB Proposers to:
 - Provide their recent history of inclusion of certified disadvantaged business enterprises (DBEs).
 - Provide a narrative of how the firms culture and policies support inclusion and utilization of DBEs.
 - Provide a summary of the firm's plan to increase opportunities, recruitment and mentorship opportunities for DBEs on our program of projects.



Why the D/B Delivery Method for the Multi-Facility Improvements Program

RCW 39.10.300 D/B Statutory Compliance

Satisfies 2 of the 3 Statutory criteria:

- 1) Construction activities are highly specialized, and a D/B approach is critical in developing the construction methodology.
- 2) Project provides opportunity for greater innovation and efficiencies between the designer and builder.
- 3) Significant savings in project delivery time would be realized.



Advantages to D/B Delivery

- Provides **single contract** for the Owner to manage.
- Allows DB contractor to hire design team **reducing the Owner's risk** of claims from errors/omissions.
- Allows the DB team to inform Owner of forecasted market materials and labor conditions.
- Allows for DB team to manage and **avoid potential cost** and schedule impacts.
- Encourages **collaboration and innovation** between Owner and DB team during programming, design, bidding and construction.
- Allows Owner and DB contractor to **explore and confirm existing conditions**.
- Creates **potential for shorter** design period, quicker construction start and earlier completion and/or phase construction.
- Creates the opportunity for **early** procurement/bid/construction packages.



Advantages to D/B Delivery (continued)

- Creates opportunity for **cost certainty** (GMP) quicker than other delivery methods.
- Allows Owner to set a construction budget and program then require the DB team to provide a design solution that **aligns with the available budget**.
- **Reduces Owner's risk** of added cost from change orders.
- Allows Owner to work **collaboratively and transparently** with the DB team to make decisions on materials and systems based on cost effectiveness, durability and availability.
- Streamlines programming and design time that can reduce the design schedule thus reducing inflation and construction cost escalation.
- Provides **opportunities for greater efficiencies** of project management and administrative costs over the life of the project.

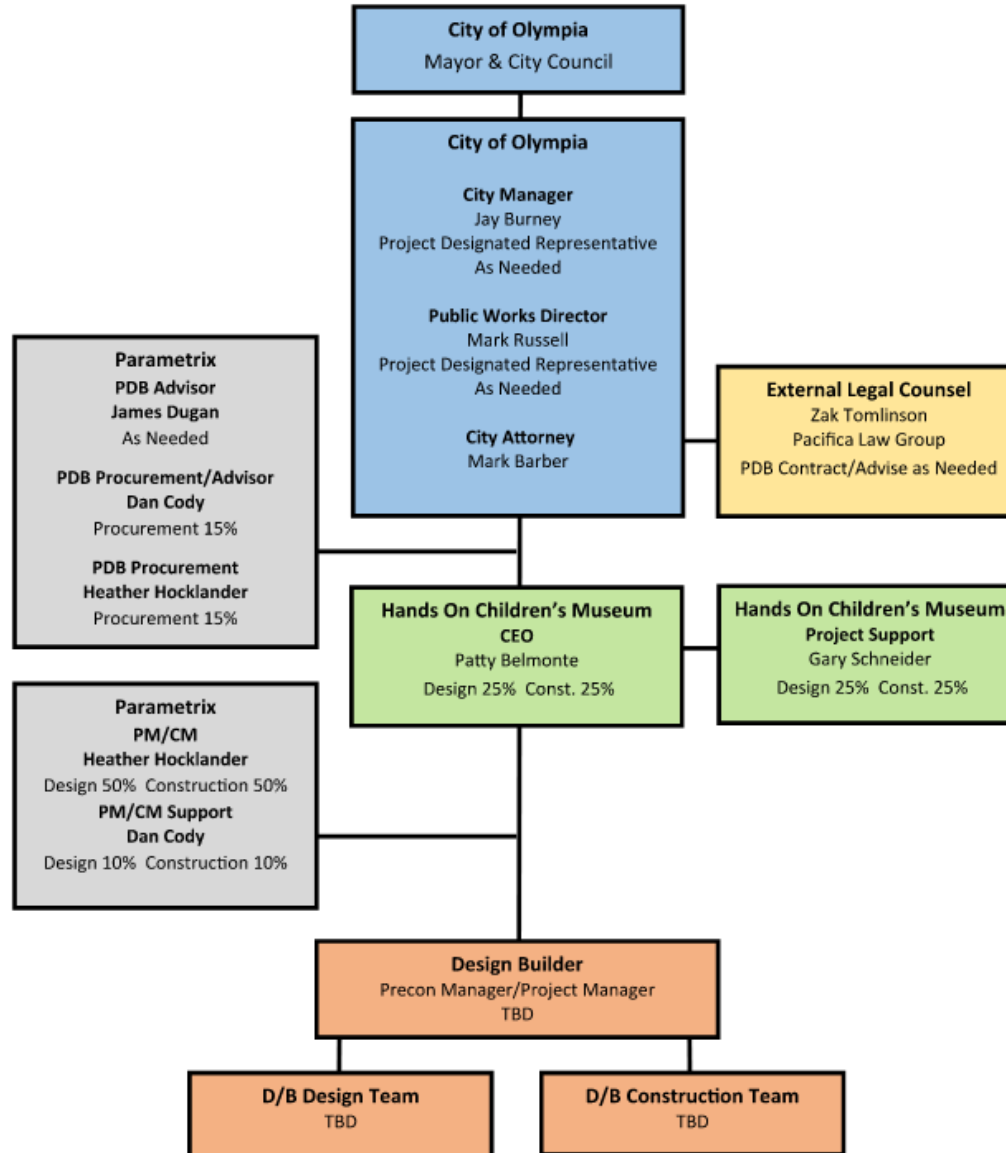


Public Body Qualifications

- The City & Hands On Children’s Museum are new to the Progressive Design-Build method of project delivery but have **augmented their staff with consultants** - Parametrix as their Design-Build and PM/CM Consultant and Pacifica Law as their external legal counsel.
- The Parametrix team will provide Design-Build advisory services, Design Build Procurement, and Design-Build PM/CM support services for the **duration of the project**.
- Pacifica Law will provide Design-Build contract documents and advisory services throughout the **duration of the project**.
- The City & Hands On Children’s Museum **satisfies the public body qualifications by staff augmentation with consultants** experienced in Design-Build delivery and knowledgeable in RCW 39.10.



Project Organization Chart



Project Team & Alternative Project Delivery Experience

Name	Experience
Jay Burney Designated Representative City of Olympia	City of Olympia City Manager <ul style="list-style-type: none">• 26 years with City of Olympia & serving as City Manager since 2019• Led the DB project for the City of Olympia's new City Hall project in 2011• Master of Public Administration (MPA) & Bachelor of Science in Industrial Distribution• Experience as an Industrial Engineer• Project Manager for Public Works for 7 years
Mark Russell Designated Representative City of Olympia	City of Olympia Public Works Director <ul style="list-style-type: none">• 17 years with City of Olympia Public Works and serving as Director since 2023• Over 30 years of Public Works leadership and project management experience• Licensed Professional Engineer in the State of Washington• Master of Business Administration with emphasis in Procurement and Acquisition Management• Bachelor of Science in Civil Engineering

Project Team & Experience (continued)

Name	Experience
<p>Patty Belmonte CEO Hands On Children's Museum</p>	<p>Hands On Children's Museum CEO</p> <ul style="list-style-type: none">• Over 27 years, she's helped grow the organization from a fledgling start-up to an award-winning Children's Museum with 65 staff members and a \$5.2M operating budget.• Led the DB process for the tenant improvement & the DB construction on the major exhibits.• Led the Museum through 3 successful capital campaigns, 2 major facility moves, including the construction of the museum's permanent location.
<p>Gary Schneider Project Support Hands On Children's Museum</p>	<p>VP of Facilities on Board of Directors for Hands On Children's Museum</p> <ul style="list-style-type: none">• Vice President of Facilities on the Board's Executive Committee over 30 years• 40+ years as owner of Sunrise Construction• Served as project manager for all Museum remodels & as the representative for the construction of the museum's permanent location in 2010-2012.• Holds a degree in Design & Urban Planning

Project Team & Experience (continued)

Name	Experience
Jim Dugan Progressive Design-Build Advisor Parametrix	47 Years Program/Project Management <ul style="list-style-type: none">• 20 years Design-Build Experience with the Austin Company (1978-1998)• 40+ GC/CM projects since 2013• 30+ DB projects since 2017• Highly knowledgeable of RCW 39.10• PRC member since 2016 – Term Expires in 2026• PRC Vice Chair in 2019 and Chair in 2020
Heather Hocklander Project Manager Parametrix	24 Years Design, Construction & Project Management <ul style="list-style-type: none">• Will serve as the lead PM/CM during design & construction• Registered Architect• DBIA Associate with experience in PDB, GC/CM & D/B/B delivery methods• Experience providing sustainability support & design project management

Project Team & Experience (continued)

Name	Experience
<p>Dan Cody, DBIA Associate Progressive Design-Build Procurement Manager & PM/CM Support Parametrix</p>	<p>39 Years Design, Construction & Project Management</p> <ul style="list-style-type: none">• 31 GC/CM projects since 2015• 30+ DB projects since 2017• Highly knowledgeable of RCW 39.10• Registered Architect• DBIA Associate
<p>Zak Tomlinson External Legal Counsel Pacifica Law Group</p>	<p>20+ Years in Construction Law</p> <ul style="list-style-type: none">• Extensive experience in GC/CM & DB Contracts• Extensive construction claim experience• Has served numerous public agencies in WA State• Extensive knowledge of RCW 39.10

Summary

- D/B delivery will result in **fiscal benefits**.
- D/B delivery provides greater opportunities for **innovation and efficiencies** between the designer and builder.
- D/B delivery provides **significant savings in project delivery time**.
- With **augmentation by D/B consultants**, the City of Olympia & Hands On Children's team has:
 - D/B delivery knowledge and **experience**.
 - Sufficient contract administration personnel with construction experience.
 - Project management structure with **clear and logical lines of authority**.
 - Appropriate funding plan is in place and **adequate schedule duration**.
 - Continuity of PM/CM team with experience in project type and scope.
 - Necessary and **appropriate construction budget**.
- D/B project team is **knowledgeable and experienced** in administration and management of D/B projects and **contracts**.
- The City of Olympia has **no unresolved audit findings**.
- D/B project team is **prepared and ready** to proceed.





Thank You
&
Questions