



Secondary Innovative Learning Center, Central Kitchen and Mt. Pilchuck Gymnasium

APPLICATION FOR APPROVAL TO UTILIZE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER
(GC/CM) PROJECT DELIVERY
MARCH 27th, 2025 PRESENTATION

Introductions



Dr. Mary Templeton
Superintendent
LSSD



Robb Stanton
Executive Director
School Planning
and Construction
LSSD



Dr. Monica Meadows
HR Director of Talent
Development, Belonging
and Support
LSSD



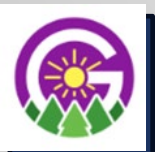
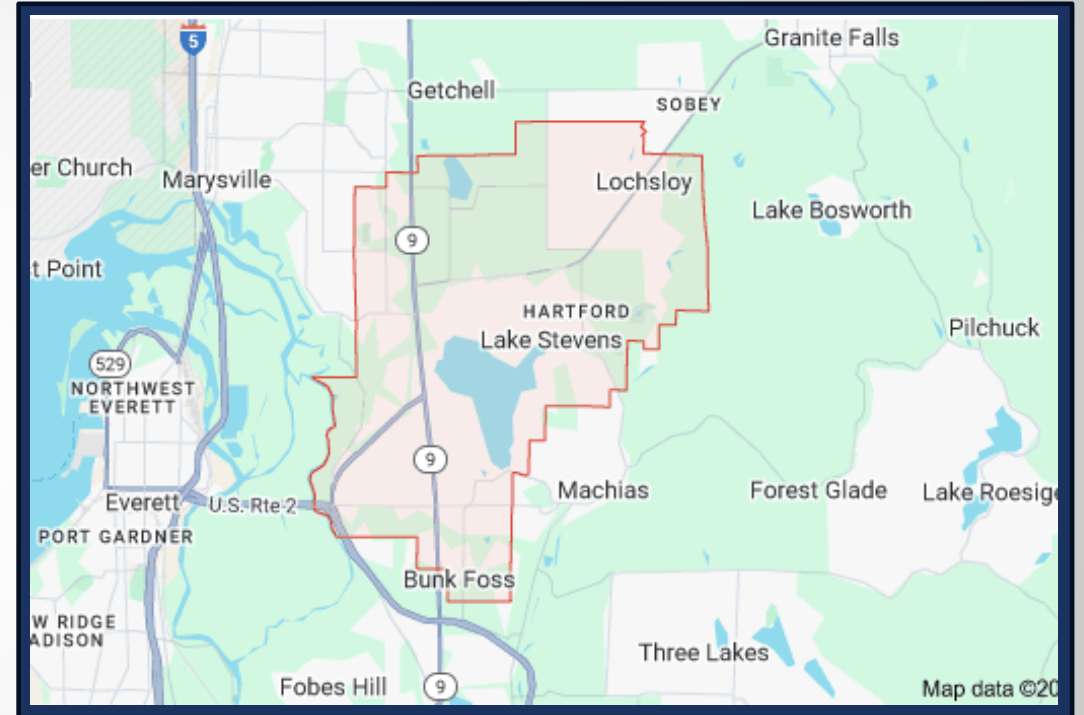
Nicole Brown
Project Manager
Parametrix

Other Team Members

Teresa Main - Assistant Superintendent, Business and Operations (LSSD), **Jim Dugan** - Principal in Charge and GC/CM Advisor (Parametrix),
Dan Cody - GC/CM Procurement Manager & Advisor (Parametrix), **Mica Klein** - Legal Counsel (Perkins Coie),
Tim Jewett and Trish Sherman – Architects (Dykeman Architecture), **Matt Godlove and Taylore Burgin** - Construction Managers
(Parametrix)

Lake Stevens School District Overview

- Established 1955
- Located east of Everett, WA
- 11 K-12 Schools
- 9,843 K-12 students (Jan. '25)
- 40.2% students of color
- 29.5% free and reduced meals
- 15.1% receiving SPED services
- 6.4% receiving multi-language services



Project Description – Secondary Innovative Learning Center, Central Kitchen, and Mt. Pilchuck Gym Addition

- **Secondary Innovative Learning Center**
 - New 25K sq. ft. facility
 - The Secondary Innovative Learning Center will support a commitment to a personalized, innovative education for all students. It will offer project-based learning opportunities and serve as a hub for innovative programs. These are designed to provide students with extensive training so they can graduate with workforce certifications and skills they can use for apprenticeships, college, or the workforce. Students will explore career and technical education graduation pathways and partner with each other and the community as they learn and grow.
- **New Central Kitchen**
 - New 5K sq. ft. facility
 - Replace existing production kitchen that no longer can serve the District's growing enrollment
- **Gymnasium Addition:**
 - Add a new gym to supplement the existing multi-purpose room

Project Schedule

SILC/Central Kitchen/Mt Pilchuck Gym Design & Construction		
Task	Start	Finish
Site Investigations	10/23/2024	12/31/2024
Design	2/1/2025	7/15/2026
Permitting	9/1/2025	8/31/2026
Subcontractor Bidding	7/15/2026	8/31/2026
Construction	9/15/2026	2/28/2028
Warranty	2/28/2028	2/27/2029

Project Budget

SILC/CENTRAL KITCHEN/MT. PILCHUCK GYM	
MACC	\$25,585,600.00
GC/CM Fee, SGCs & NSS (11% of MACC)	\$ 2,814,400.00
CONSTRUCTION BUDGET	\$28,400,000.00
Planning and Design (13%)	\$ 3,326,000.00
Permits and Fees (5%)	\$ 1,279,000.00
Equipment and Furnishings (4%)	\$ 1,023,000.00
Project Management (2%)	\$ 511,000.00
Contingency (10%)	\$ 2,519,800.00
Sales Tax (9.3%)	\$ 2,641,200.00
Total	\$39,700,000.00

Project Funding

\$314M capital bond

Voter approved on February 11, 2025

Bond addresses essential district facilities needs:

- Additional permanent classrooms at the elementary/middle school level
- School safety and security
- Aging facilities and failing building systems
- Program improvements

**Bond projects using GC/CM delivery
(PRC approved January 23, 2025)**

- New Elementary Eight & Glenwood ES Modernization and Expansion
- Skyline Elementary/Lake Stevens Middle Modernization and Expansion
- Safety and Program Improvements and Additions

Additional funding from state match, school impact fees

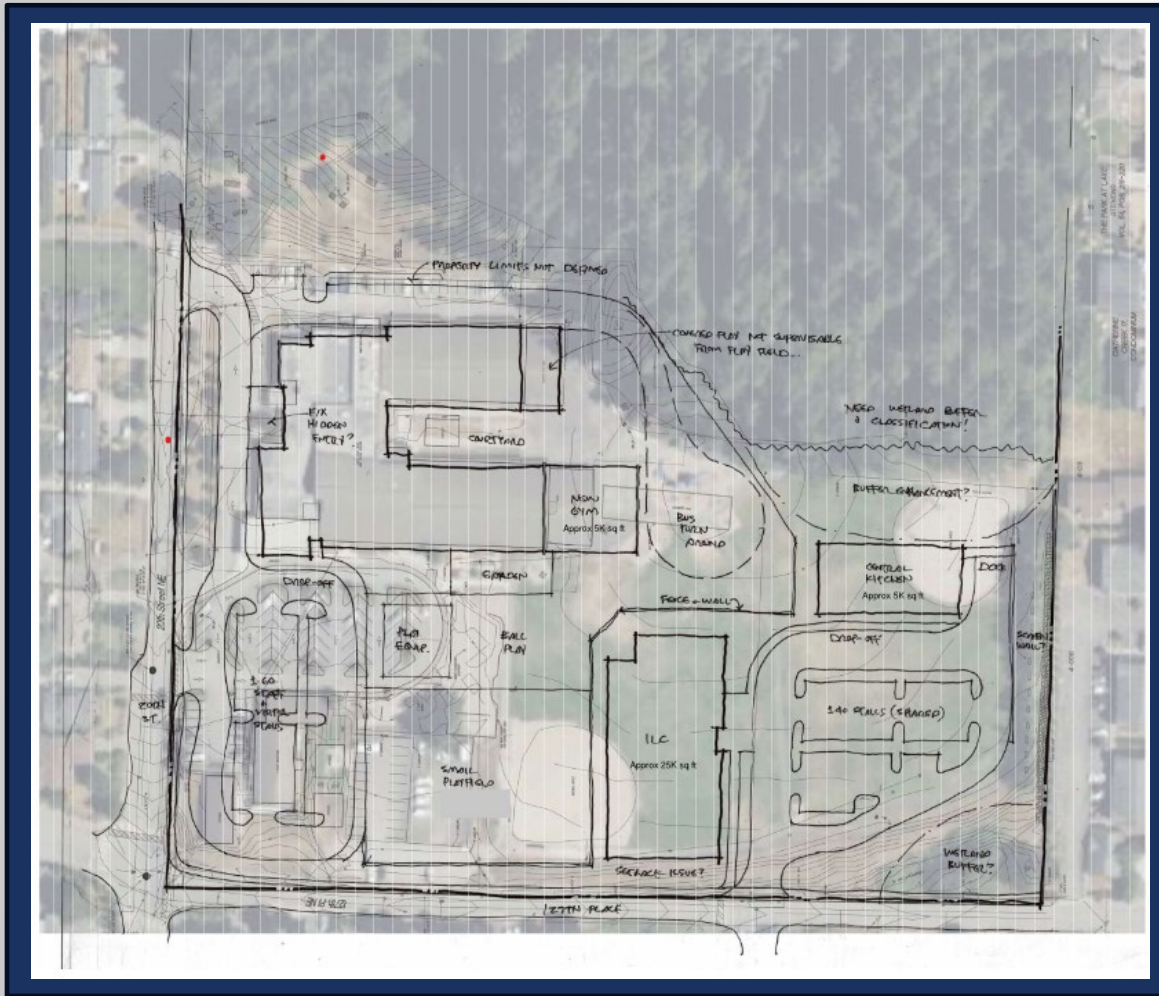


**THANK YOU,
LAKE STEVENS!**

*Our bond **PASSED,**
VALIDATED and
was **CERTIFIED!***

**We appreciate
your support!**

Complex Scheduling, Phasing & Coordination



- **Scheduling:**
 - Moving Transitions program to accommodate demo and site work
 - Moving Central Kitchen outside of school year
- **Phasing:**
 - Constrained site
 - New building and gym
 - Portables relocated/removed
 - Demo and site work
- **Coordination:**
 - Gym work during school year
 - School operations
 - Drop off/pick up

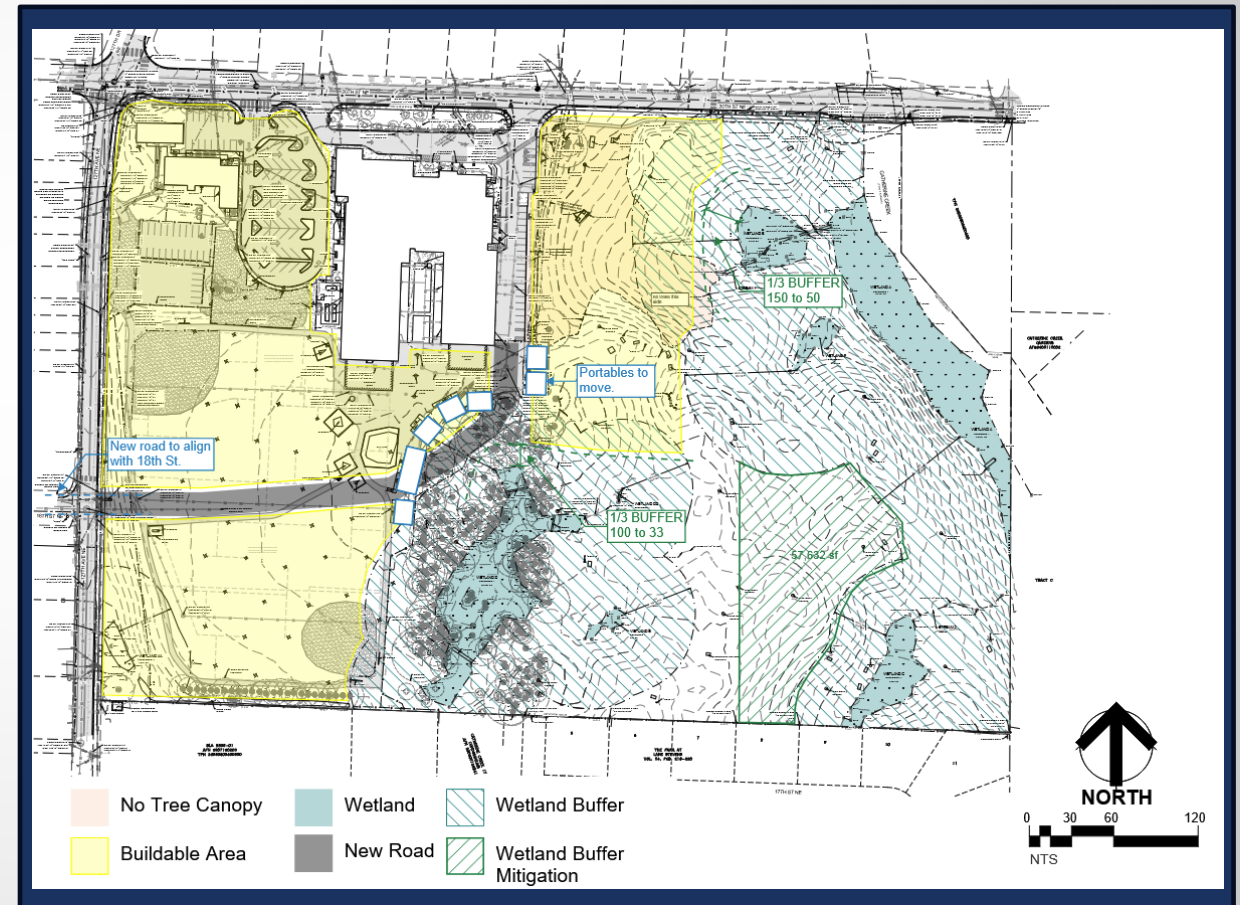
Construction at Occupied Site

- Occupied elementary school
- Coordinate construction activities to not interrupt school operations
- Coordinate major deliveries outside of school drop off/pick up hours
- Will require a flexible and evolving safety plan
- Constant identification of risks and hazards
- Minimize construction impacts to teaching and learning
- Constant communication with schools/district
- Coordinate utility tie-ins and modifications to minimize impact to occupants



GC/CM Involvement Critical During Design

- Provide expert schedule and phasing expertise
- Input on site layout/alternate possibilities
- Early site work package to prepare the site in appropriate seasons
- Procure long lead time items if needed
- Critical to control cost and procure material early
- Escalation control is essential to mitigate bond passage delay and meet community expectations
- Cost estimating, value analysis, constructability



Secondary Innovative Learning Center, Central Kitchen, and Gymnasium Expansion

RCW 39.10 GC/CM Statutory Compliance

Complies with 3 of the 5 Statutory Criteria: (one required)

- 1) Implementation of the project involves complex scheduling, phasing, or coordination.
- 2) The project involves construction at an occupied facility which must continue to operate during construction.
- 3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.
- 4) The project encompasses a complex site & environment or technical work environment.
- 5) The project requires specialized work on a building that has historic significance.

Public Benefit to GC/CM Delivery

- Allocates risk to the parties best suited to manage it
- Real-time estimating during design for budget management
- Managing costs in uncertain market
- Schedule ownership
- Minimize impacts to teaching and learning
- Phasing of work for efficiency and cost-effectiveness
- Safety of students, staff, and neighboring public



Our district has a **STRONG RECORD** of fiscal responsibility



Equity, Diversity and Inclusion

District Goals:

- Help current consultants and contractors become certified where qualified
- Deepen and expand relationships with agencies, associations and organizations to develop a roster of contractors and consultants in region in each category
- Reach state goals of 10% MBE, 6% WBE, 5% VBE, 5% SBE and 30% local
- Exceed these goals

Current Actions:

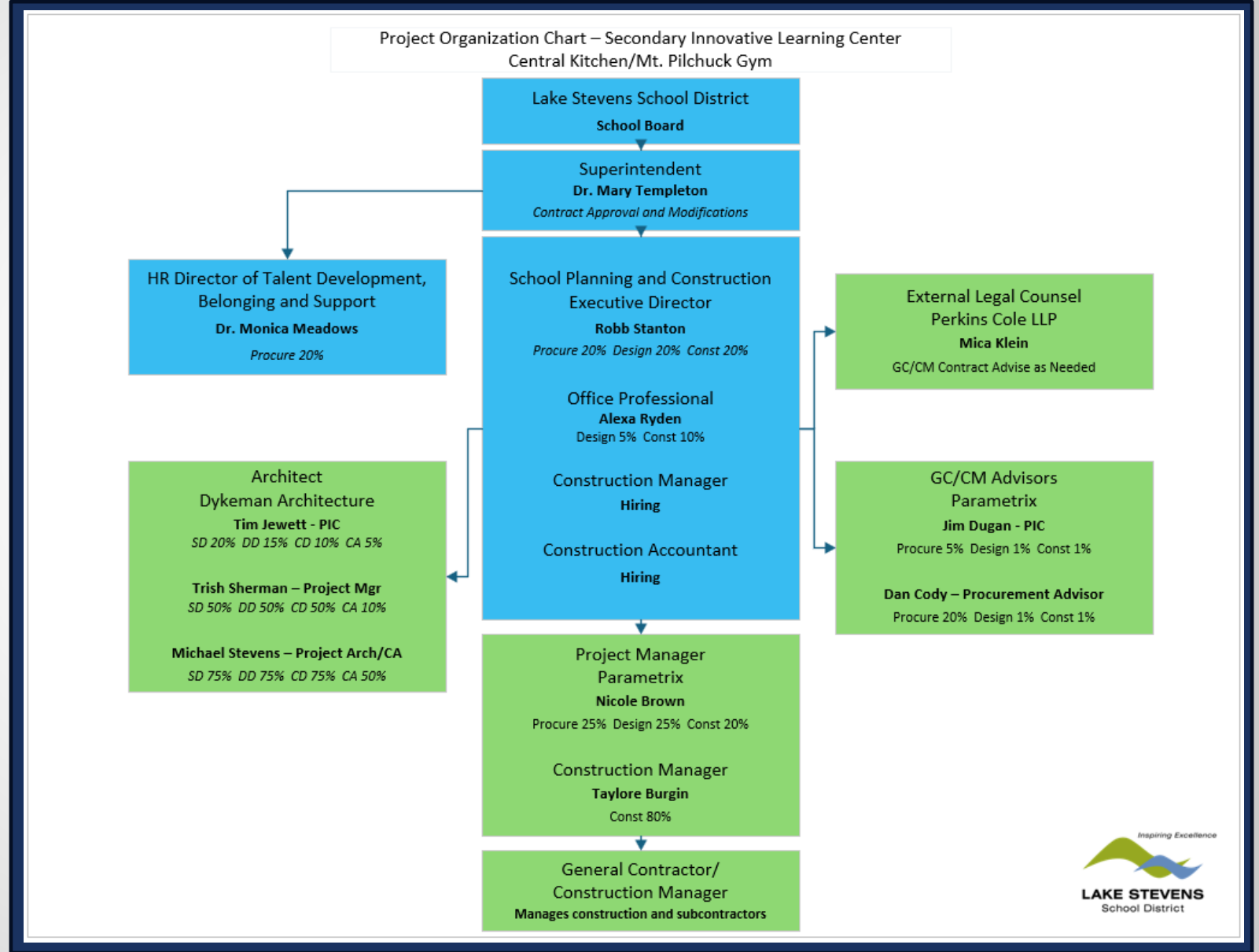
- Target opportunities to develop and implements plans with contractors and consultants to increase awareness for further outreach and exposure
- Analyze contractor roster and identify businesses that may be eligible for certification (WBE, MBE, VBE, SBE, and local) by providing resources for the application process
- Host open houses for local businesses to develop relationships and directly provide applicable resources to those facing obstacles in the application process
- Work with state and local associations and organizations including:
 - Tabor 100, NAMC, NAWIC, OWMBE, NAACP of Snohomish County, and Village on Casino Road

Public Body Qualifications

- Lake Stevens School District has successfully completed an \$85.5M multi-phase, multi-year, multi-building GC/CM project. Project completed on budget and on-time.
- On January 23rd, 2025 the PRC granted approval for Lake Stevens to use the GC/CM delivery method on three projects
- Lake Stevens has augmented the District team with consultants with extensive background in GC/CM project delivery
 - Parametrix will provide project management, GC/CM advisory and GC/CM procurement services throughout the project.
 - Dykeman Architecture brings a design team with extensive background in GC/CM design and construction.
 - Perkins Coie has developed the contract documents and will advise on legal issues and best practices related to RCW 39.10 and GC/CM delivery.

The Lake Stevens School District satisfies the public body qualifications
by staff augmentation with consultants

Project Organizational Chart



Summary

- GC/CM delivery on this project provides substantial benefit to the District and the public by minimizing cost and schedule risks
- Project meets three of the five criteria stated in RCW 39.10.340: (ONE required)
 - Involves complex scheduling, phasing and coordination
 - Project involves work at an occupied facility
 - Involvement of GC/CM during design is critical
- The Lake Stevens School District team has:
 - Project delivery method knowledge and experience
 - Sufficient experienced PM and CM personnel
 - Project management structure with clear and logical lines of authority
 - Necessary and appropriate funding plan and schedule
 - Continuity of PM team and experience in project type and scope
 - Necessary and appropriate construction budget
- Lake Stevens School District has no outstanding audit findings on previous projects