



Skyline Elementary and Lake Stevens Middle School Modernization and Expansion

APPLICATION FOR APPROVAL TO UTILIZE
ALTERNATIVE SUBCONTRACTOR SELECTION
ELECTRICAL CONTRACTOR/CONSTRUCTION MANAGER
AND MECHANICAL CONTRACTOR/CONSTRUCTION MANAGER
JULY 24TH, 2025 PRESENTATION

Why Is Involvement Critical During Design?

- Elementary and middle school share a 24-acre campus
 - Middle school built in 1961; Last major renovation 30 years ago
 - Both schools will need all new mechanical and electrical systems
 - Aging and outdated infrastructure across both schools
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- Early assessment of current school mechanical and electrical systems during critical design phase
 - Provide expertise in scheduling and phasing
 - Critical to control cost and procure long lead time materials early
 - Cost estimating, value analysis, constructability

Public Benefit to EC/CM and MC/CM Delivery

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

Equity, Diversity and Inclusion

The EC and MC/CM partners will be selected through the same process as the GC/CM, ensuring their objectives and responsibilities are fully aligned with the District's strategic values

Essential elements of District's Vision, Foundational Principles and Strategic 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 and exceed state goals of 10% MBE, 6% WBE, 5% VBE, 5% SBE and 30% local

Current Actions

- Target opportunities to develop and implement 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

LSSD Engagement in the Selection Process

- Ensure a competitive selection process
- Oversee and participate in the selection committee
- Provide approval for *Spee West* to contract with the selected firm for pre-construction services
- Review and approve the final agreement
- Perform an audit at project completion to evaluate the subcontractor's performance to confirm proper accrual of costs

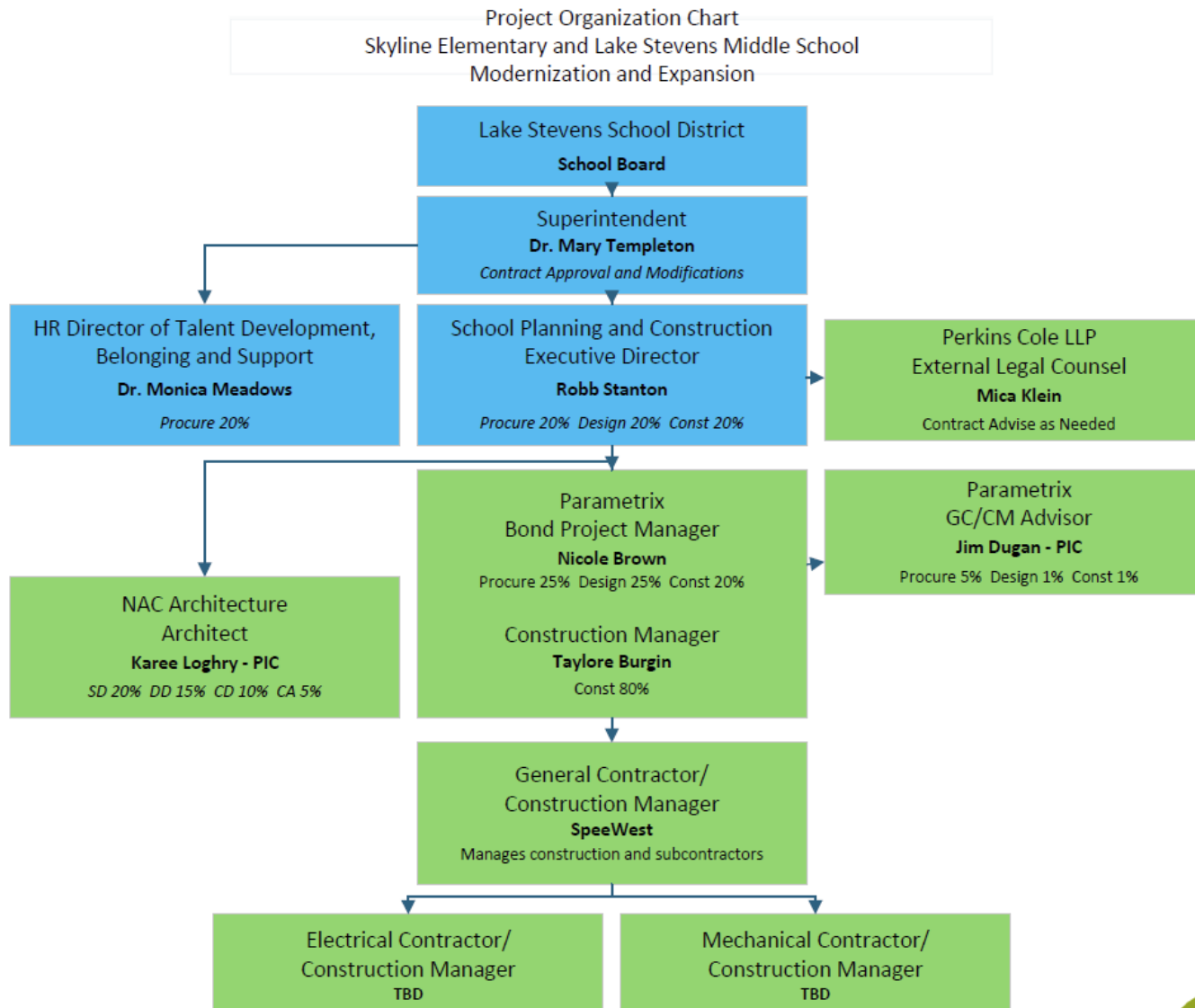
Skyline Elementary and Lake Stevens Middle School		
Modernization and Expansion		
EC/CM and MC/CM Procurement Schedule		
Task Name	Start	Finish
*Publish Notice of Intent to use Alt. Selection	Mon 7/28/25	Mon 8/11/25
*Public Hearing	Tue 8/12/25	Tue 8/12/25
*Publish Final Determination	Thu 8/14/25	Thu 8/14/25
*Final Determination Protest Period	Fri 8/15/25	Thu 8/21/25
Prepare RFP/RFFP	Fri 8/22/25	Tue 8/26/25
Advertisement #1	Wed 8/27/25	Wed 8/27/25
Advertisement #2	Wed 9/3/25	Wed 9/3/25
Pre-sub info mtg	Fri 9/5/25	Fri 9/5/25
Q's due fr proposers	Tue 9/9/25	Tue 9/9/25
RFP Addendum issue	Wed 9/10/25	Wed 9/10/25
Proposals Due	Tue 9/16/25	Tue 9/16/25
Review/score RFP	Tue 9/16/25	Thu 9/18/25
Notify Shortlist	Fri 9/19/25	Fri 9/19/25
Notify Shortlist Wait Period	Mon 9/22/25	Tue 9/23/25
EC/CM Interviews w/ Shortlist	Tue 9/30/25	Tue 9/30/25
MC/CM Interviews w/ Shortlist	Wed 10/1/25	Wed 10/1/25
Notify Proposers invited to RFFP	Fri 10/3/25	Fri 10/3/25
Release RFFP to Finalists	Fri 10/3/25	Fri 10/3/25
RFFP Questions Due	Wed 10/8/25	Wed 10/8/25
RFFP Addendum	Thu 10/9/25	Thu 10/9/25
RFFP - Bids due	Mon 10/13/25	Mon 10/13/25
Notify Bidders	Mon 10/13/25	Mon 10/13/25
Two Day Waiting Period	Tue 10/14/25	Wed 10/15/25
Protest Period	Tue 10/14/25	Tue 10/21/25
Contract Negotiations	Wed 10/22/25	Mon 11/3/25
Board Approval of Contract Award	Wed 11/12/25	Wed 11/12/25
Contract signed	Thu 11/13/25	Thu 11/13/25
MC/CM and EC/CM Onboard	Fri 11/14/25	Fri 11/14/25

*Updated line item from application

Updated Procurement Schedule

Questions Asked

- *Is the item Advertisement #1, shown in the schedule provided in response to Question 1c of each application, the public hearing required in RCW 39.10.385(1)a? If so, explain why seven calendar days is sufficient time to address public comments (Advertisement #2).*
 - Please see the updated procurement schedule, which includes timeline revisions that directly address this concern.
- *In your original application, you identified a subcontractor outreach event on July 14th ahead of the application. How did the outreach go? Did it create interest in the EC/CM process?*
 - Original planned outreach event has not yet occurred
 - Schedule has changed, schematic design began last week
 - District using a coordinated outreach approach across all GC/CM projects



Project Organization Chart

Summary

- The building systems at both schools need significant updates
- Constructability input during design will be invaluable to eliminate unforeseen conditions
- The District understands that it has overarching responsibilities to ensure that the selection process is transparent and compliant with statute. The District will work hand in hand with our GC/CM partner, *SpeeWest*, during all phases of the procurement process
- To ensure that the public interest is being served, the District will follow the required protocol for public notice, conduct a public hearing, and provide an opportunity for written and verbal comments pertaining to procurement

THANK YOU!

