



# Enumclaw School District #216

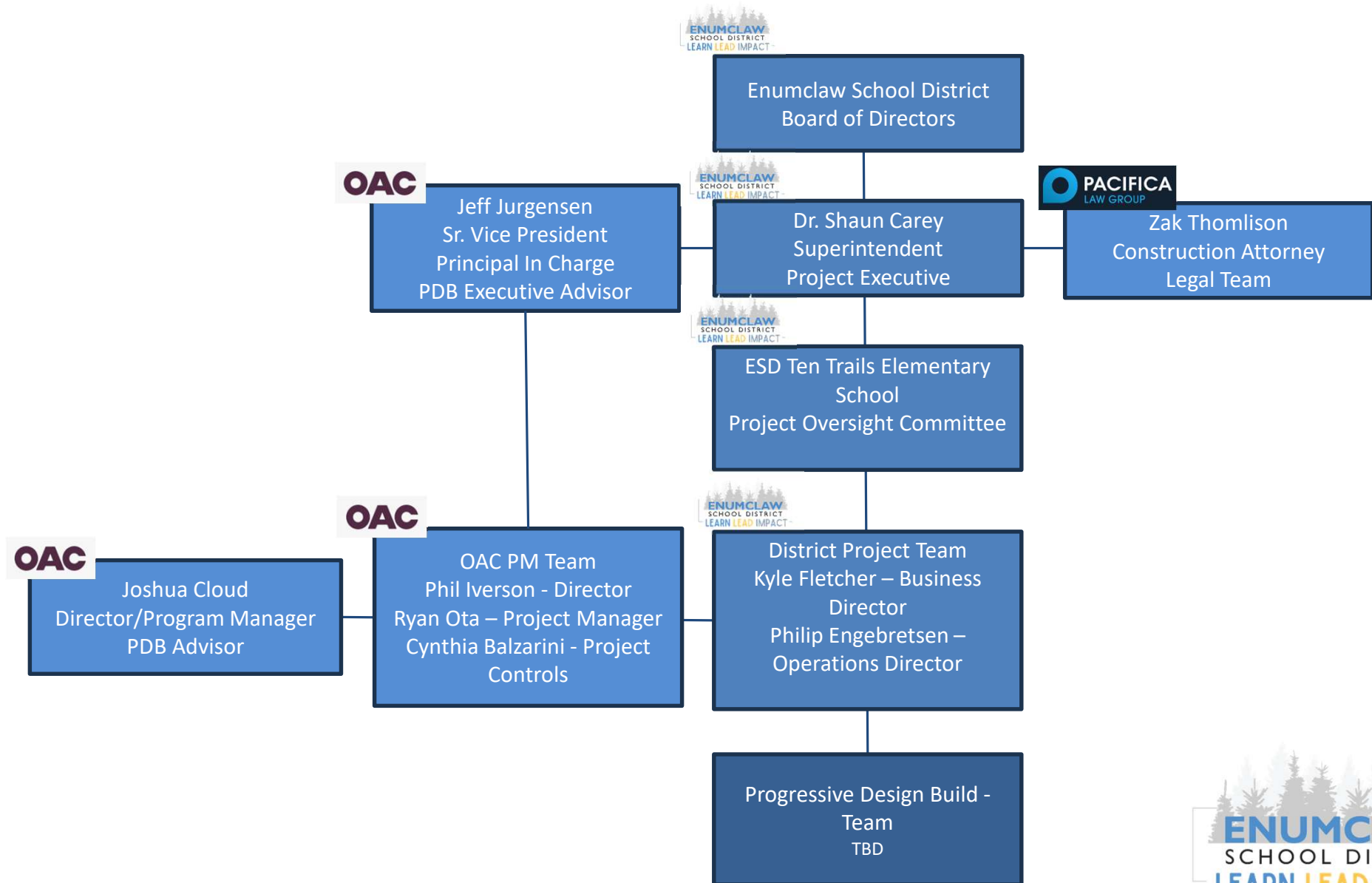
Presentation for Project Approval to use  
Progressive Design-Build

Ten Trails Elementary PDB Project

# AGENDA

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

# PROJECT TEAM ORGANIZATION



# DISTRICT INFORMATION

- District surrounding population is rapidly growing
- Full project support from School Board of Directors
- Ten Trails Elementary is located within the City of Black Diamond
- This project is a collaborative effort with the District, City of Black Diamond, Developer, and the Design Builder
- Why this project is important

# PROJECT GOALS

- Build trust in community
- Maximize the funds placed to the school program
- A lasting elementary school
- Provide opportunity for local businesses



# PROJECT SCOPE

## Ten Trails Elementary School

Design/Construct a new 600 student

Capacity K-5 Elementary 65K-72K SF

- 12.5-acre site
- Playfields
- Parking
- Sidewalks
- Bus/Fire loop lanes
- Community Use Requirements





# TEN TRAILS PROJECT SITE

- Busy Neighborhood
- Public Safety
- Poor draining soils – Storm water retention facility could be undersized
- While planned for 600 students, the project will need look ahead to possible expansion in the future
- Importance of the Validation Phase

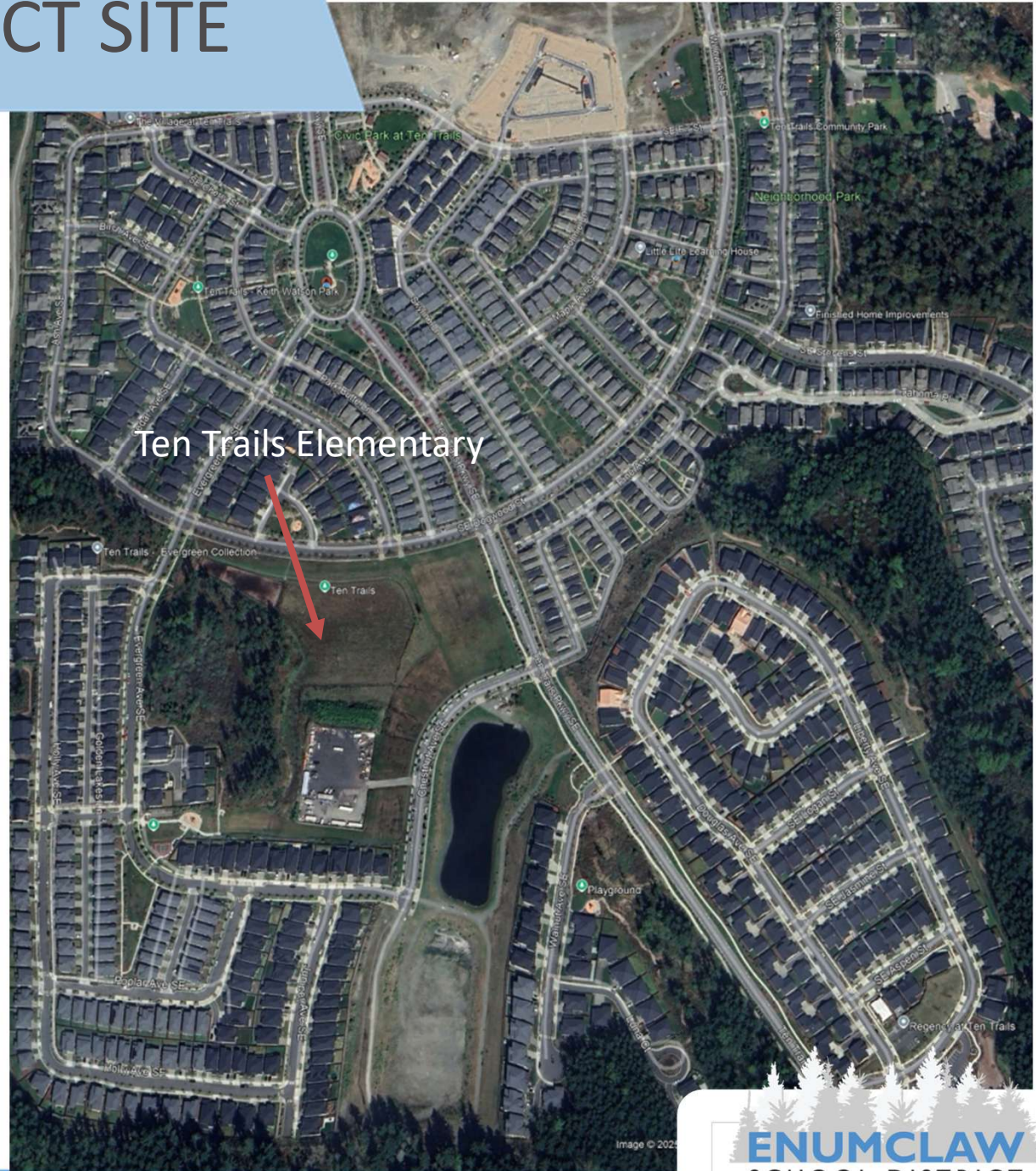


Image © 2025

# TEN TRAILS ELEMENTARY PDB PROCUREMENT SCHEDULE

| Description                                                   | Status/Duration       |
|---------------------------------------------------------------|-----------------------|
| Procure Project Management Consultant (Including PDB Advisor) | Completed             |
| Procure Construction PDB Legal Services                       | Completed             |
| <b>PDB Procurement</b>                                        |                       |
| PRC Project Application                                       | Completed             |
| PRC Project Presentation                                      | 9/26/2026             |
| PDB Advertisement                                             | 10/1/2025-10/8/2025   |
| PDB Preproposal Meeting                                       | 10/22/2025            |
| PDB SOQ's Due                                                 | 11/5/2025             |
| ESD Selection Committee SOQ Review & Scoring                  | 11/6/2025-11/12/2025  |
| Notify Shortlisted Firms                                      | 11/13/2025            |
| Issue RFP to Finalists                                        | 11/17/2025            |
| PDB Interactive Meetings (2 Full Days)                        | 12/2/2025 -12/3/2025  |
| PDB Interactive Meeting Selection Committee Scoring           | 12/3/2025             |
| Management Plan Due                                           | 12/10/2025            |
| Management Plan Scoring                                       | 12/10/2025-12/12/2025 |
| RFP Due                                                       | 12/15/2025            |
| Announce Apparent Successful Firm                             | 12/16/2025            |
| Contracting Negotiations                                      | 12/17/2025-1/06/2026  |
| PDB School Board Contract Approval                            | 1/20/2026             |
| Progressive Design Builder NTP                                | January 2026          |



# PROJECT SCHEDULE

| Phase/Task                             | 2026                                   |    |    |    | 2027 |    |    |    | 2028 |    |    |    |
|----------------------------------------|----------------------------------------|----|----|----|------|----|----|----|------|----|----|----|
|                                        | Q1                                     | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |
| Notice to Proceed (NTP)                | Notice to Proceed (NTP)                |    |    |    |      |    |    |    |      |    |    |    |
| Phase 1: Preliminary Design/Validation | Phase 1: Preliminary Design/Validation |    |    |    |      |    |    |    |      |    |    |    |
| CUP SEPA Review Process                | CUP SEPA Review Process                |    |    |    |      |    |    |    |      |    |    |    |
| GMP Development                        | GMP Development                        |    |    |    |      |    |    |    |      |    |    |    |
| Construction Documents                 | Construction Documents                 |    |    |    |      |    |    |    |      |    |    |    |
| Permitting                             | Permitting                             |    |    |    |      |    |    |    |      |    |    |    |
| Early Construction Packages            | Early Construction Packages            |    |    |    |      |    |    |    |      |    |    |    |
| Full Construction                      | Full Construction                      |    |    |    |      |    |    |    |      |    |    |    |
| Substantial Completion                 | Substantial Completion                 |    |    |    |      |    |    |    |      |    |    |    |
| Final Completion/Closeout              | Final Completion/Closeout              |    |    |    |      |    |    |    |      |    |    |    |

Preliminary schedule to be revised with the project stakeholders after the progressive design build procurement phase

PLANNED FALL 2027 OCCUPANCY

# PROJECT BUDGET

- The initial funding is \$65M with an added \$3M designated for community use athletic fields
- Unique Funding Mechanism that does not require bond measure

**THE COURIER-HERALD**

Adapted Mind Pre-K 1st Grade 3rd Grade 5th Grade 7th Grade Kindergarten 2nd Grade 4th Grade 6th Grade 8th Grade

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## NEWS

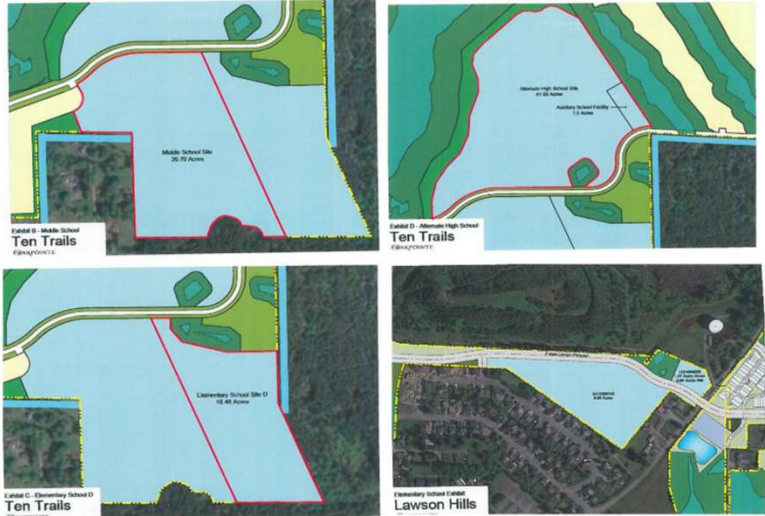
### ESD, Oakpointe discussing land sales to fund an elementary school

The district has land set aside for possible construction of more school in Black Diamond that could be bought for market price.

By Ray Miller-Still • August 28, 2024 11:30 am

Tags: Black Diamond, Enumclaw

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These pieces of land inside the Ten Trails and Lawson Hills developments, currently set aside for Enumclaw School District schools, could be sold to Oakpointe in order to fund a new elementary. Images courtesy Enumclaw School District

# PROJECT BUDGET

| BUDGET ITEM                                                                                        | BUDGET        |
|----------------------------------------------------------------------------------------------------|---------------|
| Cost for Professional Services                                                                     | \$ 900,000    |
| Estimated Construction Costs <i>(includes A/E Fees, precon services, contingencies, sales tax)</i> | \$ 56,700,000 |
| Equipment and furnishings                                                                          | \$2,500,000   |
| Off-site costs                                                                                     | \$1,500,000   |
| Contract Administration cost (Owner, CM)                                                           | \$2,300,000   |
| Contingencies (Design & Owner) (7%)                                                                | \$4,100,000   |
|                                                                                                    |               |
| Total                                                                                              | \$ 68,000,000 |

# WHY PROGRESSIVE DESIGN BUILD?

- Appropriated funds requires a progressive process to ensure
- Funding sources require scope/price certainty – Design/Build to the budget
  - Early Cost Certainty via the Validation Phase - Early site investigation, logistics planning, and risk mitigation measures leads to efficient planning and construction execution
  - Fall 2027 Occupancy
- Identification and procurement of long lead items
- Single point of responsibility and collaboration for Owner
- Local and regional engagement & Employment opportunities



# RCW 39.10.300

- ✓ PDB approach is critical to develop the construction methodology
- ✓ Project's location, and early subcontractor engagement provide opportunity for:
  - ✓ Greater efficiencies
  - ✓ Possible design innovations
  - ✓ Long lead time item procurement
- ✓ Significant savings in project delivery time realized

# MWBE STRATEGY

- Alignment with SB Policy 6220
  - Owner outreach – In district meet the team event.
- Included in the RFQ and assigned the highest point value.
  - Required documented and demonstrated past performance and apply that experience to drive participation in this Project.
- Demonstrated District importance on WMBE outreach applied to the PDB Contract/Agreement:
- Progressive Design Builder to include the District the development of the MWBE plan specific to the project and community to establish goals and targets.
- Monthly tracking and monitoring requirements.



# QUESTIONS?