



Northshore School District

2022 CAPITAL BOND OUTREACH

Pre-RFQ Informational Session July 22, 2022

Meet the Team

Northshore School District

Dri Ralph

Executive Director, Capital Projects & Operations

Cliff Bambach

Planning & Design Administrator

Ha Yang

Planning & Design Administrator

Sung Joung

Planning & Design Administrator

Aaron Huotari

Budget Analyst

Sandy Calissendorff

Administrative Assistant

OAC Services

Stacy Shewell

Design Build Advisor

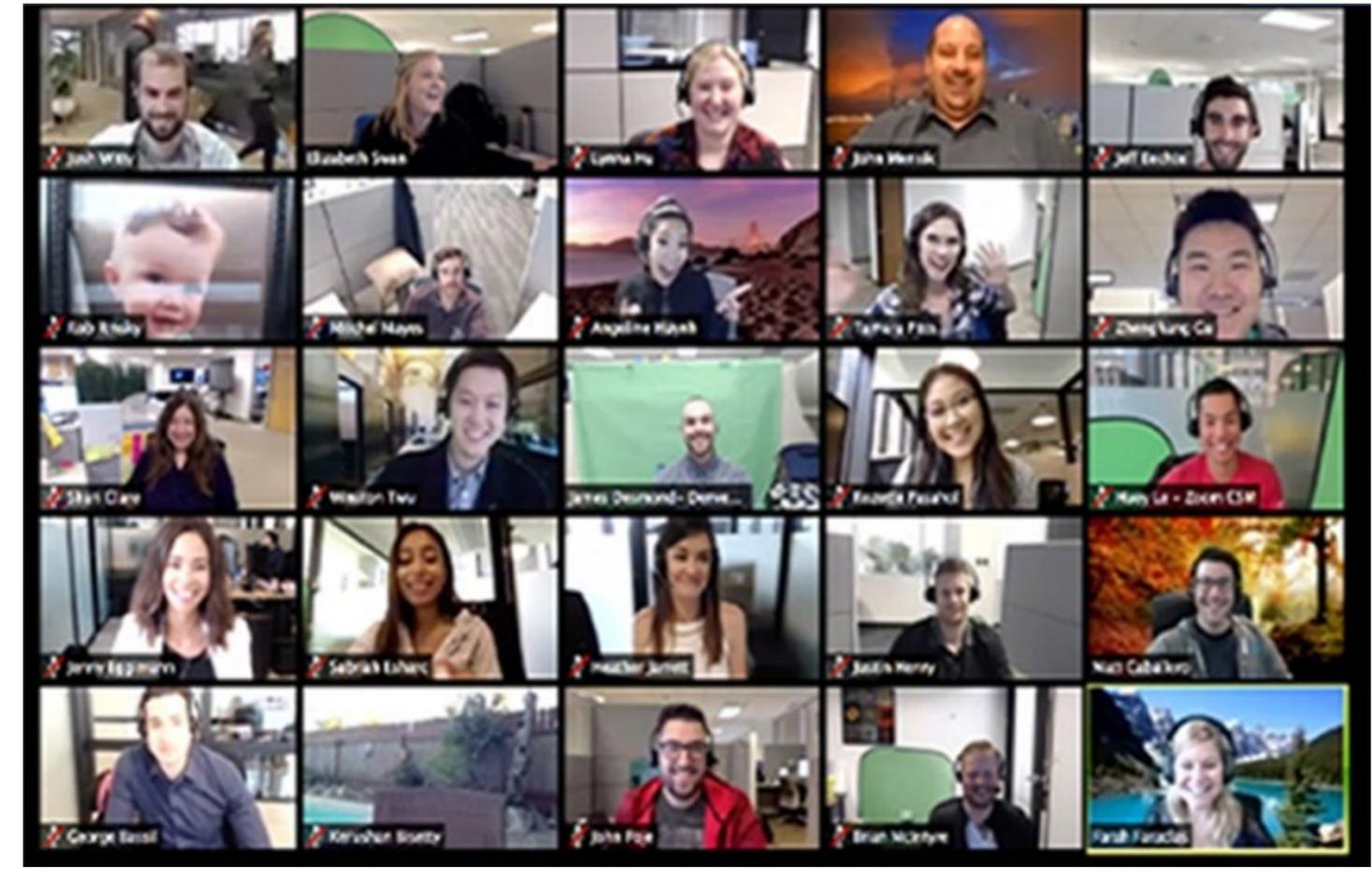
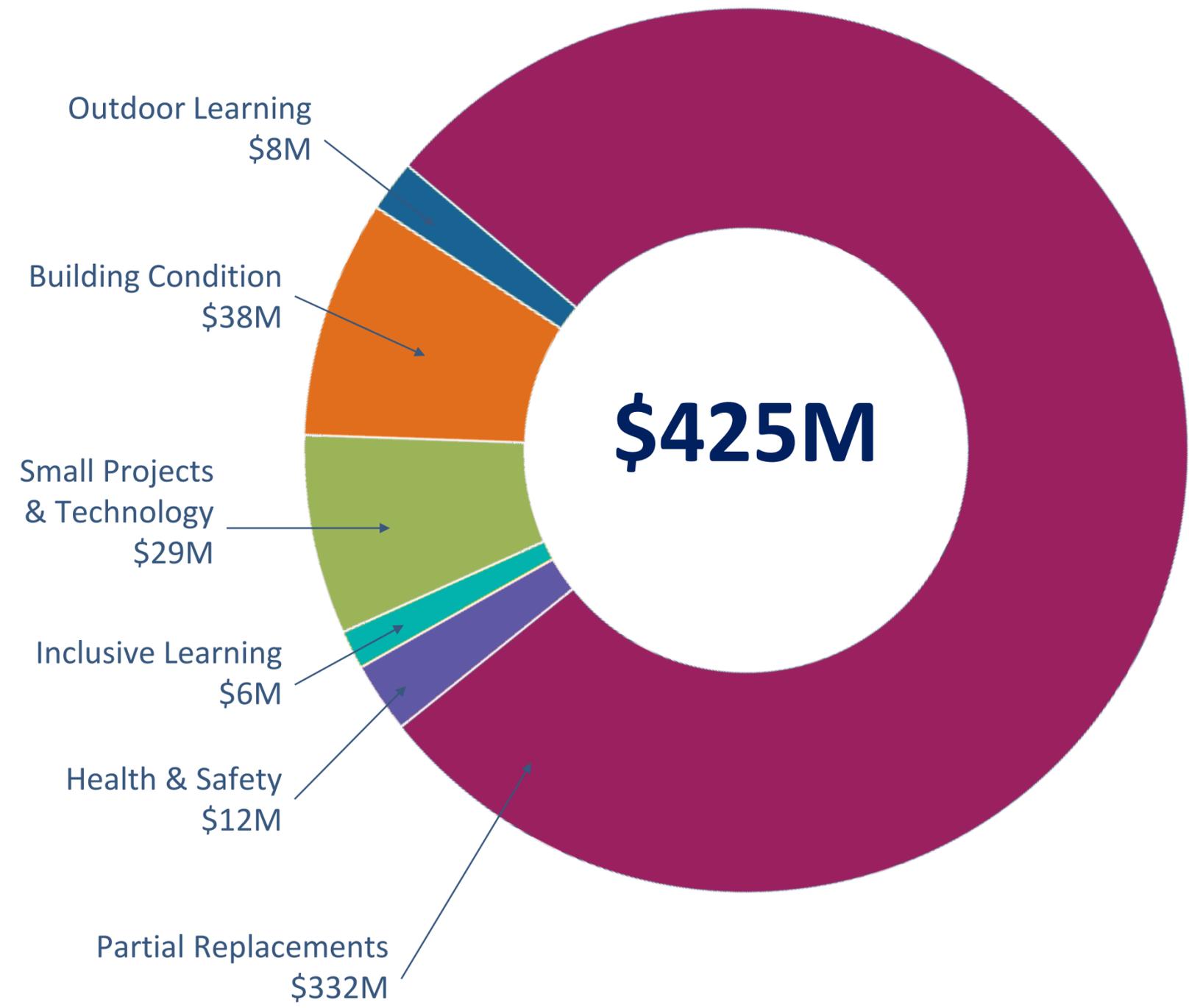
Ashley McClaren

Design Build Advisor



Total 2022 Bond Projects

Over 4 Years



GC/CM
Delivery

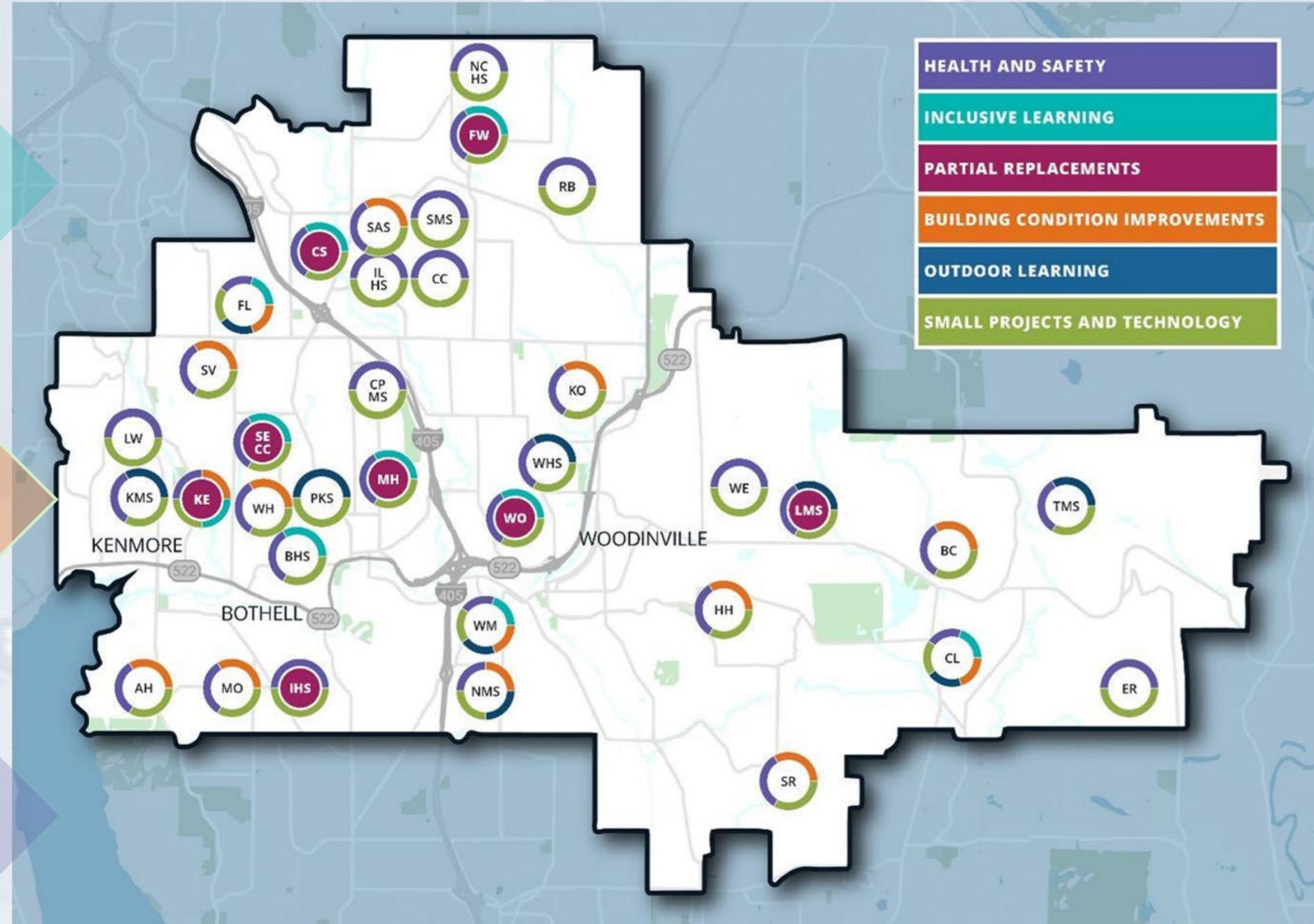
Inglemoor High School
Leota Middle School

Progressive
Design Build
Bundle 1

Fernwood Elementary
Crystal Springs Elementary
Woodin Elementary
Sorenson Early Childhood Center

Progressive
Design Build
Bundle 2

Kenmore Elementary
Maywood Hills Elementary



2022

2023

2024

2025

'26

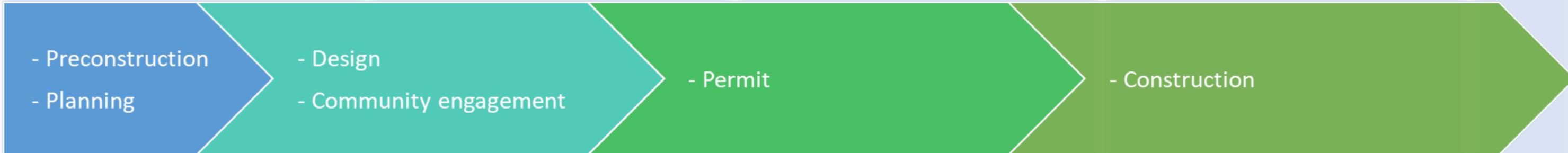
Design Build EXPANSIONS
Fernwood, Crystal Springs, Woodin, Sorenson



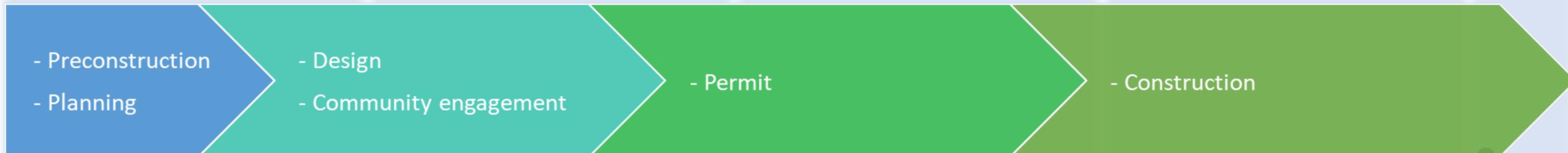
Design Build MODERNIZATIONS
Kenmore Elem, Maywood Hills



GC/CM PHASE 1 REPLACEMENT
Leota Middle School



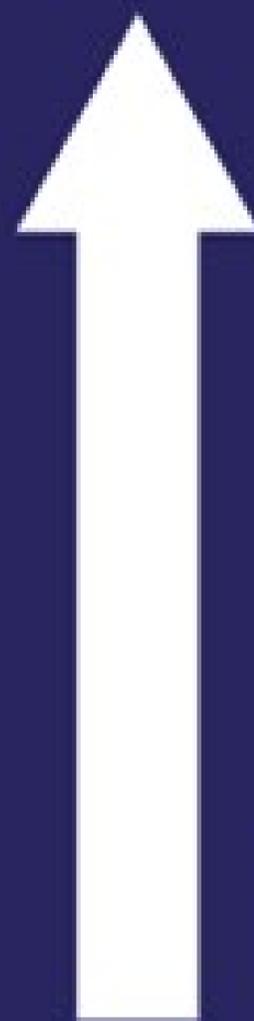
GC/CM PHASE 1 REPLACEMENT
Inglemoor High School





Capital Projects Bond

Reduces 70 portables



Adds 110 new
classrooms across
the district



INGLEMOOR HIGH SCHOOL

Proposed Improvements GC/CM Delivery

Improve Building Conditions

- New Central Plant
- Modernize HVAC
- Roof Improvements

Address District Growth & Reduce Portables

- Remove up to 6 portable classrooms
- + Replace up to 16 existing classrooms
- + Add up to 16 permanent classrooms
- + Possible net increase of 10 classrooms
- New Athletics support space
- New Commons for increased capacity

Improve Health & Safety

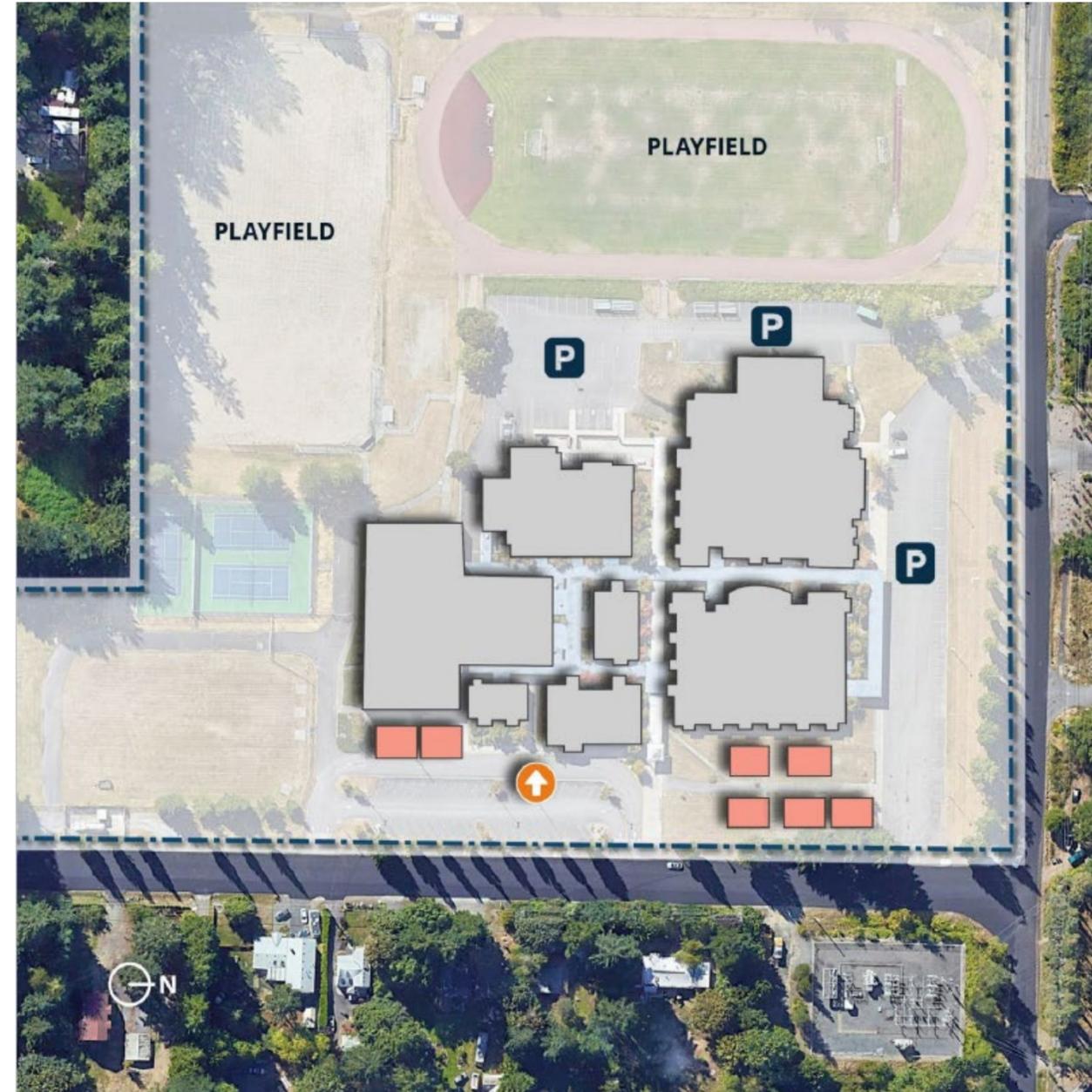
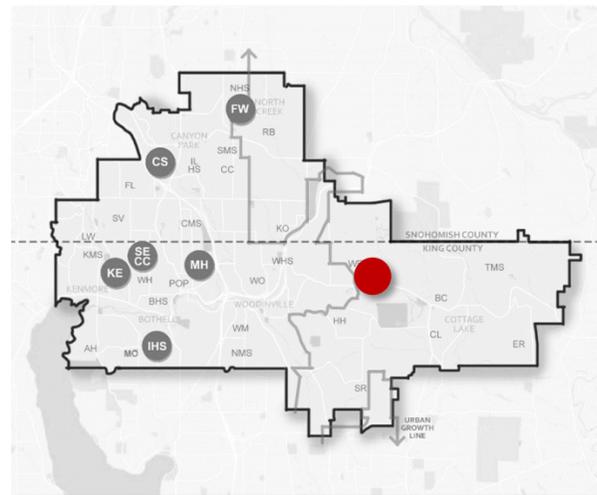
- New student restrooms
- Reorganize building entry and Admin
- Add Special Education classrooms



LEOTA MIDDLE SCHOOL

Highest Needs

- Improve building condition
- Add classrooms
- Remove portables
- Improve functional performance throughout
- Increase Commons capacity
- Increase Gym capacity
- Improve supervision at entry and Admin
- Add counseling support
- Improve layout for better supervision



Plan Key

- PROPERTY LINE
- EXISTING BUILDING
- PORTABLES
- ↑ ENTRY
- P PARKING

Leota MS Existing Site

- QUICK FACTS**
- Built in 1972
 - 7 Portables on Site



LEOTA MIDDLE SCHOOL

Proposed Improvements GC/CM Delivery

Improve Building Conditions

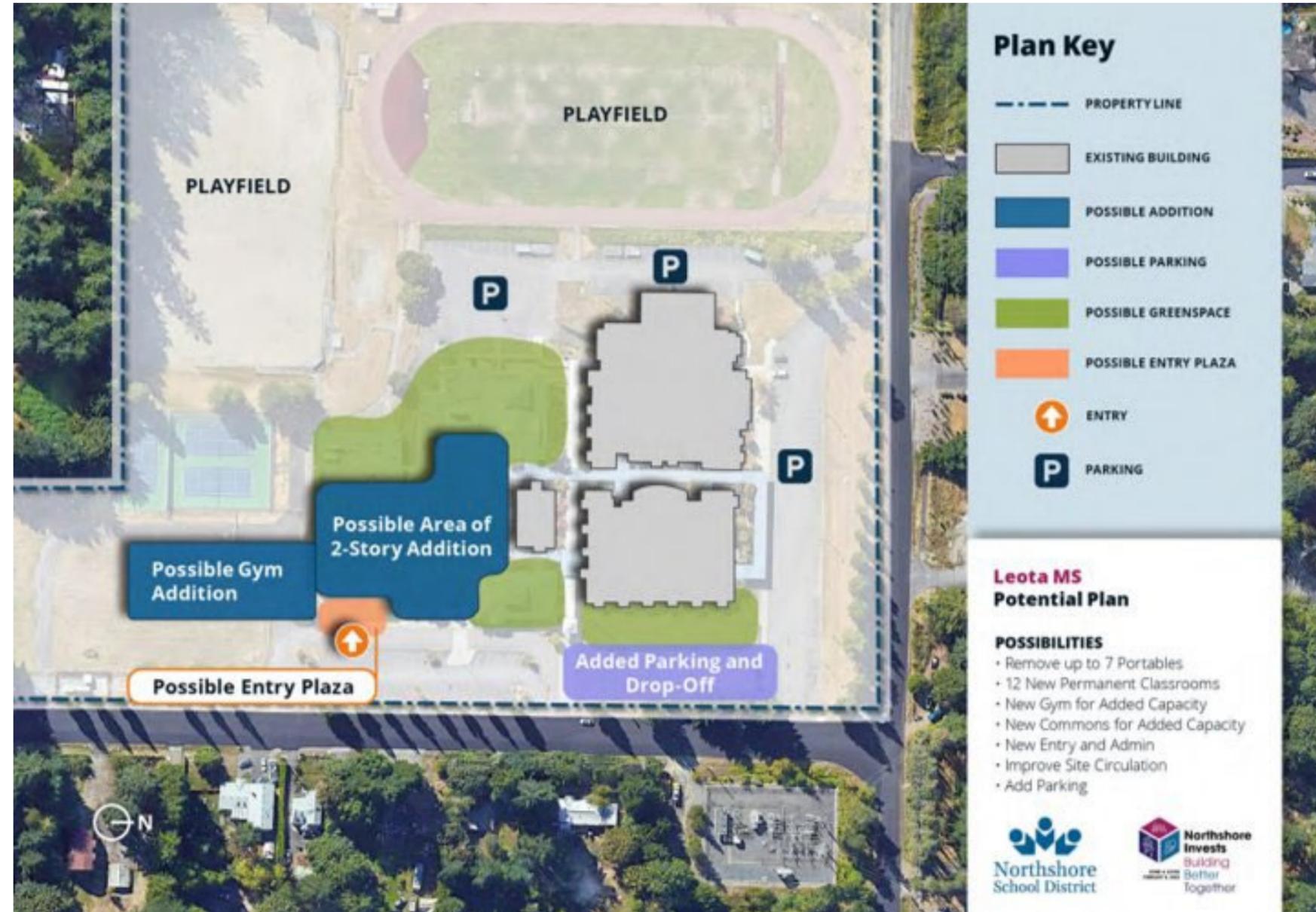
- Replace Gym/Athletics
- Replace Commons
- New Central Plant
- Modernize HVAC
- Improve roofs for existing classrooms

Address District Growth & Reduce Portables

- Remove up to 7 portables from this site
- + Add up to 12 new permanent classrooms
- + Possible net increase of 5 permanent classrooms

Improve Health & Safety

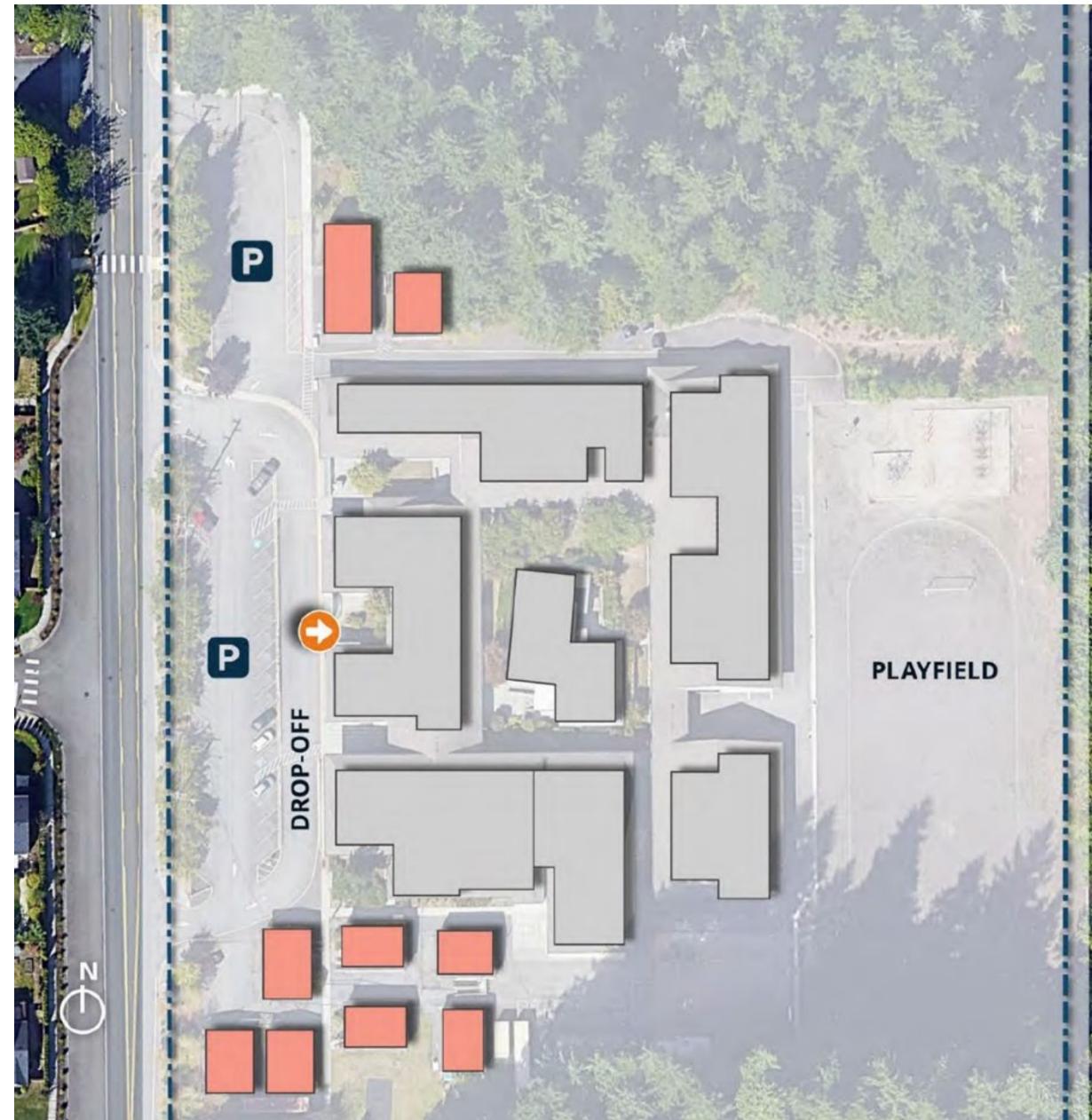
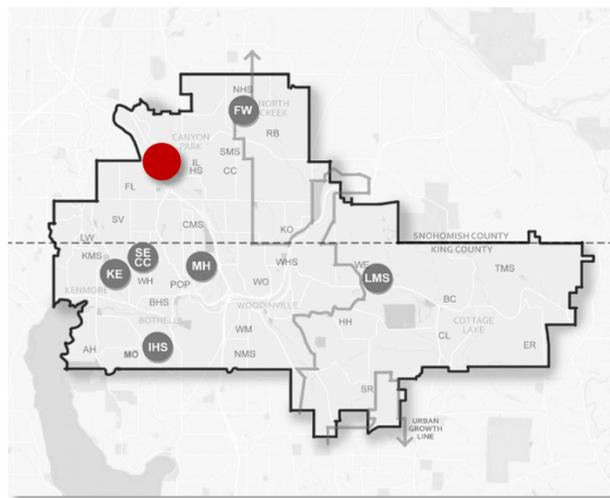
- New student restrooms
- Reorganize building entry and Admin
- Add counselling support spaces
- Improve site circulation
- Add parking
- Add Special Education classroom



CRYSTAL SPRINGS ELEMENTARY SCHOOL

Highest Needs

- Add classrooms
- Remove portables
- Improve functional performance throughout
- Provide inclusive outdoor learning
- Improve site circulation
- Add parking
- Enlarge gym
- Improve entry and visibility
- Increase seismic resiliency



Plan Key

- PROPERTYLINE
- EXISTING BUILDING
- PORTABLES
- ↑ ENTRY
- P PARKING

Crystal Springs ES Existing Site

QUICK FACTS

- Built in 1957
- 10 Portables on Site



CRYSTAL SPRINGS ELEMENTARY SCHOOL

Proposed Improvements Progressive Design Build Expansion

Improve Building Conditions

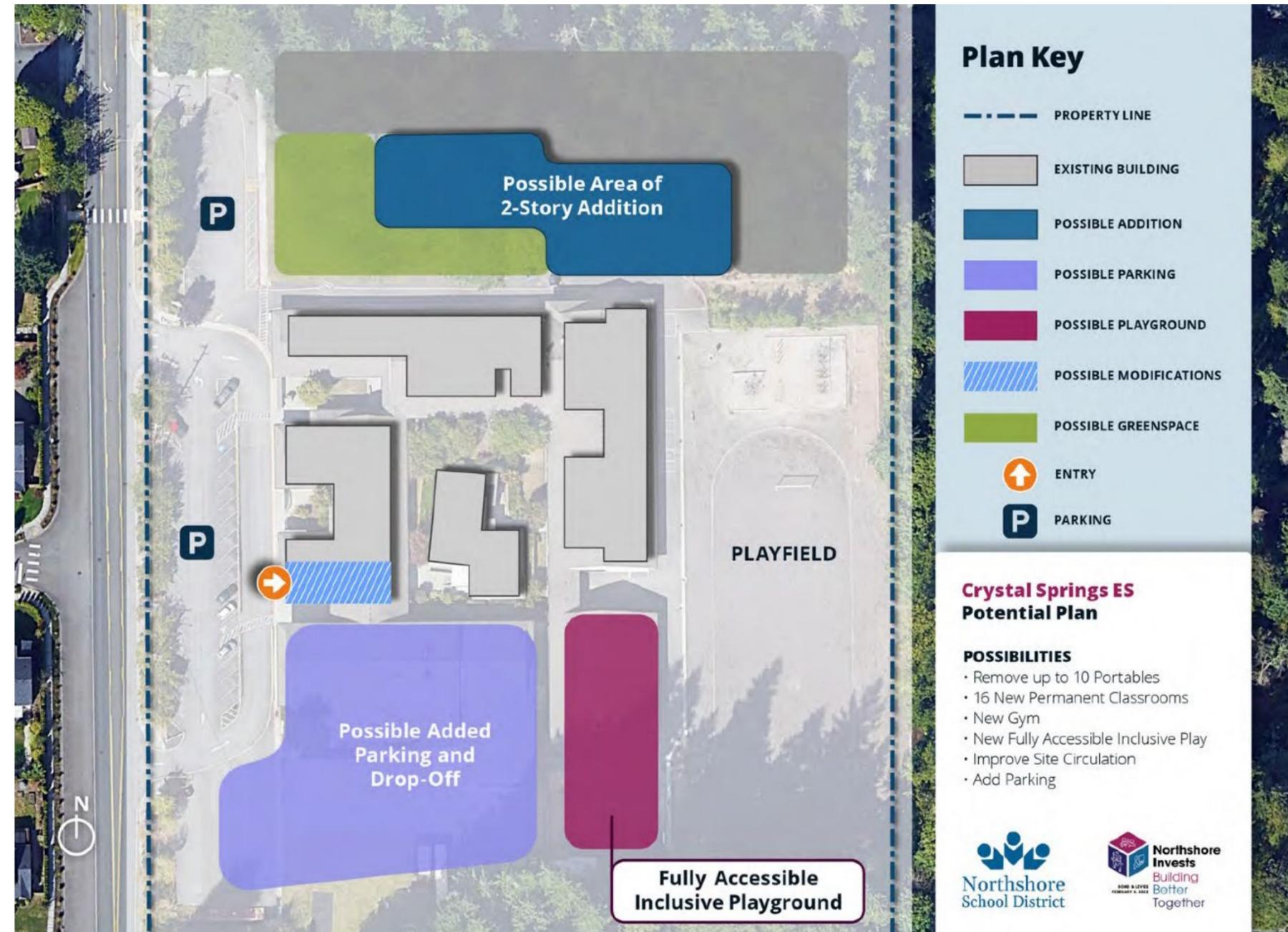
- Replace Gym
- Modernize HVAC
- Improve lighting

Address District Growth & Reduce Portables

- Remove up to 10 portables from this site
- + Replace up to 4 existing classrooms
- + Add up to 12 new permanent classrooms
- + Possible net add of 2 classrooms
- New Gym and Commons

Improve Health & Safety

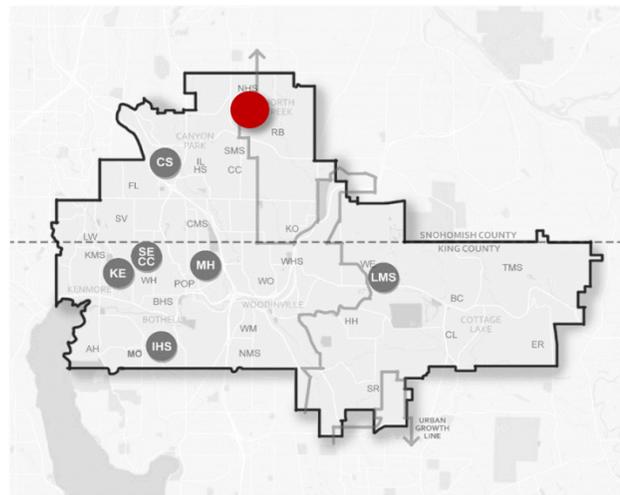
- Provide fully accessible and inclusive playground
- New student restrooms
- Improved circulation, add parking
- Seismic study and engineering



FERNWOOD ELEMENTARY SCHOOL

Highest Needs

- Add classrooms
- Remove portables
- Provide inclusive outdoor learning
- Improve functional performance throughout
- Improve site circulation
- Add office and conference space
- Add small group space
- Improve connection (reduce distance and transition times)
- Increase Gym capacity



Plan Key

- PROPERTY LINE
- EXISTING BUILDING
- PORTABLES
- ↑ ENTRY
- P PARKING

Fernwood ES Existing Site

QUICK FACTS

- Built in 1988
- 17 Portables on Site



FERNWOOD ELEMENTARY SCHOOL

Proposed Improvements Progressive Design Build

Improve Building Conditions

- Modernize HVAC
- Improve lighting
- Modernize elevator

Address District Growth & Reduce Portables

- Remove up to 17 classroom portables from this site
- + Add up to 20 new permanent classrooms
- + Possible net add of 3 classrooms

Improve Health & Safety

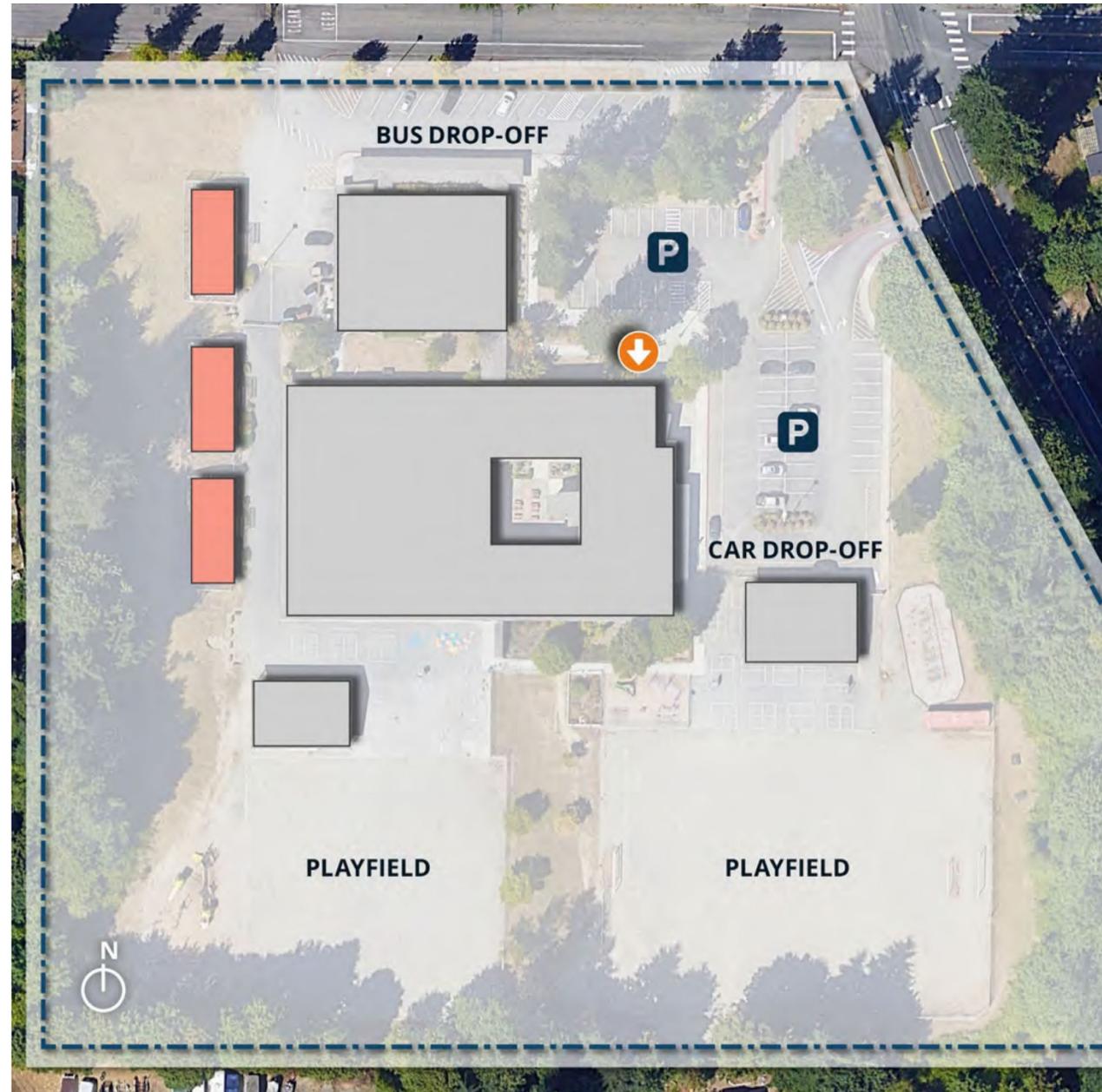
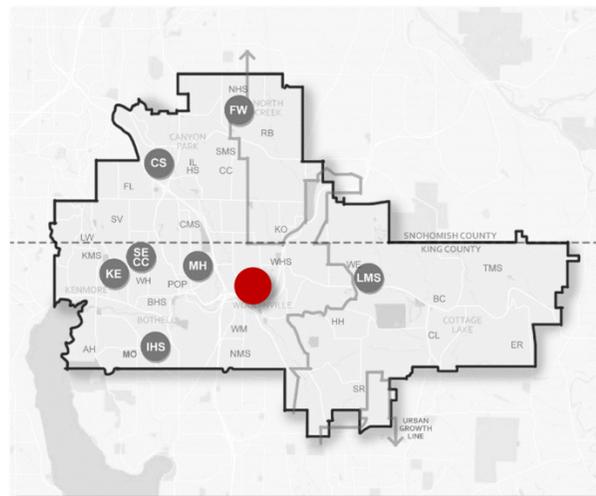
- Provide fully accessible and inclusive playground
- Improve arrival and supervision at Admin
- Improve site circulation
- Add parking
- Remodel to convert existing classrooms to expanded office and conference space



WOODIN ELEMENTARY SCHOOL

Highest Needs

- Add classrooms
- Remove portables
- Improve functional performance
- Provide inclusive outdoor learning
- Improve site circulation
- Add parking
- New gym
- Improve entry and visibility



Plan Key

- PROPERTY LINE
- EXISTING BUILDING
- PORTABLES
- ↑ ENTRY
- P PARKING

Woodin ES Existing Site

- QUICK FACTS**
- Built in 1970
 - 6 Portables on Site



WOODIN ELEMENTARY SCHOOL

Proposed Improvements Progressive Design Build

Improve Building Conditions

- Modernize HVAC
- Improve lighting

Address District Growth & Reduce Portables

- Remove up to 6 classroom portables
- + Add up to 20 new permanent classrooms
- + Possible net add of 14 classrooms
- New Gym

Improve Health & Safety

- Provide fully accessible and inclusive playground
- Improve site circulation
- Add parking
- Expand admin and conference space



Plan Key

- PROPERTY LINE
- EXISTING BUILDING
- POSSIBLE ADDITION
- POSSIBLE PARKING
- POSSIBLE GREENSPACE
- POSSIBLE PLAYGROUND
- ENTRY
- PARKING

Woodin ES Potential Plan

POSSIBILITIES

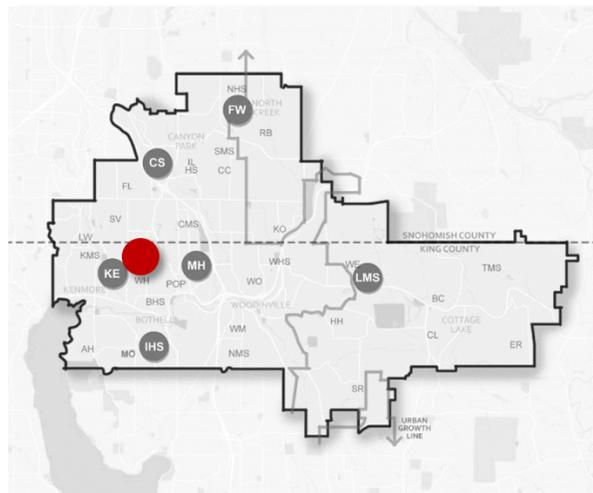
- Remove up to 6 Portables
- 20 New Permanent Classrooms
- New Gym
- New Fully Accessible Inclusive Play
- Improve Site Circulation
- Add Parking



SORENSEN EARLY CHILDHOOD CENTER

Highest Needs

- Add classroom space
- Remove portables
- Condense play area
- Provide inclusive outdoor learning
- Improve supervision of arrival
- Add support and staff space
- Improve site circulation



SORENSEN EARLY CHILDHOOD CENTER

Proposed Improvements Progressive Design Build

Improve Building Conditions

Modernize lighting

Address District Growth & Reduce Portables

- Remove up to 2 portable classrooms from this site
- + Add up to 8 classrooms
- + Possible net increase of 6 classrooms

Improve Health & Safety

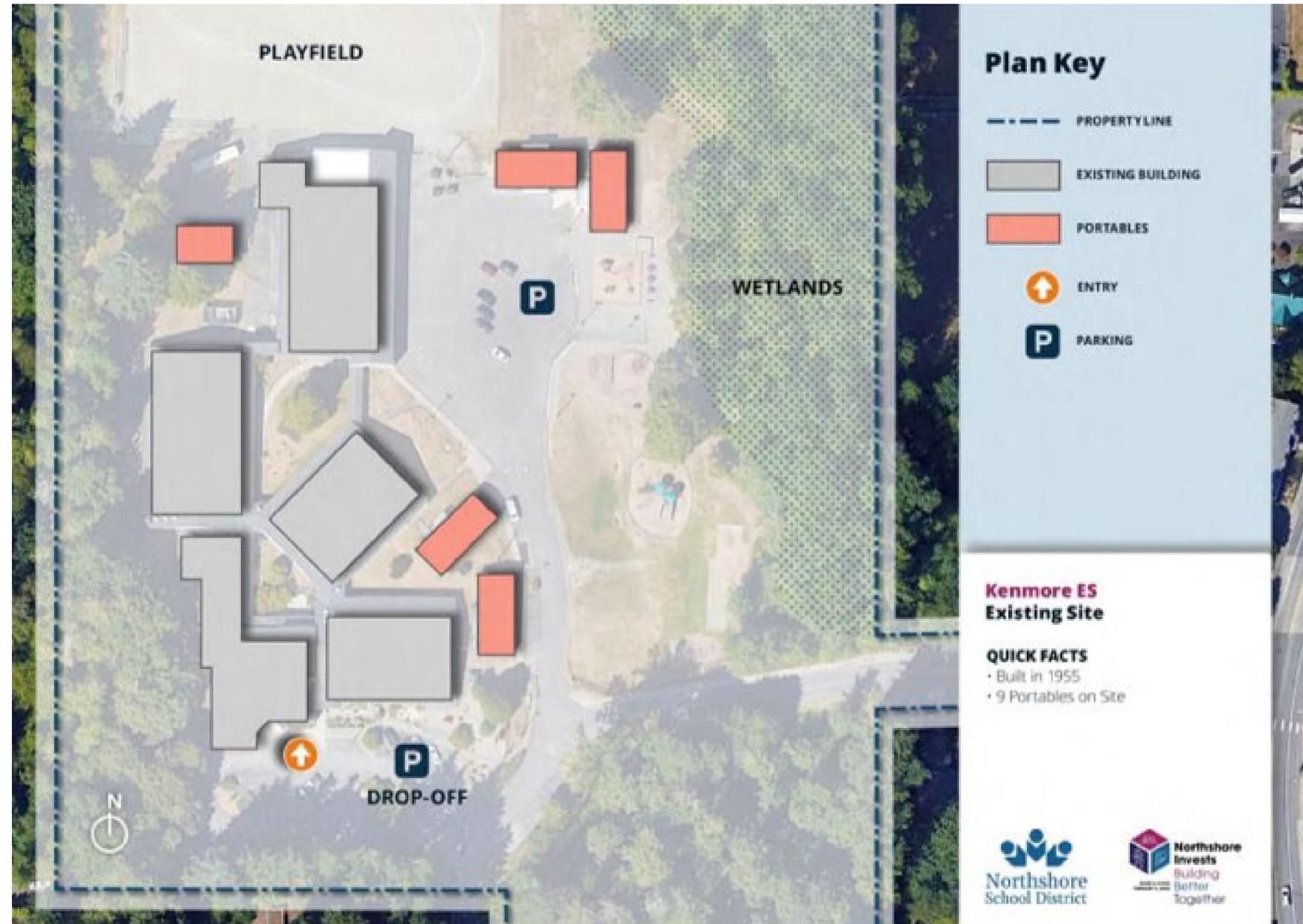
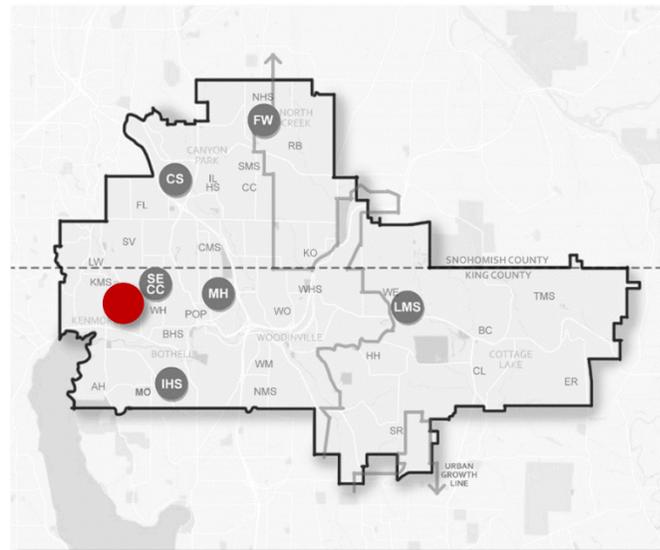
- Improve Admin supervision
- Provide added support and staff room space
- Improve vehicular circulation
- Provide fully accessible and inclusive playground



KENMORE ELEMENTARY SCHOOL

Highest Needs

- Add classrooms
- Remove portables
- Improve functional performance throughout
- Provide inclusive outdoor learning
- Organize campus to be more connected
- Revise restrooms and circulation for better visibility, access, and safety
- Increase Commons / Multi-purpose capacity
- Improve Music space functionality
- Improve supervision from Admin to arrival
- Improve perimeter security (grant)
- Give clarity to entry



KENMORE ELEMENTARY SCHOOL

Proposed Improvements Progressive Design Build

Improve Building Conditions

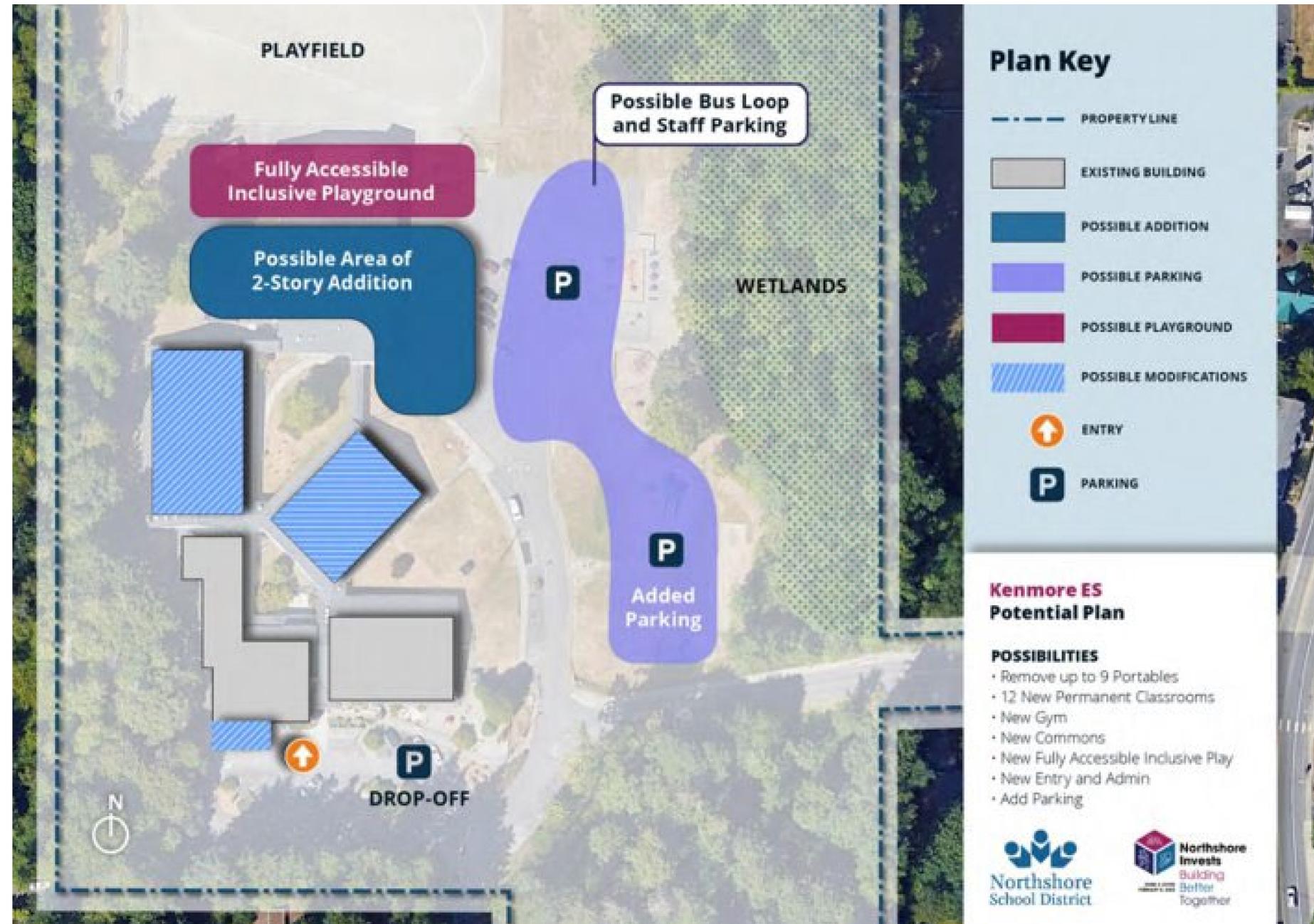
- Replace Gym and central systems plant
- Replace play fields
- Modernize classroom buildings

Address District Growth & Reduce Portables

- Remove up to 9 portables from this site
- + Replace up to 1 existing classroom
- + Add up to 11 new permanent classrooms
- + Possible net add of 2 classrooms

Improve Health & Safety

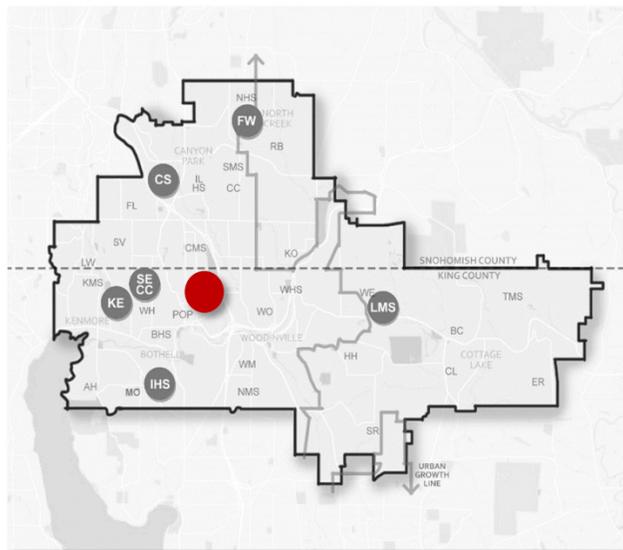
- Provide fully accessible and inclusive playground
- Provide interior circulation
- New student restrooms
- Reorganize building entry and Admin
- Improve bus circulation



MAYWOOD HILLS ELEMENTARY SCHOOL

Highest Needs

- Add classrooms
- Remove portables
- Provide inclusive outdoor learning
- Improve accessibility throughout
- Improve functional performance throughout
- Improve site circulation
- Improve supervision and security (at perimeter)
- Increase Gym and Multi use capacity
- Add stage
- Add parking



Plan Key

- PROPERTY LINE
- EXISTING BUILDING
- PORTABLES
- ↑ ENTRY
- P PARKING

Maywood Hills ES Existing Site

- QUICK FACTS**
- Built in 1961
 - 10 Portables on Site



MAYWOOD HILLS ELEMENTARY SCHOOL

Proposed Improvements Progressive Design Build Modernization

Improve Building Conditions

- Replace Gym
- Re-roof remaining buildings

Address District Growth & Reduce Portables

- Remove up to 10 portables from this site
- + Replace up to 8 existing classrooms
- + Add up to 12 new permanent classrooms
- + Possible net add of 2 classrooms

Improve Health & Safety

- Provide fully accessible and inclusive playground
- Improve perimeter delineation and security
- Improve arrival and supervision at Admin
- Improve vehicular circulation
- Improve accessibility



Outreach

- **10% Participation Goal**
- MWBE & Small Business inclusion
- District assistance for the Design-Builder/GC/CM contractor
- Outreach & progress goals review
- Continued Engagement
- Reporting required for DB projects



PDB Procurement Process

- Two step, qualifications-based selection
- Shortlist RFQ responses to three to five
- RFP by invitation to Finalists identified in the RFQ process
- Interactive meetings to be held during RFP process
- Cost component will be Design Builders proposed fee
- Interviews at NSD discretion if needed to make selection
- Fees will be opened publicly following scoring of all other RFP components
- Cost for the initial phase of services will be negotiated with the highest scoring proposer



Q&A



THANK YOU