



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

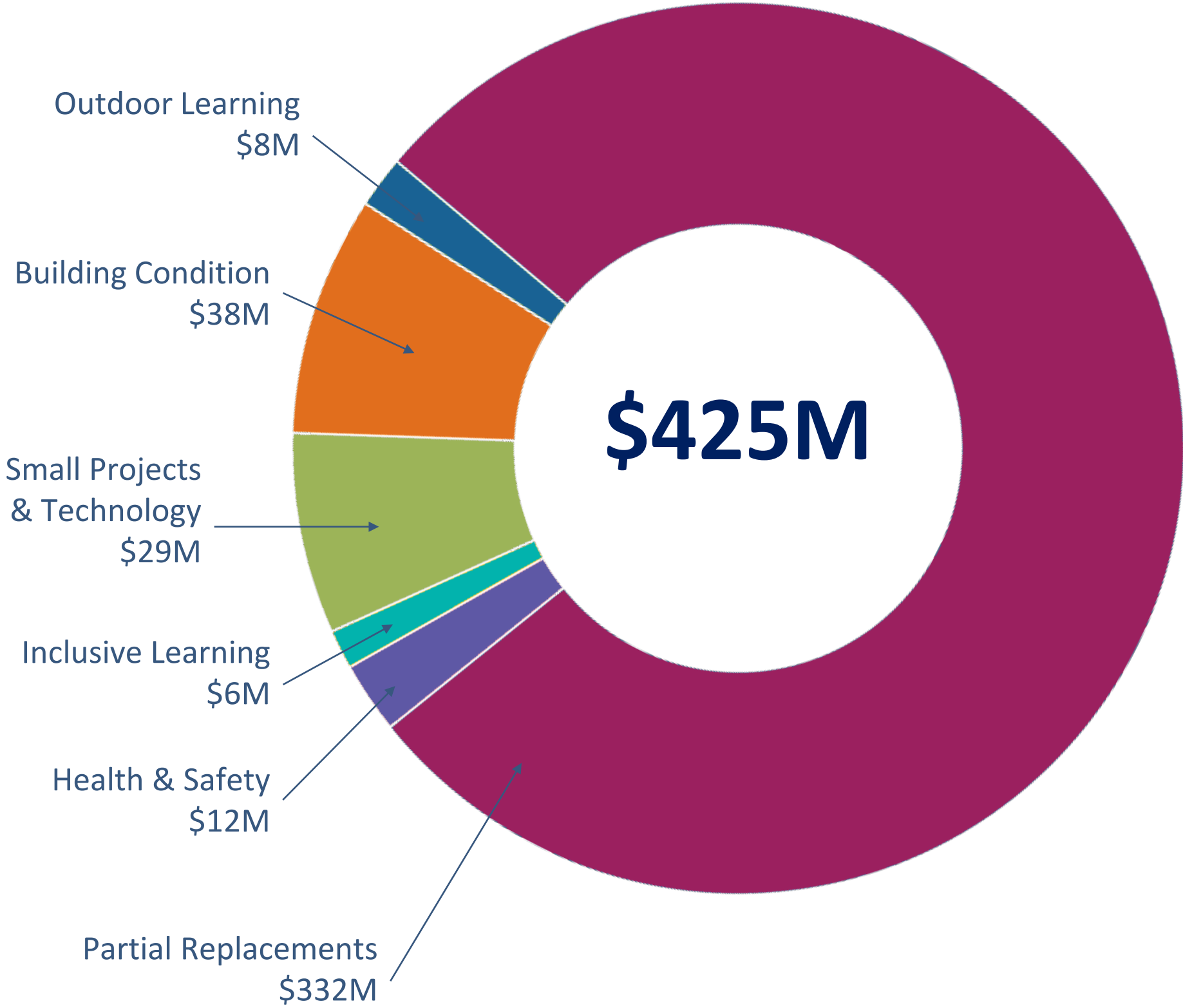
Design Build Advisor



Northshore
School District

Total 2022 Bond Projects

Over 4 Years



GC/CM
Delivery

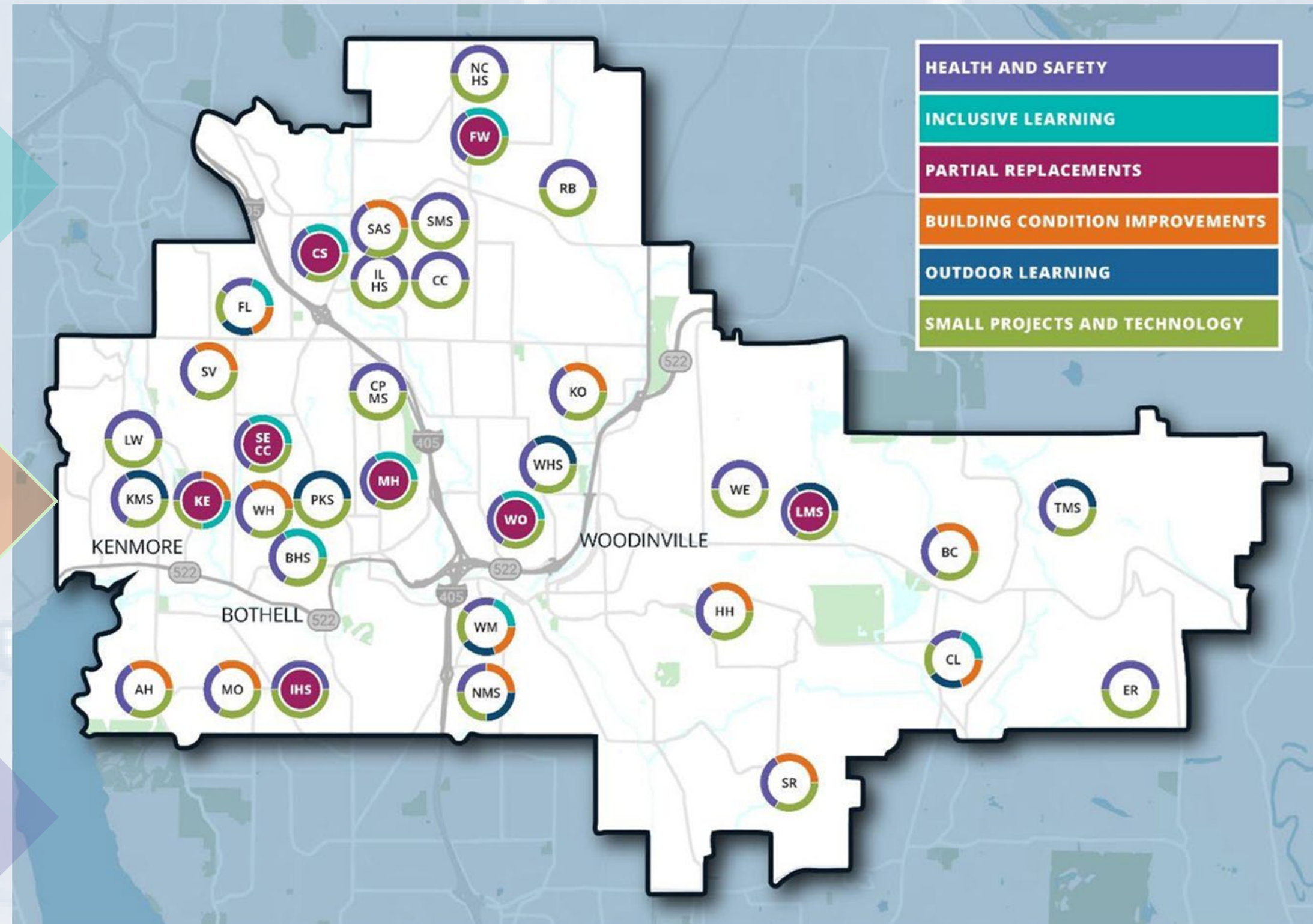
Inglemoor High School
Leota Middle School

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

- Preconstruction
- Planning

- Design
- Community
engagement

- Design
- Permit

- Design
- Construction

**Design Build
MODERNIZATIONS**
Kenmore Elem,
Maywood Hills

- Preconstruction
- Planning

- Design
- Community
engagement

- Design
- Permit

- Design
- Construction

**GC/CM PHASE 1
REPLACEMENT**
Leota
Middle School

- Preconstruction
- Planning

- Design
- Community engagement

- Permit

- Construction

**GC/CM PHASE 1
REPLACEMENT**
Inglemoor
High School

- Preconstruction
- Planning

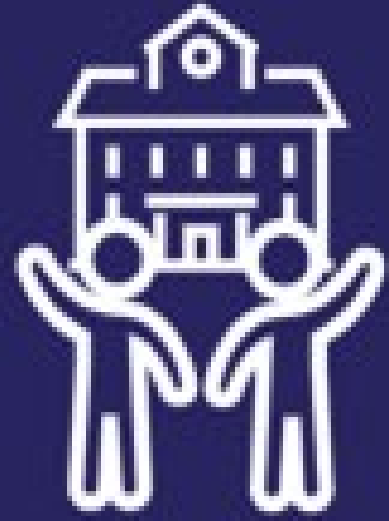
- Design
- Community engagement

- Permit

- Construction

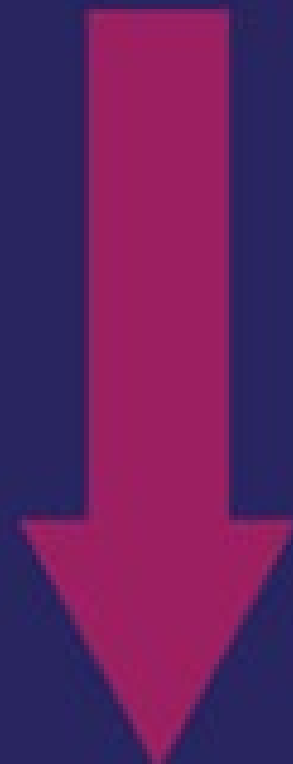


Northshore
School District

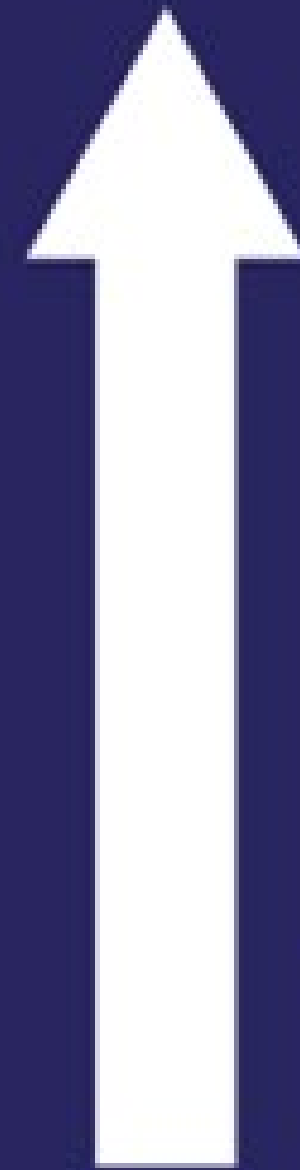


Capital Projects Bond

Reduces 70 portables



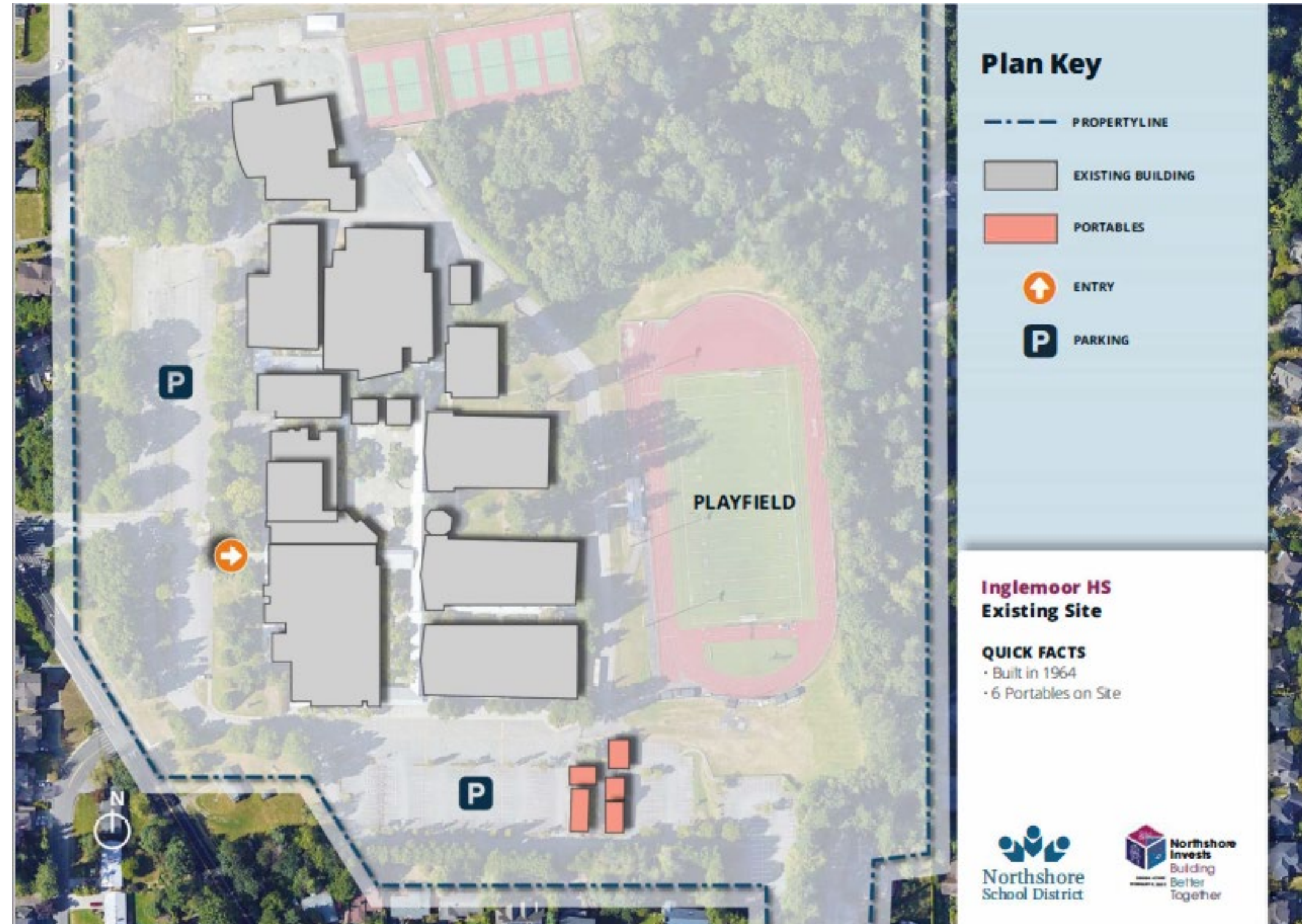
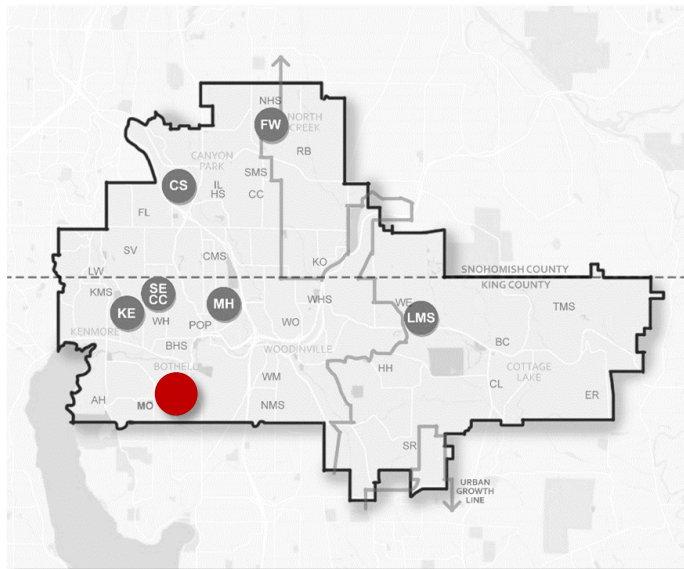
Adds 110 new
classrooms across
the district



INGLEMOOR HIGH SCHOOL

Highest Needs

- Improve building condition
- State mandated energy improvements
- Improve functional performance throughout
- Increase Athletics support space
- Improve supervision at entry and Admin
- Increase Commons capacity
- Increase number and quality of restrooms
- Remove locker bay sheds
- Improve CTE and hands on learning spaces
- Add improved Special Education spaces



INGLEMOOR HIGH SCHOOL

Proposed Improvements GC/CM Delivery

Improve Building Conditions

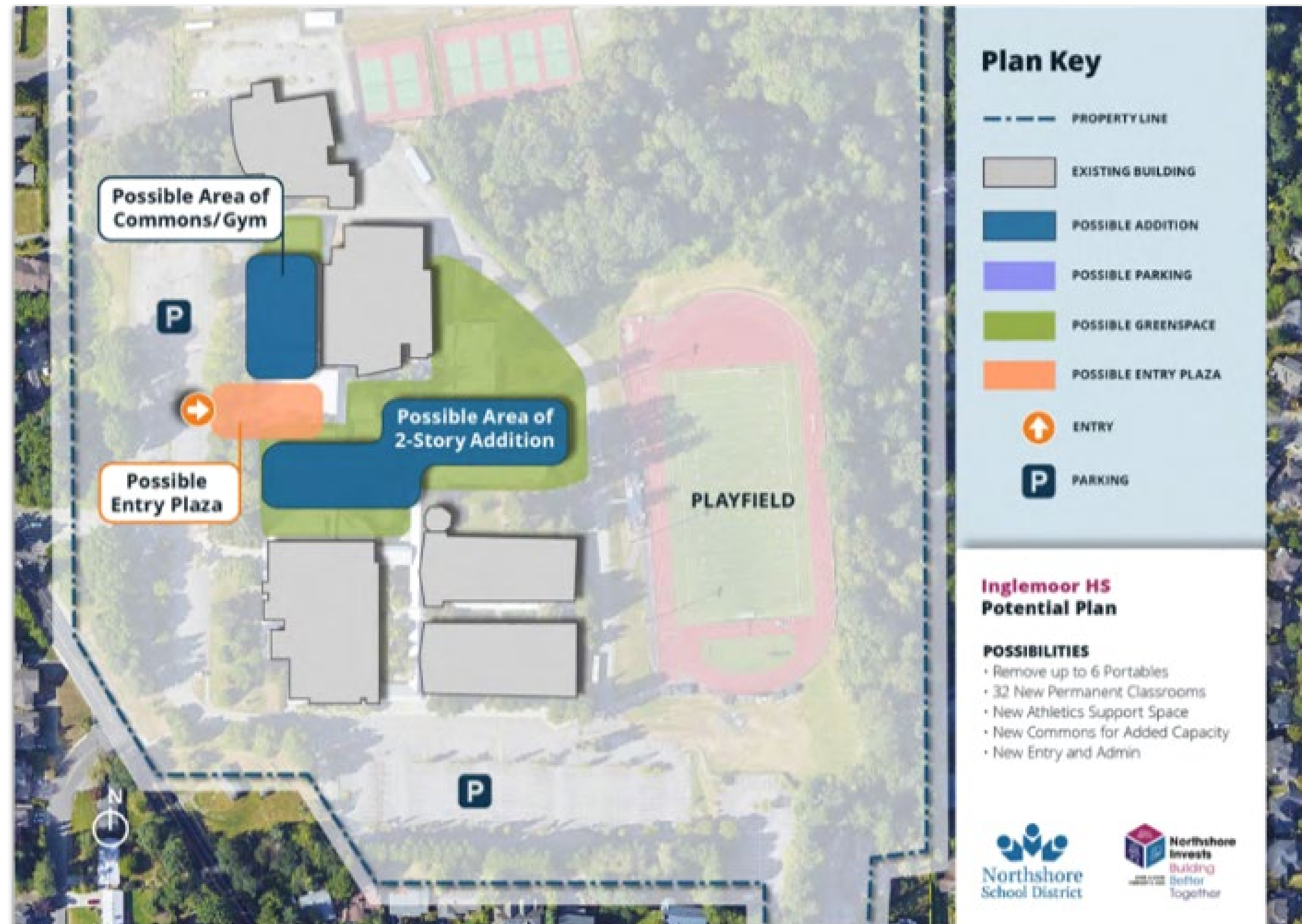
New Central Plant
Modernize HVAC
Roof Improvements

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

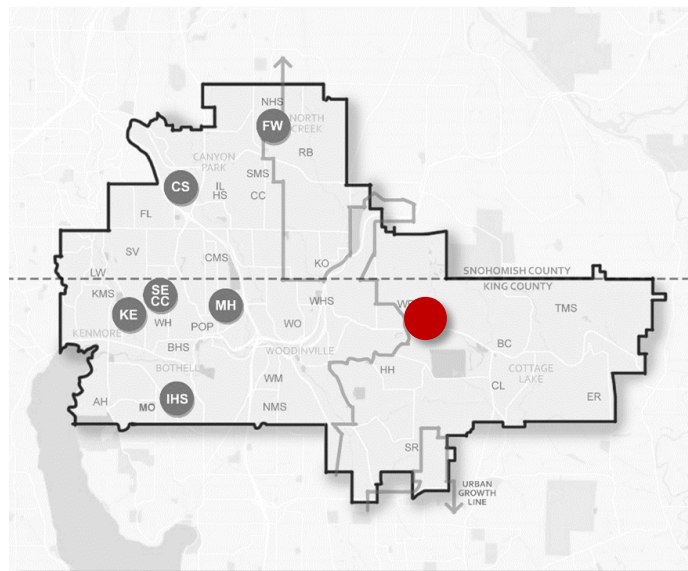
New student restrooms
Reorganize building entry and Admin
Add Special Education classrooms



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



LEOTA MIDDLE SCHOOL

Proposed Improvements GC/CM Delivery

Improve Building Conditions

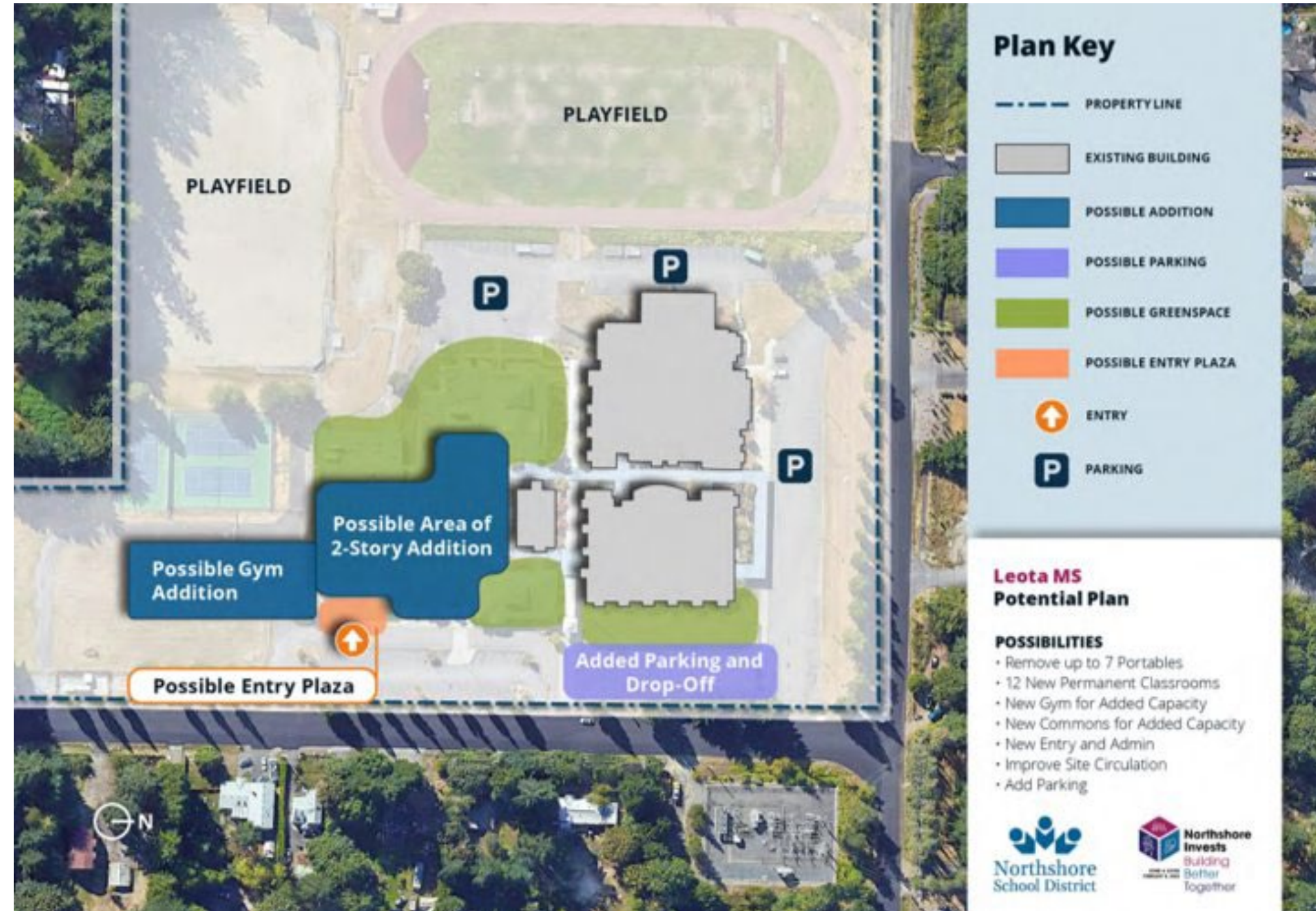
- Replace Gym/Athletics
- Replace Commons
- New Central Plant
- Modernize HVAC
- Improve roofs for existing classrooms

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

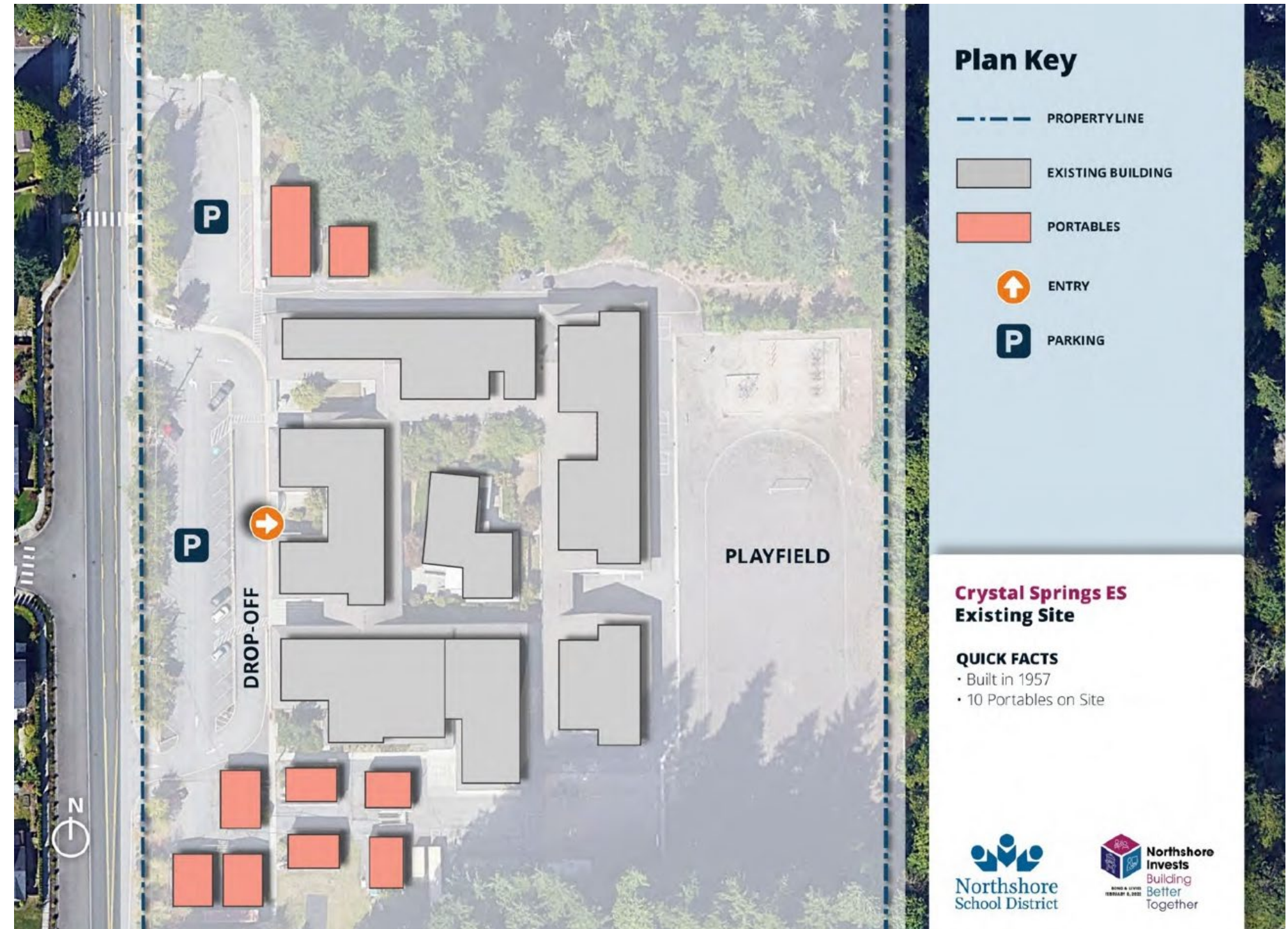
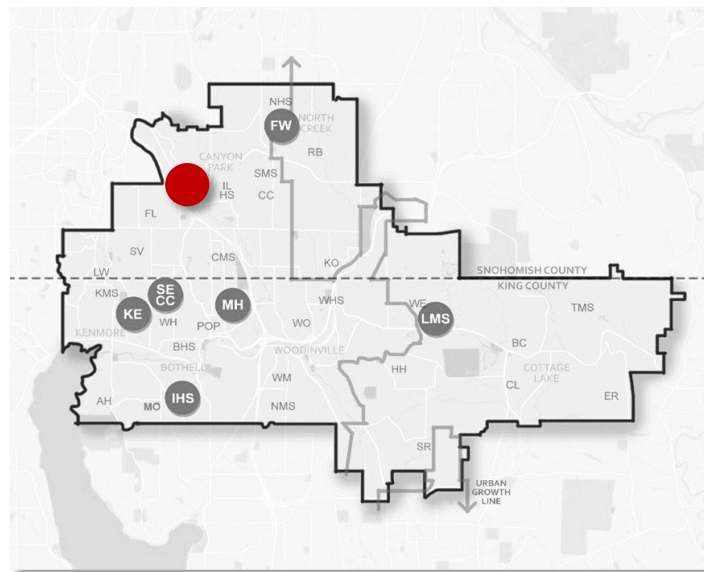
- New student restrooms
- Reorganize building entry and Admin
- Add counselling support spaces
- Improve site circulation
- Add parking
- Add Special Education classroom



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



CRYSTAL SPRINGS ELEMENTARY SCHOOL

Proposed Improvements Progressive Design Build Expansion

Improve Building Conditions

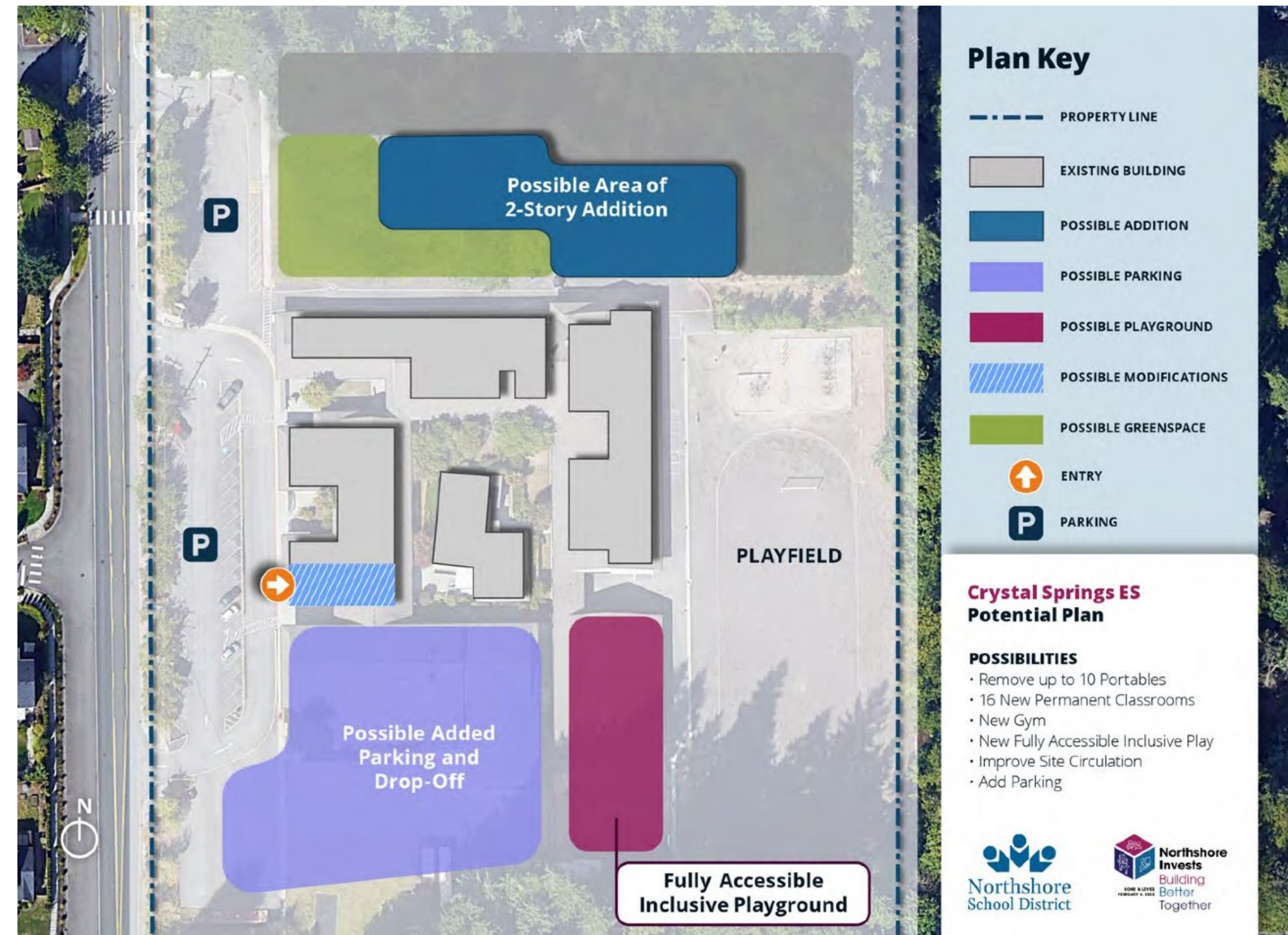
Replace Gym
Modernize HVAC
Improve lighting

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

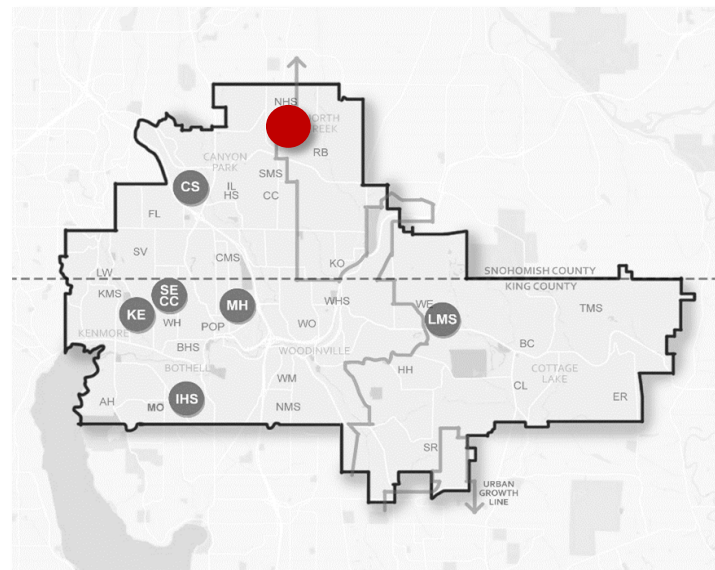
Provide fully accessible and inclusive playground
New student restrooms
Improved circulation, add parking
Seismic study and engineering



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



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

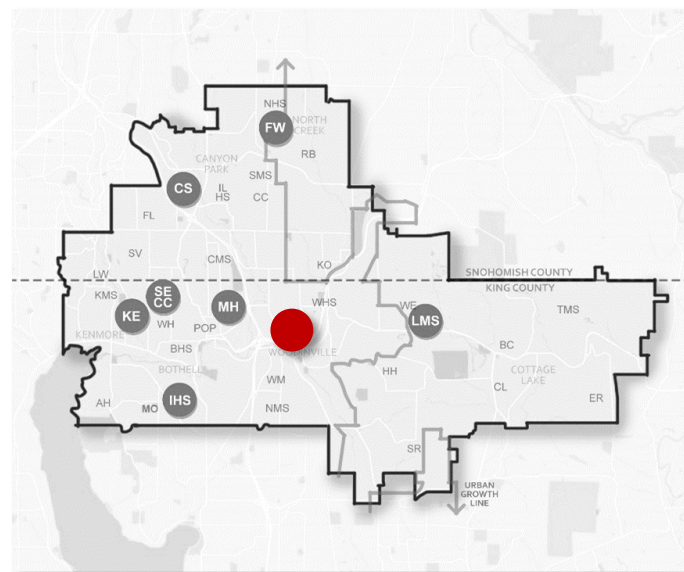
Provide fully accessible and inclusive playground
Improve arrival and supervision at Admin
Improve site circulation
Add parking
Remodel to convert existing classrooms to expanded office and conference space



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

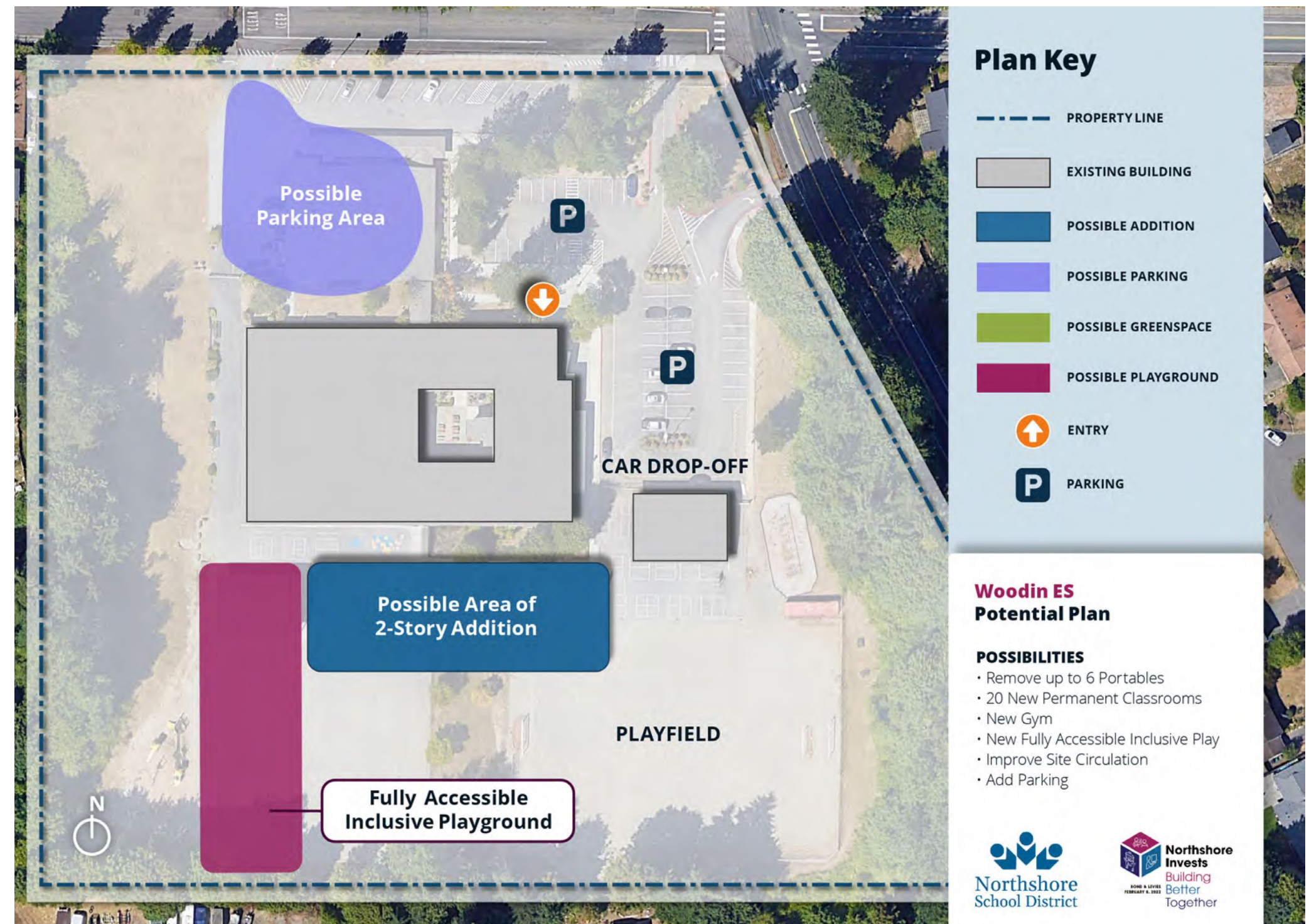
Improve Health & Safety

Provide fully accessible and inclusive playground

Improve site circulation

Add parking

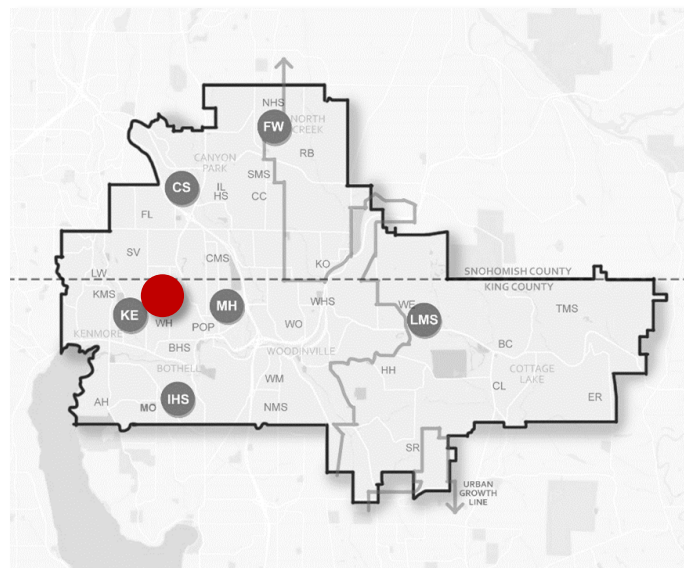
Expand admin and conference space



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

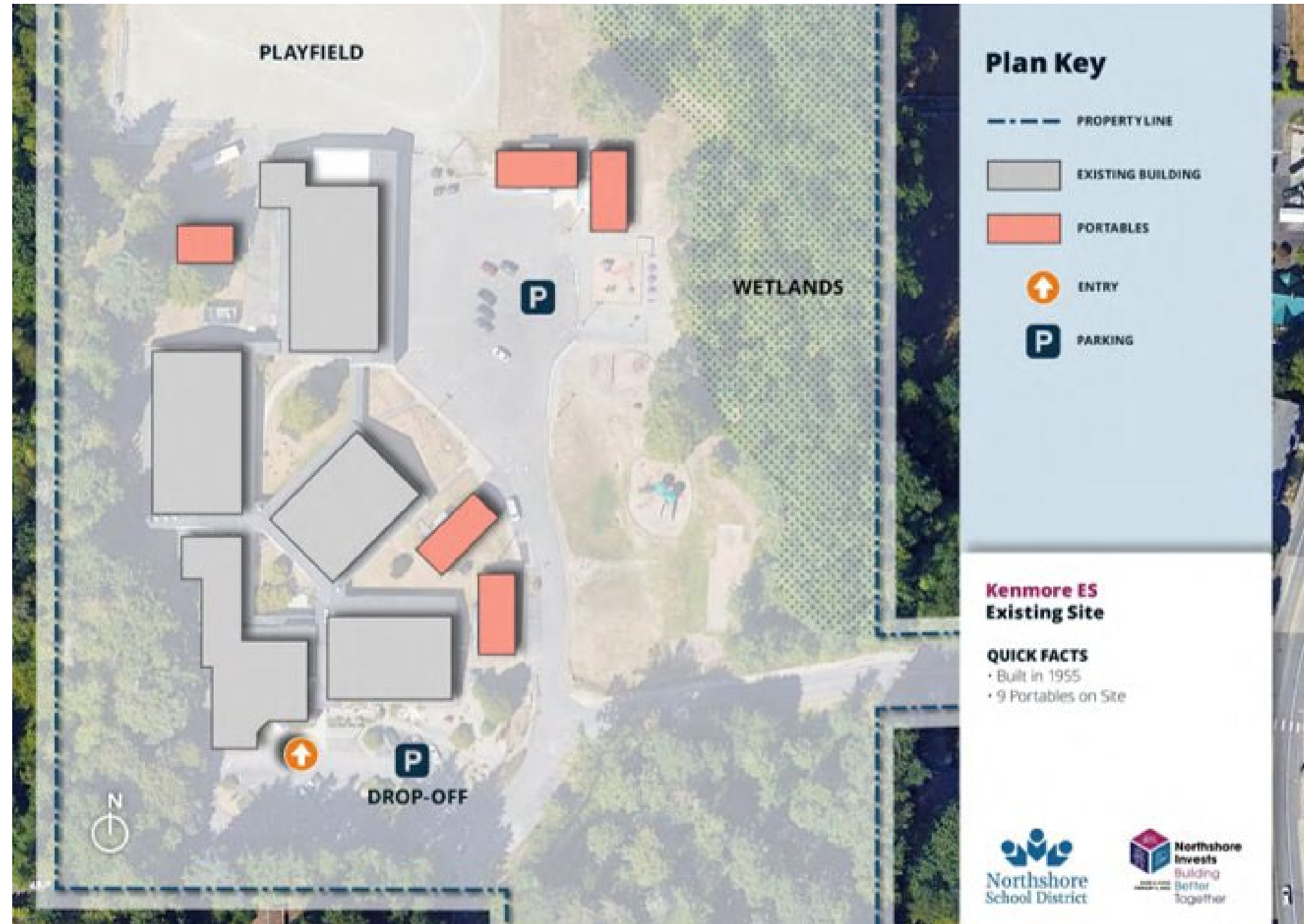
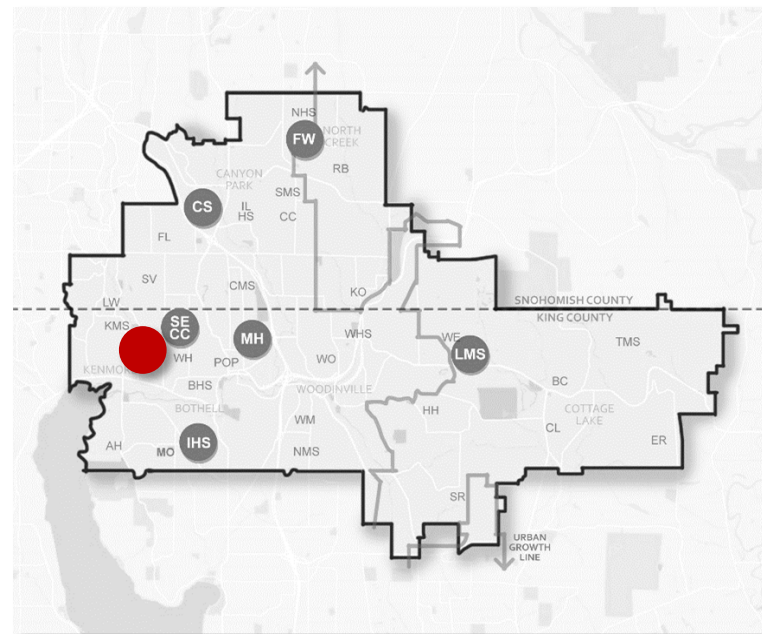
Improve Admin supervision
Provide added support and staff room space
Improve vehicular circulation
Provide fully accessible and inclusive playground



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

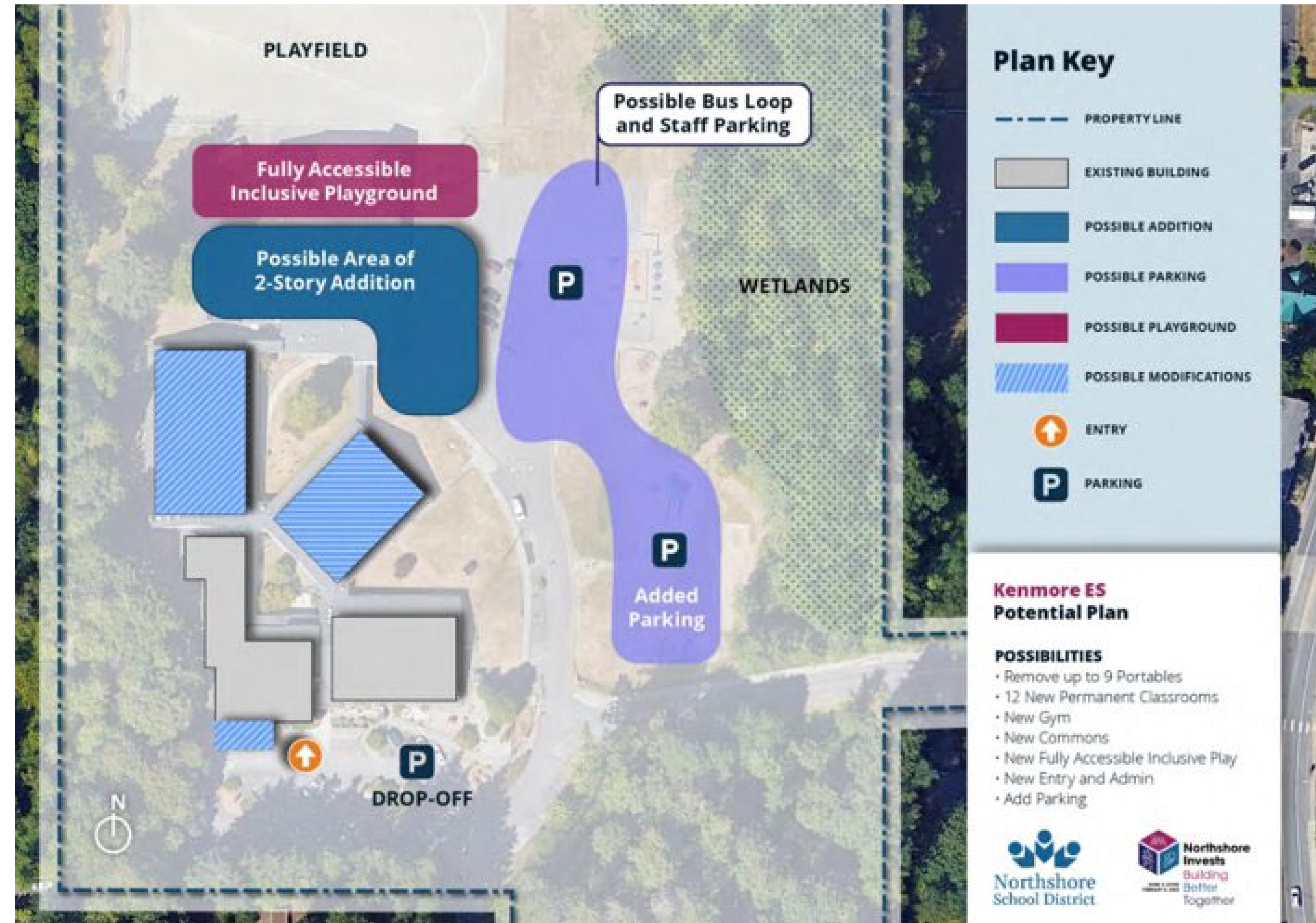
- Replace Gym and central systems plant
- Replace play fields
- Modernize classroom buildings

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

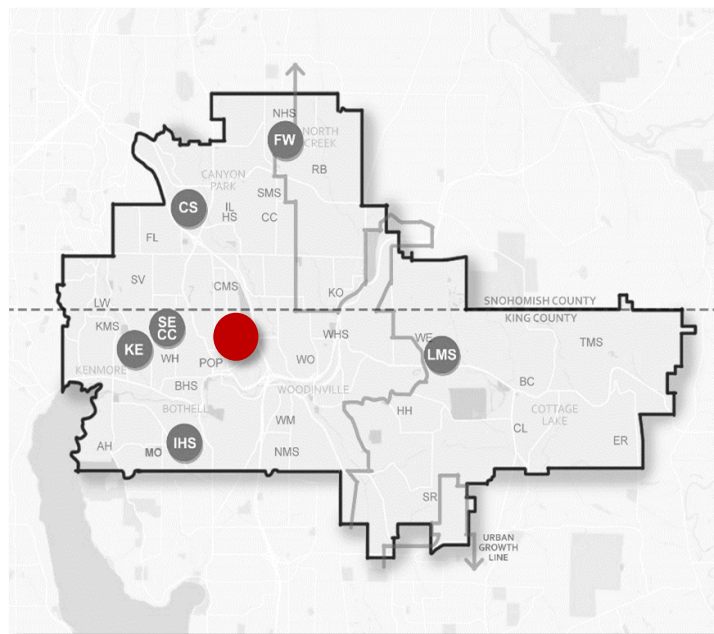
- Provide fully accessible and inclusive playground
- Provide interior circulation
- New student restrooms
- Reorganize building entry and Admin
- Improve bus circulation



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



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



Northshore
School District



THANK YOU