



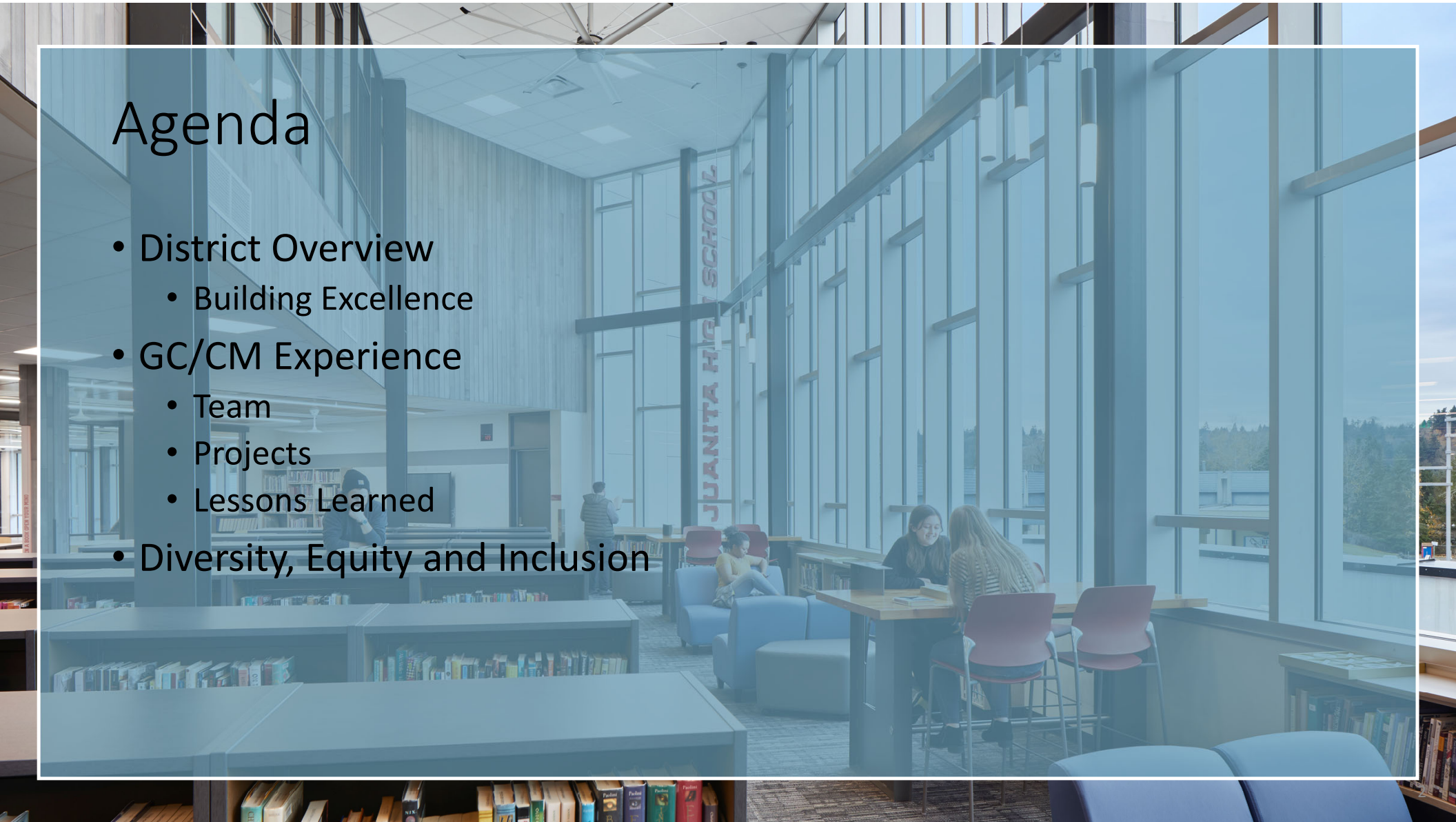
Agency Re-Certification General Contractor / Construction Manager (GC/CM)

March 24, 2022



Agenda

- District Overview
 - Building Excellence
- GC/CM Experience
 - Team
 - Projects
 - Lessons Learned
- Diversity, Equity and Inclusion



DISTRICT OVERVIEW



Our Mission

Each student will graduate prepared to lead a rewarding and responsible life as a contributing member of our community and greater society.





Our Vision

Every Student Future Ready:

- Prepared for College
- Prepared for the Global Workplace
- Prepared for Personal Success

Our Commitment to Equity

To ensure academic success for all students by closing opportunity gaps for students and providing equitable and inclusive working and learning environments for all students, families, staff, and communities.

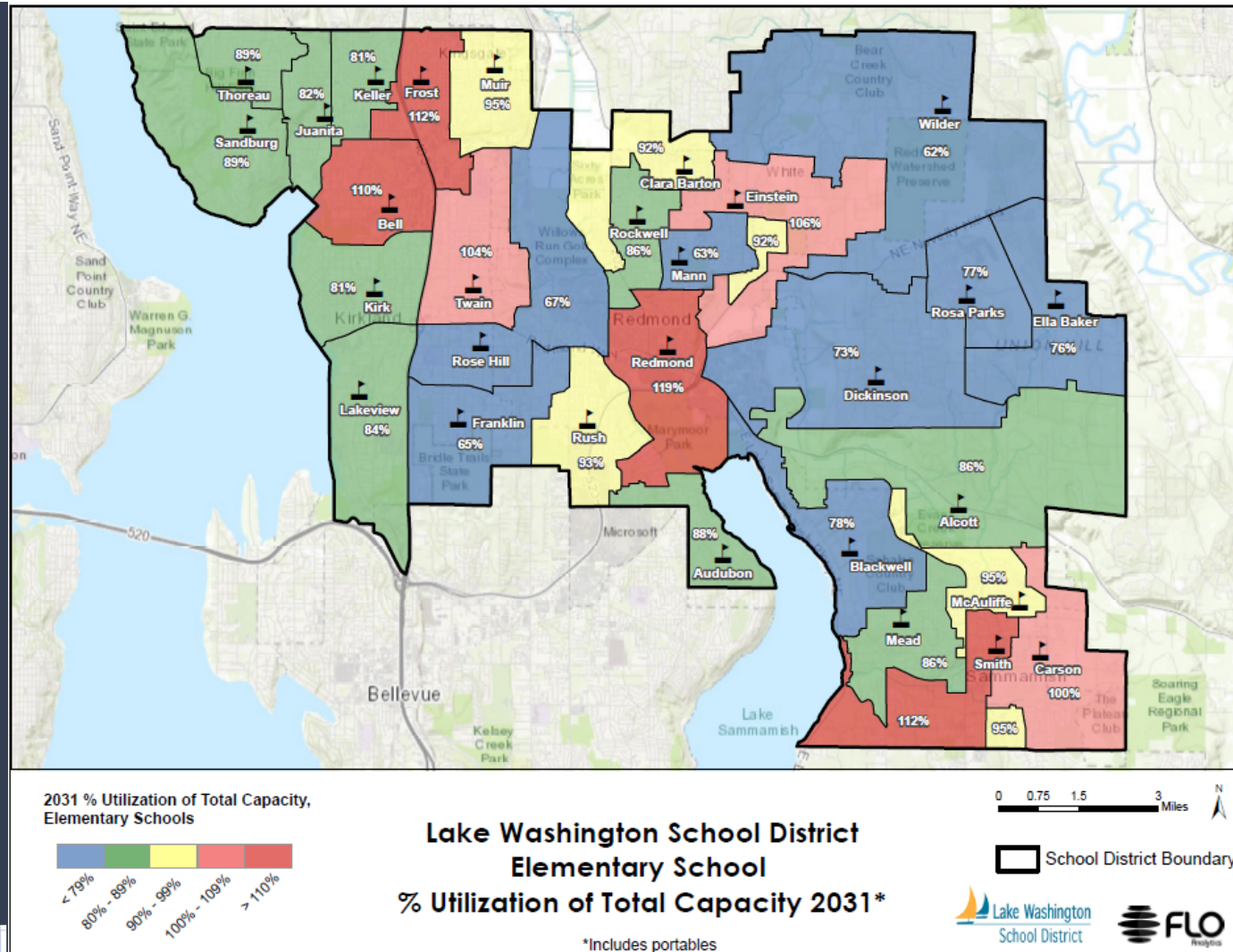


BUILDING EXCELLENCE



Capacity and Overcrowding Elementary

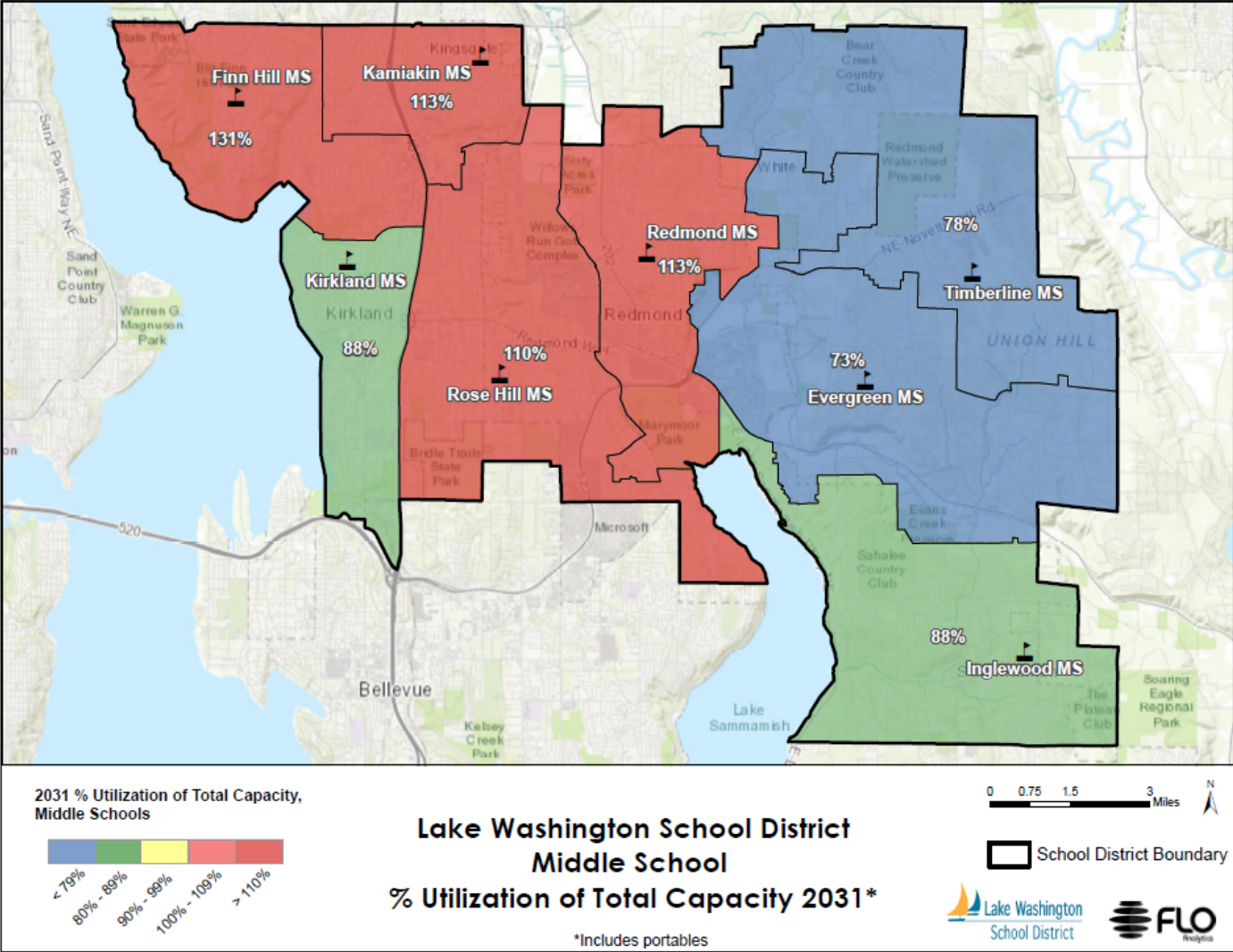
- 21 out of 29 Elementary schools will be at or over total capacity by 2031
- Over 2,600 students will be housed in portables by 2030



Under Capacity	0-79% usage
At Capacity	80-89% usage
Critical Capacity	90-99% usage
Over Capacity	greater than 100% usage

Capacity and Overcrowding Middle School

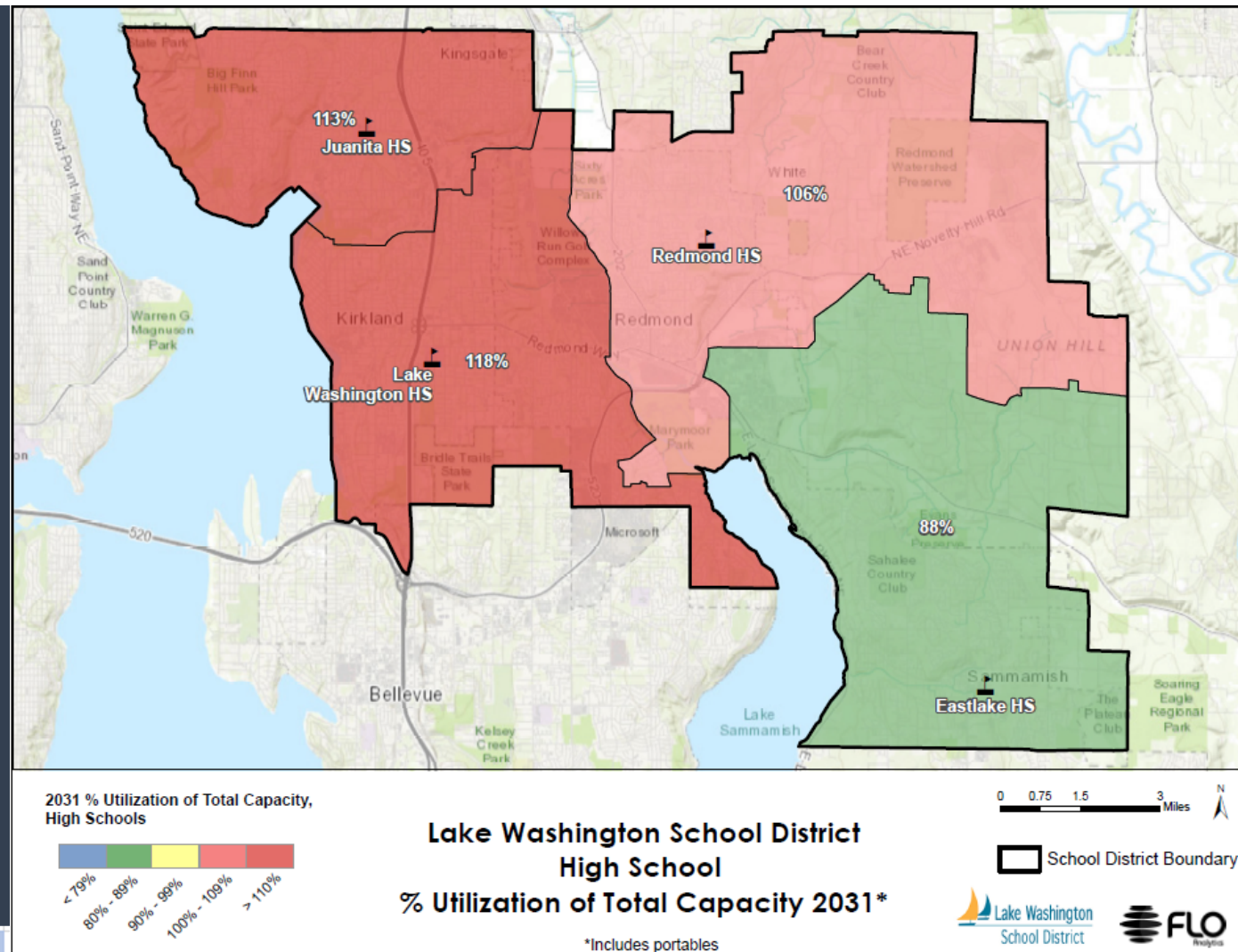
- 6 out of 8 Middle schools will be at or over total capacity by 2031
- Over 900 students will be housed in portables by 2031



Under Capacity	0-79% usage
At Capacity	80-89% usage
Critical Capacity	90-99% usage
Over Capacity	greater than 100% usage

Capacity and Overcrowding High School

- 4 out of 4 High schools will be at or over total capacity by 2031
- Over 200 students will be housed in portables by 2031

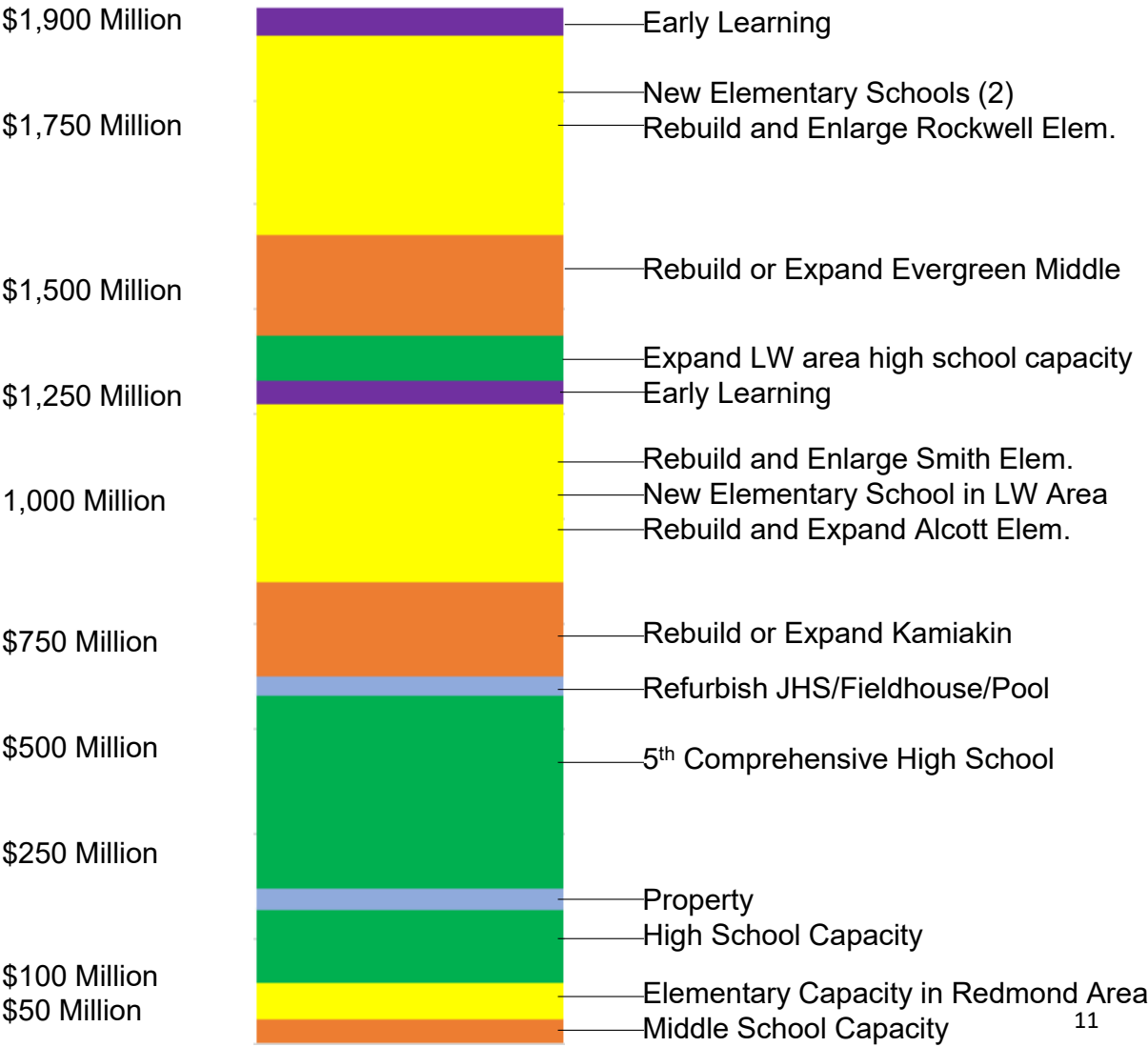


Under Capacity	0-79% usage
At Capacity	80-89% usage
Critical Capacity	90-99% usage
Over Capacity	greater than 100% usage

Planning for Current and Future Students

Construction Needs through 2034

Provide needed capacity, update aging schools and reduce reliance on portables



Building Excellence Plan

Planning for Growth and Space for Students



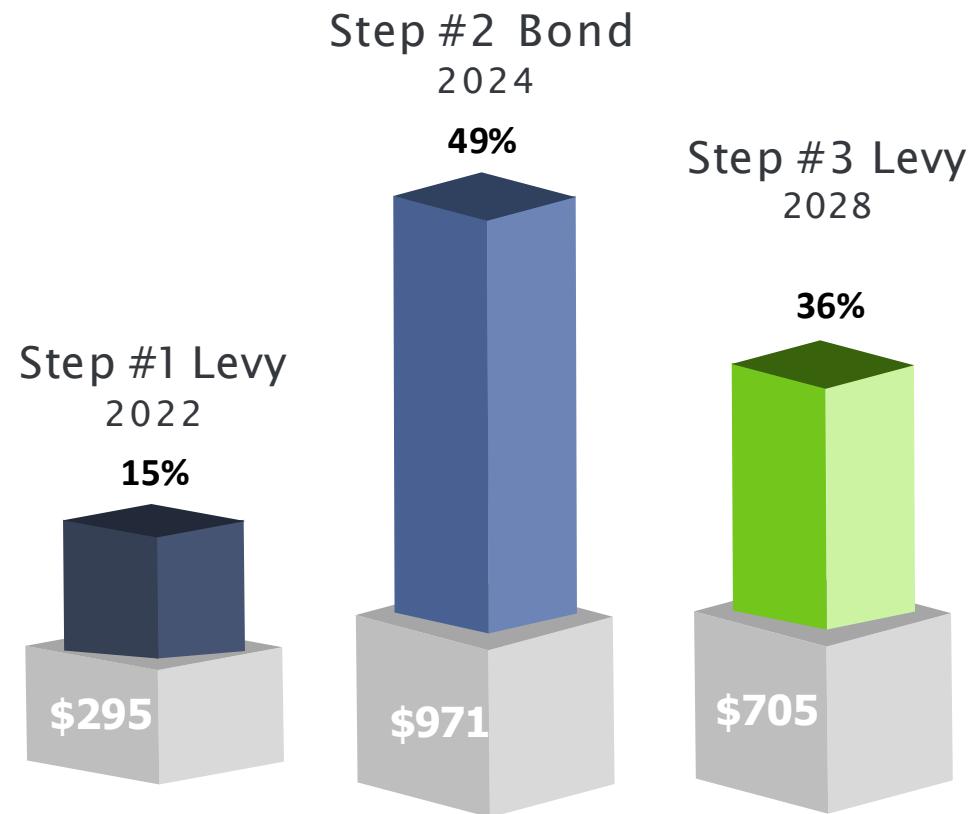
Step 1 – Levy - \$295 million – Funds 15% of the identified school construction needs. These construction needs are considered critical over the next 4 years.



Step 2 – Bond - \$971 million – Funds 49% of the identified school construction needs. These needs are new student space and replacing aging facilities.

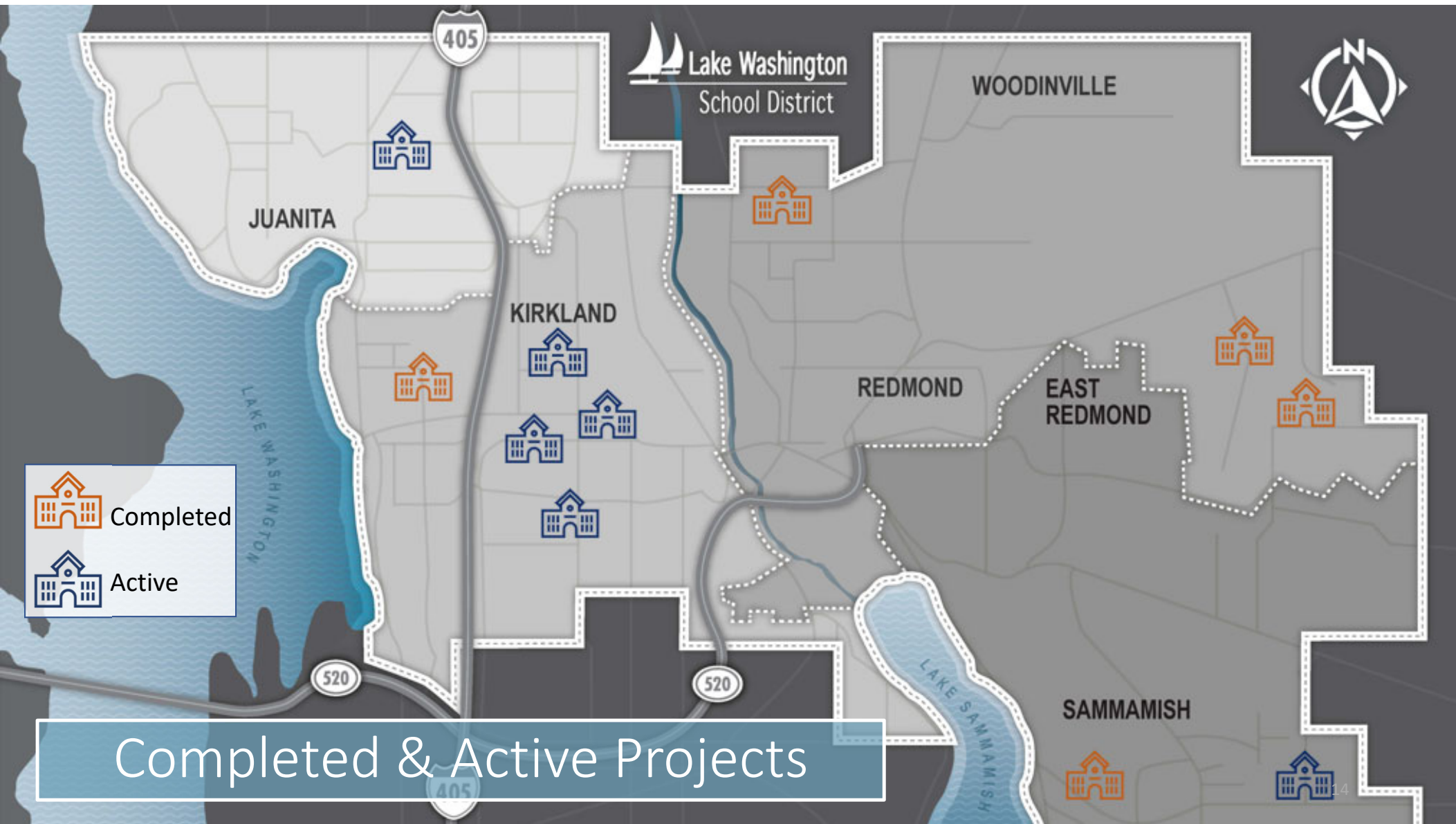


Step 3 – Levy - \$705 million – Funds 36% of the identified school construction needs. These needs are new student space, replacing aging facilities, reducing our reliance on portables.



GC/CM EXPERIENCE





TEAM



District Personnel:

Dr. Jon Holmen
Superintendent
24 years with the district

Barbara Posthumus
Associate Superintendent, Business and Support Services
30+ years with the district

Brian Buck
Executive Director, Support Services
9 years with the district

Laura DeGooyer
Capital Projects Manager
5 years with the district



studio MENG
STRAZZARA



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architects

MITHŪN

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ARCHITECTURE

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SKANSKA



BLRB architects



McGRANAHAN architects

PROJECTS



COMPLETED PROJECTS



COMPLETED PROJECTS



ACTIVE PROJECTS

GC/CM Projects	Value
Juanita High School – Rebuild & Enlarge	\$132.3 M
Lake Washington High School Addition	\$53.3 M
Franklin Elementary School Addition	\$22.4 M
Rose Hill Elementary School Addition	\$23.4 M
Mark Twain Elementary School Addition	\$21.4 M
Rachel Carson Elementary School Addition	\$13.0 M

Lake Washington High School



Learning By Design Architectural Design Awards of Excellence (Hon Mention)
2017 "Design IN Concept" Award

Juanita High School



Planned Projects – 2022 Construction Levy

- Delivery Method – Proposed GC/CM
 - Additions at Finn Hill, Kirkland and Redmond Middle School
 - Additional High School Capacity – Eastside
- Delivery Method – Under Review
 - New Elementary School on Redmond Elementary Campus
 - Additional High School Capacity – Westside

LESSONS LEARNED





Elementary School Additions

- Early GC/CM Procurement
- Strategic Bundling of Projects
- Integrated Design Approach



Early Learning Center at Old Redmond Schoolhouse

- Delivery Model Evaluation
- Historic Renovation
- Tenant Improvements

DIVERSITY, EQUITY & INCLUSION



- Growth
- Goals
- Tracking
- Partnership

WE ARE



Diversity, Equity & Inclusion

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