ISSAQUAH
SCHOOL DISTRICT 411

Issaquah School District 411
New High School

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Project Approval
Progressive Design-Build Delivery

Submitted by
Issaquah School District
December 20, 2017

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the Design-Build (DB) Alternative Contracting Procedure

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Question 9. A Public Body that is ***certified*** to use the DB procedure and is seeking approval to use this procedure on a DB project with a total project cost of less than ***$10 million*** is not required to submit information for Questions 7 or 8.

1. **Identification of Applicant**
   (a) Legal name of Public Body (your organization): **Issaquah School District 411 (ISD)**
   (b) Address: **565 NW Holly Street, Issaquah, WA 98027**
   (c) Contact Person Name: **Steve Crawford** Title: **Director of Capital Projects**
   (d) Phone Number: **(425) 837-7039** Fax: **(425) 837-7041** E-mail: **crawfords@issaquah.wednet.edu**

2. **Brief Description of Proposed Project**
   Please describe the project in no more than two short paragraphs.

   The New High School is being built to reduce student populations at Issaquah High School and Skyline High School, accommodate student population growth and meet the District's needs into the future. The new high school will be a high performance building. The educational program for the new facility proposes core learning environments, a science suite, music, athletic spaces, community spaces (library, gym, commons, dining and performing arts center), administrative areas, special services and building support spaces.

   The new building is planned to serve 1,800 students in grades 9-12, enclosing approximately 260,000 gross square feet. The site is being planned to also accommodate a new elementary school at a future date. Additionally, the project includes development of a lighted, all-weather turf athletic field, parking for staff, students, bus drivers and service area busses.

3. **Projected Total Cost for the Project:**

   A. Project Budget

Costs for CA and Professional Services (Owner, CA, Legal etc.)	*$ 6,000,000*
Estimated project PDB costs (including construction contingencies):	*$ 91,500,000*
Equipment and furnishing costs	*$ 3,500,000*
Off-site costs	*$ 1,000,000*
Contingencies (design & owner)	*$ 9,100,000*
Sales Tax	*$ 8,900,000*
Total	***$120,000,000***

   An honorarium of $10,000 will be paid to each unsuccessful finalist.

   B. Funding Status
   Please describe the funding status for the whole project.

   Project funding has been secured through a $533.5MM capital bond approved by voters in April of 2016.

4. Anticipated Project Design and Construction Schedule

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

SCHEDULE EVENT	DAYS	START	FINISH
PRC Meeting Prep	0	12/20/2017	12/20/2017
PRC Meeting	0	1/25/2018	1/25/2018
Predesign / Owner-direct Work	60	1/26/2017	3/27/2017
DB Procurement & Contracting	60	1/26/2018	3/27/2018
Preliminary Design	180	3/28/2018	9/24/2018
Estimate and Validation	30	9/25/2018	10/25/2018
Final Design	190	10/26/2018	5/4/2019
Negotiate GMP	45	4/1/2019	5/16/2019
Construction - Early Site Package	120	4/1/2019	7/30/2019
Construction - Building	665	7/1/2019	4/26/2021
Cx / Systems Training / Shake-down	180	4/27/2021	10/24/2021
Move-in, Furnish, Set-up	120	5/1/2021	8/29/2021

5. Why the DB Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized ***and*** a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.
- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

It is the desire of the Issaquah School District to optimize development of design-builder solutions including; early collaboration between the owner, designer, and builder, more informed estimating and scheduling during design, O&M and life-cycle costing, procurement of subcontractors and suppliers in a competitive market, and open-book pricing and transparency. The New High School meets all three of the required criteria for DB delivery:

1. The construction activities are highly specialized and the DB approach is critical in developing construction methodology. The high school site must be designed to allow for the future construction of a new elementary school and the new high school will include a new athletic field with parking under the field.
2. DB provides greater opportunity for innovation and efficiency than design-bid-build. The project includes maker space programs that will include state of the art technical equipment for project based learning, robotics, science labs, video production labs and performing arts center. Having a DB involved during early design will help to ensure that the often custom and complex equipment is well coordinated to meet program requirements, proper estimating is performed, and early involvement of subcontractors and early solicitation occurs.
3. Significant savings in project delivery time will be realized using PDB. The size and nature of the project will require additional input to effectively manage risks and costs. The DB will become a critical project partner in material selection, design details, value engineering and constructability analysis as well as construction phasing, FF&E coordination, and occupancy. The DB will be able to perform site investigation during preconstruction to minimize the potential of unforeseen conditions with regards to underground utilities, soils conditions, etc. The DB will be able to identify long-lead materials and bid those items early so that the schedule is not impacted.

6. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum *(the "design-bid-build method")* is not practical for meeting desired quality standards or delivery schedules.

Design-build delivery provides substantial fiscal benefit to the ISD by speeding overall delivery, reducing associated cost escalation, confirming the overall budget early in design and increasing the predictability of outcome. Using a qualifications-based selection process to speed procurement, the ISD-OAC management team will begin exploring budget and schedule options during the DB procurement and will confirm schedule and construction costs with the selected design builder as early in the design cycle as possible.

Once design decisions have been made and the budget confirmed, a Guaranteed Maximum Price contract will be executed, subcontractors and materials commitments made and prices locked in.

Firm fixed price bids would be received as much as six months later using design-bid-build and would be much less predictable than early procurement DB delivery. DB allows for the early start of portions of the work as compared to design-bid-build which can take advantage of partial, staged permit releases by the City of Issaquah.

An earlier opening date will reduce crowding at two existing high schools and enhance educational opportunities.

7. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.
- A project organizational chart, showing all existing or planned staff and consultant roles.
  Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)*
- Staff and consultant short biographies that demonstrate experience with DB contracting and projects *(not complete résumés)*.
- Provide the ***experience and role on previous DB projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. *(See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)*

  Please refer to Attachment A – Team Experience.
- The qualifications of the existing or planned project manager and consultants.
  Note: *For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.*
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned DB procurement process.
- Verification that your organization has already developed *(or provide your plan to develop)* specific DB contract terms.

The ISD has retained OAC Services, for project support including qualifications-based DB procurement, contract award, design, pricing, construction, furnishing, technology and close-out. Led by Principal, Dan Chandler and supported by Senior Associate David Jobs, the project will be executed efficiently throughout.

The ISD will utilize OAC's Seattle office to support the project as needed including vacation coverage and to attract local competitors in this local busy market.

One of the region's most experienced Design-Build project management consultants, OAC has successfully managed DB projects ranging from $2M-$200M for clients including WSU, King County, the City of Spokane, the General Services Administration and the Washington Public Utility District Association.

ISD staff provide a very hands-on and intensive approach to complete projects on-time and within budget. District project management staff are assigned to projects at the planning phase and continue through completion and occupancy of the project. The continuity and knowledge of programming and design are important to maintain the integrity of the design and program throughout the construction process. Their continuing long term sense of pride and accomplishment is important to continue and enhance the quality of projects and education in the District. Primary District staff for this project include:

Steve Crawford/ Director of Capital Projects

- Bachelor of Architecture, Arizona State University, 1972; Licensed architect 1974
- Director of Capital Projects, Issaquah School District 1997 to Present
  $940M in completed projects, funded construction program $1.2B
- Director of Facilities Central Kitsap School District 1993-1997 $83M construction program
- Project Manager/Construction Manager/Architect, CH2MHill 1987-1993
- CPARB Board member 2011- Present
- CPARB PRC Member 2100-2017
- CPARB Design Build Guidelines Committee 2015-2017
- AGC GC/CM Training
- AGC Design Build Training 11/2017
- Enrolled for DBIA Training 1/2018

Royce Nourigat/Construction Coordinator

- Issaquah School District, 1989 to Present
  Royce has an exceptional knowledge and understanding of educational facilities, District Standards and construction having recently completed the following projects:
- Clark Elementary School, 84,000s.f. Opened 9/2017, GC/CM
- Issaquah Middle School, 127,000 s.f. Opened 9/2016, GC/CM
- Gibson Ek, Big Picture/maker Space High School, 32,000 s.f. Opened 9/2016, GC/CM
- Issaquah High School Reconstruction, 285,000s.f. Opened 9/2009, completed in 17months
- Pacific Cascade Middle School, 111,100 s.f. completed in 12 months
- AGC GC/CM Training
- AGC Design Build Training 11/2017
- Enrolled in DBIA Training 1/2018

Debbie Massaro/Construction Coordinator

- Bachelor of Arts Communications, California State University- Fullerton,1981
- Issaquah School District 1999-Present
  Debbie manages the daily operations of the Capital Projects Department and oversees and manages the selection, procurement, delivery and installation of furniture, fixtures and equipment for new construction and remodel projects.

Additional Project support is available from:

Ladd Stejskal

- Bachelor of Architecture, University of Oregon School of Design, 1976, Licensed architect 1988
- Construction Management, University of Washington, 1987
- Issaquah School District, Construction Coordinator, 2008- Present
- Central Kitsap School District, Construction Coordinator, 1992-2008
- AGC GC/CM Training 2016
- Recently completed projects include:
- Liberty High School Replacement, 3 phase project 2012-2015
- Skyline High School Addition and Modernization 2010

Chris Hirst/Pacifica Law Group

- Mr. Hirst has over 30 years experience in the practice of construction law including alternative project delivery methods. Chris will provide contract documents and consult on legal and contract issues throughout the course of the project.

New High School Project Organization Chart

Please refer to Attachment A

Dan Chandler, OAC Principal

Mr. Chandler is a 30-year construction industry veteran and principal at OAC Services, one of the region's premier construction management consulting firms. Dan will be the principal and project manager for the proposed project. His design-build experience includes the Billings Federal Courthouse, Olympia City Hall, the Northside Residence Hall and the WSU Visitor Center.

David Jobs, OAC Senior Associate, DBIA

Mr. Jobs has over 25 years of construction experience. He has worked on over 20 design-build projects for Lake Washington School District (SD), Federal Way Public Schools, University Place SD, Highline SD, King County, and Harborview Medical Center. He is working with King County on the new $210MM Design-Build Children & Family Justice Center has provided GCCM consulting on the Snohomish County Courthouse. He holds the DBIA certification from the Design Build Institute of America.

Glen Lyons, OAC Project Engineer

Mr. Lyons has 17 years of construction industry experience. He has supported design-build projects for Washington State University, Billings Federal Courthouse, and King County's Children & Family Justice Center; capital planning for the Lake Washington School District; and GCCM projects for Seattle Pacific University, Mason General Hospital, and the City of Kirkland.

8. **Public Body (your organization) Construction History:**
   Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.*
   - Project Number, Name, and Description
   - Contracting method used
   - Planned start and finish dates
   - Actual start and finish dates
   - Planned and actual budget amounts
   - Reasons for budget or schedule overruns

Please refer to Attachment B

9. **Preliminary Concepts, sketches or plans depicting the project**
   To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:
   - A overview site plan *(indicating existing structure and new structures)*
   - Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
     ***Note:** Applicant may utilize photos to further depict project issues during their presentation to the PRC.*

Please refer to Attachment C – New High School Concept Design

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on ***any*** project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There have been no negative findings in audits conducted in the past.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the DB contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: _____

Name *(please print)*: Steve Crawford

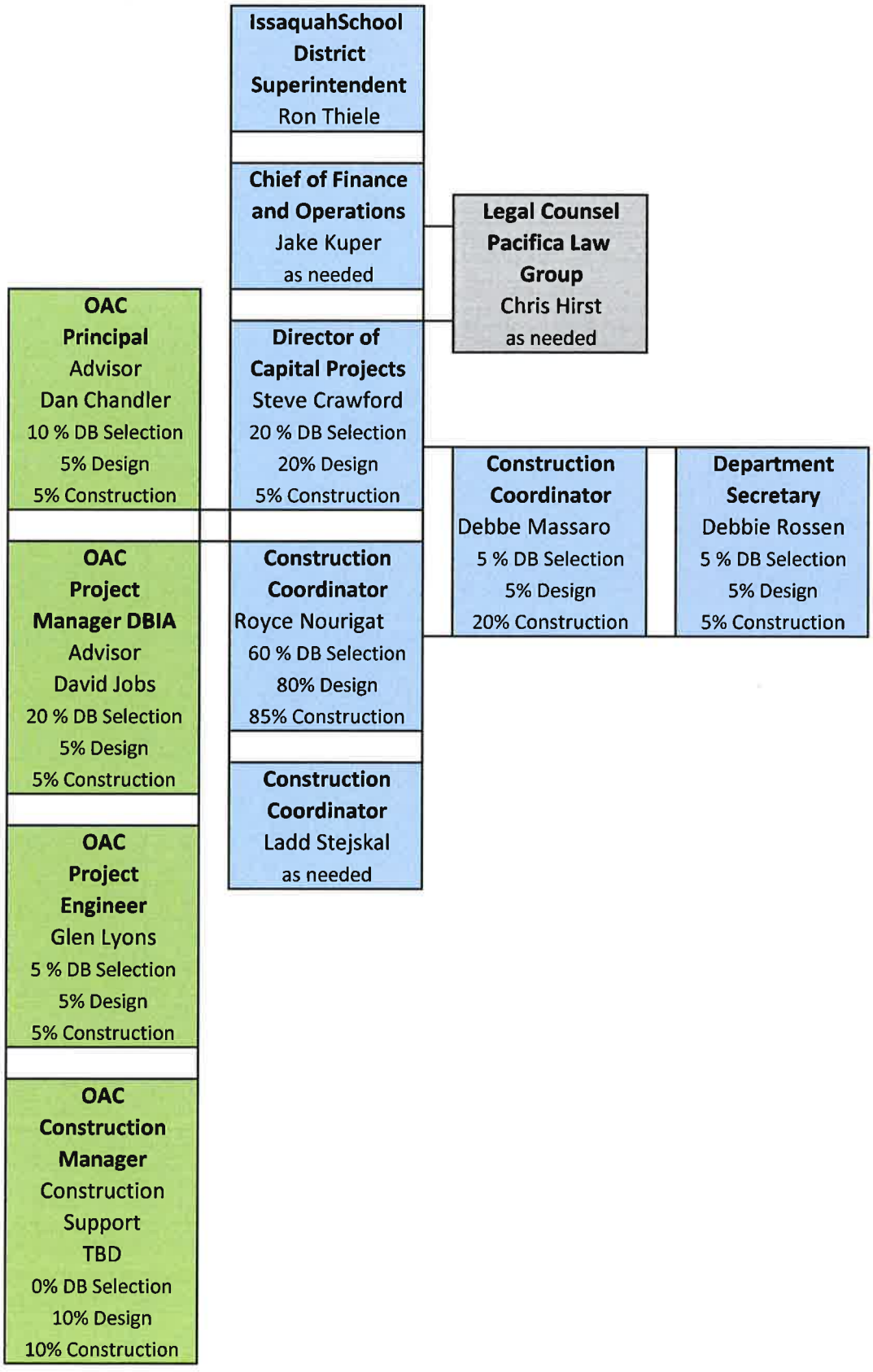
Title: Director of Capital Projects

Date: 12/18/17

Issaquah School District

New High School Organizational Chart

Attachment A



Attachment B

Public Body Construction History

Issaquah School District Major Project

Project	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Schedule or Budget Overrun
Issaquah High School Reconstruction	Reconstruction of new and enlarged-enhanced campus	DBB	Mar-09	Oct-11	Mar-09	Oct-11	$96,500,000	$95,540,995	
Skyline High School Addition and Modernization	Addition/Remodel	DBB	Jul-08	Sep-10	Oct-08	Apr-10	$47,900,000	$47,882,347	Permitting delayed the effective start date. ISD scope increase and unforeseen conditions increased costs.
Libery HS	Performing Arts Center Addition and replacement of most of existing school	DBB	Aug-11	Sep-12	Aug-11	Sep-15	$44,585,000	$57,864,266	3-phase project. District scope increased to rebuild full campus.
Gibson Ek Non-Comprehensive High School	Addition/Remodel on new site	GC/CM	Jun-16	Sep-16	Jun-16	Sep-16	$3,950,000	$4,401,997	Acceleration for 4 month construction schedule, added off-site street improvements
Issaquah Middle School	Replace/enlarge school on new site	GC/CM	May-14	Sep-15	May-15	Sep-16	$47,431,632	$48,371,548	Project scope revised from two-story to 3-story building. Owner scope increased. Add for off-site intersection improvements and new traffic signal
Maywood MS Modernization	Addition/Remodel	DBB	Jul-10	Sep-11	Jul-11	Sep-12	$24,000,000	$25,782,817	Permitting took over one year forcing a decision to delay the bid, start and completion by one year. Owner scope increased.
Pacific Cascade Freshman Campus	New Construction	DBB	Jul-04	Sep-05	Jul-04	Sep-05	$30,988,647	$30,812,568	

Attachment B

Public Body Construction History

Issaquah School District Major Project

Project	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Schedule or Budget Overrun
Clark Elementary	Replace/enlarge school on new site	GC/CM	Jun-16	Sep-17	Jun-16	Sep-17	$26,400,000	$26,400,000	
Sunny Hills Elementary	Replace/enlarge new school	DBB	May-15	Sep-16	May-16	Sep-16	$26,151,000	$27,083,991	Owner scope increased to moderize exisitng portables and gym.
Skyline High School Stadium Expansion	Add 2500 seats, add new team locker rooms, concession, toilet rooms, offices and storage	DBB	Oct-15	Aug-16	Jan-16	Oct-17	$6,485,000	$10,587,478	Significant scope increase, permitting delays, L&I inspection delays
Briarwood Elementary	New Construction	DBB	Jul-11	Sep-12	Jul-11	Sep-12	$24,104,000	$25,869,871	Owner scope increased for special services addition
Challenger Elementary	New Construction	DBB	Jun-11	Sep-12	Jun-11	Sep-12	$2,285,000	$2,207,681	
Creekside Elementary	New Construction	DBB	May-09	Sep-10	May-09	Sep-10	$23,450,000	$23,412,324	
Grand Ridge Elmentary	New Construction	DBB	Jul-05	Sep-06	Jul-05	Sep-06	$21,288,000	$19,685,334	
Newcastle Elementary	New Construction	DBB	Jul-02	Sep-03	Jul-03	Sep-04	$18,770,881	19,691,034	Permitting and the need to develop and have a blasting ordinance approved by the City delayed the start of the work. Cost escallation and more hard rock than indicated by soil borings increased cost.
TOTAL PLANNED AND ACTUAL BUDGETS							**$444,289,160**	**$465,594,251**	

Attachment B

Team Construction History

The following table lists some (but not all) of the relevant Alternative Delivery Experience

Name	Summary of Experience	Projects	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
Dan Chandler, PE, AIA	Principal, OAC Services	Lake Washington School District	$399M	GC/CM	PM PIC	PM PIC	PM PIC
		Clover Park School District	$190M	GC/CM	PM PIC	PM PIC	PM PIC
		Tahoma School District	$229M	GC/CM	PM PIC	PM PIC	PM PIC
		Children and Family Justice Center	$210M	D-B	PM PIC	PM PIC	PM PIC
		WSU (8 projects)	$230M	D-B	Advisory	Advisory	Advisory
		City of Spokane Central Service Center	$15M	D-B	PM PIC	PM PIC	PM PIC
		City of Liberty Lake Town Square	$12M	D-B	PM PIC	PM PIC	PM PIC
David Jobs, CCM, DBIA, AVS, LEED AP	Senior Associate, OAC Services	King County CFJC	$154M	D-B	PM	PM	PM
		Snohomish County Courthouse	$72M	GC/CM	PM	PM	PM
		Bellingham School District	$52M	GC/CM	Advisory	Advisory	
		Federal Way School District	$6M	D-B	PM	PM	PM
		Lake Washington School District	$5M	D-B	PM	PM	PM
		University Place School District	$5M	D-B	PM	PM	PM
		Highline School District	$6M	D-B	PM	PM	PM
Glen Lyons	Project Engineer, OAC Services	Snohomish County Courthouse	$154M	D-B	PC	PC	PE
		King County CFJC	$72M	GC/CM	PC	PE	PE
		Billings Federal Courthouse	$60M	D-B			PC
		WSU Everett	$46M	D-B	PC	PC	PE
		Mason County General Hospital	$22M	GC/CM			PC

Attachment C

New High School Concept Plan