

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a. Legal name of Public Body (your organization): **Seattle School District No. 1**
- b. Mailing Address: **PO Box 34165, Seattle, WA, 98124-1165**
- c. Contact Person Name: **Richard Best** Title: **Executive Director**
- d. Phone Number: **206-252-0647** E-mail: **rlbest@seattleschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Audio/Visual & Security Systems Upgrades at Multiple Sites**
- b) County of Project Location: **King**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The Department of Technology Services (DoTS) **Audio/Visual & Security Systems Upgrades at Multiple Sites** project aims to utilize the Progressive Design Build procurement process to install audio/visual (AV) and security system upgrades across the district's 106 schools. Planned improvements will enhance the academic experience of students and staff to be able to see, hear, and interact in the classroom and provide for their safety in the broader school environment. The project includes A/V and security improvements in classrooms, auditoriums, gymnasiums, libraries, theaters, conference rooms and other learning spaces. Current A/V and security equipment is out-of-date and difficult to maintain. Planned improvements include providing new sound systems, interactive projectors, computer monitors in the classroom environment and new security systems including cameras, door and intrusion alarms, card readers, and intercom systems in the school environment. The project will include the installation of necessary electrical power, data cabling and mounting brackets to make the A/V and security systems function as intended. The Seattle Public Schools Managing Team aims to work with a Progressive Design-Builder (PDB) to: 1) conduct a room-by-room infrastructure assessment that will provide recommendations to inform the design and construction of an efficient, cost-effective project, 2) design the necessary improvements for all 106 schools, and 3) hire various subcontractors to work concurrently at multiple sites (architect, electrical, hazmat, A/V, and security). The goal of the project is to standardize A/V and security equipment for all 106 schools, approximately 4,100 classrooms.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E as provided by DB)	\$2,560,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$33,600,000
Equipment and furnishing costs (included in construction costs)	\$0
Off-site costs	\$0
Contract administration costs (DB Owner-Advisor)	\$510,000
Contingencies (design & owner)	\$2,579,000
Other related project costs (training, haz-mat consultant, permits)	\$2,044,000
Sales Tax	\$3,707,000
Total	\$45,000,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

Seattle Public Schools (SPS) has available funding of \$45M for the Audio/Visual (\$35M) & Security Systems (\$10M) Upgrades at Multiple Sites from the BTA V Capital Levy passed by Seattle Voters on February 8, 2022.

It is planned for the DB Contractor to complete the room-by-room facilities assessment during the summer of 2024 and prepare cost estimates by school to help inform the district if additional funds are required for the completion of this effort at all 106 schools. Using Target Value Design, the initial scope of installations will deliver the best value given available current funding. If additional funds are necessary, which SPS fully anticipates, they will be identified in SPS Building Excellence (BEX) VI Capital Levy currently planned to be placed before the voters on or about February 11, 2025.

Should the BEX VI capital levy be unsuccessful with the voters, SPS will work with the DB Contractor to implement the identified audio/visual and security improvements at the highest need schools and remain within the available funding constraints of the BTA V capital levy.

3. Anticipated Project Design and Construction Schedule

Please provide (See Attachment B for an example schedule.):

The anticipated project design and construction schedule, including:

- a) Procurement; [Progressive Design-Build](#)
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

	<u>Start</u>	<u>Finish</u>
<u>PRC Approval Process</u>	11/9/23	1/25/24
Submit PRC Application		12/20/23
Develop PRC Presentation	12/21/23	1/23/24
Receive/Respond to PRC Questions	1/18/24	1/23/24
PRC Presentation/Verbal Approval		1/25/24
Receive PRC Written Approval		2/1/24
<u>Ph. 1: D/B Procurement & Pre-GMP Design</u>	2/5/24	11/3/24
First publication of RFP for D/B Contractor		1/30/24
Second publication of RFP for D/B Contractor		2/6/24
Pre-Submittal Meeting		2/22/24
Last day for RFP questions and comments to be submitted by Proposers for response by addendum		2/29/24
RFP Addendum Issued		3/7/24
Deadline for Submittal of SOQs in Responses to RFP		3/14/24
Review/Scoring of SOQs	3/31/24	4/4/24
Identify Design-Build Finalists and Issue RFP		4/5/24

Proprietary Meetings with Design-Build Finalists	4/12/24	4/14/24
Last day for RFP questions and comments to be submitted by Finalists for response by addendum		4/15/24
RFP Addendum Issued		4/22/24
Deadline for Submittal of Proposals in Responses to RFP		4/23/24
Review/Scoring of Proposals	4/30/24	5/6/24
Interviews with Design-Build Teams	5/7/24	5/9/24
Public Opening of Price Factors		5/14/24
Notify Submitters of Scoring and Most Qualified Design-Builder		5/16/24
Design-Build Contract Negotiations	6/1/24	7/9/24
Design-Build Agreement w/ Phase 1 Services Executed and NTP		7/10/24
Ph. 1: Programming/Design (0-60% Design)	7/11/24	11/30/24
Validation and Assessment: School by School, Classroom by Classroom	7/11/24	8/31/24
District 30% Design Review/Approval (Drawings, Cut-Sheets, Cost Estimate)	9/1/24	9/5/24
Early Procurement Package	9/8/24	12/8/24
District 60% Design Review/Approval (Drawings, Cut-Sheets/Specs, Cost Estimate, Schedule)	10/25/24	10/29/24
Negotiate GMP (1 month)	10/30/24	11/29/24
Ph. 2: Final Design & Construction Services	11/4/24	2/10/26
Phase 2 Design (60-100% Design)	11/4/24	12/20/2024
Subcontractor Bidding	11/18/24	11/28/24
District CD (90% Design) Review/Approval (Drawings, Cut-Sheets/Specs, Cost Estimate, Schedule)	12/2/24	12/6/24
Construction	12/2/24	3/2/26
Commissioning	2/18/25	12/2/25
First Day of School 2024/25		9/4/24
First Day of School 2025/2026		???
Substantial Completion		12/2/25
Punchlist and Closeout	12/5/25	2/10/26
Warranty Period	2/11/26	2/11/27

4. Explain 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?

The project focuses on the replacement of existing audio visual (A/V) and security systems within the district's 106 schools or approximately 4,100 classrooms. The assistance of a DB Contractor is sought to help facilitate a greater understanding of the necessary funding required to implement the identified audio/visual and security improvements across the district given the various construction methods and materials utilized at the district's schools' which range in age from 1889 to 2023. In addition, approximately 40 schools are landmarked by the City of Seattle, and many of the landmarked structures include landmarked designated building interiors or interior features. Having a DB Contractor help strategize how to incorporate modern A/V and security systems that meet the requirements of the landmark preservation board and associated costs will pose a significant benefit to SPS. Specialized activities for the project will include:

- An assessment of each school (space by space) to verify those spaces or classrooms that require either A/V equipment and/or security system upgrades;
- An assessment of each school (space by space) to verify those spaces or classrooms that require special consideration due to the presence of hazardous materials;
- An assessment of each school (space by space) to verify existing electrical and low voltage requirements;
- Recommendations to inform pre-design and construction to allow for implementation of an efficient, cost-effective project;
- Preparation of a cost estimate by school to help inform project prioritization with available funding;
- Hiring of subcontractors to work concurrently at multiple sites (architect, electrical, hazmat, A/V, and security); and,
- Standardization of A/V and security system equipment and installation across all 106 schools.

We believe the assistance of a DB Contractor to assist Seattle Public Schools (SPS) with the school facilities assessments, design and construction implementation will position the project for success and provide good stewardship of the BTA V Capital Levy dollars allocated for these efforts and potential BEX VI Capital Levy dollars.

If the project provides opportunities for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

One of the primary benefits of the design-build delivery method is the ability of the contractor to collaborate with the designer to enhance the efficiency and constructability of the project. The designer and builder can collaborate to realize design and construction efficiencies for both the A/V and security system upgrades and discuss existing building materials and structural systems; available electrical and low voltage systems, if any; and historical/aesthetic elements that will need to be considered for the design of planned upgrades. The design-build delivery method also allows the district to collaborate with the selected DB team to confirm the scope of the improvements and create common understanding given the fixed budget and critical schedule requirements.

Selection of the DB team is based on qualifications and experience of the team relevant to the specific nature and challenges of the project. For this project, the DB team will need to demonstrate successful experience working on owner-occupied sites and in landmarked buildings. In addition, the DB team will need to provide examples of past projects that demonstrate a high level of collaboration and logistical planning such that equipment arrives on-site and identified tasks are accomplished on time on a daily basis that reduces errors and omissions in the scope of work to minimize the impact of construction activities to staff and students while maximizing the value to the District.

If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

Providing the DB team with the Owner's project requirements and scope of work along with the primary responsibility for managing the project budget and schedule tends to lend itself to a more streamlined approach to design than is typically afforded by other delivery models. It is anticipated that combining the real-world knowledge and field experience of the contractor and low voltage subcontractors with the

design team knowledge of codes and the City of Seattle landmark process will result in time savings during the design phase.

The DB team must also be mindful of SPS's academic school calendar and require demolition, removal of any existing equipment and construction/installation activities to occur after hours, on weekends, or during school breaks and summer months without interruption to classroom instruction during the school year. Utilizing the DB delivery method affords us the best opportunity to meet critical schedule requirements, such as the coordination of the removal/installation of existing A/V or security equipment and training of staff to ensure that there is no 'down-time' which would impact classroom learning or the security of schools.

The DB approach also allows the team to monitor the supply chain as design progresses and order necessary A/V and security equipment, and any other critical or at-risk materials, prior to completion of final design, allowing equipment and material delivery in time to achieve identified construction schedule.

5. 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
Design Build procurement will allow the district to achieve its goals in the most efficient, cost-effective manner benefiting the public by reducing their tax burden. The district's team believes that:
 - The collaboration of the District, Architect and Contractor during design will result in efficiencies of design, constructability and materials/systems selection that would result in construction cost savings that might not otherwise be realized in a Design-Bid-Build (D-B-B) project.
 - Reduction in programming and design time could result in savings of time in the project schedule. Considering a combined value of construction escalation that has recently been fluctuating in the range of 6-9% per year, the resultant savings could equate to approximately .5-.75% per month.
 - By utilizing "early procurement packages" for the A/V and security equipment and materials that have long lead times, we can ensure that equipment and materials will be onsite and ready for incorporation into the project, avoiding the potential for added costs due to delays in acquisition/delivery of critical equipment and materials and detrimentally impacting the school academic program by prolonged on-site construction.
 - Finally, in the DB delivery model the design team is hired by the contractor rather than the District, reducing the district's risk of construction change order costs resulting from errors and omissions in the design and bidding documents.
- 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.
The DB delivery method offers a number of attractive advantages and opportunities over a D-B-B delivery method. Some of those include:
 - The ability to have collaborative discussions that include the District, the Architect and the Contractor and make impactful, informed decisions early during the design process.
 - The potential to reduce time and save money in the design and construction phases of the project and the ability to establish certainty of total project cost (Guaranteed Maximum Price) significantly earlier in the project schedule.
 - The ability to utilize separate, early procurement packages for equipment and materials that are experiencing availability and/or supply chain issues and might not otherwise be available to coincide with the timing conducive to the project schedule.
 - Allows for the District to hire both the general contractor and design team under one contract and allow all entities to collaborate during programming, facilities assessment, design, bidding and construction/installation phases of the project.
 - Utilizing highly qualified design and construction professionals, who have a contractual relationship, will provide better communication and allow the project team to design more efficiently to a budget.
 - Reduction in the District's "risk" due to errors/omissions in the bidding and construction documents.

- Provides insight and guidance for buildings and/or classrooms that have known hazardous material issues (i.e., asbestos, lead paint, etc.) and create a plan on how to deal with these hazardous materials to ensure the most optimum removal available.
- Allows the DB team to better understand the requirements imposed by the City of Seattle Landmark Preservation Board and identify earlier viable installation solutions that will achieve their approval.
- Allows the Contractor to inform the District and Architect of forecasted market, materials and labor conditions and for the team to plan/design accordingly to avoid potential cost/schedule impacts.

Utilizing the traditional Design-Bid-Build delivery method is not practical for this project, primarily due to the complexity assessing the existing building conditions of 106 schools, volatility in construction costs and supply chain issues in the current market. Unlike D-B-B, DB delivery allows the District to work with the contractor and subcontractors to monitor and adjust to market conditions during design and take measures to minimize the potential of related impacts to the project scope, cost and schedule.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.
Seattle Public Schools has a long, successful history of planning and executing capital projects of size and complexity on time and within budget, utilizing both D-B-B and GC/CM project delivery methods. With the complexities and large scale of the Audio/Visual & Security Systems Upgrades at Multiple Sites project, the decision to utilize DB has been intentional, and we are excited to embrace the benefits of this delivery method.

Seattle Public Schools recognizes staff have limited knowledge and experience with the DB delivery method, SPS plans to have staff access available DB trainings and certifications through the Seattle Associated General Contractors (AGC) and the Design Build Institute of America (DBIA).

Additionally, to specifically support this project and SPS staff we solicited qualifications from DB Owner-Advisors and chose Turner & Townsend Heery to augment our efforts, including: the PRC Application/Approval process; PDB procurement; and, PM/CM support during the course of this project. The Turner & Townsend Heery team includes Bill Dobyns and Andie Rutledge, both of whom have extensive, prior DB experience.
- 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 Attachment C for an example.)
See Exhibit A, attached.
- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).
The Audio/Visual & Security Systems Upgrades at Multiple Sites would be SPS’s second DB project. Therefore, we are augmenting our project team with consultants who bring extensive, prior DB contracting and project experience to provide support and guidance through all phases of the project.

Richard Best, Executive Director for Capital, Planning and Facilities (Seattle Public Schools)
Richard has extensive architectural and construction experience over the past 40 years including K-12 schools, hospitals, laboratories, and major hotel projects, gaining insights into all phases of a project. His skills include: a firm understanding of architectural programming and planning; a working knowledge of construction systems and methods; and a thorough familiarity with project budgeting and scheduling. Project responsibilities have included; architectural programming, conceptual design, space planning, development of project specifications; contract administration and construction oversight. The table below identifies Richard’s most recent project experience.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Eckstein Middle School Exterior Window Replacements	\$11.8M	GC/CM	Director for Capital Projects	2023-2025
John Stafford Center for Education Excellence Central Kitchen Improvements Phase II	\$20.4M	GC/CM	Director for Capital Projects	2022-2024
Franklin High School HVAC Repairs	\$5.1M	DB	Director for Capital Projects	2022-2023
Alki Elementary School Addition & Renovation	\$75.5M	GC/CM	Director for Capital Projects	2021-2026
John Rogers Elementary School Replacement	\$94.5M	GC/CM	Director for Capital Projects	2021-2025
Montlake Elementary School Renovation & Addition	\$84.8M	GC/CM	Director for Capital Projects	2021-2025
Lincoln High School Seismic Improvements & Theater Renovation	\$38.8M	GC/CM	Director for Capital Projects	2020-2023
Asa Mercer International Middle School Replacement	\$154.2M	GC/CM	Director for Capital Projects	2020-2023
Van Asselt School Classroom and Gymnasium Addition	\$50.6M	GC/CM	Director for Capital Projects	2020-2023
Rainier Beach High School Replacement	\$276.8M	GC/CM	Director for Capital Projects	2020-2026
James Baldwin Elementary School Replacement	\$80.2M	GC/CM	Director for Capital Projects	2019-2023
Webster Elementary School	\$39.1M	GC/CM	Director for Capital Projects	2016-2020
Bagley Elementary School	\$40M	GC/CM	Director for Capital Projects	2016-2020
Ingraham High School Addition	\$41M	GC/CM	Director for Capital Projects	2016-2019
Lincoln High School	\$101M	GC/CM	Director for Capital Projects	2016-2019

Tom Gut, PE, Senior Project Manager (Seattle Public Schools)

With over 30 years of design and construction related experience and a Bachelor of Science in Civil Engineering from Iowa State University, Tom is a licensed civil engineer in Washington state. He has worked in both the private and public sectors including seven years as the public works director for the City of SeaTac, three years as a project manager and currently senior project manager for Seattle Public Schools. He is experienced in all aspects of design and construction from conceptual planning to project close-out. Current responsibilities include managing the design and construction of school improvement projects on occupied sites and constrained to tight summer break schedules. He intends to earn his certification through the Design Build Institute of America. Tom successfully managed the district's first Design-Build project to replace over 140 heat pumps in ten weeks at Franklin High School.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Eckstein Middle School Exterior Window Replacements	\$11.8M	GC/CM	Sr Project Manager	2023-2025
John Stafford Center for Education Excellence Central Kitchen Improvements Phase II	\$20.4M	GC/CM	Sr Project Manager	2022-2024
Franklin High School HVAC Repairs	\$5.1M	DB	Project Manager	2022-2023
Gatewood Elementary School HVAC Improvements	\$3M	D-B-B	Project Manager	2020-2022

Boren STEM K-8 HVAC Improvements	\$2.3M	D-B-B	Project Manager	2020-2022
Lafayette Elementary School Fire Sprinkler, Seismic & HVAC Improvements	\$4.5M	D-B-B	Project Manager	2020-2022
Adams Elementary School Fire Sprinkler Improvements	\$1.5M	D-B-B	Project Manager	2019-2020

Joanne Cobb, PMP, CSM, OCM, Senior Project Manager (Seattle Public Schools)

With over 25 years of Information Technology Project Management experience, Ms. Cobb has certifications in Project Management (PMP), Agile Scrum Master (CSM) and Organizational Change Management (OCM). She has worked in both the private and public sectors, most notably at the University of Washington and the Port of Tacoma. At the Port of Tacoma, she successfully delivered the setup of the Northwest Seaport Alliance (NWSA) between the Port of Tacoma and Port of Seattle which is considered the first Seaport Alliance between multiple ports in the United States. Additionally at the Port of Tacoma, Joanne successfully set up the e-Builder application for use in the Engineering Department. She is experienced in all aspects of IT and Organizational Change Project Management from conceptual planning to project close-out. Current responsibilities include managing the Department of Technology Services (DoTS) Infrastructure projects along with Disaster Recovery/Cybersecurity planning, exercises and reporting.

Notable Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
A/V Refresh Project	\$37M	D-B-B	Project Manager	2021 – current
Student and Staff Device Planning, Vendor Selection and Distribution	\$57.6M	D-B-B	Project Manager	2019 - 2023
Port of Tacoma: Northwest Seaport Alliance (NWSA)	\$5M	D-B-B	Project Manager	2015 - 2019
University of Washington: American Recovery and Reimbursement Act of 2009 (ARRA) Project Grant Reporting (838 projects)	\$383M	D-B-B	Project Manager	2009 - 2011

Bill Dobyys – DB Owner-Advisor (Turner & Townsend Heery)

Bill will provide project oversight, DB advisory, DB education and support to the SPS project team, participating in greater depth as appropriate, to guide Seattle Public Schools to success for this second DB project while maximizing the advantages of this delivery model. Bill has over 39 years of industry experience, primarily focused on delivering K-12 projects. He holds a Design-Build Certificate from the Design Build Institute of America and has experience with both design-build and progressive design-build procurement methods and associated projects. Bill offers Seattle Public Schools decades of lessons learned from K-12 projects, ranging from small projects to new \$100M+ schools. Bill is the recent past Vice Chair of CPARB and past PRC Member.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Mountlake Terrace HVAC Upgrades	\$10M	PDB	PDB Advisor	2023 - Present
Wenatchee Valley YMCA	\$25M	PDB	PDB Advisor	2023 – Present
Spokane Valley City Hall Remediation	\$18M	PDB	PDB Advisor	2023 – Present
Lincoln High School Modernization Phase 2	\$31M	GC/CM	Sr. Project Management Director	2020 – 2022
Cascadia Elementary and Robert Eaglestaff Middle School	\$118.2M	GC/CM	Project Executive	2013 - 2017

Andie Rutledge – DB Project Controls (Turner & Townsend Heery)

Andie possesses more than 25 years of progressive experience in the administrative field including ten years' experience working for Seattle Public Schools. She provides document control management and standardization of procedures, performing such tasks as scanning and filing forms, meeting minutes, correspondence, mailing and copying, and routing documents for reviews and approvals. Andie is a

highly motivated individual and an eager problem solver. She can work in unison with clients, other team members, project managers, and contract administrators.

Graehm Wallace – External Legal Counsel (Perkins Coie, LLP)

Graehm Wallace is a partner within the Construction Law practice of the Seattle office of the law firm Perkins Coie LLP, having over 26 years of experience working in all areas of construction transactions, counseling, and conflict resolution. Graehm has provided legal assistance for numerous school districts including preparation of contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10. Graehm and the Turner & Townsend Heery team have a long-standing relationship and have worked together on alternate delivery projects for Auburn, Edmonds, Lake Stevens, Mount Vernon, North Thurston, Seattle, Tacoma and Tumwater School Districts.

Graehm has provided legal counsel in all areas of construction and has provided legal assistance to over 100 Washington school districts. His work covers all aspects of contract drafting and negotiating, including preconstruction, architectural, engineering, construction-management, design-build, consultant, bidding, advice during construction, and claim prosecution and defense from initial claim analysis through discovery, mediation, alternative dispute resolution, arbitration, or trial. Graehm is recognized in The Best Lawyers in America for the practice area of Construction Law.

- 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 Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please refer to the project experience tables included with the staff and consultant biographies above.

- 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.

Please refer to the information provided in the staff and consultant biographies above.

- 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.

N/A

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

See Exhibit C for a summary of previous major projects undertaken by the SPS Capital Projects and Planning Department.

A description of the controls your organization will have in place to ensure that the project is adequately managed.

- a. The roles and responsibilities of Seattle Public Schools, the DB Owner-Advisor (Turner & Townsend Heery), and the DB team will be established in a matrix of responsibilities that is published in the Request for Proposal and other DB contract documents. The SPS PM and DB Owner-Advisor will monitor the various activities and the deliverables established in the matrix and keep the appropriate parties on task for their respective work throughout the life of the project.
- b. Weekly coordination meetings with the SPS PM, DB Owner-Advisor, and DB team will be conducted and timely meeting minutes that assign action items will be published throughout the life of the project. The purpose of the meeting will be to ensure adherence to the established program, scope, budget and schedule and also resolve any issues brought up by any party. These weekly meetings will be paramount in the management and coordination of the project.
- c. SPS requires the DB Owner-Advisor and the DB team to utilize e-Builder construction management software to monitor, control and track the budget, schedule, changes, pay apps, RFIs, submittals, issues, etc. This software allows collaboration from any computer through a cloud-based system and allows easy tracking of issues, cost impacts, and also archives the information for easy retrieval. Team members are notified by the software when actions are needed. Management reports which give current status on action items will be discussed at the weekly coordination meeting.

- d. As part of the preconstruction services the DB team will develop a subcontracting bid plan, schedule, phases of construction, and identify long lead materials so all information can be included into a comprehensive schedule that will be reviewed at each weekly coordination meeting.
 - e. Construction cost estimates by the DB team are to be generated and reconciled at the end of each design phase and as otherwise deemed necessary.
 - f. In addition to what is required by the Washington Administrative Code (WAC), value engineering and constructability reviews will be ongoing and will also be an established agenda item in the weekly coordination meetings.
 - g. Market prices will be constantly monitored for impacts to the current estimates or the established Total Contract Cost (TCC). Once the Guaranteed Maximum Price (GMP) is negotiated after the 60% design documents are in place, the SPS PM, DB Owner-Advisor and DB team will constantly evaluate the construction documents to determine if there are any changes that impact the agreed to GMP. If so, then these changes will be brought back in line with the budget and the established GMP.
 - h. At intermediate review milestones of the design documents and at the completion of the bidding and construction documents, the DB team will be required to provide a list of changes/further development of the design from the previous submittal as a means to identify and control materials, scope or program that has changed or been revised since the previous review and to reconfirm the GMP and the TCC.
 - i. SPS conducts monthly meetings with Seattle's Department of Construction and Inspection (SDCI), Department of Neighborhoods, Department of Transportation, Seattle City Light and Seattle Fire on all SPS projects in order to monitor the status of various approvals and permits. This meeting provides an opportunity for better project understanding and allows questions or concerns from the code officials or other authorities having jurisdiction to be raised. In addition, it allows SPS to alert officials of any scheduling concerns related to permit issuance or inspections.
 - j. Any changes to be funded by the DB contingency or by change order will be thoroughly reviewed by SPS PM, DB Owner-Advisor, DB Team as to the scope, schedule impact, and costs. All parties will sign off on changes prior to proceeding with the work.
 - k. Monthly, the Executive Director of Capital Projects, Planning and Facilities/Operations will attend an Owner/Design Build Contractor meeting with executives from the DB Team to review any issues that have arisen that are not easily resolved.
 - l. Approval of all contracts, changes, and amendments will follow Seattle School Board Policy No. 6220.
 - m. The Superintendent is authorized to sign contracts up to \$5M for public works projects. Board approval of public works contracts is required for contract amounts exceeding \$5M.
- A brief description of your planned DB procurement process.
Our DB procurement/selection process will be based primarily on firm and team member qualifications, experience, past performance and project approach-based factors plus a minor pricing factor. Due to the qualifications-based selection, design efforts by the Proposers will be discouraged.
- Our procurement process will include the following:
- Outreach to potential DB contractors and design teams to make them aware that the project is being planned and the anticipated timing of the RFQ release.

- Publish an advanced notice advertisement to notify potential DB contractors and design teams that the project is being planned and so that they can begin to form their teams in anticipation of the RFQ.
- Publicly advertise and issue the RFQ to solicit Statements of Qualifications (SOQ) from potential DB teams. RFP will identify scoring criteria and weighting that will be used in evaluating the SOQs that are received.
- Review/score SOQs received from submitters to arrive at a shortlist of up to 3 or 4 of the highest ranked submitters who will be identified as Finalists.
- Issue final RFP to Finalists that will solicit their written Proposal that will include project specific approach information and pricing factors. RFP will identify scoring criteria and weighting that will be used in evaluating the Proposals that are received.
- Conduct DB team led Proprietary Meetings with each Finalist to answer questions that will help them complete their Proposals.
- Receive and review Proposals. (With the exception of Price Factors which will be held confidential until after scoring of other proposal information.)
- Conduct SPS led interviews of DB Finalists to help SPS better understand the qualifications and intended approach of each DB Finalist.
- Score Final Proposals.
- Open and Score Price Factors.
- Recommend award to the highest ranked DB Finalist.
- Negotiate Preconstruction fees and terms of the DB Agreement with highest ranked DB Finalist.
- Obtain approval of selected DB team, preconstruction fees and terms of the DB Agreement from SPS School Board.
- Execute DB Agreement and issue NTP.
- Make honorarium payment to DB Finalists who were not awarded a contract.

The SOQs and Proposals will be reviewed, evaluated and scored by a team that will include representatives from SPS Capital Projects and Planning, Facilities/Operations, Department of Technology Services and the BEX/BTA Oversight Committee.

The scoring utilized to determine the total points and highest scoring Finalist will be cumulative and inclusive of the scores from the SOQs, the Interviews and the Proposals, including the cost factors. The highest scoring Finalist will be identified and invited to negotiate a DB Agreement. The DB Owner-Advisor and Perkins-Coie will provide technical consultation to SPS, as required, during this phase.

Evaluation factors for the SOQs will include, but may not be limited to, technical qualifications of the firms and the key design and construction personnel; capacity to perform the work; the proposer's past performance in utilization of disadvantaged business and small business enterprises and the ability to provide a performance and payment bond for the project. Evaluation factors for the Proposals will include, but may not be limited to, project-specific technical approach information, the management plan to meet time and budget requirements, the project-specific outreach and inclusion plan for small business entities and disadvantaged business enterprises and one or more price-related factors. The weighting of the price-related factors will be minor in comparison to the weighting of the other evaluation factors.

Pending approval by the PRC, we anticipate that the procurement process will begin with the advertising of the Request for Proposal (RFP) in February 2024 and will culminate with the identification of our "Most Qualified" D/B contractor in May 2024. (Refer to Section 3 for additional schedule information.)

Once the most qualified DB Contractor is identified, we will then complete negotiations in June 2024. SPS intends to utilize Turner & Townsend Heery as third party industry experts to participate with us in the DB selection and contracting process. We will also use the services and advice of Graehm Wallace of Perkins Coie for legal issues, during procurement, contract negotiations and during implementation of the project.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Graehm Wallace, Perkins Coie, will assist SPS in preparation of the contract agreement. Capital Projects and Planning staff, working with the DB Owner-Advisor t, will prepare and customize the RFQ/RFP documents to meet specific needs of the Audio/Visual & Security Systems Upgrades at Multiple Sites project.

7. 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 Attachment E. 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
 - Small-, minority-, women-, and veteran-owned business participation planned and actual utilization
- See Exhibit D.

8. 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. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- An 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

Detailed plans and equipment installation drawings for each school and/or classroom are not yet developed. See Exhibit B for a map of the SPS schools.

9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

SPS embraces the practice of continuous improvement and recognizes that independent audits are helpful because procedures, which need improvement, are brought to light. The Building Excellence (BEX) Program began in 1995 and the fifth cycle of this levy was approved by 72% of Seattle voters in February 2019. In addition, the SPS BTA Capital Levy is also on its fifth cycle and received 78% approval from Seattle voters in February 2022. SPS recognizes its responsibility to serve as responsible stewards of public funds, to use prudent management practices to ensure the investment of over \$2.3 billion of levy funds is effectively managed. Accordingly, SPS continues to hone its procedures and processes as findings are identified by both internal and external auditors.

Audit of Lincoln High School Project MC/CM Audit – issued March 21, 2021

The district used the Mechanical Contractor/Construction Manager (MC/CM) early selection process to hire the mechanical subcontractor for the Lincoln High School Phase I project. State law requires public owners that use this method to undergo an independent cost audit to confirm the actual accrual of costs. An audit, conducted prior to the final payment to the MC/CM, found a credit of approximately \$103,000 was due the district on an \$11.8 million contract with the MC/CM contractor. Capital Projects and Planning department has created a process in e-Builder to standardize the practice of timely audits of every MC/CM contract.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

The district reaches out to Minority and Women Business Enterprise (MWBE) firms by advertising our projects to National Association of Minority Contractors (NAMC), Tabor 100, a local minority/small business association, as well as posting on the WA State’s Office of Minority and Women’s Business Enterprise (OMWBE) site. We have also in the past participated in reverse vendor trade shows with the City of Seattle to meet local small businesses and firms.

Recently, Seattle Public Schools has launched a Priority Hire program with a Student and Community Workforce Agreement (SCWA). The SCWA is among the first in the nation to build a construction training and employment program that has students, former students, and student families at its center. The SCWA will create priority training and employment for SPS construction projects at or above \$5 million and will be incorporated on this project. The SCWA prioritizes career, training, and employment for SPS students, former SPS students who are ready to seek careers in the construction trades, and wage-earners who have SPS students in their households. In addition, the priority hire program includes workers from: Distressed Zip Codes within the City of Seattle, Black, Indigenous and People of Color (BIPOC), and LGBTQ+ communities and women. Aspirational goals under the SCWA include 6% WBE, 20% MBE and 20% BIPOC journey hours. SPS currently has nine active projects under its SCWA program and is consistently exceeding the goal established for BIPOC journey hours on all nine projects. The SCWA is modeled after the City of Seattle’s Community Workforce Agreement.

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 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 information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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



Signature: _____

Name: *(please print)* Richard Best *(public body personnel)*

Title: Executive Director of Capital Projects, Planning and Facilities/Operations

Date: December 19, 2023

Attachments:

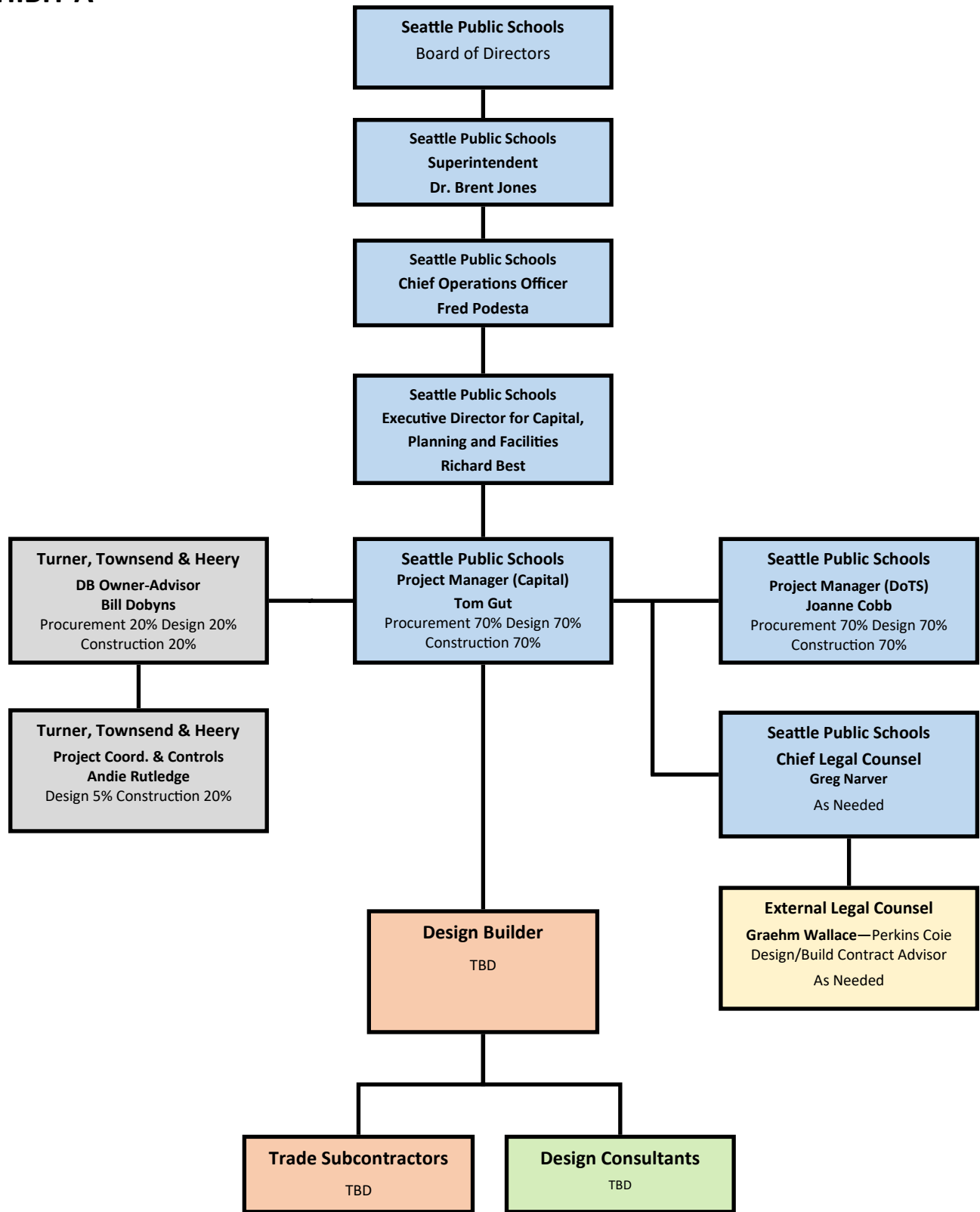
Exhibit A – Project Organizational Chart

Exhibit B – Map Showing School Locations

Exhibit C – Major Projects Recently Undertaken by SPS

Exhibit D – Minority and Women Participation on Recent SPS Projects

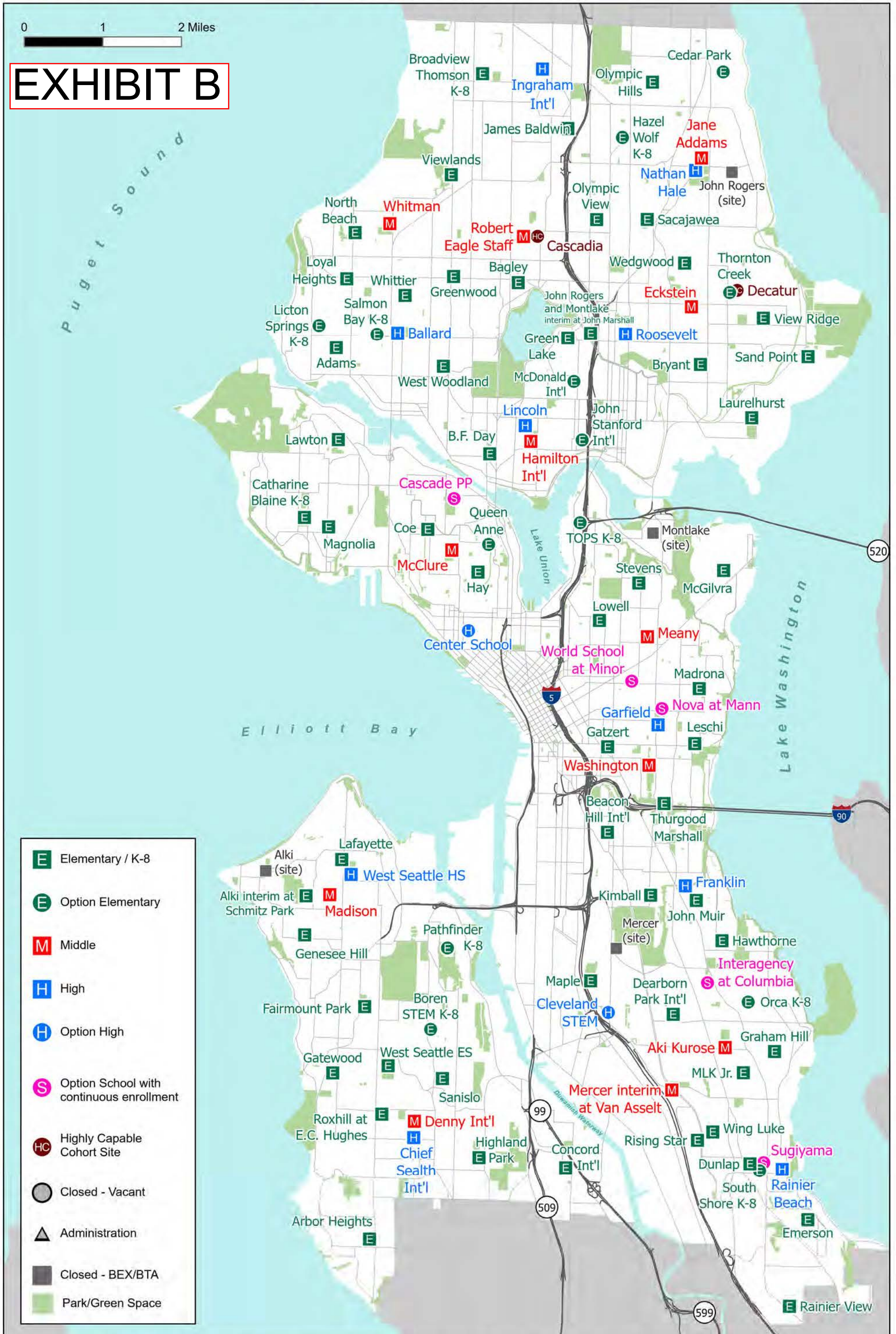
EXHIBIT A



Audio/Visual & Security Systems Upgrades at Multiple Sites

**SEATTLE PUBLIC SCHOOLS
PROJECT ORGANIZATION CHART**

EXHIBIT B



The names on this map are not intended to reflect the official name of any school building. They are instead intended to ensure better public understanding based upon familiar reference, particularly in situations where program and school building names differ. This information has been compiled by SPS staff from a variety of sources and is subject to change without notice. SPS makes no representations or warranties, expressed or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. SPS shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited. MapFile: SPS_District_2023

EXHIBIT C

SEATTLE PUBLIC SCHOOLS MAJOR PROJECT LIST Including ALL GC/CM and Design-Build Projects

Project Name	Scale / Description		Completion	Project Cost
MAJOR CAPITAL PROJECT				
Rainier Beach High School	New Building	GC/CM	26 (in Constr)	\$276.8 M
Mercer Middle School	New Building	GC/CM	25 (in Constr)	\$154.2 M
Eckstein Middle School Exterior Windows	Replacement on Landmarked Building	GC/CM	25 (in Design)	\$11.8M
JSCEE Central Kitchen Phase II	Complete Renovation	GC/CM	24 (in Design)	\$20.4M
Van Asselt School	Modernization & Addition	GC/CM	2023	\$50.6 M
Franklin HVAC Repairs	Heat Pump Replacement (141)	DB	2023	\$5.1M
James Baldwin Elementary School	New Building	GC/CM	2023	\$80.2 M
Viewlands Elementary School	New Building	DBB	2023	\$88 M
Kimball Elementary School	New Building	DBB	2023	\$84.5 M
Lincoln High School Phase II	Modernization	GC/CM	2023	\$38.8 M
Webster School	Modernization & Addition	GC/CM	2020	\$39.1 M
Lincoln High School	Modernization	GC/CM	2019	\$101 M
Loyal Heights Elementary	Modernization & Addition	GC/CM	2018	\$37.3 M
Cascadia Elementary and Robert Eaglestaff Middle School	Two New Schools	GC/CM	2017	\$118.2 M
Olympic Hills Elementary	New Building	GC/CM	2017	\$45.2 M
Denny Middle School/ Chief Sealth High School - Projects 1 & 2	Sealth HS 230,000 SF Modernization / Denny MS - New Building	GC/CM	2010/2011	\$149 M
Denny Middle School/ Chief Sealth High School - Project 3	Community / Sealth Athletic Fields	GC/CM	2011	\$5.9 M
Hamilton Middle School	Complete Renovation	D-B-B	2010	\$72.2 M
Ingraham High School	New Building Addition	D-B-B	2012	\$25.8 M
Nathan Hale High School Project 1	Modernization + New Library Addition	D-B-B	2009	\$14 M
Nathan Hale High School Project 2	Major Modernization	GC/CM	2011	\$72.8 M
South shore School - New K-8	New 130,000 SF Building	D-B-B	2009	\$64.7 M
South Lake	New Building	D-B-B	2008	\$14.4 M
Garfield High School	Complete Renovation	GC/CM	2008	\$87.5 M
Cleveland High School	Complete Renovation	GC/CM	2007	\$67 M
Roosevelt High School	Complete Renovation	GC/CM	2006	\$84.5 M
Nathan Hale High School Auditorium	New Addition	GC/CM	2004	\$10 M

OTHER CAPITAL PROJECTS

Buildings	Roof Replacements	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$200 M
	Exterior Renovations		
	Mechanical / Air Quality		
	Life Safety / ADA		
	Interior Finishes/ Flooring		
Technology	Technology, computers, networks	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$ 141 M
Academics	Literacy, Arts, Science Facilities	BTA II 2005-2012 BTA III 2010-2012 BTA IV 2016-2022	\$102 M
	High School Modernization		
	Athletics Improvements		

EXHIBIT D

Seattle Public Schools SCWA Projects December 2023

	Seattle Public Schools Aspirational Project Goals	Northgate Elementary	Viewlands Elementary	Kimball Elementary	Rainier Beach High School Replacement	Van Asselt School Addition	John Rogers ES Replacement	Montlake ES Modernization & Addition	Alki ES Addition & Modernization	Asa Mercer MS Replacement
Prime Contractor		Lydig	Absher	Cornerstone	Lydig	Cornerstone	Lydig	Skanska USA	Cornerstone	Cornerstone
Prime Contractor P.M.		Sara Carlson	Garett Tapia	Josh Goldman	Pat McGlothlin	Matt Everett	Cody Scott	Kyle York	Marcus Comer	Marcus Comer
DEI Manager		Diahna Nuñez	Stephanie Caldwell	Vicki Puckett	Diahna Nuñez	Vicki Puckett	Diahna Nuñez	Courtney Goldstein	Vicki Puckett	Vicki Puckett
Procurement Method		GC/CM	D/B/B	D/B/B	GC/CM	GC/CM	GC/CM	GC/CM	GC/CM	GC/CM
Start Date		6/7/2021	9/8/2021	9/20/2021	4/1/2022	5/25/2022	7/24/2023	7/5/2023	8/1/2023	7/24/2023
Est. Completion Date		12/15/2023	12/15/2023	11/15/2023	10/31/2026	11/15/2023	8/15/2025	7/5/2025	7/31/2025	6/25/2025
SPS Sr. PM		Vince Gonzales	Vince Gonzales	Mike Skutack	Mike Skutack	Vince Gonzales	Vince Gonzales	Mike Skutack	Vince Gonzales	Vince Gonzales
SPS PM		Amanda Fulford	Brian Fabella	Paul Wight	Paul Popovich - Parametrix	Ethan Bernau - SOJ	Cody Scott	Paul Wight	Brian Fabella	Justine Kim - SOJ
Construction Equity Compliance Advisor		Oswaldo Guel	Oswaldo Guel	Nidia Henriquez	Nidia / Oswaldo	Nidia Henriquez	Oswaldo Guel	Oswaldo Guel	Nidia Henriquez	Nidia Henriquez
Among All Hours		233,685	308,526	230,521	140,217	144,002	7,453	14,592	2,061	12,431
SPS Student	4.0%	6.35% -	2.86% +	5.07% -	8.72% +	5.80% -	1.71% +	0.0%	0.0%	4.99% +
SPS Wage Earner	10.0%	1.9% -	1.1%	2.09% -	5.99% -	3.37% -	0.0%	0.0%	0.0%	2.40% -
SPS ZIPs - Apprentice	3.0%	1.61% -	3.79%	1.7%	2.93% +	2.69%	0.0%	0.0%	0.0%	0.0%
SPS ZIPs - Journey	7.0%	3.85% -	5.85% -	4.06% -	6.29% -	5.35% -	5.60% +	5.15% -	0.78% +	0.00%
Apprentices	15% (required)	21.51% -	25.34% +	16.74% +	16.10% +	21.56% -	21.61% +	6.52% +	4.17% -	7.49% +
Among Apprentice Hours		50,255	75,385	38,595	22,575	31,040	1,611	952	86	931
Women	9.0%	4.0%	10.90% +	12.90% -	19.50% +	16.50% -	0.0%	16.90% +	0.0%	0.0%
People of Color	30.0%	46.8% -	43.20% -	37.90% -	53.40% -	53.10% -	25.80% -	5.80% +	100% +	81.40% -
Preferred Entry	20.0%	20.83%	27.8%	11.1%	50.0% +	20.0%	0.0%	0.0%	0.0%	0.0%
Among Journey Hours		183,430	222,734	191,925	117,642	112,963	5,842	13,641	1,975	11,500
Women	6.0%	2.6%	4.60% -	3.10%	0.90%	3.4%	1.80% -	7.20% -	0.0%	1.30% -
People of Color	20.0%	31.2%	41.6%	36.8%	26.40% +	50.8%	20.50% -	38.30% -	17.90% +	12.10% -
WMBE										
WBE	6.0%	3.55% -	3.11% -	3.62% +	4.48% -	8.04% +	0.43% +	1.86% +	1.74% +	8.01% +
MBE	20.0%	6.59% -	1.72% -	13.62% -	22.41% -	9.05% +	2.15% +	9.55% +	0.0%	4.77% +

Preferred entry performance is based on the number of apprentices who are pre-apprenticeship graduates and work at least 350 or 700 hours on the project, divided by the number of apprentices divided by the number of all apprentices who work at least 350 or 700 hours on the project.

Project	Preferred Entry Threshold	Project	Preferred Entry Threshold
Northgate Elementary	700	John Rogers ES	700
Van Asselt	700	Montlake ES	700
Viewlands Elementary	700	Alki ES	700
Kimball Elementary	700	Mercer MS	700
Rainier Beach	700		