



APPLICATION FOR DESIGN-BUILD PROJECT DELIVERY APPROVAL

Submitted by:

Auburn School District No. 408

MULTI-FACILITY IMPROVEMENTS PROGRAM

Submitted to:

Capital Projects Advisory Review Board (CPARB)

Project Review Committee (PRC)

August 20, 2024

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Project Review Committee
State of Washington Department of Enterprise Services
Engineering & Architectural Services
P.O. Box 41476
Olympia, Washington 98504-1476

Attention: Talia Baker, Administrative Support
Subject: Design-Build Application
Multi-Facility Improvements Program
Auburn School District

Dear PRC Members:

Please accept the attached application requesting approval for Auburn School District to utilize the Design-Build delivery method for a building program that will improve multiple facilities throughout the school district. This includes improvements at 16 schools and six support facilities. We further request approval to utilize the Progressive Design Build (PDB) delivery method. This method will allow the school district to utilize the services of a contractor and design professionals as collaborative partners from the beginning to end of the program.

Auburn School District has successfully utilized GC/CM project delivery on eight large capital projects. We look forward to expanding our use of alternative contracting by executing a multi-facility construction program using the PDB delivery method. Our decision to utilize PDB was made after conducting extensive research and discussing this approach with design professionals, contractors, and consultants who are familiar with this process. This research confirmed our multi-facility improvements program is well suited for PDB and the use of PDB will benefit the school district and our taxpayers.

Auburn School District has selected Parametrix as our Design-Build Advisor, Procurement, Project Management, and Construction Management consultant for this program. Parametrix has successfully executed the Design-Build delivery process on numerous K-12 and other public agency projects. We will also utilize the technical and legal assistance of Graehm Wallace of Perkins Coie. Mr. Wallace has extensive experience assisting school districts and other public agencies with construction contract documents and legal advisory services for Design-Build projects.

Our intent is to select and work with a highly qualified Design-Build team who will bring strong experience and success in utilizing PDB for our multi-facility program.

Auburn School District looks forward to presenting our PDB program and team to the Project Review Committee.

Sincerely,



Jeffrey Grose
Executive Director of Capital Projects
Auburn School District

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): **Auburn School District No. 408**
- b) Mailing Address: **915 4th St. NE, Auburn, WA 98002**
- c) Contact Person Name: **Jeffrey Grose** Title: **Executive Director of Capital Projects**
- d) Phone Number: **(253)931-4826** E-mail: **jgrose@auburn.wednet.edu**

1. Brief Description of Proposed Project

- a) Name of Project: **Multi-Facility Improvements Program**
- b) County of Project Location: **King**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

This program will provide improvements to 16 schools and six school district support facilities. This includes over 160 improvement items that focus on safety and security, energy conservation, critical building systems, and aging equipment and building components. These improvements will be completed over a four-year period while the schools and support facilities remain in operation. Refer to Exhibit A for a summary table of facilities improvements.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$5,280,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$44,000,000
Equipment and furnishing costs	\$440,000
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$880,000
Contingencies (design & owner)	\$6,006,800
Other related project costs (briefly describe)	
Project investigations, permits, and misc. fees	\$1,760,000
Sales Tax	<u>\$4,633,200</u>
Total	\$63,000,000

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*

Preconstruction costs for this program will be funded from resources available in the Auburn School District Capital Projects Fund. Funding for the construction work and other program costs will need to be provided from a bond issue. Auburn School District has placed a bond issue for this purpose on the November 5, 2024 ballot. If the bond issue is approved by the voters, bonds will be sold in 2025 to fund the construction work.

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;
- b) Hiring consultants if not already hired; and

Not Applicable. School district staff are already in place and the school district has contracted with Parametrix to provide DB advisory, procurement and PM/CM support services and will use Perkins Coie to develop DB contract documents and provide advisory services for the project.

- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

GC/CM Procurement Schedule	Start	Finish
Publish Advanced Notice Advertisement		Dec 2, 2024
First publication of RFQ for DB Services		Jan 13, 2025
Second publication of RFQ for DB Services		Jan 20, 2025
Project Information Meeting		Jan 22, 2025
RFQ Submittal (SOQ) Deadline		Feb 24, 2025
Review & Score RFQ Submittals (SOQs) Received	Feb 25, 2025	Mar 7, 2025
Notify Submitters of Shortlisted DB Finalists		Mar 12, 2025
Statutory Waiting Period	Mar 13, 2025	Mar 14, 2025
Release Final Draft of RFP to Finalists		Mar 17, 2025
Proprietary Meetings with Finalists	Mar 26, 2025	Mar 27, 2025
RFP Submittal (Proposal) Deadline		Apr 17, 2025
Review RFP Submittals (Proposals) Received	Apr 21, 2025	Apr 30, 2025
Interviews with Finalists	Apr 29, 2025	Apr 30, 2025
Score Interviews and RFQ Submittals (Proposals)		Apr 30, 2025
Notify all Proposers of the Most Highly Qualified Design-Builder		May 5, 2025
Statute Required Waiting Period	May 7, 2025	May 9, 2025
Board Approval of Design-Builder Selection		May 12, 2025
Negotiate Terms and Conditions of Agreement and Scope/Fee for Phase 1 (Pre-GMP)	May 12, 2025	June 9, 2025
Final Phase 1 (Pre-GMP) Scope/Fee Due From Design-Builder		June 9, 2025
Board Approval of Phase 1 (Pre-GMP) Fees and Agreement		June 23, 2025
Execute DB Agreement w/ Phase 1 (Pre-GMP) Services for Design & Construction Phase 1		July 1, 2025
Design-Build Notice to Proceed		July 1, 2025
Design, Permitting & Construction Schedule	Start	Finish
<u>Phase 1 –2026/2027 Construction Work</u>		
Pre-Design & Design	July 2025	June 2026
Early Procurement	TBD	TBD
Negotiate GMP for Phase 2 Services	May 2026	May 2026
Permitting	Mar 2026	June 2026
Construction	June 2026	May 2027
First Day of School 2026/27 School Year		Sep 9, 2026

Substantial Completion		May 2027
Punchlist and Final Completion	June 2027	July 2027
<u>Phase 2 –2027/2028 Construction Work</u>		
Negotiate GMP for Phase 1 Services	June 2026	June 2026
Pre-Design & Design	July 2026	June 2027
Early Procurement	TBD	TBD
Negotiate GMP for Phase 2 Services	May 2027	May 2027
Permitting	Mar 2027	June 2027
Construction	June 2027	May 2028
First Day of School 2027/28 School Year		Sep 8, 2027
Substantial Completion		May 2028
Punchlist and Final Completion	June 2028	July 2028
<u>Phase 3 –2028/2029 Construction Work</u>		
Negotiate GMP for Phase 1 Services	June 2027	June 2027
Pre-Design & Design	July 2027	June 2028
Early Procurement	TBD	TBD
Negotiate GMP for Phase 2 Services	May 2028	May 2028
Permitting	Mar 2028	June 2028
Construction	June 2028	May 2029
First Day of School 2028/29 School Year		Sep 6, 2028
Substantial Completion		May 2029
Punchlist and Final Completion	June 2029	July 2029
<u>Phase 4 –2029/2030 Construction Work</u>		
Negotiate GMP for Phase 1 Services	June 2028	June 2028
Pre-Design & Design	July 2028	June 2029
Early Procurement	TBD	TBD
Negotiate GMP for Phase 2 Services	May 2029	May 2029
Permitting	Mar 2029	June 2029
Construction	June 2029	May 2030
First Day of School 2029/2030 School Year		Sep 5, 2029
Substantial Completion		May 2030
Punchlist and Final Completion	June 2030	July 2030

Note that the schedule above is preliminary and is subject to change once the PDB team is on board and the school district has had the opportunity to collaborate on logistics, phasing and schedule.

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?

This program entails improvements or replacement of building systems and components at multiple facilities. Having a PDB team as a project partner and advisor during design and construction will be critical to developing project scoping, early procurement, permitting, construction scheduling/phasing, logistics planning, and execution of the construction work

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

A primary benefit of the PDB delivery method is the ability of the contractor and select subcontractors to collaborate directly with the school district and design team to increase the efficiency and constructability of the project. This will lower the overall development cost and reduce the project risks. For this program, the PDB team's early involvement will provide benefit by allowing the contractor to work closely with the design team and the District to:

- investigate existing site and building conditions;
- refine of the design program and scope of work;
- identify materials and equipment for early procurement;
- optimize the project and construction schedule, phasing plan, and logistics plan;
- optimize efficiency of construction activities and phasing;
- maximize cost efficiencies;
- schedule portions of the work in a manner that will allow the existing facilities to remain occupied and operational during construction; and
- schedule portions of the work during the months of July and August utilizing a condensed schedule and overtime hours while schools are closed for summer break.

Early involvement of the contractor and select subcontractors will also provide opportunities for innovation, collaboration, quality control, constructability, value engineering, and risk mitigation. This will reduce the school district's exposure to schedule and cost impacts.

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

The PDB process will provide the school district with a unique opportunity to obtain design and construction expertise in a collaborative and comprehensive manner from parties who specialize in this type of work. This know-how will be used to analyze over 160 separate improvement items then create the most cost effective and time efficient approach for completing the improvements. Smart decisions by the PDB team will help reduce the duration of the program. This in turn will improve value and save the school district money by reducing inflation and construction escalation costs.

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

The fiscal benefits of the PDB delivery method for this building program are significant and include the following:

- PDB allows the school district to establish a construction budget, program requirements, and performance standards, then require the PDB team to provide design and construction solutions that meet the program budget.

- PDB allows the school district and the PDB team to achieve certainty on the cost of construction early in the design process.
- PDB will reduce the school district's risk of added costs from change orders because the contractor executes contracts with the design team and therefore has responsibility for the accuracy and completeness of the construction documents. Consequently, changes in work that result from errors and omissions in the construction documents are the responsibility of the contractor and do not require change orders for the school district.
- PDB delivery allows the school district, contractor and design team to work collaboratively and transparently to make informed decisions on materials, equipment, and systems based on cost effectiveness, durability, and availability.
- PDB creates an opportunity to streamline the pre-design and design process, resulting in a reduction of the duration of the design schedule. This will reduce the effect of inflation and construction cost escalation on the program budget.
- PDB has the potential to utilize phased permitting, early bid packages, and phased construction that can accelerate the construction process and further reduce the total duration of the program. This reduction in the duration can reduce inflation and construction escalation costs.
- 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 PDB delivery method provides the following advantages over the Design-Bid-Build (D/B/B) project delivery method:

- The potential to save significant time and money during the design and construction phases of the project.
- The ability to have collaborative discussions among the school district, contractor, and design team throughout the entire design process. This, in turn, can improve value and the final product.
- The ability to establish a total project cost (Guaranteed Maximum Price) significantly earlier in the design process than any other delivery method available to a public agency in the state of Washington.
- Allows for the school district to select and execute a single agreement with the PDB team then work with both a contractor and designers as a team during programming, design, bidding and construction.
- Utilizing the combined strength of highly qualified design and construction professionals, who have a contractual relationship, will improve communication and allow the opportunity to:
 - more efficiently design the projects to the available budget;
 - meet project programming and performance requirements;
 - plan and execute early procurement and early bid packages;
 - develop comprehensive schedules, phasing strategies, and logistics plans; and,
 - starting construction work earlier.
- A significant reduction in the school district's risk that may result from errors and omissions in the bidding and construction documents.
- Allows the contractor to inform the school district and the design team of anticipated market, materials, and labor conditions. This will allow the PDB team to plan and adjust the design and schedule to maximize value while avoiding potential cost and schedule impacts.

The advantages of utilizing PDB for this multi-facility improvements program are significant compared to the traditional D/B/B project delivery system. Under the D/B/B system, the design

work is done in a vacuum with no contractor or subcontractor input on design, value engineering, constructability, schedule, logistics and cost estimates. The PDB delivery method provides for earlier and greater certainty of cost, lower risk for the school district, strong potential improved design and better value. In short, PDB is the most advantageous delivery method available to a public agency in Washington State for this building program.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

Auburn School District has a long and successful history of building and modernizing schools and support facilities. Historically, the school district has used the traditional D/B/B project delivery method. In 2018 the school district expanded its delivery methods to include GC/CM and, since then, we have delivered eight large capital projects utilizing GC/CM. This multi-facility building program will be the first time the school district will utilize PDB. Because this will be our first use of PDB, the school district has augmented our team with consultants that have extensive Design Build experience. This includes the services of Parametrix to provide Design Build advisory, procurement and program management and construction support services. In addition, the law firm of Perkins Coie will provide external legal counsel, contract preparation and advisory services.

The Parametrix team, led by Jim Dugan, will provide consulting staff for the roles of DB Advisor, DB Procurement Manager, DB PM/CM Support and Project Controls. Parametrix is now under contract to provide these services and has the capacity to increase the level of involvement, if required. Graehm Wallace at Perkins Coie has extensive experience in construction law for PDB project delivery, including development of PDB contract documents, PDB contract negotiations and PDB advisory.

Auburn School District Executive Director of Capital Projects, Jeffrey Grose, will administer the PDB procurement, preconstruction and design phases of this program. The school district's Capital Projects Coordinator, Matt Nolan, will administer the bidding and construction phases. These individuals served in the same roles for the school district's multi-project GC/CM program. Additionally, Matt Nolan has extensive Design Build experience that includes serving as Project Architect, architectural support, and a member a contractor's project management team for Design Build projects.

For additional information on the qualifications of the individual project team members, please refer to the staff and consultant biographies listed below.

- 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.)

Refer to Exhibit B.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Refer to key team member biographies below.

- 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.)

Refer to DB project experience tables provided with key team member biographies below.

- 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.

Jeffrey Grose, Executive Director of Capital Projects (Auburn School District)

Jeffrey Grose has over 50 years of experience in the design and construction industry. He earned a Bachelor of Science and Master's degrees in architecture and a Bachelor of Science Degree in Building Construction. His construction experience began in 1972 when he supported his college education by working in the construction trades as a laborer, beginning carpenter and iron worker. He expanded his construction and design experience by working in the offices of a general contractor and architectural firms in the states of Michigan and Washington. In 1980, Jeffrey began working for Auburn School District managing their Capital Projects Department. He has continued in this role and has been responsible for the school district's Capital Projects program for the past 44 years.

During his tenure at Auburn School District, Jeffrey has overseen the design and construction of over 100 projects. This includes the modernization of every school and support facility in the school district, the replacement of 6 schools, construction of 11 new schools, construction of new Support Services and Transportation Center facilities, and the placement or relocation of over 100 portable classrooms.

Jeffrey has been responsible for projects ranging from simple modernization improvements to a \$110 million, highly-complex, multi-phase modernization and reconstruction of an existing high school. This project was built while the school remained in operation with 1,500 students and staff on the premises. Jeffrey is now completing a \$520,000,000 bond issue building program that included the construction of two new elementary schools and the replacement of five elementary schools and one middle school. Jeffrey was responsible for all aspects of the program from initial planning, budgeting and scheduling to construction and close out.

Jeffrey has extensive dispute resolution experience that includes serving 30 years as an arbitrator of construction disputes for the American Arbitration Association. He has also served as a presenter for topics related to construction administration for classes at the University of Washington and at workshops for educational facility planners and the Project Management Institute.

Matt Nolan, Capital Projects Coordinator (Auburn School District)

Matt Nolan has 27 years of architectural and construction experience, and a bachelor's degree in architecture from the University of Colorado. His experience includes working with architectural firms in Colorado and Washington and working with a construction firm in Washington state. Matt joined the Auburn School District Capital Projects Department in 2018 as a Project Coordinator and has administered GC/CM, site improvement, network integration, and portable classroom projects.

Prior to his employment with the school district, Matt served as Project Architect, architectural support, and contractor project management team member on Design Build projects.

Matt is actively involved in the Construction Specifications Institute (CSI) and served as President of the Mt. Rainier Chapter. He is an accredited LEED professional with a specialty in Building Design and Construction. The following table lists Design-Build projects exceeding \$5,000,000 in construction cost that Matt Nolan has participated in:

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
JBLM "H" Barracks Renovation	\$10.0M	DB	Design Lead / Const. Admin.	2005
Sumas Border Patrol Station	\$9.2M	DB	Design Team Member / Const. Admin.	2008
Olympia City Hall	\$35.6M	DB	Design Team Member / Const. Admin.	2008-2009
JBLM "Grow the Force" Tactical Equipment Maint. Facility	\$12.1M	DB	Design Lead / Const. Admin.	2008-2010
Naval Station Whidbey Island Hanger 5 Renovation	\$51.0M	DB	Design Team Member / Const. Admin.	2009-2011
VA American Lake Campus Building 4 Renovation	\$5.5M	DB	Design Team Member / Const. Admin.	2010
Naval Base Kitsap / Bangor Lower Base Fire Station Renovation	\$7.2M	DB	Design Team Member	2012-2013

Jim Dugan, PDB Advisor (Parametrix)

Jim has 45 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction. Jim is skilled at alternate project delivery, long-range strategic planning, scheduling, budget forecasting, public speaking/presentations, collaboration with stakeholders, and conflict resolution and claims mitigation.

While working for The Austin Company (1978-1998), Jim had significant Design-Build experience managing the design, engineering, and construction of commercial and industrial projects ranging from 23,000 to 3 million square feet, and from \$1 million to \$300 million in value. Jim's DB experience with The Austin Company took him to Korea, Malaysia, Australia, Mexico, Canada and a number of major cities within the USA. Jim is highly experienced in APD, utilizing both GC/CM and Design-Build delivery methods and has served as a member of the Project Management team for numerous public agency Owners and projects.

Since 2016, Jim has served as a member of the State's Project Review Committee (PRC) where, along with colleagues from the construction industry and public agencies, he volunteers his time to review applications, hear presentations and make recommendations on public agencies wishing to utilize alternative project delivery methods on publicly funded projects. In 2019 and 2020, Jim filled the consecutive roles of PRC Vice Chair and Chair and in 2023 was appointed to a three-year additional term as a PRC Member. The following table lists recent and relevant PDB projects for Jim.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Chelan County PUD – Substations Bundle Ph. 1	\$61.9M	PDB	PDB Advisor	2023-current
Chelan County PUD – Transmission Lines Bundle Ph. 1	\$44.6M	PDB	PDB Advisor	2023-current
TPS & Port of Tacoma - Tacoma Maritime Center	\$73M	PDB	PDB Advisor	2023-current
Snoqualmie Community Center Expansion	\$29.8M	PDB	PDB Advisor	2022-current
City of Shoreline Parks Bundle	\$29M	PDB	PDB Advisor	2022-current
City of Everett – Water Filtration Plant Ph.2 Upgrades Project	\$19.5M	PDB	PDB Advisor	2021-current
Tacoma Public Schools – 2020 Capital Improvements Bond (multiple projects)	\$525M	PDB	Program Mgr., PDB Advisor	2020-current
Mt. Vernon School District Laventure Middle School Adds/Mods	\$9.6M	PDB	Program Mgr., PDB Advisor	2021-current

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Chelan County PUD Rock Island Dam – Draft Tube Gates Upgrades	\$7M	PDB	PDB Advisor	2020-current
Chelan County PUD Rock Island Dam – Generator Leads Replacement	\$6.4M	PDB	PDB Advisor	2020-current

Dan Cody, DBIA Associate – PDB Procurement and PM/CM Support (Parametrix)

Dan will manage the PRC approval, PDB Procurement and will provide support to the Auburn School District. He will also provide PM/CM support to District’s Project Managers during design and construction. Dan is a Senior Construction Manager/Project Manager with Parametrix. A registered architect, he has over 35 years of experience in the design and construction industry. He has extensive experience in the K-12 educational market and public-sector projects, providing design and construction services on projects for numerous school districts throughout western Washington. In addition to his role in APD procurement, Dan also provides project management and construction management services for Parametrix clients on projects that utilize PDB, GC/CM and D/B/B delivery methods.

Dan has been instrumental in PRC application/approval and APD procurement efforts for many clients in the public sector. He is well versed in the requirements of RCW 39.10 and, since 2015, has successfully spearheaded and managed the Project Review Committee (PRC) process on more than 40 applications and the APD procurement process for more than 30 projects utilizing both GC/CM and PDB delivery methods. Dan has successfully completed industry trainings in both GC/CM and DB project delivery and is a certified DBIA Associate. The following table lists recent and relevant PDB projects for Dan.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Chelan County PUD – Substations Bundle Ph. 1	\$61.9M	PDB	PDB Procurement & PM Support	2023-current
Chelan County PUD – Transmission Lines Bundle Ph. 1	\$44.6M	PDB	PDB Procurement & PM Support	2023-current
TPS & Port of Tacoma - Tacoma Maritime Center	\$73M	PDB	PDB Procurement & PM/CM Services	2023-current
Snoqualmie Community Center Expansion	\$29.8M	PDB	PDB Procurement & PM Support	2022-2023
City of Shoreline Parks Bundle	\$29M	PDB	PDB Procurement	2022
City of Everett – Water Filtration Plant Ph.2 Upgrades Project	\$19.5M	PDB	PDB Procurement	2021-2022
Mt. Vernon School District Laventure Middle School Adds/Mods	\$9.6M	PDB	PDB Procurement	2021
TPS Synthetic Fields Bundle	\$26.3M	PDB	PDB Procurement	2021
TPS Fawcett Elementary School Replacement	\$35.9M	PDB	PDB Procurement	2021
TPS Swimming Pools Upgrade Bundle	\$5M	PDB	PDB Procurement	2021
Chelan County PUD Rock Island Dam – Draft Tube Gates Upgrades	\$7M	PDB	PDB Procurement	2020
Chelan County PUD Rock Island Dam – Generator Leads Replacement	\$6.4M	PDB	PDB Procurement	2020

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

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided project legal assistance under RCW 39.10 for dozens of public entities including preparation of contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10. For example, Graehm has prepared Design-Build contract documents under RCW 39.10 for the Almira, Bremerton, Central Kitsap, Ellensburg, Freeman, Mt. Vernon, Seattle, Tacoma, and Willapa Valley School Districts, the Cities of Liberty Lake and Shoreline, the Chelan County PUD, the Spokane Valley Fire Department, the Jefferson County Public Hospital District, the Washington State School Directors Association, and West Plains Airport Area Public

Development Authority; Design-Build contract documents for dozens of private projects; and RCW 39.10 GC/CM contract documents for dozens of public entities. Graehm has over twenty-seven years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution and defense work.

- 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.

Not applicable.

Parametrix has been selected for PDB Consultant Services from PDB Procurement, through project completion. The school district will use a combination of the Parametrix team, an in-house Project Manager and an in-house Construction Manager, for the management of this project.

The in-house Project Manager will administer the project during the preconstruction phase and monitor the project during the construction phase. The in-house construction manager will administer the project during construction. The Parametrix PM/CM team will provide support and advisory services during the design and construction phases.

Funds for services provided by Parametrix and all in-house staff are provided from the school district's Capital Projects Fund.

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

Refer to DB project experience tables provided with key team member biographies above.

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

This multi-facility program will be overseen by Jeffrey Grose, Executive Director of Capital Projects. The Executive Director will serve as the school district's Project Manager during the preconstruction and design phases with support provided by other members of the Capital Projects Department staff. During bidding and construction, the project will be administered by a departmental Project Coordinator, Matt Nolan, with expertise in construction administration. The Executive Director will have an oversight role. These individuals have extensive experience managing and administering construction projects and will be provided with adequate time, resources and staff support to successfully manage the project.

The Executive Director will manage the contractual obligations of the PDB consultant and the PDB team. He will monitor all project communications and meet regularly with the Capital Projects staff to review project status and address critical tasks and issues. He will meet regularly with the School Board Building Program Subcommittee and Assistant Superintendent of Business and Operations to review the PDB program and change orders. All change orders will be presented to the school board for review and approval at regularly scheduled school board meetings.

The school district will utilize Construction Change Authorizations to authorize changes to the construction work, if needed to avoid a delay to the project schedule. The Proposal Request process will be used for potential changes in work which are not time critical.

The school district's Capital Projects Department staff will be supported by Parametrix who specializes and excels in Project Management/Construction Management and PDB project delivery. Parametrix will provide PDB Advisory and support role through PDB procurement, preconstruction and construction phases of the project. Parametrix will report to the Executive Director of Capital Projects and will work directly with the school district staff, design team and PDB team to foster a successful project. Parametrix will provide additional PM/CM support as needed.

During the preconstruction phase, the PDB contractor will investigate and potentially develop a schedule for early procurement, early bid and work packages, and phased construction. They will also develop a subcontracting bid plan and schedule for bidding that will be coordinated and

integrated with the design teams bidding and construction documents. The PDB team will conduct early and frequent meetings with the permit agencies, fire authority, and other code officials prior to permit submittal to ensure the plan review process flows smoothly and plan review comments that affect the project scope and cost will be limited.

Project cost control will be exercised by adherence to the designated project scope, schedule and budget. Construction cost estimates by the PDB team will be reconciled against the project budget at the end of each design phase. Value analysis and constructability review measures will be ongoing during the design phase and will be an established agenda item at project coordination meetings. Market prices will be regularly monitored for impacts to cost estimates and project costs. Once the GMP is negotiated, the PDB team will continuously monitor and evaluate the construction documents to determine if there are factors that may impact the GMP. If deviations arise, adjustments will be made to keep the project on budget and within the established GMP without impact to the aesthetics, performance and project requirements.

The roles and responsibilities that have been established for the school district, PDB Advisor and PDB team have been tailored to create a successful PDB project delivery process that is properly managed. This will help support a project that will meet the school district's project requirements and be completed safely, on time, and within budget.

- A brief description of your planned DB procurement process.

Auburn School District intends to utilize PDB Consultant, Parametrix, and external legal counsel, Perkins Coie, as external consultants. These entities are highly knowledgeable in PDB project delivery and will advise the school district in the PDB selection and contracting process. The school district's PDB procurement and selection process will be based primarily on PDB firm and team member qualifications, experience, past performance and project-specific approach factors plus a minor pricing factor.

The procurement process will include the following:

- Outreach to potential PDB 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 PDB contractors and design teams that the project is being planned 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 (SOQs) from potential PDB teams. The RFQ will identify scoring criteria and weighting that will be used in evaluating the SOQs that are received.
- Review and score SOQs received from submitters to arrive at a shortlist 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. The RFP will identify scoring criteria and weighting that will be used in evaluating the Proposals that are received.
- Conduct PDB 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 and will be opened after scoring of the other proposal information.)
- Conduct District led Interviews of the PDB Finalists to help the District to better understand the qualifications and intended approach of each PDB Finalist.
- Score Interviews and Final Proposals.
- Open and score Price Factors and notify all proposers of the most highly qualified PDB team.
- Negotiate Preconstruction fees and the terms and conditions of the DB Agreement with highest ranked PDB Finalist.

- Recommend award and obtain the approval of the selected PDB team, preconstruction fees and terms of the DB Agreement from the Auburn School District Board of Directors.
- Execute DB Agreement and issue NTP.
- Make appropriate honorarium payment to the PDB Finalists who were not awarded a contract.

The SOQs and Proposals will be reviewed, evaluated and scored by a team that will include Auburn School District staff, and others with construction and programming knowledge and experience.

The scoring utilized to determine the total points and most highly qualified PDB team will be cumulative and inclusive of the scores from the SOQs, the Interviews and the Proposals, including the cost factors. The most highly qualified PDB team will be identified and invited to negotiate a PDB Agreement. The PDB Consultant, Parametrix, will facilitate and they, along with Perkins Coie, will advise the District during the entire PDB procurement process.

Evaluation factors for the SOQs will include, but may not be limited to:

- Technical qualifications, competency and experience of the firms,
- Technical qualifications, competency and experience of the key design and construction personnel,
- The proposer's capacity to perform the work,
- The proposer's past performance in utilization of disadvantaged business and small business entities,
- The proposer's 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,
- Summary of the proposer's accident prevention plan,
- The project-specific outreach and inclusion plan for small business entities and disadvantaged business entities,
- 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, the school district anticipates the procurement process will begin with the advertising of the Request for Qualifications in January 2025 and will culminate with the identification of the "Most Qualified" PDB contractor in May 2025. Once the most qualified PDB contractor is identified, the school district will negotiate Preconstruction Services and the PDB Contract terms with the intent to complete negotiations and take a PDB Agreement to the Auburn School District Board of Directors for approval in June 2025. (Refer to Section 3 for additional schedule information.)

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

The Auburn School District will utilize Contract Documents (Design-Build Agreement, General Conditions and Guaranteed Maximum Price Amendment) that are prepared by Graehm Wallace of Perkins Coie and are based on the AIA-A103 and AIA-A201. In conjunction with the Perkins Coie documents, the District will also use standardized PDB RFQ, RFP and selection documents developed and used successfully by Parametrix.

A complete draft of the RFP, including draft Contract Documents, will be issued with the RFQ document. This will allow PDB candidates the opportunity to review and comment on the documents. The District will consider comments received and any that are deemed acceptable will

be incorporated into a revised draft of the Contract Documents that will be included in the final draft of the RFP.

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

Refer to Exhibit C for Auburn School District's Six-Year Construction History table.

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:

- 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

Preliminary concept work has not been developed for this building program. It will be developed as part of the Phase 1 services by the selected PDB team.

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.

Auburn School District has received no audit findings on their capital projects listed in the construction history provided in response to question 7 above.

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 is committed to supporting the local community and economy by encouraging their contractors to include participation of local businesses; small business enterprises; woman-owned businesses; minority-owned businesses; veteran-owned businesses; and socially and economically disadvantaged business enterprises on their projects. This is intended to invest tax-payer dollars back into the community, as well as help build a strong professional community able to tackle the increased construction project load that is being experienced in Washington State and especially the greater Puget Sound region.

The DB will be expected to demonstrate due diligence to encourage and participation of these businesses to bid on the project. Our RFQ will require the proposers to provide their prior success and performance on previous projects related to inclusion and our RFP will require the proposers to provide their approach for outreach and to encourage participation of local businesses; small business

enterprises; woman-owned businesses; minority-owned businesses; veteran-owned businesses; and socially and economically disadvantaged business enterprises for this project.

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)* **Jeffrey L. Grose** _____ *(public body personnel)*

Title: **Executive Director, Capital Projects** _____

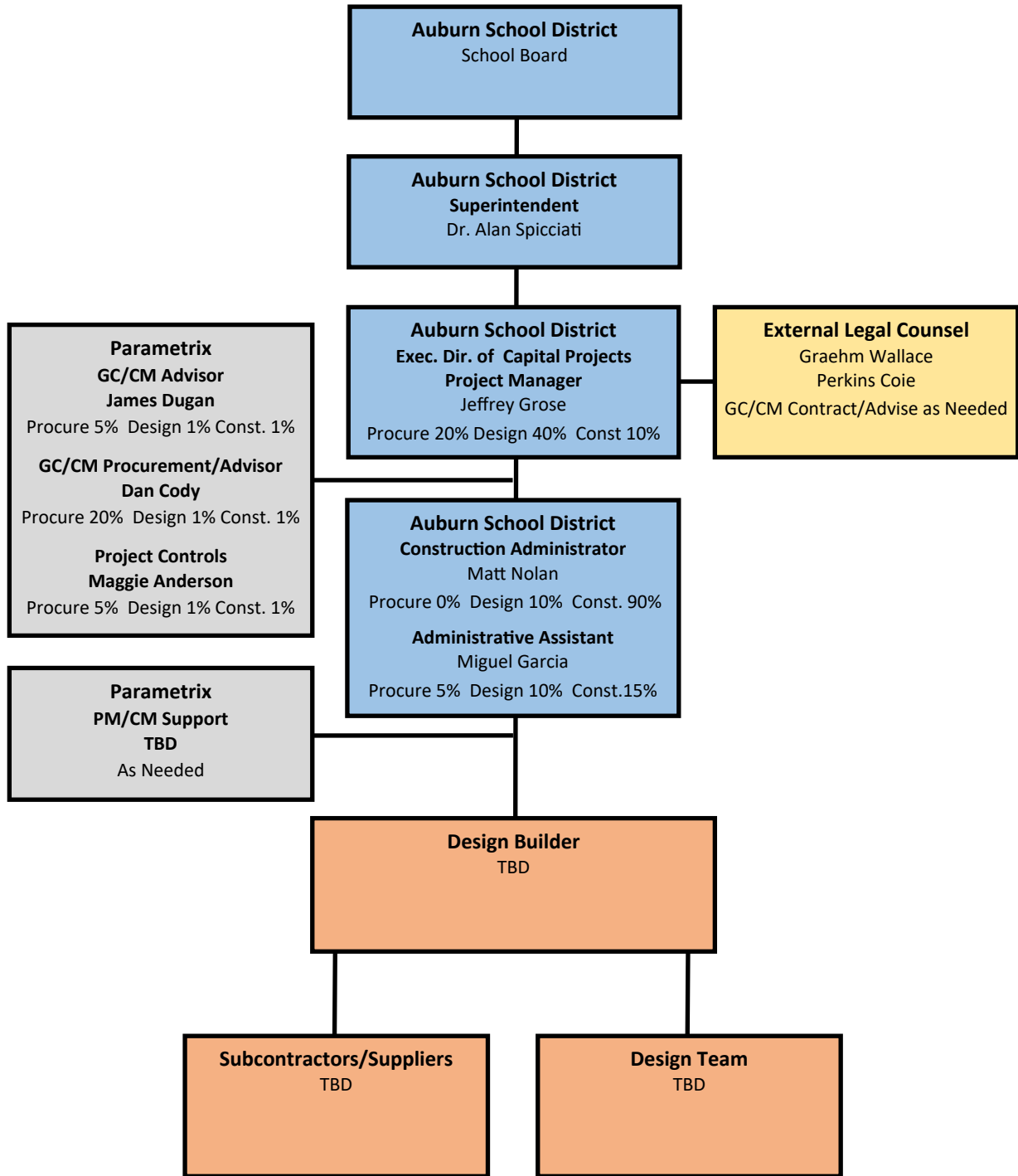
Date: **August 20, 2024** _____

Exhibit A - Summary Table of Facilities Improvements

2024 Bond Issue – Facility Improvements Summary

Facility	Improvement Items	Site Improvements	Security Fencing	Building Entry Security	Door Security Locks	Interior Improvements	Flooring	Roofing	Building Equip. Upgrades	HVAC Improvements	Plumbing Improvements	Security Lighting	Seismic Upgrade	Energy Conservation
Administration Annex	12			X		X	X	X	X	X	X	X		X
Administration Building	9	X			X					X		X		X
Alpac Elementary	1		X											
Arthur Jacobsen Elementary	5		X	X	X									
Auburn HS	5			X	X					X				
Auburn Memorial Stadium	8	X				X					X		X	
Auburn Mountainview HS	7		X	X	X				X					
Auburn Pool	5								X					X
Auburn Riverside HS	20	X	X	X	X		X		X	X		X		X
Evergreen Heights Elementary	14		X	X	X	X	X			X			X	X
Gildo Rey Elementary	9		X	X	X		X	X		X				
Hazelwood Elementary	5		X	X	X	X								
Ilalko Elementary School	6		X	X	X		X			X				
Lakeview Elementary	7		X	X	X		X		X	X				
Lakeland Hills Elementary	4		X	X						X				
Mt. Baker MS	6		X	X	X		X			X				
Rainier MS	9	X	X	X	X		X							
Support Services Center	7							X						X
Transition Assistance Program	3			X					X					
Transportation Center	9	X		X					X					X
Washington Elementary	8		X	X	X	X	X	X						
West Auburn HS	7		X	X	X		X	X		X				

Exhibit B - Organization Chart



Multi-Facility Improvements Program Project Organization Chart

Exhibit C - Six Year Construction History

AUBURN SCHOOL DISTRICT - SIX YEAR PROJECT CONSTRUCTION HISTORY								
Projects Exceeding \$5,000,000 Construction Cost								
Name	Description	Contracting Method	Planned Start and Finist Dates	Actual Start and Finist Dates	Planned and Actual Budget	Reasons for Budget Overrun	Reasons for Schedule Overruns	S/M/W/V Business Utilization
Olympic MS Reconstruction	Replace existing middle school with new 105,000 SF school for 800 students on existing 17.4 acre site	GC/CM	Nov. 2018 / Aug. 2020	Apr. 2018 / Aug. 2019	\$75,600,000 / \$67,400,000	10.8% Under Budget	Completed 1 Year Early	Not Required*
Dick Scobee Elementary Replacement	Replace existing elementary school with new 74,000 SF school for 650 students on existing 8.9 acre site	GC/CM	July 2020 / Aug. 2021	July 2019 / Aug. 2020	\$53,000,000 / \$49,500,000	6.6% Under Budget	Completed 1 Year Early	Not Required*
New Elementary School No.15	Build new 74,000 SF elementary for 650 students on undeveloped 21.0 acre site	GC/CM	Mar. 2019 / Aug. 2020	Mar. 2019 / Aug. 2020	\$63,000,000 / \$61,700,000	2.0% Under Budget	Completed on Schedule	Not Required*
Pioneer Elementary School Replacement	Replace existing elementary school with new 74,000 SF school for 650 students on existing 11.5 acre site	GC/CM	July 2021 / Aug. 2022	July 2020 / Aug. 2021	\$56,300,000 / \$51,600,000	8.3% Under Budget	Completed 1 Year Early	Not Required*
New Elementary School No.16	Build new 74,000 SF elementary for 650 students on undeveloped 10.6 acre site	GC/CM	May 2020 / Aug. 2021	May 2020 / Aug. 2021	\$61,000,000 / \$59,600,000	2.3% Under Budget	Completed on Schedule	Not Required*
Chinook Elementary School Replacement	Replace existing elementary school with new 74,000 SF school for 650 students on existing 13.2 acre site	GC/CM	July 2022 / Aug. 2023	July 2021 / Aug. 2022	\$64,800,000 / \$59,600,000	8.0% Under Budget	Completed 1 Year Early	Not Required*
Lea Hill Elementary School Replacement	Replace existing elementary school with new 74,000 SF school for 650 students on existing 20.2 acre site	GC/CM	July 2024 / Aug. 2025	July 2021 / Aug. 2022	\$59,900,000 / \$56,500,000	5.7% Under Budget	Completed 3 Years Early	Not Required*
Terminal Park Elementary School Replacement	Replace existing elementary school with new 74,000 SF school for 650 students on 6.1 acre site	GC/CM	July 2023 / Aug. 2024	July 2022 / Aug. 2023	\$70,000,000 / \$63,500,000	9.3% Under Budget	Completed 1 Year Early	Not Required*
Olympic MS Athletic Fields	Build new athletic fields on exist school site	D/B/B	July 2025 / Nov. 2025	July 2023 / Aug. 2024	\$18,000,000 / \$17,000,000	6.1% Under Budget	Completed 3 Months Early	Not Required

*Note that this project was procured and contracted prior to revisions in the statutes that required contractors to encourage participation of disadvantaged business enterprises and the tracking of DBE utilization.