



# Multi-Facility Improvements Program

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APPLICATION FOR APPROVAL TO USE THE DESIGN-BUILD  
(DB) PROJECT DELIVERY

SEPTEMBER 26<sup>th</sup>, 2024, PRESENTATION

*Our Mission: In a safe environment, all students will achieve high standards of learning in order to become ethically responsible decision makers and lifelong learners.*

# Agenda

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# Introductions

## Presenting Team

Auburn School District

- Jeffrey Grose, Executive Director of Capital Projects

Parametrix

- Jim Dugan, APD Principal in Charge and PDB Advisor
- Dan Cody, D/B procurement Mgr. /PM Support

## Team Members Not Presenting

Auburn School District

- Matt Nolan, Project Coordinator

Perkins Coie

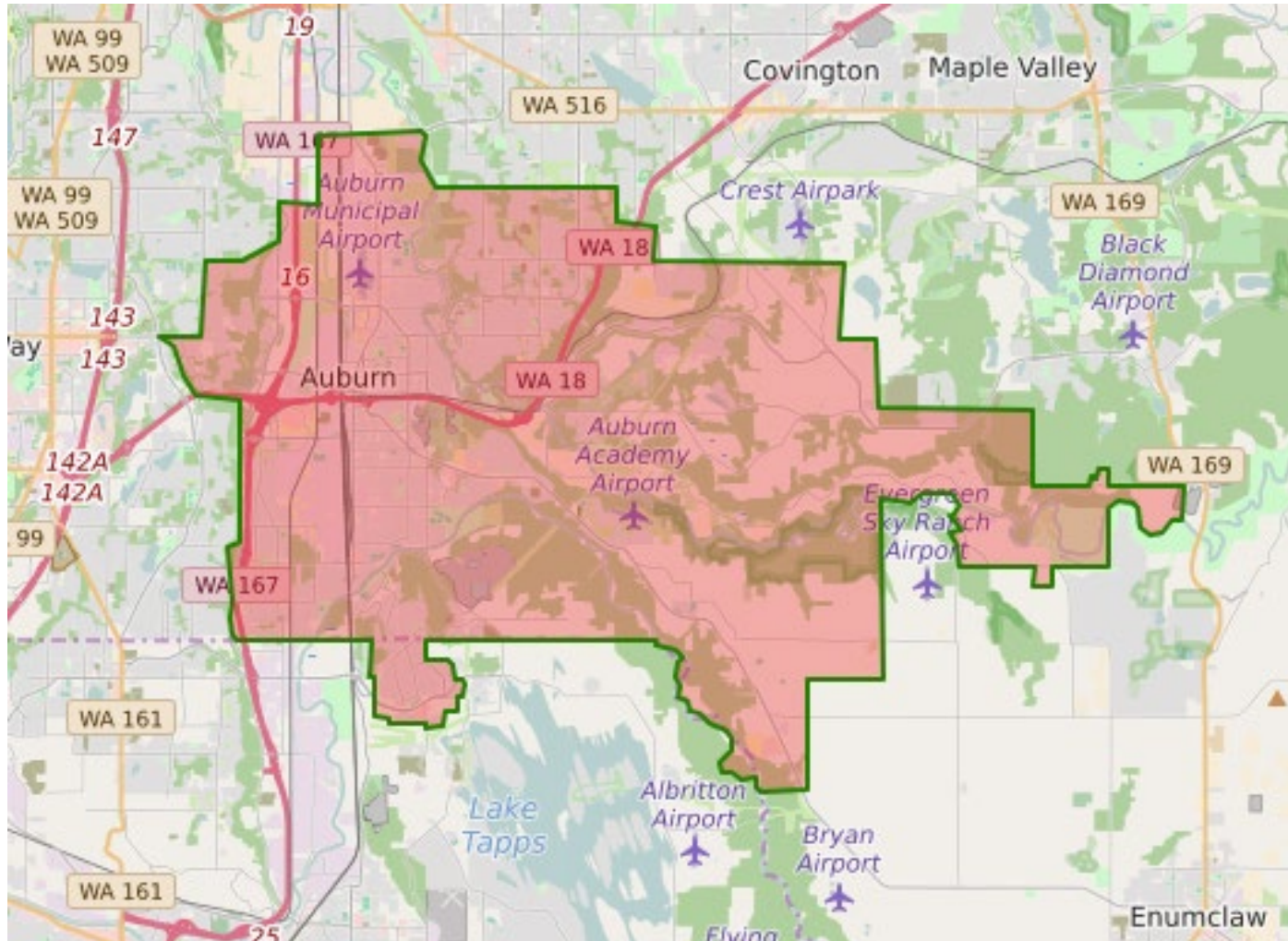
- Graehm Wallace, External Legal Counsel

# Auburn School District

- Began serving students in 1896
- 2024 Enrollment: 17,345
- 1,163 teachers and 1,067 classified staff
- Serving residents in the cities of Auburn, Algona, Pacific & Unincorporated King County
- Serving portions of Pierce & King Counties
- 24 Schools comprised of:
  - 16 Elementary Schools
  - 4 Middle Schools
  - 4 High Schools

# Auburn School District Vicinity Map

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# Multi-Facility Improvements Program

- This program will provide improvements to 16 schools and 6 school district support facilities.
- The program includes over 160 improvements items that focus on:
  - Safety and security.
  - Sustainability and energy conservation.
  - Critical building systems.
  - Major building needs.
  - Extending the useful life of facilities.
- These improvements will be completed over a 4-year period.
- Schools and support facilities will remain in operation during this work.
- Design and construction work will be phased.

# Project Budget – ASD Multi-Facility Improvements Program

Category	Budget
Costs for Professional Services (A/E, Legal, etc.)	\$ 5,280,000
Estimated project construction costs (including D/B Contingency @ 5%)	\$44,000,000
Equipment and furnishing costs	\$440,000
Off-site Costs	\$0
Contract Administration Costs (owner, cm etc.)	\$880,000
Contingencies (Owner Project Contingency @ 5% of MACC)	\$6,006,800
Other related project costs (Permits, fees, etc.)	\$1,760,000
Sales Tax	\$4,633,200
<b>Total</b>	<b>\$63,000,000</b>

# Project Funding

- Preconstruction costs for this program will be funded from the Auburn School District Capital Projects Fund.
- Funding for the construction work and other program costs will be provided from a bond issue.
- Auburn School District has placed a bond issue for this purpose on the November 5, 2024, ballot.
- What happens if the bond issue doesn't pass?
  - Schematic design, design development, and construction document services are not dependent on the bond.
  - School district has funding in place to take the projects through Pre-GMP.
  - The school district will re-run the bond issue if it does not pass in November.



# Project Schedule

<b>Task</b>	<b>Date</b>
<b>Presentation to the PRC</b>	September 26, 2024
<b>Release PED RFQ</b>	January 13, 2025
<b>RFQ Submittals Due</b>	February 24, 2025
<b>Shortlist Candidates as Finalists</b>	March 12, 2025
<b>Issue RFP to Finalists</b>	March 17, 2025
<b>RFP Submittals Due</b>	April 17, 2025
<b>Interview Finalists</b>	April 29, 2025
<b>Interview &amp; RFP Submittals Scoring for PDB</b>	April 30, 2025
<b>Ph 1 Scope / Fee Due</b>	June 9, 2025
<b>School Board Approval of PDB Contract</b>	June 23, 2025
<b>PDB Contract Executed</b>	July 1, 2025
<b>Pre-design and Design Services</b>	July 2025 – June 2026

# Project Schedule

Design, Permitting & Construction	Start	Finish
<b>Phase 1 – 2026/27 Construction Work</b>		
Pre-Design & Design	July 2025	June 2026
Early Procurement	TBD	TBD
Negotiate GMP for Phase 2 Services	May 2026	May 2026
Permitting	March 2026	June 2026
Construction	June 2026	May 2027
First Day of 2026/27 School Year		September 9, 2026
Substantial Completion		May 2027
Punchlist & Final Completion	June 2027	July 2027

<b>Phase 2 – 2027/28 Construction Work</b>		
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	March 2027	June 2027
Construction	June 2027	May 2028
First Day of 2027/28 School Year		September 8, 2027
Substantial Completion		May 2028
Punchlist & Final Completion	June 2028	July 2028

# Project Schedule

Design, Permitting & Construction	Start	Finish
<b>Phase 3 – 2028/29 Construction Work</b>		
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	March 2028	June 2028
Construction	June 2028	May 2029
First Day of 2028/29 School Year		September 6, 2028
Substantial Completion		May 2029
Punchlist & Final Completion	June 2029	July 2029

<b>Phase 4 – 2029/30 Construction Work</b>		
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	March 2029	June 2029
Construction	June 2029	May 2030
First Day of 2029/30 School Year		September 5, 2029
Substantial Completion		May 2030
Punchlist & Final Completion	June 2030	July 2030

# Diversity, Equity & Inclusion

- Procurement documents (RFP & RFFP) will require the DB Proposers to:
  - Provide their recent history of inclusion of certified disadvantaged business enterprises (DBEs).
  - Provide a narrative of how the firms culture and policies support inclusion and utilization of DBEs.
  - Provide a summary of the firm's plan to increase opportunities, recruitment and mentorship opportunities for DBEs on our program of projects.
- Jeffrey Grose, Auburn School District's Executive Director of Capital Projects, will serve as the Project Manager for this Program and represent the school district in all matters including outreach to and compliance with DBE/MBE/WBE/VA requirements.
- Auburn School District does not require specific inclusion goals or set minimum number of disadvantaged businesses for our projects. The school district will work with the selected DB to increase opportunities to recruit, include, and mentor disadvantaged business enterprises.

# Why the D/B Delivery Method for the Multi-Facility Improvements Program

## RCW 39.10.300 D/B Statutory Compliance

Complies with 2 of the 3 Statutory criteria:

- 1) Construction activities are highly specialized, and a D/B approach is critical in developing the construction methodology.
- 2) Project provides opportunity for greater innovation and efficiencies between the designer and builder.
- 3) Significant savings in project delivery time would be realized.

# Advantages to D/B Delivery

- Provides single contract for the Owner to manage.
- Allows DB contractor to hire design team reducing the Owner's risk of claims from errors/omissions.
- Allows the DB contractor to inform Owner and the design team of forecasted market materials and labor conditions.
- Allows for DB team to avoid potential cost and schedule impacts.
- Encourages collaboration and innovation between Owner and DB contractor during programming, design, bidding and construction.
- Allows Owner and DB contractor to explore and confirm existing conditions.
- Creates potential for shorter design period, quicker construction start and earlier completion.
- Creates the opportunity for early procurement/bid/construction packages.

# Advantages to D/B Delivery (continued)

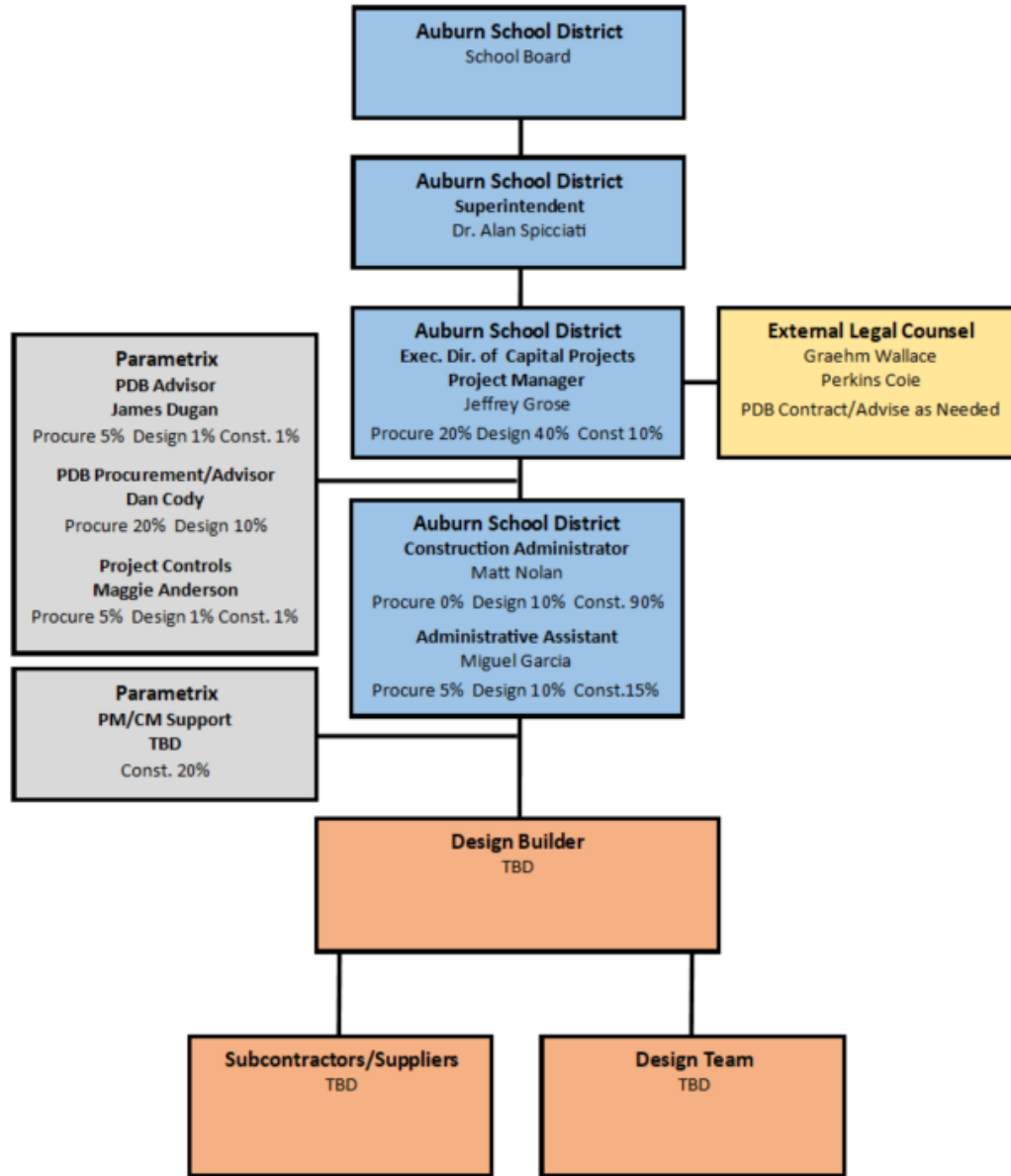
- Creates opportunity for cost certainty (GMP) quicker than other delivery methods.
- Allows Owner to set a construction budget and program then require the DB team to provide a design solution that aligns with the available budget.
- Allows Owner and the DB to come to an early certainty on cost of construction compared to GC/CM or traditional D/B/B delivery methods.
- Reduces Owner's risk of added cost from change orders.
- Allows Owner and the design team to work collaboratively and transparently with the DB to make decisions on materials and systems based on cost effectiveness, durability and availability.
- Streamlines programming and design time that can reduce the design schedule thus reducing inflation and construction cost escalation.
- Provides opportunities for greater efficiencies of project management and administrative costs over the life of the project.

# Public Body Qualifications

- Auburn School District has a long, successful history of building and modernizing schools and support facilities utilizing both D/B/B and GC/CM project delivery.
- Auburn School District is new to the Design-Build method of project delivery but has augmented their staff with Parametrix as their Design-Build and PM/CM Consultant and Perkins Coie as their external legal counsel.
- The Parametrix team will provide Design-Build advisory services, Design Build Procurement, and Design Build PM/CM support services for the duration of the project.
- Perkins Coie will provide Design-Build contract documents and advisory services throughout the duration of the project.
- Auburn School District satisfies the public body qualifications by staff augmentation with consultants experienced in Design-Build delivery and knowledgeable in RCW 39.10.



# Project Organization Chart



## Multi-Facility Improvements Program

# Project Team & Alternative Project Delivery Experience

Name	Experience
<p><b>Jeffrey Grose</b> Executive Director of Capital Projects Auburn School District</p>	<p><b>50 years Design, Construction &amp; Project Management</b></p> <ul style="list-style-type: none"> <li>• 44 years with Auburn School District</li> <li>• Over 100 projects completed</li> <li>• 8 GC/CM projects completed since 2017</li> <li>• Degrees in Architecture and Building Construction</li> <li>• Certified Value Engineer</li> <li>• Arbitrator for AAA and member of Dispute Resolution Board Foundation</li> <li>• Scheduled to take the DBIA Certification Workshop in October 2024</li> </ul>
<p><b>Matt Nolan</b> Project Coordinator Auburn School District</p>	<p><b>27 yrs. Of experience in Architecture and Construction</b></p> <p><b>Previous Project Experience</b> 6 years with Auburn School District</p> <ul style="list-style-type: none"> <li>• 8 GC/CM projects since 2017</li> <li>• 7 DB projects since 2005</li> <li>• Degree in Architecture</li> <li>• Scheduled to take the DBIA Certification Workshop in October 2024</li> </ul>
<p><b>Jim Dugan</b> Progressive Design-Build Advisor Parametrix</p>	<p><b>46 Years Program/Project Management</b></p> <ul style="list-style-type: none"> <li>• 20 years Design-Build Experience with the Austin Company (1978-1998)</li> <li>• 40+ GC/CM projects since 2013</li> <li>• 30+ DB projects since 2017</li> <li>• Highly knowledgeable of RCW 39.10</li> <li>• PRC member since 2016 – Term Expires in 2026</li> <li>• PRC Vice Chair in 2019 and Chair in 2020</li> </ul>

Name	Experience
<p><b>Dan Cody, DBIA Associate</b>  Progressive Design-Build Procurement  Manager &amp; PM/CM Support  Parametrix</p>	<p><b>39 Years Design, Construction &amp; Project Management</b></p> <ul style="list-style-type: none"> <li>• 31 GC/CM projects since 2015</li> <li>• 30+ DB projects since 2017</li> <li>• Highly knowledgeable of RCW 39.10</li> <li>• Registered Architect</li> <li>• DBIA Associate</li> </ul>
<p><b>Graehm Wallace</b>  External Legal Counsel  Perkins Coie</p>	<p><b>27 Years Construction Law</b></p> <ul style="list-style-type: none"> <li>• Extensive experience in GC/CM &amp; DB Contracts</li> <li>• Extensive construction claim experience</li> <li>• Ha served 100+ public agencies in WA State</li> <li>• Extensive knowledge of RCW 39.10</li> </ul>

# Summary

- D/B delivery will result in substantial fiscal benefit.
- D/B delivery provides greater opportunities for innovation and efficiencies between the designer and builder.
- D/B delivery provides significant savings in project delivery time.
- With augmentation by D/B consultants, the Auburn School District team has:
  - D/B delivery knowledge and experience.
  - Sufficient contract administration personnel with construction experience.
  - Project management structure with clear and logical lines of authority.
  - Appropriate funding plan is in place and adequate schedule duration.
  - Continuity of PM/CM team with experience in project type and scope.
  - Necessary and appropriate construction budget.
- D/B project team is knowledgeable and experienced in administration and management of D/B projects and contracts.
- Auburn School District has no unresolved audit findings.
- D/B project team is prepared and ready to proceed.



Thank You  
&  
Questions