

Cleveland High School Field ADA Access Project



Photo: Cleveland HS

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

Application for Approval to Utilize Progressive D/B Project Delivery

Submitted by
Seattle Public Schools
October 21, 2024
For December 5, 2024 Meeting

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. 01](#)
- b) Mailing Address: [PO Box 34165, Seattle, WA 98124-1165](#)
- c) Contact Person Name: [Richard Best](#) Title: [Director of Capital, Planning, and Facilities](#)
- d) Phone Number: [206.252.0647](#) E-mail: rlbest@seattleschools.org

1. Brief Description of Proposed Project

- a) Name of Project: [Cleveland High School ADA Field Access Project](#)
- 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 proposed project includes approximately 850 lineal feet of elevated ADA-accessible ramp connecting the South High School Parking Lot to the High School Athletic Field. The ramp will navigate through approximately 65 ft of elevation grade change through a City of Seattle confirmed critical area, per the Municipal Code Title 23 Land Use Code, using pin piles or other low-impact footing design to support an elevated metal walkway. Currently, the High School Field has only one \(1\) adjacent designated parking spot for an ADA vehicle and no designated parking for vehicles. The only vehicle parking at the field level is on the right-of-way along 13th Avenue South, which is a dead end. With the added connection to the field, there will be accessible access from the school for students, staff, and the public.](#)

[Seattle Public Schools seeks to utilize the Progressive Design Build \(PBD\) contracting method to maximize construction activities that are highly specialized, provide opportunity for greater innovation and efficiency between designer and builder, and provide significant cost savings in project delivery time.](#)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 460,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$2,500,000
Equipment and furnishing costs	\$ 0
Off-site costs	\$ 0
Contract administration costs (owner, cm etc.)	\$ 100,000
Contingencies (design & owner)	\$ 100,000
Other related project costs (Pre-Design, Permitting, Consultants)	\$ 144,767
Sales Tax	\$ 275,000
Total	\$3,579,267

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*

[The total project budget for the Cleveland High School ADA Field Access project will be funded from the Building Technology, And Academics/Athletics Levy V \(BTA V\) passed by the Seattle voters in February 2022.](#)

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>Description</u>	<u>Start</u>	<u>Finish</u>
<u>PRC Process</u>	10/01/24	12/13/24
Revise PRC Application	10/01/24	10/21/24
Submit PRC Application		10/21/24
Develop/Publish Advanced Notice Ad	10/14/24	10/18/24
Develop PRC Presentation	10/21/24	12/05/24
PRC Presentation Preparation/Rehersal Meeting	12/02/24	12/04/24
Receive/Respond to PRC Questions	11/27/24	12/04/24
PRC Presentation/Verbal Approval		12/05/24
Receive PRC Written Approval	12/06/24	12/13/24
<u>Ph. 1: D/B Procurement & Pre-GMP Design</u>	12/09/24	06/01/25
Prepare RFQ, Contract and General Conditions	10/21/24	12/02/24
First publication of RFQ for D/B Contractor		12/05/24
Second publication of RFQ for D/B Contractor		12/12/24
Pre-Submittal Meeting		12/17/24
Last day for RFQ questions and comments to be submitted by Proposers for response by addendum		12/20/24
RFQ Addendum Issued		01/06/25
Deadline for Submittal of SOQs in Responses to RFQ		01/10/25
Review/Scoring of SOQs	01/10/25	01/16/25
Consensus Scoring Meeting	01/16/24	01/16/25
Issue RFP and related documents to Finalists	01/17/24	01/17/25
Proprietary Meetings with Design-Build Finalists	01/24/25	01/24/25
Last day for RFP questions and comments to be submitted by Finalists for response by addendum		01/27/25
RFP Addendum Issued		01/30/25
Deadline for Submittal of Proposals in Responses to RFP		02/06/25
Review/Scoring of Proposals	02/06/25	02/10/25
Interviews with Design-Build Teams		02/10/25
Public Opening of Price Factors		02/13/25
Notify Submitters of Scoring and Most Qualified Design-Builder		02/14/25
Design-Build Contract Negotiations	02/14/25	02/28/25
Design-Builder Fee & Contract and Authorization to Execute Contract	02/28/25	03/14/25
Design-Build Agreement w/ Phase 1 Services Executed and NTP		03/17/25
Phase 1 Programming/Design (0-60% Design)	03/03/25	03/31/25

District 30% Design Review/Approval (Drawings, Cut-Sheets, Cost Estimate)		03/31/25
Early Procurement Package	04/21/25	06/01/25
District 60% Design Review/Approval (Drawings, Cut-Sheets/Specs, Cost Estimate, Schedule)	03/31/25	04/14/25
Negotiate GMP	04/14/25	04/21/25
Design-Build Agreement w/ Phase 2 Services Executed and NTP	04/21/25	04/25/25
<u>Ph. 2: Final Design & Construction Services</u>	04/25/25	10/01/25
Phase 2 Design (60-100% Design)	04/25/25	06/01/25
Subcontractor Bidding	05/01/25	05/05/25
District CD (90% Design) Review/Approval (Drawings, Cut-Sheets/Specs, Cost Estimate, Schedule)	05/21/25	06/01/25
Construction	06/01/25	09/01/25
First Day of School 2025/26		09/04/25
Substantial Completion		09/01/25
Punchlist and Closeout	09/01/25	10/01/25
Warranty Period	10/01/25	10/01/26

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 highly specialized activities included in the project require optimizing the size and configuration of an elevated platform ramp in a steep slope critical area in the City of Seattle. Installation of specialized footings without major heavy equipment will require special knowledge and skills to limit the disturbance to the critical slope. The PDB process will allow the project team to strategize the best approach and work with the PDB Team to quickly overcome obstacles in the terrain which may lead to a redesign of the ramp in the field.

The project is technically challenging for several reasons. First, the project is in a critical area on a steep slope in the city of Seattle so close coordination between the contractor and design team will be needed to achieve permit approval of the project. The efficiency of having an integrated design and construction team working together to design and build the proposed work will allow real-time innovation during the design and permit process.

The project will occur on an occupied site with very challenging construction access and complex construction techniques. The hillside walkway will need to meet stringent ADA standards and require low-impact elevated construction techniques to preserve the slope and the numerous existing significant trees on the hillside within the critical area.

Because construction techniques will require specialized work such as pin pile or other low-impact footing design to support the elevated metal walkway, close coordination between technical structural design, the geotechnical consultant, the contractor, and the designer are critical to the project's success. Bringing the PDB Team on board at the earliest possible time allows this process to be successful.

Project phasing and sequencing on the site to install the work will be critical to not disturbing the slope. There will be very limited access to do the work, and the contractor will likely need to work their way out of the middle of the pathway on both ends while the campus is occupied. This project will likely not be able to be fully completed within one summer while school is not in session, requiring working during the occupied school year. A PDB Team familiar with working with occupied school campuses and tight laydown and construction areas will be beneficial to the success of the project.

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

One of the primary benefits of PDB delivery is the ability of the contractor to collaborate directly with the designer to increase the efficiency and constructability of the project and in doing so, lower the overall development cost and reduce the risk to the Owner. In this project, the PDB Team's early involvement will benefit the project by allowing the PDB Team to work closely with Seattle Public Schools to optimize the efficiency of construction activities and maximize the available project budget.

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

Providing the PDB Team with the Owner's project requirements and scope along with the primary responsibility for the project budget and schedule will allow 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 with the I knowledge of codes and system design of the designers will ultimately result in time savings during the design process.

The focus of this project will be to find ways to shorten the overall project duration. We will need to design and construct the work as efficiently and quickly as possible to minimize the impacts of time and, in doing so, maximize the value realized for the available budget. Early PDB Team involvement will allow for opportunities for innovation, collaboration, exploration of existing conditions, and efficiencies of design, schedule, and logistics to reduce the owner's risk of schedule and cost impacts related to the cost of:

- Time in an escalating market;
- Labor and material resources in the marketplace due to the heightened demand for both
- Unforeseen conditions on the site that may manifest themselves during construction

As bidding and construction documents are being developed, PDB offers the opportunity for the project team to utilize early procurement and early bid packages to fast-track portions of the work. Some of the more likely "early packages" might include sitework, utilities, and structural foundations. If allowed by the permitting agency, utilization of separate grading/utility/foundation permits and "early packages" could result in moving the construction start date forward by 2-3 months over D/B/B delivery where no work is begun until all permits are in hand and all construction documents are completed.

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

When we talk about potential fiscal benefits or cost savings utilizing PDB delivery, Seattle Public Schools believes that:

- The collaboration of the Owner, 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 D/B/B project.

- Reduction in programming and design time could result in savings of time in the project schedule.
- PDB allows Seattle Public Schools to set a construction budget and program requirements for the project and then challenge the PDB Team to provide a design solution that aligns with the available budget.
- PDB allows Seattle Public Schools and the PDB Team to come to certainty on the cost of construction much earlier than either GC/CM or D/B/B delivery.
- Additionally, we believe that, in utilizing PDB delivery, there may be an opportunity for greater efficiencies of project management and administration costs over the life of the project, as compared to D/B/B delivery, that might be realized and could ultimately result in cost savings to the project.

In addition, it is important to point out that, once the GMP has been set, the risk of the final project cost exceeding the approved GMP, due to change orders, is significantly reduced over a D/B/B project of similar size/scope. Because the PDB Team is responsible for the completeness and constructability of the design the risk to the Owner of change orders from errors and omissions in the design documents is nearly nullified. The exception would be the discovery of unknown subsurface site conditions or Owner-directed increases to project scope.

- 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.

In addition to the items listed in the response above, the PDB delivery method offers several attractive advantages and opportunities over a Design-Bid-Build (D/B/B) delivery method. Some of those include:

- The potential to save significant time and money in the design and construction phases of the project.
- The ability to have collaborative discussions that include Seattle Public Schools, the designer, and the contractor and make impactful, informed decisions during the design process.
- The ability to establish certainty of total project cost (Guaranteed Maximum Price) significantly earlier in the project schedule.
- Allows for Seattle Public Schools to hire the PDB Team under one contract to work with Seattle Public Schools, during programming, design, bidding, and construction.
- Utilizing the combined strength of highly qualified design and construction professionals, who have a contractual relationship, will provide for better communication and allow us to more efficiently design to a budget, plan for early procurement and early bid packages, and break ground much quicker.
- Reduction in Seattle Public Schools “risk” due to errors/omissions in the bidding and construction documents.
- Allows the Contractor to inform Seattle Public Schools and the design team of forecasted market, materials, and labor conditions and for the team to plan and design accordingly, avoiding potential cost/schedule impacts.

Seattle Public Schools and our taxpayers simply cannot afford the uncertainty of a D/B/B project in the current construction environment. The traditional D/B/B project delivery method where we design “in a vacuum” with no contractor input on design, value engineering, constructability, schedule, logistics, and the associated costs is no longer reasonable for this type of project.

PDB delivery provides for earlier and greater certainty of cost, lower Owner risk, and, in our opinion, is the most advantageous delivery method currently available to a Public Agency in Washington State. Seattle Public Schools believes that PDD is the appropriate delivery method for this project.

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 and successful history of planning and executing both small and large complex capital projects on or under budget, utilizing both D/B/B and GC/CM project delivery. Seattle Public Schools has recently completed its first very successful PDB project, the Franklin High Schools HVAC project, that had similar time requirements, and construction over the summer break, to be ready for the start of the school year. The second PDB project is the Audio/Visual & Security Systems Upgrades at Multiple Sites and is currently in the design phase. The Cleveland High School project would be the third PDB project Seattle Public Schools has procured, however, the decision to utilize PDB has been intentionally based on this past success and we are excited to embrace the benefits of this delivery method.

The Seattle Public Schools organization and staff are committed to advancing our DB delivery. Our plan is to provide our staff access to available DB training and certifications through the Seattle AGC and the Design-Build Institute of America.

Additionally, we have solicited qualifications from a DB Consultant. As a result of that solicitation, we have chosen to augment our staff with John Palewicz who will be providing us with PDB Advisor Services from project approval through completion of construction.

- 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 Attachment B

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

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.

GC/CM Projects	Value	Role/Tasks	Completion
Eckstein MS Ext. Window Replacement (GC/CM)	\$10.1M	Director for Capital Projects	Sept. 2025 (Const. Phase)
Franklin High School HVAC Upgrades (Design-Build)	\$4.5M	Director for Capital Projects	Sept. 2024 (Const. Phase)
John Muir ES (GC/CM)	\$14.9M	Director for Capital Projects	Sept. 2025 (Const. Phase)
Montlake ES (GC/CM)	\$87M	Director for Capital Projects	Sept. 2025 (Const. Phase)
John Rogers ES (GC/CM)	\$92M	Director for Capital Projects	Sept. 2025 (Const. Phase)
Alki ES (GC/CM)	\$80M	Director for Capital Projects	Sept. 2026 (Const. Phase)
Mercer MS (GC/CM)	\$152M	Director for Capital Projects	Sept. 2025 (Const. Phase)
Rainier Beach HS (GC/CM)	\$240M	Director for Capital Projects	2025 (Const. Phase)
JSCEE Central Kitchen Phase 2 (GC/CM)	\$11.9M	Director for Capital Projects	Sept. 2024 (Const Phase)
Van Asselt School (GC/CM)	\$50M	Director for Capital Projects	Sept. 2023
Northgate ES (GC/CM)	\$90M	Director for Capital Projects	Sept. 2023

Lincoln HS Phase II (GC/CM)	\$40M	Director for Capital Projects	Sept. 2023
Webster ES (GC/CM)	\$37M	Director for Capital Projects	Sept. 2020
Bagley ES (GC/CM)	\$40M	Director for Capital Projects	Sept. 2020
Ingraham HS Addition (GC/CM)	\$41M	Director for Capital Projects	Sept. 2019
Lincoln HS (GC/CM)	\$101M	Director for Capital Projects	Sept. 2019
Loyal Heights ES (GC/CM)	\$46M	Director for Capital Projects	Aug. 2018
Olympic Hills ES (GC/CM)	\$42M	Director for Capital Projects	Sept. 2017
Cascadia ES / Robert Eagle Staff MS (GC/CM)	\$119M	Director for Capital Projects	Sept. 2017

Michael Skutack - SPS Senior Project Manager:

Over 30 years of design and construction-related experience with a Bachelor of Science in Building Construction from Auburn University. Mr. Skutack has worked on industrial facilities, multi-family developments, and K-12 education projects throughout his career. He is knowledgeable about all aspects of design and construction from start to finish. Responsibilities included supervision of Project and Construction Managers and coordinating activities for assigned school construction projects from initial planning and design through construction with the goal of producing high-quality learning environments delivered in a timely manner and within the allocated budget. In addition, he advises staff on managing their project budgets and provides technical guidance to staff and architectural and engineering consultants.

<u>GC/CM Projects</u>	<u>Value</u>	<u>Role /Tasks</u>	<u>Completion</u>
Montlake Elementary School	\$87M	Sr. Project Manager	Sept. 2025
Rainier Beach	\$240M	Sr. Project Manager	Sept. 2025
Lincoln Phase 2	\$40M	Sr. Project Manager	Dec. 2022
Lincoln HS	\$101M	Sr. Project Manager	Sept. 2019
Denny MS Phase III	\$9M	Project Manager	Sept 2012
<u>Major Project (last 5-years)</u>	<u>Value</u>	<u>Role /Tasks</u>	<u>Completion</u>
Kimball ES	\$85M	Sr. Project Manager	Sept. 2023
West Seattle ES	\$28M	Sr. Project Manager	Sept. 2022
West Woodland ES	\$23M	Sr. Project Manager	Sept. 2021
Magnolia Phase 2 ES	\$6M	Sr. Project Manager	Sept. 2021
Coe ES	\$8M	Sr. Project Manager	Sept. 2021
Wing Luke ES	\$47M	Sr. Project Manager	April 2021
Magnolia ES	\$40M	Sr. Project Manager	Sept. 2019
E.C. Hughes ES	\$15M	Sr. Project Manager	Sept. 2018
Thornton Creek ES	\$43M	Sr. Project Manager	Sept. 2016
Hazel-Wolf K-8	\$40M	Sr. Project Manager	Sept. 2016
Seattle World School	\$15M	Sr. Project Manager	Sept. 2016

Paul Wight - SPS Project Manager:

Paul has 15 years of K-12 experience and a total of 30 years of commercial construction experience. Paul has worked as a Construction Project Manager for several large General Contractors in the Seattle area on large commercial construction projects. For the last 15 years, Paul has been working with School Districts representing the Capital Construction projects in Colorado with the Boulder Valley School District and in Washington at Seattle Public Schools in the role of project manager. His breadth

and depth of experience range from single-classroom summer renovations up through multi-phased occupied schools, using DBB, GC/CM, and negotiated bid (for independent schools) procurement. He is experienced in all aspects of design and construction from civic entitlement, and conceptual planning to project management, construction administration, and project close-out. Paul's strengths include communication, teamwork, planning, and coordination with communities, schools, and stakeholders.

Projects	Value	Delivery Method	Role/Task	Completion
Montlake Elementary School	\$82 M	GCCM	Project Manager	In Construction
Kimball Elementary School	\$72 M	DBB	Project Manager	Complete 2023
West Woodland Elementary School	\$22 M	DBB	Project Manager	Complete 2021
EC Hughes Elementary School	\$15 M	DBB	Project Manager	Complete 2019
Cleveland HS Track and Field	\$5 M	DBB	Project Manager	Complete 2018
Seattle World School at TT Minor	\$15 M	DBB	Project Manager	Complete 2016
Nova High School at Horace Mann	\$17 M	DBB	Project Manager	Complete 2015
John Marshall Renovation Project	\$9 M	Dbb	Project Manager	Complete 2013
Van Asselt Elementary School Renovation Project	\$3 M	DBB	Project Manager	Complete 2012
Green Lake Elementary School Renovation Project	\$3 M	DBB	Project Manager	Complete 2011

John Palewicz – DB Consultant and Advisor

John will provide continuous project oversight, PDB advisory, PDB education, and support to the SPS project team, participating in greater depth as appropriate, to guide Seattle Public Schools to success for this PDB project while maximizing the advantages of this delivery model.

John was a key member of the UW Capital Planning and Development Office for 21 years, primarily as director of major projects on the Seattle campus. There, he managed or directed 24 GC/CM and DB projects with a total project cost of over \$1.2B. He helped lead the UW's transitions into APD, both with GC/CM and DB, serving as the project director for the first PDB project on the Seattle campus.

John is a recognized authority on APD statutes for public agency projects. He has been a member of subcommittees drafting recommended changes to the State of Washington APD laws, a CPARB DB Best Practices Committee member to develop best practices to guide the use of DB as well as serving as chair of the PRC and teaching annual classes on the use of APD.

As a public agency owner for 21 years, John has a thorough knowledge, not only of the DB process, but the responsibilities, needs, concerns, and roles of the owner in completing a DB project. In addition, as a member of the Seattle Public Schools BEX Oversight Committee for 14 years, 7 as chair, he has deep knowledge of Seattle Public School's capital projects program. The following table lists recent and relevant DB projects for John.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Franklin HS HVAC Project	\$5.8M	PDB	PDB Advisor	2022-2023
Western Washington University – Coast Salish Longhouse	\$4.5M	PDB	PDB Advisor	2021-2022
Western Washington University – New Residence Hall	\$65M	PDB	PDB Advisor	2018-2021
Western Washington University – Consolidated Academic Support Services Facility	\$10M	PDB	PDB Advisor	2018-2020
Tacoma Public Schools – Misc. Projects	N/A	PDB	PDB Education/ Advisory	2017-2019
University of Washington – Global Innovation Exchange	\$18.6M	PDB	Owner's Representative	2015-2017
University of Washington – West Campus Utility Plant	\$44.2M	PDB	Project Director	2014-2017

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
University of Washington – Husky Baseball Ballpark	\$19.5M	DB	Project Director	2010-2014
University of Washington – Husky Football Stadium	\$280M	DB	Owner's Representative	2008-2012

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 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 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 D 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.
 - The roles and responsibilities of Seattle Public Schools, the DB Consultant, and the PDB 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 Consultant 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.
 - Weekly coordination meetings with the SPS PM, DB Consultant, and PDB 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.
 - SPS requires the DB Consultant and the PDB Team to use 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, and 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 the current status of action items will be discussed at the weekly coordination meeting.

- As part of the Phase 1 services the PDB Team will develop a subcontracting 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.
 - Construction cost estimates by the PDB Team are to be generated and reconciled at the end of each design phase and as otherwise deemed necessary.
 - In addition to what is required by the Washington Administrative Code, value engineering and constructability reviews will be ongoing and will also be an established agenda item in the weekly coordination meetings.
 - Market prices will be constantly monitored for impacts on the current estimates. Once the Guaranteed Maximum Price (GMP) is negotiated after the 60% design documents are in place, the SPS PM, DB Consultant, and PDB 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.
 - At intermediate review milestones of the design documents and at the completion of the construction documents, the PDB 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.
 - SPS conducts monthly meetings with Seattle's Department of Construction and Inspection, Seattle City Light, The Department of Neighborhoods, and the Seattle Department of Transportation on all SPS projects in order to monitor the status of various approvals and permits. This meeting gives the opportunity for a better understanding of any questions or concerns from the fire department, code officials, and other authorities having jurisdiction and allows SPS to alert officials on scheduling concerns.
 - Any changes to be funded by the PDB Team contingency or by change order will be thoroughly reviewed by the SPS PM, DB Consultant, and PDB Team as to the scope, schedule impact, and costs. All parties will sign off on changes prior to proceeding with the work.
 - Monthly, the Director of Capital Projects and Planning will attend an Owner/Architect/Contractor (O/A/C) meeting with executives from the PDB Team to review any issues that have arisen that are not easily resolved.
 - Approval of all contracts, changes, and amendments will follow Seattle School Board Policy No. 6220.
 - The Superintendent is authorized to sign contracts up to \$5M.
- A brief description of your planned DB procurement process.

Our PDB procurement/selection process will be based primarily on a number of firm and team member qualifications, experience, past performance, and project approach-based factors plus price-related factors. Due to the qualifications-based selection, design efforts by the Proposers will be discouraged.

Our 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 (SOQ) from potential PDB teams. RFQ 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 PDB team-led Proprietary Meetings with each Finalist to answer questions that will help them complete their Proposals.
- Receive and review Proposals.
- Conduct SPS-led Interviews of Finalists to help SPS better understand the qualifications and intended approach of each Finalist.
- Score Final Proposals.
- Recommend award to the highest-ranked Finalist.
- Negotiate terms of the PDB Agreement with highest highest-ranked PDB Finalist.
- Obtain approval of the selected PDB Team and terms of the DB Agreement from the SPS School Board.
- Execute the PDB Agreement and issue NTP.
- Make appropriate honorarium payments to PDB Finalists who were not awarded a contract.

The SOQs and Proposals will be reviewed, evaluated, and scored by a team that will include members from the SPS Capital Projects and Planning team, Facilities and Operations, 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 price-related factors. The highest-scoring Finalist will be identified and invited to negotiate a PDB Agreement. The DB Consultant and Graehm Wallace 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.

Pending approval by the PRC, we anticipate that the procurement process will begin with the advertising of the Request for Qualifications in December 2024 and will culminate with the identification of our "Most Qualified" D/B contractor in January 2025.

Once the most qualified PDB is identified, we will then complete negotiations in February 2025. SPS intends to utilize John Palewicz as an external industry expert 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 the course of the project.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.
Graehm Wallace, and Perkins Coie, will assist SPS in preparing the contract agreement. Capital Projects and Planning staff, working with the PDB Advisor consultant, will prepare and customize the RFQ/RFP documents to meet specific project needs.

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

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

[Plan and section views are schematic and not fully detailed. Please see Attachment D](#)

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.

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 Women and Minority Business Enterprise \(WMBE\) firms by advertising our projects to the 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. Seattle Public Schools has launched a Priority Hire program with a Student and Community Workforce Agreement \(SCWA\). This 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. 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 of 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: Richard Best

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

Title: Seattle Public Schools, Director of Capital, Planning and Facilities

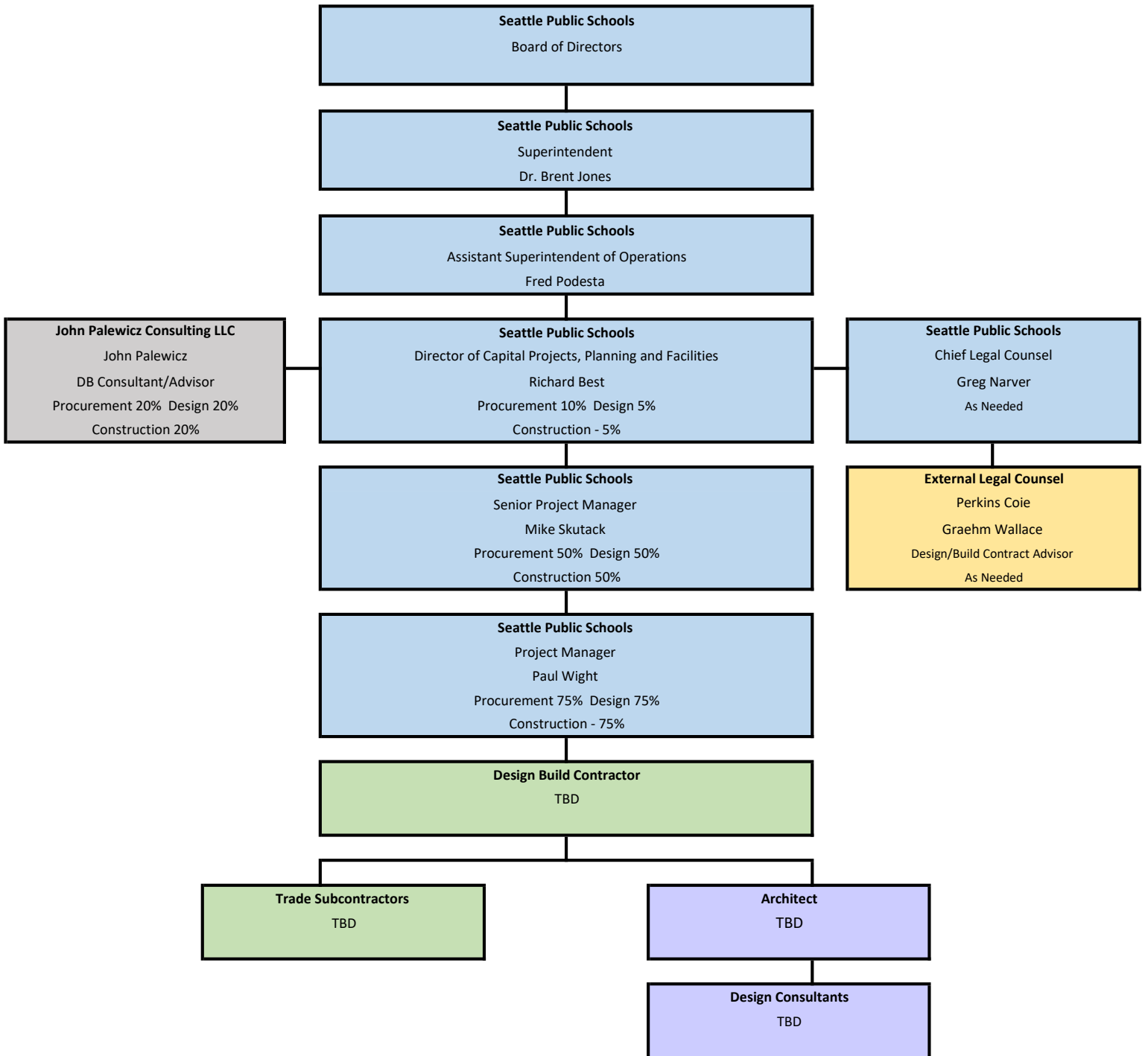
Date: 10/21/2024

**Seattle Public Schools
Cleveland High School ADA Field Access Project
PDB Procurement Schedule**

Attachment A

<u>Description</u>	<u>Start</u>	<u>Finish</u>
<u>PRC Process</u>	10/01/24	12/13/24
Revise PRC Application	10/01/24	10/21/24
Submit PRC Application		10/21/24
Develop/Publish Advanced Notice Ad	10/14/24	10/18/24
Develop PRC Presentation	10/21/24	12/05/24
PRC Presentation Preparation/Rehearsal Meeting	12/02/24	12/04/24
Receive/Respond to PRC Questions	11/27/24	12/04/24
PRC Presentation/Verbal Approval		12/05/24
Receive PRC Written Approval	12/06/24	12/13/24
<u>Ph. 1: D/B Procurement & Pre-GMP Design</u>	12/09/24	06/01/25
Prepare RFQ, Contract and General Conditions	10/21/24	12/02/24
First publication of RFQ for D/B Contractor		12/05/24
Second publication of RFQ for D/B Contractor		12/12/24
Pre-Submittal Meeting		12/17/24
Last day for RFQ questions and comments to be submitted by Proposers for response by addendum		12/20/24
RFQ Addendum Issued		01/06/25
Deadline for Submittal of SOQs in Responses to RFQ		01/10/25
Review/Scoring of SOQs	01/10/25	01/16/25
Consensus Scoring Meeting	01/16/24	01/16/25
Issue RFP and related documents to Finalists	01/17/24	01/17/25
Proprietary Meetings with Design-Build Finalists	01/24/25	01/24/25
Last day for RFP questions and comments to be submitted by Finalists for response by addendum		01/27/25
RFP Addendum Issued		01/30/25
Deadline for Submittal of Proposals in Responses to RFP		02/06/25
Review/Scoring of Proposals	02/06/25	02/10/25
Interviews with Design-Build Teams		02/10/25
Public Opening of Price Factors		02/13/25
Notify Submitters of Scoring and Most Qualified Design-Builder		02/14/25
Design-Build Contract Negotiations	02/14/25	02/28/25
Design-Builder Fee & Contract and Authorization to Execute Contract	02/28/25	03/14/25
Design-Build Agreement w/ Phase 1 Services Executed and NTP		03/17/25
Phase 1 Programming/Design (0-60% Design)	03/03/25	03/31/25
District 30% Design Review/Approval (Drawings, Cut-Sheets, Cost Estimate)		03/31/25
Early Procurement Package	04/21/25	06/01/25
District 60% Design Review/Approval (Drawings, Cut-Sheets/Specs, Cost Estimate, Schedule)	03/31/25	04/14/25
Negotiate GMP	04/14/25	04/21/25
Design-Build Agreement w/ Phase 2 Services Executed and NTP	04/21/25	04/25/25
<u>Ph. 2: Final Design & Construction Services</u>	04/25/25	10/01/25
Phase 2 Design (60-100% Design)	04/25/25	06/01/25
Subcontractor Bidding	05/01/25	05/05/25
District CD (90% Design) Review/Approval (Drawings, Cut-Sheets/Specs, Cost Estimate, Schedule)	05/21/25	06/01/25
Construction	06/01/25	09/01/25
First Day of School 2025/26		09/04/25
Substantial Completion		09/01/25
Punchlist and Closeout	09/01/25	10/01/25
Warranty Period	10/01/25	10/01/26

Seattle Public Schools
Cleveland High School ADA Field Access Project
Staff Organization Chart



SEATTLE PUBLIC SCHOOLS MAJOR PROJECT LIST IN LAST 8 YEARS
Including ALL GC/CM Projects

Project Name	Scale / Description	Delivery Method	Completion	Project Cost
MAJOR CAPITAL PROJECTS				
Audio/Visual Security System	Upgrades at Multiple Sites	PDB	2025 (in Design)	\$45 M
Franklin HS HVAC Project	Upgrade to Existing Building	PDB	2024 Complete	\$5.8 M
Montlake Elementary School	Landmark Modernization and Addition	GC/CM	2025 (in Design)	\$65 M
John Rogers Elementary School	Replacement/New Building	GC/CM	2025 (in Design)	\$92 M
Alki Elementary School	Replacement/New Building & Gym Moderniz	GC/CM	2025 (in Design)	\$67 M
Mercer Middle School	Replacement/New Building	GC/CM	2025 (in Design)	\$153 M
Rainier Beach High School	Replacement/New Building	GC/CM	2025 (in Design)	\$238 M
Van Asselt School	Landmark Modernization and Addition	GC/CM	2025 (in Design)	\$50 M
Northgate Elementary School	Replacement/New Building	GC/CM	2023 (in Const)	\$90 M
Viewlands Elementary School	Replacement/New Building	DBB	2023 (in Const)	\$88 M
Kimball Elementary School	Replacement/New Building	DBB	2023 (in Const)	\$85 M
North Queen Anne Elementary	Landmark Modernization	DBB	23 (in Const)	\$8 M
West Seattle Elementary School	Modernization and Addition	DBB	23 (in Const)	\$29 M
Lincoln High School, Phase 2	Modernization	GC/CM	2022 (in Const)	\$36 M
Wing Luke Elementary School	Replacement/New Building	DBB	2021	\$48 M
Webster K-8 School	Landmark Modernization and Addition	GC/CM	2021	\$41 M
West Woodland Elementary	Modernization and Addition	DBB	2021	\$22 M
Bagley Elementary School	Landmark Modernization and Addition	GC/CM	2020	\$41 M
Lincoln High School, Phase 1	Landmark Modernization and Addition	GC/CM	2019	\$101 M
Magnolia Elementary School, Phase 1	Landmark Modernization and Addition	DBB	2019	\$40 M
Queen Anne Elementary School	Modernization and Addition	DBB	2019	\$19 M
Ingraham High School	Modernization and Addition	GC/CM	2019	\$41 M
E.C Hughes Elementary School	Landmark Modernization	DBB	2018	\$14 M
Loyal Heights Elementary School	Landmark Modernization and Addition	GC/CM	2018	\$47 M
Cascadia Elementary and Robert Eagle Staff Middle School	Two New Schools	GC/CM	2017	\$122 M
Meany Middle School 2017	Modernization and Addition	DBB	2017	\$30 M
Olympic Hills Elementary School	Replacement/New Building	GC/CM	2017	\$45 M
Jane Addams Middle School	Modernization	DBB	2017	\$13 M
Genesee Hill Elementary School	Replacement/New Building	DBB	2016	\$41 M
Thornton Creek Elementary School	New Building	DBB	2016	\$43 M
Arbor Heights Elementary School	Replacement/New Building	DBB	2016	\$41 M
Hazel Wolf Elementary School	Replacement/New Building	DBB	2016	\$40 M
Seattle World School @TT Minor	Modernization	DBB	2016	\$20 M
Horace Mann	Landmark Modernization and Addition	DBB	2015	\$13 M
Fairmount Park Elementary School	Modernization and Addition	DBB	2014	\$19 M
Denny Middle School/ Chief Sealth International High School - Project 3	Community / Sealth Athletic Fields	GC/CM	2011	\$5.9 M

Denny Middle School/ Chief Sealth International High School - Projects 1 & 2	Sealth HS 230,000 SF Modernization / Denny MS - New Building	GC/CM	2010/2011	\$149 M
Nathan Hale High School Project 2	Modernization and Addition	GC/CM	2011	\$72.8 M
Garfield High School	Landmark Modernization and Addition	GC/CM	2008	\$87.5 M
Cleveland High School	Landmark Modernization and Addition	GC/CM	2007	\$67 M
Roosevelt High School	Landmark Modernization and Addition	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 CORE 24 Program Placement		
	Athletics Improvements		

