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**Application for Project Approval
for Progressive Design Build**

**Bremerton School District
Consolidated Facilities
Replacement**





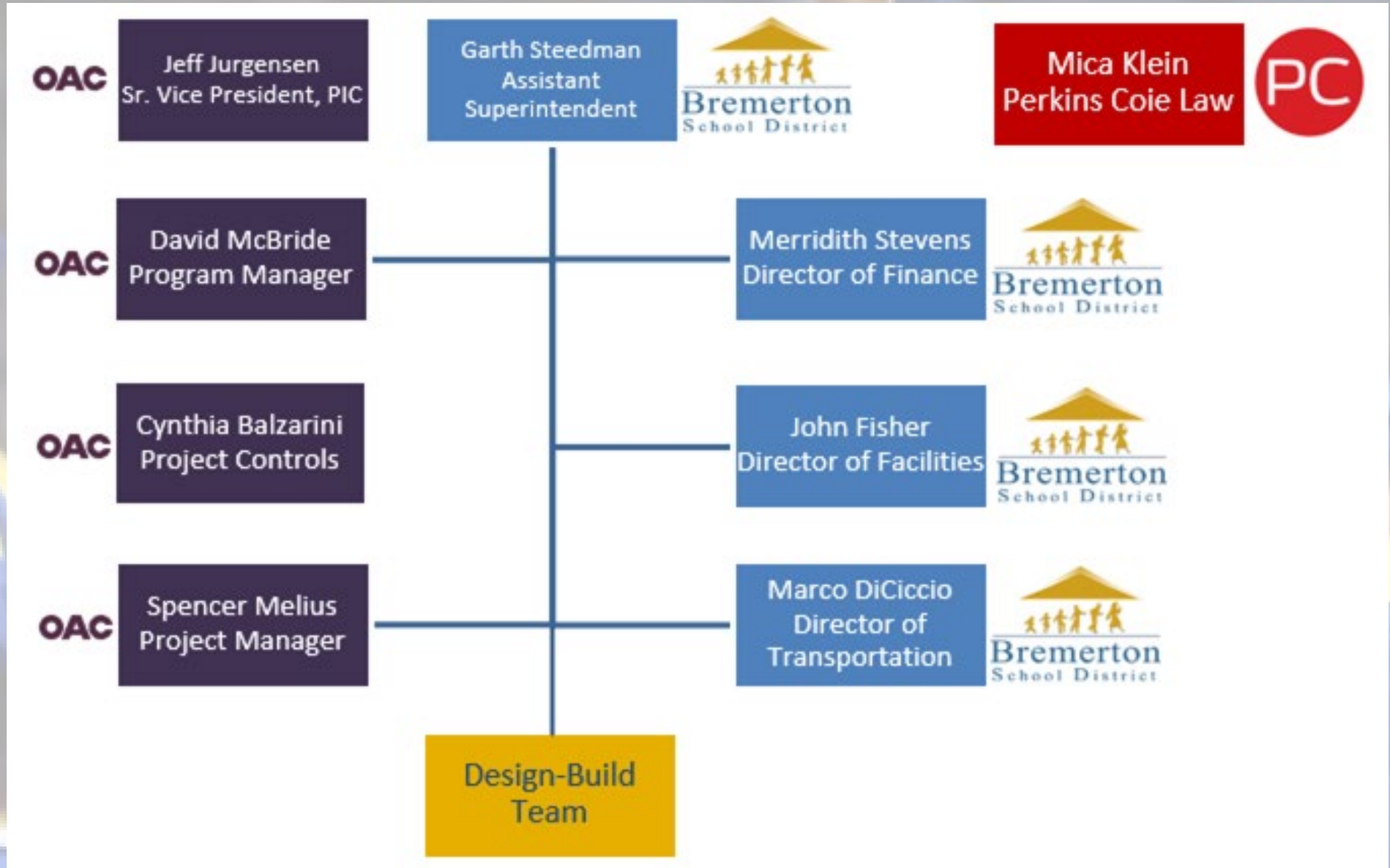
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Agenda

1. Team
2. District Information
3. Project Scope
4. Schedule
5. Budget and Funding
6. Why Progressive Design Build
7. RCW 39.10
8. WMBE Strategy
9. What We Have Done to Prepare
10. Questions



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The Bremerton School District is located on the Kitsap Peninsula, approximately 15 miles west across Puget Sound from Seattle. The District has an estimated 2023 population of 51,342 and encompasses approximately 15-square miles. The District provides instruction to approximately 4,473 FTE students in grades kindergarten through twelfth. District transports 1500 students a day via 21-route, triple-tier system.

Schools:

Armin Jahr Elementary (487)

Crownhill Elementary School (316)

Kitsap Lake Elementary (321)

Naval Avenue Elementary School (250)

View Ridge Elementary Arts Academy (379)

West Hills S.T.E.M. Academy (327)

Bremerton Home Link Program (56)

Mountain View Middle School (812)

Renaissance Alternative High School (102)

Bremerton High School (1282)

Demographics...

Free & Reduced Lunch: 55%

White: 44%

Hispanic/Latino of any race(s): 28%

Two or More Races: 15%

Black/African American: 5%

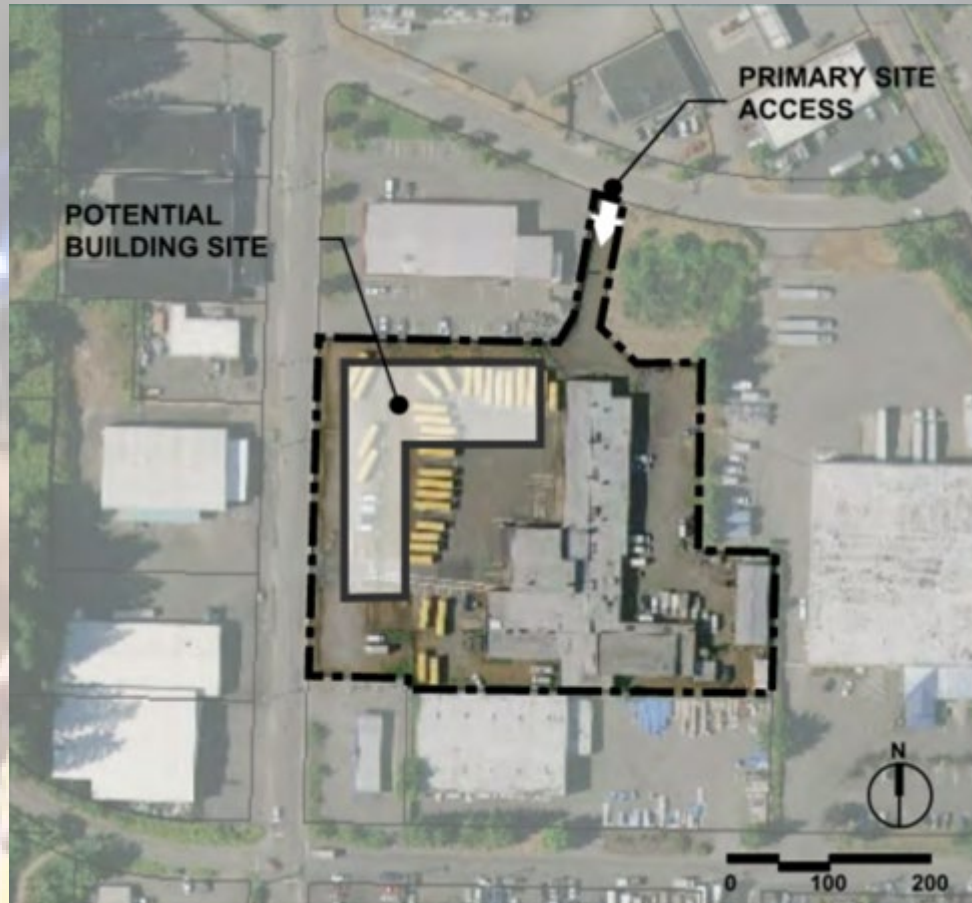
Asian: 4%

Native Hawaiian/Other Pacific Islander: 2%

American Indian/Alaskan Native: 1%



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- 4.39 Acres
- Relocation of some operations will be necessary
- Phased occupied construction is required
- Need for additional transportation maintenance
- Need for improved site circulation
- Future fleet electrification





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DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PRC Application Submitted	Completed
PRC Presentation	Dec 05, '24
PDB RFQ Advertisement #1	Dec 06, '24
PDB RFQ Advertisement #2	Dec 13, '24
Pre-Proposal Meeting	Dec 17, '24
PDB SOQ's Due	Jan 08, '25
Bremerton SD Selection Committee SOQ Review and Scoring	Jan 13, '25
Notify Shortlisted Finalist Teams	Jan 13, '25
PDB Interactive Meeting	Jan 24 - 27, '25
Issue RFP to Finalists	Jan 27, '25
PDB Management Plan and Fee Proposal Due	Feb 07, '25
Management Plan and Fee Review and Scoring	Feb 10, '25
Announce Apparent Successful Proposer/Intent to Award	Feb 10, '25
Bremerton SD Board Contract Approval	Feb 20, '25
Design-Builder NTP	Feb 24, '25
Validation	Mar – May '25
Begin Construction	Mar '26
Substantial Completion	Mar '27





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Professional Services (Owner Consultants, Legal etc.)

\$200 K

Estimated project construction costs

*(including construction & design contingencies,
sales taxes and AE Fees):*

\$20.0 M

Equipment and furnishing costs

\$900 K

Off-site costs

\$500 K

Contract administration costs (owner, cm etc.)

\$550 K

Contingencies (owner)

\$850 K

Other related project costs

\$500 K



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Why Progressive Design Build?

- Challenging Scope and Budget
- Earliest Cost Certainty
- Efficiency and Innovation in Design - Collaborative Process
- Flexibility in Project Schedule
- Better Logistics Planning for Phased Occupied Construction
- Single Point of Responsibility for Owner
- As with all public owners, the success of this bond lays groundwork for all future bonds.





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RCW 39.10.300

The project meets all three of the RCW criteria:

- a. The Design-Build approach will offer the best opportunity to support specialized transportation programming and possible use of pre-engineered, modular, and prefabrication options.
- b. This project **REQUIRES** innovation and efficiencies through design and construction, which can be accomplished by utilizing the Progressive Design-Build methodology.
- c. Flexibility in the schedule and potential time savings can be used to the advantage of the project. By utilizing PDB, we get the benefit of early cost certainty, while beginning the procurement of materials and supporting a phased approach.





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Local & WMBE Strategy

- **GOALS ARE BELOW**
 - **Local participation within Kitsap Peninsula – 20 to 30%**
 - **Minority participation – 5% to 10%**
 - **Women participation – 5% to 10%**
- **Contact other districts**
- **Design Builder Outreach Plan**
- **Design Build Team selection Criteria**
- **Owner outreach**



What Have We Done to Prepare

- OAC-led Training on Alternative Delivery
- Spoke with other experienced School Districts about pros and cons
- Reviewed the CPARB PDB Best Practices
- Early Market Engagement
- Reviewed lessons learned from West Sound Tech Project Team (PDB Project)
- Debriefed Prior PDB Procurement Process and implementing lessons learned from Armin Jahr and View Ridge Replacement
- Increased District Participation





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Questions?

