



Almira School District

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Project Approval for Progressive Design Build

Transportation Building Replacement Project

May 22, 2025



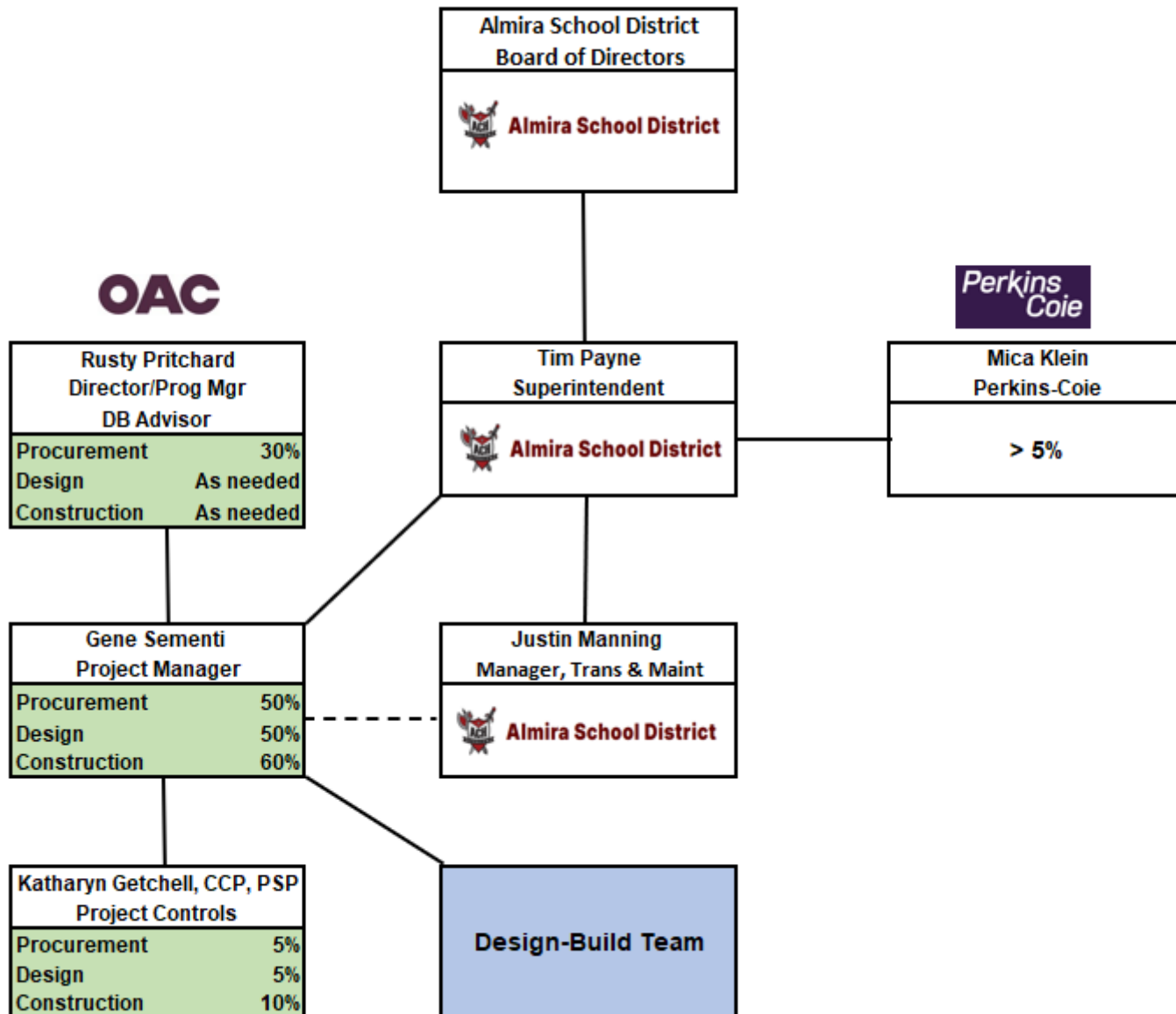


Agenda

- 1. Team Introduction**
- 2. Project Goals, Scope, Lessons learned using PDB**
- 3. Existing Project Facility**
- 4. Why Progressive Design Build**
- 5. Schedule**
- 6. Budget and Funding**



Project Team





Project Team Design Build Experience

1. Justin Manning – ASD Director Transportation & Maintenance

- ✓ Actively involved in the PDB Almira School Fire Replacement project

2. Rusty Pritchard– Director / Program Manager, OAC

- ✓ 6 major capital DB & PDB projects
- ✓ Former PRC Member (6 years)

3. Gene Sementi– Program Manager, OAC

- ✓ Project Manager for the PDB Almira School Fire Replacement project

4. Kathryn Getchell – Sr. Project Controls Manager, OAC

- ✓ 12 + K12 PDB projects serving as budget/financial controls manager

5. Mica Klein – Perkins Coie

- ✓ Experience with a range of delivery methods including DB & PDB
- ✓ Over \$500M in Public & Private contracts / Projects



Project Goals, Scope and Lessons Learned w/PDB

Scope: Replace the failing/undersized transportation facility

Project Goals:

- 1. Design/Build a 8,000 SF modern, code compliant, safe, maintainable, and accessible working environment to houses 8 buses and 10 staff**
- 2. Improve District and City stormwater management in the area to mitigate flooding**
- 3. Timeliness of construction: Early site work for utility infrastructure and footings/slab on grade is critical - weather and remoteness of site**

Why PDB Delivery Method:

- 1. Validation Phase: Align scope and budget with PDB Team early**
- 2. Budget/Cost Certainty: Design/Build to the budget (*Lesson Learned*)**
- 3. Identify risks and develop mitigation plans (*Lesson Learned*)**
- 4. The Community, School Board and District Staff are experienced in the delivery method – Experienced and Efficient (*Lessons Learned*)**



Current Transportation Building





Current Transportation Building





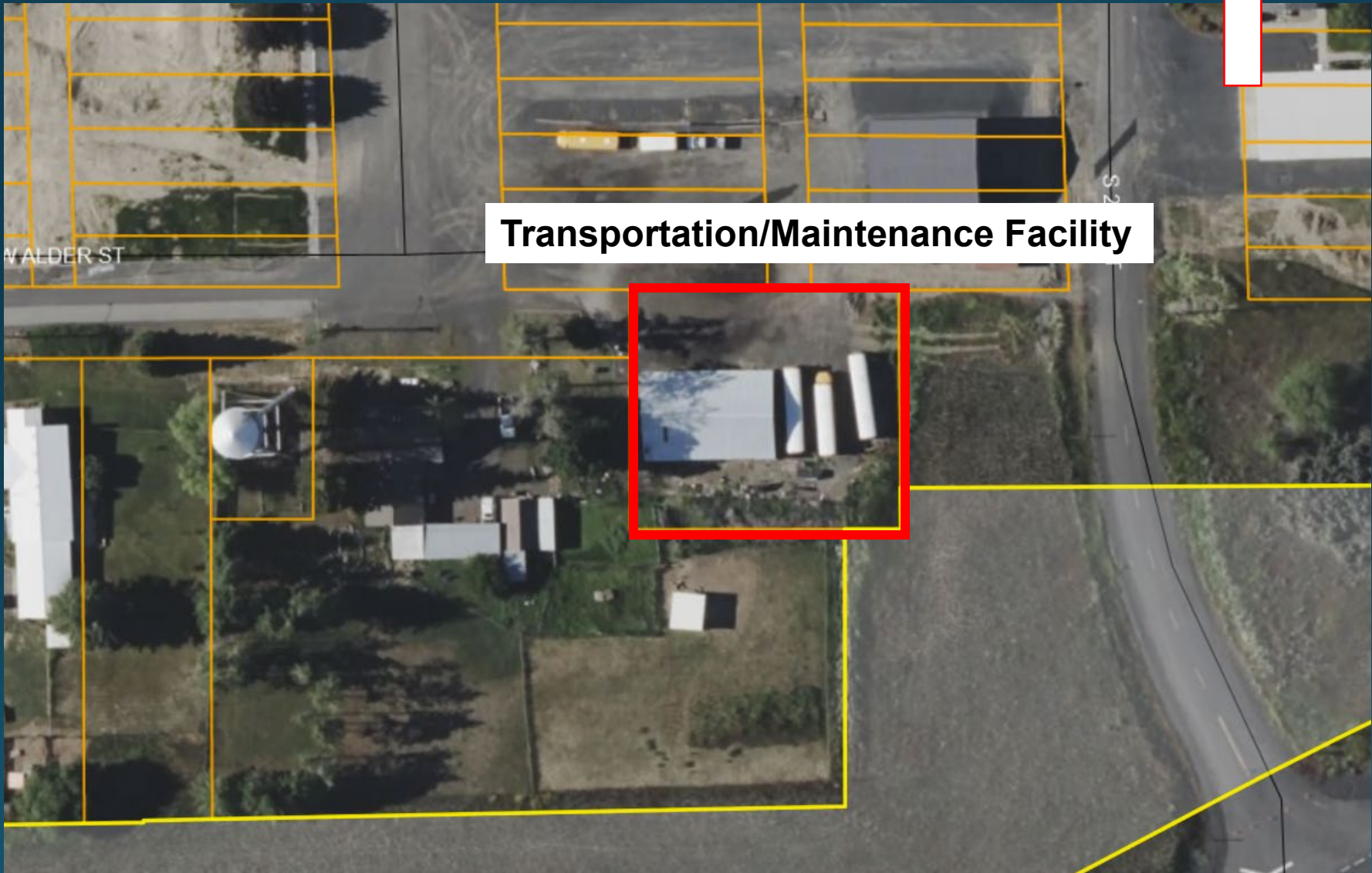
Current Transportation Building





Existing Site Today

North



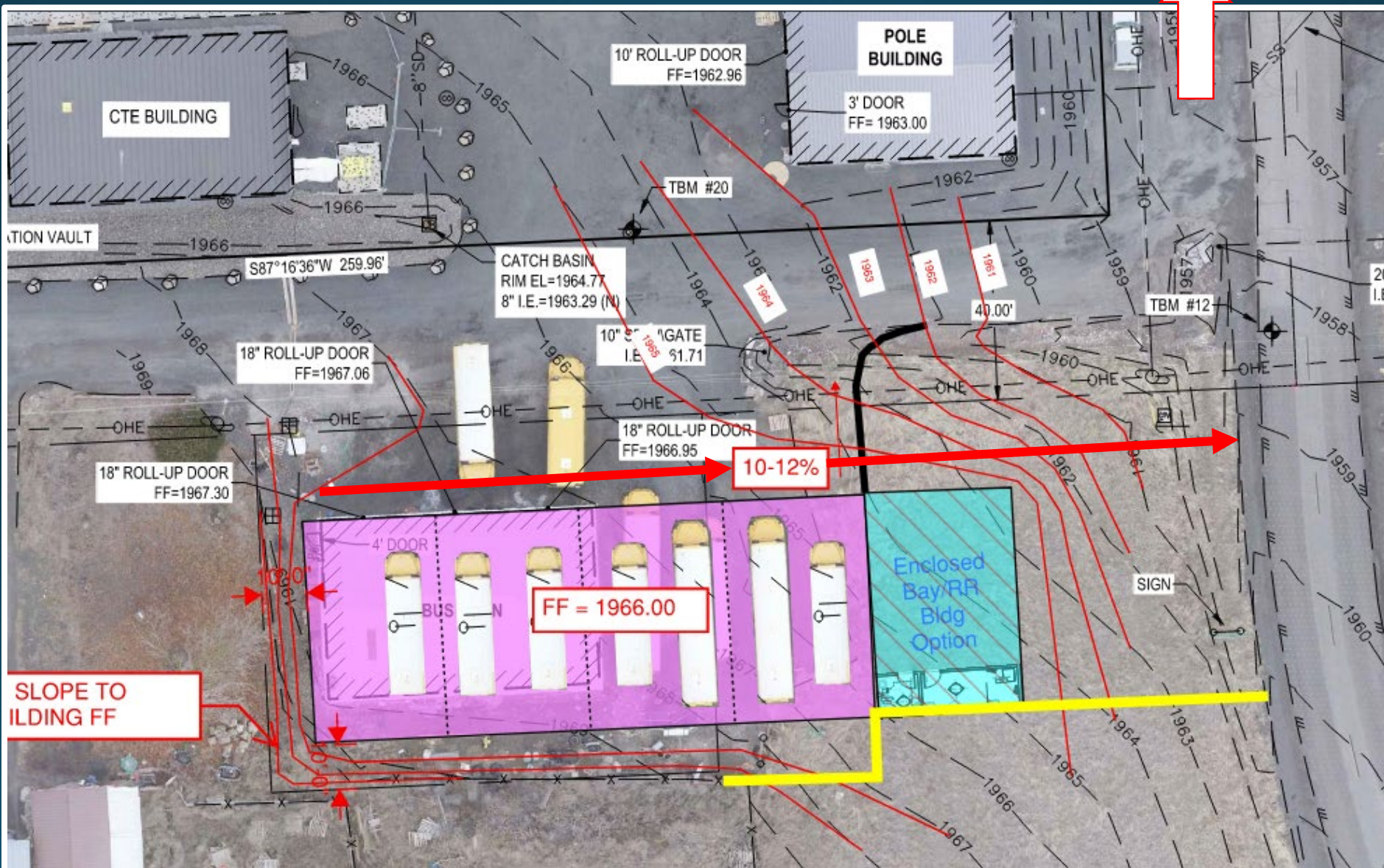
Transportation/Maintenance Facility

WALDER ST



North

Proposed facility on the site





Why Progressive Design Build?

1. Meets the criteria of RCW 39.10.300
2. Substantial fiscal benefit
 - ✓ Provides proof to the community to deliver on the promises
 - ✓ Validation period is critical to align scope and budget
 - ✓ Budget and cost certainty
 - Subcontractor and vendor pricing obtained in real time
 - Locked in GMP – design/build to the budget
 - ✓ Project savings from Almira School Fire project savings provided funds for this new project (Lesson learned)
2. Efficiencies created:
 - ✓ Time: Project risks ID and mitigated early
 - ✓ Flexible and expedited design/build schedule
 - ✓ Contract is a single point of responsibility for Owner
 - ✓ Early engagement w/Pre-Engineered Metal Building manufacturers



Why Progressive Design Build?

3. **Owner possesses necessary team that possess:**
 - ✓ **Project delivery knowledge and experience**
 - ✓ **Capability to oversee, manage and administer the contract and construction experience**
 - ✓ **Written management plan with clear/logical lines of authority**
 - ✓ **Continuity of Project Management team with project delivery and scope experience**
 - ✓ **Necessary and appropriate construction budget**



Project Procurement and Delivery Schedule

1) The schedule is very aggressive in terms of SOQ and RFP advertisement periods as well as the time allocated for GMP negotiation (2 weeks, 17 days, and 1 week respectively). Can you provide the reasoning behind the establishment of these timeframes?

Response:

- **Acknowledge ambitious procurement and negotiations timeline**
- **Revisions to the schedule can be made to provide flexibility**
- **RFQ/P documents will be specific, and tailored to the scope of services**
- **2.5 months of time intense collaboration with PDB to negotiate a GMP A1 (Site/Foundations) and A2 (Remaining Scope of the Work)**
- **Goal: Deliver quality facility – best value – design/build to the budget**



Project Procurement and Delivery Schedule

Almira School District - PDB Procurement & Delivery Schedule

When the Design-Build procurement is complete, the preliminary schedule will be coordinated and revised with project stakeholders

| | 2025 | | | | | | | | 2026 | |
|---------------------------------------|------|------|------|-----|------|-----|-----|-----|------|-----|
| Schedule Phases or Activities | May | June | July | Aug | Sept | Oct | Nov | Dec | Jan | Feb |
| PRC application/PDB Procurement | | | | | | | | | | |
| Project Validation/Preconstruction | | | | | | | | | | |
| Design/Permitting & Early Procurement | | | | | | | | | | |
| Negotiate GMP | | | | | | | | | | |
| Construction | | | | | | | | | | |
| Substantial Completion | | | | | | | | | | |
| Punch and closeout | | | | | | | | | | |
| Owner Occupy | | | | | | | | | | |





Project Budget

Projected Total Cost for the Project:

A. Project Budget

| | |
|---|--------------------|
| Costs for Professional Services (A/E, Legal etc.) | \$ 150,000 |
| Estimated project construction costs (<i>including construction contingencies</i>): | \$1,804,500 |
| Equipment and furnishing costs | \$ 150,000 |
| Off-site costs | \$ 30,000 |
| Contract administration costs (owner, cm etc.) | \$ 75,000 |
| Contingencies (design & owner) | \$ 180,000 |
| Other related project costs (briefly describe) | \$ 50,000 |
| Sales Tax | \$ 145,000 |
| Total | \$2,584,000 |

It should be understood this budget is funded through savings realized by *using* the DB delivery method for the K-8 School and CTE Building.

Thank you