

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): **Enumclaw School District**
- b) Mailing Address: **2929 McDougall Ave. Enumclaw, WA 98022**
- c) Contact Person Name: **Dr. Shaun Carey** Title: **Superintendent**
- d) Phone Number: **360-272-5995** E-mail: **shaun_carey@enumclaw.wednet.edu**

1. Brief Description of Proposed Project

- a) Name of Project: **Ten Trails Elementary 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.*)
Ten Trails Elementary School will be located within the Ten Trails development in the City of Black Diamond. The proposed facility will span approximately 65,000 to 72,000 square feet and is designed to accommodate up to 600 elementary students. In alignment with the City's vision, the school will prioritize pedestrian access, with limited provisions for vehicle pickup and drop-off. Funding for the project is being provided through a negotiated land transaction with the residential developer. As part of this agreement, several requirements have been established to ensure the school, and its associated athletic amenities meet the standards set forth by the City of Black Diamond. These stipulations are intended to align the development with broader community goals and ensure compliance with the terms of the funding arrangement.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (, Legal etc.)	\$900,000
Estimated project construction costs (<i>A/E including design & construction contingencies + WSST</i>):	\$56,700,000
Equipment and furnishing costs	\$2,500,000
Off-site costs	\$1,500,000
Contract administration costs (owner, cm etc.)	\$2,300,000
Contingencies (owner)	\$4,100,000
Other related project costs (briefly describe)	\$0.00
Sales Tax (included above)	\$0.00
Total	\$68,000,000

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*
Funds are available from the sale of District property and projected mitigation fees associated with the surrounding development.

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

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

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PRC Application Submitted	08/20/2025
PRC Presentation	09/25/2025
PDB RFQ Advertisement #1	10/01/2025
PDB RFQ Advertisement #2	10/8/2025
Pre-Proposal Meeting	10/22/2025
PDB SOQ's Due	11/5/2025
Enumclaw SD Selection Committee SOQ Review and Scoring	11/6/2025-11/12/2025
Notify Shortlisted Finalist Teams	11/13/2025
Issue RFP to Finalists	11/17/2025
PDB Interactive Meetings	12/2/2025-12/3/2025
PDB Management Plan and Fee Proposal Due	12/10/2025
Management Plan and Fee Review and Scoring	12/11/2025-12/15/2025
Announce Apparent Successful Proposer/Intent to Award	12/16/2025
Contracting Negotiations	12/17/2025-1/06/2026
Enumclaw SD Board Contract Approval	1/20/2026
Design-Builder NTP (precon/validation)	January 2026

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?

While the construction activities themselves are not classified as “highly specialized” in a technical sense, this project’s unique constraints and operational requirements make the Progressive Design-Build (PDB) approach critical to developing an effective construction methodology.

The project site is located in a densely populated residential neighborhood, requiring exceptional attention to safety, security, and community impact. Early and continuous collaboration between the designer and builder will allow the team to:

- **Develop logistics plans early** to protect neighbors during construction.
- **Identify and mitigate risks proactively**, such as limited laydown/staging areas, constrained access routes, and noise/dust management.
- **Coordinate complex scheduling needs** to minimize disruption to the community.

With PDB, the contractor’s expertise is integrated during design, enabling real-time constructability reviews, targeted cost modeling, and innovative sequencing strategies. This early alignment ensures the construction methodology is not only technically sound, but also logistically feasible and community-sensitive—outcomes that would be far more difficult to achieve under traditional delivery methods.

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

The project site, while largely undeveloped green space, presents unique geotechnical and environmental challenges that create significant opportunities for innovation and efficiencies through the Progressive Design-Build (PDB) approach:

- **Challenging Soil Conditions**

The site contains low-permeation soils and imported fill from prior neighborhood development activities. Early collaboration between the designer and builder will allow for integrated geotechnical analysis, foundation system evaluation, and grading strategies that minimize over-excavation, reduce soil import/export costs, and optimize stormwater management solutions.

- **Sloped Terrain Adjacent to Wetlands**

The natural grade changes and proximity to sensitive wetland areas require precise site planning to protect environmental resources while maximizing usable space. PDB enables the team to jointly explore innovative building placement, retaining solutions, and drainage systems that balance environmental stewardship with cost and schedule efficiency.

- **Efficient Site Utilization**

Early design-builder input allows for real-time constructability and sequencing reviews, helping align building orientation, utility routing, and site amenities with both operational needs and cost efficiency goals.

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

Enumclaw School District is utilizing Progressive Design-Build (PDB) to efficiently deliver its new campus project with minimal disruption to students, staff, and the community. PDB promotes early collaboration between designers and builders, reducing rework and allowing construction to begin sooner than traditional methods. This approach enables early identification of infrastructure needs and timely procurement of long-lead items, critical in today's market. With the flexibility to overlap design, permitting, and construction phases, and by selecting a highly qualified team through a qualifications-based process, ESD is positioned to complete the project on or ahead of schedule while maintaining a smooth experience for all stakeholders.

For the Ten Trails Elementary Project PDB is the correct method to allow the most flexibility to the team and provide the greatest opportunities to save time. Additionally, the District can successfully ensure that impacts to the community are minimized during this construction process. In addition to minimizing disruptions, PDB will also give us the best opportunity to finish the project on or ahead of schedule, without delays. Completion of the Ten Trails project on schedule is crucial to allow for student occupancy at the beginning of the 27/28 school year.

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

Immediate Need:

To meet this demand, the District requires the construction of a new elementary school without delay. This facility will help alleviate overcrowding, ensure equitable access to education, and support the community's growth, reducing the need for costly portable classrooms.

Operational Efficiency & Cost Savings:

Building a new school will reduce the need to transport students across multiple campuses, resulting in significant savings in transportation logistics and operational costs. Centralizing students in a nearby facility also streamlines staffing and resource allocation.

Environmental Benefits:

By minimizing parent drop-offs and long-distance busing, the District will reduce vehicle emissions, contributing to cleaner air and a healthier environment for students and the community. The sooner the project is complete the sooner the results will be achieved.

Strategic Impact:

This investment not only addresses immediate capacity challenges but also positions the District to sustainably support future growth, enhance educational outcomes, and strengthen community ties.

Early scope and budget alignment are reconciled at more frequent intervals than traditional DBB methods, enabling timely decisions to be made with, thus saving time and money.

A design-builder provides continuous, engaged, and updated marketing pricing, changing labor availability/costs and supply/options of specialty commodities so that successful procurement of key subcontractors, materials and commodities is achieved. Early input from local trade partners can also not only lead to improved operational benefits over the long term but also lead to stronger community partnerships as well.

In addition to the above mentioned, the project budget is fixed and subject to ensure that the developer and the Enumclaw School District are meeting all negotiated elements pertaining to the school facility and site amenities as negotiated with the City of Black Diamond. This includes both school-based amenities and open to public use amenities to include ball fields and play areas.

Additionally flexible risk management/mitigation plans will be in place to provide the ability to pivot in the event of unforeseen or unique project issues that arise due to the unique nature of the funding for this project. The progressive design-building approach will allow for timely decisions, and negotiations thereby reducing risk, thus saving time and money.

- 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.

Using a traditional Design-Bid-Build (DBB) delivery method with lump sum contracts is not preferred due to the number of variables involved. DBB could significantly extend the delivery timeline, restrict flexibility in negotiations with the developer, and fail to support the open-book financial transparency required. It also introduces greater project risk, schedule pressure, and could result in costly change orders, challenges that are especially problematic for a school district operating under tight budget constraints with urgent infrastructure needs.

In contrast, the District’s goals of achieving alignment in budget, cost, quality, and scope of work are better supported through Progressive Design-Build (PDB). PDB enables early collaboration with a Design-Builder to define a scope that fits the budget, develop phasing plans that minimize disruption to surrounding neighborhoods, and allow for timely procurement of long-lead items well before construction begins. This integrated approach improves coordination, predictability, and overall project efficiency, deliverables that are difficult to achieve under DBB.

Given the urgency of constructing a new elementary school to serve the rapidly growing student population in the Black Diamond Ten Trails area, PDB offers the flexibility and responsiveness needed to meet the District’s timeline. While DBB may be suitable for certain types of projects, it is not the right choice for this project.

6. Public Body Qualifications

Please provide:

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

Dr. Shaun Carey-Superintendent, Enumclaw School District

Dr. Carey has more than two decades of experience in public education and over five years in his current role. He is recognized for leading with integrity, transparency, and a collaborative spirit, with a leadership approach grounded in equity, shared responsibility, and student success. Prior to joining Enumclaw, Dr. Carey served as Deputy Superintendent and held multiple executive positions in the Franklin Pierce School District, as well as roles as a principal, dean of students, and classroom teacher. His expertise spans strategic planning, instructional design, fiscal and labor management, and culturally responsive education. Dr. Carey holds a Doctor of Education from Washington State University, a Master's degree from Seattle University, and a Bachelor's degree in Education from Pacific Lutheran University.

Kyle Fletcher-Director of Business, Enumclaw School District

Kyle has served as the Director of Business for the Enumclaw School District since 2021, bringing more than a decade of experience in educational leadership. In his role, he oversees capital planning and business services and plays a lead role in executing the District's annual Capital Facilities Plan. Prior to this position, Kyle served as Principal of Sunrise Elementary for seven years and as Assistant Principal in the Chehalis School District. His expertise includes financial management and budgeting, enrollment forecasting and staffing and capital planning. Kyle earned his Master's in Education Administration from Grand Canyon University and holds a Bachelor of Science in Technical Communication from the University of Washington.

Phil Engebretsen-Director of Operations, Facilities, and Athletics

Phil brings decades of dedication and leadership to the students, staff, and community. Phil has held multiple roles within the district, beginning as a teacher before stepping into administrative positions as Assistant Principal and later as Principal of Enumclaw High School (EHS). Over the past decade, Phil has played a pivotal role in one of the district's most significant capital projects, the comprehensive renovation of Enumclaw High School. Acting as the EHS facilitator for community and staff design groups, and the building representative throughout the construction process, Phil guided the project from its earliest planning stages through to its successful completion. His leadership ensured that the voices of students, staff, and community members were represented at every step, resulting in a state-of-the-art facility that meets the needs of current and future generations.

Zak Tomlison-Attorney at Law, Pacifica Law

Zak has more than 20 years of experience as a construction lawyer and routinely serves as outside legal counsel to a variety of public entities on both GC/CM and progressive design build projects. Zak's recent progressive design-build experience includes serving as counsel for the City of Redmond (\$240M Maintenance and Operations Center); City of Olympia (Hands On Children's Museum Expansion); Snohomish County (Arlington Operations Center and Food and Farming Center); Snohomish Conservation District (Natural Resources Center); Spokane County (Crisis Case Center and Camas Meadow Park / Plante's Ferry Sports Complex); Snohomish Regional Fire & Rescue (Fire Stations 32 / 81); Lake Washington School District (Redmond Elementary School); and Port of Tacoma (Maritime Center).

Jeff Jurgensen, CCM, DBIA, PMP, CPE-Program Advisor, OAC Services

Jeff has over 30 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington and assisted in getting the Spokane Public School District agency approval. He also has worked on twelve major capital design-build projects including, one design-build project at Spokane International Airport, one K12 design-build project with the Paschal Sherman Indian School (with BIA) in Omak Washington, and led the City of Spokane through their first design build project with the Nelson Service Center. He holds the DBIA certification from the Design Build Institute

of America. He was one of the early founders of the Inland Northwest Chapter of DBIA as well as the local Inland Northwest Project Management Institute chapter.

Joshua Cloud, BCA, DBIA, LEED AP, LFA-DB Consultant, OAC Services

Joshua has 25+ years of Construction experience, holds a B.S. in Economics from Lewis & Clark College, a M.S. in Construction Management from the University of Washington, completed the AGC of Washington's GC/CM Workshop, is a full accredited Design-Build Professional with the Design-Build Institute of America, is a LEED Accredited Professional, is Living Future Accredited, and is a Certified Building Condition Assessor with OSPI. Joshua has worked on three previous GC/CM projects for Seattle Public Utilities and Bellingham Public Schools, a \$240M Design-Build project for King County and is currently working with Western Washington University on their \$150M Progressive Design-Build Heating Conversion/Campus Decarbonization project as the Owner's Advisor.

Phil Iverson-Sr. Project Manager, OAC Services

Phil maintains over 20 years of experience in Facilities and Program/Project Management. He possesses experience in all aspects of school district capital projects and capital programs from planning through final closeout. This includes the management of construction projects consisting of new construction on green sites, new-in-lieu projects on existing sites, multi-phased modernization projects, and infrastructure projects using various traditional and Washington State alternative contract delivery methods. Phil has served as the Senior Project Manager for the progressive design build Neah Bay k-12 campus relocation. Phil also has wealth of experience with K-12 GC/CM projects in the capacity as the Owner and as Owners Representative/Program/Project Manager. Phil has proven success guiding districts through the PRC application and presentation process, along with the selection of the PDB firm through the GMP negotiations. Additionally, Phil provided PM support for the Western Sate Forensic Hospital, one of the largest GC/CM projects in Washington State history.

Ryan Ota-Project Manager, OAC Services

Ryan has 10 years' experience in K-12 facilities and construction project management. Since 2019, he has been a wide variety of capital projects at Lake Washington School District including HVAC & Controls systems upgrades, athletic facilities, playgrounds, access controls systems, intrusion detection systems, classroom conversions, traffic improvements, Tis, ADA improvements, lifecycle replacements to include major building envelope and infrastructure & improvements. Ryan has experience with many delivery methods including DBB, JOC, ESCO, GC/CM and currently working on an \$80.4M PDB project.

Cynthia Balzarini-Project Controls, OAC Services

Cynthia has over 15 years of experience in the industry and has worked on multiple bond programs and projects in the public work sector including Ellensburg School District, Centralia School District, City of Bothell Fire Stations, Jefferson Healthcare, Mason General, Thurston County and Snohomish County Emergency. These included 6 GC/CM and 6 PDB projects. Her project control expertise includes master scheduling, CPM baseline schedule and progress schedule reviews, budget development and cost management, cashflow projections, contract administration, and all phases of project planning from inception through completion

- 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.)

See Attachment C

- 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.

See Attachment C

- 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.

OAC was selected as the project/construction management firm, and design build consultant for the planning, procurement of the D-B team, design, construction, and closeout phases of the project. The funds for OAC are allocated within the Total Project Budget for planning through closeout and warranty inspection. OAC is currently under contract with the Enumclaw School District.

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

OAC has completed, or is currently managing, 22 design build projects ranging from \$3M-\$200M including progressive design build. OAC's project portfolio includes a number of projects for school districts, cities and municipalities within the state of Washington. An active participant in Alternative Project Delivery promotion and workshops, three OAC staff members, including one on this project, serve on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska. We are regularly leading or participate in workshops on how to do Design-Build right.

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

Our high-level summaries below clearly articulate our organizational controls plan:

Project Management and Decision Making:

Authority and decision-making responsibility rests with the District Superintendent, Dr. Shaun Carey, with implementation by OAC Services.

OAC is currently and will continue to meet with the District weekly to discuss and plan project needs, milestones, develop strategy, and courses of action for implementation of the project. Phil Iverson is the primary point of contact for OAC with assistance from Jeff Jurgensen for the PDB procurement process and throughout the entire project.

Selection Committee

The DB Selection Committee could consist of District leadership, administration, staff, Board of Directors representation, and likely community representation.

OAC is a non-voting member of the selection committee and is responsible for managing the DB procurement process. OAC will organize, educate, and facilitate the selection committee in its roles, and document the selection process per RCW 39.10.

Project Oversight Committee

The Enumclaw School district also has assigned a project oversight committee to the project that consists of community members, district staff, and a member of the school board. The committee will ensure the project aligns with organizational goals and complies with district standards. The committee will provide strategic advice and support to the project team and ensure rapid decision making pertaining to approvals of key deliverables, authorized changes, and those items beyond the authority of the superintendent.

Communication

The Enumclaw School District communicates with families and the community using a variety of tools to ensure timely and accessible information. Depending on the situation, the district may use one or more of the following methods: text messaging, the Enumclaw SD mobile app with push notifications, email, automated phone calls, social media, district and school websites, and Flash Alert. Additional communication strategies include digital flyers through Peachjar, Rapid Responder notifications, mailed publications, local newspaper and media outlets, and in-person community events.

The District will advertise the RFQ and post it on its website, in news media, their newspaper of general circulation published in or near King County, as well as the DJC.

After SOQ's have been scored, the selection committee will meet with the shortlisted teams to better understand the approach, ask questions, and have an opportunity to meet each team member in person.

Once a "most qualified" design build team is selected, the District and OAC will meet the design build team during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify the owners' expectations and vision of the completed project are being achieved.

Project Progress

Progress will be reported weekly by the DB team to the District and OAC.

Formal reports will be sent to the Superintendent and presented to the Board of Directors, as desired by the Board and the Superintendent.

Project status updates will be posted to the District's website.

Frequency of project status updates will be coordinated with the District Board of Directors.

Budget Monitoring

OAC will be managing and tracking the program finances and analyzing the cost estimates against the budget on a regular basis.

Financial reporting will be provided by Cynthia Balzarini of OAC to the District's Accounts Payable personnel. Cynthia will meet with the finance department to reconcile costs every two weeks or as desired by the District. These reports will be tailored for use by the Superintendent in presentations to the Board of Directors.

The District will maintain its own project contingency and owner's management reserve to address any owner driven scope changes or unforeseen conditions.

OAC will assist the District in budget and financial reporting to OSPI, in addition to what could be required by the developer, to ensure all funding is meeting the requirements of the agreement.

Schedule

The desired project milestone schedule will be provided in the design build RFQ/RFP documents.

The successful DB team will work with the owner to produce a very detailed project schedule accounting for permitting, design, bidding and construction, closeout, and warranty.

Weekly look ahead schedules will be delivered along with monthly construction schedule reports/updates for each pay application.

Cynthia of OAC will review the DB construction progress schedule with the OAC team and provide analysis and comments on the submitted baseline and actual schedule.

- A brief description of your planned DB procurement process.

The District intends to follow a two-step, qualifications based, Progressive Design-Build procurement process as outlined below:

Following PRC approval, the Request for Qualifications (RFQ) will be issued and will include a draft Design-Build Agreement and outline of RFQ response requirements and evaluation criteria pursuant to Washington law.

Statements of Qualifications (SOQ) received in response to the RFQ will be reviewed and scored by the selection committee based upon the criteria outlined in the RFQ to determine a shortlist of finalist teams. Ideally three, but no more than five teams will be shortlisted.

Shortlisted finalists will be invited to respond to a Request for Proposal (RFP), which will include the team's project-specific management plan, participation in interactive meetings, and proposed fee percentage. Evaluation criteria for the Proposal components will be outlined in the

RFP and will specifically include the finalists' inclusion plans for small, disadvantaged and OMWBE certified businesses and their historical results compared against goals.

Selection of the successful Design-Builder will be based upon combined scoring of their SOQ and Proposal per the criteria outlined in the RFQ and RFP.

The Finalist with the highest combined score will enter contract negotiations with Enumclaw School District.

Following selection and contracting of the Design-Build team, the ESD and OAC will participate in the subconsultant and subcontractor procurement. Subcontractors will be procured using lump sum, design assist, and Design-Build approach as deemed appropriate based on the content of each package and per the advice of the Design-Builder; all while considering the Subcontractor Outreach plan developed by the entire team.

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

The Enumclaw School District has retained Pacifica Law to provide all specific DB contract terms and conditions.

7. Owner Readiness *(to be answered by the Owner)*

a) What have you done as an Owner to prepare yourself and your staff for this DB project?

- i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

We have taken the time to talk with districts who are currently utilizing the Progressive Design build delivery to construct school facilities. We understand the required commitment and need to make decisive decisions to ensure the team is not held up due to our lack of commitment. Additionally, we have attended conferences where alternative public delivery was reviewed and discussed by districts and held multiple meetings with OAC representatives who provided project delivery benefits, risks and owner implications. Finally, we are in the process of ensuring our entire team has reviewed CPARB's, "Design-Build Best Practices Guidelines."

- ii. What training have you as an Owner and your staff taken?

We have not completed the DBIA training yet but have arranged training with OAC services DBIA Certified individuals. Additionally, OAC Services will continue to guide us and provide continued consultation from start to completion.

- iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

We have researched all methods and have gained knowledge from those discussions, along with reaching out to designers and contractors, to learn about the PDB process. This, along with the training received from OAC, confirmed our strong belief that this is the best delivery method for this project.

b) How does your organization ensure that knowledge is passed down to your staff and project team?

OAC is leading the district through our first PDB project. However, OAC will be documenting everything completed, and working hand in hand with the district team. We are committed to ensuring that key district staff (e.g. facilities director, planning principal, Superintendent and key district leaders), are deeply engaged from start to finish, providing them an authentic understanding and experience of the PDB program. Additionally, all documents, meeting minutes, and pertinent information will be passed onto the district by OAC for future reference.

How have you familiarized yourself and your staff with DB Best Practices?

Our district project management team is in the process of reviewing the Progressive Design Build best practices guidelines for familiarity. Not only is our capital projects team working on understanding the process, but time is also being spent with our internal teams such as Procurement and Finance, ensuring their level of competence, understanding and comfortability with the delivery model is sound.

8. 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

[See Attachment D](#)

9. 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

[See Attachment E](#)

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

None

11. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization (\$).

Enumclaw School District is committed to ensuring that its major capital projects reflect the diversity, equity, and inclusion (DEI) values of our community. Consistent with District Policy, we will implement intentional, proactive strategies to encourage participation from small-, minority-, women-, and veteran-owned businesses (SMWVB), in alignment with RCW 39.19 and guidance from the Washington State Office of Minority and Women's Business Enterprises (OMWBE). We recognize that the progressive design-build delivery method offers unique opportunities for inclusion by enabling early involvement of trade partners, flexible packaging of work scopes, and targeted outreach from the validation phase through final GMP.

Owner-led Outreach Prior to Procurement

Before launching formal procurement, the District will host outreach and informational meetings to introduce the project, outline anticipated opportunities, and communicate our commitment to SMWVB and local community workforce participation. These events will be open to the public

and specifically marketed through district communications channels. The district will also utilize the OMWBE directory and certified firm lists, local and regional chambers of commerce, minority and women business advocacy organizations such as Tabor 100, NAMC-WA, and regional chapters of NAWIC and the local plan centers, trade associations, and community-based organizations

Design-Builder Selection Criteria and Expectations

To ensure the inclusion strategies are prioritized DEI and SMWVB inclusion will be a scored element in the selection process for the design-build team. Prospective teams will be required to describe their approach to achieving SMWVB participation. They will be evaluated on their ability to provide examples of past performance in meeting or exceeding participation goals. In their ability to outline strategies for mentoring, technical assistance, and fostering long-term relationships with diverse firms. Additional evaluation criteria also include how well they outline the same mentoring strategies listed above to include targeting small local to Enumclaw/Black Diamond area suppliers, consultants, contractors and subcontractors.

Ongoing Monitoring, Reporting and Continuous Improvement

The design-build team will provide monthly reports tracking SMWVB outreach, bid participation, awards, and workforce diversity metrics. The District and its advisors will monitor progress, identify barriers, and implement corrective actions as needed, including requiring expanded outreach if participation falls below expectations.

Long term Commitment and regional Impact

The District understands that increasing SMWVB participation is a long-term effort. We remain committed to encouraging participation in this project and to increasing access to certification by providing resources and support to small local businesses who may qualify but haven't yet become certified. Through this and future projects, we aim to create sustainable opportunities and relationships that last beyond project completion.

Through the above-described measures that will be included in our progressive design-build process, Enumclaw School District will ensure its capital investments reflect the diversity, skills, and spirit of our broader community.

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: Shaun V. Carey

Name: (please print) Shaun V. Carey (public body personnel)

Title: Enumclaw School District Superintendent

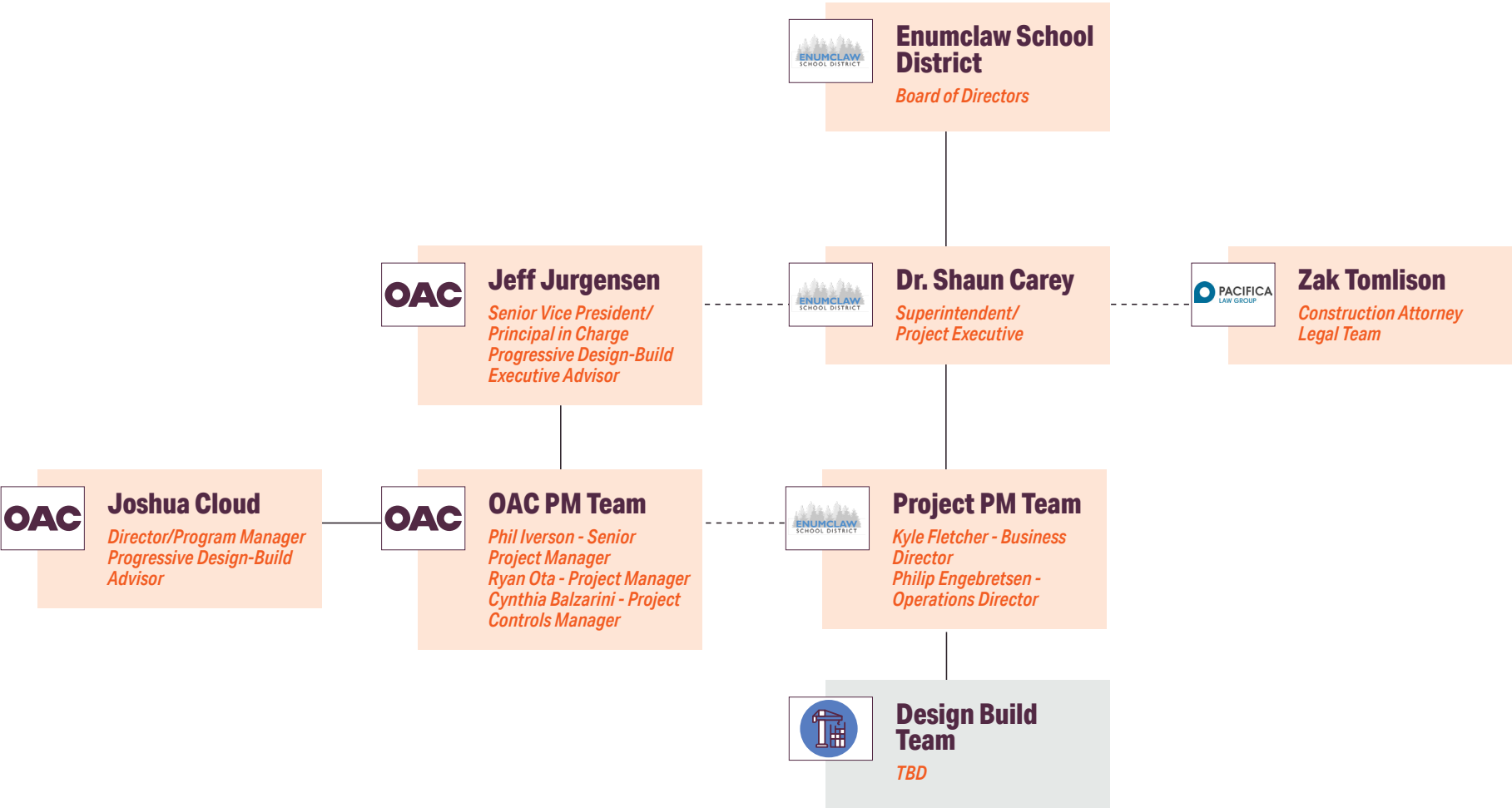
Date: August 20, 2025

Enumclaw New ES - Ten Trails

Phase/Task		2025				2026				2027				2028			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Project Authorization & PRC Submittal					Project Authorization & PRC Submittal											
2	PRC Review and Approval					PRC Review and Approval											
3	Issue RFQ/RFP (Procurement)					Issue RFQ/RFP (Procurement)											
4	Contract Negotiations					Contract Negotiations											
5	Phase 1: Preliminary Design						Phase 1: Preliminary Design										
6	Cost/Scope Alignment & Milestone							Cost/Scope Alignment & Milestone									
7	Phase 2: Final Design/Construction Docs								Phase 2: Final Design/Construction Docs								
8	Permitting								Permitting								
9	Early Construction (Site Work)									Early Construction (Site Work)							
10	Full Construction Activities										Full Construction Activities						
11	Substantial Completion/Punch List											Substantial Completion/Punch List					
12	Turnover & Project Closeout												Turnover & Project Closeout				

ATTACHMENT B

ENUMCLAW SCHOOL DISTRICT PROJECT ORGANIZATION CHART



Attachment D: Enumclaw School District - Construction History (10 years)

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Sunrise Elementary Roof	Replacement of Roof	D-B	Aug. 2021	Sep. 2021	Aug. 2021	Sep. 2021	\$ 593,058.43	\$ 599,110.70	n/a
2	Southwood Elementary HVAC	6 HVAC Rooftop Units Replacement/Installation/ Controls	D-B	Jul. 2022	Aug. 2022	Jul. 2022	Sep. 2022	\$ 500,000.00	\$ 574,343.03	additional cost of controls to connect new system with old HVAC components
3	New Black Diamond Elementary	Replace Black Diamond Elementary with new 2 story Building	D-B-B	Sep. 2015	Aug. 2017	Sep. 2015	Aug. 2017	\$ 23,389,000.00	\$ 21,480,794.00	n/a
4	Enumclaw H.S. Renovation	Replace all Classrooms within a 2 story building	D-B-B	Sep. 2015	May, 2020	Sep. 2015	May, 2020	\$ 63,353,300.00	\$ 63,414,509.00	costs shifted from pre-bond projections and scope was adjusted

Attachment E

