



PORT TOWNSEND
School District
LEARNING THROUGH A SENSE OF PLACE

Port Townsend High School & OCEAN K-12 Alternative Learning School Campus Modernization and Addition

Application to use Progressive Design-Build Delivery
Project Review Committee Meeting, September 26, 2025

About Port Townsend School District

Mission

At Port Townsend School District, education is rooted in community, student voice, and a strong sense of place. Whether in the classroom, on the water, in the science lab or performing on stage, we strive to nurture well-rounded learners who are prepared not only for success after graduation, but to contribute positively to their communities.

Vision

By focusing on academic excellence, student engagement, and true sense of belonging, we live our CARES Values — Compassion, Accountability, Responsibility, Equity, and Students First.

PT Schools Promise:

Every student will be known, supported and engaged and graduate with the skills to thrive in the world and change it for the better

Agenda



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1. Introductions
2. Why Progressive Design-Build?
3. Project
 - Scope
 - Budget
 - Schedule
4. PDB Procurement Process
5. Owner Readiness
6. Subcontractor Outreach

Introductions – Our Team



Port Townsend School District

- Linda Rosenbury
Superintendent

Perkins Coie

- Mica Klein
Design-Build Legal Advisor

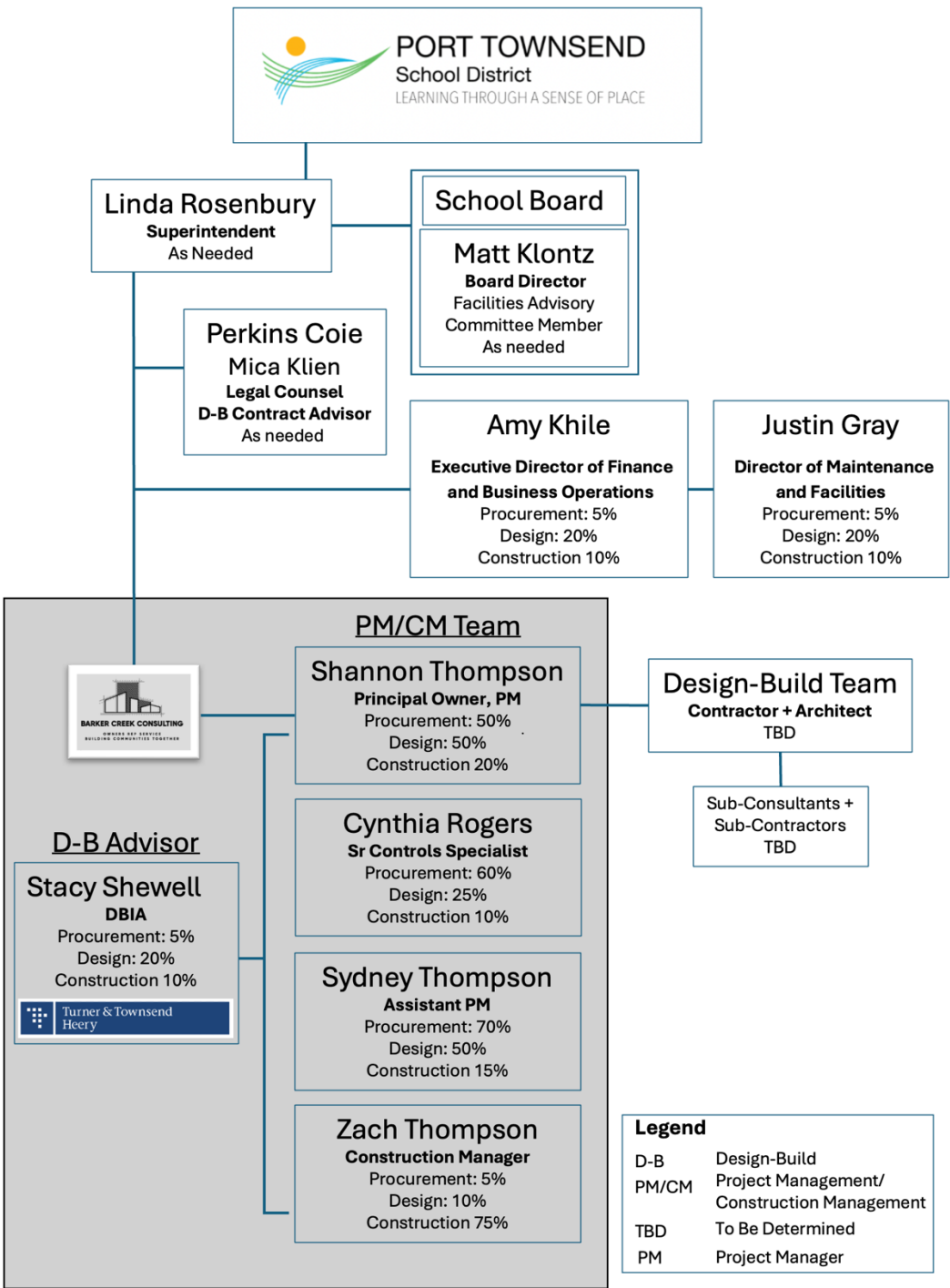
Barker Creek Consulting

- Shannon Thompson
Principal Owner, Project Manager

Turner & Townsend Heery

- Stacy Shewell
Design-Build Advisor

Team Organization



Why Progressive Design-Build?

Activities are Specialized

- Occupied campus with complex phased construction, swing space challenges, utility coordination, and historic structure constraints requires early design-builder input.

Opportunity for Greater Innovation and Efficiencies

- Complex phasing, early investigating, early procurement, delivery sequencing.

Savings in Project Delivery Time

- Streamlining and integration of project team.
- Efficient sequencing of entire project delivery.
- Confirm budget early in design = Predictable outcomes.

Scope

Phase 1

- Educational Specifications
- Removal of historic Lincoln Building (with salvaged elements preserved)
- Improvements to field House and Maintenance Sheds
- Portable removals
- Predesign for Phase 2

Phase 2

- New commons, classrooms, science labs, and main offices
- Modernization of the main academic building
- Seismic upgrades to gym and shop buildings
- Renovation/expansion of the Gael Stuart Building for OCEAN School
- Relocation of District Administration
- Campus-wide accessibility, circulation, and site improvements

Scope

PROPOSED CAMPUS IMPROVEMENTS FOR PORT TOWNSEND HS



- 1 Main Building Full Renovation
- 2 Expansion of Main Building & Commons
- 3 Removal of Annex Building
- 4 Renovation of Gym
- 5 Renovation of Career & Technical Education Classrooms
- 6 Improvements to Parking & Grounds

PORT TOWNSEND HS CAMPUS



PROPOSED CAMPUS FOR OCEAN SCHOOL



- 7 Gael Stuart Full Renovation
Proposed new home of OCEAN
- 8 Improvements to Parking & Grounds

PROPOSED OCEAN CAMPUS



Budget



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Costs for Professional Services (A/E, Legal etc.)	\$4,025,000
Estimated project construction costs (including 3% construction contingencies)	\$79,927,000
Equipment and furnishing costs	\$2,750,000
Off-site costs	\$1,150,000
Contract administration costs (owner, cm etc.)	\$2,678,000
Contingencies (owner)	\$8,200,000
Other related project costs (permits, utilities, testing, inspection, moving)	\$1,143,885
Sales Tax	\$8,682,684
Total	\$108,565,569

Schedule

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
Anticipated PRC Approval	9/26/25
PDB RFQ Advertisement #1	9/30/25
PDB RFQ Advertisement #2	10/7/25
Pre-Proposal Meeting	10/9/25
PDB SOQ Due	10/20/25
Selection Committee SOQ Review and Scoring	10/21/25 - 10/27/25
Notify Shortlisted Finalist Teams	10/27/25
Issue RFP to Finalists	10/30/25
PDB Interactive Meetings	11/10/2025-11/11/2025
PDB Management Plan and Fee Proposal Due	11/20/25
Management Plan and Fee scoring	11/21 -12/03
Announce Apparent Successful Proposer	12/3/25
Contracting Negotiations	12/11 -1/08
Owner Contract Approval	Jan 2026 board meeting
Design-Builder NTP	Jan-26
DESIGN AND CONSTRUCTION (anticipated, to be refined with DB)	
Project Definition Phase	January 2026 - April 2026
Design	May 2026 - Oct 2026
Phased Construction	Nov 2026 – September 2028
Closeout / Warranty	September 2028 - September 2029

PDB Procurement Process



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Step 1: Request for Qualifications (RFQ)

- Issued upon PRC approval
- Includes draft D-B agreement and detailed SOQ instructions
- SOQs scored based on published evaluation criteria
- Top-ranked teams shortlisted for Step 2

Step 2: Request for Proposals (RFP)

- RFP issued to shortlisted teams
- Requires:
 - Project-specific Management Plan
 - Participation in Interactive Meetings
 - Proposed Fee Percentage
- Evaluation emphasizes inclusion of small, disadvantaged, and OMWBE-certified firms
- Selection based on combined SOQ + RFP scores
- Highest-scoring team enters contract negotiations

Outreach – MWBE, Small Business

Pre-Proposal Engagement

- Early outreach during RFQ phase with pre-proposal meeting
- Continued engagement post-award during subconsultant/subcontractor procurement
- Focused efforts to give small and underrepresented firms early, equitable access

Evaluation Criteria

Design-Build teams will be scored on:

- Past inclusion performance and forward-looking strategies
- Outreach to underrepresented firms
- Mentorship & training to build capacity
- Support for OMWBE certification
- Small-firm-accessible packaging and fair subcontract terms

Participation Requirements

Selected Design-Builder must:

- Submit a detailed inclusion procurement plan
- Set and pursue participation targets for WMBE and small firms
- Track/report utilization using OMWBE DB Reporting Form
- Align efforts with RCWs and District inclusion policy



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Owner Readiness

Previous Alternative Delivery Experience

Completed Salish Coast Elementary via alternative delivery and expanded internal capacity since.

Facility & Delivery Planning

Formed Facilities Advisory Committee of staff, board, and community reps to evaluate facility needs and delivery options.

Collaborative Learning & Peer Engagement

Engaged with other public owners to learn best practices for alternative delivery success.

Early Project Development & Assessments

Partnered with TCF Architecture for condition assessments and design advisory work at both campuses.

Formal Method Evaluation Process

Conducted detailed delivery-method analysis with Barker Creek, culminating in board-approved DB resolution.

Strong Consultant Team Assembled

Retained Owner's Rep (BCC), DB Advisor (Turner & Townsend Heery), and legal counsel (Perkins Coie) through competitive selection.

Historic Preservation Coordination

Presented to Historic Preservation Committee and received waiver recommendation for Lincoln Building removal.

Capacity Building through Training

District staff will attend Owner's Training to deepen DB expertise.

Knowledge Transfer & Best Practices

Relies on documentation, ongoing consultant meetings, and lessons learned from prior projects to ensure consistent delivery.



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Thank you!