

La Venture Middle School Expansion Project

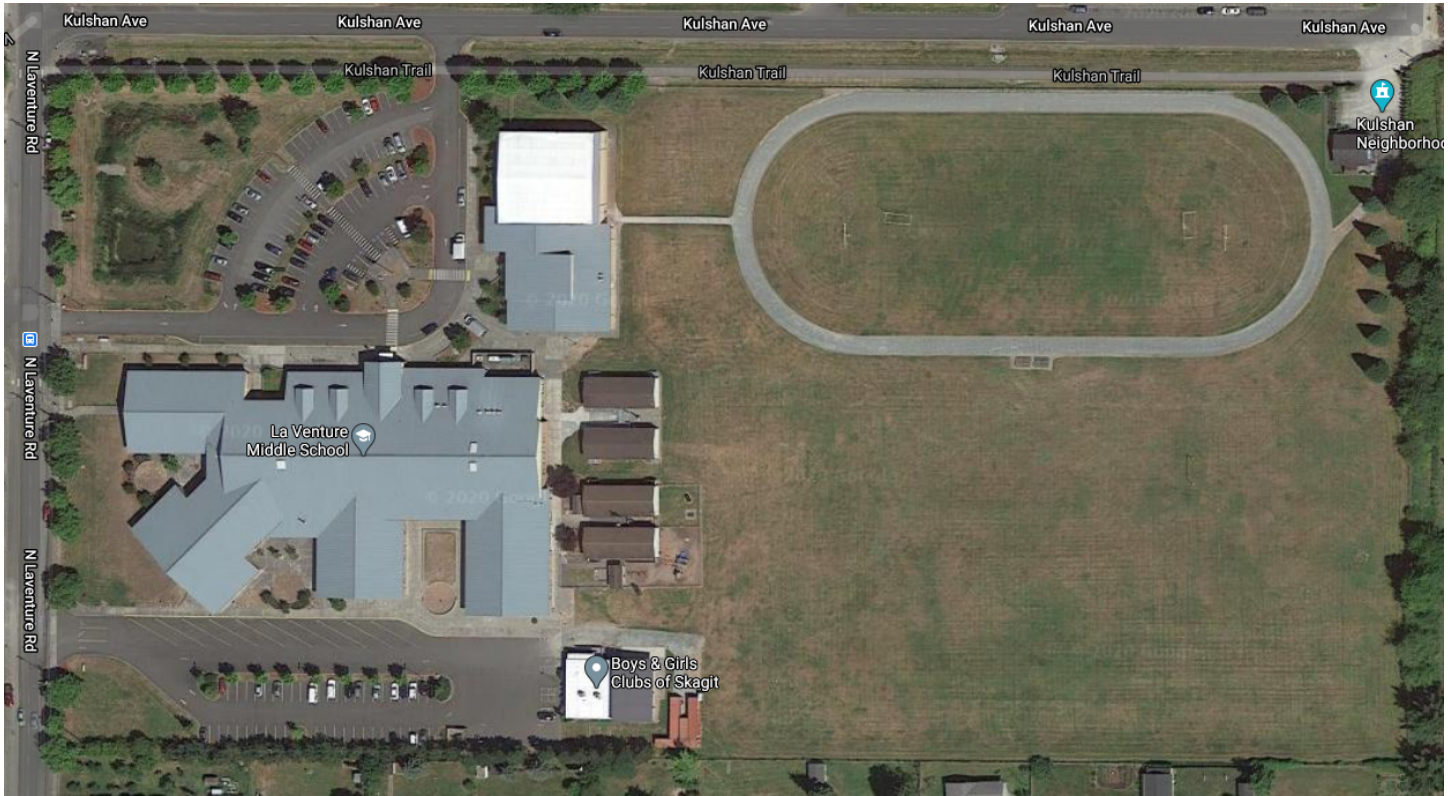


Photo: Existing La Venture MS Site

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
Mount Vernon School District #320
December 21, 2020





State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

The CPARB 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): **Mount Vernon School District #320**
- b) Address: **124 E. Lawrence St., Mt Vernon, WA 98273**
- c) Contact Person Name: **Bill Nutting** Title: **Assistant Superintendent**
- d) Phone Number: **360-428-6110** E-mail: **bnutting@mvsd320.org**

1. Brief Description of Proposed Project

- a) Name of Project: **La Venture Middle School**
- b) County of Project Location: **Skagit**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

Identified in the 2016 Bond as a needed project, the improvement and expansion of La Venture Middle School will include the addition of 8 permanent classrooms, the expansion of the lunchroom, and the expansion of the library. Currently the school is experiencing overcrowding in the existing classrooms, lunchroom, and have seen the need to provide additional learning spaces within the library as well.

As the work will occur during at least one academic school year, and there is no swing school location to house the students and staff during construction, construction will occur on an occupied campus. With a history of flooding, and a variety of Land Use requirements, the site may present a multitude of challenges during the project.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$960,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$6,410,000
Equipment and furnishing costs	\$432,000
Off-site costs	\$134,400
Contract administration costs (owner, cm etc.)	\$192,000
Contingencies (design & owner)	\$480,000
Other related project costs (Owner's consultants, permits/fees, etc.)	\$433,030
Sales Tax (@ 8.7%)	\$557,670
Total	\$9,600,000

Note: The above budget information is preliminary and subject to change.

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*

Project is fully funded from the MVSD 2016 Bond. This is one of the final projects of the bond.



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.

Note: Consultants (Parametrix) intended to augment the District staff are already under a master agreement to provide APD procurement, advisory, and PM/CM services as required

<u>Project Schedule</u>	<u>Start</u>	<u>Finish</u>
PRC Application		December 21, 2020
PRC Presentation		January 28, 2021
RFQ 1 st Advertisement		February 1, 2021
RFQ 2 nd Advertisement		February 8, 2021
Pre-submittal Meeting		February 10, 2021
Statement of Qualifications Due		March 15, 2021
Score SOQs/Shortlist Finalists	March 16 th , 2021	March 18 th , 2021
Notify Submitters/Release RFP		March 19 th , 2021
Proprietary Meetings w/ Finalists		March 29 th , 2021
Proposals Due – Cost Factors and Approach		April 9 th , 2021
Interviews		April 14 th , 2021
Score/Identify Most Qualified D/B	April 15 th , 2021	April 16 th , 2021
Notify Submitters		April 16 th , 2021
Contract Negotiations (3 Weeks)	April 19 th , 2021	May 10 th , 2021
NTP/Board Approval of D/B Contract		May 2021
Preconstruction & Design (60%)	May 2021	August 2021
Negotiate GMP (1 Month)	August 2021	September 2021
Permit & Construction Documents (6 Months)	September 2021	February 2022
Site Permitting (4 months)	September 2021	December 2021
Building Permitting (4 months)	November 2021	February 2022
Construction (7 Months)	January 2022	July 2022
Occupancy/Move In	August 2022	August 2022
First Day of School	September 2022	

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?

Not Applicable



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

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate 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 Design-Builder's early involvement will benefit the project by allowing the constructor to work closely with the designer and the owner to optimize development of the new classrooms, as well as the library and lunchroom expansions.

Because the primary goal is to build and occupy the addition of La Venture MS as early as possible and in doing so save significant funding on a shortened design and construction phase, then, early Design-Builder involvement will allow for opportunities of innovation, collaboration, exploration of existing conditions and efficiencies of design and logistics to reduce the owner's risk of schedule and cost impacts related to the cost of:

- Time in an ever-increasing, escalating market;
 - Labor and material resources in the marketplace due to the heightened demand of both
 - Unforeseen conditions on the site that may manifest themselves at a site that hasn't had development of any significance for nearly a half century.
- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

The District's team believes that implementation of the Progressive Design/Build delivery will offer opportunities to reduce project delivery time in several ways.

- In the last few years, under the current bond program, the District has had experience designing other schools through an alternative delivery method. This has allowed us to develop and accumulate District standards that we will be able to hand off to the D/B team at the onset of design and in support of accurate cost modeling by the DB. We anticipate that this, together with a limited number of meetings with stakeholders, will allow us to arrive at a building program and concept design quickly. The normal programming (Ed Spec) effort on an Elementary School in D/B/B delivery can take 3-4 months. We are hoping that, with a focused effort, we can complete it in half that time.
- On a recent Progressive Design/Build projects (MVHS Shop Building) the District has been able to streamline their internal processes during design. Design confirmation/ approval has been shifted to a design advisory group, reducing the amount of time that the Architect spends presenting their design concepts to various groups and committees for stakeholder "buy-in". This shift in internal processes was only made possible by the shift in delivery method. The design process on a D/B/B Elementary School project would typically take 12-16 months to get to a design and a set of documents that are adequate for bidding purposes. Recent Progressive D/B projects other District have finished are showing that, due to increased efficiencies during design and reduced time in design confirmation/approval, it is possible to cut 2-3months out the design schedule that had been previously realized on D/B/B or GC/CM projects of similar size/scope.
- As bidding and construction documents are being developed, Design/Build offers the opportunity for the project team to utilize early procurement, early bid packages and fast-track portions of the work. Some of the more likely "early packages" might include sitework, utilities and structural foundations. Prior projects have shown that permitting agencies are often willing to issue site development and foundation permits for projects prior to the more intense building permit review process being completed. Utilizing separate permitting and "early packages" can move the construction start date forward by 2-3 months over D/B/B where no work is begun until all permits are in hand

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 benefit or cost savings on a project of this size, utilizing Progressive Design/Build, the District's team believes that:

- The collaboration of the Owner, Architect and Contractor during design will result in efficiencies of design, constructability and materials/systems selection that could result in approximately \$500K 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 a savings of 3-4 months in the project schedule. Considering construction escalation in the range of 5-8% per year, the resultant savings could equate to another \$500K.
- By utilizing separated permitting and "early packages" for things like sitework, utilities and foundations, the project schedule could be moved forward by approximately 3-4 months. Considering construction escalation in the range of 5-8% per year, the resultant savings could equate to another \$500K.;
- Finally, we believe that maybe another \$125K could be realized in greater efficiencies of project management and administration costs over the life of the project.

This totals an overall savings potential, attributable to opportunities and efficiencies inherent to the D/B delivery method, to something in the range \$1.625 M on a project of this size/scope. 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 unforeseen change orders, is significantly reduced over a D/B/B project of similar size/scope. Because the design of a D/B project is warranted by the Design/Builder and not the Owner, the risk of change orders from errors and omissions in the documents is nearly nullified. The exception would be the discovery of significant 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.

The Progressive Design-Build delivery method offers several attractive advantages and opportunities over a Design-Bid-Build 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 the District, the Architect 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 the Mount Vernon School District to hire both the general contractor and design team under one contract and involve both entities along with the Owner 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 get to breaking ground much quicker.
 - Reduction in the District's "risk" due to errors/omissions in the bidding and construction documents.
 - Allows the Contractor to inform the Owner and Architect of forecasted market, materials and labor conditions and for the team to plan/design accordingly to avoid potential cost/schedule impacts.

Utilizing the traditional Design-Bid-Build delivery method is not practical for this project, primarily due to cost and changing market conditions. Since late 2016/early 2017, construction costs in the greater Puget Sound region, for K-12 projects in the \$20-30M range, have been escalating at a rate



of 5-8% per year. This drastic cost increase over such a short period of time has been due to the market being saturated with projects of this value/scope. As a result, the Design-Bid-Build market has become volatile and many projects have been bidding above the budgeted value, have not been completing on time and final cost with change orders is much more than can be afforded. The taxpayers simply cannot afford the uncertainty of a Design-Bid-Build project. The traditional Design-Bid-Build 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. Design-Build delivery provides for earlier and greater certainty of cost, lower Owner risk and is the fastest delivery method currently available to a Public Agency in Washington State. The District believes that Design/Build, and more specifically Progressive Design Build, is the appropriate delivery method for the La Venture Middle School project.

6. Public Body Qualifications

Please provide:

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

In summary – The District has done a thorough job of assembling a team of experienced, full-time District employees augmented with qualified and experienced consultants that have significant D/B experience that will allow them to successfully procure, implement and manage this project. The D/B Consultant, Parametrix, is currently under contract with a Master PM/CM Agreement to provide D/B Advisory services and augment District PM/CM staff, as required. Jim Dugan of Parametrix has more than 20 years of D/B project experience between 1978 and 1998 while employed by The Austin Company, followed by four (4) Design-Build projects within the past 5 years. The District's external D/B legal counsel, Graehm Wallace of Perkins Coie LLP, will assist with the development of the procurement documents, the D/B contract documents and will provide D/B legal consultation throughout the duration of the project.

In detail – Mount Vernon School District has a long and successful history of planning and executing large capital projects of size and complexity on time and on or under budget. In 2016, the Mount Vernon community passed a \$106 million bond to pursue a variety of capital improvements throughout the district. The bond included a new elementary school to address a growing student population, Harriet Rowley (formerly known as East Division ES) as well as a replacement to an aging asset, Madison Elementary. In both instances, the District used the GC/CM alternative delivery method to provide two new, approximately \$40M schools on-time and under budget. The District then began the task of multiple improvements, modernizations, and expansions on the Mount Vernon High School campus with the modernization of the Fine Arts building (GC/CM), as well as the new Shop building (D/B). As the next project, the MVHS Old Main Modernization (GC/CM) is about to begin construction, the MVSD 2016 Bond is nearing its end following the completion of the improvements on the high school campus, as well as the improvements for the La Venture Middle School.

Overall District Project Experience

Over the past 4 years, the District has completed over \$90M in capital projects including new construction, new construction replacement schools, and historic modernizations. The current District project portfolio is comprised of D/B/B and GC/CM delivered projects of size and significance, as well as the D/B delivery project of a new Shop building on the Mount Vernon High School campus.

The current project activity within the District is best summarized as follows:

Recently Opened

- Harriet Rowley ES (GC/CM)
- Madison ES (GC/CM)



- MVHS Shop Building (D/B)
- MVHS Fine Arts (GC/CM)

In Construction Now – Opening Fall of 2022

- MVHS Old Main Modernization (GC/CM)

The combination of experienced staff and consultants paired with a highly qualified D/B design/construction team will set the MVSD team up for success on this project. In addition to the experience of the individuals identified herein, the District's large pool of successful, current and past projects has nurtured a culture that strives to make each project managed by the MVSD Capital Projects group meet the complex programmatic, fiscal and schedule needs of projects in today's construction market. The District's construction history is further detailed in Exhibit D of this application.

- 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.)

Please refer to Exhibit E for the Project Organizational Chart

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

Jim Dugan – Program Manager and APD Advisor (Parametrix)

Jim has 40 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction. Jim is skilled at alternate project delivery, long-range strategic planning and scheduling, budget forecasting and compliance to the plan, public speaking/presentations and collaboration with stakeholders, and conflict resolution and claims mitigation. While working for The Austin Company (1978-1998), Jim had significant Design-Build experience managing the design, engineering, and construction of commercial and industrial projects ranging from 23,000 to 3 million square feet, and from \$1 million to \$300 million in value. Jim's D/B experience with Austin took him to Korea, Malaysia, Australia, Mexico, Canada and all major cities within the USA. Jim is highly experienced in APD, utilizing both GC/CM and Design/Build delivery methods. He has served as a member of the Project Management team for a number of public agency Owners and projects. Since 2016, Jim has served as a member of the State's Project Review Committee (PRC) where, along with colleagues from the construction industry and public agencies, he volunteers his time to review applications, hear presentations and make recommendations on public agencies wishing to utilize alternative project delivery methods on publicly funded projects. Over the past two years, Jim filled the role of PRC Vice Chair and Chair and recently was appointed to a three-year



additional term as a PRC Member. Jim has served the Mount Vernon School District team as their Program Manager and APD (GC/CM & D/B) Advisor since 2016.

Dan Cody, RA, Assoc. DBIA – D/B Procurement, D/B Advisory (Parametrix)

Dan is a Senior Construction Manager/Project Manager with Parametrix. A licensed architect, he has over 33 years of experience in the design and construction industry. He has extensive experience in the K-12 educational market and public-sector projects, providing design and construction services on projects for numerous school districts throughout western Washington. In addition to his role in APD procurement, Dan also provides project management and construction management services for Parametrix clients on projects that utilize D/B, GC/CM and D/B/B delivery methods.

Dan is a staunch proponent of alternative project delivery (GC/CM and Design/Build) and believes that it will soon become the preferred delivery method used by public agencies and school districts for projects that pose interesting challenges and opportunities. He is well versed in the requirements of RCW 39.10 and has successfully spearheaded and managed the Project Review Committee (PRC) application/approval process and the APD procurement process on numerous projects utilizing both GC/CM and D/B delivery methods. Dan successfully completed the AGC GC/CM training seminar in January 2016, the AGC D/B training seminar in November 2017 and the DBIA, 3-day Design/Build workshop in January of 2018. Since 2013, Dan has been involved in eight D/B projects for clients including Tacoma Public Schools, Chelan County PUD, City of Snoqualmie, Willapa Valley School District and South Puget Sound Community College.

Jeremy Woolley – Project Manager/Construction Manager (Parametrix)

Jeremy is a Construction Manager/Project Manager with Parametrix. With over 12 years in the design and construction industry, he has worked with a variety of public & private agencies in the role of project manager for either the design team, or owner.

For this project, Jeremy will be the Project Manager and the day to day point of contact working with the project team members including Mount Vernon School District, other consultants, the A/E team, the contractors, and authorities having jurisdiction. Jeremy will be responsible for tracking and enforcing the contractual obligations for the A/E team and the contractor to make sure that the project is designed and constructed in compliance with the capital bond projects program, budget, and schedule. He will also work with the Mount Vernon School District as a liaison between the internal and external stakeholders, the public, the A/E team, and the contractor.

Jeremy’s experience includes work within a variety of project types ranging from educational facilities, to community centers, to industrial maintenance facilities for both public and private clients within Washington State. Although his experience has included several alternative delivery projects, including Design/Build, this will be his first design build project from beginning to end. He will be supported and mentored by Jim Dugan and Dan Cody through this process.

Graehm Wallace – District’s External Legal Counsel (Perkins Coie, LLP)

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. 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. For example, Graehm prepares alternate delivery contracts for the Spokane, Bellingham, Central Valley, Mead, and Port Townsend School Districts. Recently Graehm has worked with Parametrix on alternate delivery projects for clients in the Tacoma, Lake Stevens, Auburn, Central Kitsap, Mount Vernon and Bainbridge Island School Districts. Graehm has over twenty years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington school districts. His work has covered all aspects of contract drafting and negotiations. This includes preconstruction, architectural, engineering, construction-management, alternative delivery (GC/CM & Design/Build), bidding and contract negotiations. Graehm has also provided legal advice during construction, claim prosecution and defense work. 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 Exhibit F

- 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 Exhibit F

- 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.

Not Applicable. The Parametrix team is already under contract providing PM/CM services, along with alternative delivery advisory and procurement services. The PM & CM needs will be met by Jim Dugan and Jeremy Woolley of Parametrix

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

MVSD Capital Projects Group

Between 2016 and 2020, the Mount Vernon School District has planned and managed more than \$106 M in large capital projects. Exhibit ... to this application summarizes all this work, as well as what is currently in progress now thru 2022. The work complete and currently in progress includes:

- Harriet Rowley Elementary School
- Madison Elementary School
- Mount Vernon High School Shop Building
- Mount Vernon High School Fine Arts Building



- Mount Vernon High School Old Main Modernization

The project team D/B experience is summarized in Exhibit F of this application.

The Mount Vernon School District Staff and Consultants have been involved in many design and construction projects and numerous alternative delivery projects as indicated in public body of work on Exhibit D of this application.

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

Consistent with previous major capital projects, this project will be managed through Mount Vernon School District's Capital Projects group. The project's overall organizational format starts at the top with project reviews and approvals by MVSD's School Board. From there, it proceeds to the Superintendent, then to the Assistant Superintendent who oversees the Capital Project group. The District's project specific staffing will include a project manager from start of design through occupancy, on-site construction representatives and support from the Capital Projects staff. Maintenance and Operations staff will be routinely consulted throughout the project and participate in all design phase reviews, value analysis, and constructability reviews. Over the course of the bond program, the District has developed a comprehensive management system that has been successful in delivering projects on time and within budget, including historic and occupied renovations and new construction, during a time of unprecedented industry-wide cost escalation. Each project has been led by the District's Capital Projects group, and supplemented by consultants, Parametrix Inc., who specialize and excel in alternative project delivery PM/CM processes and procedures. In addition, the District will employ the legal expertise of Graehm C. Wallace, a construction attorney with Perkins Coie LLP who is highly experienced in the construction industry and with alternative delivery methods. The following high-level summaries clearly articulate our organizational controls:

Project Management and Decision Making

- Authority and decision-making responsibility will be provided by MVSD Assistant Superintendent, Bill Nutting, with implementation by MVSD staff and Parametrix.
- APD Advisor and PM/CM consultant, Parametrix, will meet weekly with Assistant Superintendent, Bill Nutting to discuss project needs, milestones, develop strategy recommendations and courses of action for implementation of the project.
- For Parametrix, Jim Dugan will be the primary point of contact with Bill Nutting.

Selection Committee

- The D/B Selection Committee will consist of District staff, administration and leadership personnel.
- The D/B Selection Committee will include MVSD Capital Project staff, Operations and Maintenance staff and others with construction knowledge and experience.
- The Selection Committee will review the D/B Teams RFQs and RFPs and make recommendations of D/B Team scoring and shortlisting.
- The Selection Committee will make the recommendation for D/B selection to Assistant Superintendent, Bill Nutting, Superintendent Dr. Ismael Vivanco, and the MVSD Board of Directors.
- Parametrix will plan, facilitate and monitor the selection process but will not be a scoring member of the Selection Committee.
- For Parametrix, Jim Dugan will be the primary point of contact with the District.

Communications



- The District will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project.
- At the appropriate time, the District will advertise the RFQ and post the RFQ on the District's website. During the RFQ phase, D/B proposers will be encouraged to submit questions that will be addressed by addendum. In addition to the written RFQ, the District will hold a Project Information Meeting during the RFQ phase.
- During the RFP phase, the Selection Committee will meet with the shortlisted teams in D/B led proprietary meetings to discuss project objectives, project approach, project procedures and project specific ideas that will allow the D/B team to complete their Proposal. Selection Committee will provide appropriate input and feedback to the D/B teams during the proprietary meetings.
- Once a "most qualified" D/B team is selected, the District and Parametrix will meet with the D/B team during the design and construction phases and partake in interim reviews of the program, design, costs and schedule to ensure the District's expectations and vision of the finished project are achieved.

Project Progress

- Progress will be reported weekly by the D/B team to Parametrix who will report up to the MVSD Assistant Superintendent.
- Formal reports will be sent to the MVSD Assistant Superintendent, the TPS Superintendent, the Board of Directors and other stakeholders as determined by the District.
- Occasional project status updates will be posted on the District's website to ensure the public is informed on the project status.

Budget Monitoring

- The MVSD Capital Projects staff will be managing and tracking the program finances and weighing the cost estimates against budget on a regular basis throughout the project.
- Financial reporting will be provided on a regular basis to the MVSD Assistant Superintendent, Superintendent and the MVSD Board of Directors.
- The District will maintain its own project contingency and reserves to address any Owner driven scope changes, changes resulting from unforeseen/latent conditions related to sitework or demolition and appropriate resultant change orders.

Schedule

- The proposed project milestone schedule will be provided in the D/B RFQ/RFP documents.
 - Successful D/B team will work with the MVSD Capital Projects team to produce a more detailed project schedule that will show subcategories for design, permitting, phasing, bidding and construction.
 - Weekly Project Progress Meetings will include 3-week look-ahead schedule forecasts of activities.
 - Monthly D/B construction progress updates with a narrative will be a project requirement.
 - The Parametrix Project Manager will review the baseline construction schedule and comment on monthly construction schedule updates
- A brief description of your planned DB procurement process.

Since we intend to use Progressive Design/Build, our procurement/selection process will be based primarily on a number of qualification, experience and project approach based factors plus a minor pricing factor. Due to the qualifications-based selection, design efforts by the Proposers will be discouraged.



Our procurement process will include the following:

- Market the project to experienced potential D/B Candidates.
- Issue RFQ to solicit Statements of Qualifications (SOQ) from Candidates.
- Review/score SOQs received from Candidates to arrive at a shortlist of 2-3 of the highest ranked Candidates who will be identified as Finalists.
- Issue RFP to solicit written Final Proposals from the Finalists.
- Conduct Proprietary Meeting with each Finalist to answer questions that will help them complete their Final Proposals.
- Receive and review Final Proposals. (With the exception of Price Factors which will be held confidential until after scoring of other proposal information.)
- Interview D/B Finalists.
- Score Final Proposals from Finalists.
- Open and score Price Factors.
- Recommend award to the highest ranked D/B Finalist.

The first phase will be to issue a Request for Qualifications (RFQ) with a project description, published scoring and weighted criteria, proposed project budget, proposed project schedule and proposed project site information. The RFQ will also ask for specific qualifications and experience of the D/B team firms and the key, individual, D/B team members within those firms who would be assigned to the project. Submittals will be reviewed and scored by the Selection Committee with facilitation and input on D/B technical and process questions being provided to the Selection Committee by Parametrix and Perkins Coie as needed. The District would like to shortlist up to three Finalists to move to the RFP phase.

The second phase will be to provide the Request for Proposal (RFP) documents to the Finalists. The RFP will include, but may not be limited to:

- Request for the D/B's approach to project specific criteria
- Price Factor Proposal Form
- Draft of proposed D/B Contract documents

A D/B led Proprietary Meeting will be held with each firm during the Proposal development phase to allow the D/B teams to test their ideas, thoughts on project approach and project concepts with the Owner's Selection Committee for feedback and input. Following the Proprietary Meetings, the Proposals will be submitted for review, with the exception of the price factor information that will be held confidential until the later scoring. Following review of the written proposal information, the Finalists will be invited to an Interview where they will be given the opportunity to present their project approach and answer questions from the Selection Committee. Following the Interviews, the written, project and approach portions of the Proposals will be evaluated and scored by the Selection Committee. Following the Selection Committee scoring, the Price Factor portion of the Proposal will be opened, scored and the points added to the project approach score to arrive at a total score for the Proposals. The highest scoring Finalist will be identified and invited to negotiate a Design/Build Agreement. Parametrix and Perkins-Coie will facilitate and provide technical consultation, as required, during this phase. Qualitative factors such as design expertise, D/B expertise, past project performance, project management plan, location of D/B team, D/B team capacity, technical factors, MWBE participation and other published criteria will be the primary criteria for evaluation and selection. The District will also include points for the interview and the cost or other price related factors during the RFP stage as part of the evaluation and selection process. The weighting of the price and cost factors will be minor in comparison to the weighting of the project approach and interview.



Pending approval by the PRC, we anticipate that the procurement process will begin with the advertising of the D/B Request for Qualifications on, or around, January 29th, 2021 and will culminate with the identification of our “Most Qualified” D/B contractor on or before March 19th, 2021 (Refer to Section 3 for additional schedule information). Once the most qualified D/B is identified, we will then go to the MVSD School Board for permission to negotiate Preconstruction Services and the D/B Contract terms with the intent to complete negotiations and take the D/B contract to our Board for approval in April 2021. MVSD intends to utilize Parametrix as external industry experts to participate with us in the D/B 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 C. Wallace, JD, Perkins-Coie, will assist the District with preparation of the contract and terms and conditions. Development, consultant and coordination between the District general counsel, Capital Project Staff members and Parametrix resources, will work together to prepare and tailor the RFQ and RFP documents to meet the needs of this project.

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

Please refer to Exhibit ‘D’

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:

- An 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

There are no preliminary concepts, sketches or plans of the project developed at this point. Mount Vernon School District anticipates this project utilizing Progressive D/B, with the primary design being collaboratively developed by the D/B team in conjunction with the District. We have provided neighborhood and site aerials in Exhibits A, B & C.

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.

The District has not received any audit findings on any of the projects identified in our response to Question 7 above.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

Although the Mount Vernon School District does not have a MWBE policy, or a percentage goal for work awarded to small, women, or minority-owned business enterprise, MWBE criteria will be included within the RFQ process on how D/B teams will approach subcontractor outreach.



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 the 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.

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 understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Bill Nutting

Name: **Bill Nutting**

Title: **Assistant Superintendent**

Date: **December 21, 2020**



Exhibits

- Exhibit A** **Existing La Venture MS Site Plan and City of Mount Vernon Map**
- Exhibit B** **Existing La Venture MS Neighborhood Aerial**
- Exhibit C** **Existing La Venture MS Site Aerial**
- Exhibit D** **Mount Vernon School District Historical Public Body Project Experience**
- Exhibit E** **La Venture MS Project Team Organization Chart**
- Exhibit F** **Project Team Design Build & Alternative Project Delivery Experience**



Exhibit A

Mount Vernon School District – City of Mount Vernon School Locations

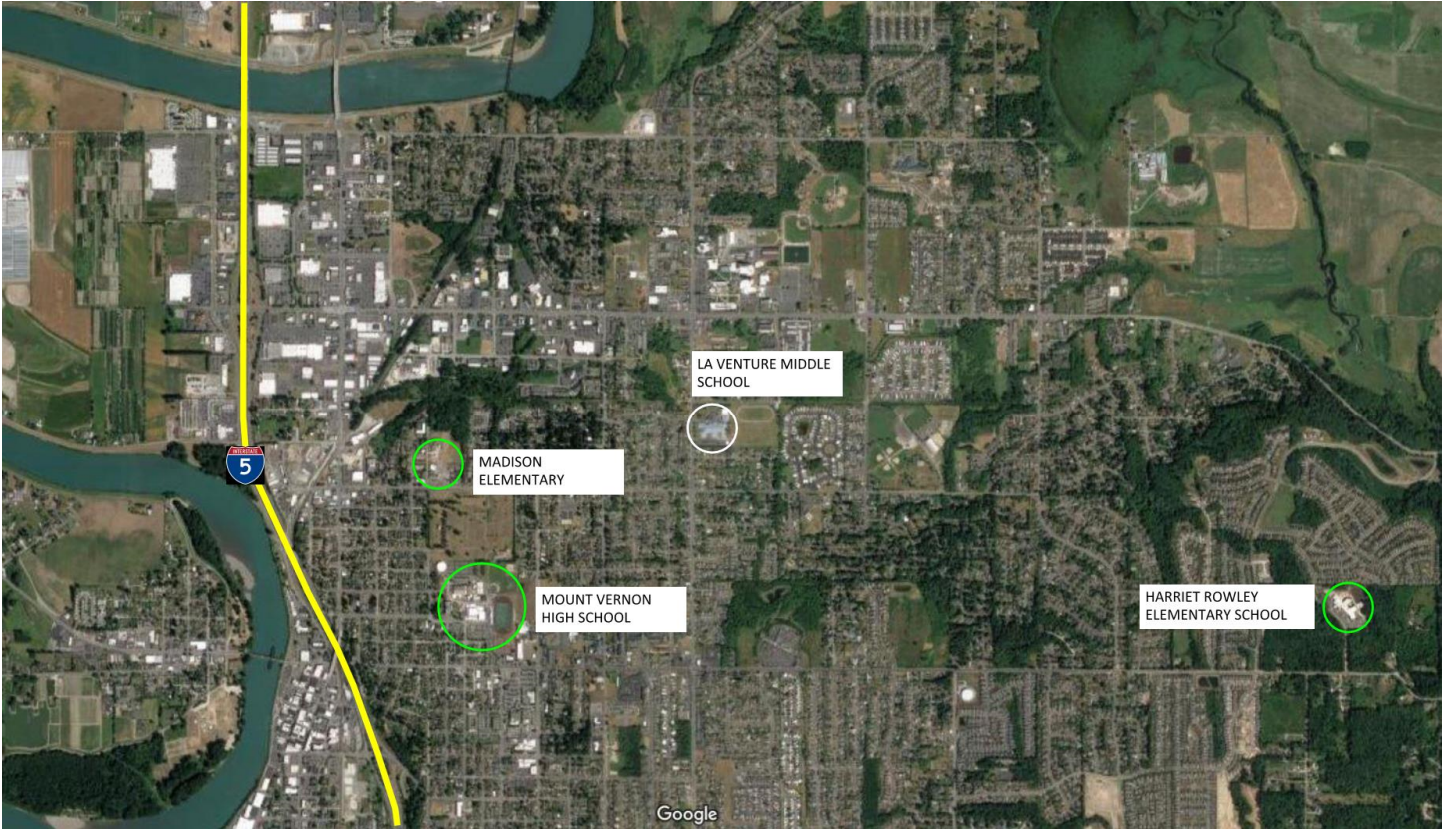


Exhibit B

Existing La Venture MS Neighborhood Aerial



Exhibit C

Existing La Venture MS Site Aerial

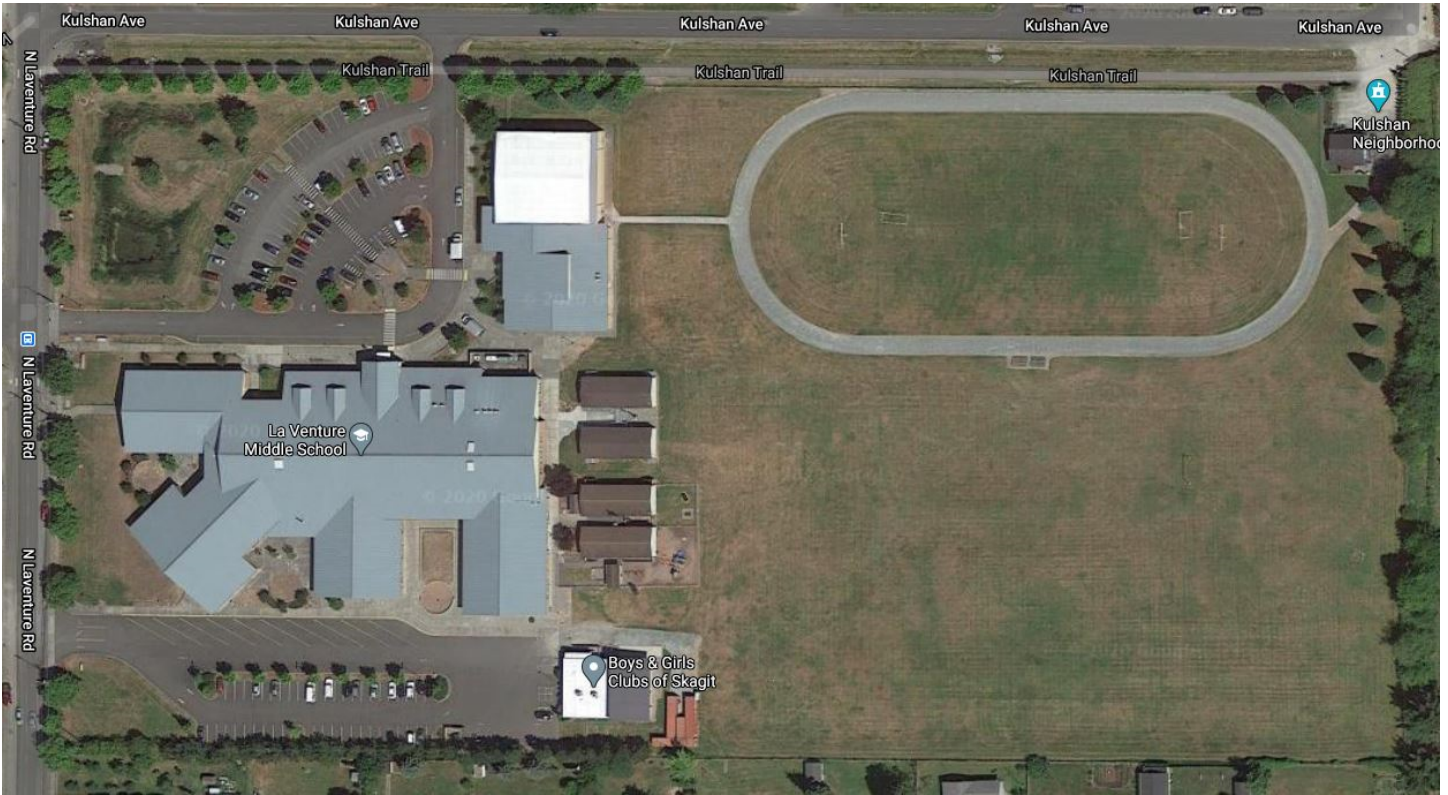


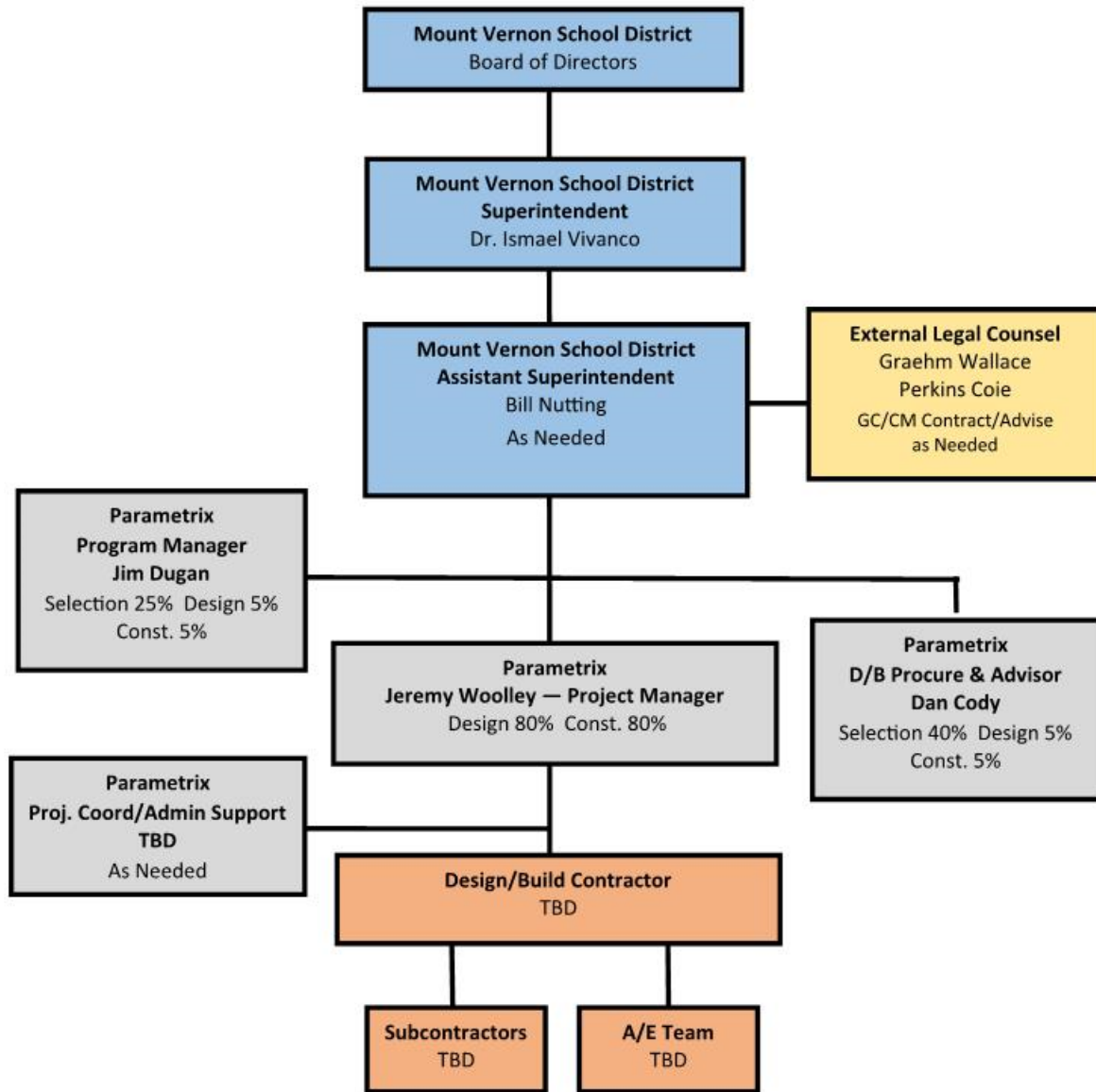
Exhibit D

MVSD Historical Public Body Experience

Project Name	Project Description	Delivery Method	Architect/ General Contractor	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget \$	Actual Cost \$	Budget Variance %	Comments/Explanation
2016 - 2022: Capital Projects Completed and In Progress											
Harnet Rowley Elementary School	New elementary school	GC/CM	TCF/Lydg Construction	Apr-17	Jul-18	Apr-17	Aug-18	\$ 42,700,000.00	\$ 41,171,050.00	-3.6%	On time and under budget
Madison Elementary School	Elementary school replacement/ New construction	GC/CM	TCF/Lydg Construction	May-18	May-19	May-18	Sep-19	\$ 42,600,000.00	\$ 41,517,805.00	-2.6%	On time and under budget
Mount Vernon High School - Shop Building	New campus building	D/B	Trico/ HHA	Aug-19	Mar-20	Aug-19	Feb-20	\$ 4,000,000.00	\$ 3,353,532.00	-12.5%	On time and under budget
Mount Vernon High School - Fine Arts	Historic Modernization	GC/CM	TCF/Lydg Construction	Oct-19	May-20	Oct-19	Sep-20	\$ 9,200,000.00	\$ 9,500,000.00	3.0%	Majority of the overage and delay were due to changing requirements and added costs associated with COVID 19 reactions and requirements
Mount Vernon High School - Old Main Modernization	Historic Modernization	GC/CM	TCF/Lydg Construction	May-20	Dec-21	Jan-21	TBD	\$ 33,542,000.00	TBD		



Exhibit E



La Venture Middle School

Project Organization Chart



Exhibit F

Project Team D/B & Alternative Project Delivery Experience Summary

Name	Role	Summary of Experience	Projects	Construction Budget	Project Budget	Delivery Method	Year Completed	Role During Project Phases								
								Planning	Design	Construction						
Jim Dugan	Program Manager	TPS Capital Projects Program Manager 42 Years Development Experience - Comprised Of: 20 Years: DB Experience 16 Years: GC/CM Experience 2005-2011: TPS Board of Director 2016-Present: PRC Member	Building 13-03 Boeing AWACS Command Center Philadelphia Newspapers Inc., Newspaper Printing Plant Columbia Dispatch, Newspaper Printing Facility General Motors Car & Engine Assembly Plants/Mexico Pajed Deployment Joint Task Force Headquarters/Florida Malaysian Air, Aircraft Maintenance Facility/Malaysia Kent Space Center, Building 16-23 Research Facility Coca Cola Bottling Plant/Bellevue	\$ 22,100,000 \$ \$ 256,750,000 \$ \$ 113,750,000 \$ \$ 175,000,000 \$ \$ 250,000,000 \$ \$ 36,400,000 \$ \$ 56,000,000 \$ \$ 48,750,000 \$ \$ 81,250,000 \$ \$ 15,600,000 \$	\$ 34,000,000 \$ \$ 395,000,000 \$ \$ 175,000,000 \$ \$ 250,000,000 \$ \$ 56,000,000 \$ \$ 75,000,000 \$ \$ 125,000,000 \$ \$ 24,000,000 \$	D/B D/B D/B D/B D/B D/B D/B D/B D/B	2003 1997 1993 1991 1989 1995 1983 1980	Design PM Design PM Design PM NA NA NA NA NA	Design PM Design PM Design PM PM Support CM CM PM Support NA NA	PM PM PM CM CM CM Superintendent Superintendent						
			Dan Cody	D/B Procurement D/B Advisor	30+ Years Experience in Design and Construction 15+ Years Experience in K-12 & Educational Market Last 5 years focused on APD PM/CM Six previous D/B Projects, some still in process. Licensed Architect, State of WA, 1995 Design/Build Training: AGC 2016, DBIA 2018 GC/CM Training: AGC 2016	South Puget Sound Community College, Lacey Bldg. 1 Tumwater SD, Tumwater Middle School Add/Mod Tumwater SD, Bush Middle School Add/Mod Metro Parks Tacoma, Eastside Community Center Willapa Elementary New Gym Vancouver SD, MacArthur Middle School Vancouver SD, Marshall Elementary School Tacoma SD, Bore Elementary School Replacement	\$ 12,500,000 \$ \$ 32,000,000 \$ \$ 14,600,000 \$ \$ 22,400,000 \$ \$ 1,500,000 \$ \$ 54,000,000 \$ \$ 26,625,000 \$ \$ 27,125,000 \$	\$ 18,000,000 \$ \$ 20,500,000 \$ \$ 21,000,000 \$ \$ 31,000,000 \$ \$ 2,000,000 \$ \$ 74,300,000 \$ \$ 35,350,000 \$ \$ 35,500,000 \$	D/B D/B/B D/B/B GC/CM D/B GC/CM GC/CM D/B	2015 2017 2017 2018 2018 2020 2019 2020	Design PM Owner's PM Owner's PM PM Support Owner's PM Owner's PM Owner's PM Owner's PM	Design PM Owner's PM Owner's PM PM Support Owner's PM Owner's PM Owner's PM Owner's PM	Design PM/CM Owner's PM/CM Owner's PM/CM CM Support Owner's PM/CM Owner's PM Owner's PM Owner's CM			
						Jeremy Woolley	Project Manager	12 years Project and Construction Management Experience M/VSD Capital Project Manager: 1 Year Experience 5 years GC/CM Experience	Metro Parks Tacoma, Eastside Community Center Mount Vernon SD, MVHS Shop Building MPT, People's Community Center Pool MPT Various small and large capital projects Mount Vernon SD, MVHS Fine Arts Olympia Regional Learning Academy Sound Transit, Maintenance of Way Mason County PLUD 3 Maintenance Facility VA American Lake Community Living Center	\$ 22,400,000 \$ \$ 2,300,000 \$ \$ 6,900,000 \$ \$ 5,000,000 \$ \$ 7,200,000 \$ \$ 20,000,000 \$ \$ 32,000,000 \$ \$ 24,500,000 \$ \$ 23,000,000 \$	\$ 31,000,000 \$ \$ 3,100,000 \$ \$ 8,900,000 \$ \$ 7,000,000 \$ \$ 9,400,000 \$ \$ 28,274,000 \$ \$ 16,000,000 \$ \$ 35,000,000 \$ \$ 32,000,000 \$	GC/CM D/B D/B/B D/B/B GC/CM GC/CM D/B D/B/B D/B/B	2018 2020 2016 2015-2018 2020 2015 2016 2011 2010	PM N/A N/A PM N/A PM Support PM Support PM Support N/A	PM N/A N/A PM N/A PM Support PM Support PM Support N/A	PM Owner's CM CM PM Owner's CM N/A N/A PM Support PM Support

