

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): Cape Flattery School District #401 (“District or CFSD”)
- b) Mailing Address: PO Box 109, 13-193 Highway 112, Sekiu, WA 98381
- c) Contact Person Name: Michelle Parkin Title: Superintendent
- d) Phone Number: (360) 780-6537 E-mail: mparkin@cfsd.wednet.edu

1. Brief Description of Proposed Project

- a) Name of Project: Neah Bay New School Campus (“Project”)
- b) County of Project Location: Clallam County
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The District’s project is to design and construct a new 95,700 square foot K-12 school with elementary, middle, and high school educational/support facilities from two school sites (Neah Bay and Clallam Bay campus) to a consolidated campus located on higher ground and out of the tsunami zone in which the Neah Bay campus currently sits. Included in the project is construction of a CTE space for specific curriculum such as Makah language, weaving, and canoe making. Other project features include onsite parking, sidewalks, bus and fire loop traffic circulation and playfields.

The District’s Neah Bay Campus facilities will be relocated to higher ground on the project’s 15.0-acre site within the Makah Tribal Reservation. The Makah Tribe and the District agreed to locate the campus on this site after a preliminary site investigation report and review was conducted on two parcels. This tract of land meets OSPI’s site evaluation criteria.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Legal, etc.)	\$ 870,000
Estimated project construction costs (<i>including construction contingencies & sales taxes and A/E fees</i>):	\$79,245,284
Equipment and furnishing costs	\$ 2,500,000
Off-site costs	\$ 0
Contract administration costs (owner, cm etc.)	\$ 3,500,000
Contingencies (design & owner)	\$ 9,225,588
Other related project costs (Misc.)	\$ 100,000
Total	\$ 95,440,872

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*

The project is funded by an OSPI School Seismic Safety Grant and OSPI School Construction Assistance Program dollars.

OSPI School Facilities awarded the District an OPSI Phase 2 grant of \$1.34 million dollars as part of its OSPI School Seismic Safety Grant program to begin a significant amount of conceptual site investigative and preliminary engineering and design work.

The purpose of the Phase 2 grant is to prepare the District’s final application and presentation to OSPI’s Seismic Technical Committee for review and recommended approval to award the remainder of the grant funding as stated in the project budget portion of this application.

The District will use the PHASE 2 grant funds to solicit and procure a Progressive Design-Build (PDB) firm and begin the critical and necessary tasks of investigative geotechnical, environmental, utility service requirements, right of way, confirm essential elements of the site survey, design/engineering due diligence work and further refine alignment of scope and budget.

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.

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PRC Application Submitted	02/20/2024
PRC Presentation	03/28/2024
PDB RFQ Advertisement #1	04/04/2024
PDB RFQ Advertisement #2	04/11/2024
Pre-Proposal Meeting	04/25/2024
PDB SOQ’s Due	05/16/2024
Cape Flattery SD Selection Committee SOQ Review and Scoring	05/17/2024-05/31/2024
Notify Shortlisted Finalist Teams	06/04/2024
Issue RFP to Finalists	06/12/2024
PDB Interactive Meetings	06/19/2024-06/20/2024
PDB Management Plan and Fee Proposal Due	06/26/2024
Management Plan and Fee Review and Scoring	07/01/2024-07/08/2024
Announce Apparent Successful Proposer/Intent to Award	07/09/2024
Contracting Negotiations	07/16/2024-07/23/2024
Cape Flattery SD Board Contract Approval	07/24/2024
Design-Builder NTP	July 2024

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?
 - **Location and Climate:**
 Located on the furthest northwest tip of the Olympic Peninsula approximately 120 miles from Seattle. The District is in Neah Bay, which is a beautiful, remote, and coastal site located on the Makah Reservation in Clallam County. The annual rainfall is eighty inches per year with most of the rainfall occurring in November to May timeframe. Construction and delivery of materials and supplies in a remote location requires developing primary, secondary and perhaps tertiary contingency plans to account for location and the climate.

- **Site:**

The project site possesses landslide hazard areas with slopes ranging from <5 to >40% gradient. Large cut and fill operations are anticipated, and construction operations need to be intensively managed during clear weather seasons. Geotechnical soils investigation work needs extensive evaluation and recommendations for building and site design criteria and erosion control plans during construction.

Routing for utilities (power, telecom, fiber, water, and sewer) need to be carefully planned to mitigate site access, site soil/slopes, erosion and on stormwater management.

There is a single road into the site which will need to be critically evaluated in design and innovative construction options to manage anticipated traffic loads, washout potential and stormwater drainage and collection.

- **Cultural Heritage Considerations:**

K-12 facilities reflect and represent a community's deep richness of culture and history. The design and construction of this project will represent unique tribal cultural and heritage representations that convey a sense of belonging and identification. One of the District's goals is to select a design-build team that can best blend and represent pride in tribal culture, heritage, and meet the District's K-12 educational specifications and program elements.

- **Critical reasons why:**

Use of the PDB alternative delivery method and selection of a PDB team and partner to early and continuously integrate the myriad of critical and timely design/budget decisions will drive success for the District and project stakeholders. The Cape Flattery School District and OAC Services consulted with OSPI School Facilities on the best procurement methodology to use for the project. OPSI is in alignment with the use of this alternative contract methodology.

- Location, proximity, availability of subcontractors, cultural considerations, weather, and other constraints/limitations require early and constant detailed planning with the Owner, D-B team, and other stakeholders in all phases of the project are critical so that successful planning, contingencies which affect risk on logistics, safety, daily district education programming and operations, construction means/methods, and budget are in alignment.

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

- With the current building and logistics environment, it is crucial to have a team comprised of both a builder and a designer which allows us to continue to move forward with design while assessing site conditions, test-validate means/methods and scheduling of material procurement, subcontractor engagement and negotiation of price and scope.

- These actions drive timely Owner-PBD team decisions. The project must have a flexible, creative, and initiative-taking team which can work together to deliver the project to the District and the Makah Tribe community that will last over 50 years. The campus facilities plan, and spaces must be flexible enough for the constantly changing educational and community needs and environments. The design builder will also be able to utilize their most dependable subcontractors without having to take weeks or months to receive bids as required in the GC/CM or Design Bid Build environment.

- Utilizing target value design (TVD) will help the team prioritize what is most important. The District needs the best design build team possible to help work through these scenarios, provide innovative and creative approaches, and determine what delivers the greatest value to the project and the community. An experienced and qualified Design-Builder will provide the most efficient solutions to meet the needs of the District and maximize the value of the available funds. The experience and relationships the Design-Builder with subcontractors and experience in working in remote locations must be carefully planned throughout the entire project schedule.

- If significant savings in project delivery time are realized, explain how DB can achieve time savings on this project.
 - PDB is inherently set up to allow the most flexibility to the team and provide the greatest opportunities to save time, es. Investigation, design, and construction activities can overlap. By utilizing the design-build process and selecting the right team who can plan and implement an effective schedule, the District can successfully ensure that impacts to the community/staff/students 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 project on schedule is crucial in construction of the school campus. The project must be completed prior to the commencement of the school year to ensure a smooth transition to a new campus for students and minimize disruptions to the students' education. Further, because the purpose of the new construction is to relocate the campus out of a tsunami zone, ensuring the completion of the project on schedule has safety implications for the students.
 - Procuring the DB team now will save time and money by engaging them to solve complex on and off-site issues while meeting the District's grant requirements to align scope of the work and budget to OSPI.
 - PDB provides the team with the ability to order long-lead procurement items during design, to ensure that the necessary materials are ready and on site when construction is planned to start. An experienced Design-Builder will help develop and execute a flexible and responsive phasing plan for each scope of work to minimize disruptions to the community.

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
 - The amount of the project's budget is fixed at the time of the grant award. Careful and continuous fiscal management and decisions about the budget is critical.
 - Early and frequent scope and budget alignment at more frequent intervals are planned than traditional DBB methods. Flexible risk management/mitigation plans are developed to pivot in the event of unforeseen or unique project issues that arise.
 - Timely decisions are made with the above approach, 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.
 - Coordination with the Makah Tribal Employment Rights Office (TERO) to advertise the project provides local skilled labor or firms with employment opportunities to gain experience, certifications, and licenses.

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.

- There are far too many variables in this project for DBB to be practical. The District's goals are to achieve budget, cost, quality, and scope of work alignment using PDB. The District requires a Design Builder to help identify a scope that fits the budget, develop phasing plans that will minimize disruptions to the neighborhoods and provide flexibility and timeliness to the school district staff, and to order long lead time procurement items well before construction takes place.
- PDB affords higher project success rates in quality, time, and cost certainty as an integrated team can manage and resolve risks in a more effective manner than in traditional DBB delivery. Improved coordination, predictability, and efficient project delivery are hallmarks that are difficult to achieve in DBB procurement. Design-Bid-Build often results in a higher rate of

change, risks, and claims than that of integrated teams, which is a substantial risk for a school district with a limited budget.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.
 - The District and OAC, in consultation with OSPI K-12 School Facilities over several meetings agreed that the PDB procurement contract delivery method should be used to address the critical and early decisions mentioned previously. The District and OAC will seek successful Owner Design-Build practitioners for lessons learned to refine its own plans, plans and engagement of educating the Board of Directors, Tribal Council, and other project stakeholders.
 - The District contracted with OAC Services as their Project Management team and Design Build Advisor for the project. OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the project and to augment district staff and support Progressive Design-Build selection, contracting and project delivery. As one of the region's most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from \$2 million to \$200+ million for clients including King County, Washington State University, the City of Spokane, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911 and Northshore School District, including fifteen PDB projects.
- A project organizational chart, showing all existing or planned staff and consultant roles.

Note: The organizational chart must show the level of involvement and the 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 A.](#)

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

Michelle Parkin, Superintendent, Cape Flattery School District

Michelle will be the overall project lead and retain decision-making authority on all matters related to design and construction as delegated by the School Board. Michelle and the Cape Flattery School District have arranged with the region's top experts to advise her.

Josh Halladay, Attorney, Porter, Foster, Rorick, LLP

Josh represents Washington State Public School Districts in all aspects of school law, including major construction projects, public works, public bidding, real property acquisition and disposition, and contract negotiations. Josh regularly advises the Cape Flattery School District on District day-to-day operations as well as public works, bidding, property, and contacting matters.

Jeff Jurgensen, Sr. Vice President, CCM, DBIA – Principal in Charge

Jeff has over 30 years of construction experience. He has worked on over fifteen 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 six major capital design-build projects, one design-build project at Spokane International Airport as well as one K12 design-build project with the Paschal Sherman Indian School 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.

Rusty Pritchard, Director/Program Manager and DB Advisor, OAC Services

Rusty has over 40 years of experience serving as an Owner, Owner's Representative and Program/Project management. He served on the Washington State CPARB's PRC for six years and has a proven history in alternative delivery of both RCW 39.10 Design-Build and GC/CM projects. He served as project manager on two Washington state design-build projects; St.

Michelle and Washington State University Wine Science Center and Washington State University's Spokane Teaching Health Center. He served as project manager on two traditional Federal Design-Build Projects as project manager with the Corps of Engineers.

He served as a construction manager on the Design-Build Paschal Sherman Indian School in Omak Washington and as Senior Project Manager of the Wellpinit School District's GC/CM High/Middle School Modernization project on the Spokane Tribe Reservation in Wellpinit, WA.

His role on this project is to assist and advise the District and OAC's project manager during the D-B team procurement process, contract development and negotiations and ensure compliance with RCW 39.10 requirements. During design and construction, he will be available to assist the project team as needed.

Phil Iverson, Senior Project Manager, OAC Services

Phil has 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 alternative Washington State alternative contract delivery methods.

His RCW 39.10 experience included three GC/CM K-12 projects in the capacity as the Owner, and four as Owners Representative and Program/Project Manager. Phil has proven success guiding districts through the GC/CM application and presentation process, along with the GC/CM selection and the GMP negotiations.

Prior to joining OAC, Phil served as the Senior Project Manager Owner's Representative for the Taholah School District campus relocation project. Phil worked directly with the Taholah School District, the Quinault Nation and OSPI to ensure communications and decision making were efficient and collaborative resulting in rapid approval for project funding for the design and construction phase.

Cynthia Balzarini, Project Controls Manager, OAC Services

Cynthia Balzarini has over a decade of experience in the construction industry, including significant bond programs, new construction, renovations, and tenant improvements. She is an expert at maintaining budgets and schedules, defining scopes, and adhering to contract documents, in particular Progressive Design Build and GC/CM contracts and requirements. Her RCW 39.10 alternative contract delivery work includes 3 PDB and 7 GC/CM projects. She is well known at OSPI School Facilities and assisted Owner's with the D-Form process and submittal requirements to proactively meet and successfully reconcile budget to actual costs.

Mica D. Klein Associate DBIA, Partner, Perkins Coie

Mica Klein counsels project owners across Washington, the United States, and international jurisdictions, regarding all aspects of construction, ranging from project development to project closeout.

Her practice spans both public and private projects ranging from small (under \$100,000) tenant improvement projects to \$100M+ new construction. As part of her practice, she regularly drafts and negotiates a range of agreements, including complex construction contracts (fixed price, design-build, general contractor/construction manager (GC/CM), engineering, procurement, and construction (EPC), professional services contracts, and various other modified American Institute of Architects (AIA) and bespoke agreements. In addition, Mica regularly serves as project counsel, providing her clients full-service advice regarding project planning, implementation, and completion. In this role, she routinely assists her clients in the evaluation and negotiation of significant change orders, and throughout the closeout process.

For her public clients, Mica regularly advises on Washington's Public Works Law (RCW 39.04), as well as regarding GC/CM and design-build projects procured under Washington's Alternative Public Works Statute (RCW 39.10) and other similar state laws. In addition, she has experience

in responding to and defending public clients against bid protests and addressing various other public procurement issues.

- 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 D

- 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.

Note the qualification above and at Attachment D

- 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. OAC is currently under contract with the Cape Flattery 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 twenty-two design build projects ranging from \$3M-\$200M including progressive design build. OAC's project portfolio includes a number of projects for cities and municipalities within the state of Washington. An active participant in Alternative Project Delivery promotion and workshops, three OAC staff members, including two on this project, have served on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana, and Alaska.

- 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, Michelle Parkin, 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 and Rusty Pritchard for the PDB procurement process and throughout the entire project.

Selection Committee

The DB Selection Committee will consist of District leadership, administration, staff, Board of Directors representation, and Makah Tribal Council 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 on its roles, and document the selection process per RCW 39.10.

Communication

The District will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.

The District will advertise the RFQ and post it on its website, in news media, and a newspaper of general circulation published in or near Clallam County.

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

Once the District selects the “most qualified” design build team, , 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 website.

Frequency of project status updates will be coordinated between the District Board of Directors and Makah Tribal Council.

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 her 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 required by the grant and SCAP funding.

Schedule

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

The successful DB team will collaborate with the owner to produce a 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.
- 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 the Cape Flattery School District.
- Following selection and contracting of the Design-Builder, ESD and OAC will participate in 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 District will utilize a combination of its general counsel attorney, Josh Halladay, Attorney, Porter, Foster, Rorick, LLP and Mica Klein, Associate D-B from the firm Perkins Coie to develop the contract, RFQ and RFP documents that integrate and meet requirements of RCW 39.10 and the Makah Tribe and Reservation.

OAC and Perkins Coie have a long-standing working relationship and a good mutual understanding of a well-crafted PDB contract that allocates risk appropriately and encourages cooperation and owner service. They have signed an engagement letter to move forward.

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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization.

The District has not completed a major capital improvement project. It does have a small works roster the during the period from 2016-2023 it managed twenty-six projects. Project costs ranged from \$1,000 - \$345,000 dollars.

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 through E6. At a minimum, please try to include the following:

The proposed site is a green site requiring extensive sitework. There are no utilities or structures on site the proposed site. See Attachment E for preliminary study diagrams at the site.

- 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

The District intends to maximize the use of PDB and upon selection of the DB team, to begin the critical validation of the site and align educational specifications, project scope and budget so that a formal presentation can be made to OSPI's School Seismic Safety Committee prior to receiving the remaining grant and SCAP funds. Detailed concept site plans, floor plans or building sections have not been produced.

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.

None.

10. Subcontractor Outreach

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

The District is committed to diverse business practices. Outreach efforts will include, at minimum:

Owner Outreach: An outreach plan will be developed with project stakeholders (Makah Tribal Council, Public Works/TERO and community members) to inform, advertise, and promote the project to the local, regional, and metropolitan communities. MWBE participation goals will be a topic of discussion as well as general information for the community.

Throughout the project, outreach events will be planned to continually promote the project and potential opportunities for employment. Once selected the DB team will become part of this vital outreach plan. The RFP will highlight the District's intent for the DB team to have strong goals regarding MWBE or DBE involvement in the project.

Design-Builder Selection Criteria: As an element to be scored in the SOQ and Management Plan, DB teams will be asked to describe their approach to best facilitate MWBE subconsultant and subcontractor participation as well as their past performance with such participation.

Design-Builder Outreach Plan: During the early planning phases of the project, the selected Design-Builder will be asked to provide a project specific outreach and procurement plan with special attention to providing opportunities to MWBE and local firms. The DB will be required to consider MWBE participation in the organization of their subcontract packages, including providing a procurement plan indicating procurement approach for each subcontract package and an identified participation target. This plan will require the District's approval prior to implementation. The plan will outline outreach strategies, including but not limited to training, mentoring, and public meetings designed to enhance interest and emphasize the encouragement for small, local, minority, Tribal owned and women owned business participation.

OAC will investigate if there are state certified MWBE firms in Clallam and surrounding counties to target engagement early in the procurement plan.

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.

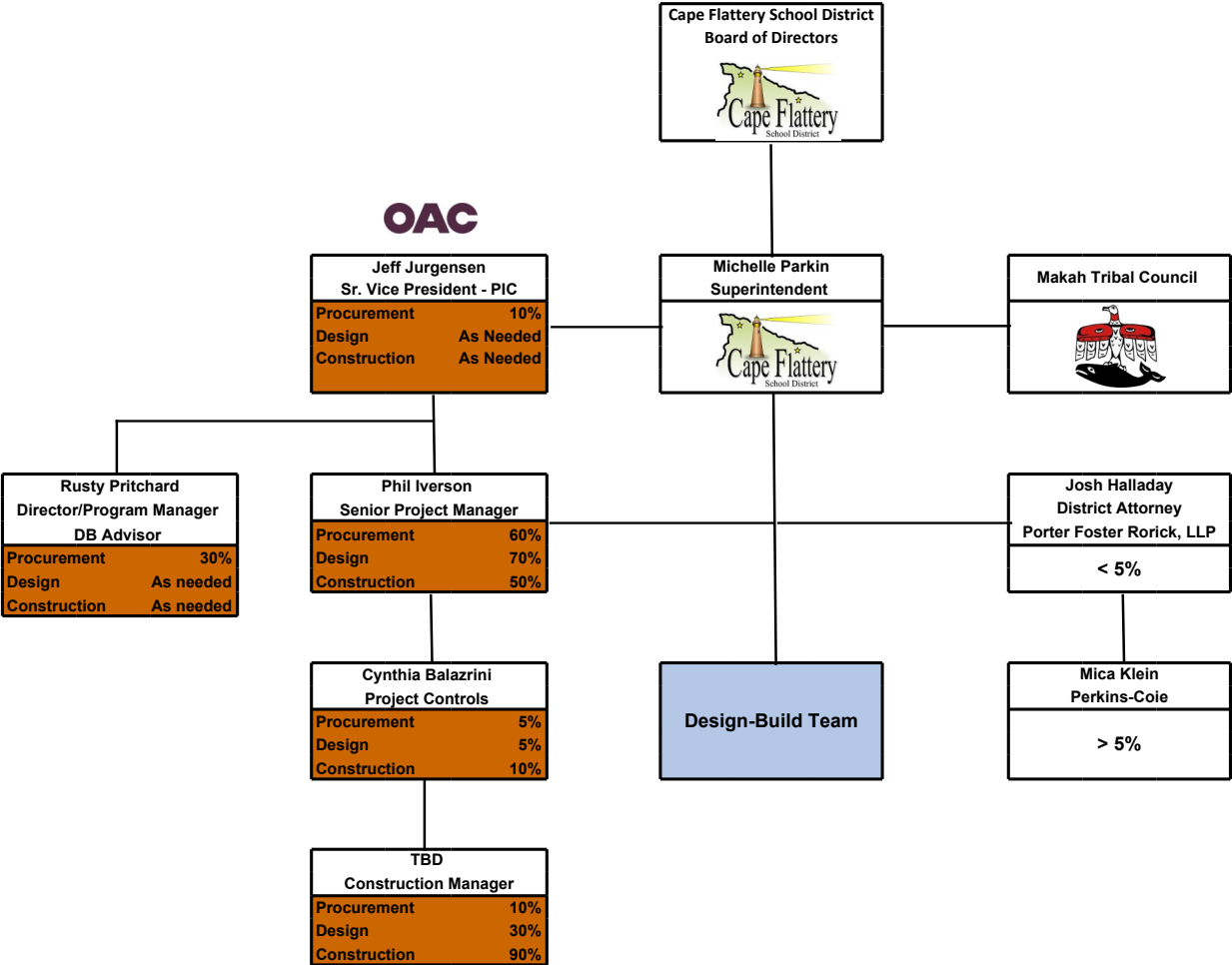
Signature: Michelle Parkin

Name: (please print) Michelle Parkin (public body personnel)

Title: Superintendent

Date: 2/16/24

Attachment A (Cape Flattery School District #401 Project Organization Chart



ATTACHMENT B (Cape Flattery School District #401 Preliminary Project Schedule)

The preliminary schedule will be coordinated and revised with project stakeholders after the Design-Build procurement phase is completed

Schedule Phases or Activities	2024				2025				2026				2027			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
PRC application/PDB Procurement																
Project Validation/Preconstruction																
OSPI Grant/SCAP Validation/Presentation																
Project Grant/SCAP Award																
Negotiate GMP																
Design & Early Procurement Phase																
Construction																
Substantial Completion																
Owner Occupy																
Occupy New Campus School Year Begins																
Final Completion																
Warranty Period																

Attachment D (Experience and Roles on Previous DB Projects)

Name	Affiliation/Role (Exp in section 6.3)	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Jeff Jurgensen	OAC Services, Principal In Charge						
		Almira School District Replacement	\$30M	PDB	PIC		
		Central Valley School District (6 GC/CM projects)	\$180M	GC/CM	PM	PM	PM
		Washington State University Visitors Center	\$2M	DB	DB Advisor	DB Advisor	DB Advisor
		Washington State University Northside Residence Hall	\$33M	DB	DB Advisor	DB Advisor	DB Advisor
		Pascal Sherman Indian School	\$16.5M	DB	PM	PM	PM
		City of Liberty Lake Town Square	\$12M	DB	PM	PM	PM
		Nelson Service Center	\$15M	DB	PM	PM	PM
		Spokane International Airport DB Parking Garage	\$15M	DB	PM	PM	PM
Rusty Pritchard	OAC Services, DB Advisor						
		WSU Spokane Teaching Health Clinic	\$16.5M	DB	PM	PM	PM
		Ste. Michelle Estates-WSU Wine Science Center	\$23.0M	DB	PM	PM	PM
		Pascal Sherman Indian School	\$16.5M	DB			CM
		Spokane International Airport DB Parking Garage	\$15M	DB			CM
		City of Spokane-CSO #24	\$30.0M	GC/CM Heavy Civil	PM	PM	PM
		City of Spokane CSO #26	\$33.0M	GC/CM Heavy Civil	PM	PM	PM
		City of Spokane Riverside Treatment Plant	\$170.0M	GC/CM Heavy Civil	GC/CM Advisor	GC/CM Advisor	GC/CM Advisor
		Ellensburg Ida Nason Elementary School	\$33.0 M	GC/CM	PM	PM	
		Ellensburg Mt Stuart Elementary School	\$28.0 M	GC/CM	PM	PM	
		Cheney High School Modernization	\$34.0 M	GC/CM	PM	PM	PM
		Wellpinit High/Middle School Modernization	\$23.0 M	GC/CM	PM	PM	PM
		Steilacoom High School Modernization	\$31.0 M	GC/CM	PM	PM	PM

Phil Iverson	OAC Services Senior Project Manager						
		Kelso Wallace Elementary School	\$37.0 M	GC/CM	PM	PM	PM
		Kelso Lexington Elementary School	\$55.0 M	GC/CM	PM	PM	PM
		Fife Surprise Lake Middle School	\$72.0 M	GC/CM	PM	PM	GC/CM Advisor
		Fife New Elementary School	\$77.5 M	GC/CM	PM	PM	GC/CM Advisor
		Centralia Jefferson Lincoln Elementary	\$27.0 M	GC/CM	Owner	Owner	
		Centralia Fords Prairie Elementary	\$27.7 M	GC/CM	Owner	Owner	
		Centralia High School Modernization	\$57.7M	GC/CM	Owner	Owner	
Cynthia Balzarini	OAC Service, Project Controls Manager						
		Ellensburg School District – Lincoln Elementary School	\$20.0M	PDB	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist
		City of Bothell – Fire Stations #42 and #45	\$35.5 M	PDB	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Centralia Jefferson Lincoln Elementary	\$27.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Centralia Fords Prairie Elementary	\$27.7 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Centralia High School Modernization	\$57.7M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Ida Nason Elementary School	\$33.0 M	GC/CM	PM	PM	
		Ellensburg SD Mt Stuart Elementary School	\$28.0 M	GC/CM	PM	PM	
		Tahoma SD Lake Wilderness Elementary School	\$16 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist
		Tahoma SD Tahoma High School	\$144.0 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist

Attachment E (Site Diagram)

