

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): [Lake Washington School District](#)
- b) Address: [15212 NE 95th St., Redmond, WA 98052](#)
- c) Contact Person Name: [Laura DeGooyer](#) Title: [Capital Projects Manager, Support Services](#)
- d) Phone Number: [425-936-1133](#) E-mail: ldegooyer@lwsd.org

1. Brief Description of Proposed Project

- a) Name of Project: [New Elementary School on Redmond Elementary School Campus \(RES\)](#)
- b) County of Project Location: [King County](#)
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)
[Add a new elementary school on the underdeveloped land on existing Redmond Elementary School campus. New school to accommodate at minimum 552 students. Upgrades/additions to existing Redmond Elementary school may be a part of the project; further studies are required.](#)

2. Projected Total Cost for the Project:

A. Project Budget

Estimated Costs for A/E Professional Services (including tax)	\$3.5M
Off-site Costs (<i>including tax</i>)	\$1.0M
<u>Estimated project construction costs (<i>including construction contingencies & tax</i>):</u>	<u>\$45.1M</u>
Subtotal – Anticipated Design-Build Contract	\$49.6M
Equipment and furnishing costs	\$1.4M
Contract administration costs (owner, legal, cm etc.)	\$2.0M
Contingencies (owner)	\$2.0M
Other related project costs (briefly describe) <i>IT, Permits, Utilities, Testing & Inspection, Moving</i>	\$2.7M
Sales Tax (included above in Construction & FF&E at 10.1%)	Included Above
Total	\$57.7M

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*
[2022 Building Excellence Construction Levy was approved by the LWSD voters on February 8, 2022. This 6-year levy will fund this project.](#)

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	Duration	Start	Finish
LWSD PRELIMINARY PLANNING & FUNDING			
Facilities Advisory Committee Research & Recommendations	15 months	Nov 2019	Jan 2021
Capital Facilities 2022 Levy Planning	14 months	Jan 2021	Feb 2022
Board Adopts 2022 Building Excellence Levy & Voters Approve	4 months	Oct 2021	Feb 2022
PROJECT PROCUREMENT PLANNING / PRC			
Project Procurement Review & Recommendation	6 months	Nov 2021	April 2022
PDB Research and Team Education	17 months	Jan 2021	Present
Prepare & Submit Application to PRC/CPARB	1 month	Apr 2022	May 2022
Prepare PRC Presentation & Receive PRC Determination	1 month	May 2022	Jun 2022
DESIGN-BUILD TEAM SELECTION (Pending PRC Approval)			
Draft RFQ/Ad/Outreach	1 month	Jun 2022	Jul 2022
PDB RFQ Process	1 month	Jul 2022	Aug 2022
PDB RFP Process	1 month	Aug 2022	Sep 2022
PDB Contracting	2 months	Sep 2022	Nov 2022
DESIGN, CONSTRUCTION PHASE & POST OCCUPANCY			
Validation Phase/Estimating/Preliminary Design	6 months	Nov 2022	Apr 2023
Negotiate GMP	1 month	May 2023	Jun 2023
Design, Permitting & Construction (to be optimized w/D-B)	26 months	May 2023	July 2025
Project Completion	1 month	Aug 2025	Sep 2025
Closeout/Lessons Learned/Post Occupancy	12 months	Oct 2025	Oct 2026

4. Explain why the DB Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The new Redmond Elementary School on Redmond Elementary School (RES) project is an ideal candidate for the creativity, innovation, and flexibility of Progressive Design-Build (PDB) delivery. The urban, occupied site is in the growing downtown Redmond area will require creative solutions to address educational needs, traffic impacts, student safety, high inflation costs, increased WMBE goals and support LWSD's growing need for space. LWSD expects extensive exploration of unique design solutions in close coordination with the City of Redmond to develop a cost-effective design solution.

This project includes building a second elementary school on the existing Redmond Elementary School campus in downtown Redmond. This campus also houses the Old Redmond Schoolhouse, a recently renovated early learning center in a 1920's vintage building that also leases space to the City of Redmond for recreational community services. Construction activities will need to be closely coordinated with all tenants to minimize disruption with the ongoing operations of all three existing programs.

To accommodate the new school, the existing site may require upgrades to existing infrastructure. Furthermore, there are added site complexities with having multiple schools on one campus beyond what is typical for the district. Each school is intended to have dedicated vehicular entrances including bus and drop-off/pick-up loops, separate administration facilities and core spaces. Extensive feasibility studies are required to determine the most efficient path forward and to develop a site layout plan that is cohesive but also allows each school to function independently on a shared campus. The collaborative nature of PDB would allow the district to take full advantage the design-builder team's collective expertise during the pre-construction stages of the project to determine the best concept that can be delivered within the defined budget and schedule.

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

As illustrated above, this project has a high degree of site constraints related to both the design aspect (future site layout) and construction aspect (logistics associated with constructing the building within an occupied campus, renovations to existing infrastructure, traffic impacts, etc.). Early involvement of the D-B team allows both the designer and builder to fully understand the district's goals and resources for this project and collaborate to determine the most innovative and effective way to deliver the project. For this project to be successful, design and construction cannot happen separately; they need to be considered in-relation to one another from the very start of the project.

The downtown area in the City of Redmond is undergoing rapid growth and change including the opening of the Redmond Transit Center in 2023, increased multi-family housing as well as retail and office space. Key to the success of the new RES project will be close coordination with the City of Redmond regarding traffic planning as well as innovative design solutions in an emerging urban environment. PDB will support innovation and close collaboration with all project stakeholders.

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

The current impacts on the market conditions are unprecedented: the ongoing pandemic, the attack on Ukraine (whose full impacts are still unknown), inflation rates at an all-time high and multiple other factors impacting supply chains. All these external impacts on the industry have created extremely volatile prices and uncertainty of material availability, which contribute to not only higher prices but also delays. One of the biggest advantages of PDB is procurement flexibility. LWSD will have the ability to work with the D-B to continually evaluate and react to market conditions and determine the optimal time to lock-in pricing and avoid surprises. This will reduce the risk to cost and schedule.

A late opening of a school serving over 500 children would have extremely negative impacts on not only the students and families it is intended to serve, but it would greatly jeopardize the public's opinion of the district and passage of future levies and bonds. PDB offers the district the best chance to identify and mitigate risks associated with potential schedule delays; it is the project delivery method that offers the greatest schedule control. By evaluating the existing site condition, the RES operation schedule, and the desired scope, the Design-Build team can work with the owner to build an optimal phasing plan reducing the overall duration of the schedule and realizing significant cost savings to the program.

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 LWSD Capital Projects team's goal is to maximize the value of construction dollars that go directly into every building. Our promise to voters in the 2022 Levy includes increasing capacity at the elementary school level in the Redmond community. Utilizing target value design (TVD) and leveraging the expertise of Design-Build contractors will help us prioritize what is most important and deliver our promise. By bringing the construction team, trade partners and design consultants on early in the process we are setting up for the project to be designed and built within the established target budgets, identified quality & performance standards, and desired scope. LWSD will expect the D-B to provide real time TVD updates during design and construction so we can identify project savings early and reinvest them back into the program. This will provide a substantial fiscal benefit to the program and public.

LWSD has successfully delivered projects utilizing a variety of contracting methods afforded to public agencies including GC/CM, Job Order Contracting, small works rosters and design-bid-build. The

district now seeks to add another tool into our contracting toolbox. Our district is the second largest district in the state, and it continues to grow. Our Building Excellence Plan has identified approximately \$1.9 billion worth of construction for the next 12 years and one of our goals in the Capital Projects group is to increase our experience with PDB and increase our pool of resources for successfully delivering projects.

In addition, the flexibility of procurement inherent with PDB allows for best value selection of trade partners to assist LWSD in the achievement of our diversity, equity and inclusion goals.

- 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.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.
LWSD has extensive experience successfully delivering capital projects. The 2016 Bond Program included the successfully completed 6 GC/CM projects worth over \$400M. The 2019 Capital Levy projects include additions at five school and are worth over \$133 million with final completion in 2023. LWSD Capital Projects team has spent considerable time in continuing education specific to PDB in preparation for this application and the successful use of PDB.

Originally retained in 2014, LWSD has successfully partnered with OAC Services, one of Washington’s most experienced Design-Build project management consulting firms. Sharing office space and collaborating seamlessly for over eight years, LWSD and OAC have delivered 14 major capital projects valued at \$567M. OAC has successfully managed PDB projects ranging from \$2M to over \$200M for various clients including Washington State University, King County, City of Spokane, General Services Administration, and the Washington Public Utility District. OAC has active members in the Design Build Institute of America regionally and nationally, and several DBIA certified professionals.

- 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 reference Attachment A – LWSD Organization Chart.

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

Brian Buck, Executive Director, Support Services

Brian Buck moved into his current role in 2018 and served as Associate Director of the department for five years previous. In his tenure with the Lake Washington School District, Brian has provided leadership and direction of the roughly \$435 million capital bond program and roughly \$238 million capital levy program for the 2nd largest school district in the state. In overseeing 13 major construction and over 300 small capital projects, Brian has worked on new construction, rebuilds, building additions, field upgrades, portable classrooms, and roof replacements. Brian has also participated in a number Progressive Design-Build forums and small learning sessions with Design-Builders. Prior to joining the district, Brian had more than 20 years of experience in facilities and financial management.

Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
2022 Levy MS Additions	\$35.9M	GC/CM	Executive Director	2021 - Present
Rachel Carson ES Addition	\$5.1M	GC/CM	Executive Director	2018 - Present

Mark Twain ES Addition	\$15.6M	GC/CM	Executive Director	2018 - Present
Rose Hill ES Addition	\$16.5M	GC/CM	Executive Director	2018 - Present
Benjamin Franklin ES Addition	\$16.5M	GC/CM	Executive Director	2018 - Present
Lake Washington High School Addition	\$42M	GC/CM	Executive Director	2018 - 2022
Juanita High School Rebuild and Enlarge	\$106.2M	GC/CM	Executive Director	2013 - 2022
Old Redmond School House (ORSH)	\$10.7M	D-B-B	Executive Director	2013 - 2022
Timberline Middle School	\$66.9M	GC/CM	Associate Director	2013 - 2019
Peter Kirk Elementary Rebuild and Enlarge	\$41.1M	GC/CM	Associate Director	2013 - 2019
Margaret Mead Elementary Rebuild and Enlarge	\$42.9M	GC/CM	Associate Director	2013 - 2019
Clara Barton Elementary School	\$43.2M	GC/CM	Associate Director	2013 - 2019
Ella Baker Elementary School	\$37.9M	GC/CM	Associate Director	2013 - 2019
Explorer Community School	\$1.9M	D-B-B	Associate Director	2013 - 2018

*Construction value includes WSST.

Laura DeGooyer, Capital Projects Manager, Support Services

Laura is a certified project management professional with over 15 years of experience in the construction industry. Her career has included construction and project management of over \$1 billion of projects in water/wastewater, aviation, education, healthcare, and justice facilities in various roles as a general contractor, owner's representative, and owner. She currently provides leadership and direction over a \$500M capital levy program for the second largest school district in Washington State.

As an owner's representative, Laura managed the project controls scope for King County's WTD Brightwater Marine Outfall project. This design-build project won 8 local and national awards for 2009 projects and completed two years ahead of schedule and \$2 million under budget.

She is also responsible for the development and continuous improvement of LWSD's capital projects program processes including providing PDB educational experiences for all her team members and managing the development of procurement documents. During her tenure, LWSD has successfully completed six GCCM projects and with six more either in construction or close out phase. Within the last year, Laura has taken multiple PDB courses and organized multiple Q&A sessions with the industry leaders in PDB.

Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
2022 Levy MS Additions	\$35.9M	GC/CM	Capital Projects Manager	2021 - Present
Rachel Carson ES Addition	\$5.1M	GC/CM	Capital Projects Manager	2019 - Present
Mark Twain ES Addition	\$15.6M	GC/CM	Capital Projects Manager	2019 - Present

Rose Hill ES Addition	\$16.5M	GC/CM	Capital Projects Manager	2019 - Present
Benjamin Franklin ES Addition	\$16.5M	GC/CM	Capital Projects Manager	2019 - Present
Lake Washington High School Addition	\$42M	GC/CM	Capital Projects Manager	2019 - 2022
First Hill Campus Expansion Program – Enabling and Make Ready Work	\$1.1B	GC/CM	Associate Construction Project Manager	2016-2017
Del Norte County Regional Airport New Terminal Program Phase 1 & 2	\$20M	D-B-B	Project Manager	2015-2016
King County WTD West Point Treatment Plant Influent Screenings & Interbay Pump Station Upgrade Projects	\$22M	D-B-B	Project Controls Engineer	2010-2015
King County WTD Brightwater Marine Outfall	\$30M	D-B	Project Controls Engineer	2018-2019

Ina Holzer, Senior Project Manager, Associate DBIA (OAC Services)

Ina has been in her current role at LWSD for almost 4 years. During that tenure she has successfully completed two GC/CM projects including Timberline Middle School and LWHS Addition. She started her career as Project Engineer for a General Contractor but has spent the last 13 years representing Owners on mostly school projects. She has a passion for building schools and her favorite type of projects are those that require a high level of collaboration between all team members. She has held her Associate DBIA certification since 2015 and is thrilled to have the opportunity to be working on this project and embrace the collaborative nature offered by PDB on this project. Ina has worked on one progressive design-build project for Grant County PUD from 2015 up until her first child was born in October of 2016.

Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
2022 Levy MS Additions	\$35.9M	GC/CM	Sr. Project Manager	2021 - Present
LWSD, Lake Washington High School Addition	\$42M	GC/CM	Sr. Project Manager (Construction)	2018-2022
LWSD, Timberline Middle School	\$66.9M	GC/CM	Sr. Project Manager (Construction)	2018-2019
HSD, Highline High School	\$108M	GC/CM	Sr. Project Manager (Pre-construction)	2018
HSD, Glacier Middle School	\$61M	D/B/B	Project Manager	2017-2018
HSD, Puget Sound Skills Center	\$16M	D/B/B	Project Manager	2016
Public Utility District No. 2 of Grant County, Substation Reliability Project	\$30M	PDB	Project Manager & Design-Build Support	2015-2016

Hayward Unified School District Measure I, California	\$205M	Lease-Lease-Back	Assistant Project Manager	2009-2015
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Jeff Jurgenson, Sr. Vice President, CCM, DBIA, Design Build Advisor (OAC Services)

Jeff has over 29 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington and assisted in getting the Spokane Public School District agency approval. He also has worked on 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. He is very experienced and knowledgeable in the state of Washington and Spokane local construction market. Jeff is currently Vice-Chair of the Project Review Committee.

Project	Construction Value	Delivery Method	Role	Time Involved
S3R3 Amazon Air Cargo	\$6M	PDB	Principal in Charge & Design-Build Advisor	2020-2021
Spokane Valley Fire Department (if approved at PRC on 5/26/22)	\$7.1M	PDB	Principal in Charge & Design-Build Advisor	2022 - 2023
City of Liberty Lake Trailhead Golf Course	\$8.4M	PDB	Principal in Charge & Design-Build Advisor	2021-2023
Ellensburg School District Lincoln Elementary	\$22.5M	PDB	Principal in Charge & Design-Build Advisor	2020-2022
Spokane Conservation District Intrinium Building	\$4M	PDB	Principal in Charge & Design-Build Advisor	2021-2022
Washington State University (8 projects)	\$230M	DB	Design-Build Advisor	2008-2016
Spokane Central Services Center	\$15M	DB	Principal in Charge & Design-Build Advisor	2012-2015
City of Liberty Lake Town Square	\$12M	PDB	Principal in Charge & Design-Build Advisor	2019

Dan Chandler, PE, AIA, Design-Build Advisor (OAC Services)

Dan has 40 years of experience including education, alternative delivery, and public works experience, employing that experience as an advisor for LWSD. Dan was a charter member of the Project Review Committee and has been working with LWSD in a support role for over eight years.

Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
Sound Transit, Sounder Maintenance Base	\$100M	DB	Principal in Charge & Design-Build Advisor	2019-2020
Lake Washington School District, 2016 Bond Program	\$400	GC/CM	Principal in Charge	2015-Present

Issaquah School District, New Middle and High School	\$260M	PDB	Principal in Charge & Design-Build Advisor	2018-2019
Clover Park School District	\$190M	GC/CM	Principal in Charge	2012-2014
Tahoma School District 2014 Bond Program	\$229M	GC/CM	Principal in Charge	2014-2018
King County, Children and Family Justice Center	\$210M	DB	Principal in Charge & Design-Build Advisor	2012-2021
Washington State University (8 projects)	\$230M	DB	Design-Build Advisor	2008-2016
Spokane Central Services Center	\$15M	DB	Principal in Charge & Design-Build Advisor	2012-2015
City of Liberty Lake Town Square	\$12M	PDB	Principal in Charge & Design-Build Advisor	2019

Zak Tomlinson, District Legal Counsel (Pacifica Law Group)

Zak is a construction and procurement lawyer who represents a wide variety of public and private owners, including cities, port districts, school districts, utility districts and a number of special purpose districts.

He counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and Progressive Design-Build procurement), and drafting and negotiation of design and construction contracts. He also represents clients at all stages of the dispute resolution process, including bid protests, project claims and change order evaluation, and the mediation, arbitration and litigation of substantive claims (including construction defects, delay and impacts, and insurance coverage).

- 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 biography section above for specific experience for each staff member.

- 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.

Qualifications for each staff member are described in the biography section above.

- 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.

The team members described in the Staff/Consultant Biographies and Organization Chart are expected to fulfill their respective roles for the duration of the project. Sufficient funds have been allocated as part of the project costs.

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

LWSD has experience utilizing alternative project delivery including GC/CM and Job Order Contracting. As mentioned in a previous section, we successfully completed six GC/CM projects as part of the 2016 Bond Program and are in the process of completing five GC/CM projects as part of our 2019 Levy Program. Senior members of Capital Projects Management team have all completed the Design-Build training offered through the Design-Build Institute of America. We have expanded our team to include Jeff Jurgensen and Dan Chandler as Design-Build advisors. Both Jeff and Dan as described in their biographies, have extensive experience with alternative delivery methods. Dan has been a partner with LWSD since 2013.

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

The New Redmond Elementary School on Redmond Elementary School campus will be managed by the LWSD Capital Projects team within the Support Services department with assistance from the Design-Build advisors. Project changes are controlled through designation of signing authority, under the overarching authority of the LWSD Board of Directors. Signing authority is granted to the following individuals:

- Dr. Jon Holmen, Superintendent
- Barbara Posthumus, Associate Superintendent Business and Support Services
- Brian Buck, Executive Director of Support Services
- Laura DeGooyer, Capital Projects Manager
- Margo Allen, Accounting Manager

The LWSD team is led by Capital Projects Manager, Laura DeGooyer who has oversight of contract negotiations and approval of financial matters for all capital projects. Day to day project management will be provided by Senior Project Manager, Ina Holzer who will be the Design-Builder's main point of contact and responsible for coordinating interaction with both project stakeholders as appropriate to ensure timely decision making and direction in support of streamlined delivery of the project. Laura and Ina will be supported by Jeff Jurgensen and Dan Chandler, OAC Services, Design-Build advisors throughout the design-build process.

Organizational controls outlined below:

Project Management and Decision Making:

- Authority and decision-making responsibility will be provided by Lake Washington School District through the organization described above.
- The Capital Projects team will continue to meet with Brian and Laura regularly to discuss and plan, assist with decision making, develop and track schedules, identify project needs, develop and track budget, establish strategy and recommend courses of action for implementation of the project.
- Ina Holzer will be the primary point of contact for the design builder's team.

Procurement Selection Committee:

- The Design-Build Selection Committee will at minimum consist of the Executive Director, Capital Projects Manager and two Senior Project Managers.
- Dan Chandler and Jeff Jurgensen will be non-voting members of the selection committee and their highest level of involvement starts with facilitation, support and advisory during the selection process.

Communication:

- LWSD will use a variety of well-established formal and informal tools to provide continuous, effective, and impactful communications with all project stakeholders.
- LWSD will advertise the RFQ in the Daily Journal of Commerce, LWSD website, OMWBE website and Building Connected website.
- After SOQ's have been scored, the selection committee will hold proprietary meetings with each shortlisted teams to better understand the project approach and have an opportunity to meet each of the team members.

- When a design-build team is selected, we will meet the design-build team regularly during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify LWSD expectations and assure their vision of the completed project is being achieved.

Project Progress:

- Design and construction progress will be discussed daily and reported weekly by the design-builder to LWSD via meeting notes and project deliverables.
- Monthly status reports will be completed and distributed to project stakeholders
- Project status updates will be provided to Central Leadership at all required project milestones.
- Quarterly project status updates will be provided to Central Leadership

Budget:

- Senior Project Manager will be managing and tracking the project finances and reporting budget status, committed costs, costs to date and project cost forecast monthly.
- Project financials to be reconciled monthly with LWSD accounting to assure accurate reporting.
- LWSD will utilize project contingency to address any owner driven scope changes or unforeseen conditions.

Schedule:

- The proposed project milestone schedule will be provided in the design build RFQ/RFP documents.
- Successful design build team will work with the owner to produce a very detailed project schedule accounting for permitting, design, bidding and construction, closeout, and warranty.
- Weekly look ahead schedules will be delivered along with monthly updates at each pay application.
- LWSD will review, analyze, and report on the originally submitted baseline schedule, and on updates to project schedule monthly.

Risk and Opportunities:

- LWSD and Design-Builder will develop and track project risks on a risk register.
 - Risk register will identify all potential risks, quantify the potential schedule and monetary impacts, develop risk mitigation measures and assign responsibilities
 - Project risks to be evaluated and updated monthly as new risks are identified and others are mitigated
- A brief description of your planned DB procurement process.
LWSD intends to utilize a two-step, qualification based, Progressive Design-Build procurement process as outlined below:
 - Industry outreach includes a publication of Intent to Procure Progressive Design-Build services and an informational meeting prior to issuing the formal Request for Qualifications (RFQ).
 - Following PRC Approval, we will issue the RFQ package which will include a draft Contract and an outline of the RFQ and Request for Proposal (RFP) requirements.
 - The selection committee will review, evaluate, and score the Statements of Qualifications (SOQs) submitted in response to the RFQ. SOQs will be evaluated and scored based on the criteria set forth in the RFQ. LWSD intends to Shortlist the highest scoring teams (at least 3, but not more than 5) to proceed to Step 2 – the RFP Process. Shortlisted proposers will be invited to respond to the RFP and participate in the Proprietary Meetings. The selection committee will evaluate each team’s proposal in accordance with the criteria identified in the RFP and the

team's performance in the Proprietary Meetings. The highest scoring teams (likely between 2-3) will be extended an invitation to submit their Fee Proposal, which will be opened publicly.

- Selection of the successful Design-Builder will be based upon combined scoring of the Proposal, Proprietary Meetings, and Fee Proposal.

Following selection of the Design-Builder, LWSD will participate in subconsultant and subcontractor procurement. Procurement for subcontractors will be tailored for each bid package utilizing lump sum, design assist, and design-build as deemed appropriate based on each scope.

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

LWSD has partnered with Zak Tomlinson of Pacifica Law Group to develop specific Progressive Design-Build contract documents for this project. Our Capital projects team will work in unison to align the contract with the RFQ and RFP, which will be tailored to 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 Attachment B for LWSD Construction History between 2016 and now.

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:

- A overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment C for a very high-level feasibility study.

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.

There have been no audit findings on any LWSD projects.

10. Subcontractor Outreach

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

LWSD is committed to increasing business opportunities for the historically disadvantaged businesses. As stated in our Agency GC/CM Application for Recertification (submitted in March 2022) the Capital Projects Team is in the process of developing metrics goals and process to increase participation of small, women and minority-owned business participation. Our outreach efforts for this project will include the following:

- **Owner Outreach:** a pre-proposal meeting will be held in advance of issuing the Design-Build RFQ and during subconsultant and subcontractor procurement post Design-Build award.
- **Design-Builder Team Make-up:** Design-Builder will be required to include WMBE and Small Business participation when considering the make-up of all their designer, engineers, and consultants.
- **Contractor Outreach:** Design-Builder will be required to include WMBE & Small Business participation in the organization of their bid packages, provide a detailed procurement plan and identify participation targets.
- **Continued Engagement with Community and Advocacy Groups:** LWSD will collaborate with the selected Design-Builder to further define this process. The goal is to engage with community advocacy groups in an effective and meaningful way. This may include organizations such as Tabor 100, the National Association of Minority Contractors, Black Collective, National Association of Women in Construction, the Hispanic Chamber of Commerce, the Korean American Chamber of Commerce, and the Regional Contracting Forum.

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: *Laura DeGooyer*

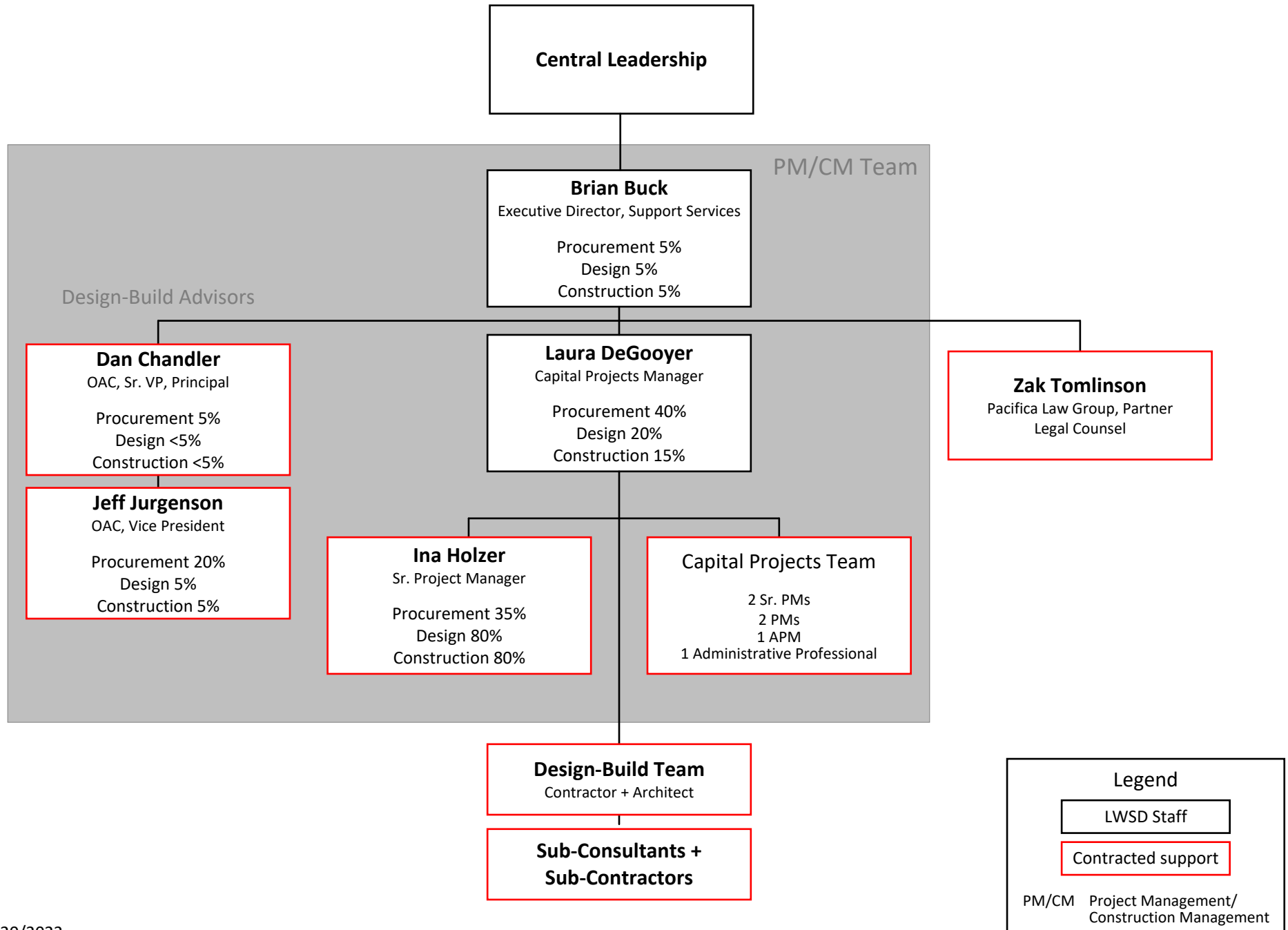
Name: *(please print)* Laura DeGooyer *(public body personnel)*

Title: Capital Projects Manager

Date: May 20, 2022

Lake Washington School District

Progressive Design Build (PDB) Organizational Structure



ATTACHMENT B - PROJECT HISTORY
LWSD RES PDB Application

Project Name	Description of Project	Agency Project Number	Method	Planned Construction Start/Finish	Actual Construction Start/Finish	Project Budget	Actual Project Value	Reason for budget or schedule overrun
Rachel Carson Elementary Addition	New 2-story, 4-classroom addition and expanded commons at an occupied site.	5297	GC/CM	Jun 2021 - May 2023	Jun 2021 - Ongoing	\$13.9M	In progress	In process
Benjamin Franklin Elementary Addition	New 2-story, 8-classroom addition and new gymnasium at an occupied site.	1697	GC/CM	Jun 2020 - Aug 2022	Jun 2020 - Ongoing	\$20M	In progress	Phase I classroom expansion completed on time.
Rose Hill Elementary Addition	New 2-story, 8-classroom addition and expanded commons at an occupied site.	1597	GC/CM	Jun 2020 - Aug 2022	Jun 2020 - Ongoing	\$23.7M	In progress	Phase I classroom expansion completed on time.
Mark Twain Elementary Addition	New single-story, 4-classroom addition, new library and gymnasium at an occupied site.	1497	GC/CM	Jun 2020 - Aug 2022	Jun 2020 - Ongoing	\$19.8M	In progress	Phase I classroom expansion completed on time.
Lake Washington High School Addition	New 2-story, 40,000 square foot, 20-classroom wing addition and auxiliary gym addition to add capacity of 500 students.	8497	GC/CM	Jun 2019 - Aug 2021	Jun 2019 - Aug 2021	\$54.9 M	\$52.6 M	Project was completed on time and within budget.
District-wide Portables	Installation of 10 new portables and relocation of 10 portables at 7 sites throughout the District	207	Heavy Civil GC/CM	Jun 2020-Nov 2020	Jul 2020-Nov 2020		\$7.5 M	Project was completed on time and within budget.
		607						
		707						
		2507						
		6907						
		6507						
Juanita High School Rebuild and Enlarge	New 3-Story, 219,000 square foot, high school addition, constructed to serve 1,800 students.	8360	GC/CM	Apr 2018 - Aug 2020	Apr 2018 - Aug 2020	\$136.8 M	\$132.3 M	Project was completed on time and within budget.
Old Redmond School House (ORSH)	Historic renovation for an early learning center in Downtown Redmond.	9560	D-B-B	Dec 2018 - Dec 2019	Dec 2018 - Aug 2021	\$16.4 M	\$16.2 M	Project was completed within budget and with a 1.5 year delay. Schedule delay was due to unforeseen envelope issues.
Peter Kirk Elementary Rebuild and Enlarge	New 2-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site.	960	GC/CM	Apr 2018 - Aug 2019	Apr 2018 - Aug 2019	\$49.3 M	\$48.9 M	Project was completed on time and within budget.
Margaret Mead Elementary Rebuild and Enlarge	New 3-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site.	5860	GC/CM	Apr 2018 - Aug 2019	Apr 2018 - Aug 2019	\$50.9 M	\$50.0 M	Project was completed on time and within budget.
Timberline Middle School	New 3-Story, 134,000 square foot, middle school, constructed to serve 900 students.	7260	GC/CM	Jul 2017 - Jul 2019	Jul 2015 - Jun 2019	\$79.4 M	\$78.5 M	Project was completed on time and within budget.
Ella Baker Elementary School	New 2-Story, 78,000 square foot, elementary school, constructed to serve 690 students.	3160	GC/CM	May 2017 - Aug 2018	May 2017 - Aug 2018	\$45.6 M	\$45.5 M	Project was completed on time and within budget.
Clara Barton Elementary School	New 2-Story, 78,000 square foot, elementary school, constructed to serve 690 students.	2860	GC/CM	May 2017 - Aug 2018	May 2017 - Jul 2018	\$53.3 M	\$53.1 M	Project was completed on time and within budget.
Explorer Community School	Replacement of portables for an existing choice program on the Dickinson ES campus.	4560	D-B-B	June 2017 - Aug 2017	June 2017 - Aug 2017	\$2.3 M	\$2.3 M	Project was completed on time and within budget.

STUDY 1

TWO SCHOOLS ONE SITE

- UPDATE EXISTING SCHOOL
 - ADD NEW SCHOOL
- INDEPENDENT RESOURCES FOR EACH SCHOOL - COMMONS, GYM AND ADMIN
 - SHARED PLAYFIELD & HARDSCAPE PLAY (SIZED FOR 690 CAPACITY)



STUDY 1 - TWO SCHOOLS ONE SITE



SUMMARY

39,965	GSF, EXISTING TO REMAIN
21,744	GSF, RENOVATION
8,948	GSF, EXISTING SCHOOL ADDITION
93,472	GSF, NEW SCHOOL CONSTRUCTION
164,234	TOTAL GSF

552	STUDENT CAPACITY (EXISTING W/O PORTABLES)
713	STUDENT CAPACITY (NEW)
1,265	TOTAL STUDENT CAPACITY
+552	DELTA (FROM EXISTING WITH PORTABLES)

24	TEACHING STATIONS (EXISTING W/O PORTABLES)
31	TEACHING STATIONS (NEW)
55	TOTAL TEACHING STATIONS
+24	DELTA (FROM EXISTING WITH PORTABLES)

48	TOTAL PARKING, PARENTS
108	TOTAL PARKING, STAFF
4	BUS DROP-OFF SPACES, EXISTING TO REMAIN
8	BUS DROP-OFF SPACES, NEW

BUILDING CONSTRUCTION TYPE

4 STORY BUILDING

- MINIMUM TYPE IIIA OR IV-C (MASS TIMBER). (OR TYPE IIA)
- ALLOWABLE BUILDING HEIGHT = 85 FT
- ALLOWABLE # OF STORIES = 4
- PRIMARY STRUCTURAL FRAME = 1 HR FIRE RESISTANT RATED
- FLOOR & ROOF CONSTRUCTION = 1 HR FIRE RESISTANT RATED

CIVIL

STORMWATER QUANTITY AND QUALITY MEASURES WILL BE REQUIRED. PRIOR GEOTECHNICAL INVESTIATIONS INDICATE ON-SITE SOILS ALLOW INFILTRATION AND MOST STORMWATER INFRASTRUCTURE WILL LIKELY BE ABLE TO BE UNDERGROUND ESTIMATED TOTAL SITE DEVELOPMENT AREA = 293,244 SF

MEP

EXISTING SCHOOL MEP SHOULD BE ANALYZED TO ACCOMODATE GYM ADDITION ADDED SCHOOL TO HAVE ALL NEW, STANDALONE MEP

- NEW CONSTRUCTION
- RENOVATION
- NEW PARKING
- OUTDOOR PLAY PROGRAM
- COVERED PLAYV
- NEW PARENT DROP OFF
- NEW BUS DROP OFF
- ★ BUILDING ENTRY
- FIRELANE
- SITE DEVELOPMENT AREA
- PORTABLES TO BE REMOVED

STUDY 1 - TWO SCHOOLS ONE SITE

CONCEPT PLAN



	EXISTING SCHOOL + RENOVATION	NEW SCHOOL
PROGRAM AREAS		
CORE INSTRUCTION	32,912	35,960
SPECIAL EDUCATION	1,900	3,503
SPECIALIZED INSTRUCTION	2,995	2,759
PHYSICAL EDUCATION	5,428	6,345
LIBRARY & TECH SERVICES	3,365	3,920
FOOD SERVICE / COMMONS	7,170	6,097
ADMINISTRATION	3,350	1,726
STUDENT & FAMILY SERVICES	2,000	2,149
FACULTY & STAFF SUPPORT	-	651
BUILDING SUPPORT (RESTROOMS, ETC)	2,930	4,190
TOTAL ASSIGNABLE PROGRAM AREAS (NSF)	62,050	67,300
UNASSIGNABLE AREAS (CIRCULATION, MECH)	8,570	26,172
STUDENT CAPACITY & UTILIZATION RATE		
TOTAL BUILDING AREA (GSF)	70,620	93,472

	EXISTING SCHOOL + RENOVATION	NEW SCHOOL
SITE AMENITIES		
ENTRY GATHERING	-	1,860
COVERED PLAY	3,200	4,133
HARDSCAPE PLAY AREA		18,000
PLAY EQUIPMENT	3,840	4,960
ALL-PURPOSE FIELD (ALL-WEATHER)	-	35,000
OUTDOOR LEARNING	960	1,240
RECESS STORAGE	120	155
TOTAL SITE PLAY AREA SQUARE FEET	8,120	65,348
TOTAL SITE AMENITIES	19 ACRES	1.50 ACRES

LEGEND

- EXISTING BUILDINGS
- NEW CLASSROOMS
- ADMIN/GYM/SPEC INSTR/LIBRARY
- HARDSCAPE / PLAY
- PARENT PARKING
- STAFF PARKING
- PARENT DROP OFF
- BUS DROP OFF
- FIRELANE
- BUILDING ENTRY

