

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): **Sequim School District**
- b) Mailing Address: **503 N. Sequim Ave., Sequim, WA 98382**
- c) Contact Person Name: **Michael Santos** Title: **Director of Facilities, Operations, and Security**
- d) Phone Number: **360.582.3275 cell: 360.477.8346** E-mail: **msantos@sequimschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Helen Haller Elementary School Replacement**
- 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 replacement of Helen Haller Elementary School was included as part of a larger school bond that was passed in February of 2025. The new school will be approximately 62,000 SF and will provide for a comprehensive elementary school program including spaces for general education, specialty education, administration, physical education, food service and administration. It will be constructed in close proximity to the existing school which will remain operational throughout construction. The site is also in close proximity to the middle school and high school facilities which share a district campus. The High School is expected to be undergoing construction concurrently with this project creating additional logistical concerns. The project will include phasing to ensure continuity of school operations and phasing to allow for moving into the new school before demolishing the existing school to make room for new parking and access.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 4,259,589
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 42,617,192
Equipment and furnishing costs	\$ 2,322,637
Off-site costs	\$ 1,610,930
Contract administration costs (owner, cm etc.)	\$ 1,704,688
Contingencies (design & owner)	\$ 5,801,265
Other related project costs (briefly describe)	\$ 1,534,196
Sales Tax	\$ 3,792,930
Total	\$ 63,643,427

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*

This project will be funded as part of the \$146M capital bond which was approved by the voters in February 2025. In addition, the Helen Haller Elementary School replacement project is eligible for \$5.2 million in state funding assistance.

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.

Procure Design-Build Advisor	Complete
Procure Management Consultant	Complete
Application to PRC	October 20, 2025
Anticipated PRC Approval	December 4, 2025
PDB RFQ Released	December 16, 2025
Pre-proposal meeting	January 6, 2026
PDB SOQ Due	January 20, 2026
SOQ Scoring	January 27, 2026
Announce Shortlisted Firms	January 28, 2026
PDB Proprietary Meetings	February 11, 2026
RFP Responses Due	February 20, 2026
RFP Response and Fee Scoring	February 25, 2026
Board Approval of Award	March 9, 2026
Design-Build NTP	March 2026
Validation	March – June 2026
Phase 1 Design and Construction	July 2026 – May 2029

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 technical aspects of the new Helen Haller Elementary School are mostly related to the logistics of building in close proximity to the active and operational existing school as well as three other adjoining school facilities on an active district campus. These challenges and constraints will be best managed by a contractor-lead team that can collaborate early in design to develop logistics plans that allow for improved safety and efficiency during construction while improving the value of the final product. By utilizing PDB the contractors experience can inform early design decisions and incorporate innovative phasing strategies ensuring a solution that is deliverable and considers the needs of all stakeholders. This level of collaboration and planning would be much harder to achieve under traditional design-bid-build delivery.

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

The PDB process will allow for early and continuous involvement of the construction team during educational specifications and programming phases. These processes will benefit from continuous and iterative cost models aligning instructional needs with available funds. The design-builder will be able to help the team to explore new or non-traditional teaching spaces with the benefit of identifying the cost and constructability implications.

Efficiencies will be possible in the design-builders ability to identify early work scopes that can be started before complete design in order to save time, maintain operations of the surrounding campus and reduce disruption to the educational process.

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

District staff and directors are motivated to deliver this facility in an expeditious manner to maximize the value to the community. The PDB process will provide opportunities to leverage the experience and expertise of the PDB team in order to reduce the overall duration of project delivery. The District hopes to partner with the design-builder in the following ways:

- The DB will be able to identify critical long lead materials and systems and collaborate on decisions and timing of early procurement activities during design and before construction.
- Early identification of utility and infrastructure needs will allow for preparatory work to be pursued before the full design is complete which will minimize disruption to students and allow construction to move more quickly once full design is achieved.
- The DB will be better positioned to identify important coordination issues between the project, other school facilities on the campus and importantly other concurrent construction projects. This will serve to avoid unnecessary disruptions or delays.
- The DB will be able to engage trade partners early with increased opportunities to delegate design and/or incorporate shop drawings to cut design time and construction phase submittal processes.
- Early collaboration among the full DB team will decrease mistakes and delays during construction.

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 District will benefit financially by being able to reconcile the project scope with the available budget earlier in the process and facilitating early procurement of major building components and built in equipment. This will limit the risk of overruns and reduce the impact of inflationary forces. Additionally, the use of Target Value Design will keep the project within budget and provide opportunities for increased value. This improved cost certainty will also ensure that lower priority projects included in the bond are not affected by overruns thus stretching the public dollars to address other identified needs within the district.

- 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 traditional Design-Bid-Build method would require a longer schedule and would reduce the opportunity to engage with an integrated team early in the design process to encourage innovation for a solution that fills the specific needs of the district in an efficient footprint that improves the overall circulation of the whole campus.

By identifying early work and innovative phasing techniques and enabling efficient decision making based on accurate and iterative value analysis, the team will be able to exceed schedule goals which will allow students and staff to vacate the existing building and limit the ongoing and rapidly increasing cost of maintaining an existing building that no longer meets the needs of the community.

6. Public Body Qualifications

Please provide:

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

Sequim School District has a history of successful projects delivered through the traditional Design-Bid-Build method including the recent projects conducted under their successful capital projects levy. Because of the significant community investment represented by the passage of the bond and the complexities of the included projects, the district's Director of Facilities, Operations

and Security sought to consider alternative delivery methods. The director has a wealth of experience with various delivery methods from his prior career in construction and asset management, giving him a solid understanding of the value added through these processes.

The district engaged in a thorough evaluation process to ensure the right choice of delivery method specific to the Helen Haller Elementary School Project. The district consulted with colleagues from school districts who have successfully utilized GC/CM and PDB methods, reviewed best practices and consulted with their owner's representative, Wenaha Group with whom they have a long-established relationship.

The Sequim School District has contracted with Wenaha Group to provide comprehensive project management and owner's representative services. Wenaha Group has a reputation for successful projects utilizing alternative project delivery methods including GC/CM (Washington), CMGC (Oregon), CMAR and Progressive Design-Build methods. Their experience applying these methods to projects under different authorities for both private and public clients has given them the expertise to maximize the value of an integrated team and benefit the district's board, staff, and the community. In addition to the experience represented in the project specific team, the district will have access to the full breadth of knowledge held by more than 30 Wenaha project managers with diverse backgrounds and experiences. In total Wenaha Group has delivered more than 60 alternative delivery projects for a construction value of over \$2.6B.

Additionally, Wenaha Group has partnered with Progressive Design-Build Consulting, LLC to provide support through PDB procurement and contract management.

- 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 see Attachment A.

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

Michael Santos, Director of Facilities, Operations, and Security – Sequim School District

Mr. Santos has over 30 years in project and asset management, with site experience that spans from the Arctic to the Antarctic. Mr. Santos holds a Bachelor's of Science in Business Management, with three minor degree's in Project Management, Public Administration/Non-Profit Management, and Business Intelligence from Colorado State University. Mr. Santos is a A55K certified asset management professional, who has managed the installation, maintenance, operation, design, and disposition of real property assets and engineered system inventories with replacement values that exceeded \$23 billion (Director of Asset Management, Denver International Airport).

Regan Nickels, Superintendent, Sequim School District

Regan Nickels serves as Superintendent of Sequim School District. She holds a Certificate of Educational Leadership from Western Washington University in Bellingham, a Masters Degree in Instructional Technology from City University in Bellevue and a Bachelor's Degree in Human Ecology from the College of the Atlantic in Bar Harbor, Maine. Regan has been involved in five school improvement projects from a capital levy portfolio, to renovation of an elementary school, replacement of a stadium turf field and high school construction and subsequent expansion. Her involvement has ranged from administrative project planning, funding, design team participation, final project acceptance and project communications.

Chris Marfori, Sr. Project Manager, Wenaha Group

Chris has worked as a construction manager for Wenaha Group since 2018 and has spent nearly 26 years working on projects for local municipalities, state and federal agencies across the United States. Chris' project types range from simple to complex and have spanned the infrastructure, bridge, utility substation, educational facility, high end hospitality, medical and institutional market sectors. Throughout his career, Chris has worked both as an estimator and project manager and has assisted in the development and implementation of over \$1.5B in capital projects, of which more than \$750M were delivered utilizing alternative delivery methods. These projects include both PBD and GC/CM project deliveries. As part of his work within the educational sector, Chris has completed projects for multiple school districts, including the Sequim School District.

Heath Gardner, Assoc. DBIA, Project Executive, Wenaha Group

Heath has more than 25 years of project management experience and has been providing owner's representative consultant services for the last 14 years. He is a proponent of PDB delivery and current serves on the board of the local DBIA chapter. Before Wenaha Group, he worked as a contractor including as a partner in a general contracting firm. Heath has experience with alternative project delivery including, PDB Pasco Public Facilities District Aquatics Facility \$46M; PDB Ellensburg Fieldhouse \$25M; GC/CM Walla Walla High School \$63M; PDB East Umatilla Fire and Rescue \$5.6M; CMGC Hermiston Bond Projects \$60M; and CMGC Sherman County Courthouse \$9M. Heath also experienced many CM at risk projects as a contractor and early in his career two Design-Build projects; Weyerhaeuser Corporate Aircraft Hanger; and a private commercial bank. Heath has a reputation for managing collaborative teams in order to accomplish difficult projects and ensuring shared success among team members.

Sam Hyatt, Project Manager, Wenaha Group

Sam has 30 years of experience across many disciplines within the construction industry as a journeyman tradesperson, superintendent, quality control manager, project and program manager. He holds a Bachelor's degree in Science from Pacific Lutheran University. Sam has experience with multiple delivery methods and geographically separated, contiguous projects. Notable recent experience with GC/CM delivery methods includes the Jamestown Evaluation and Treatment facility in Sequim and the Quinault Wellness Center in Aberdeen.

Yue Chen, PMP, AIA, LEED AP, Project Manager, Wenaha Group

Yue is a licensed architect in Washington with over nine years of design and construction experience and currently serves as a Project Manager with Wenaha Group. Yue manages capital projects for the Sequim School District levy program and a variety of residential, office, and client projects for tribal partners including the Jamestown S'Klallam and Tulalip Tribes. Prior to joining Wenaha, Yue practiced as an architect on high-rise residential, office core and shell, tenant improvement, and life science projects in Seattle, where Yue coordinated design development and construction administration. Yue's combined background in BIM, construction administration, and owner's representative services provide strong support for collaborative delivery methods such as design-build.

Robynne Thaxton JD, FDBIA, Thaxton Parkinson, PLLC

Robynne is providing progressive design-build consulting services on the project and is one of the leading experts in construction law and alternative procurement both in Washington State

and on a national basis. Robynne has served on the Washington State Capitol Projects Advisory Review Board since 2019. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 – 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the past Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Best Practices documents for progressive design-build, and the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts. She is the 2021 recipient of the DBIA Distinguished Leadership Award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA's Progressive Design-Build Best Practices class. Robynne has been substantively involved with over 50 progressive design-build projects with project values in excess of \$20 billion. See also the information in the attachment.

- 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 see Attachment B.

- 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 see section 6, bullet 3, and Attachment B.

- 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

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

Please see above bio's as well as Attachment B

In addition to the experience demonstrated in the team bio's and Attachment B the district and Wenaha Group have completed a capital projects levy program that included construction activity in every district facility. This has served to create a proven and effective team with an extensive shared knowledge of district facilities, infrastructure and operational needs.

Robynne Thaxton of Progressive Design-Build Consulting, LLC will be supporting Wenaha and the Sequim School District as well. Robynne has advised owners on over 50 PDB projects with a total project value in excess of \$20 billion. Representative clients include: The cities of Seattle, Tacoma, Spokane, Portland, Richland, Wenatchee, Pasco, and Washougal, WSDOT, King, Spokane, and Benton Counties, Sound Transit, Austin Transit, Energy Northwest, Western Washington University, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.

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

Decision Making:

- Public agencies must be prepared prior to implementing an alternative delivery method, particularly with respect to how decisions will be made. Wenaha Group has worked with the District to establish an effective decision-making authority strategy for this project so that they can make timely, well-informed decisions.
- For this project, Director Michael Santos has been designated to represent the District and provide a single point of contact to provide responsive decision making within the scope of board established priorities. He has been given broad authority to facilitate ground level decision making on a day-to-day basis.
- Wenaha Group will coordinate and communicate decisions and directives in accordance with the established stakeholder register.
- Wenaha Group will meet regularly with the Director and District staff to discuss project status, communicate risks and advise on mitigation strategies and key decisions.
- Wenaha Group and Progressive Design-Build Consulting will also assist in training SSD staff in progressive design-build and making regular presentations to Executive Management, Board of Directors, and staff regarding project progress, schedule, budget, risks, and opportunities.

Communications:

- **Procurement Process Communication:**
 - The District will advertise the RFQ in their local paper as well as Seattle DJC and other publications and the RFQ will be made available to interested parties.
 - The District, Wenaha Group, and Progressive Design-Build Consulting will hold an orientation and kickoff meeting with the selection committee to provide training and prepare the members prior to receiving the SOQ's.
 - At completion of consensus scoring by the committee, all firms will be notified in writing of the shortlisted firms and the shortlisted firms will be furnished with the RFP documents and invited to submit a response.
 - During the RFP phase the selection committee will engage with each shortlisted firm during interactive meetings led by the Design-Builders.
 - Once the committee has selected the highest scored finalist, a report on the procurement process and the committee's recommendation will be presented to the board for authorization to award.
 - Following this authorization, the District and Wenaha Group will negotiate mutually agreeable contract terms in accordance with the documents provided during the procurement process and the proposal provided by the Design-Builder.
 - Throughout the procurement process, District leadership and Wenaha Group will continue already established weekly meetings to provide updates on progress and collaborate to ensure a compliant and effective process.
- **Design, Construction and Closeout Phase Communication:**
 - The District needs and expects a clear, consistent dialogue between the selected contractor, Wenaha Group, and themselves, with the ability to maintain adaptability and flexibility in the event that unexpected changes arise that need quick, decisive action.
 - Wenaha Group has worked with the District to refine the current decision making process to make sure that its decisions during the development of the design and during the construction of the project are timely and informed.
 - Wenaha Group will facilitate weekly project meetings to include a minimum of the Director, Wenaha Group Project Manager and the project level staff of the Design-Builder. The Design-Builder will be required to set agendas and distribute minutes of these meetings for distribution to identified stakeholders.
 - A stakeholder register will be utilized to identify all stakeholders and define their respective level of engagement during various phases of design and construction. The

register will identify decision points and specify the level of authority and engagement required of each stakeholder for each decision point. The Director will provide continual monitoring of the register and will coordinate other District stakeholders and decision makers for responsive decision making.

- The Director and Wenaha Group will review documentation and reports from the Design-Builder in order to compose a monthly project report which they will present to District leadership and the Board of Directors.

Budget:

- Throughout the project, Wenaha Group will track all project costs against the established budget and provide analysis to the Director and designated stakeholders no less than once per month as part of the monthly project report.
- Wenaha Group will review all project invoices and contractor payment applications and consult with the Director and District finance staff. Monthly reconciliation meetings will be held between Wenaha Group and the District to ensure alignment on all costs.
- The Design-Builder will be required to utilize Target Value Design budget techniques and provide updated cost estimates including a comparison of amounts in relation to the available budget at agreed upon intervals and/or milestones.
- The Director, Wenaha Group and the Design-Builder will continually collaborate to provide value analysis and facilitate decision making focused on maximizing value within the available project funds. The Design-Builder will be required to keep a decision log to document team decisions.
- The Design-Builder will be required to keep a trend log to identify potential changes to the project as well as a log of all project contingencies and track all approved contingency use with regular review during weekly project meetings.
- The District will maintain a project contingency outside of the design-build contract to cover owner-added scope or change order costs relating to unforeseen conditions. The contingency will be not less than five percent of the anticipated contract value, compliant with RCW 39.10.220(1)(a). The Director and Wenaha Group will report on owner contingency usage and risks as a part of the monthly report.
- The Design-Builder will be required to collaborate with the Director and Wenaha Group to maintain a betterments log of desired value-added scope items. This log will be updated at the weekly construction meetings as the team collaborates to prioritize items, identify available funds and make timely decisions on possible inclusion of specific betterments.

Schedule:

- A proposed schedule of project milestones will be provided in the RFQ/RFP documents.
 - Once selected, the Design-Builder will collaborate with SSD Director, identified stakeholders and Wenaha Group to establish a detailed project schedule for all phases of the project.
 - The Design-Builder will be required to provide weekly short-term look ahead schedules to be reviewed at project meetings. They will also provide monthly updates of the overall project schedule in conjunction with progress payment applications.
 - SSD Director and Wenaha Group will review the look ahead and overall schedule updates and collaborate with the Design-Builder regarding necessary schedule recovery and/or opportunities. Analysis of the schedule status and risks/opportunities will be communicated as part of the monthly project report.
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- A brief description of your planned DB procurement process.
 - Compliant with RCW 39.10, Sequim School District (SSD) has developed a procurement that includes a Request for Qualifications (RFQ) and a Request for Proposals (RFP).

- Consistent with RCW 39.10.330, the Request for Qualifications will include the following:
 - (a) A description of the project including the estimated design-build contract value and the intended use of the project;
 - (b) The reasons for using the design-build procedure;
 - (c) A description of the qualifications to be required of the proposer;
 - (d) A description of the process the public body will use to evaluate qualifications and finalists' proposals, including evaluation factors and the relative weight of factors and any specific forms to be used by the proposers;
 - (i) Evaluation factors for qualifications shall include technical qualifications, such as specialized experience and technical competence of the firms and the key design and construction personnel; capacity to perform; the proposer's past performance in utilization of business entities certified with the office of minority and women's business enterprises, including small businesses and business entities certified with the department of veterans affairs, to the extent permitted by law; ability to provide a performance and payment bond for the project; and other appropriate factors. Cost or price-related factors are not permitted in the request for qualifications phase;
 - (ii) Evaluation factors for finalists' proposals shall include the management plan to meet time and budget requirements and one or more price-related factors. Evaluation factors must include a proposer's inclusion plan for business entities certified with the office of minority and women's business enterprises, including small businesses and business entities certified with the department of veteran's affairs as subconsultants, subcontractors, and suppliers for the project, to the extent permitted by law. Evaluation factors may also include, but not be limited to, the technical approach or the design concept;
 - (e) Protest procedures including time limits for filing a protest, which in no event may limit the time to file a protest to fewer than four business days from the date the proposer was notified of the selection decision;
 - (f) The proposed contract;
 - (g) The honorarium to be paid to finalists submitting responsive proposals and who are not awarded a design-build contract;
 - (h) The schedule for the procurement process and the project; and
 - (i) Other information relevant to the project.
- SSD will establish an evaluation committee to evaluate the responses to the RFQ based solely on the factors, weighting, and process identified in the RFQ and any addenda. Based on the evaluation committee's findings, SSD will select ideally 3 but not more than 5 responsive and responsible finalists to submit proposals.
- The RFQ will include SSD's Project Goals and a specific definition of the Projects of Similar Scope and Complexity, which will allow Proposers a deeper understanding of the project so that they can submit Proposals that are better informed, and SSD will be better able to produce a short list that is defensible and consistent with the evaluation factors.
- The Design-Build Contract will be one that has been used in dozens of progressive design-build projects. The contract will include two Phases. Phase 1 will start with the Validation Period where the parties will align their understanding of the Project scope, schedule, and price. Phase 1 will then go into the Design Development and Pre-construction Period where the parties will collaboratively develop the final scope, schedule, and price culminating with a Guaranteed Maximum Price Proposal. Throughout Phase 1, the parties will constantly communicate and collaborate to achieve alignment. If the parties enter into the GMP Amendment, the contract will go into Phase 2 where the Design-Builder completes design and implements construction, commissioning, and closeout of the Project. The contract is consistent RCW 39.10.320, 39.10.330, as well as with DBIA Best Practices. Robynne has taught the DBIA Contracts and Risk Management Class since 2004 and is a past Chair of the following DBIA National Committees: Legislation, Contracts, Education, and Progressive Design-Build Best Practices. She is also a former member of the DBIA National Board, and the DBIA

NW Region Board. Robynne has been practicing construction law in Washington since 1991 and is one of the foremost authorities on design-build law and contracts in the country. Her philosophy in drafting design-build contracts is to create fair contracts that benefit all parties. Indeed, the contract that will be used in this project has been vetted by the industry, and Robynne frequently hears that it is fair from the design-builder community.

- SSD will use facilitated, consensus-based scoring to select the Finalists. The development of the RFQ and the evaluation of Proposers is consistent with the following:
 - The Universal Design-Build Best Practices from DBIA, which Robynne helped to draft and revise,
 - The DBIA Progressive Design-Build Best Practices Course, for which Robynne is a co-author and has been instructing since 2018,
 - The DBIA Progressive Design-Build Deeper Dive, for which Robynne was the primary author,
 - The DBIA Progressive Design-Build Best Practices which haven't been published but for which Robynne is one of the primary authors; and
 - The dozens of progressive design-build procurements where Robynne has assisted Washington public agencies pursuant to RCW 39.10.
- SSD will notify all Proposers of the Finalists selected to move to the next phase of the selection process. The selection process will not proceed to the next phase until two business days after all Proposers are notified on the evaluation committee's selection decision. Proposers who are not selected as finalists may request and will receive their scoring summary. SSD is aware that the selection process may not advance to the next phase of the selection until two business days after any final protest decision is transmitted to the protestor.
- SSD will issue a Request for Proposals that include any specific forms to be used by the Finalists and submission of a summary of the Finalists' accident prevention program and an overview of its implementation. The RFP will also ask for the Finalists' specific preliminary plans for the project, including but not limited to a preliminary Project Management Plan, a preliminary Guaranteed Maximum Price Development Plan, a preliminary Design Management Plan, and a preliminary Construction Management Plan. The RFP will also request a Price Proposal that, consistent with the practice of public owners in Washington state and DBIA Best Practices, will likely be limited to the Design-Builder's home office overhead and fee percentage.
- The RFP process will also include a series of confidential meetings with the Finalists. The first is an Interactive Meeting where the Finalists are invited to discuss issues and risks that are specific to the Project that occurs prior to the submission of the Proposals. At the sole discretion of SSD, the Finalists will be invited to an interview after the submission of the Proposals.
- SSD will establish an evaluation committee to evaluate the Proposals submitted by the Finalists. The Finalists' proposals will be evaluated and scored based solely on the factors, weighting, and process identified in the RFQ, the RFP, and any addenda published by the public body. SSD will initiate negotiations with the Finalists submitting the highest scored proposal. If SSD is unable to execute a contract with the Finalist submitting the highest scored proposal, negotiations with that Finalist may be suspended or terminated and SSD may proceed to negotiate with the next highest scored Finalist. SSD will continue with this procedure until a contract agreement is reached or it terminates the selection process.
- SSD will notify all Finalists of the selection decision and make a selection summary of the final Proposals available to all Proposers within 2 business days of the notification. If SSD receives a timely written protest from a Finalist, SSD will not execute a contract until two business days after the Final protest decision is transmitted to the protestor.
- The Design-Builder that is awarded the contract will submit a performance and payment bond consistent with the recently amended provisions of RCW 39.10.330.

- The design-build agreement will require the firm awarded the contract to track and report to the public body and to OMWBE its utilization of OMWBE certified businesses and veteran certified businesses.
- SSD will provide appropriate honorarium payments to Finalists submitting responsive Proposals that are not awarded a design-build contract. The honorarium will be sufficient to generate meaningful competition and will recognize the level of effort required to meet the selection criteria.
- Robynne was not only involved in the drafting of RCW 39.10.330 in its current form, she has been involved in every amendment to the statute, including the most recent amendment altering the timing of the performance and payment bond. Robynne was the vice-chair of CPARB's Reauthorization Committee in the last round of reauthorization in 2020-2021.
- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Working with Sequim School District's outside counsel from Porter Foster Rorich, Robynne Thaxton will draft procurement and contract documents that have been used many times in the State of Washington on projects governed by RCW 39.10 and are fully vetted by the industry. Robynne is a national expert in developing progressive design-build procurement and contract documents.

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

- a) What have you done as an Owner to prepare yourself and your staff for this DB project?
- i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?
District facilities and administrative staff have reached out to their counterparts at other school districts who have experienced PDB delivery to gather information on lessons learned and the benefits that have been realized. These discussions served to inform decisions on delivery methods for the bond projects and were also referenced during establishment of the stakeholder register which identifies organizational alignment and decision making.
 - ii. What training have you as an Owner and your staff taken?

SSD facilities and operations staff are taking online Webinars through the DBIA that were recommended by Wenaha Group. Key members of the SSD staff have also reviewed DBIA best practices as well as the Capital Project Advisory Review Board's Design-Build Best Practices Guidelines. Additionally, SSD has included budget for additional training that will be conducted by Wenaha Group and Progressive Design-Build Consulting. Robynne Thaxton of Progressive Design-Build Consulting developed and has taught the DBIA Progressive Design-Build Best Practices class since 2018.

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

Sequim School District has determined that the PDB alternative delivery method is the best path forward on this project. It allows SSD to collaborate with the DB team to establish goals and expectations. SSD believes that the increased transparency and collaboration will allow for better alignment between the project and SSD's operational planning. We also hope to create efficiencies in phasing and logistical planning that will speed delivery of the project while ensuring safety and comfort for students and staff who will share the campus during construction. SSD believes that the schedule and budget for the project will be more effectively controlled through collaboration and will result in more efficient planning and use of funds as we seek to maximize value within the established budget.

The experience of our Owner's Representative team will help us to manage risks and disputes during the project.

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

District personnel routinely meet together to share information and lessons learned. Weekly project core team meetings include time for added discussion of the PDB process and open dialogue with our hired consultants and legal experts. Extended staff from the district are periodically invited to participate in these meetings and encouraged to ask questions as well. Furthermore, Director of Facilities Michael Santos has extensive experience and serves as a proponent of alternative delivery and a resource to district colleagues.

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

As detailed above, SSD staff have reached out to other organizations in the area who have utilized the method, have sought training through webinars and presentations, reviewed written materials from DBIA and other sources and have contracted with a well qualified owner's representative through a contract that includes additional training in DB best practices. Further, Robynne Thaxton chaired the committee that developed DBIA's Universal Best Practices, was the primary author of DBIA's Progressive Design-Build Deeper Dive, has taught the DBIA Contracts and Risk Management Course since 2005, and is a DBIA Fellow. She is deeply involved with developing, teaching, and implementing design-build best practices.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

Please see Attachment C.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

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

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

See Attachment D and Attachment E.

10. Resolution of Audit Findings on Previous Public Works Projects

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

The district has not received any audit findings on any previous projects.

11. Subcontractor Outreach

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

Sequim School District is committed to working with the selected design-builder to encourage small, women, minority, and veteran owned businesses to propose on the project. SSD has already hired Wenaha Group, a Native owned firm, as its owner's consultant, and sub-consultant Progressive Design-Build Consulting, LLC, a certified WBE, to assist with the project. Design-Build teams will be evaluated on both their past experience with utilization of small, women, minority, and veteran owned businesses as well as their inclusion plans. In the project inclusion plans, SSD will be looking for creative and specific plans that demonstrate a commitment of the design-build teams to not only reach out but also support these businesses, including training, mentorship, creative subcontract packaging, and favorable subcontract provisions.

SSD will expect design-build firms to reach out to businesses that have not yet been certified and provide support in obtaining certification. SSD will require robust tracking and reporting of inclusion plans and successes and require reporting using OMWBE's newest Design-Build Reporting Form.

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.

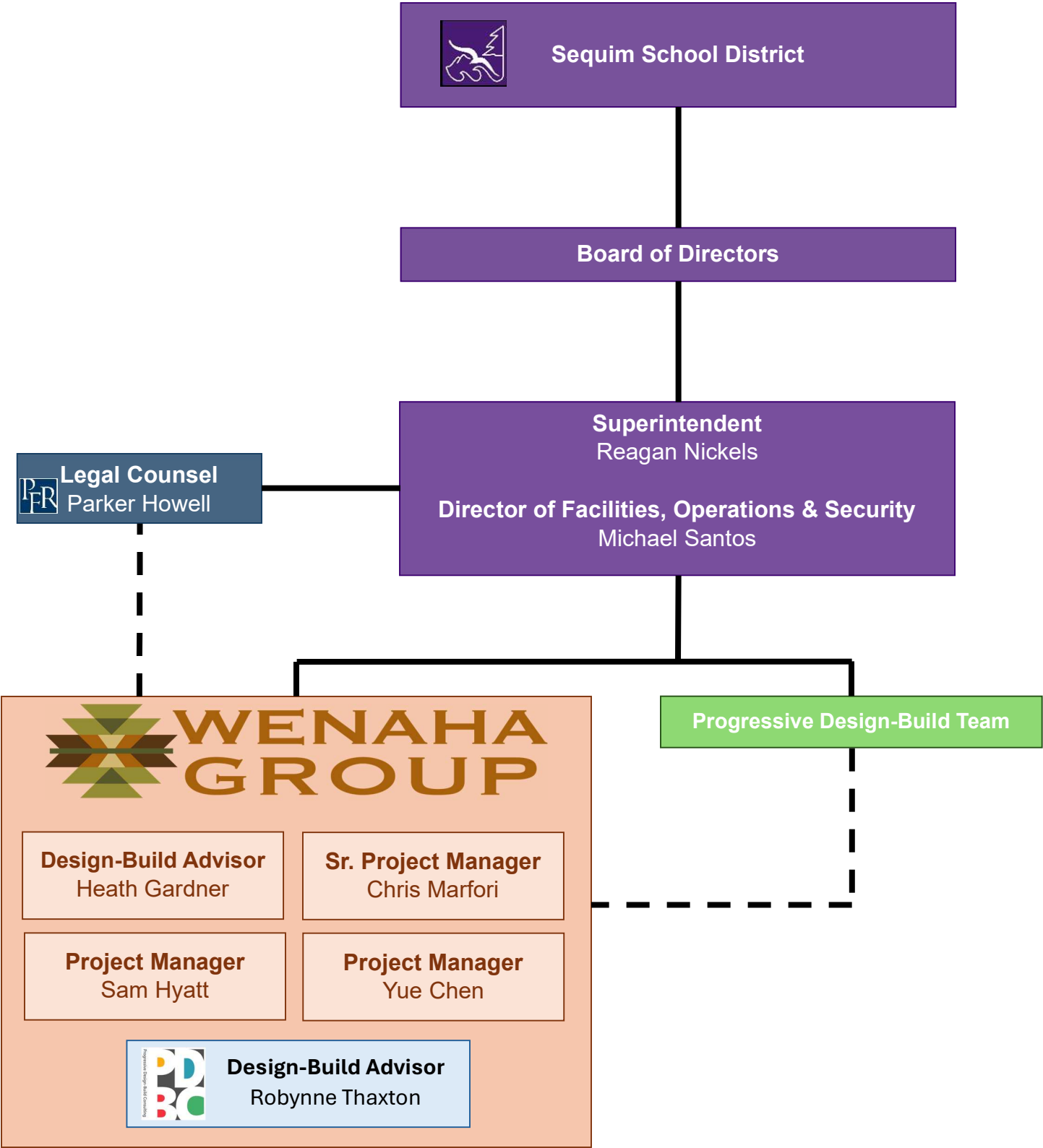
Signature: _____

Name: *(please print)* _____ *(public body personnel)*

Title: _____

Date: _____

Attachment A Organization Chart



Attachment B

Sequim School District Project Management Team Alternative Contract Experience

					Role during Project Phases			
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct	
Michael Santos Recent/Relevant Project Alternate Contract Delivery Experience								
Michael Santos Director of Facilities Sequim School District	Mr. Santos is a A55K certified asset management professional with a wide range of project/program delivery experience in the private and public (city, federal) sectors.	2023-2025 - Capital Levy Projects (various) - Sequim School District	\$16M	DBB	Proj. Exec		Proj. Exec	
		2015-2022 - Concourse A West Expansion- City and County of Denver Aviation Department (DIA)	\$30M	PDB	Proj. Exec	Proj. Exec	Proj. Exec	
		2015-2022 - Concourse B East/C East Expansion- City and County of Denver Aviation Department (DIA)	\$980M	PDB	Proj. Exec	Proj. Exec	Proj. Exec	
		2015-2021 - Concourse A East Expansion - City and County of Denver Aviation Department (DIA)	\$205M	PDB	Proj. Exec	Proj. Exec	Proj. Exec	
		2016-2021 - Glycol recovery plant replacement - City and County of Denver Aviation Department (DIA)	\$23M	PDB	Proj. Exec		Proj. Exec	
		2017 - Ground Power Unity (GPU) replacement - City and County of Denver Aviation Department (DIA)	\$35M	GM/CM	Proj. Exec	Proj. Exec		
		2015-2016 Jeppesen terminal/Great Hall renovation PH 1+2 - City and County of Denver Aviation Department (DIA)	\$770M	PDB	Proj. Exec	Proj. Exec	Proj. Exec	
		2015 - Runway, ramp, and gate apron rehabilitation PH 3+4 - City and County of Denver Aviation Department (DIA)	\$150M	GC/CM	Proj. Exec			
		2009 - US Embassy security renovations/improvements - KBR, US Gov	\$182M	GC/CM/CP	Proj. Exec	Proj. Exec	Proj. Exec	
		2009 - DFAC construction - Bagdad Iraq - KBR, US Gov	\$48M	GC/CM/FPP	Proj. Exec		Proj. Exec	
		2002-2008 - Capital facility and equipment life cycle replacement project(s) Raytheon Technical Services, United States Antarctic Program, McMurdo Station, South Pole Station, Palmer Station (Antarctica) US Gov	~\$178M	DB/FFP, DB/CPAF, DB/FPI, DBB/CPFF				
		2001 - Reverse osmosos/deionization treatment facility - Optima, JCI	\$26.5M	DB	Sr. PM	Sr. PM	Sr. PM	
		1999 - Sulfuric acid tank farm - Optima Batteries, JCI	\$9.6M	CMAR	Sr. PM	Sr. PM		
		1999 - Parking lot/loading dock expansions, Optima Batteries, JCI	\$8.2M	DB	Sr. PM	Sr. PM		
		1998 - Drying Ovens 1-3 - Optima Batteries, Johnson Controls	\$11.2M	DB	Sr. PM		Sr. PM	
		1998 - Wastewater treatment plant - Optima Batteries, Johnson Controls	\$4.3M	DBB	Sr. PM	Sr. PM	Sr. PM	
		1997 - Battery producion lines 3+4 - Optima Batteries, Gyling Corp.	\$18.3M	CMAR	Sr. PM	Sr. PM	Sr. PM	
		1997 - Electrolyte manufacturing plant - Optima Batteries, Gyling Corp.	\$7.5M	CMAR	Sr. PM	Sr. PM	Sr. PM	
		1996 - Battery production lines 1+2 - Optima Batteries, Gates Corp.	\$12.60	DB	Sr. PM		Sr. PM	
		1994 - US Water commercial deionization plant - Culligan Corp.	\$5.2M	IPD	PM	PM	PM	
		1994 - Ashkelon desalination pilot plant, Isreal - Culligan Corp.	\$6.5M	IPD	PM	PM	PM	
Regan Nickels Recent/Relevant Project Alternate Contract Delivery Experience								
Regan Nickels Superintendent, Sequim School District, District Office	Regan has 20 years of school and district administrative experience intersecting with school renovation and new construction, including renovation of an elementary school, new construction of a high school, and replacement of a stadium turf fielf. Most recently, co-facilitation of a school district capital levy portfolio has been the focus.	Sequim School District Capital Levy Project Portfolio					Superinetndent	
		RSU 22 8 Classroom Addition Hampden Academy	\$2.8M			Superintendent	Superintendent	Superinetndent
		RSU 22 Turf Field Replacement	\$850,000		Asst. Superintendent	Asst. Superintendent	Asst. Superintendent	
		RSU 22 George B Weatherbee School Replacement	\$2M		Principal	Principal	Principal	
		RDU 22 Hampden Academy Construction	\$29.8M				Intern	
Chris Marfori Recent/Relevant Project Alternate Contract Delivery Experience								
Chris Marfori Senior Project Manager Wenaha Group	Chris has 25 years of construction management experience, working project management, cost estimating, and public procurements as both a general contractor and owner's representative.	Sequim Evaluation and Treatment Hospital	\$30M	GC/CM	Sr. PM	Sr. PM	Sr. PM	
		Sequim School District Capital Project Levy	\$15M	DBB	Sr. PM	Sr. PM	Sr. PM	
		Emeral Queen Casino and Infrastructure	\$450M	GC/CM		Sr. PM	Sr. PM	
		Apple Flagship Store - Union Square	\$36M	GC/CM	Sr. PM	Sr. PM	Sr. PM	
		Nathans Resturant Aliante	\$0.5M	PDB	Sr. PM	Sr. PM	Sr. PM	
		Starbucks Aliante	\$0.4M	GC/CM	Sr. PM	Sr. PM	Sr. PM	
		Nevada State College Campus - Phase 1	\$40M	GC/CM	Sr. PM	Sr. PM	Sr. PM	
		Summerlin Hospital MRI Suite Replacement	\$1M	PDB	Sr. PM	Sr. PM	Sr. PM	
		University Medical Center ECM AHU Replacement	\$1M	PDB	Sr. PM	Sr. PM	Sr. PM	
		The Point Casino Expansion	\$85M	PDB	Sr. PM	Sr. PM		
		College of Southern Nevada Lab Remodel and HVAC Retrofit	\$10M	GC/CM	Sr. PM	Sr. PM	Sr. PM	
		IBEW Union Hall	\$15M	GC/CM		Sr. PM	Sr. PM	
		The Yards Southeast Federal Center Infrastructure	\$30M	GC/CM	PM	PM	PM	
		Route 340 Front Royal Bridge Replacement	\$20M	GC/CM	PM	PM	PM	
		Spa and Infrastructure Remodel - Aliante	\$2.3M	PDB	PM	PM	PM	
		Pahrump Valley High School	\$17M	DBB	PM	PM	PM	

		Vegas Verde Elementary School Remodel	\$4.5M	DBB	PM	PM	
		Clark County Northwest Satellite Transportation Facility	\$5M	DBB	PM	PM	
Heath Gardner Recent/Relevant Project Alternate Contract Delivery Experience							
Heath Gardner Project Executive, Wenaha Group	Heath has 25 years of construction management experience, working in roles including general contractor and owner's rep.	Benton County Fairgrounds	\$10M	PDB		Proj. Exec	
		Benton County Courthouse HVAC	\$9.3M	PDB		Proj. Exec	
		Ben Franklin Transit - New Facilities Maintenance Shop	\$5M	PDB	Proj. Exec		
		Ellensburg Fieldhouse	\$25M	PDB	Proj. Exec		
		Pasco Public Facilities District Aquatics Facility	\$46M	PDB	Proj. Exec	Proj. Exec	
		Walla Walla High School Modernization	\$68M	GC/CM	Proj. Exec	Proj. Exec	
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB		Proj. Exec	
		Boardman Pool and Recreation Center	\$12M	CM/GC	Sr. PM		
		Sherman County Courthouse	\$9M	CM/GC	Sr. PM	Sr. PM	
		City of Milton-Freewater Police Station	\$8.4M	DBB		Sr. PM	
		Hermiston School District Wide Projects	\$10M	CM/GC	Sr. PM	Sr. PM	
		Armand Larive Middle School	\$20M	CM/GC	Sr. PM	Sr. PM	
		West Park Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	
		Sunset Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	
		Kennewick High School	\$98M	DBB		Sr. PM	
		A.C. Davis High School	\$97M	DBB	Sr. PM	Sr. PM	
		Grandview High School	\$55M	DBB		Sr. PM	
Ben Franklin Transit Operations Building	\$9.9M	DBB		Sr. PM			
Ben Franklin Transit Queensgate Transit Hub	\$3.1M	DBB		Sr. PM			
Sam Hyatt Recent/Relevant Project Alternate Contract Delivery Experience							
Sam Hyatt Project Manager, Wenaha Group	Sam has 30 years of experience across many disciplines within the construction industry as a journeyman tradesperson, superintendent, quality control manager, project and program manager.	Quinault Wellness Center	\$12M	CM/GC	PM	PM	
		Hogan's Corner	\$18M	DB	PM	PM	
		Quinault Upper Village Improvements	\$3M	DBB	PM	PM	
		Jamestown Evaluation and Treatment Center	\$21M	CM/GC		PM	
		Tulalip Utilities Administration Building	\$6M	DBB		PM	
		Omaha Water Treatment Plant	\$8M	DBB	Program Mgr	Program Mgr	
		Mescalero Detention Center	\$23M	DBB	QC	QC	
		ICE Detention Center	\$25M	DBB	Program Mgr	Program Mgr	
		Tumwater Hill Elementary School	\$15M	DBB		QC	
		Highline CC Health & Life Sciences Center	\$29M	DBB		QC	
		Skokomish Community Center	\$18M	DB		QC	
Washington National Guard Tumwater Readiness Center	\$35M	DBB		QC			
Yue Chen Recent/Relevant Project Alternate Contract Delivery Experience							
Yue Chen Project Manager, Wenaha Group	Yue has 9 years of design and constriction experience, working in roles including architect and owner's representative.	Sequim School District Capital Levy Project	\$15M	DBB		PM	
		Jamestown Dental Clinic	\$2.2M	DBB		PM	
		Tulalip Hermosa Height - Residential Development	\$10M	DBB		PM	
		Jamestown TGA Office Building	\$2.4M	DBB		PM	
		Alaska Airline Office TI	\$3.5M	PDB	Architect	Architect	
		Westbank Museum House - Highrise Residential	\$100M	DBB		Architect	
Robynne Thaxton Recent/Relevant Project Alternate Contract Delivery Experience							
		Toronto Transit Commission, Bloor-Yonge Subway Expansion	\$2B	PDB	Consultant	As Needed	As Needed
		King County Harborview Project	\$1.7B	PDB	Consultant	n/a	n/a
		Energy Northwest Small Modular Reactor	\$4B	PDB	Consultant	As Needed	As Needed
		City of Washougal 32nd St. RR Crossing	\$75M	PDB	Consultant	As Needed	As Needed
		WSDOT SR 167 Stage 2B PDB	\$600M	PDB	Consultant	As Needed	As Needed
		Austin Transit	\$6B	PDB	Consultant	As Needed	As Needed
		New York City Public Housing Preservation Trust Rennovations	\$600M	PDB	Consultant	As Needed	As Needed
		City of Winachee Confluence Parkway Project	\$180M	PDB	Consultant	As Needed	As Needed
		Wenachee Valley YMCA	\$28M	PDB	Consultant	As Needed	As Needed
		Spokane County Operations Center	\$20	PDB	Attorney/ Consultant	As Needed	As Needed
		City of Spokane Valley City Hall Renovation	\$13M	PDB	Attorney/ Consultant	As Needed	As Needed
		Kedren Health Care	\$200M	PDB	Consultant	As Needed	As Needed
		Grant PUD Power Delivery Facility	\$100M	PDB	Attorney/ Consultant	As Needed	As Needed
		Benton County Justice Center	\$35M	PDB	Attorney/ Consultant	As Needed	As Needed
		Benton County Three Rivers Behavioral Counseling	\$16.5M	PDB	Attorney/ Consultant	As Needed	As Needed
		Western Washington University, Coast Salish House of Healing	\$3.5M	PDB	Consultant	As Needed	As Needed
		Blue Mountain Community College, Farm II Project	\$11M	PDB	Consultant	As Needed	As Needed
		Haines Borough, AK, Lutak Dock Replacement	\$25M	PDB	Consultant	As Needed	As Needed
		WSDOT US101/SR 109 Fish Barriers Project	\$190M	PDB	Consultant	As Needed	As Needed

Robynne Thaxton, JD, FDBIA, Design-Build Advisor	Robynne Thaxton has advised owners on over 50 PDB projects with a total project value in excess of \$20 billion. Representative clients include: The cities of Spokane, Portland, Richland, Wenatchee, Pasco and Spokane Valley, WSDOT, the State of Washington, Western Washington University, University of California San Diego, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.	City of Pasco, Zone 3 Water Storage Facility	\$29M	PDB	Consultant	As Needed	As Needed
		Bonneville Power Administration Second Capacity Model	\$500M	PDB	Consultant	As Needed	As Needed
		Bonneville Power Administration Ross Complex	\$700M	PDB	Consultant	As Needed	As Needed
		University of California, San Diego Triton Pavillion Project	\$250M	PDB	Consultant	As Needed	As Needed
		East County Advanced Water Purification Project	\$400M	PDB	Consultant	As Needed	As Needed
		City of West Richland Police Station	\$12M	PDB	Consultant	As Needed	As Needed
		City of Richland Fire Station/Public Safety 73 & 75	\$9M	PDB	Consultant	As Needed	As Needed
		City of Tacoma Cushman Re-wind	\$30M	DB	Consultant	As Needed	As Needed
		City of Tacoma Alder Re-wind	\$4M	DB	Consultant	As Needed	As Needed
		Morrow County, OR Administration Building	\$8M	PDB	Consultant	As Needed	As Needed
		City of Bothell Fire Stations 42 & 45	\$35M	PDB	Consultant	As Needed	As Needed
		Western Washington University New Residence Hall Project	\$65M	PDB	Consultant	As Needed	As Needed
		Western Washington University Acedemic Support Services Project	\$10M	PDB	Consultant	As Needed	As Needed
		Seattle City Light Cedar Falls Project	\$13M	DB	Consultant	As Needed	As Needed
		Seattle City Light Boundary Dam Re-wind Project	\$40M	DB	Consultant	As Needed	As Needed
		Okanogan County PUD Enloe Dam Project	\$40M	PDB	Consultant	As Needed	As Needed
		SeaTac International Arrivals Facility	\$700M	PDB	Consultant	As Needed	As Needed
		SeaTac Auxiliary Utility Facility	\$28M	System Procurement	Consultant	As Needed	As Needed
		SeaTac Concourse D Hardstand	\$30M	DB	Consultant	As Needed	As Needed
		City of Spokane Post Street Bridge	\$11M	PDB	Consultant	As Needed	As Needed
		City of Spokane Riverfront Pavillion	\$19M	PDB	Consultant	As Needed	As Needed
		Grant County Load Growth Project	\$40M	PDB	Consultant	As Needed	As Needed
		Grant County PUD Substation Reliability Project	\$27M	PDB	Consultant	As Needed	As Needed
		City of Richland Town Hall Project	\$12.5M	PDB	Consultant	As Needed	As Needed
		City of Richland Fire Station #74	\$3.2M	PDB	Consultant	As Needed	As Needed
		LosAngeles County Correctional Treatment Facility	\$1.2B	DB	Consultant	As Needed	As Needed
		City of Portland, Portland Building	\$100M	PDB	Consultant	As Needed	As Needed

Project Chart Key	
Proj. Exec	Project Executive
Sr. PM	Senior Project Manager
PM	Project Manager

[illegible]

Attachment D: Conceptual Site Plan

WEST HENDRICKSON AVENUE

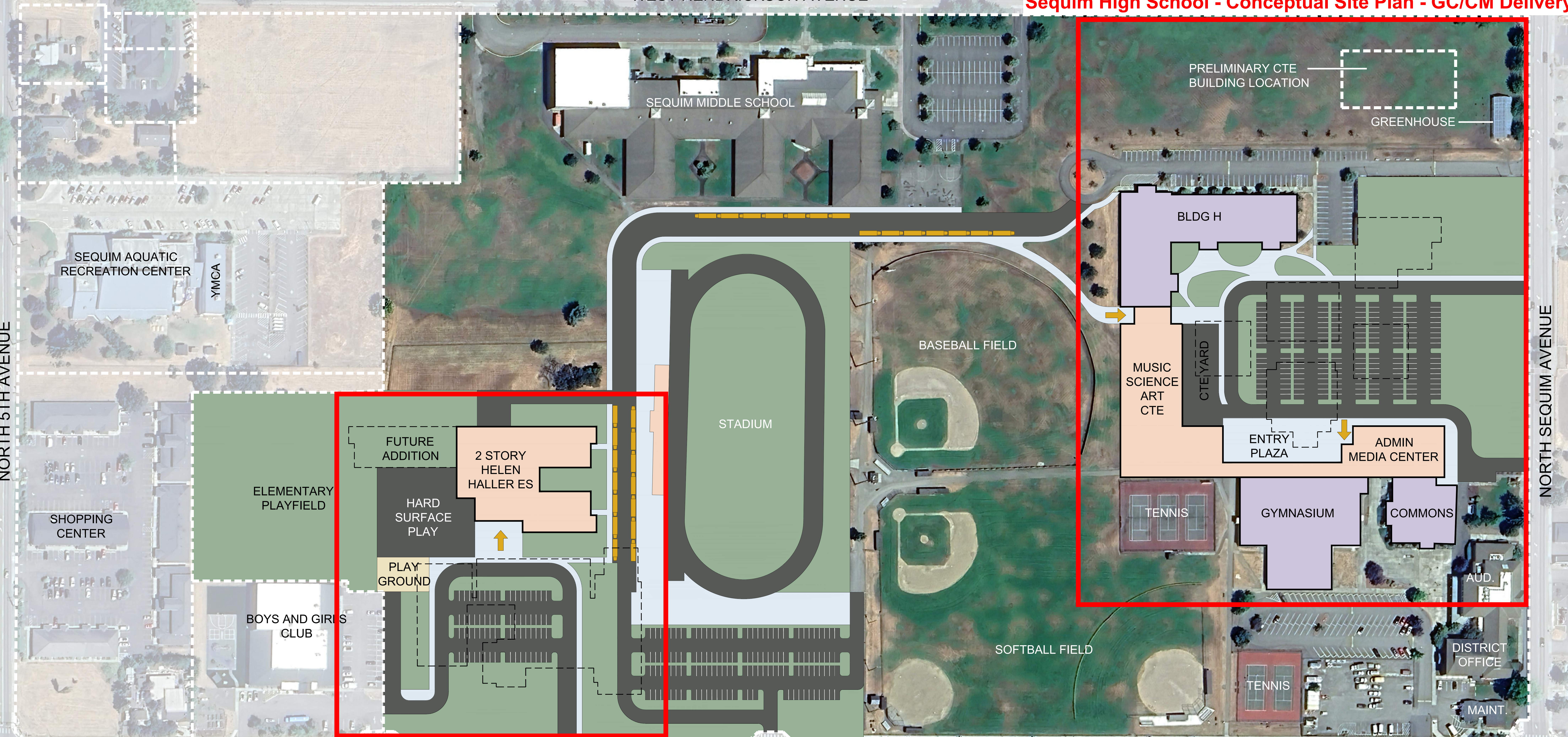
Sequim High School - Conceptual Site Plan - GC/CM Delivery

NORTH 5TH AVENUE

NORTH SEQUIM AVENUE

WEST FIR STREET

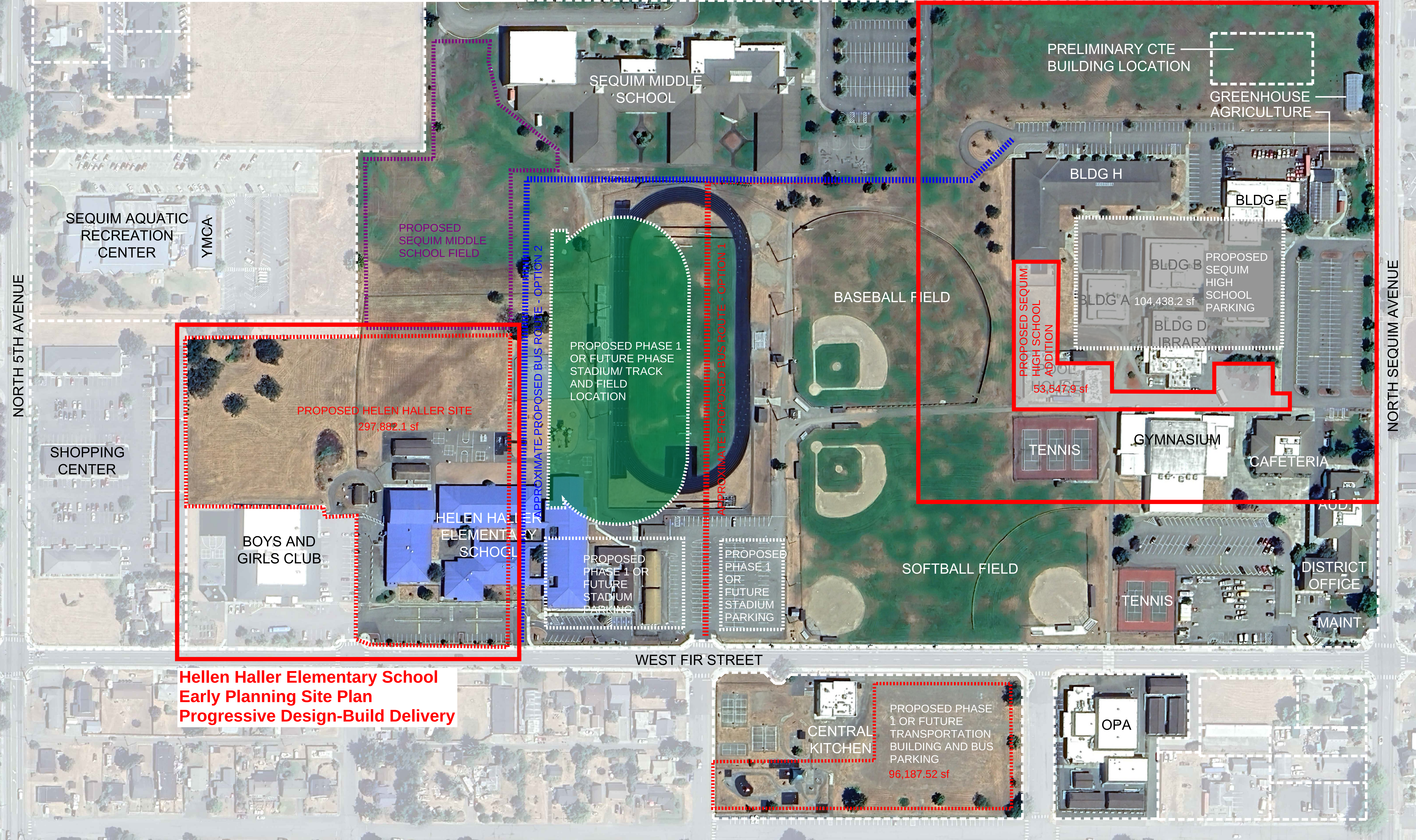
**Hellen Haller Elementary School
Conceptual Site Plan
Progressive Design-Build Delivery**



Attachment E: Early Planning Site Plan

WEST HENDRICKSON AVENUE

Sequim High School - Early Planning Site Plan - GC/CM Delivery



Hellen Haller Elementary School
Early Planning Site Plan
Progressive Design-Build Delivery

GOAL:

TO BETTER UNDERSTAND CHALLENGES AND OPPORTUNITIES ON THE MAIN CAMPUS SITE AS A WAY TO DEVELOP AN INFORMED MASTER PLAN FOR OUR NEXT MEETING.

INSTRUCTIONS:

PLACE AN EMOJI AND WRITE SPECIFICS ON THE POST IT NOTE PLACED NEXT TO THAT EMOJI.

SOME ITEMS TO CONSIDER:

- 1) STUDENT DROP OFF
- 2) BUS DROP OFF
- 3) SITE SAFETY AND SECURITY
- 4) STUDENT CIRCULATION
- 5) STUDENT GATHERING
- 6) BUILDING LOCATIONS
- 7) OTHER SITE FEATURES

LOVE IT!



IT WORKS WELL



I HAVE CONCERNS



I HAVE MAJOR CONCERNS



DOESN'T WORK AT ALL!

