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): **Bremerton School District**
b) Mailing Address: **134 Marion Avenue N., Bremerton, WA 98312**
c) Contact Person Name: **Garth Steedman** Title: **Assistant Superintendent**
d) Phone Number: **360-473-1000** E-mail: **garth.steedman@bremertonschools.org**

1. Brief Description of Proposed Project

a) Name of Project: **Consolidated Facilities Replacement**
b) County of Project Location: **Kitsap**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

In February 2024 the Bremerton School District passed a capital projects bond in the amount of $150 million with the goal of replacing two of its oldest elementary schools and replacing or relocating Renaissance High School and replacing the Consolidated Facilities building. The Consolidated Facilities building houses all staff and needs for Facilities maintenance and operations, as well as Transportation, and is the oldest building in the District.

The building is just over 40,000 SF and is in extremely poor condition with deferred maintenance costs far exceeding the cost of a replacement facility. The facility is located in a light industrial area on a relatively smaller lot at just over 4 acres. Since the District's fleet of buses, maintenance vehicles, and equipment are also housed on-site, construction on a fully occupied site is highly unlikely and will require some sort of interim housing solution. With the current budget available, options are limited and the District is interested in exploring pre-engineered metal structures to maximize the value towards the required program space. With the new facility, the District will look for opportunities to consolidate warehouse space and relocate the IT department as well.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Legal etc.)	$200,000
Estimated project construction costs *(including A/E, Sales Tax Construction Contingencies)*:	$20,000,000
Equipment and furnishing costs	$900,000
Off-site costs	$500,000
Contract administration costs (owner, cm etc.)	$550,000
Contingencies (design & owner)	$850,000
Other related project costs (briefly describe)	$500,000
Total	**$23,500,000**

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*

Capital Bond passed on February 13th, 2024, with a 61.31% approval.

3. Anticipated Project Design and Construction Schedule

Please provide *(See Attachment B for an example schedule.)*:

The anticipated project design and construction schedule, including:

a) Procurement;
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired.

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PRC Application Submitted	Oct. 21, 2024
PRC Presentation	Dec. 05, 2024
PDB RFQ Advertisement #1	Dec. 06, 2024
PDB RFQ Advertisement #2	Dec. 13, 2024
Pre-Proposal Meeting	Dec. 17, 2024
PDB SOQ's Due	Jan. 8, 2025
Bremerton SD Selection Committee SOQ Review and Scoring	Jan. 9-14, 2025
Notify Shortlisted Finalist Teams	Jan. 14, 2025
PDB Interactive Meeting	Jan. 27-28, 2025
Issue RFP to Finalists	Jan. 28, 2025
PDB Management Plan and Fee Proposal Due	Feb. 5, 2025
Management Plan and Fee Review and Scoring	Feb. 6-10, 2025
Announce Apparent Successful Proposer/Intent to Award	Feb. 10, 2025
Bremerton SD Board Contract Approval	Feb. 20, 2025
Design-Builder NTP	Feb. 24, 2025
Validation	March – May, 2025
Begin Construction	March, 2026
Substantial Completion	March, 2027

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 level of specialization in the programming for the replacement Consolidated Facilities building is somewhat limited but does include some industrial space for light bus maintenance, and possibly a bus wash component. The likely structure being considered is a pre-engineered metal building, to be fit out with the necessary program spaces due to the budget and needs of this facility. While this does not necessarily require a specialized Design-Builder, having a Design-Builder onboard will ensure success of these components within the limited budget and other project constraints.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.
  - The Consolidated Facilities building houses all maintenance and transportation needs for the district and is housed on a somewhat smaller lot with potential environmental constraints. The size of the property does not support a fully occupied site while building, and having a limited budget makes this project particularly challenging and in need of a more innovative approach to meeting the program needs and building while maintaining operations that support the whole District.
  - With the current building and logistics environment, it is crucial to have a team comprised of both a builder and a designer which allows us to continue to move forward with design while assessing site conditions, test-validate means/methods and scheduling of material procurement, subcontractor engagement and negotiation of price and scope.
  - By leveraging the expertise and collaboration of the DB team, we can influence costs with more comprehensive and accurate input from the builder during the design process. The DB team can help weigh options and identify when key decisions are critical so that the budget and schedule can

be most efficient. Some opportunities include early engagement of trade partners, identifying critical and long lead equipment, pre-ordering material and identifying organizational standards for future capital development.

- In addition, a PDB approach increases the opportunity for Bremerton SD participation, allowing for a higher level of integration between BSD maintenance and transportation staff and the DB team during the programming and planning process. By utilizing a PDB approach, we can refine the budget to scope requirements continuously with all key team members to ensure efficient delivery both in design and construction.
- Location, proximity, availability of subcontractors, cultural considerations, weather, and other constraints/limitations require early and constant detailed planning with the Owner, D-B team, and other stakeholders in all phases of the project are critical so that successful planning, contingencies which affect risk on logistics, safety, unique programming, continued operations, construction means/methods, and budget are in alignment.
- Utilizing target value design (TVD) will help the team prioritize what's most important. The District needs the best design build team possible to help work through these scenarios, provide innovative and creative approaches, and determine what delivers the greatest value to the project and the community. An experienced and qualified Design-Builder will provide the most efficient solutions to meet the needs of BSD and maximize the value of the available funds. We are planning on combining the three projects together but are very open to listening to the market when we have our informational meetings and our preproposal conference, after all we want to do what is in the best interest of the project.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.
  - While the project does not necessarily have the same time constraints as one of the school projects, time is still a critical component with regards to cost escalation against the limited budget as well as supporting cash flow requirements to meet the legal threshold of bond expenditures.
  - Progressive Design-Build enables and encourages early collaboration, which reduces the risk of rework both during design and construction and enables the contractor to fully understand the project through the design process. This eliminates the ramp up for them at the start of construction, thereby accelerating the schedule over DBB. The DB team will get earlier access to identify infrastructure needs allowing for procurement of long lead items, which is especially relevant in today's construction market with limited production, labor shortages, and high demand. Phase permitting and design and construction overlap are opportunities enabled using PDB that BSD hopes to explore. Qualifications based selection will also ensure BSD is able to select a builder who is well qualified to deliver the project in the relatively remote project location of Bremerton.
  - PDB is inherently set up to allow the most flexibility to the team and provide the greatest opportunities to save time. Investigation, design, and construction activities can overlap. This may be especially critical for this project due to the likely need for phased occupied construction along with relocating some of the existing operations to another site. By utilizing the design-build process and selecting the right team who can plan and implement an effective schedule, the District can successfully ensure that impacts to the community/staff/students are minimized during this construction process. In addition to minimizing disruptions, PDB will also give us the best opportunity to finish the project on or ahead of schedule, without delays. Completion of the project on schedule is crucial in construction of the school campus.
  - PDB provides the team with the ability to order long-lead procurement items during design, to ensure that the necessary materials are ready and on site when construction is planned to start. An experienced Design-Builder will help develop and execute a flexible and responsive phasing plan for each scope of work to minimize disruptions to the community.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
    - Early scope and budget alignment are reconciled at more frequent intervals than traditional DBB methods. Flexible risk management/mitigation plans are developed to pivot in the event of unforeseen or unique project issues that arise. This project has a limited budget, and we need to maximize what we can get out of the replacement facility, without impacting the other projects in the Bond Program.
    - Timely decisions are made with the above approach, thus saving time and money.
    - A design-builder provides continuous, engaged, and updated marketing pricing, changing labor availability/costs and supply/options of specialty commodities so that successful procurement of key subcontractors, materials and commodities is achieved. Given the rates of escalation and long-lead procurement, this will be critical to the success of the project.
- 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 initial program expectations, combined with the limited budget and likely need for phased occupied construction make this project a significant risk for a traditional Design-Bid-Build approach. The District's goals are to achieve budget, cost, quality, and scope of work alignment using PDB. The District requires a Design Builder to help identify a scope that maximizes the value of and fits within the budget, develop phasing plans that will minimize disruptions to the District operations, provide flexibility and timeliness to the maintenance and transportation staff, and to order long lead time procurement items well before construction takes place.
    - PDB affords higher project success rates in quality, time, and cost certainty as an integrated team can manage and resolve risks in a more effective manner than in traditional DBB delivery. Improved coordination, predictability, and efficient project delivery are hallmarks that are difficult to achieve in DBB procurement. Design-Bid-Build often results in a higher rate of change, risks, and claims than that of integrated teams, which is a high risk for a school district with a limited budget and many needs. Bremerton School District still believes the Design Bid Build delivery method is the best approach for some projects, however, the District does not believe it is a fit for this one.

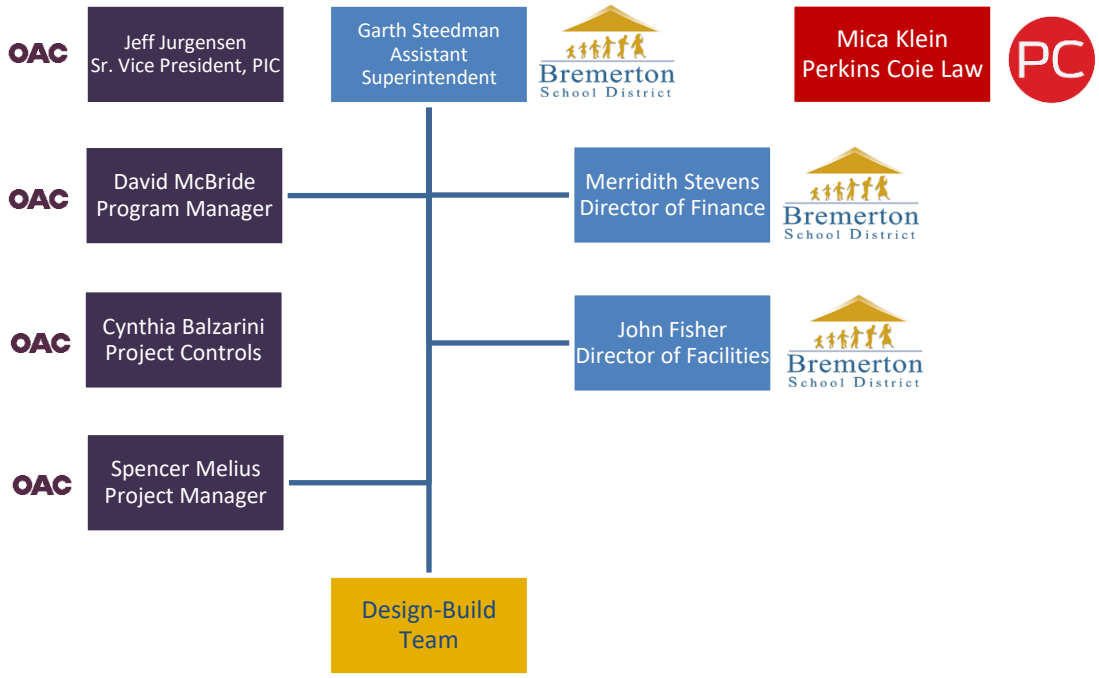
6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.
- While not initially planned for PDB, after careful review the District and OAC agreed that the PDB contract delivery method should be used to best address the unique challenges of this project, while maintaining within the strict budget. The District and OAC continues to engage successful Owner Design-Build practitioners for lessons learned, including the recent procurement for the Replacement of Armin Jahr and View Ridge, to refine its own plans, processes, and engagement of DB Teams and other project stakeholders.
- The District contracted with OAC Services as their Project Management team and Design-Build Advisor for the project. OAC Services has been retained to provide comprehensive Program and Project Management and Owner Advisor services for the duration of the project and to augment district staff and support Progressive Design-Build selection, contracting and project delivery. As one of the region's most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from $2 million to $200+ million for clients including King County, Washington State University, the City of Spokane, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911 and Northshore School District, including fifteen PDB projects.

- A project organizational chart, showing all existing or planned staff and consultant roles.

  Note: The organizational chart must show the level of involvement and 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.)



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

  Garth Steedman, Assistant Superintendent, Bremerton School District

  Garth serves as the Assistant Superintendent of Finance, Operations & Human Resources for the Bremerton School District. In his current position with the Bremerton School District, over the last ten years, Garth has been involved in four capital levy campaigns and has maintained oversight of the multitude of capital projects that those levy measures funded. Additionally, West Sound Technical Education Skill Center is part of the Bremerton School District. With funding allocated to the District by the State of Washington in 2018, Garth has worked closely with the project management team as the District sought permission to utilize an alternative delivery method for the skill center renovation. The District is currently in the process of finishing phase one of the two-phase project. Prior to his joining the Bremerton School District, Garth served in multiple administrative roles over his 15-year career in the Eatonville School District. During his tenure as the principal of Eatonville High School, Garth was heavily involved in the planning and delivery of the 128,000 square foot, high school renovation.

  Meredith Stevens, Director of Finance, Bremerton School District

  Merridith recently joined the Bremerton School District this year as the Director of Finance. Merridith comes from Sumner-Bonney Lake School District where she served as the Director of Finance. She was instrumental to their capital projects team and the 2016 bond program which included two elementary school replacements, a high school renovation and high school expansion, an early learning center and multiple secondary athletic field upgrades. Merridith and Cynthia will work to ensure the district is tracking and budgeting the projects properly to stay within budget and manage cashflow throughout the life of the program.

  John Fisher, Director or Facilities, Bremerton School District

  John is the current Director of Facilities & Small Works. In addition to capital projects, John oversees the district maintenance and operations which includes all systems, preventative maintenance, long-term facility plans and district operations. John has worked on several small works projects while in Bremerton

such as renovations to athletic facilities, repaving of parking lots, and other district improvements. He has also been heavily involved in the Mountain View Middle School Athletic Complex which when completed will provide a large multipurpose field for soccer, baseball, softball and lacrosse; a soccer/football field with a track and a concessions/storage facility. John brings valuable knowledge of district standards and will serve as one of the primary contacts during the design and construction process. In previous roles, John has overseen other large projects such as solar installations, installation of portable classrooms and replacement of sewer treatment facilities.

Jeff Jurgensen, CCM, DBIA, PMP, CPE – Design Build Advisor

Jeff has over 30 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 was one of the early founders of the Inland Northwest Chapter of DBIA as well as the local Project Management Institute chapter.

David McBride – Program Manager

David has over 18 years of experience of engineering and project management. He will serve as the program manager for the Bremerton Bond program and be the primary point of contact for District leadership and the School Board. He has served as program manager for several programs including Centralia School District and previously project manager for Tahoma School District Bond program and Clover Park School District programs. David has managed several previous Alternative Delivery projects, including three projects with the use of Alternative Subcontractor Procurement, and will support the District and project team throughout the project. David currently overseas the 2024 Bond Program, inclusive of another PDB project to replace two elementary schools.

Spencer Melius – Project Manager

Spencer has over a decade of engineering experience focused on industrial systems and facilities. Spencer will serve as the project manager for the replacement of the Consolidated Facilities building, with close guidance from David and support from Jeff and Cynthia. He has managed several smaller projects totaling up to $10M per year in complex technical facilities housing industrial process piping systems while fully occupied and operated. Spencer is also supporting the Cape Flattery School District, gaining exposure and experience in the PDB method and processes.

Cynthia Balzarini – Project Controls

Cynthia has over 15 years of experience in the industry and has worked on multiple bond programs and projects in the public work sector including Ellensburg School District, Centralia School District, City of Bothell Fire Stations, Jefferson Healthcare, Mason General, Thurston County and Snohomish County Emergency. These included 6 GC/CM and 6 PDB projects. Her project control expertise includes master scheduling, CPM baseline schedule and progress schedule reviews, budget development and cost management, cashflow projections, contract administration and all phases of project planning from inception through completion

Mica D. Klein Associate DBIA, Partner, Perkins Coie

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

Her practice spans both public and private projects ranging from small (under $100,000) tenant improvement projects to $100M+ new construction. As part of her practice, she regularly drafts and negotiates a range of agreements, including complex construction contracts (fixed price, design-build, general contractor/construction manager (GC/CM), engineering, procurement, and construction (EPC), professional services contracts, and various other modified American Institute of Architects (AIA) and bespoke agreements. In addition, Mica regularly serves as project

counsel, providing her clients full-service advice regarding project planning, implementation, and completion. In this role, she routinely assists her clients in the evaluation and negotiation of significant change orders, and throughout the closeout process.

For her public clients, Mica regularly advises on Washington's Public Works Law (RCW 39.04), as well as regarding GC/CM and design-build projects procured under Washington's Alternative Public Works Statute (RCW 39.10) and other similar state laws. In addition, she has extensive experience in responding to and defending public clients against bid protests and addressing various other public procurement issues.

- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)*

  See Attachment A

- 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.

  See Attachment A as well as qualifications listed 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.

  OAC was selected as the project/construction management firm, and design build consultant for the planning, procurement of the D-B team, design, construction, and closeout phases of the project. The funds for OAC are allocated within the Total Project Budget for planning through closeout. OAC is currently under contract with the Bremerton School District.

  The procurement process for both the replacement of Armin Jahr and View Ridge PDB team, as well as the procurement process for the District-Wide HVAC Upgrades GC/CM will be completed by the time of the PRC meeting. Additionally, the Armin Jahr and View Ridge Validation Phase will be nearing completion and PM assistance for the District-Wide HVAC Upgrades will be onboarded by the time of the PRC meeting, and the start of the PDB selection process for this project upon approval. This timing will allow greater attention to this procurement process and will ensure sufficient coverage for the following phases while the District and OAC team manages the other ongoing projects.

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

  OAC has completed or is currently managing 25 Design-Build projects ranging from $3M-$200M, including Progressive Design-Build. OAC's project portfolio includes several projects for cities and municipalities within the state of Washington. An active participant in Alternative Project Delivery promotion and workshops, three OAC staff members, including one on this project, still serves on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska. We regularly are leading or participating in the workshops on how to do Design-Build right.

  Bremerton School District is currently wrapping up the first phase of the West Sound Technical Skills Center project using PDB, and has recently started both the replacement of Armin Jahr Elementary School and View Ridge Elementary Arts Academy using PDB as well as District-Wide HVAC Upgrades using GC/CM.

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

Our high-level summaries below clearly articulate our organizational controls plan:

Project Management and Decision Making:

Authority and decision-making responsibility rests with the District Assistant Superintendent, Garth Steedman, with implementation by OAC Services.

OAC is currently and will continue to meet with the District weekly to discuss and plan project needs, milestones, develop strategy and courses of action for implementation of the project. David McBride is the primary point of contact for OAC with assistance from Jeff Jurgensen for the PDB procurement process and throughout the entire project.

Selection Committee

The DB Selection Committee will consist of District leadership, Facilities staff, Board of Directors representation, and likely include Community representation.

OAC is a non-voting member of the selection committee and is responsible for facilitating and managing the DB procurement process. OAC will organize, educate, and facilitate the selection committee in its roles, and document the selection process per RCW 39.10.

Communication

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

The District will advertise the RFQ and post it on its website, in the Kitsap Sun (a newspaper of general circulation published in Kitsap County), as well as the DJC.

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

Once a "most qualified" design build team is selected, the District and OAC will meet the design build team during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify the owners' expectations and vision of the completed project are being achieved.

Project Progress

Progress will be reported weekly by the DB team to the District and OAC.

Formal reports will be sent to the Superintendent and presented to the Board of Directors, as desired by the Board and the Superintendent.

Project status updates will be posted to the District website.

Frequency of project status updates will be coordinated with the District Board of Directors.

Budget Monitoring

OAC will be managing and tracking the program finances and analyzing the cost estimates against the budget on a regular basis.

Financial reporting will be provided by Cynthia Balzarini of OAC to the District's Accounts Payable personnel. Cynthia will meet with the finance department to reconcile costs on a monthly basis. These reports will be tailored for use by the Superintendent in her presentations to the Board of Directors.

The District will maintain its own project contingency and owner's management reserve to address any owner driven scope changes or unforeseen conditions.

OAC will assist the District in budget and financial reporting required by the grant and SCAP funding.

Schedule

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

The successful DB team will 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 construction schedule reports/updates for each pay application.

Cynthia of OAC will review the DB construction progress schedule with the OAC team and provide analysis and comments on the submitted baseline and actual schedule.

- A brief description of your planned DB procurement process.

  The District intends to follow a three-step, qualifications based, Progressive Design-Build procurement process as outlined below:

  - Following PRC approval, the Request for Qualifications (RFQ) will be issued and will include a draft Design-Build Agreement and outline of RFQ response requirements and evaluation criteria pursuant to Washington law.
  - Statements of Qualifications (SOQ) received in response to the RFQ will be reviewed and scored by the selection committee based upon the criteria outlined in the RFQ to determine a shortlist of finalist teams. Evaluation criteria for the Proposal components will be outlined in the RFQ and will specifically include the finalists' inclusion plans for local, small, disadvantaged and OMWBE certified businesses and their historical results compared against goals. Ideally three, but no more than four, teams will be shortlisted.
  - Shortlisted teams will be invited to a Proprietary Interactive Meeting, where they will be invited to facilitate a project meeting with the selection committee to demonstrate the team's working relationship, their process and approach, and how they'll engage with the District. While some time will be asked to be allocated for Q&A, this will not be a formal interview process.
  - Following the interactive meetings, the District may choose to further shortlist finalists invited to respond to a Request for Proposal (RFP), which will include the team's project specific management plan, summary of their interactive meeting, and proposed fee for evaluation.
  - Selection of the successful Design-Builder will be based upon combined scoring of their SOQ and Proposal per the criteria outlined in the RFQ and RFP.
  - The Finalist with the highest combined score will enter contract negotiations with Bremerton School District.

  Following selection and contracting of the Design-Builder, BSD and OAC will participate in subconsultant and subcontractor procurement. Subcontractors will be procured using lump sum, design assist, and Design-Build approach as deemed appropriate based on the content of each package and per the advice of the Design-Builder all while considering the Subcontractor Outreach plan developed by the entire team.

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

7. Public Body (your organization) Construction History:

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

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

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

See Attachment C

9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

Not Applicable

10. Subcontractor Outreach

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

The District is committed to diverse business practices and has established the following goals for all projects within the 2024 Bond Program: 20-30% Local to the Kitsap Peninsula, 5-10% Minority-Owned Business Enterprises, 5-10% Women-Owned Business Enterprises, and the use of other Veteran-Owned and Small Business Enterprises. The overall intent is to keep as much of the committed funds within the community and support the representation of the diverse families served by Bremerton School District. Outreach efforts will include, at minimum:

Owner Outreach: An outreach plan has been developed and is continually refined with project stakeholders to inform, advertise, and promote the project to the local, regional, and metropolitan communities. Local and MWBE participation goals continues to be a topic of discussion as well as general information for the community.

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

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

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

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: Garth Steedman
Garth Steedman (Oct 21, 2024 15:13 PDT)

Name: **Garth Steedman**

Title: **Assistant Superintendent**

Date: 10/21/2024

Attachment A (Experience and Roles on Previous DB Projects)

Name	Affiliation/Role (Exp in section 6.3)	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Jeff Jurgensen	OAC Services, Principal In Charge						
		Almira School District Replacement	$30M	PDB	PIC		
		Central Valley School District (6 GC/CM projects)	$180M	GC/CM	PM	PM	PM
		Washington State University Visitors Center	$2M	DB	DB Advisor	DB Advisor	DB Advisor
		Washington State University Northside Residence Hall	$33M	DB	DB Advisor	DB Advisor	DB Advisor
		Pascal Sherman Indian School	$16.5M	DB	PM	PM	PM
		City of Liberty Lake Town Square	$12M	DB	PM	PM	PM
		Nelson Service Center	$15M	DB	PM	PM	PM
		Spokane International Airport DB Parking Garage	$15M	DB	PM	PM	PM
		Ellensburg School District – Lincoln Elementary School	$20.0M	PDB	PIC	PIC	PIC
		Central Valley School District – Horizon Middle School	$28.0M	GC/CM	PIC	PIC	PIC
		Central Valley School District – Evergreen Middle School	$34.5M	GC/CM	PIC	PIC	PIC
		Central Valley School District – North Pines Middle School	$29.5M	GC/CM	PIC	PIC	PIC
		Ellensburg School District – Lincoln Elementary School	$26.5M	PDB	PIC	PIC	PIC
		Ellensburg SD Ida Nason Elementary School	$33.0 M	GC/CM	PIC	PIC	PIC
		Ellensburg SD Mt Stuart Elementary School	$28.0 M	GC/CM	PIC	PIC	PIC

David McBride	OAC Program Manager						
		Centralia SD Centralia High School	$55.6 M	GC/CM	Program Manager	Program Manager	Program Manager
		Centralia SD Fords Prairie Elementary School	$27.3 M	GC/CM	Program Manager	Program Manager	Program Manager
		Centralia SD Jefferson-Lincoln Elementary School	$27.3 M	GC/CM	Program Manager	Program Manager	Program Manager
		Tahoma SD Tahoma High School	$156 M	GC/CM	N/A	N/A	Project Manager
		Tahoma SD Lake Wilderness ES	$40.8 M	GC/CM	N/A	Project Manager	Project Manager
		Tahoma SD Shadow Lake ES	$3.9 M	GC/CM	Project Manager	Project Manager	Project Manager
		Clover Park SD Evergreen Elementary	$46.5 M	GC/CM	N/A	N/A	Project Manager
Cynthia Balzarini	OAC Service, Project Controls Manager						
		Ellensburg SD Lincoln Elementary School	$26.5M	PDB	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Ida Nason Elementary School	$33.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Mt Stuart Elementary School	$28.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Thurston County Courthouse	$50 M	PDB	Project Controls Manager		
		Snohomish County 911 Emergency Communication Center Facility	$68.9 M	PDB	N/A	Project Controls Manager	Project Controls Manager
		City of Bothell Fire Station 42 & 45	$22.8	PDB	N/A	Project Controls Specialist	Project Controls Specialist
		Centralia SD Centralia High School	$47.1 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist
		Centralia SD Fords Prairie Elementary School	$21.5 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist
		Centralia SD Jefferson-Lincoln Elementary School	$22.7 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist

Attachment B: Bremerton School District - Construction History (10 years)

Project #	*Project Name*	*Project Description*	*Contracting Method*	*Planned Start*	*Planned Finish*	*Actual Start*	*Actual Finish*	*Planned Budget*	*Actual Budget*	*Reason for Budget or schedule overrun*
1	West Sound Tech	Phase 1 Expansion and site work 54,000,000 instructional space and associated site work ; Phase 2: Main building modernation of approx 67,000SQFT	Progressive Design Build	Jan-23	Oct-27	Jan-23	Oct-27	$98,000,000	$98,000,000	No overruns or schedule changes at this time
2	MVMS Fields	Installation of a multipurpose athletic field to include Soccer, Baseball, softball and baseball. And a Soccer/Football/Lacrosse field and track. All of these spaces will have synthetic turf and will be supported with a new parking lot and a storage/concessions/restroom building	Design Bid Build	Feb-23	Aug-24	Feb-23	Aug-24	$18,200,000	$18,200,000	No overruns or schedule changes at this time
3	Security Systems/Cameras District-Wide	Districtwide Campus Security Upgrades	Design Bid Build	May-23	Dec-24	May-23	Dec-24	$3,441,820	$3,441,820	No overruns or schedule changes at this time

CONSOLIDATED FACILITIES

Site Description

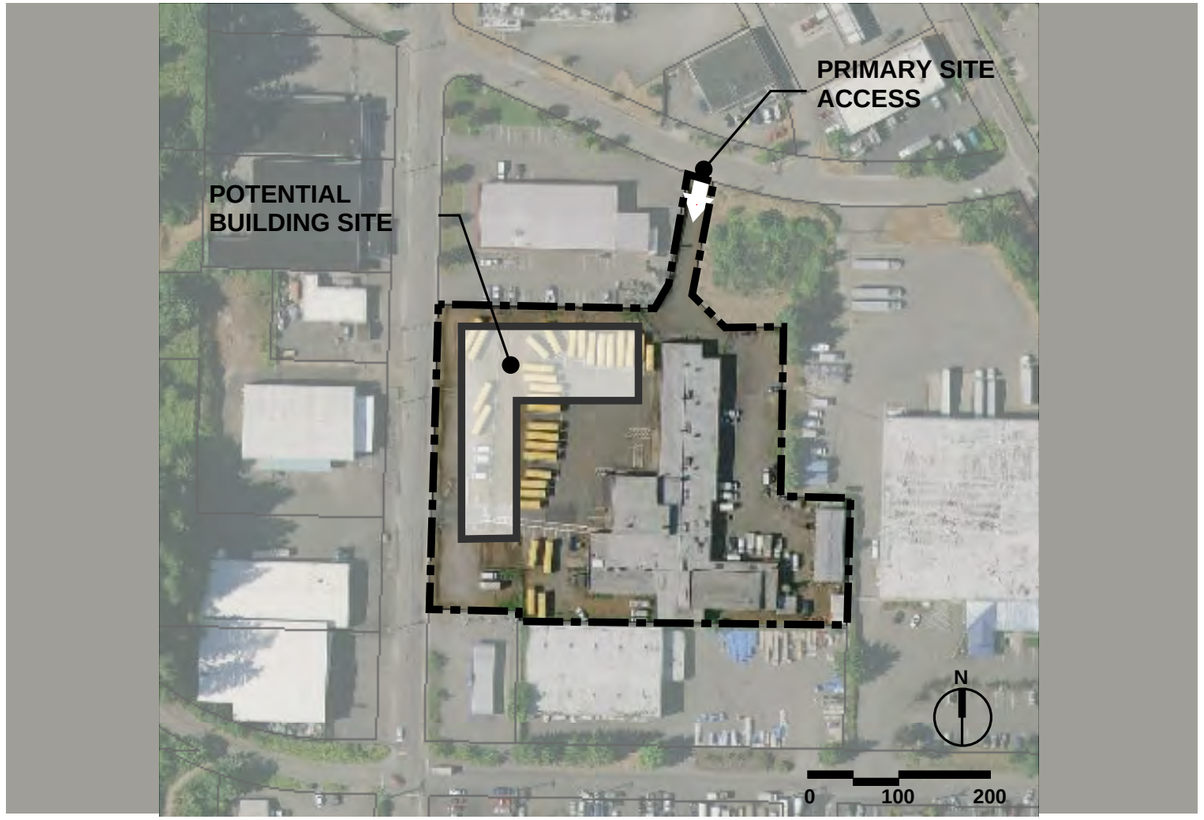
Consolidated Facilities is located on an industrial site west of State Highway 3. This facility was originally constructed as an elementary school that was later re-purposed to become the District's maintenance facility. The building and site host Bremerton School District's Transportation, Warehouse, Grounds, and Maintenance departments.

Zoning & Land Use

Address:	200 Bruenn Avenue, Bremerton, WA 98312 5520 Burwell Street, Bremerton, WA 98312
Jurisdiction:	City of Bremerton
Tax Parcels:	3826-000-002-000
Site Area:	4.39 Acres

Site Diagram

Considerations:
- Site does not support rebuilding facility without relocating part or all of current operations during the construction phase.
- Location works well due to surrounding industrial use and proximity to highway.
- Consider if there are other available sites/facilities in this area that could be re-purposed for a new Consolidated Facilities



CONSOLIDATED FACILITIES fact sheet

construction:

stats:

40,100 SF
total area
permanent construction only

0
portable classrooms

enrollment:

n/a

permanent classrooms:

n/a

scores:

FCA
facility condition assessment
16.33 (unsatisfactory)

WEA
work environmental assessment
4.48 (unacceptable)

recommendation:
REPLACEMENT

key corrective actions:

BUILDING

Improve facility work & safety conditions

Improve exterior enclosure

Optimize building circulation

Replace HVAC

Increase storage, office, and conference space

SITE

Improve parking & site circulation

observations & big ideas:

Consider a more central location to the District

Access at current site is good