



Cape Flattery School District #401

Presentation for Project Approval to use
Progressive Design-Build

Neah Bay New School Campus DB Project

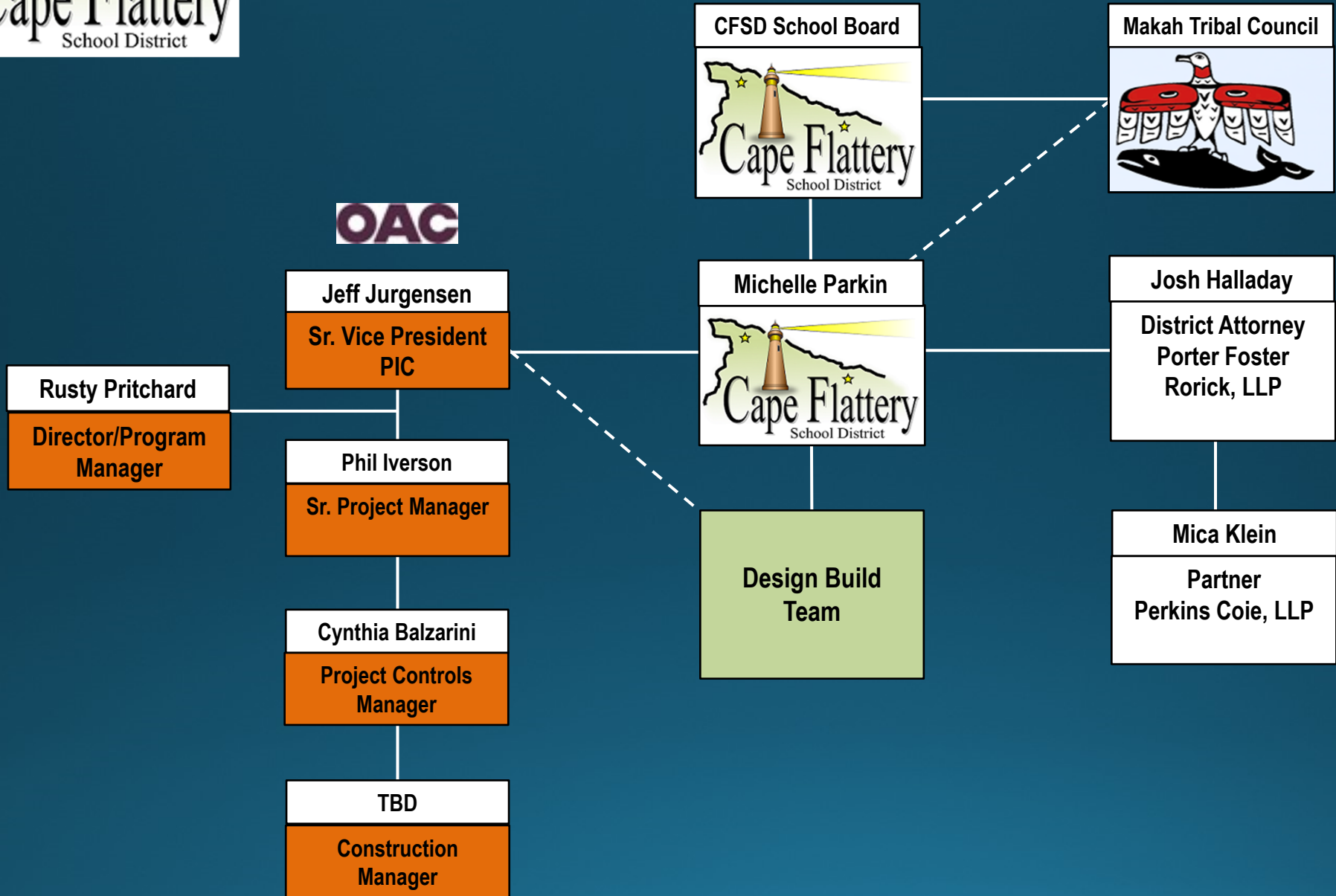


Agenda

- 1. Project Team Organization**
- 2. District Information**
- 3. Project Scope**
- 4. Schedule**
- 5. Budget and Funding**
- 6. Why Progressive Design-Build**
- 7. RCW 39.10**
- 8. Questions**



Project Team Organization





District Information

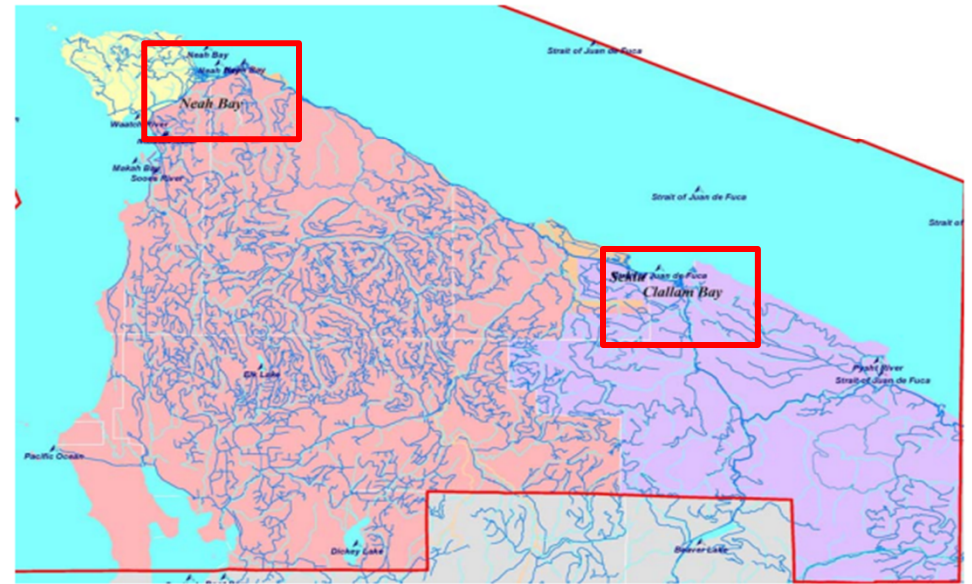
- District serves a remote location
- 5-member Board of Directors
- 2- Educational campuses locations:
 - Neah Bay
 - Clallam Bay
- Enrollment = 90% Native American students
- Both campuses are in high danger seismic and tsunami zones
- 25 miles between campuses
- This project is a collaborative effort with the District, Tribal community and the Design Builder



Cape Flattery School District - 2011

Board of Directors Maps- enlarged views (See Following pages)

- District 1 is YELLOW
- District 2 is GREEN
- District 3 is ORANGE (includes north side of Hwy 112)
- District 4 is LAVENDER
- District 5 is SALMON



CFSD at a Glance



499
Students
Enrolled



57
Classroom
Teachers



>93%
Graduated
In 4 Years

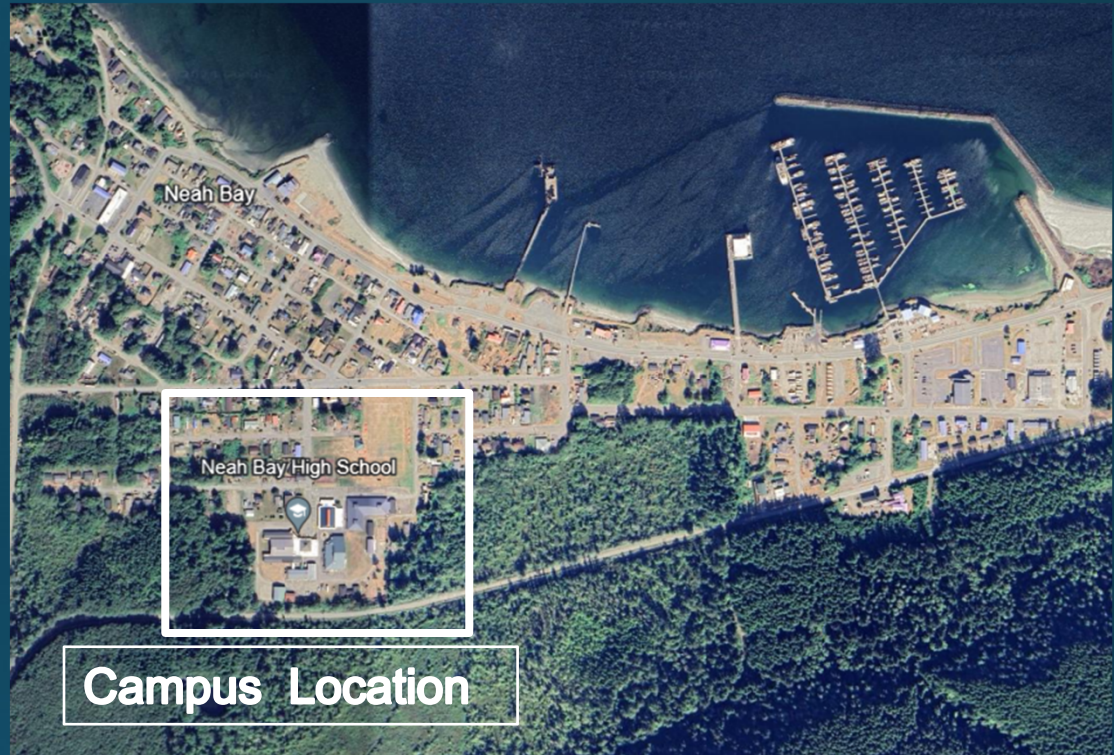


1.1
K-12 Device
Initiative

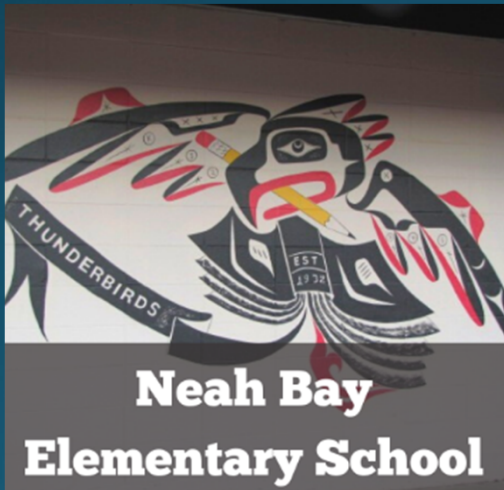


Neah Bay Campus

Building	# CR	GSF
ES	11	17,740
MS & Gym	4	14,397
HS & Gym	11	38,806
HS CTE Shop	2	8,081
Total	28	79,024



Campus Location



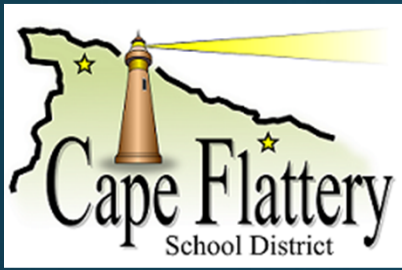
**Neah Bay
Elementary School**



**Markishtum
Middle School**



**Neah Bay
High School**



Makah Tribe & District Relationship

Makah Tribe and Community:

- **Allocated 15 acres of Tribal trust land to the District for the project**
- **Community population is projected to increase in families and students**
- **Tribe is committed with the District to provide the best facility for our students and community that reflects our culture, history and provides economic and educational growth**
- **Recent Tribal projects include:**
 - **Early Childhood Learning Center**
 - **64 housing units with 10 remaining lots to build on**
 - **Wellness Clinic**
 - **Designing a 30K SF Full Medical Clinic**



Makah Tribe & District Relationship

District Plan:

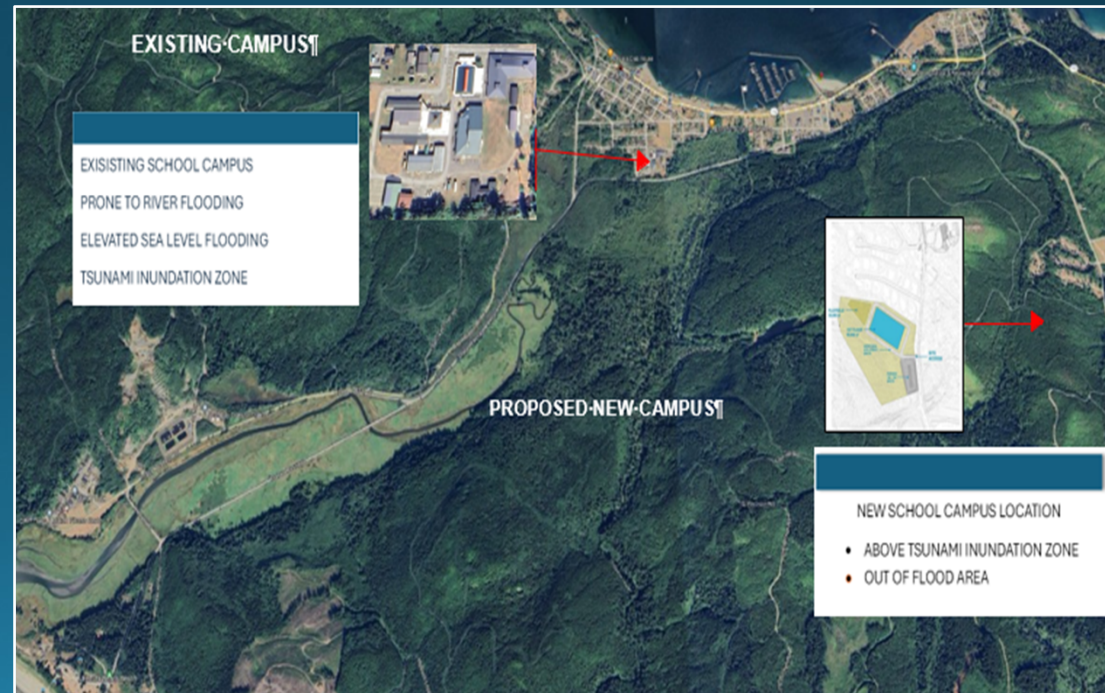
- **Strategic goal = Strive to ensure the overall safety of our students and the security of our schools**
- **Completed a Comprehensive Hazard Mitigation Plan**
 - **Earthquake event = Neah Bay School Campus drops 6' (soil liquefaction)**
- **District is in Phase 2 of an OSPI School Seismic Safety Grant**
 - **Phase 2 is funded \$1.6 M to develop a Concept Design**
 - **After Concept Design we present to the OSPI Seismic Committee**
 - **When Ph 2 is approved, the full grant funding is released**
- **OSPI approved the scope of new K-12 campus at 95,000 sq. ft.**



Project Scope

Grant Phase 1 survey results:

- **Design/Construct a new 95,000 SF K-12 campus**
 - CTE educational space – key component to graduation
 - 15-acre site (Tribal Trust Land)
 - Educational support facilities
 - District administration
- **Site features:**
 - Playfields
 - Parking
 - Sidewalks
 - Bus/Fire loop lanes





Project Schedule

PDB team procurement

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



Project Schedule

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

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

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



Project Budget

BUDGET ITEM	BUDGET
Cost for Professional Services	\$ 870,000
Estimated Construction Costs <i>(includes A/E Fees, precon services, contingencies, sales tax)</i>	\$ 79,245,284
Equipment and furnishings	\$ 2,500,000
Off-site costs	\$ 0
Contract Administration cost (Owner, CM)	\$ 3,500,000
Contingencies (Design & Owner) (9.6%)	\$ 9,225,588
Other:	\$ 100,000
Total	\$ 95,440,872



Why Progressive Design Build?

- Appropriated funds requires a progressive process prior to grant release of funds
- Grant requires scope/price certainty – Design/Build to the budget
 - 40% premium to build at Neah Bay
 - Better project outcome for OSPI and District – potential case study
- Early site investigation, logistics planning, and risk mitigation measures leads to efficient planning and construction execution
- Identification and procurement of long lead items
- Single point of responsibility and collaboration for Owner
- Allows for early engagement/opportunities of :
 - Tribal and regional employment
 - Skilled craft labor and student internships
 - Subcontractor engagement opportunities



RCW 39.10.300

- ✓ **PDB approach is critical to develop the construction methodology**
- ✓ **Project's location, site conditions and early subcontractor engagement provide opportunity for:**
 - ✓ **Greater efficiencies**
 - ✓ **Possible design innovations**
 - ✓ **Long lead time item procurement**
- ✓ **Significant savings in project delivery time realized**



RCW 39.10.300

- ✓ **Owner possesses necessary team that possesses:**
 - ✓ **Project delivery knowledge and experience**
 - ✓ **Contract administration and construction experience**
 - ✓ **Written management plan with clear/logical lines of authority**
 - ✓ **Continuity of Project Management team with project delivery and scope experience**
 - ✓ **Necessary and appropriate construction budget**



WMBE Strategy

- **District and the Makah Tribal Administrative Offices collaborate to specify Tribal RFP requirements (i.e., TERO, Community Planning & Economic Development, and Environment)**
- **Demonstrated District importance on WMBE outreach applied to the Design Build RFQ/RFP documents:**
 - **Higher scoring criteria and requirements**
 - **Documented and demonstrated past performance and apply that experience to drive participation in this Project**
- **RFP requires the Design Builder to include the District in the development of their WMBE plan.**



Questions?