

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): **Mercer Island School District**
- b) Mailing Address: **4160 86th Ave SE, Mercer Island, WA 98040**
- c) Contact Person Name: **Matt Sullivan** Title: **Executive Director of Finance & Operations**
- d) Phone Number: **206-236-3295** E-mail: **Matt.Sullivan@merceraislandschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Mary Wayte Pool Upgrades**
- b) County of Project Location: **King**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The goal of this project is to extend the useful service life of the 52 year old Mary Wayte Pool by 10+ years while maintaining uninterrupted school and community use. The available funding totals approximately \$4 million. Mercer Island School District, which owns and maintains the facility, has completed a comprehensive facility needs analysis which documents a range of priorities totaling far in excess of available funding. Among the key needs are installation, repair or replacement of specialized elements, including the fiberglass pool liner, fire alarm and sprinkler systems, electrical system improvements, and accessibility upgrades. The District has conducted a formal procurement analysis and determined Progressive Design Build is the most appropriate choice.

The Mary Wayte Pool facility was constructed in 1972 and operated by King County for many years. The County, City and the District agreed to have the District take ownership and responsibility for maintenance and operations in 2010. The District maintains the facility and uses a local vendor, Olympic Cascade Aquatics, to operate the pool under a management contract. In 2021 The District completed an approximately \$2M upgrade of the HVAC system, using an ESCO contract and a grant from the Washington State Dept of Commerce. King County's Parks has awarded an Aquatic grant to the District to extend the useful life of the project by 10 years.

2. Projected Total Cost for the Project:

A. Projected Total Cost for the Project:

Costs for Professional Services (A/E, within PDB Contract)	\$280,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$2,720,000
Subtotal – Estimated PDB Contract Amount	\$3,000,000
Cost for Professional Services (Legal, outside PDB Contract)	\$30,000
Equipment and furnishing costs	\$N/A
Off-site costs	\$N/A
Contract administration costs (owner, cm etc.)	\$250,000
Contingencies (design & owner)	\$250,000
Other related project costs (<i>permits, special inspections, utilities</i>)	\$150,000
Sales Tax	\$320,000
Total	\$4,000,000

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*

The School District has secured \$4 million for this project: \$2M. from the District's Capital/Technology Levy that passed in 2022, and \$2M. from a King County Parks Aquatic grant.

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; **Progressive Design-Build**
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

Activity	Projected Date
Feasibility Study	Completed
King County Parks Grant Award	Completed
Select PDB Advisor	Completed
Project Delivery Selection Workshop	Completed
PDB Staff Training Workshop	Completed
PRC Application Review – Pacifica Law	Completed
PRC Submittal	August 15-20, 2024
Advance Notice	August 27, 2024
MWBE Outreach Event for Upcoming Projects	TBD
PRC Presentation	September 26, 2024
PDB RFQ Advertisement	October 9, 2024
Pre-Submission Walk Through	October 17, 2024
PDB SOQs Due	November 6, 2024
Shortlist PDB Firms/ RFP Issuance	November 14, 2024
PDB Proprietary Meeting	November 21, 2024
RFP Due	December 10, 2024
Interviews	December 17, 2024
Public Opening of Price Factors	December 18, 2024
PDB Team Selection	December 18, 2024
Contract Award	January 23, 2025
Notice to Proceed	January 24, 2025
Design Phase	January 27, 2025 – April 25, 2025
Permitting	April 25, 2025 – June 20, 2025
Construction Phase	June 23, 2025 – August 31, 2026
Closeout	August 31, 2026 – October 31, 2026

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

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

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

Specialized Elements – Swimming pools have specific considerations and requirements due to the water, temperature, and humidity in the building, and there are very few contractors with such specific project type experience. The scope of work for this project includes the following specialized elements: repair or replacement of the fiberglass pool liner, fire alarm and sprinkler systems, electrical system improvements, and accessibility upgrades. The needs assessment identifies additional elements that might be included if they are affordable, such as exterior envelope improvements, locker room upgrades, etc.

Critical Need for PDB – The budget for this project is highly constrained relative to project needs and scope. This tension between requirements and resources drives a need for collaboration among the District and the design-builder in developing and executing scope and site investigations. Given the small scale and high complexity of the project, PDB is the best approach for ensuring a design-builder, consultants, and subcontractors with proven experience in the project scope as well as their involvement in creating a schedule for the work that will ensure the pool remains operational. This facility must remain operational except for a few short windows to sustain the local vendor and accommodate school sports programs.

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

This project both provides and requires innovation and efficiency in balancing scope and budget while also keeping the facility fully available to the school district and community. A key area for innovation and efficiency will be the interplay between design and construction means and methods. The entire project team will need to investigate and decide upon the exact approach to new installations, replacing versus repairing key elements, meeting code requirements, and completing the project quickly without disrupting school and community access.

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

The schedule challenge for this project will be completing the project quickly without disrupting District and community access. There is a three to four week window each summer that is the only time the pool can be taken out of operation. Given the constrained budget, rapid completion is important for minimizing inflation impacts and general conditions costs. Avoiding interruptions in access to the pool is important not only for the users, but also for the economic viability of the vendor operating the pool under contract to the District. This vendor functions within very tight margins and needs to keep the pool open to maintain an adequate revenue stream.

The PDB team, in collaboration with the District, will assess the schedule and cost impacts of alternative approaches, e.g. repair vs. replacement of the pool liner. They will investigate the availability of required trades and market conditions for needed materials and equipment. Because design and procurement activities will overlap, construction may commence sooner. If the PDB team can complete critical construction activities, e.g. pool liner, in the first summer of the project, it will shorten the overall schedule and reduce costs.

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
Progressive Design Build offers the best opportunity to maximize the level and effectiveness of improvements within a highly constrained budget and occupied site. Contractor input is essential to maximizing the amount of scope that can be completed within the budget and developing a schedule where operations may continue to support the vendor, while also meeting the goal of extending the useful life of the facility by 10 years.
- 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.

It would be very difficult, if not impossible, to create bidding documents that communicate the best approach to addressing the scope definition, budget, and schedule challenges of this project. The interplay between design and means/methods is critical for maximizing cost effectiveness and completing the project quickly while keeping the facility fully available to community. Developing a plan for executing the most cost-effective scope on an occupied site requires design-builder input from the beginning of the design process.

6. Public Body Qualifications

Please provide:

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

Mercer Island School District has contracted with CPM Seattle, Inc. since 1997, with Brandy Fox, Owner/Founder, managing multiple projects and filling the role of Capital Projects Manager for District for nearly 30 years. Brandy has extensive experience with both public and private school design and construction. The CPM team for the Mary Wayte Pool project is comprised of Brandy Fox serving as Program Manager, Walter Schacht, FAIA serving as Design-Build Advisor, and Kellie Bower, AIA serving as Project Manager. Please see Exhibit B for additional qualifications and experience for each team member.

In addition to CPM, the District's long-term legal counsel for construction, Zak Tomlinson with Pacifica Law Group, will be a key member of the team. Zak has worked extensively with Brandy and CPM at MISD as well as other public clients and has handled seven Progressive Design-Build projects for other school districts.

The Mercer Island School District began developing a readiness plan for using Alternative procurement in late 2023 upon completing its Long-Range Facilities Plan. That plan identified two large projects that appeared to be good candidates for alternative delivery upon the potential passage of a bond in 2025. CPM enhanced its staff with the addition of Ed Peters and Walter Schacht who bring extensive experience with alternative delivery projects for public entities. CPM also teamed with Kellie Bower to provide project management support for the Concept Design work for these bond projects. In early 2024, CPM presented an overview of the alternative delivery options through a study session with the School Board, Superintendent, and key administrators.

Once the District was awarded and finalized contracting with King County Parks for the grant to fund 50% of the improvements at Mary Wayte Pool, Mr. Schacht led the CPM Team and the District through a procurement options workshop (See Exhibit E). This process identified Progressive Design Build (PDB) as the appropriate choice for the Mary Wayte Pool project.

Mr. Schacht and Mr. Tomlinson led a PDB Training Workshop for District leadership, Directors, accounting staff, and the CPM team. This workshop provided valuable information to the District to ensure the Superintendent, CFO, Business Manager, and accounting staff understood the authority granted under RCW 39.10, the PDB approach, and how PDB differs from DBB.

In addition to the preparation noted, The District and CPM have consulted and discussed PDB projects with colleagues at the Edmonds, Lake Washington, and Tacoma school districts to help refine the approach and discuss the project planning and execution.

While the formal PDB process outlined in RCW 39.10 is a new approach for Mercer Island School District, the District has used a Design-Build approach on numerous projects procured through ESCO or Co-Op contracting. Please see Exhibit C for more details. In addition, CPM Seattle, Inc. has represented numerous independent school clients over the years, often utilizing a negotiated model where the general contractor is added to the team early in the design process to provide cost modeling/estimating, constructability, and subcontractor input on various elements of the work. CPM and the District have had a 30-year track record of delivering on-time, on-budget projects that meet the needs and expectations of the school community and residents of the Island. We are confident that with Walter, Zak, Brandy, and Kellie, we can achieve the same for the Mary Wayte Pool project and bring even greater value and quality to the work, and we can support our project partners through better schedule control.

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

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).

Walter Schacht, FAIA, Design-Build Advisor, CPM Seattle

Walter has expertise and experience in the management of comparable design build projects. His expertise includes serving as architects' representative to Capital Projects Advisory Review Board (CPARB) for ten years including two years as board chair; chairing CPARB's Design Build Best Practices Committee, serving as primary author of CPARB's DB Best Practices Guidelines; chairing CPARB's Design Build Statute Review Committee; developing the syllabus and leading the AGC Education Foundation Design Build Workshop from 2017 to 2022; co-facilitating the annual WSU Design Build Forum from 2017 to 2022; leading panel presentations at the DBIA national and DBIA Western WA conferences in 2018, 2019 and 2020; and making multiple presentations on DB best practices to owners, contractors and architects. In his architectural practice he completed six Design-Build projects, as well numerous GC/CM and D-B-B projects. The projects range in scale from tenant improvements to major renovations and new buildings.

Zak Tomlinson, Legal Counsel, Pacifica Law Group

Zak has significant alternative public works contracting expertise under RCW 39.10. Zak routinely serves as outside legal counsel to a variety of public entities on both GC/CM and progressive design build projects, advising municipal clients throughout the procurement and construction process. Zak works closely with clients, internal counsel, and consultants from the earliest stages of facility procurement, including application and presentation to the Project Review Committee, review of RFQ/RFP documents, preparation and negotiation of the construction contracts and phased scope/pricing amendments, advising regarding long-lead time procurement issues, and resolution of claims and disputes.

Brandy Fox, Program Manager, CPM Seattle

Brandy has served as Mercer Island School District's de facto Capital Projects Manager since 1995 (prior to founding CPM). She has managed and overseen the design, procurement, and construction process for Mercer Island School District's High School Renovation, the addition of their fourth elementary school, Northwood, the partial (97K SF) replacement of Islander Middle School, and subsequent additions to the High School. She has also managed multiple alternative delivery projects through the ESCO process and various purchasing co-ops for the District over the last nearly 30 years, ranging from energy improvements to turf fields to carpet and boiler replacements. Her work on the Island also includes the Mercer Island Event and Community Center for the City of Mercer Island. In addition, Brandy has served as the Owner's Representative for numerous independent school projects procured through negotiated partnerships with various contractors and design firms that range in size from \$2 M to \$40M. Her nearly 30 years of experience with Mercer Island School District, and nearly 40 years in the design and construction community bring extensive experience to the work.

Kellie Bower, AIA, Project Manager, CPM Seattle / Kaiser Bower

Kellie brings over 21 years of design and project management experience across a variety of project types and delivery methods, including natatoriums. She has completed 19 K-12 projects, including three design-build projects executed through purchasing cooperatives. She is adept at managing complex projects involving occupied sites and multiple construction phases. She has guided collaborative teams through Target Value Design and negotiation of the Guaranteed Maximum Price (GMP). She will work directly with MISD and the design-builder on a day-to-day basis.

Matt Sullivan, Executive Director of Finance and Operations, MISD

Matt oversees the departments of Business Services, Maintenance, Operations and Transportation, Food Services, and Capital Projects. He has served in Finance, Administration and Operational leadership roles in public agencies for over 23 years. Prior to MISD, he oversaw a series of bond projects at Vashon Island School District and has been a key team member in the Mercer Island Cap/Tech Levy projects and preparation for the District's next bond. Matt brings a deep understanding of school finance and bonds and provides strong leadership for his teams.

Tony Kuhn, Director of Maintenance, Operations, and Transportation, MISD

Tony Kuhn has been with Mercer Island School District for 35 years and has served in a variety of roles related to operations. For the past 10 years, Tony has served as a Director and was a key team member in the District's \$100M, 2014 bond that built a new elementary, replaced a significant portion of the Islander Middle School, and added three additions at Mercer Island High School. His insight into the day-to-day operations of the schools, the success of design solutions, and his commitment to the District are unparalleled.

- 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 Exhibit 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. **See Exhibit 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. **N/A**
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
See Exhibit B
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Throughout the duration of the project, Brandy, Walter, and Kellie form the team that will manage the project from start to finish. They will meet regularly to ensure the project is progressing in alignment with PDB best practices. Kellie will manage the day-to-day effort and will work closely with Brandy, Walter, and the District, and the building users to ensure the project achieves maximum value, that it is coordinated with District Policy, standards, and culture, and that it accommodates to the extent possible, the very constrained access schedule. Kellie will be the PDB team's main point of contact. Walter contributes his experience in the management of design-build projects which includes project leadership, developing state design-build policies and guidelines, and educating public owners in design-build project delivery.

Zak will work closely with the team to review the RFQ, RFP, our process, and will draft all contract documents. This is very similar to the role Zak has played in all the construction projects for the District over the years.

The District will use an organizational structure, displayed in Exhibit A, that has proven effective on numerous other projects. At the center of this organization is the Project Management Team, consisting of the CPM/Kaiser Bower Project Manager, the MISD Director of Maintenance and Operations, and, the GC and Architect Project Managers for the PDB team. This team will meet weekly and manage day-to-day decision-making for the entire length of the project. They will report regularly to the MISD Team, which includes the MISD Executive Director, the CPM Program Manager and the CPM PDB Advisor. MISD will oversee all aspects of project status and handle decisions beyond the authority of the Project Management Team. The Project Management Team will interact with various Project Working Teams,

including User Groups, the MISD Facilities Department, and PDB Trade Partners, to obtain input and coordinate activities.

Project Initiation

- Approval of all contracts, changes, and amendments will follow Mercer Island School District Board Policy. The School District Board reviewed alternative delivery in a study session, the Superintendent and cabinet-level decision makers as well as purchasing have been trained on the characteristics of the Progressive Design-Build delivery method.
- MISD has met with the City of Mercer Island to discuss the permitting requirements for this project.
- Throughout the project the MISD Team will meet monthly, or as required, and the Project Management Team will conduct weekly coordination meetings structured to ensure adherence to the established program, scope, budget, the schedule and resolve any issues. Meeting minutes will assign action items throughout the term of the project.

Pre-construction/Design Phase

- During the design phase, the CPM Program Manager and Project Manager will have regular check-ins with project updates and monthly meet with the Senior Management Team to review any issues that have arisen that are not easily resolved.
- As part of the preconstruction services, the PDB Team will establish a subcontracting plan, schedule, and phases of construction, and identify long lead materials.
- The PDB Team will develop a Target Value Analysis to validate the budget and scope in collaboration with the District. The PDB Team will generate cost estimates and reconcile them continuously with a Cost Options Log for Owner review and determination of appropriate action.
- The PDB Team will monitor market prices consistently for impacts on the current cost model. Once the District and the PDB Team negotiate a Guaranteed Maximum Price (GMP), they will consistently review the design and construction documents to identify any changes that impact the GMP. The District and the PDB Team will take actions needed to keep the project within budget.
- The Project Management Team will conduct interim reviews of the program, design, costs, and schedule to confirm the Owner's and stakeholders' project goals are being met. Any changes, including those funded by the PDB contingency, will be signed off by all parties prior to proceeding with the work.

Construction

The Project Management Team will continue to meet weekly for the duration of construction with progress reported to MISD. Schedule and budget monitoring will continue. The CPM Project Manager will regularly communicate with Olympic Cascade Aquatics regarding schedule and any changes so operations may be maintained.

- A brief description of your planned DB procurement process.
The District intends to follow a two-step, qualifications based, Progressive Design-Build procurement process as outlined below:
 - **Advance Notice** - Publicly advertised outreach to potential PDB contractors and design teams to notify them of the project being planned and the anticipated timing of the RFQ release. The notice will also be posted on OMWBE's website and contain information about MISD's upcoming outreach event.

- **Contractor / Architect-Engineer / MWBE Outreach** – MISD is planning a MWBE outreach event for upcoming projects in September. The District will briefly speak about the upcoming Mary Wayte Pool project, projects planned for a 2025 Bond, and other upcoming small works. Prime Contractors and Designers will be invited to network with MWBE subcontractors and subconsultants.

- **Statements of Qualification** – Following PRC approval, the Request for Qualifications (RFQ) will be publicly advertised and include a pre-submittal site walk, draft Design-Build Agreement, RFQ response requirements, and evaluation criteria pursuant to WA law to solicit Statements of Qualifications (SOQ). Review/score SOQs based on criteria outlined in the RFQ and shortlist up to 2 to 3 of the highest-ranked teams.

- **Request for Proposals, Proprietary Meetings and Price Factor** - Issue final RFP to Finalists soliciting written Proposals including project-specific approach information and pricing factors. The RFP will identify scoring criteria and weighting to be used in evaluating the Proposals. Conduct PDB Team-led Proprietary Meetings to answer questions. Receive and review/score Proposals, except for Price Factors which will be held confidential until the public opening. Open and score Price Factors.

- **Recommendation and Contracting** – Selection of the successful Design-Builder will be based upon the combined scoring of their SOQ, Proposal, Interview, and Price Factor. The highest-ranked PDB Finalist will enter contract negotiations with MISD for Design and Preconstruction services. Following completion of the Design and Preconstruction phase, the Design-Builder will submit their proposal for the final design and construction phase. After MISD review and approval, a contract amendment will occur.

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

The School District has initiated conversations with Zak Tomlinson, Pacifica Law Group. Pacifica and the District will work together to develop contract documents based on templates successfully utilized on past RCW 39.10 Progressive Design-Build projects.

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 Exhibit C

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 Exhibit D

9. Resolution of Audit Findings On Previous Public Works Projects

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

There have been no audit findings for any of the District's Capital Projects (listed or otherwise).

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 will send Advance Notice and the RFQ to WA State's Office of Minority and Women's Business Enterprise (OMWBE) to be posted on their website for contracting opportunities, encouraging participation. The District has discussed outreach and inclusion goals, for the purpose of refining its own plans, with the following districts: Lake Washington, Bellevue, Edmonds, and Tacoma. MISD is planning a MWBE Outreach event in September for prime contractors and designers to network with MWBE firms. In addition, MISD plans to join an annual collective outreach event hosted by Everett, Edmonds, Shoreline, and Lake Washington School Districts.

The District will work with the selected PDB firm to host project specific outreach events.

The RFQ will include requirements for the proposers to describe past utilization of State or Federally certified small, minority, women, and veteran-owned businesses, including their ability to demonstrate meeting project goals. The RFP will ask proposers to include a plan describing the steps the firm will take for small, minority, women, and veteran-owned subcontractor outreach. The PDB contract will require the contractor to develop an inclusion approach to track and report utilization of certified small, minority, women, and veteran-owned businesses.

In consulting, the District has hired CPM Seattle, a woman-owned business awaiting State certification. CPM Seattle has teamed with Kaiser Bower, a certified WBE to provide project management.

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.

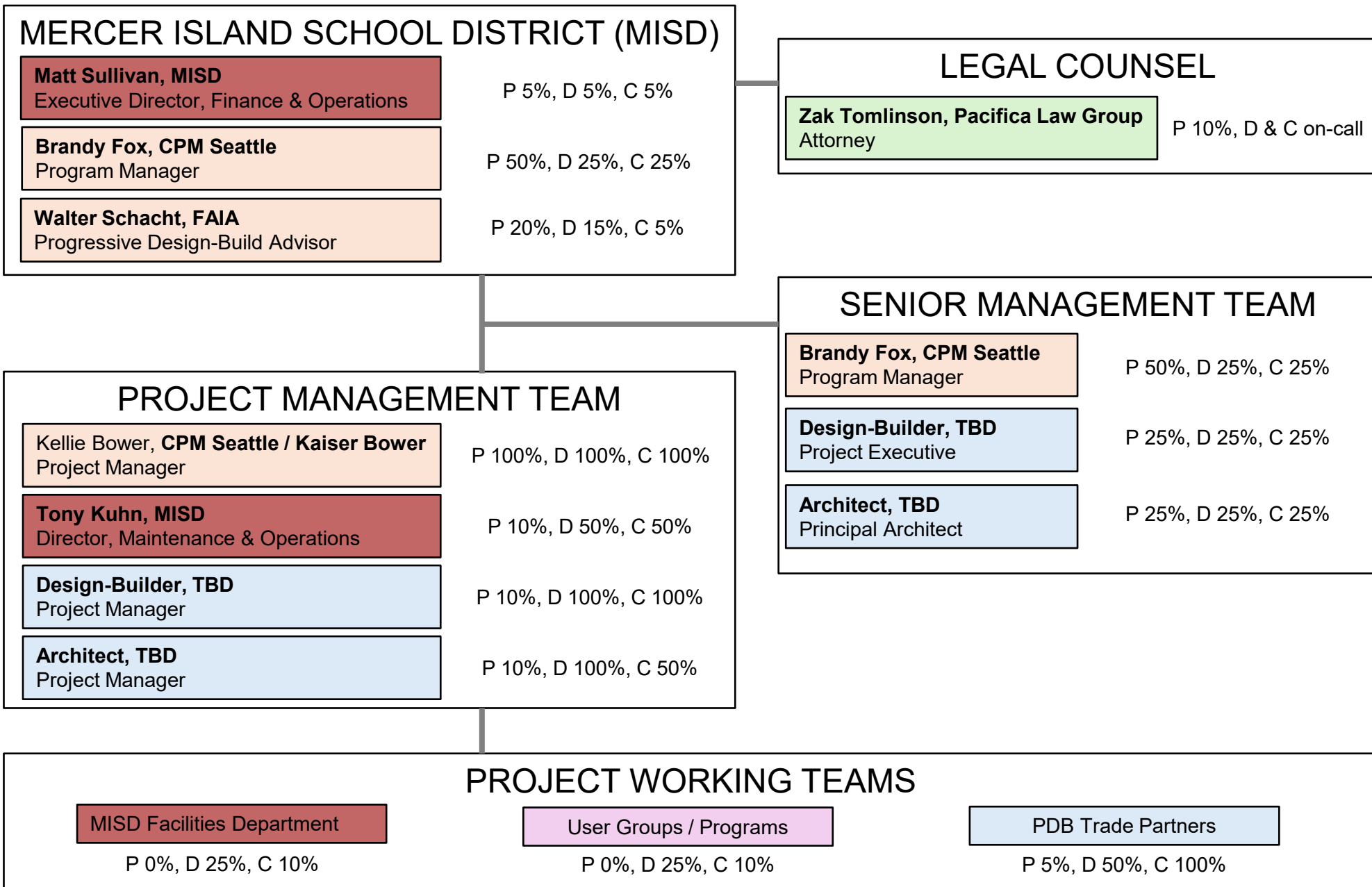
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: 

Name: *(please print)* Matt Sullivan *(public body personnel)*

Title: Executive Director of Finance & Operations

Date: 8/14/24



P= Procurement, D= Design, C= Construction

Key Team Member Experience

Exhibit B

PDB = Progress Design-Build, DB = Design-Build, DBB = Design-Bid-Build

PGM = Projgram Manager, PM = Project Manager, PIC = Principal in Charge

Role during Project Phases

Name	Summary of Experience / Biography	Project Name	Project Size (\$)	Delivery Method	Role during Project Phases		
					Planning	Design	Construction
Brandy Fox, Program Manager CPM Seattle	Brandy has served as Mercer Island School District's de facto Capital Projects Manager since 1995 (prior to founding CPM). She has managed and overseen the design, procurement, and construction process for Mercer Island School District's High School Renovation, the addition of their fourth elementary school, Northwood, the partial (97K SF) replacement of Islander Middle School, and subsequent additions to the High School. She has also managed multiple alternative delivery projects through the ESCO process and various purchasing co-ops for the District over the last nearly 30 years, ranging from energy improvements to turf fields to carpet and boiler replacements. Her work on the Island also includes the Mercer Island Event and Community Center for the City of Mercer Island. In addition, Brandy has served as the Owner's Representative for numerous independent school projects procured through negotiated partnerships with various contractors and design firms that range in size from \$2 M to \$40M. Her nearly 30 years of experience with Mercer Island School District, and nearly 40 years in the design and construction community bring extensive experience to the work.	MISD - Mary Wayte Pool Upgrades	\$ 4M	PDB	PGM		
		MISD - Elementary Carpet Replacement (3 schools)	\$1M	DB/Co-op	PM	PM	PM
		MISD - Elementary Boiler Replacement (3 schools)	\$1M	DB/Co-op	PM	PM	PM
		MISD - South Mercer Playfields Turf Installation	\$5M	DB/Co-op	PM	PM	PM
		MISD - Northwood Elementary Modular Building Addition	\$2M	DB/Co-op	PM	PM	PM
		MISD - Mercer Island High School Roof Replacement	\$1M	DB/Co-op	PM	PM	PM
		MISD - Mary Wayte Pool HVAC Replacement	\$2M	DB/ESCO	PM	PM	PM
		The Open Window School Addition	\$8M	Negotiated	PGM	PGM	PGM
		The Evergreen School Early Learning Center	\$40M	Negotiated	PM	PM	PM
		Seattle Girls' School - Phase 1	\$19M	Negotiated	PM	PM	PM
		Seattle Girls' School - Phase 2	\$7M	Select Bid	PM	PM	PGM
		MISD - Mercer Island High School Library and Culinary Arts Remodel	\$1M	DBB	PM	PM	PM
		MISD - Northwood Elementary	\$48M	DBB	PM	PM	PM
		MISD - Islander Middle School Phase 1 Replacement	\$52M	DBB	PM	PM	PM
		MISD - Mercer Island High School Additions	\$9M	DBB	PM	PM	PM
		City of Mercer Island Event and Community Center	\$20M	DBB	PM	PM	PM
Tacoma School District - Mt. Tahoma HS	\$56M	DBB	PM	PM	PM		
Walter Schacht, FAIA, Progressive Design-Build Advisor CPM Seattle	Walter has expertise and experience in the management of comparable design build projects. His expertise includes serving as architects' representative to Capital Projects Advisory Review Board (CPARB) for ten years including two years as board chair; chairing CPARB's Design Build Best Practices Committee, serving as primary author of CPARB's DB Best Practices Guidelines; chairing CPARB's Design Build Statute Review Committee; developing the syllabus and leading the AGC Education Foundation Design Build Workshop from 2017 to 2022; co-facilitating the annual WSU Design Build Forum from 2017 to 2022; leading panel presentations at the DBIA national and DBIA Western WA conferences in 2018, 2019 and 2020; and making multiple presentations on DB best practices to owners, contractors and architects. In his architectural practice he completed six Design-Build projects, as well numerous GC/CM and D-B-B projects. The projects range in scale from tenant improvements to major renovations and new buildings.	MISD - Mary Wayte Pool Upgrades	\$ 4M	PDB	PDB Advisor		
		University of Washington - Innovation Hall	\$79M	PDB	PIC	PIC	PIC
		University of Washington - Haring Center	\$35M	PDB	PIC	PIC	PIC
		University of Washington - School of Art, Art History & Design	\$8M	PDB	PIC	PIC	PIC
		University of Washington - Facilities Offices	\$0.5M*	DB - Bridging	PIC	PIC	PIC
		Clover Park Technical College - Center for Advanced Manufacturing Technologies	\$40M	DB	PIC	PIC	PIC
		Washington State University Tri-Cities - Student Union Building	\$3.5M	DB	PIC	PIC	PIC
		Tacoma Community College - Center for Innovative Learning & Engagement	\$35M	GC/CM	PIC	PIC	PIC
		Shoreline Community College - Cedar Building	\$55.7M	GC/CM	PIC	PIC	PIC
		Everett Community College - Cascade Learning Resource Center	\$50.6M	GC/CM	PIC	PIC	PIC
Kellie Bower, AIA, Project Manager CPM Seattle / Kaiser Bower	Kellie brings over 21 years of design and project management experience across a variety of project types and delivery methods, including natoratoriums. She has completed 19 K-12 projects, including three design-build projects executed through purchasing cooperatives. She is adept at managing complex projects involving occupied sites and multiple construction phases. She has guided collaborative teams through Target Value Design and negotiation of the Guaranteed Maximum Price (GMP). She will work directly with MISD and the design-builder on a day-to-day basis.	MISD - Mary Wayte Pool Upgrades	\$ 4M	PDB	PM		
		TPS - Jennie Reed ES Modernization	\$ 6.3M	PDB	Architect		
		Central Kitsap SD - Silverdale ES Modular Classroom Building	\$ 2.7M	DB via Co-op	PM	PM	PM
		Tacoma Public Schools - LHS & MTHS Turf Field Replacements	\$ 1.1M	DB via Co-op	PM	PM	PM
		Tacoma Public Schools - Boiler Replacements & HVAC Upgrades	\$ 800k	DB via Co-op	PM	PM	PM
		Seattle Indian Health Board - Chief Seattle Clinic	\$ 1.9M	Negotiated	PM	PM	PM
		Comprehensive Life Resources - CLIP Pearl Youth Residence	\$ 11.5M	Negotiated	PM	PM	PM
		Bremerton SD - MVMS Athletic Complex	\$ 19M	DBB	PM	PM	PM
		Central Kitsap SD - Maintenance & Grounds Bids Renovations	\$ 1.4M	DBB	PM	PM	PM
		Central Kitsap SD - Klahowya Secondary School Addition	\$ 22M	DBB	PM	PM	PM
		Tacoma Public Schools - Wilson (Silas) HS Modernization & Addition	\$ 60M	DBB	PM	PM	PM

Zak Tomlinson, Legal Counsel

Pacifica Law Group

Zak has significant alternative public works contracting expertise under RCW 39.10. Zak routinely serves as outside legal counsel to a variety of public entities on both GC/CM and progressive design build projects, advising municipal clients throughout the procurement and construction process. Zak works closely with clients, internal counsel, and consultants from the earliest stages of facility procurement, including application and presentation to the Project Review Committee, review of RFQ/RFP documents, preparation and negotiation of the construction contracts and phased scope/pricing amendments, advising regarding long-lead time procurement issues, and resolution of claims and disputes.

MISD - Mary Wayte Pool Upgrades	\$ 4M	PDB	Attorney		
Snohomish Regional Fire & Rescue - Fire Stations 32 and 81	\$ 37M	PDB	Attorney	Attorney	Attorney
Spokane County - Camas Meadow Park & Plante's Ferry Sports Complex Improvements	\$ 11M	PDB	Attorney	Attorney	Attorney
Snohomish County - 911 Emergency Communications Center	\$ 62M	PDB	Attorney	Attorney	Attorney
Port of Tacoma/TPS - Maritime Center Project	\$ 73M	PDB	Attorney	Attorney	Attorney
Snohomish County - Food and Farming Center	\$ 41M	PDB	Attorney	Attorney	Attorney
City of Everett - Water Filter Plant Phase 2 Capital Upgrades	\$ 26M	PDB	Attorney	Attorney	Attorney
Issaquah School District - New High School	\$ 120M	PDB	Attorney	Attorney	Attorney

MISD Construction History

Exhibit C

Project No.	Project Name	Project Description	Project Manager	Delivery Method	Total Project Cost	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Construction Budget	Actual Construction Budget	Reasons for Budget/Schedule Overrun	SMWV Participation Planned / Actual Utilization
24-1	Elementary Carpet Replacement (3 schools)	Complete carpet replacement at the District's 3 older elementaries.	Brandy Fox	Co-Op	\$960,661	6/18/2024	8/15/2024	6/18/2024	TBD	\$900,000	\$873,328		Not required. Not tracked.
24-2	Elementary Boiler Replacement (3 schools)	Design/Build boiler replacements at the District's 3 older elementary sites.	Brandy Fox	Co-Op, Energy Services Contract	\$830,433	6/18/2024	8/15/2024	6/18/2024	TBD	\$800,000	\$754,939		Not required. Not tracked.
22-1	Administration Building Side Sewer Replacement	Deep side sewer replacement.	Brandy Fox	Design/Bid/Build	\$126,540	7/15/2022	8/15/2022	7/15/2022	8/15/2022	\$95,000	\$114,000		Not required. Not tracked.
22-2	South Mercer Playfields Turf Installation	Significant turf project at the District owned playfields. Included additional field lighting. Some City of MI financial contribution.	Brandy Fox	Co-Op	\$5,637,569	6/23/2022	2/15/2023	6/23/2022	2/15/2023	\$5,000,000	\$4,864,263		Not required. Not tracked.
21-1	Lakeridge Elementary, Crest Learning Center, Maintenance Shop Roof Replacement	Design/Build roof replacements including plywood sheathing in some areas.	Brandy Fox	Co-Op	\$673,958	6/22/2021	8/15/2021	6/22/2021	8/4/2021	\$650,000	\$612,689		Not required. Not tracked.
21-2	Mercer Island High School Library and Culinary Arts Remodel	Complete remodel of existing Library and creation of a new Culinary Classroom/Lab.	Brandy Fox	Design/Bid/Build	\$1,323,732	6/20/2021	8/20/2021	6/20/2021	8/15/2021	\$1,000,000	\$851,754		Not required. Not tracked.
21-3	Mercer Island High School Main Gym Bleacher Replacement	1600 seat bleacher replacement.	Brandy Fox	Co-Op	\$330,421	6/20/2021	8/20/2021	6/20/2021	7/20/2021	\$300,000	\$300,110		Not required. Not tracked.
21-4	Northwood Elementary Modular Building Addition	Addition of modular building design with Pacific Mobile to accommodate 2 elementary classrooms and Pathways (18+) program.	Brandy Fox	Co-Op	\$2,009,598					\$1,800,000	\$1,728,251		Not required. Not tracked.
20-1	Islander Middle School Turf Replacement and Track Resurfacing	New turf and track resurfacing	Brandy Fox	Co-Op	\$666,694	6/26/2020	8/31/2020	6/26/2020	8/25/2020	\$650,000	\$606,085		Not required. Not tracked.
20-2	Islander Middle School 100/200 Building Roof Replacement	Roof replacement and plywood sheathing replacement.	Brandy Fox	Co-Op	\$518,997	7/1/2020	8/15/2020	7/1/2020	8/7/2020	\$500,000	\$471,815		Not required. Not tracked.
19-1	Mary Wayte Pool Roof Replacement	New roof.	Brandy Fox	Co-Op	\$448,952	4/1/2019	5/31/2019	4/1/2019	5/31/2019	\$500,000	\$408,138		Not required. Not tracked.
19-2	Mercer Island High School Entry Addition	Connected, secure entry and lobby addition.	Brandy Fox	Design/Bid/Build	\$1,233,736	6/20/2019	8/30/2019	6/20/2019	8/25/2019	\$900,000	\$929,778	Small project, short schedule	Not required. Not tracked.
18-1	Mary Wayte Pool HVAC Replacement	Design/Build with McKinstry to replace AHUs, boilers, and ductwork.	Brandy Fox	ESCO / DES	\$2,019,500	4/8/2019	9/12/2019	4/5/2019	9/12/2024	\$1,500,000	\$1,439,536		Not required. Not tracked.
18-2	Mercer Island High School Roof Replacement	Roof and partial plywood sheathing replacement.	Brandy Fox	Co-Op	\$2,257,223	6/20/2018	8/15/2018	6/19/2018	8/16/2018	\$2,500,000	\$2,052,021		Not required. Not tracked.
18-3	Mercer Island High School Stadium Lighting Replacement	LED fixtures on existing poles.	Brandy Fox	Co-Op	\$531,627	6/20/2018	8/1/2018	6/19/2018	7/25/2018	\$500,000	\$461,835		Not required. Not tracked.
17-1	Mercer Island High School Stadium Turf Replacement	Re-turf project including addition of pervious asphalt under turf. Sprayed track.	Brandy Fox	Co-Op	\$1,040,467	6/20/2017	8/15/2017	6/15/2017	8/15/2017	\$1,000,000	\$925,038		Not required. Not tracked.
15-1	Northwood Elementary	New construction, first new elementary on island in 50-years.	Brandy Fox	Design/Bid/Build	\$48,260,167	3/1/2015	5/31/2016	2/26/2015	6/10/2016	\$35,000,000	\$33,891,741	Able to obtain TCO for ribbon cutting and move in on schedule.	Not required. Not tracked.
15-2	Islander Middle School Phase 1 Replacement	Partial replacement of existing Middle School buildings. Occupied site for full duration of construction.	Brandy Fox	Design/Bid/Build	\$52,780,889	3/1/2015	5/1/2016	2/25/2016	8/31/2016	\$38,000,000	\$37,010,027	Very challenging low bid contractor had difficulty keeping the project on schedule.	Not required. Not tracked.
14-1	Mercer Island High School Additions	Three new additions with significant interior renovation to accommodate new restrooms.	Brandy Fox	Design/Bid/Build	\$9,105,984	8/1/2014	6/30/2015	8/1/2015	8/10/2015	\$7,500,000	\$7,527,097	Complicated work with less than experienced GC staff.	Not required. Not tracked.

Mary Wayte Pool
8815 SE 40th St
Mercer Island, WA 98040

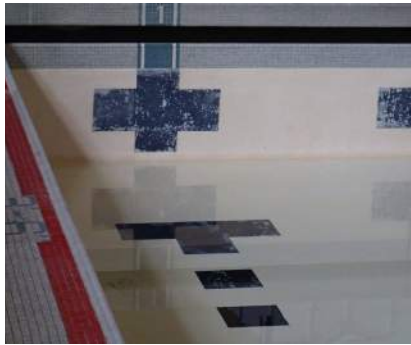
Exhibit D



View from the North



pool tanks & decks



Pool Shell General Condition: In 1991, the pool installed a new fiberglass liner over the original plaster liner. In about 2015, this liner was rehabilitated, and a new gelcoat added. The bulkhead was also refinished at that time. Since then, there have been several patches to the fiberglass shell, and there are current areas of concern, including soft spots and a possible hollow area that have been a source of continued concern. At over 30 years old, the existing fiberglass liner is at the end of its useful life. Work on the pool shell can be accomplished while the pool is empty, as required when the HVAC system is down for associated work on the building envelope.

Recommended Action: Replace the Existing Fiberglass Shell. Refer to the Advanced Pool Coatings proposal attached at the end of this section.



Alternatively, the fiberglass and original plaster shell could be removed and a new plaster shell with tile lane markers could be provided.

Depth Markings: The depth markings are the original ceramic mosaic tile numbers located on the deck edge and face of the pool shell, above the gutter. The depth markings are generally located within current requirements at less than 25-foot intervals. The depths at the top and bottom of the depth break are also provided. The exception to current standards is that there are no tiles indicating "No Diving" where required by current code standards.

Recommended Action: Provide additional tile markings indicating "No Diving" where required.



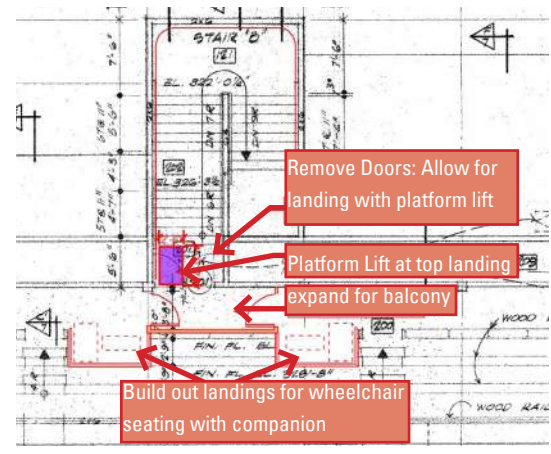
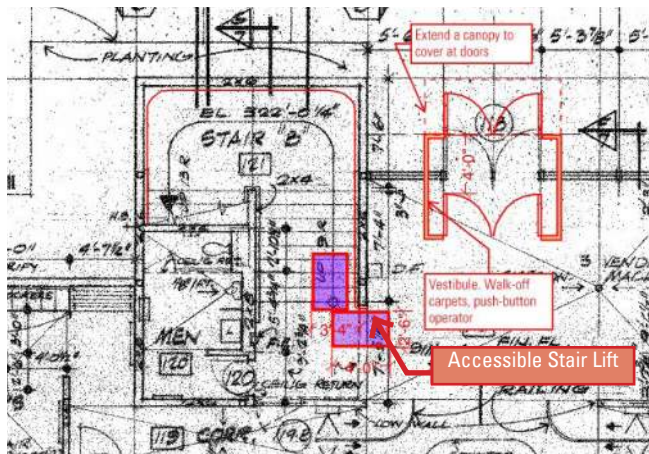
Overflow Outlets: The pool has a continuous overflow gutter slotted around the pool. It is integral as a cast-in-place concrete gutter with the overhanging deck. The gutter appears to be in good shape, with the exception of some damage where the moveable bulkhead pins have rested on the lip and damaged the tile finish.

Recommended Action: Repair tile and recess points for the moveable bulkhead. Combine this with the bulkhead repairs.

Spectator Seating: The facility includes an upper level for spectator seating. This is accessed by a wide stair directly from the lobby. Additionally, there are emergency exits at each end that lead directly outside. There is no means of accessible access to this level, nor is there wheelchair accessible seating provided.

Recommended Action: Provide an accessible inclined platform lift in compliance with ASME A18.1 that travels up the existing stairway. In order to accommodate this, the doors at the top landing need to be moved to create a landing for the lift. We therefore propose an upper level vestibule (required to maintain HVAC system balance between the natatorium and other spaces) with new doors.

Provide two elevated platform areas for wheelchair accessible seating with companion seating on either side of the vestibule.



ADA Restrooms: There are two toilet rooms accessed from the main lobby, and additional toilets in each of the locker rooms. In our review of the existing conditions of this building, we have considered the code required minimum fixture counts, as well as ADA guidelines to develop the following recommendations. Some compromises are inevitable.

Fixtures Required:

Pool (per WAC 246-260 Table 031.5) based on 170 bathers

Building Code (per IBC, WA Amendments); A4 occupancy based on 240 occupants

Male Toilets/Water Closets = 2; Urinals = 2 (2 existing, no ADA)

Male Toilets/Water Closets (1/75) = 2; 1 can be a urinal (1 existing)

Female Toilets/Water Closets = 3 (3 existing, no ADA)

Female Toilets/Water Closets (1/40) = 3 (1 existing)

Male/Female Sinks/Lavatories = 2 each (2 existing)

Male/Female Sinks/Lavatories = 1 each (1 existing)

Male/Female Showers = 3 each (9 existing, 1 ADA)

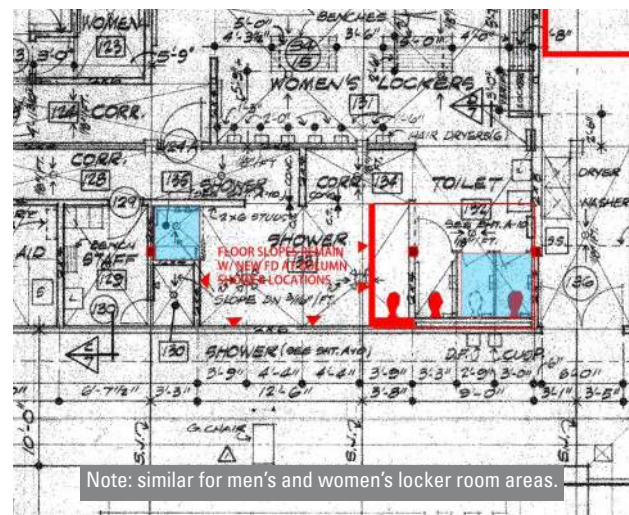
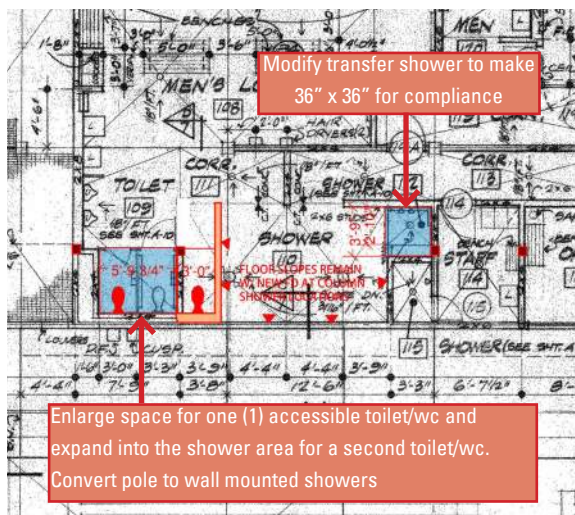


Exhibit E

Project Delivery Selection Tool

MERCER ISLAND SCHOOL DISTRICT MARY WAYTE POOL UPGRADES

WORKSHOP SUMMARY

Project Name	Mary Wayte Pool Upgrades, Mercer Island, WA
Workshop Date	Workshop 1 – 6/14/2024, Workshop 2 – 7/8/2024
Workshop Location	Zoom
Facilitator	Walter Schacht, FAIA
Method Selected	

WORKSHOP PARTICIPANTS

Name	Email
Tony Kuhn	tony.kuhn@mercerislandschools.org
Brandy Fox	Brandy@cpmseattle.com
Ed Peters	ejp@highwoodlearningenvironments.com
Kellie Bower	kellie@kaiserbower.com

PROJECT SUMMARY

Project Goals

- Extend Operational Life of Pool Facility
- Improve User Experience
- Increase Access
- Have a Visible Impact
- Optimize Budget

Scope

- Exterior envelope renewal
- Improve finishes, locker room facilities including showers, restrooms
- Install fire sprinkler system
- Extend life of facility for ten years

Budget

- \$4 million project budget, \$2.5 construction budget

Project Delivery Period

- 2025 – 2026
- Design Phase thru 4/25, permitting thru 6/25, construction 7/25 – 8/26

Source(s) of Project Funding

- King County Aquatics grant and MISD Cap Levy Tech Funding

Major Project Stakeholders

- MISD (facilities management)
- Olympic Cascade Aquatics (pool operations management & programming)
- City of Mercer Island
- King County Parks

Major Obstacles

- Envelope improvements
 - Siding replacement requires Design Commission approval, concerns about moisture barriers
- Expectations versus reality of pool improvements in terms of scope and budget
 - Longer term solutions are required to keep pool operational for more than ten years

During Construction Phase

- Maintain pool operations during construction
- Coordinate public use of parking lot with contractor mobilization, parking is always a challenge

Sources of Risk

- Cost certainty, scope/budget alignment
- Maintaining operations, impacts on programs, completing work on schedule
- Contractor/subtrade expertise in pool construction
 - Limited pool of technical expertise
 - Subtrade conditions assessment of pool and siding during design, selective demolition may be required
 - Cost/complexity of adding sprinkler system to new building

Safety Issues

- Public safety during construction phase

PROJECT DELIVERY SELECTION SUMMARY

PRIMARY FACTORS	DBB	DB	GC/CM
1. Delivery Schedule	-	++	+
2. Project Complexity & Innovation	-	++	+
3. Level of Design	+	+	+
4. Cost	+	++	-
5. Perform Initial Risk Assessment	-	++	+
SECONDARY FACTORS			
6. Agency Staff Experience/Availability	++	+	++
7. Level of Oversight and Control	-	++	+
8. Competition / Contractor Experience	-	++	+
TOTAL	4	14	8

Rating Key

- ++ Most appropriate delivery method
- + Appropriate delivery method
- Least appropriate delivery method
- X Fatal Flaw (discontinue evaluation of this method)
- NA Factor not applicable or not relevant to the selection

CONCLUSION

Design-build was selected because:

- the approach is critical to developing a construction methodology that enables the technical improvements to the facility to be implemented given challenges of existing conditions, limited budget, and requirements to maintain operations during construction;
- the project provides for efficiencies between the designer and the builder enabling them to develop solutions that require input of trade partners to be feasible and cost effective; and
- significant savings in project delivery time will be realized by integrating the design, value analysis, contract documentation and bidding processes.