

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): **Wenatchee School District #246**
- b) Mailing Address: **235 Sunset Ave Wenatchee, WA 98801**
- c) Contact Person Name: **Dr. Kory Kalahar** Title: **Superintendent**
- d) Phone Number: **509-663-8161** E-mail: **Kalahar.k@wenatcheeschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Wenatchee Valley Technical Skills Center Modernization Project**
- b) County of Project Location: **Chelan County**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The Wenatchee Valley Technical Skills Center (WVTSC) Modernization Project addresses long-overdue infrastructure needs to support the center’s growing student population and expanding programs. Enrollment has increased by 41% since 2008, from 143 students to 350 in 2021, with a goal of accommodating up to 400 students by 2031. The project prioritizes modernization over new construction to achieve cost efficiency while enhancing educational spaces and aligning programs with workforce demands.

Key improvements include upgrades to Buildings A and B. Building A will undergo a 12,700-square-foot modernization and a 6,600-square-foot expansion, adding classrooms, a Certification Lab, a Fire Science apparatus bay, and a Conference Center/Student Lounge. Building B improvements will complete the primary stairs, elevator, and mezzanine (8,700 square feet) and expand parking to support Engineering/PLTW and the Robotics programs. The project, funded through a state grant, emphasizes sustainability, efficient use of resources, and preparing the campus to meet future educational and workforce needs.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$1,112,489
Estimated project construction costs (<i>including construction contingencies</i>):	\$9,286,826
Equipment and furnishing costs	\$375,618
Off-site costs	\$108,036
Contract administration costs (owner, cm etc.)	\$549,634
Contingencies (design & owner)	\$1,080,895
Other related project costs (see comment below)	\$706,360
Sales Tax	\$915,139
Total	\$14,134,997

*Other related project costs include fees for owner consultants, commissioning services, SEPA (State Environmental Policy Act) compliance, and permitting requirements.

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 Wenatchee Valley Technical Skills Center Modernization project is fully funded through Washington State grant allocations.

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.

Task	Target Completion Date
Procure Project/Construction Management Team	Completed
Anticipated PRC Approval	March 27, 2025
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB team	March 31, 2025
Second publication of RFQ for PDB team	April 7, 2025
Pre-Proposal Meeting	April 14, 2025
SOQ's Due	May 5, 2025
Shortlist Finalists	May 7, 2025
Distribute RFP to shortlisted firms	May 9, 2025
RFP responses due	June 6, 2025
RFP response/fee scoring	June 11, 2025
Highest scoring finalist announced	June 18, 2025
WSD Board Approval	June 24, 2025
Validation	July 2025 – September 2025
Design	September 2025- April 2026
Begin Construction	January 2026
Substantial Completion	December 2026

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

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

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

The Wenatchee Valley Technical Skills Center (WVTSC) modernization project is highly specialized, making Progressive Design-Build (PDB) the most appropriate delivery method to achieve the project's goals efficiently and effectively.

This modernization project includes the construction of a culinary and fire science classroom, which requires specialized expertise to incorporate advanced equipment, systems, and infrastructure. These spaces must meet rigorous regulatory compliance standards and support unique functional needs, such as high-performance ventilation, fire suppression, and configurations tailored to instructional purposes while mirroring industry standards.

Furthermore, the mezzanine modernization demands extensive structural engineering and custom design to accommodate specific dimensions, intended uses, and accessibility requirements. These structural modifications require precise coordination to ensure compliance with building codes and functional adaptability.

Wenatchee School District (WSD) has further introduced a unique phasing plan that necessitates careful coordination between design and construction activities, ensuring minimal disruption to ongoing operations and aligning with stakeholder priorities.

By utilizing the Progressive Design-Build (PDB) method, this project will benefit from early and continuous collaboration between the PDB team and WSD stakeholders. PDB ensures:

- Constructability reviews to optimize designs for real-world execution.
- Proactive identification and resolution of risks.
- Flexibility and efficiency to accommodate evolving project requirements without significant delay or cost increases.

This collaborative approach aligns with the specialized nature of the WVTSC modernization, ensuring the successful delivery of this complex and multi-faceted project.

Additionally, the WVTSC will remain an occupied campus during construction. This adds a layer of complexity as ensuring student, faculty and public safety is a top priority. The early collaboration and planning necessitated by PDB will promote minimal disruptions and tailored solutions throughout the project. Early safety planning will prioritize logistics coordination, staging areas, and access routes to keep students, staff, and visitors safe during construction. Furthermore, PDB allows for concurrent design and construction addressing challenges unique to an occupied campus, such as operational requirement changes or unforeseen schedule changes.

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

The Wenatchee Valley Technical Skills Center (WVTSC) modernization project presents significant opportunities for innovation and efficiencies through the Progressive Design-Build (PDB) approach. The creation of specialized spaces, such as the culinary and fire science classrooms and apparatus bay in Building A, requires advanced systems like ventilation, fire suppression, and custom instructional layouts. Early partnership between the designer and builder ensures these systems are practical to construct, meet compliance standards, and are optimized for functionality, while the apparatus bay is enhanced through builder contributions to address operational needs effectively.

In Building B, completing the stairs, elevator, and parking, along with developing mezzanine classrooms and restrooms, introduces structural and accessibility challenges that require precise coordination. Early contractor engagement ensures streamlined integration with the existing structure, efficient material selection, and constructability reviews. Similarly, the addition of the conference center and student lounge in Building A emphasizes flexibility and usability, with the PDB process supporting value-driven design and construction sequencing to meet stakeholder goals.

A unique aspect of this project is WSD's phased construction plan, which requires an adaptive approach to minimize operational disruptions on an active campus. The PDB method allows the design-build team to develop innovative scheduling and sequencing strategies, maintaining momentum while addressing critical project priorities. By overlapping design and construction activities, the team can deliver efficient, phased results.

Finally, the PDB approach fosters early collaboration between the owner, designer and builder, enabling proactive risk identification and mitigation across all project components—from modernizing the vestibule, office spaces, and entry in Building A to addressing compliance and structural challenges in Building B. This approach also highlights early procurement needs, particularly for long-lead materials and equipment. By establishing this early partnership, the project ensures efficient resource utilization, budget clarity, and schedule alignment, ultimately leading to a successful outcome for this complex and highly specialized modernization effort.

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

Progressive Design-Build (PDB) accelerates project delivery by promoting early engagement between the owner, designer, and builder. This approach allows for concurrent design and construction activities, enabling work to begin on portions of the project while the design is still being finalized. For the Wenatchee Valley Technical Skills Center (WVTSC) modernization, this will accelerate project delivery while providing successful project outcomes. Key elements of concurrent design and construction include:

- Phased construction starts
- Iterative design refinement
- Improved schedule efficiency
- Reduced cost escalations

This approach means critical components like the structural modifications for the mezzanine, or the apparatus bay construction can be planned and initiated earlier, reducing idle time typically associated with sequential project delivery methods.

PDB also facilitates accelerated decision-making by involving all stakeholders early in the process. For example, WSD's unique phasing requirements can be addressed collaboratively during the initial phases, allowing for proactive scheduling and sequencing. Involving the contractor early helps to address constructability challenges in advance, reducing the risk of delays during the construction phase and reducing overall development costs. By synchronizing design intent with construction feasibility early on, the project can prevent rework and prolonged approval processes, ultimately expediting the overall schedule.

Additionally, PDB mitigates risks that could otherwise result in time overruns. Early identification of potential issues, such as regulatory compliance for specialized spaces like the culinary and fire science classrooms, ensures that solutions are integrated into the design and schedule from the outset. This forward-thinking approach, paired with the adaptability to modify plans as the project progresses, enables the WVTSC modernization project to sustain progress and achieve deadlines more efficiently than conventional delivery methods.

Another significant advantage of the Progressive Design-Build (PDB) approach is the reduction in cost escalations throughout the project lifecycle. This is achieved through the concurrent design and construction process, which enables an earlier start to construction activities. By beginning construction sooner, the team can secure material costs and labor rates earlier in the project timeline, mitigating the risk of inflation and market volatility. Additionally, this early engagement fosters real-time cost feedback and value engineering, ensuring the project stays within budget while optimizing resources.

5. Public Benefit

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

- How this contracting method provides a substantial fiscal benefit; or

The Progressive Design-Build (PDB) method provides significant fiscal benefits to the Wenatchee Valley Technical Skills Center (WVTSC) modernization project by incorporating Target Value Design (TVD) principles, which align design decisions with budget constraints from the outset reversing the role of cost estimating. This approach develops cost-effective solutions tailored to the project's unique design and budget needs, such as the culinary and fire science classrooms and mezzanine structural modifications, while reducing the risk of costly redesigns and rework. By aligning resources, minimizing unforeseen costs, and enhancing cost predictability, this approach ensures the project stays within budget, maximizing value and providing WSD with greater financial confidence throughout the project lifecycle.

Additionally, scope maximization is a fundamental component of the PDB approach. From the outset, the PDB team collaborates to ensure that every dollar is allocated strategically, optimizing value across both design and

construction. This is achieved through early contractor engagement, comprehensive cost analysis, and iterative planning, which help align project goals with budgetary constraints. By identifying opportunities to enhance efficiency and mitigate waste, PDB not only maximizes the project's scope but also ensures the delivery of high-quality outcomes that meet functional and operational needs of WVTSC.

Lastly, PDB facilitates an accelerated design and construction process, delivering key fiscal benefits. First, overlapping design and construction phases shorten the overall project timeline, reducing labor and material cost inflation. Additionally, the expedited and phased schedule minimizes exposure to cost escalations, mitigating financial risk while providing fiscal benefit.

- How the use of the traditional method of awarding contracts in a lump sum (*the "design-bid-build method"*) is not practical for meeting desired quality standards or delivery schedules.

The traditional Design-Bid-Build (DBB) method is not well-suited for the Wenatchee Valley Technical Skills Center (WVTSC) modernization project due to its sequential and inflexible process. The project's unique and complex requirements, particularly the challenges associated with upgrading an existing facility, demand a more collaborative and adaptive approach. DBB's lack of early contractor involvement and its rigid structure can hinder the ability to address unforeseen conditions, coordinate specialized design elements, and implement real-time solutions, all of which are critical to the success of the WVTSC modernization project. The inherent separation of design and construction in DBB would delay contractor involvement until after design completion, limiting opportunities for collaboration and constructability reviews during critical design phases. This disconnect can lead to misalignment and unforeseen design changes resulting in increased projects costs, particularly for specialized components such as culinary and fire science classrooms, the mezzanine, and the apparatus bay. Updating these spaces requires advanced systems and structural considerations that benefit from early contractor input to ensure feasibility and cost control. The lack of early contractor integration in DBB hinders the project's ability to efficiently deliver innovative spaces that meet the functional and programmatic goals.

Furthermore, the project is designed to upgrade facilities, support new programs, and enhance student services while ensuring the efficient use of state funding. The DBB delivery method, with its sequential approach and delayed contractor involvement, often leads to cost overruns and schedule delays due to its lack of flexibility. In contrast, the unique and complex nature of this project requires an adaptable approach that can effectively respond to shifting priorities and unforeseen challenges.

Ultimately, this project's unique phasing and complex design/construction requirements do not align with DBB's linear approach. Conversely, Progressive Design-Build fosters a collaborative environment where budget constraints, state funding goals, and program needs are addressed holistically, ensuring the project delivers maximum value and supports WSD's vision for improved student services and modernized facilities.

6. Public Body Qualifications

Please provide:

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

To date, the Wenatchee School District has not undertaken a Progressive Design-Build (PDB) project. However, the district has successfully completed multiple construction projects, including the Triangle Park Softball Complex, the Valley Academy water damage repair, the Valley Academy new classroom addition, and the 2019 district-wide security upgrades. In preparation for additional Wenatchee School District (WSD) construction projects, WSD has taken several steps over the past years to build their construction knowledge and proficiency. Over the past two years, members of WSD have attended various conferences and seminars on alternative delivery methods, including WASA, WSSDA, and

WMOA. Specifically for this project, all members of the WSD project team have reviewed the Desing-Build Best Practices Guidelines to better understand the complexities of this procurement process.

Additionally, WSD has hired Klash Group as their Owner's Representative. Klash Group will be led by Damon Gardella who has worked on more than 8 DB projects under RCW 39.10. Damon holds his DBIA credentials and is a former board member of the DBIA Inland NW Chapter. Additionally, WSD has retained Graehm Wallace, Partner with Perkins Coie LLP as legal counsel, Graehm has provided counsel on several PDB projects and will advise the project team as necessary.

- 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.)

See Exhibit A

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

Dr. Kory Kalahar, Superintendent, WSD

Dr. Kalahar is passionate about helping Wenatchee students learn in a welcoming and safe environment that recognizes and supports their unique needs and lived experiences. For the past 27 years, he has engaged in and led this work as a classroom teacher, Assistant Principal at Wenatchee High School, Principal of WestSide High School, and Assistant Executive Director of Learning and Teaching. Born and raised in Wenatchee, Dr. Kalahar is committed to the success of the Wenatchee School District and has a history of building strong relationships with community partners. For the past two years, Dr. Kalahar has served as the Wenatchee School District's Superintendent. During that time, Dr. Kalahar played a critical role in the Triangle Park Softball Project as the key owners representative to the Project Manager, approved all necessary change orders, and attended the majority of weekly construction meetings.

Sean Fitzgerald, Executive Director of Business and Finance, WSD

The Executive Director of Business and Finance is the chief financial officer of the District. Sean Fitzgerald has served in this capacity since September 2022. Over the past three years, Mr. Fitzgerald has managed the financials for the Triangle Park Softball Complex build, the Valley Academy project, and the Recreation Park Turf Replacement project. Prior to joining the district, Mr. Fitzgerald was the Finance Manager at Renton School District and an assistant audit manager with the Office of the Washington State Auditor's Office. He is a licensed attorney in good standing and has been a member of the Washington State Bar Association since 2013.

Bryan Brockie, Director of Maintenance and Operations, WSD

Bryan Brockie is a forward-thinking Maintenance Director with a focus on developing and empowering teams. For the past 3 years he has been the Director of Maintenance and Operation and prior to that he was the Assistant Director for 6 years. In his role as Maintenance Director, he is responsible for overall maintenance and upkeep of Wenatchee School District's grounds and facilities. Bryan has been extensively involved in multiple WSD projects, with experience spanning schematic design review, procurement planning, box walks, and commissioning oversight. Bryan's years of experience in leading maintenance operations and overseeing constructions projects has driven continuous improvements, budget management, fostered a culture of safety, and problem-solving. He is committed to optimizing facility performance, appearance and exceeding stakeholder expectations.

Damon Gardella, DBIA, PMP, CEM, CQM-C, Senior Project Manager and PDB Advisor, Klosh Group

Damon has over 29 years of experience in the construction industry, including 22 years on alternate delivery contracts including design-build, GC/CM, job order contracting, and indefinite delivery indefinite quantity (IDIQ). Damon holds his DBIA credentials and has worked on more than 8 DB projects and is a former board member of the Inland NW Chapter of DBIA. Additionally, Damon has worked on over 30 K-12 related projects, including K-12 rebuilds and additions for Almira School District, Ellensburg School District and Mead School District. Two of these K-12 related projects, Almira Elementary and Lincoln Elementary, included the PDB delivery method. Furthermore, he has more than 17 years as a program manager and senior project manager. Drawing from his experience, Damon excels in stakeholder communication, balancing the needs of educators, students, and the community while maintaining a strong focus on safety and minimizing disruptions to learning environments.

Kayla Van Lieshout – Project Manager, Klosh Group

Kayla brings over 14 years of experience in the construction industry, successfully managing a diverse portfolio of projects. Her expertise spans from infrastructure to healthcare, and includes new builds, additions, tenant improvements, and uniquely phased projects. As a project manager, Kayla has overseen projects ranging from 500k to 230M. She has successfully managed contractor procurement, project coordination, stakeholder engagement, QA/QC efforts and construction oversight for both public and private projects. She excels in collaboration and teamwork, working closely with all parties to complete projects on time and on budget. Her dedication to team efficiency and organizational excellence drives projects forward, consistently delivering successful outcomes.

Matt Piano – Project Manager, Klosh Group

Matt brings 5 years of construction project management related experience, with a proven ability to align project scope, schedule, and budget to client objectives. He excels at identifying organizational needs, implementing strategic initiatives, and fostering collaboration among stakeholders to drive successful project outcomes. Matt's project portfolio includes overseeing healthcare projects across 62 locations in Washington and Montana, managing scope, schedule, and financials. He also provides project controls for a pharmaceutical manufacturing expansion in Spokane, ensuring schedule compliance and budget oversight. Additionally, Matt successfully directed a network infrastructure project across the West Coast and Southeast, reducing capital expenditure by 20% through strategic planning and execution.

Graehm Wallace – Partner, Perkins Coie LLP

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided project legal assistance under RCW 39.10 for dozens of public entities including preparation of contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10. For example, Graehm has prepared Design-Build contract documents under RCW 39.10 for the Almira, Auburn, Bremerton, Central Kitsap, Central Valley, Edmonds, Ellensburg, Freeman, Mt. Vernon, Seattle, Tacoma, and Willapa Valley School Districts, the Cities of Liberty Lake and Shoreline, Chelan County PUD, Northeast Public Development Authority, Spokane Valley Fire Department, Spokane Regional Emergency Communications, Jefferson County Public Hospital District, the Washington State School Directors Association, and West Plains Airport Area Public Development Authority; Design-Build contract documents for dozens of private projects; and RCW 39.10 GC/CM contract documents for dozens of public entities. Graehm has over twenty-eight years of legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution and defense work.

- 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 qualifications of Damon Gardella, Kayla Van Lieshout, Matt Piano and Graehm Wallace listed above in consultant biographies and 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.

WSD has hired Klash Group as their Owner's Representative, and they will be providing construction project management services and advising on progressive design-build best practices. Klash Group is under contract for the duration of the project and the funds are allocated within the Total Project Budget.

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

Wenatchee School District has not participated in a PDB project. However, the WSD team has previous construction project management experience from projects such as the Triangle Park Softball Complex, the Valley Academy water damage repair, Valley Academy new classroom addition, and the 2019 District security upgrades. And, as noted above, WSD has hired Klash Group as their Owners Representative, and they will be providing construction project management services and advising on progressive design-build (PDB) best practices. Founded in 2016, Klash Group is a construction project management firm built on the extensive experience of our team, having completed hundreds of projects, from master and strategic planning to tenant improvements and new campus constructions. Our team has managed upwards of \$2 billion in publicly funded projects. We have a breadth of experience throughout Washington and understand the nuances of planning, design, and construction that must occur in capital projects. These projects require extensive stakeholder and community engagement, consistent board approvals and committee updates, and strict adherence to procurement rules. Every decision and every action made must be in the community's best interest.

Specifically, Klash Group has extensive K-12 experience, having worked on over six Washington School District related projects over the past 10 years ensuring successful completion and compliance with RCW 39.10. The Klash Group team understands that K-12 facilities are dynamic and complex but there is a simple and overarching goal and that is maintaining a safe and secure environment for staff and students. We are experts in coordinating construction with class schedules to minimize learning disruptions. We understand the requirement for frequent communication and synergy with adjacent spaces. Well thought out phasing and logistics planning is key to project success. Additionally, compliance with facilities standards is critical to optimize limited maintenance resources. Technology integration is paramount and requires frequent coordination. We make great efforts to develop strong relationships with maintenance, facilities, IT, and custodial services to ensure standards are met and maintained.

Additionally, WSD has retained the legal services of Graehm Wallace for this project. Graehm has provided legal assistance under RCW 39.10 for dozen of public entities including preparation of contract documents and providing legal counsel regarding compliance with RCW 39.10.

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

To ensure the successful modernization of the Wenatchee Valley Technical Skills Center (WVTSC), Klosh Group, in support of WSD, will implement a comprehensive project management approach that facilitates project success while preserving WSD's oversight and final decision-making authority.

Klosh Group employs a range of project management strategies designed to ensure a transparent and collaborative process tailored to deliver positive project outcomes. From the outset, establishing clear communication and management protocols will provide the foundation for a cohesive team effort. Key strategies include:

- Conducting a kickoff meeting and developing a project charter to define lines of communication and establish specific roles and responsibilities. The project charter will include owner communication expectations and authority requirements for financial approvals.
- Creating a detailed project schedule that identifies critical path activities and assigns responsibilities to team members.
- Scheduling regular cadence meetings with the PDB team, core team, and stakeholders to promote consistent information flow, communication, and project transparency.

Throughout all project phases, Klosh Group emphasizes communication, collaboration, and leadership. During the design phase, the team will implement a systematic, collaborative process that prioritizes accuracy, compliance, and continuous improvement. During construction, Klosh Group will actively work with WSD and the PDB team to drive the schedule forward and manage costs, employing best practices such as:

- Developing a long-lead procurement plan to prevent material delays.
- Conducting site walks to confirm milestones and design intents are achieved.

Additionally, we implement a centralized document management system which ensures all contracts, submittals, RFIs, and reports are properly tracked, reviewed, and stored for transparency and compliance. Move-in and closeout will receive equal attention to ensure a smooth transition. This includes overseeing commissioning and facilitating an orderly O&M transfer. The transfer will include equipment manuals, as-builts, system training, commissioning reports, and regulatory/compliance documentation.

Financially, Klosh Group will provide meticulous management of project funds through detailed reporting and tracking that align with the Districts standards. WSD will retain budget authority, with all financial approvals processed through its established procedures. This approach ensures fiscal accountability and transparency while maintaining WSD's control over budgetary decisions. Klosh Group will provide regular financial reports to monitor project costs against the GMP, ensuring budget alignment. All change orders will be formally submitted and reviewed to ensure transparency and contract alignment. These reports will offer WSD clear visibility into spending trends, contingency usage, and overall budget performance, ensuring efficient use of state funding.

Through these measures, Klosh Group will serve as a trusted partner to WSD, supporting the district's goals while providing the expertise and oversight required to navigate the project's complexities. This collaborative approach ensures that organizational and financial controls align with both the project's objectives and the district's broader priorities.

- A brief description of your planned DB procurement process.

The Progressive Design-Build (PDB) procurement process will be conducted in accordance with RCW 39.10, ensuring a transparent, competitive, and efficient selection of the most qualified design-build team. Below is an outline of the selection process:

Process and Criteria

Qualifications and proposals will be evaluated by the Wenatchee School District (WSD) Selection Committee using a structured scoring system that considers Statements of Qualifications (SOQs),

proprietary meetings, the proposed project management plan, and fee structure. This approach ensures the selected team demonstrates both expertise and alignment with project goals.

Request for Qualifications (RFQ)

A project RFQ will be published detailing the project description, schedule (procurement and project), target budget, and specific requirements for the modernization project. Emphasizing communication, budget management, and ingenuity as critical elements for project success. The RFQ will include the required SOQ formatting, fee proposal requirements, and the evaluation criteria WSD will be using to score submittals. RFQ evaluation criteria will include prior project performance, technical qualifications, relevant project experience, and past utilization of small business entities and disadvantaged business enterprises. The WSD selection committee will score the teams and select a shortlist of the most qualified teams to move on to the RFP stage.

Request for Proposals (RFP)

Shortlisted teams will receive an RFP and participate in proprietary meetings to better understand project requirements. These meetings will provide an opportunity for the PDB teams to communicate their understanding of the project and ask clarifying questions while demonstrating team chemistry and problem-solving capabilities. Final proposals will include a project management plan, a proposed fee percentage, and the proposer's accident prevention program. RFP evaluation criteria will be detailed in the RFP and will include project management plans, proposed fee percentage, and inclusion plans for small and disadvantaged enterprises. In accordance with RCW 39.10.330, honorarium payments will be made to the finalists who submit responsive proposals and are not awarded the PDB contract.

Debrief and Next Steps

The finalist with the highest score will enter contract negotiations with WSD. Following contract execution, WSD will invite all participating teams to a debriefing session. This meeting, led by WSD with the support of Klash Group, will provide constructive feedback on the selection process to help teams improve for future opportunities.

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

WSD has retained the legal services of Graehm Wallace for this project. Graehm has provided legal assistance under RCW 39.10 for dozens of public entities including preparation of contract documents (specifically for PDB) and providing legal counsel regarding compliance with RCW 39.10. WSD will work with Graehm to draft a PDB contract for this project, the contract will be included in the RFQ.

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

- a) What have you done as an Owner to prepare yourself and your staff for this DB project?
 - i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

The owner has taken steps over the past years to build knowledge and proficiency in the construction world to prepare for the upcoming necessary work for the Wenatchee School District. Here are a few steps -

- WSD has partaken in multiple conversations with other superintendents, district project managers, capital project leads, and Maintenance and Operations Directors to understand the complexities regarding the time and collaboration needed on alternative delivery project. WSD has also heard much about the value of an alternative delivery project and the ability to have the necessary collaboration during the process that adds to the outcomes of the overall work.
- Discussion with other Technical Skills Centers administrators and superintendents about the PRC process as well as the pros and cons of the alternative delivery option have been invaluable.

- Skill Center directors meet monthly, one of the talking points that is discussed is capital projects. Through the years conversations deal with upcoming project requests, project types, budgeting, things that worked and items to be aware of.
- Additional team members with a vast array of qualifications, experience and network relationships to build on the experiences of any one person.

ii. What training have you as an Owner and your staff taken?

- Over the past two years, WSD has attended various conferences and breakout sessions on the subject of alternative design projects, specifically Design-Build projects, including: WASA, WSSDA, WMOA.
- Additional team members with a vast array of qualifications, experience and network relationships to build on the experiences of any one person.
- Study and Survey process through third party consultant.
- Construction Project for WSD Triangle Park Softball Complex.
- Investment Grade Audit works with McDonald Miller.

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

- In our most recent project, the Triangle Park Softball Project, our team heavily discussed the option around the contract requirements for an alternative design model and the standard design-bid-build. With the timeline and the constraints with the park itself, it was unanimously decided that we would use a more traditional approach for this project.
- For the Wenatchee Valley Technical Skills Center Projects, our local team and our project management team feel that this is the project that would benefit greatly from an alternative approach. The different phases of the project and timeline allow for the deep layers of collaboration needed to produce the quality outcomes for the program and the students ultimately.

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

Building and creating documents that will stand the test of time has been a quality decision for the Wenatchee School District over time. We have had turnover in positions and staffing through the years, but the consistency that is intact currently in the school district will allow us to preserve the learning that has taken place from the individuals on this project as well as the last few projects. We know that the work we are currently engaged in will need to be well documented and shared to ensure that future projects have the same or similar oversight in the future.

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

Through the conferences and break-out sessions at the various trainings that the owner has completed as well as the understandings learned through the review of the Design-Build Best Practices Guidelines, we feel that we are familiarized and ready to learn more through the collaboration of the other team members and stakeholders. The Design-Build Best Practices Guidelines document provided such a comprehensive overview of many of the important details such as: statutes, procurement, RFP/RFQ submittals, competition, as well as completion. The Design-Build Best Practices Guidelines has been a well-appreciated tool that will help guide us through the process if we are fortunate enough to be approved.

8. Public Body (your organization) Construction History:

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

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

[See Exhibit C for WSD construction Experience](#)

9. Preliminary Concepts, sketches or plans depicting the project

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

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

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

[See Exhibit D for a site plan.](#)

10. Resolution of Audit Findings on Previous Public Works Projects

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

[Wenatchee School District has no audits findings.](#)

11. Subcontractor Outreach

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

To encourage the participation of small, minority-, women-, and veteran-owned businesses, the Wenatchee School District has developed a subcontractor outreach program and will implement it throughout the project. The WSD Subcontractor Outreach Program is included in Exhibit F. At a high level, the program includes best practices from the Washinton State Office of Minority and Women's Business Enterprises, advertisement specifications and the inclusion of outreach programs in the RFQ and RFP. The WSD subcontractor outreach program highlights their dedication to promoting the participation of small, minority-, women-, and veteran-owned businesses in the Wenatchee Valley Technical Skills Center (WVTSC) modernization project.

As noted above, the RFQ will require PDB teams to detail their previous utilization of MWBE-certified businesses, showcasing their commitment and ability to support inclusion. Additionally, per the requirements outlined in RCW 39.10.330, the selected PDB team will be required to develop and implement an inclusion program, designed to track and report utilization of MWBE and veteran-certified businesses throughout the project. This program will emphasize transparency and accountability, with regular reporting and monitoring to ensure these goals are met.

WSD will work closely with Klash Group to facilitate effective outreach and ensure equitable opportunities for disadvantaged businesses while balancing the importance of supporting local businesses. Klash

Group's experience in navigating equity and inclusion challenges ensures a fair and impactful approach, uplifting MWBE-certified firms while keeping project funds within the local economy.

Please see Exhibit F, detailing the Wenatchee School District Subcontractor Outreach Program.

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.

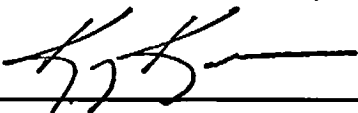
SIGNATURE OF AUTHORIZED REPRESENTATIVE

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)* Dr. Kory Kalahar *(public body personnel)*

Title: Superintendent

Date: 2/20/2025

Exhibit A

Project Organization Chart
 Wenatchee Valley Technical Skills Center (WWTSC) Modernization Project

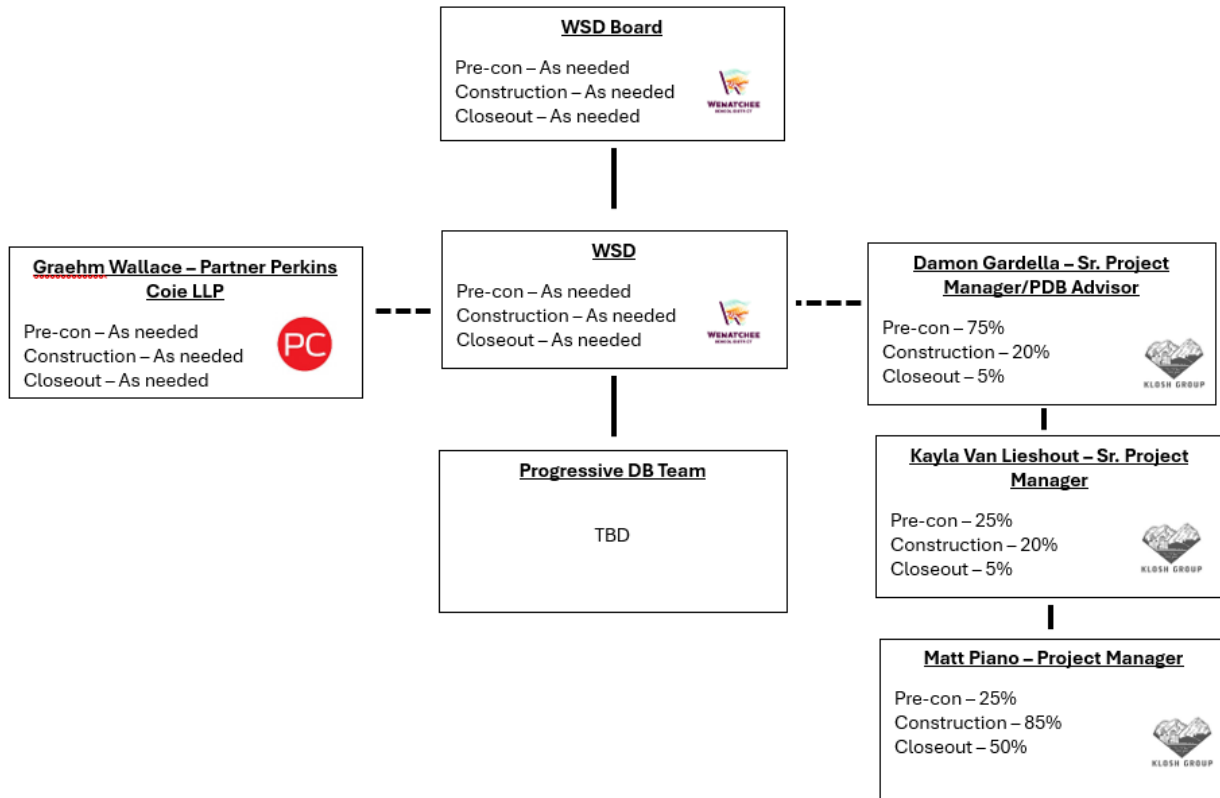


Exhibit B

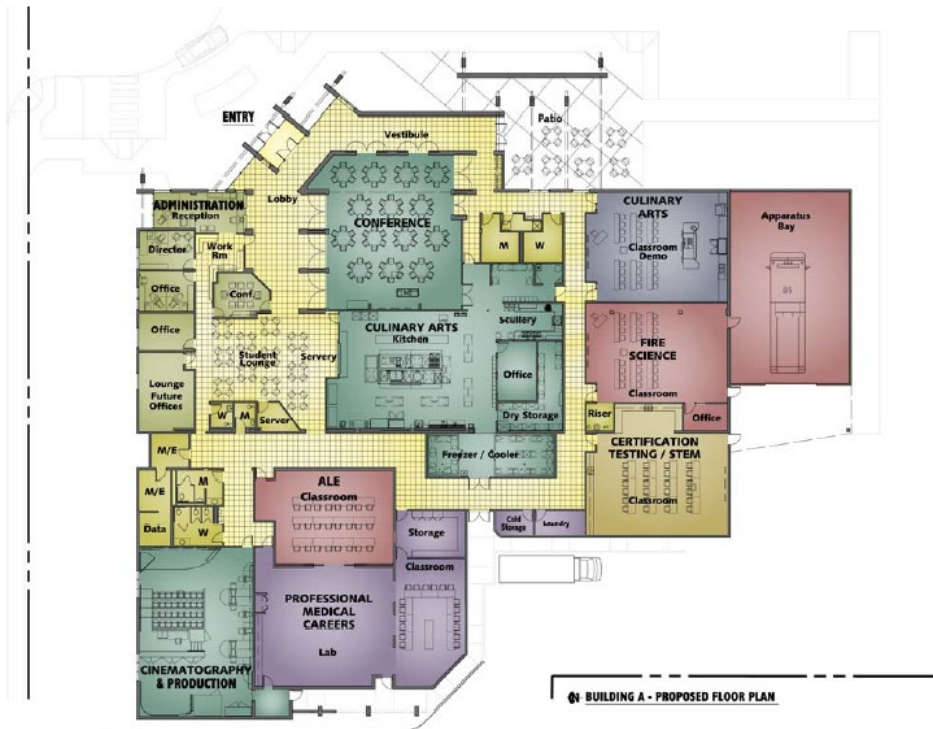
Experience and Roles on Previous Alternative Delivery Projects							
Name	Experience	Project Name	Project Size	Delivery Method	Role: pre-design	Role: design	Role: Construction
Damon Gardella	Project Manager	Almira Elementary School Rebuild	\$32M	PDB	Project Manager	Project Manager	Project Manager
	Program Manager	Mt Stuart Elementary	\$25M	GC/CM	Program Manager	Program Manager	Program Manager
	Program Manager	Ida Nason Ironica Elementary	\$27M	GC/CM	Program Manager	Program Manager	Program Manager
	Program Manager	Lincoln Elementary	\$21M	PDB	Program Manager	Program Manager	Program Manager
	Project Manager	Spokane Valley FD Maintenance Facility	\$9M	PDB	N/A	N/A	Project Manager
	Project Manager	Midway Elementary	\$15M	GC/CM	Project Manager	Project Manager	Project Manager
	Project Manager	Northwood Middle School	\$32M	GC/CM	N/A	N/A	Project Manager
	Program Manager	Spokane Valley FD Training Facility	\$10M	PDB	Program Manager	Program Manager	Program Manager
	Program Manager	VA Hospital Bldg. 7 Addition	\$2M	DB	Program Manager	Program Manager	Program Manager
	Project Manager	FAFB Vehicle Maintenance Renovation	\$5M	DB	Project Manager	Project Manager	Project Manager
	Project Manager	FAFB Water Main	\$4.5M	DB	Project Manager	Project Manager	Project Manager
	Program Manager	Spokane Conservation District Office Bldg.	\$4M	PDB	Project Manager	Project Manager	Project Manager
	Program Manager	Samaritan Hospital Moses Lake	\$225M	GC/CM	N/A	Project Manager	Program Manager
	Program Manager	JHS Line 4 Expansion	\$109M	GC/CM	N/A	N/A	Program Manager
Kayla Van Lieshout	Project Manager	Quincy Valley Medical Center	TBD		Project Manager	Project Manager	Project Manager
	Project Manager	Samaritan Healthcare New Hospital	\$225M	GC/CM	Project Manager	Project Manager	Project Manager
	Project Manager	Sound Transit E360 Light Rail	\$330M	DB	Project Engineer	Project Engineer	Project Engineer
	Project Manager	Redmond Technology Center Bridge	\$170M	DB	Project Engineer	Project Engineer	Project Engineer
Matt Piano	Project Manager	JHS Line 4 Expansion	\$109M	GC/CM	Project Manager	Project Manager	Project Manager

Exhibit C

WSD Six Year Construction History												
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	SBE/WBE/MBE participation Planned	SBE/WBE/MBE participation Actual
1	Triangle Park Softball Complex	Girls softball field	DBB	5/1/2024	9/1/2024	5/1/2024	1/24/2025	\$5.5M	\$5.2M	N/A	15%	15%
2	Valley Academy	Remodel - additional classroom	Bid Work	7/1/2023	9/1/2023	7/1/2023	9/1/2023	\$120K	\$120K	N/A	25%	25%
3	Recreation Park - Infield Turf Replacement	Infield turf replacement	KCDA	9/1/2023	11/15/2023	9/1/2023	11/15/2023	\$346K	\$346K	N/A	NA	NA
4	Valley Academy	Water damage - flooding	Emergency	Jun-21	21-Oct	Jun-21	21-Oct	\$66K	\$66K	N/A	30%	30%
5	Softball Field	Irrigation and new top dressing	Bid	Nov-22	Mar-23	Jan-23	Apr-23	156k	156k	N/A	NA	NA
6	WHS HVAC	Replacing compressors	Emergency	Summer 2022	22-Oct	Summer 2022	22-Oct	\$400K	\$280K	N/A	NA	NA
7	District Security	Security fencing, card readers, single point of entry	Bid	2019	May-20	2019	Feb-23	\$249K for fencing/gates	\$1.7M	Leftover Capital funding	NA	NA

Exhibit D – Site Plan

Building A



Building B

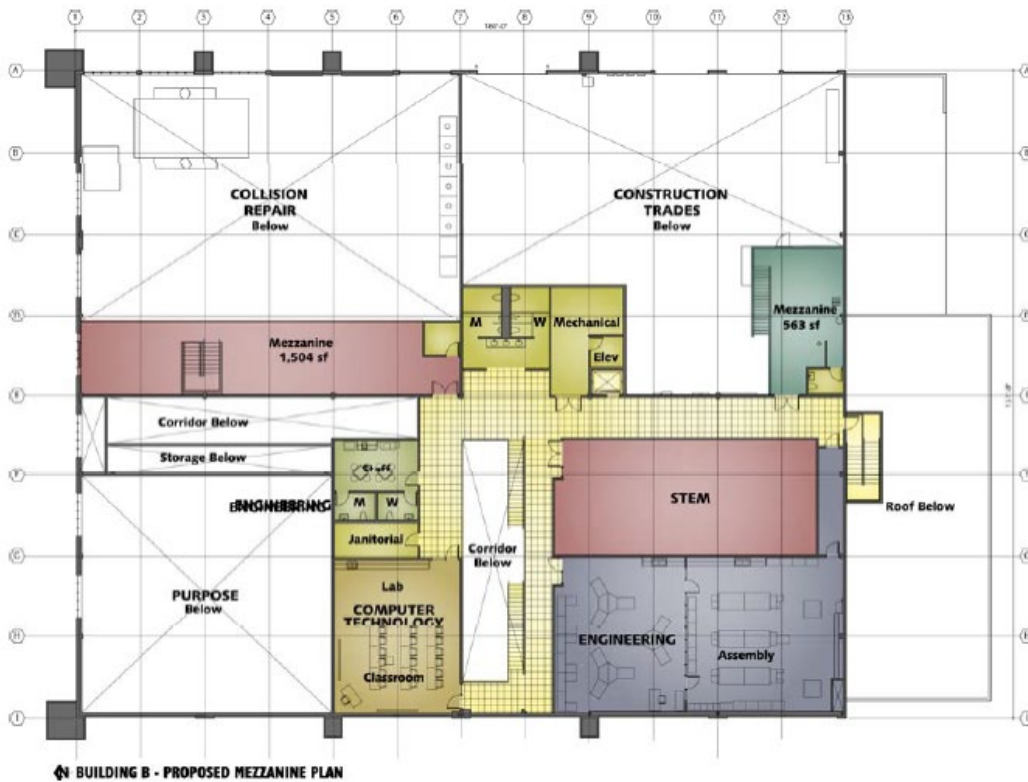


Exhibit F – WSD Subcontractor Outreach Program



Subcontractor Outreach

The Wenatchee School District (WSD) encourages participation of women-owned, minority-owned businesses on all of our public works projects. It is important to the Wenatchee School District and our local taxpayers that when we have construction, repair, or modifications in the district, that we give our local contractors equal access to that work. We want to ensure our bid/RFP documents include language for women and minority-owned small businesses. To ensure this, we are incorporating such for all future solicitations. The following outlines our current steps (with "SBE" appropriately added) during the solicitation phase of each applicable project:

- [Best Practices and Examples](#)
- Advertisements
 - Posted in the appropriate publications
 - Specifically states the SBE/WBE/MBE entities are encouraged to participate in the solicitation.
- Pre-Proposal and Pre-Bid Conference
 - Specific mention of encouraging SBE/WBE/MBE participation in the applicable project.
 - Specific Interview questions about local contractors and subcontractors. A new addition will include women and minority-owned businesses.
- PDB Selection Process
 - Interviews include presentation of subcontractor outreach program and recent SBE/MBE/WBE participation results.
- PDB – bid package solicitation
 - Specific encouragement by WSD to PDB for inclusion of SBE/WBE/MBE entities in bidding process.
 - PDB, in turn, incorporates specific language in published advertisements to encourage SBE/WBE/MBE participation in their project.
- School Board Policy
 - [Policy 6220](#) - section H
 - [Procedure 6220](#)

WSD will also promote subcontractor outreach as part of our connections with local business groups:

- AGC – annual presentation to update members of upcoming projects.
- Greater Wenatchee Valley – ongoing collaboration on recruitment, participation, and growth.