

Wenatchee School District

Application for Project Approval for
Progressive Design Build

Wenatchee Valley Technical Skills Center
Modernization Project

March 27, 2025



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Team Overview



Dr. Kory Kalahar

Superintendent, WSD

Sean Fitzgerald

Executive Director of Business and Finance, WSD

Bryan Brockie

Director of Maintenance and Operations, WSD

Damon Gardella, DBIA, PMP, CEM, CQM-C

Senior Project Manager and PDB Advisor, Klosh Group

Kayla Van Lieshout

Senior Project Manager, Klosh Group

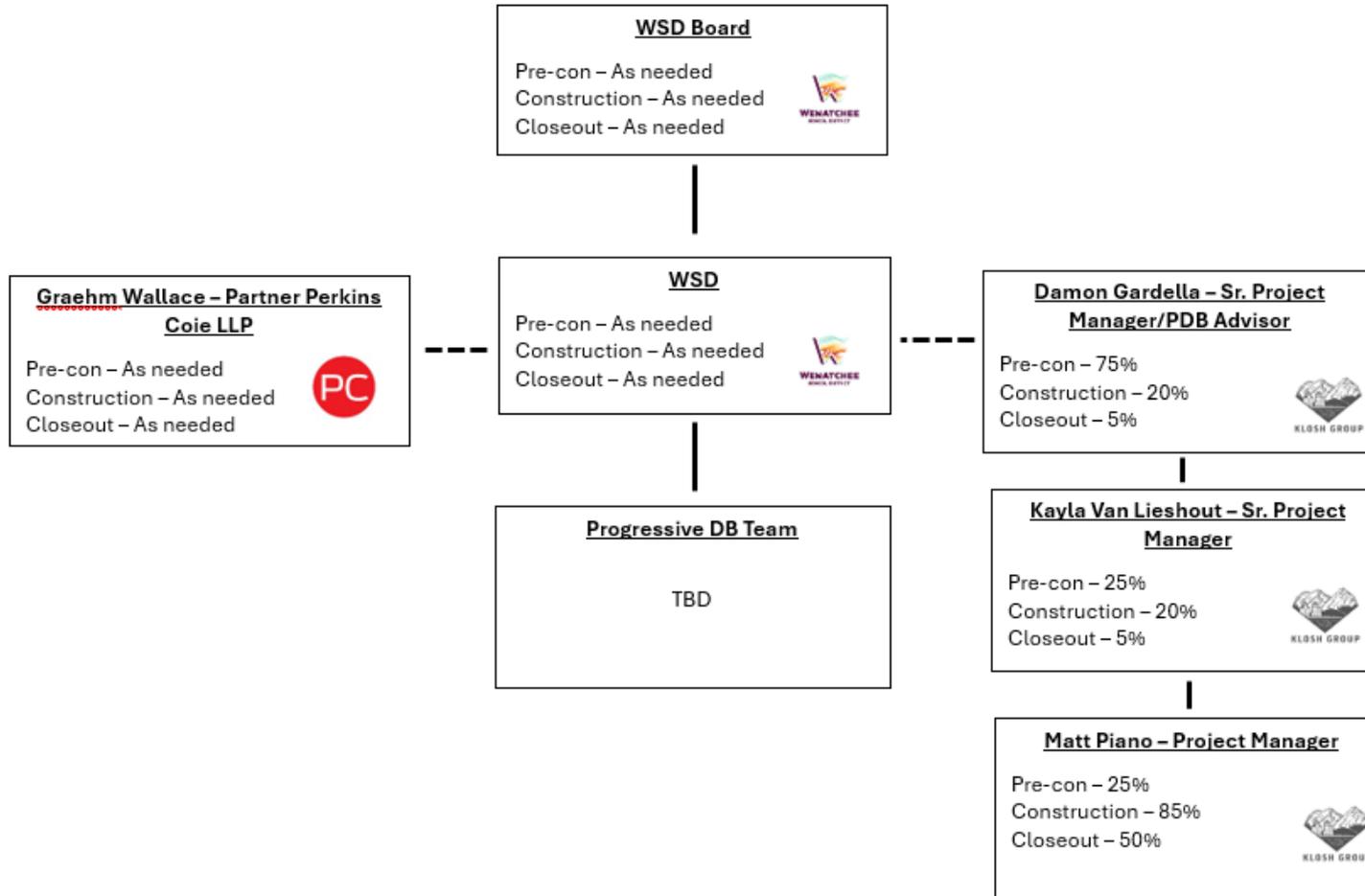
Matt Piano

Project Manager, Klosh Group

Graehm Wallace

Partner, Perkins Coie

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



About the Wenatchee Valley Technical Skills Center (WVTSC)

- ▶ WVTSC is recognized as the career and technical education leader in Wenatchee Valley, providing high-quality training to students across the consortium.
- ▶ Established in 1997 in a leased space from the Port of Chelan County, initially offering three programs and enrolling 48 full-time equivalent (FTE) students.
- ▶ By 2022, WVTSC expanded to nine programs, serving 208 FTE students.
- ▶ Between 2008 and 2021, the student population grew by 41%, increasing from 141 to 350.

WVTSC Building A: Current Condition and Scope

Building A: Current Condition

- ▶ Oldest campus building, initially built in the 1970s.
- ▶ Unfinished areas with poor HVAC and incomplete ceilings.
- ▶ Outdated classroom infrastructure that does not align with current industry standards.

Building A: Scope

- ▶ 12,700-square-foot modernization and 6,600-square-foot expansion.
- ▶ Additions include:
 - ▶ New classroom's
 - ▶ Certification Lab
 - ▶ Fire Science apparatus bay
 - ▶ Conference Center & Student Lounge

WVTSC Building B: Current Condition and Scope

Building B: Current Conditions

- ▶ Repurposed warehouse with inherent challenges for educational use.
- ▶ Mezzanine remains unfinished.
- ▶ ADA, HVAC, and fire safety deficiencies requiring further improvements.

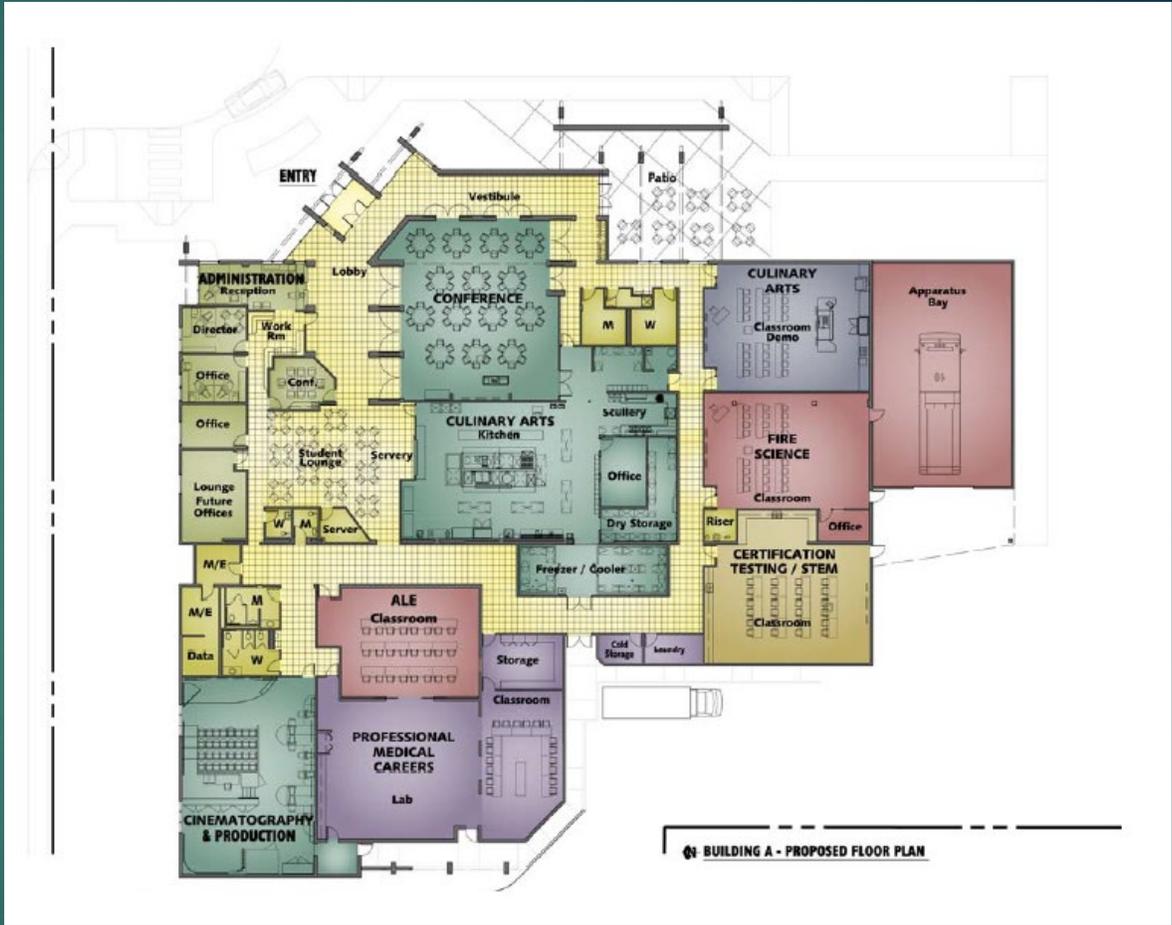
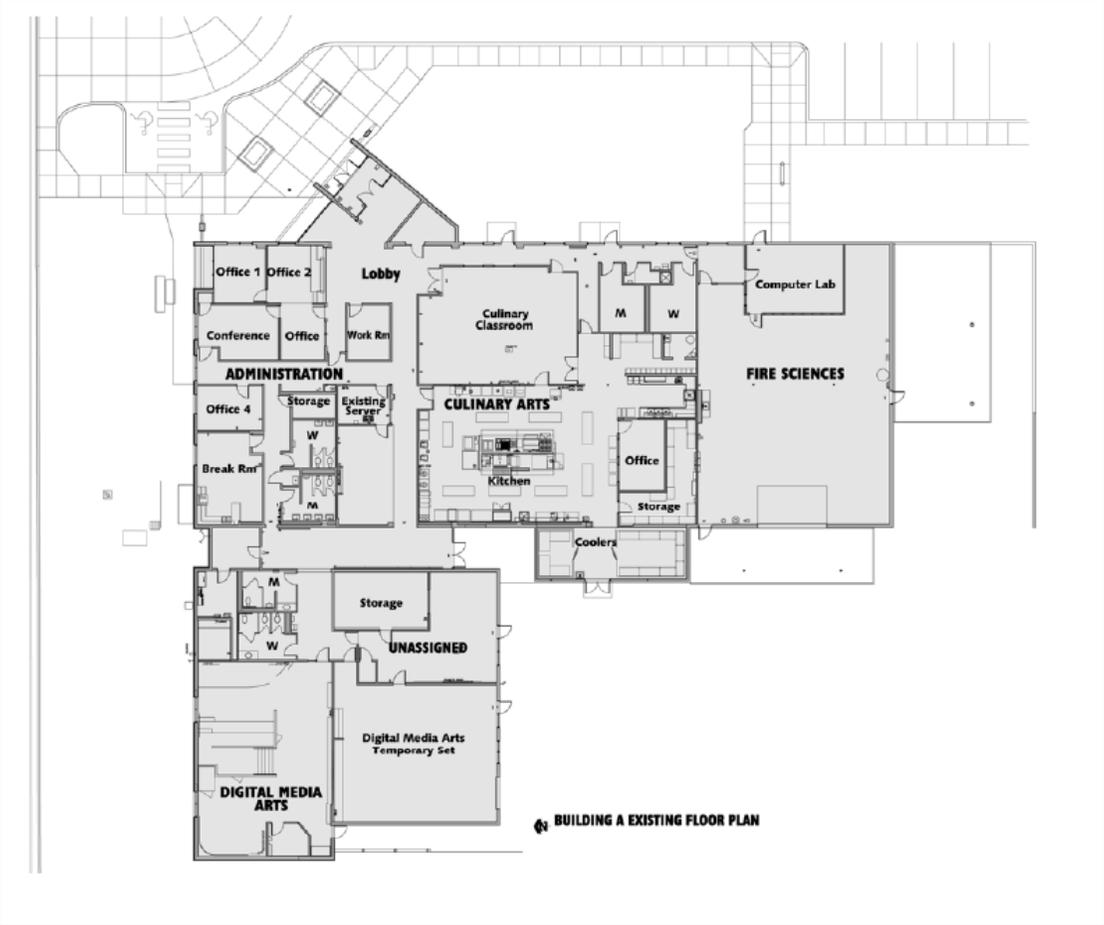
Building B: Scope

- ▶ Complete construction of:
 - ▶ Primary stairs and elevator
- ▶ Mezzanine development
 - ▶ 8,700 square feet
- ▶ Expand parking to support:
 - ▶ Engineering/PLTW program
 - ▶ Robotics program

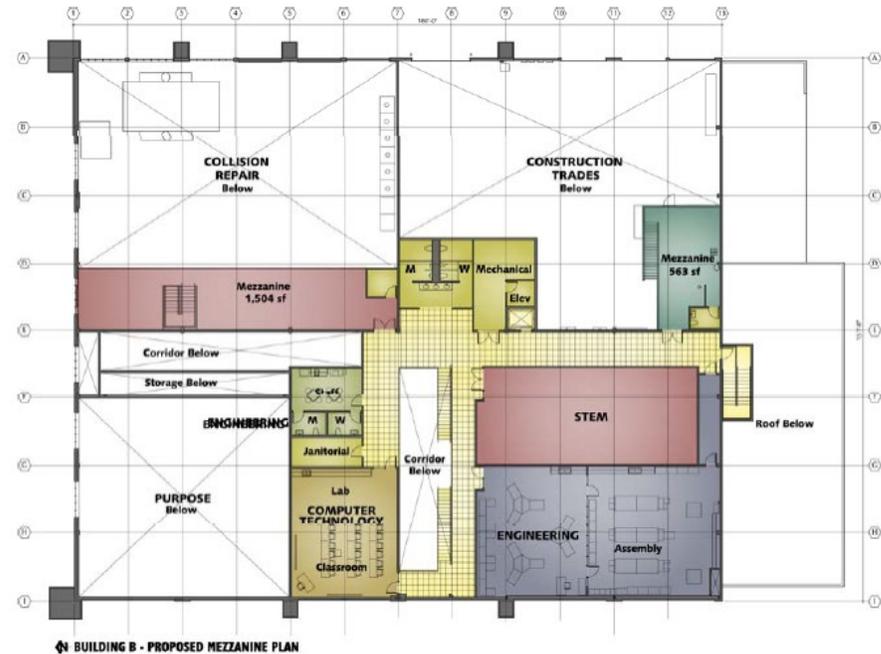
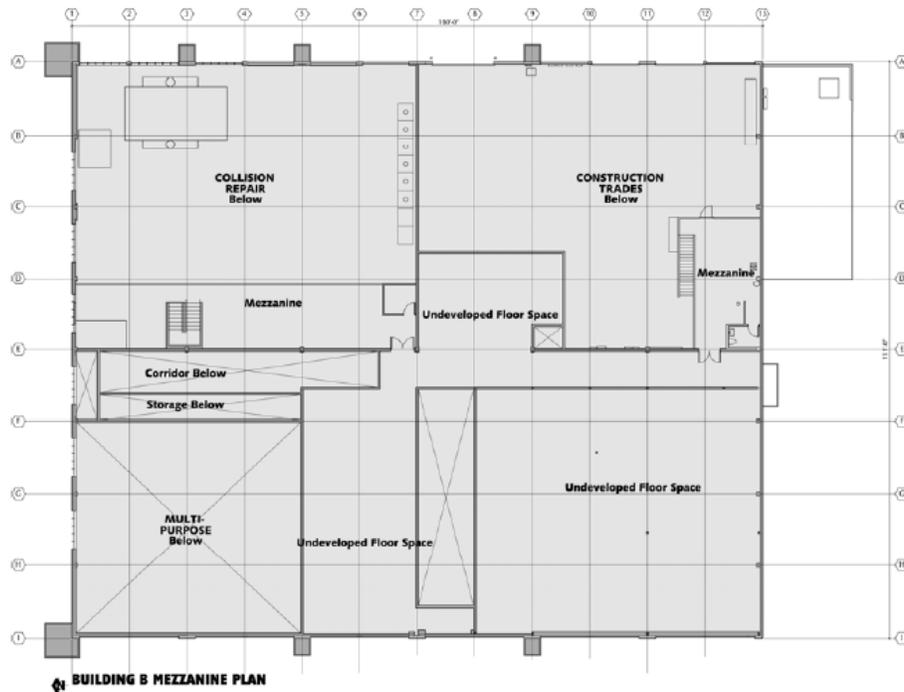
WVTSC Benefits and Goals

- ▶ The benefits are two-part:
 - ▶ Modernize spaces that are either repurposed or outdated, addressing health and safety concerns and creating suitable education spaces.
 - ▶ Expand and modernize facilities to establish a state-of-the-art technology center that enhances appeal and meets growing demand for high-wage, high-demand tech programs.
- ▶ Future Growth and Program Expansion:
 - ▶ WVTSC aims to accommodate up to 400 students by 2031, aligning infrastructure and program expansion with enrollment growth and workforce needs.
 - ▶ Accommodate future programs focusing on:
 - ▶ Engineering, Robotics, Electronics, Physical Therapy, and Professional Medical Careers

Building A: Existing and Proposed Floor Plan



Building B – Mezzanine: Existing and Proposed Floor Plan



Why Progressive Design Build

- ▶ **Specialized Scope:** Advanced classroom construction with industry-specific requirements and complex structural modifications.
- ▶ **Enhanced Safety & Disruption Mitigation:** Early safety planning that prioritizes logistics, staging areas, and access routes, ensuring student and faculty safety while minimizing disruptions.
- ▶ **Early Collaboration:** Promotes target value design, value engineering, and constructability reviews, fostering innovation and efficiency.
- ▶ **Risk Management:** Proactive identification and resolution of risks throughout the project.
- ▶ **Expedited Schedule:** Phased construction starts, iterative design refinement, early procurement planning, and reduced cost escalations.
- ▶ **Cost Control:** Implementing cost-effective solutions tailored to design and construction requirements while maintaining budgetary alignment. Emphasizing early planning to address long lead procurement challenges and mitigate risks associated with volatile market conditions.
- ▶ **Scope Maximization:** Strategic allocation of resources, optimizing value across design and construction.
- ▶ **Streamlined Management:** Single entity/contract for the owner to manage, reducing complexity.

RCW 39.10.300 Compliance

- ▶ The WVTSC modernization projects meets all three criteria:
 - ▶ Construction activities are highly specialized, and a DB approach is critical for developing the construction methodology.
 - ▶ Project provides opportunities for greater innovation and efficiency between the designer and builder.
 - ▶ Significant savings in project delivery time will be realized.

Budget

The WVTSC Modernization project is fully funded through Washington State grant allocations.

| Description | Budget |
|-----------------------------|---------------------|
| Professional Services | \$1,112,489 |
| Construction Costs | \$9,286,826 |
| Equipment and Furnishing | \$375,618 |
| Off-site Costs | \$108,036 |
| Contract Admin Costs | \$549,634 |
| Contingencies | \$1,080,895 |
| Other Related Project Costs | \$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.

MWBE

Subcontractor Outreach & MWBE Engagement:

- ▶ WSD has developed a Subcontractor Outreach Program to promote participation from small, minority-, women-, and veteran-owned businesses.
 - ▶ Integrates best practices, outreach initiatives, and MWBE engagement requirements into procurement processes.
- ▶ RFQ requirements: PDB teams must detail their previous utilization of MWBE-certified businesses.
- ▶ RFP requirements: PDB teams must detail inclusion plan.
- ▶ MWBE approach and past performance will be a scoring criterion for PDB firms.



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:

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



Lessons Learned

- ▶ Cost control and schedule acceleration
- ▶ Target value design, value engineering and constructability reviews
- ▶ Long-lead procurement
- ▶ Early collaboration and transparent communication between owner and PDB team
- ▶ Proactive risk identification and mitigation
- ▶ Project team continuity

Summary

- ▶ Experienced and capable team with expertise in project delivery.
- ▶ Meets RCW 39.10 criteria, ensuring compliance with state regulations.
- ▶ PDB approach results in fiscal benefits and schedule acceleration.
- ▶ Fully funded project, with no audit findings for WSD.
- ▶ MWBE outreach remains a top priority, reinforcing diversity and inclusion.
- ▶ PDB provides the best path to project success, delivering an enhanced learning environment for WVTSC students and faculty for years to come.

Questions?