

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): **Wapato School District**
- b) Mailing Address: **212 West Third St., Wapato, WA 98951**
- c) Contact Person Name: **Kelly Garza** Title: **Superintendent**
- d) Phone Number: **509-877-4181** E-mail: **kellyg@wapatosd.org**

1. Brief Description of Proposed Project

- a) Name of Project: **2024 Bond Program PACE Alt School and Camas/Satus Replacement**
- b) County of Project Location: **Yakima**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)
In February 2024 the Wapato School District passed a bond for the replacement of three schools in the district. The first project is the PACE Alternative School which is the oldest building in the district. This is a commitment to the community to replace PACE with a 23,000 +/- sf facility with kitchen and new gym and 10 classrooms. It is in the middle of the community and very visible. Following the completion of PACE we will begin the replacement of Camas/Satus with one new 2 story facility. This facility will be approximately 86,000 sf and two stories. We are packaging these into one PDB team because the budgets are tight, the work is rural, and we want the team to think of the Camas/Satus budget during the design and construction of PACE.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Legal etc.)	\$100,000
Estimated project construction costs (<i>including construction contingencies, AE Fees & WA State Sales Taxes</i>):	\$46,000,000
Equipment and furnishing costs	\$3,200,000
Off-site costs	\$500,000
Contract administration costs (owner, cm etc.)	\$2,000,000
Contingencies (design & owner)	\$4,000,000
Other related project costs (briefly describe)	\$350,000
Total	\$56,150,000

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*

February 2024 the district passed their capital projects bond.

3. Anticipated Project Design and Construction Schedule

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

The anticipated project design and construction schedule, including:

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

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PRC Application Submitted	04/22/2024
PRC Presentation	05/23/2024
PDB RFQ Advertisement #1	05/24/2024
PDB RFQ Advertisement #2	05/31/2024
Pre-Proposal Meeting	06/07/2024
PDB SOQ's Due	06/28/2024
Wapato SD Selection Committee SOQ Review and Scoring	07/01/2024 – 7/08/2024
Notify Shortlisted Finalist Teams	07/09/2024
Issue RFP to Finalists	07/11/2024
PDB Interactive Meetings	07/18/2024 – 07/19/2024
PDB Management Plan and Fee Proposal Due	07/26/2024
Management Plan and Fee Review and Scoring	08/01/2024
Announce Apparent Successful Proposer/Intent to Award	08/05/2024
Contracting Negotiations	08/08/2024
Wapato SD Board Contract Approval	
Design-Builder NTP	

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?

This project meets all the required criteria for PDB delivery.

Utilizing a Progressive Design-Build (PDB) approach allows for collaboration between the Design-Build (DB) team and Wapato SD (WSD) staff. Progressive Design-Build procurement enables timely issue resolution, risk identification and mitigation, and the ability to provide greater resources and expertise early in the project schedule. The PDB delivery method allows the DB team and WSD the ability to incorporate the organization's master development plan into the project. PACE is the first project and we will move right into the design of the new elementary school while we wait for the ability to begin construction. We are continuously working with OSPI to plan on funding release.

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

With the current building and logistics environment, it is crucial to have a team comprised of both a builder and a designer which allows us to continue to move forward with design while assessing site conditions, test-validate means/methods and scheduling of material procurement, subcontractor engagement and negotiation of price and scope.

By leveraging the expertise and collaboration of the DB team, we can influence costs with more comprehensive and accurate input from the builder during the design process. The DB team can help weigh options and identify when key decisions are critical so that the budget and schedule can be most efficient. Some opportunities include early engagement of trade partners, identifying critical and long lead equipment, pre-ordering material and identifying organizational standards for future capital development.

In addition, a PDB approach increases the opportunity for Wapato SD participation, allowing for a higher level of integration between WSD and the DB team during the programming and planning process. One such example is the ability to gain constructability, and planning feedback utilizing collaborative software such as Bluebeam Studio. By utilizing a PDB approach, we can refine the budget

to scope requirements continuously with all key team members to ensure efficient delivery both in design and construction.

Location, proximity, availability of subcontractors, cultural considerations, weather, and other constraints/limitations require early and constant detailed planning with the Owner, D-B team, and other stakeholders in all phases of the project are critical so that successful planning, contingencies which affect risk on logistics, safety, daily district education programming and operations, construction means/methods, and budget are in alignment.

Utilizing target value design (TVD) will help the team prioritize what's most important. The District needs the best design build team possible to help work through these scenarios, provide innovative and creative approaches, and determine what delivers the greatest value to the project and the community. An experienced and qualified Design-Builder will provide the most efficient solutions to meet the needs of WSD and maximize the value of the available funds. We are planning on combining the three projects together but are very open to listening to the market when we have our informational meetings and our preproposal conference, after all we want to do what is in the best interest of the project.

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

Progressive Design-Build enables and encourages early collaboration, which reduces the risk of rework both during design and construction and enables the contractor to fully understand the project through the design process. This eliminates the ramp up for them at the start of construction, thereby accelerating the schedule over DBB. The DB team will get earlier access to identify infrastructure needs allowing for procurement of long lead items, which is especially relevant in today's construction market with limited production, labor shortages, and high demand. Phase permitting and design and construction overlap are opportunities enabled through the use of PDB that WSD hopes to explore. Qualifications based selection will also ensure WSD is able to select a builder who is well qualified to deliver the project in the relatively remote project location of Wapato, where subcontractor availability can present challenges.

PDB is inherently set up to allow the most flexibility to the team and provide the greatest opportunities to save time. Investigation, design, and construction activities can overlap. By utilizing the design-build process and selecting the right team who can plan and implement an effective schedule, the District can successfully ensure that impacts to the community/staff/students are minimized during this construction process. In addition to minimizing disruptions, PDB will also give us the best opportunity to finish the project on or ahead of schedule, without delays. Completion of the project on schedule is crucial in construction of the school campus. The project must be completed prior to the commencement of the school year to ensure a smooth transition to a new campus for students and minimize disruptions to the students' education. Further, because the purpose of the new construction is to relocate the campus out of a tsunami zone, ensuring the completion of the project on schedule has safety implications for the students.

PDB provides the team with the ability to order long-lead procurement items during design, to ensure that the necessary materials are ready and on site when construction is planned to start. An experienced Design-Builder will help develop and execute a flexible and responsive phasing plan for each scope of work to minimize disruptions to the community.

5. Public Benefit

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

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

Early scope and budget alignment are reconciled at more frequent intervals than traditional DBB methods. Flexible risk management/mitigation plans are developed to pivot in the event of unforeseen or unique project issues that arise.

Timely decisions are made with the above approach, thus saving time and money.

A design-builder provides continuous, engaged, and updated marketing pricing, changing labor availability/costs and supply/options of specialty commodities so that successful procurement of key subcontractors, materials and commodities is achieved.

Although the project is not located within the Yakima Tribal Lands it is very important to have them as a partner to the project and provide input. As of this point in time we are not required to comply with TERO but we do want to do what we can to benefit the Wapato Valley residents.

- 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. There are far too many variables in this project for DBB to be practical. The District’s goals are to achieve budget, cost, quality, and scope of work alignment using PDB. The District requires a Design Builder to help identify a scope that fits the budget, develop phasing plans that will minimize disruptions to the neighborhoods and provide flexibility and timeliness to the school district staff, and to order long lead time procurement items well before construction takes place. PDB affords higher project success rates in quality, time, and cost certainty as an integrated team can manage and resolve risks in a more effective manner than in traditional DBB delivery. Improved coordination, predictability, and efficient project delivery are hallmarks that are difficult to achieve in DBB procurement. Design-Bid-Build often results in a higher rate of change, risks, and claims than that of integrated teams, which is a high risk for a school district with a limited budget and many needs.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.
The District and OAC, in consultation with OSPI K-12 School Facilities over several meetings agreed that the PDB procurement contract delivery method should be used to address the critical and early decisions mentioned previously. The District and OAC will seek successful Owner Design-Build practitioners for lessons learned to refine its own plans, plans, and engagement of educating the Board of Directors and other project stakeholders.
The District contracted with OAC Services as their Project Management team and Design Build Advisor for the project. OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the project and to augment district staff and support Progressive Design-Build selection, contracting and project delivery. As one of the region’s most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from \$2 million to \$200+ million for clients including King County, Washington State University, the City of Spokane, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911 and Northshore School District, including fifteen PDB projects.
- A project organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)
See Attachment A
- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Kelly Garza, Superintendent, Wapato School District

Kelly will be the overall project lead and retain decision-making authority on all matters related to design and construction as delegated by the School Board. Michelle and the Wapato School District have arranged with the region’s top experts to advise him.

Kevin Hill, Executive Director, Wapato School District

Kevin is the current executive director of facilities and handles the capital construction and maintenance throughout the district with his team. He has worked on 2 large capital projects while with the district with the remodel expansion of the high school as well as a new Simcoe

Elementary built entirely with class size reduction funding from OSPI. He will be intimately involved in every aspect of the projects from start to finish.

Sylvia Bazan, Director of Finance, Wapato School District

Sylvia has been a part of the last two capital projects with the district as well, the high school and Simcoe Elementary and is intimately familiar with the OPSI funding process. She and Kat Getchell from OAC will work hand in hand to ensure the district is tracking and budgeting the projects properly to understand where we are at any point in time.

Jeff Jurgensen, Sr. Vice President, CCM, DBIA – Design Build Advisor

Jeff has over 30 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington and assisted in getting the Spokane Public School District agency approval. He also has worked on six major capital design-build projects, one design-build project at Spokane International Airport as well as one K12 design-build project with the Paschal Sherman Indian School in Omak Washington and led the City of Spokane through their first design build project with the Nelson Service Center. He holds the DBIA certification from the Design Build Institute of America.

Phil Johnson, Sr. Project Manager, CCM, DBIA – Program Manager

Phil has over 18 years of varied experience in the construction industry. He has served as a Sr. PM for a mechanical contractor and then with a large design build general contractor in the Seattle market and now with OAC as an owner's representative. He has worked on education and healthcare projects with a spattering of project types in between and has excelled at every type because of his thoroughness and teamwork approach. He has been involved with several GC/CM projects and this will be his 2nd progressive design build project and will have the support of Jeff and Rusty throughout the project.

Rusty Pritchard, Program Manager, CCM, DBIA – PDB Resource

Rusty has over 40 years of experience serving as an Owner, Owner's Representative and Program/Project management. He served on the Washington State CPARB's PRC for six years and has a proven track record in alternative delivery of both RCW 39.10 Design-Build and GC/CM projects. He served as project manager on two Washington state design-build projects; St. Michelle and Washington State University Wine Science Center and Washington State University's Spokane Teaching Health Center. He served as project manager on two traditional Federal Design-Build Projects as project manager with the Corps of Engineers.

He served as a construction manager on the Design-Build Paschal Sherman Indian School in Omak Washington and as Senior Project Manager of the Wellpinit School District's GC/CM High/Middle School Modernization project on the Spokane Tribe Reservation in Wellpinit, WA.

His role on this project is to assist and advise the District and OAC's project manager during the D-B team procurement process, contract development and negotiations and ensure compliance with RCW 39.10 requirements. During design and construction, he will be available to assist the project team as needed.

Kat Getchell, Director, CSP, PSP – Project Controls Manager

Kat has over 35 years of project controls experience and has worked on projects to capital programs worth hundreds of millions. Her extensive areas of controls capabilities include budget planning and development, cost controls management, financial reporting, cash flow development and contract administration. Her scheduling experience includes Critical Path Method baseline schedule development, project schedule updates and analysis and has been a part of multiple alternative delivery projects and programs. She has been a part of multiple GC/CM and Progressive Design Build program teams.

Mica D. Klein Associate DBIA, Partner, Perkins Coie

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

Her practice spans both public and private projects ranging from small (under \$100,000) tenant improvement projects to \$100M+ new construction. As part of her practice, she regularly drafts and negotiates a range of agreements, including complex construction contracts (fixed price, design-build, general contractor/construction manager (GC/CM), engineering, procurement, and construction (EPC), professional services contracts, and various other modified American Institute of Architects (AIA) and bespoke agreements. In addition, Mica regularly serves as project counsel, providing her clients full-service advice regarding project planning, implementation, and completion. In this role, she routinely assists her clients in the evaluation and negotiation of significant change orders, and throughout the closeout process.

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

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

See Attachment 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 Attachment B as well as qualifications listed above

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

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

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

OAC has completed or is currently managing 22 design build projects ranging from \$3M-\$200M including progressive design build. OAC's project portfolio includes a number of projects for cities and municipalities within the state of Washington. An active participant in Alternative Project Delivery promotion and workshops, three OAC staff members, including one on this project, still serves on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska.

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

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

Project Management and Decision Making:

- Authority and decision-making responsibility rests with the District Superintendent, Kelly Garza, with implementation by OAC Services.
- OAC is currently and will continue to meet with the District weekly to discuss and plan project needs, milestones, develop strategy and courses of action for implementation of the project. Phil

Johnson is the primary point of contact for OAC with assistance from Jeff Jurgensen for the PDB procurement process and throughout the entire project. Rusty Pritchard is also available to be a resource for Phil and team.

Selection Committee

- The DB Selection Committee will consist of District leadership, administration, staff, Board of Directors representation, and probably Community and/or Yakima Tribal Council representation.
- OAC is a non-voting member of the selection committee and is responsible for managing the DB procurement process. OAC will organize, educate, and facilitate the selection committee on its roles, and document the selection process per RCW 39.10.

Communication

- The District will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.
- The District will advertise the RFQ and post on its website, in news media, and a newspaper of general circulation published in or near Yakima County.
- After SOQ's have been scored, the selection committee will meet with the shortlisted teams to better understand the project approach and have an opportunity to meet each team member in person.
- Once a "most qualified" design build team is selected, the District and OAC will meet the design build team during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify the owners' expectations and vision of the completed project are being achieved.

Project Progress

- Progress will be reported weekly by the DB team to the District and OAC.
- Formal reports will be sent to the Superintendent and presented to the Board of Directors, as desired by the Board and the Superintendent.
- Project status updates will be posted to the District website.
- Frequency of project status updates will be coordinated with the District Board of Directors.

Budget Monitoring

- OAC will be managing and tracking the program finances and analyzing the cost estimates against the budget on a regular basis.
- Financial reporting will be provided by Kat Getchell of OAC to the District's Accounts Payable personnel. Kat will meet with the finance department to reconcile costs every two weeks or as desired by the District. These reports will be tailored for use by the Superintendent in her presentations to the Board of Directors.
- The District will maintain its own project contingency and owner's management reserve to address any owner driven scope changes or unforeseen conditions.
- OAC will assist the District in budget and financial reporting required by the grant and SCAP funding.

Schedule

- The desired project milestone schedule will be provided in the design build RFQ/RFP documents.
- The successful DB team will work with the owner to produce a very detailed project schedule accounting for permitting, design, bidding and construction, closeout, and warranty.
- Weekly look ahead schedules will be delivered along with monthly construction schedule reports/updates for each pay application.
- Kat of OAC will review the DB construction progress schedule with the OAC team and provide analysis and comments on the submitted baseline and actual schedule.

- A brief description of your planned DB procurement process.

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

- Following PRC approval, the Request for Qualifications (RFQ) will be issued and will include a draft Design-Build Agreement and outline of RFQ response requirements and evaluation criteria pursuant to Washington law.
 - Statements of Qualifications (SOQ) received in response to the RFQ will be reviewed and scored by the selection committee based upon the criteria outlined in the RFQ to determine a shortlist of finalist teams. Ideally three, but no more than five, teams will be shortlisted.
 - Shortlisted finalists will be invited to respond to a Request for Proposal (RFP), which will include the team's project specific management plan, participation in interactive meetings and proposed fee percentage. Evaluation criteria for the Proposal components will be outlined in the RFP and will specifically include the finalists' inclusion plans for small, disadvantaged and OMWBE certified businesses.
 - Selection of the successful Design-Builder will be based upon combined scoring of their SOQ and Proposal per the criteria outlined in the RFQ and RFP.
 - The Finalist with the highest combined score will enter contract negotiations with Wapato School District.
 - Following selection and contracting of the Design-Builder, WSD and OAC will participate in subconsultant and subcontractor procurement. Subcontractors will be procured using lump sum, design assist, and Design-Build approach as deemed appropriate based on the content of each package and per the advice of the Design-Builder all while considering the Subcontractor Outreach plan developed by the entire team.
- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.
The District will utilize Mica Klein, Associate D-B from the firm Perkins Coie to develop the contract, RFQ and RFP documents that integrate and meet requirements of RCW 39.10.
OAC and Perkins Coie have a long-standing working relationship and a good mutual understanding of a well-crafted PDB contract that allocates risk appropriately and encourages cooperation and owner service. They have signed an engagement letter to move forward.

7. Public Body (your organization) Construction History:

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

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

[See Attachment 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 Attachment 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.

None

10. Subcontractor Outreach

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

The District is committed to diverse business practices. Outreach efforts will include, at minimum:

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

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

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

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

OAC will investigate if there are state certified MWBE firms in Yakima and surrounding counties to target engagement early in the procurement plan.

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.

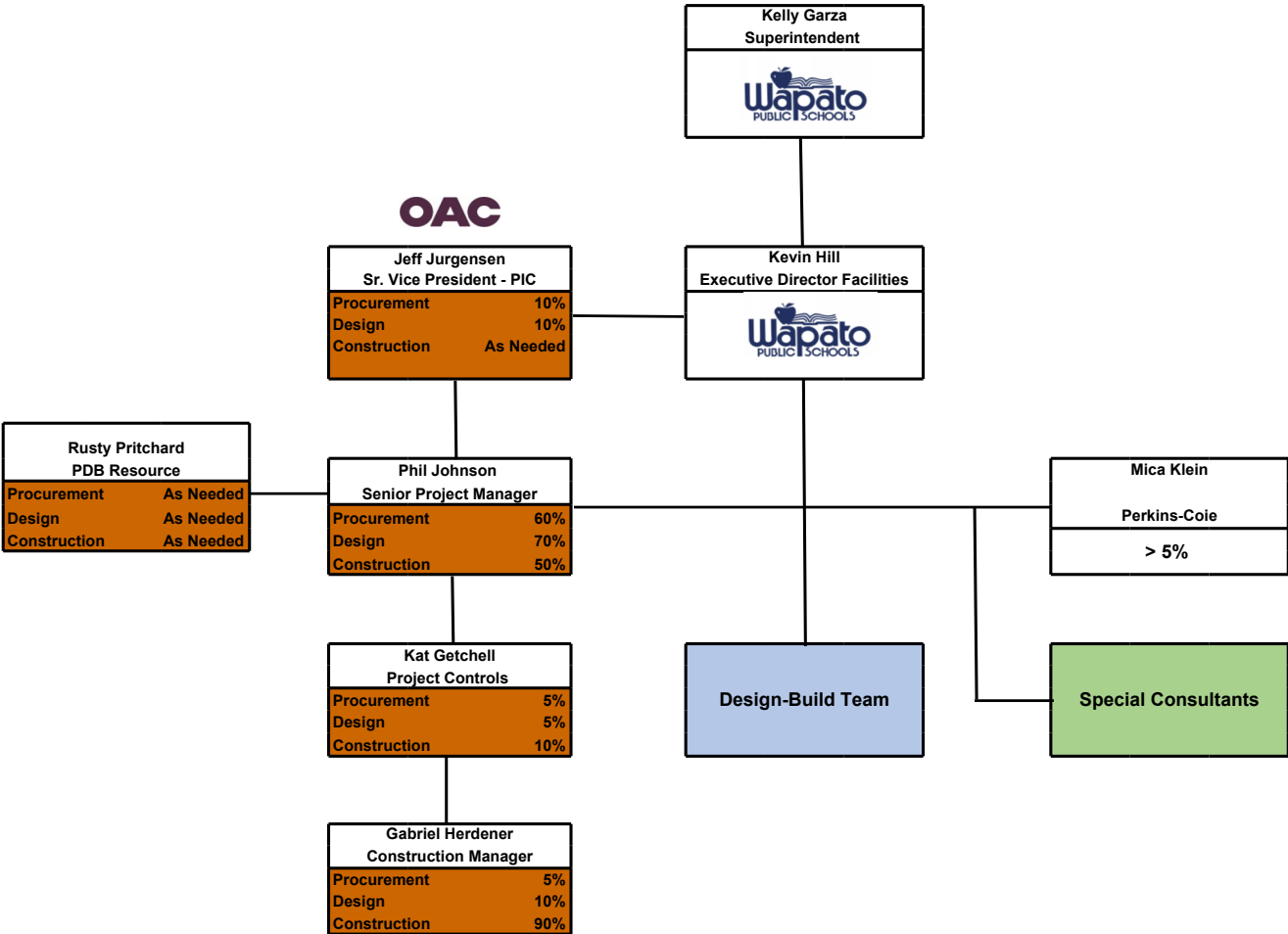
Signature: Kelly Garza

Name: (please print) Kelly Garza (public body personnel)

Title: Superintendent

Date: 4-19-24

Attachment A (Wapato School District Project Organization Chart)



Attachment B (Experience and Roles on Previous DB Projects)

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

		Middle School			Manager	Manager	Manager
		Central Valley School District – Evergreen Middle School	\$34.5M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Central Valley School District – North Pines Middle School	\$29.5M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg School District – Lincoln Elementary School	\$26.5M	PDB	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Ida Nason Elementary School	\$33.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Mt Stuart Elementary School	\$28.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
Phil Johnson	OAC Sr. Project Manager						
		Columbia Basin Hospital, Emergency Room Remodel	\$5.70M	GC/CM	Sr. Project Manager	Sr. Project Manager	Sr. Project Manager
Rusty Pritchard	OAC Services, DB Resource						
		WSU Spokane Teaching Health Clinic	\$16.5M	DB	PM	PM	PM
		Ste. Michelle Estates-WSU Wine Science Center	\$23.0M	DB	PM	PM	PM
		Pascal Sherman Indian School	\$16.5M	DB		CM	CM
		Spokane International Airport DB Parking Garage	\$15M	DB			CM
		City of Spokane-CSO #24	\$30.0M	GC/CM Heavy Civil	PM	PM	PM
		City of Spokane CSO #26	\$33.0M	GC/CM Heavy Civil	PM	PM	PM
		City of Spokane Riverside Treatment Plant	\$170.0M	GC/CM Heavy Civil	GC/CM Advisor	GC/CM Advisor	GC/CM Advisor
		Ellensburg Ida Nason Elementary School	\$33.0 M	GC/CM	PM	PM	
		Ellensburg Mt Stuart Elementary School	\$28.0 M	GC/CM	PM	PM	
		Cheney High School Modernization	\$34.0 M	GC/CM	PM	PM	PM
		Wellpinit High/Middle School Modernization	\$23.0 M	GC/CM	PM	PM	PM
		Steilacoom High School Modernization	\$31.0 M	GC/CM	PM	PM	PM

Wapato School District - Construction History (10 years)

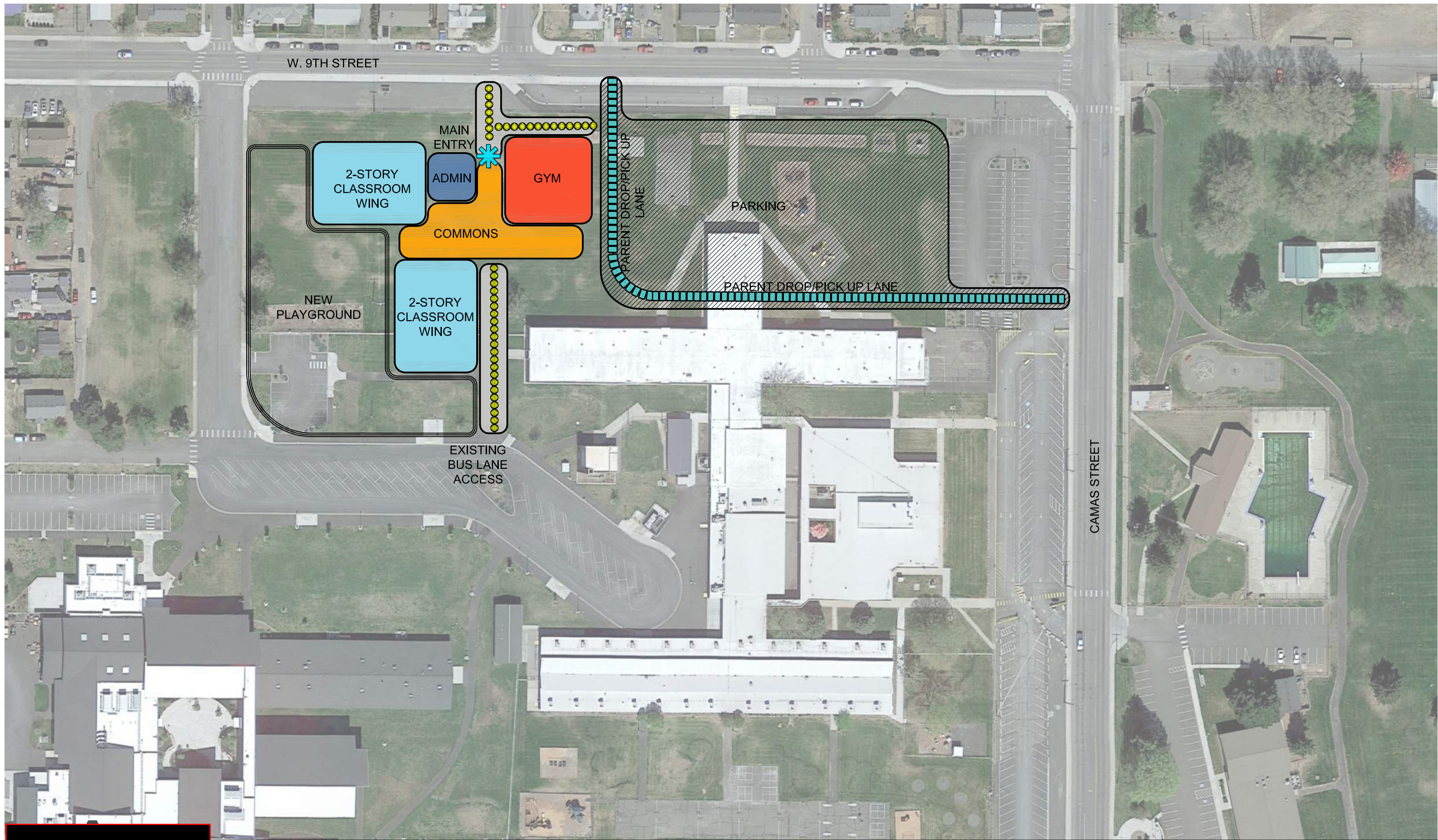
Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget
1	Simcoe Elementary	This project was a new K-2 school building built with a class size reduction grant. The project was fully funded with a grant. The building consists of 21 regular class rooms, a library, main office area, cafeteria/kitchen, and a gymnasium	D-B-B	Mar-16	Sep-18	Mar-16	Aug-18	\$15,435,388	\$14,350,303

Reason for Budget or schedule overrun

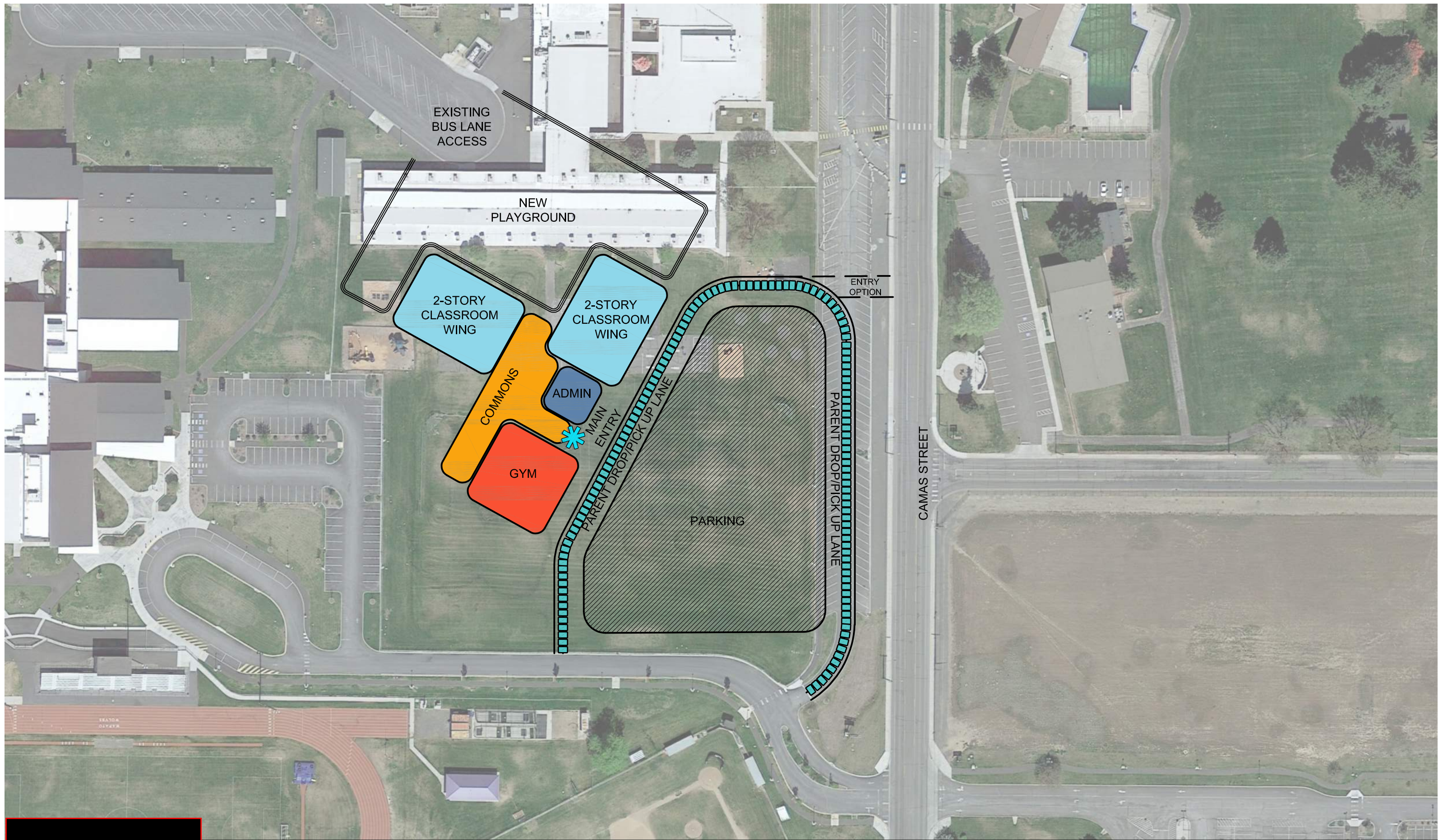
No overruns or schedule changes

PACE SCHOOL





SITE CONCEPT A
1" = 100' ON 11X17"



SITE CONCEPT B

1" = 100' ON 11X17"

WAPATO SCHOOL DISTRICT

OCTOBER 2023