Renton School District
SERVICE | EXCELLENCE | EQUITY

CAPITAL PLANNING AND CONSTRUCTION

October 19, 2021

Talia Baker, Administrative Support
Project Review Committee
State of Washington Department of Enterprise Services
1500 Jefferson Street SE
Olympia, WA 98501

RE: Renton School District GC/CM project application for Renton High School Phased Science Rooms Modernization

Dear Ms. Baker and PRC members,

Renton School District is pleased to submit the Renton High School Phased Science Rooms Modernization, one of our major capital bond projects approved by voters on November 5, 2019, for consideration using the General Contractor/Construction Manager (GC/CM) alternate project delivery method.

In 2020, we were approved for our first GC/CM venture with our Elementary School #16 project followed by our second approval in 2021 for the Lindbergh High School Phased Modernization. We have continued to grow our team, our knowledge of the GC/CM process, and our District initiatives to support this process. Our team has engaged in GC/CM training and we have also contracted with consultants rich in GC/CM experience, to guide us in continuing to deliver successful GC/CM projects. This project comes with complexities due to the need to provide phased construction on an occupied high school campus. In addition, we must continue to provide high quality wet-lab science based curriculum within the work area of this project. We believe the GC/CM alternate delivery method will allow the District to address these project complications, as well as minimize risk on scope, schedule, and budget.

The District's Senior Facilities Program Director is experienced in the GC/CM procurement process and has also represented state school owners on the recent GC/CM RCW review committee. Additionally, our project manager has worked on several large highly technical projects. With additional GC/CM guidance and consultation by Parametrix and Perkins Coie, and the selection of GC/CM experienced Sundberg Kennedy Ly-Au Young Architects, we believe we have solid team to move this project forward.

I look forward to your review of our application and our opportunity on December 2nd to present our project to the Project Review Committee.

Sincerely,

Matt Feldmeyer
Executive Director, Capital Planning & Construction

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION

To Use the General Contractor/Construction Manager (GC/CM) Alternative Contracting Procedure

CPARB' PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

a) Legal name of Public Body (your organization): **Renton School District No 403**
b) Address: **7812 S. 124th Street**
c) Contact Person Name: **Stefan Wynn** Title: **Project Manager**
d) Phone Number: **425-204-4407** E-mail: **stefan.wynn@rentonschools.us**

1. Brief Description of Proposed Project

a) Name of Project: Renton High School Phased Science Rooms Modernization
b) County of Project Location: King County
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

Renton High School (RHS) is located in the City of Renton at the south end of Lake Washington just south of the Renton Municipal airfield near the intersection of Rainier Ave. South and South 2nd Street. (Refer to Appendix, Figures 1-3) This project will involve modernization of five existing "wet" Science Classrooms, two dry Science Classrooms and associated support spaces. Five of the classrooms are on the 3rd floor of the northwest wing of the Main High School Classroom/Administration building. The two remaining spaces are on the ground floor in the northeast wing of the building adjacent the Career and Technical Education (CTE) Shop spaces. This work is will be happening in an existing building that must remain operational during construction. In addition, the Science Classrooms that are being modernized will have to be temporarily relocated elsewhere on campus during construction.

This The Northwest wing building wing was originally constructed in 1958 and then further expanded to the north in 1962. The entire wing was remodeled in 1969 along with the rest of the building. The construction type is cast-in-place concrete walls/floors with masonry veneer. The northeast wing was constructed in1969 with an open breezeway on the ground floor. This was infilled to create the Science Classrooms as part of a 2001 modernization. The construction type in this location is steel and CMU with a masonry veneer. Existing building utilities (plumbing, HVAC & electrical) are mostly of original vintage and are inter-connected with the rest of the facility. It will be critical to maintain operation of building utilities to spaces outside of the construction areas as well as maintaining code-required pedestrian ingress/egress for site and building for students, staff and the public.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.):	$ **1,136,812**
Estimated Project GMP (Includes NSS, Fee, GCs & CM Risk Contingency):	$ **8,128,209**
Equipment and Furnishing Costs:	$ **530,512**
Off-site Costs:	$ **N/A**
Contract Administration Costs (GC/CM Consultant, etc.):	$ **275,000**
Contingencies (Owner's Project Contingency @ 5% MACC):	$ **406,410**
Other Related Project Costs (Permits, Fees, etc.):	$ **225,989**
Sales Tax (@ 10.1% GMP):	$ **820,949**
Total	***$*11,523,881**

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*

Funding for Renton High School Phased Science Rooms Modernization project was included in the November 2019 bond that was approved by voters on November 5, 2019.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*

See schedule below.

b) Hiring consultants if not already hired; and

Not applicable.

c) Employing staff or hiring consultants to manage the project if not already employed or hired. *(See Example on Design & Construction Schedule)*

Not applicable.

PRC Approval & RFQ/RFP Development Schedule	**Start Date**	**Finish Date**
District Develop PRC Application	Sept 27, 2021	Oct 19, 2021
District Submit PRC Application (Oct. 20 Due Date)		Oct 19, 2021
District Develop RFQ Document	Oct 20, 2021	Nov 23, 2021
District Develop PRC Presentation	Oct 20, 2021	Dec 1, 2021
PRC Presentation		Dec 2, 2021
District Develop RFP Document	Dec 6, 2021	Jan 20, 2022
GC/CM Procurement Schedule	**Start Date**	**Finish Date**
First publication of RFQ for GC/CM Services		Nov 24, 2021
Second publication of RFQ for GC/CM Services		Dec 3, 2021
Project Information Meeting		Dec 7, 2021
Last Day for RFQ Questions to be Submitted by Proposers for Response by Addendum		**Dec 10, 2021**
District Issue RFQ Addendum		Dec 13, 2021
RFQ Submittal (SOQs) Deadline for Proposers		**Dec 22, 2021**
District Review & Score RFQ Submittals Received	Jan 3, 2022	Jan 6, 2022
District Notify Submitters of Short-Listed Firms & Invite Them to Interview		Jan 7, 2022
Interviews with Short-Listed Firms	**Jan 18, 2022**	**Jan 19, 2022**
District Notify Submitters of Finalists & Invite to Submit a Response to the RFP		Jan 21, 2022
Last Day for RFP Questions to be Submitted by Finalists for Response by Addendum		**Jan 27, 2022**
District Issue RFP Addendum		Jan 28, 2022
RFP Submittal Deadline for Proposers & Opening		**Feb 3, 2022**
Notify Submitters of Scoring and Most Qualified GC/CM		Feb 4, 2022
Negotiate Contract Terms & Pre-Con Services	Feb 10, 2022	Feb 24, 2022

Fees		
Early Services Work Order/Agreement in Place		Feb 14, 2022
Pre-Con Work Plan Due		**Feb 24, 2022**
Board Packet Due		Feb 28, 2022
Board Approval of GC/CM Selection		Mar 9, 2022
GC/CM Agreement Executed		Mar 14, 2022
Pre-Con Services	Feb 14, 2021	TBD
Design and Construction Schedule	**Start Date**	**Finish Date**
Schematic Design	Dec 2021	Mar 2022
Design Development	Mar 2022	May 2022
Construction Documents	May 2022	Oct 2022
M/E/P Subcontractor Bidding (Early Package)	June 2022	June 2022
M/E/P Permit Review (Early Package)	June 2022	June 2022
M/E/P Construction (Early Package)	July 2022	Sept 2022
Building Permit Review	Aug 2022	Oct 2022
Subcontractor Bidding	Sept 2022	Sept 2022
Execute GMP Amendment		Oct 2022
Construction	Oct 2022	June 2023
Substantial Completion		June 2023
Punchlist & Closeout	July 2023	Sept 2023
Warrantee Period	July 2023	June 2024

4. Why the GC/CM 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 implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

  The project will involve modernization of existing spaces within an occupied classroom building on an occupied and operational school campus. Much of the focus is on the remodel of “wet” high-school Science Classrooms, “dry Science Classrooms and the associated support spaces. The “wet” classrooms are located on the 3rd floor of the northwest wing of the Main High School Classroom/Administration building and the dry classrooms are located on the ground floor in the northeast wing of the building. Challenges and complexities that could benefit from the involvement of a GC/CM contractor and the GC/CM delivery method include, but are not limited to:

  - Maintaining code-required pedestrian ingress/egress for site and building during construction.
  - Establishing safety measures and safety protocol for a project that will include construction on an occupied and operational site that will be utilized by students, staff and the public during construction.
  - Modernizations that include work on building utilities (plumbing, HVAC & electrical) that are interconnected and within a facility that must remain occupied and fully functional during construction. It will be critical to maintain operation of the buildings utilities to spaces outside of the construction areas.
  - Construction logistics related, but not limited to: construction equipment, demolition activities and debris removal, materials delivery/staging/storage, construction vehicle traffic,

staff/student/public vehicle traffic, pedestrian traffic, etc. all on an educational facility that must remain occupied and fully operational during construction.

- Control of construction noise, vibrations and dust so that they do not impact the ability of adjacent spaces to be efficiently utilized for teaching/learning related activities.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

  Note: *Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 8.*

  Refer to response above. In addition to the information above, all of the Science Classrooms that are being modernized will have to be temporarily relocated elsewhere on campus during construction. It is anticipated that they will be moved to existing space within the school building and that those spaces will require some modifications in order to support the science programs. The District is anticipating involving the GC/CM contractor in these moves.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

  Refer to response above.

- If the project encompasses a complex or technical work environment, what is this environment?

  Refer to response above.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

  Not applicable.

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

  Not applicable.

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest *(For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

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

  When the public approves a bond issue, it expects the District to deliver a quality school project meeting the programmatic needs, on time and on budget. On complex projects such as the RHS Phased Science Rooms Modernization, the GC/CM delivery method can reduce the District's risk and increase the probability of achieving those objectives. By engaging the contractor early, we are building an integrated design and construction team to support responsible decision making, accurate estimating, schedule predictability, and project coordination. This increase in certainty and reduction in risk translates to the potential for fiscal benefit to the community that voted for the bond measure.

  Additionally, and specific to this project, we are modernizing existing classrooms in an existing building that must remain operational during construction. There will be substantial work related to the building utilities infrastructure that is tied into the utilities that feed the rest of the building that must remain operational. Having a GC/CM contractor, onboard during design will allow us the ability to have the contractor provide verification of existing building systems and recommendations on design solutions that will minimize potential impacts on the existing building systems and allow the remaining occupied portions of the building to continue to operate/function during construction.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

  The traditional Design/Bid/Build (D/B/B) method of delivering a project relies primarily on the lowest bid as a means of selecting the general contractor for a construction project. It provides little opportunity to take into consideration a contractor's qualifications or their ability to maintain budget or schedule on a project. Additionally, the traditional D/B/B does not allow the opportunity to engage the contractor during design to provide input and recommendations on construction means & methods, existing

market conditions, selection of materials and systems, logistics, scheduling/phasing, bid packaging and early procurement, all of which can lead to a more efficient, timely and cost-effective construction project delivery.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

  Not applicable.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

  Members of the Renton School District (RSD) team have had previous experience in alternative delivery methods including GC/CM, Design/Build and CM at Risk. Please refer to the team member bios and project experience tables for additional information.

  For this project, Renton School District has assembled an experienced and qualified team for design and management of this project. Matt Feldmeyer, Executive Director of Capital Planning & Construction, with over twenty (20) years' experience in design and management of building projects has overall responsibility for the project. Traci Brewer-Rogstad is the Senior Program Director with oversight of the GC/CM process. Stefan Wynn is the Districts Project Manager and will carry the bulk of the PM/CM responsibility during design and construction.

  The District has also enlisted Parametrix (Jim Dugan and Dan Cody) to provide GC/CM consultant services for this project. Parametrix will provide advisory services related to statutory requirements, best practices, procurement strategies, selection panel participation, shared lessons learned as well as support during design and construction. Parametrix may also be called on as needed throughout all phases of the project, for example reviewing cost estimates and constructability reviews.

  The District also retains Perkins Coie attorney, Graehm Wallace as outside legal counsel to provide legal services and guidance on all GC/CM matters, including procurement, RFQ and RFP development, contract drafting and any legal issue that could arise throughout the project.

  SKL Architects, a local architecture firm who is very well-versed in alternate project delivery, has been selected project. They and their design team have completed programming and concept design for the modernization. They are currently in schematic design and it is anticipated that the GC/CM contractor will come aboard the project prior to completion of the schematic design package.

- 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 Example on Project Organizational Chart)*

  Refer to Appendix, Figure 4.

- Staff and consultant short biographies *(not complete résumés)*.

  See below.

- Provide the ***experience <u>and role</u> on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
  (See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)

<u>Matt Feldmeyer</u>, R.A. – Executive Director of Capital Planning & Construction, Renton School District. Mr. Feldmeyer is a registered architect with more than 20 years of experience in the areas of architecture and capital project management. He has worked for the Capital Planning & Construction office at Renton School District for five years. Prior to working with Renton School District, Matt worked for the capital projects offices at Seattle University, WA State Dept. of Health, and WA State DSHS/DES. Matt has provided project and program management for capital construction projects utilizing traditional, alternate, and small works project delivery methods. Matt has developed his skillset in design, management, and team leadership on a wide range of project types including office remodels, laboratories, juvenile justice facilities, higher education, K-12, and many more. His experience completing projects as an architect, project manager, and director will provide for a high level of success in managing the team

that will complete the Renton High School Phased Science Rooms Modernization project. Matt has prior experience with alternative delivery projects including GC/CM, CM at Risk and Design/Build. He will be directly involved and have oversight of the team on all phases of the GC/CM process for this project.

Matt Feldmeyer – Recent Projects

			Role During Phases		
Project Name	**Project Value**	**Delivery Method**	**Planning**	**Design**	**Construction**
Renton School District – Lindberg HS Phased Modernization	$36M	GC/CM	Director	Director	Director
Renton School District – Elementary School #16	$60M	GC/CM	Director & GC/CM Selection	Director	Director
Seattle University - Center for Science and Innovation	$230M	CM at risk	PM	PM	
Seattle University - Clinical Performance Lab Modernization	$3M	CM at risk	PM	PM	PM
WA DSHS - Fircrest Building Upgrades	$1.4M	D/B/B	PM	PM	PM
WA DOH - HVAC Upgrades Environmental/Chemical Wing	$3.5M	ESCO	PM	PM	
WA DOH - HVAC Upgrades Communicable Disease Wing	$3M	D/B/B	PM	PM	PM
WA DOH - BSL3 Laboratory Addition	$5.5M	D/B/B	PM	PM	PM
Jill's House - Cancer Treatment Patient Housing	$14M	Design-Build	Architect	Architect	Architect

Traci Brewer-Rogstad –Senior Program Director with GC/CM Oversight, Renton School District

Ms. Brewer-Rogstad has over 25 years' experience in varying levels of project management in both public and private industry. She joined Renton School District in January 2020 and acts as deputy to Matt Feldmeyer, is a district advisor on the GC/CM process for learning documentation and consistency. She is the district project manager on the new elementary school #16, the district's first GC/CM project, which is currently wrapping up construction documents. While employed with Northshore School District, she was very involved in five (5) large successfully completed GC/CM projects. As the Capital Projects Director, Ms. Brewer-Rogstad had direct management oversight over the capital bond planning, long-range planning, all active GC/CM projects, many ESCO DB projects and many low bid projects. Ms. Brewer-Rogstad has participated in multiple DB and GC/CM training sessions, attended the 2018 DBIA annual conference, and is an appointed member of the GC/CM RCW Review Committee, representing school owners on a statewide basis and the more recently active GC/CM best practices working group. Prior to working in K-12 capital projects, Ms. Brewer-Rogstad spent 6 years consulting in public transportation project planning and operations; and 12 years as a director and executive with Washington State Ferries, managing multiple locations and routes and was involved in many terminal and vessel design & construction projects.

Traci Brewer-Rogstad - Recent Projects

			Role During Phases		
	Project Value	**Delivery Method**	**Planning**	**Design**	**Construction**
Project Name					
Renton School District – Lindberg HS Phased Modernization	$36M	GC/CM	Support & GC/CM selection	Support	Support
Renton School District – Elementary School #16	$60M	GC/CM	PM	PM	PM
Renton School District – Interior Upgrade Projects – Multiple Sites	$3M	D/B/B	PM	PM	PM

Renton School District - Play, Fields, & Grounds Upgrades – Multiple Sites	$6M	D/B/B	PM	PM	PM
Northshore School District					
Inglemoor HS Concert Hall & Music Building	$38M	GC/CM	PM	Director & GC/CM selection	
ES#21 - Ruby Bridges ES	$80M	GC/CM	PM	Support PM/ GCCM Selection	Director
Canyon Creel ES & Skyview MS expansion	$50M	GC/CM	PM	Support PM/ GCCM Selection	Director
WHS phase #3	$22M	GC/CM	n/a	n/a	asst PM
North Creek HS	$110M	GC/CM	n/a	PM support	PM support Director
Innovation Lab HS (Choice HS @ CP4)	$40M	ESCO/DB	PM/Director	PM/Director	n/a
Skyview Plinth replacement	$.5M	D/B/B	PM	PM	PM

Stefan Wynn – Project Manager, Renton School District

Mr. Wynn is a registered architect with more than 25 years of experience in architecture, campus planning and project management. He has worked for the Capital Planning & Construction office at Renton School District since 2021. Prior to working with Renton School District, Stefan ran his own Architectural practice, Wynn + Associates for 15 years and worked as a Senior project Manager for the construction and standing up of Advanced manufacturing facilities around the US. He will be the District's Project Manager on this project and will be responsible for the day-to-day management, management of the GC/CM selection process, as well as the District's primary point of contact. Stefan has provided Architecture and Senior project management services for residential, commercial and industrial construction projects utilizing both traditional and alternate delivery methods. Stefan has extensive experience in guiding complex projects through Joint Aquatic Resources Permit Application (JARPA), State Environmental Policy Act (SEPA), Master Use Permits (MUP), EPA hazardous waste permitting and building permits. Mr. Wynn has participated in the Fall 2021 AGC GC/CM training session.

Stefan Wynn - Recent Projects					
			Role During Phases		
	Project Value	**Delivery Method**	**Planning**	**Design**	**Construction**
Project Name					
Renton School District, Project Manager					
Renton School District – Renton High School Gym upgrade	$5.6M	D/B/B	District PM	District PM	n/a
Renton School District – Hazen High School Courtyard replacement	$.5M	D/B/B	District PM	District PM	District PM
Katerra					
250K SF CLT Factory – Spokane Valley, WA	$150M	CM at Risk	n/a	Project Architect & PM	Project Architect & PM
600K SF Advance Manufacturing Factory – Tracy, CA	$170M	Design Build	PM	PM	PM
Wynn + Associates Architects					
Salmon Bay Marine Center – Seattle, WA	$30M	CM at Risk	Architect	Architect	Architect
Lucile Industrial Flex Building – Seattle, WA	$2M	CM at Risk	Architect	Architect	Architect
Wooden II Industrial Testing Building – Seattle, WA	$1.1M	CM at Risk	Architect	Architect	Architect

Jim Dugan – (GC/CM advisor to RSD), Parametrix

Jim has 43 years of design, construction, project management, and program management experience, including a focus in APD (GC/CM and D/B) for educational and public works projects. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction. Jim is highly skilled at alternative project delivery, long-range strategic planning and scheduling, budget forecasting and compliance to the plan, public speaking/presentations, collaboration with stakeholders and conflict resolution and claims mitigation. In his role as GC/CM advisor, Jim often finds himself mentoring team members, supporting project managers, and providing advice on all aspects of GC/CM delivery, including statutory requirements and industry best practices.

Jim has intimate working knowledge of the statutory requirements of RCW 39.10 and the associated processes and procedures related to alternative project delivery methods and has served in a GC/CM Advisory role and Project Management team member for numerous public sector Owners and projects. In 2016, Jim was appointed to a three-year term on the PRC; in 2018, he was elected to the role of vice-chairman; and from July 2019 to July 2020, served as the PRC chairman. Following his chairmanship, Jim returned to the PRC, representing Construction Managers, for another three-year commitment to serving alternative project delivery in WA. The table below identifies some of Jim's most recent GC/CM project experience.

Project Name	Project Value	Delivery Method	Tasks Performed	Time Involved
Lakehaven New HQ, Lakehaven Water & Sewer District	$49.8M	GC/CM	GC/CM Advisor	2019 - present
Columbia River High School Mod/Add and Downtown Elementary School, Vancouver Public Schools	$60.9M	GC/CM	GC/CM Advisor	2018 - present
Three Elementary School Replacement Program, Auburn School District	$157.7M	GC/CM	GC/CM Advisor	2018 - present
New Headquarters, Chelan County PUD	$136.36M	GC/CM	GC/CM Advisor	2017 - present
RI & RR Dam Support Facilities, Chelan County PUD	$70M	GC/CM	GC/CM Advisor	2017 - present
Grant Elementary School, Tacoma Public Schools	$34.9M	GC/CM	Program Manager, GC/CM Advisor	2017 - 2020
Birney Elementary School, Tacoma Public Schools	$39.15M	GC/CM	Program Manager, GC/CM Advisor	2017 - 2020
Mann Middle School Replacement, Clover Park School District	$68M	GC/CM	GC/CM Advisor	2017 - 2021
Four Elementary School Replacement Program, Auburn School District	$208.0M	GC/CM	GC/CM Advisor	2017- present

Dan Cody – (GC/CM Procurement & PM/CM Support), Parametrix

In his role of GC/CM Procurement Support, Dan will be responsible for supporting the District's Project Manager during GC/CM procurement including assisting in the development of the RFQ and RFP documents, Interview criteria and scoring criteria. During design and construction, in his role of PM/CM Support, Dan will be supporting the District's Project Manager in oversight of the A/E and GC/CM to ensure that the Owner's programmatic needs, budget and schedule are being met. He will also assist in monitoring the work of the A/E and GC/CM and ensuring that they are operating within their contractual obligations to the District.

Dan is a Senior Construction Manager/Project Manager with Parametrix. An architect by training, he has over 32 years of experience in the design and construction industry and has developed the ability to

manage all phases of projects from programming through construction closeout. As an architect, he has been heavily involved in design, production and construction administration for a large number and variety of educational, institutional, and commercial projects. Dan's expertise includes programming, budget analysis, space planning/design, project team coordination, quality control review, production and construction administration. He has extensive experience in the educational, commercial and public sector markets, providing design and construction services on projects throughout western Washington.

Since completing the AGC GC/CM training seminar in January 2016, he has been closely involved in the GC/CM procurement process for more than 24 projects, totaling nearly $1.5B in total project value, that will/are being delivered using the GC/CM delivery method. Dan is a proponent of alternative project delivery (GC/CM and D/B) and believes that it substantial benefits to public agencies for projects that pose interesting challenges and opportunities. The table below identifies some of Dan's most recent GC/CM project experience.

Project Name	Project Value	Delivery Method	Tasks Performed	Time Involved
Lakehaven New HQ, Lakehaven Water & Sewer District	$49.8M	GC/CM	GC/CM Procurement, PM/CM Support	2019 - present
Columbia River High School Mod/Add and Downtown Elementary School, Vancouver Public Schools	$60.9M	GC/CM	GC/CM Advisor	2018 - present
Three Elementary School Replacement Program, Auburn School District	$157.7M	GC/CM	GC/CM Procurement, GC/CM Advisor	2018 - present
Chelan County PUD – RI & RR Dam Support Facilities	$70M	GC/CM	GC/CM Procurement	2017
Grant Elementary School, Tacoma Public Schools	$34.9M	GC/CM	GC/CM Procurement	2017
Birney Elementary School, Tacoma Public Schools	$39.15M	GC/CM	GC/CM Procurement	2017
Mann Middle School Replacement, Clover Park School District	$68M	GC/CM	GC/CM Procurement	2017
Four Elementary School Replacement Program, Auburn School District	$208.0M	GC/CM	GC/CM Procurement, GC/CM Advisor	2017-present
McLoughlin Middle School and Marshall Elementary School Replacement, Vancouver Public Schools	$92.1M	GC/CM	GC/CM Procurement, PM/CM Support	2017 - 2021

Gladys Ly-Au Young – Principal in Charge/Project Manager, SKL Architects

Gladys Ly-Au Young has over 27 years of experience and she is skilled at managing and designing school and library projects in existing buildings on tight budgets. She is committed to collaborating closely with all stakeholder groups and understands the benefits of early interaction with contractors to develop a cost-effective building. She recently completed construction administration for Olympic High School Phase 1 and she is currently finishing construction administration for Phase 2. Both phases are in occupied school. For Westside School, a K-8 adaptive reuse project, it was built for $182 per square foot, and the Kingsgate Library remodel, at $230 per square foot. Gladys has participated in DB and GC/CM training sessions, and she is an Associate DBIA Professional. Gladys graduated from Washington State University in 1994, and later went back to school to earn a Master of Science in Sustainable Design from Carnegie Mellon University, thus bringing a deep understanding of sustainable design issues to her projects. Gladys has presented in many conferences including AIA, A4LE, Greenbuild, Living Future, Eco Building Guild, and Revitalize WA. In 2021, She is awarded the King County Green Globe, Leader in Green Building Award.

Recent Projects	Role During Phases

	Project Value	Delivery Method	Planning	Design	Const
Central Kitsap School District - Olympic High School Phase 1 – 95,000sf	$44M	GC/CM	PIC/PM	PIC/PM	PIC/PM
Central Kitsap School District - Olympic High School Phase 2 – 115,000sf	$23M	GC/CM	PIC/PM	PIC/PM	PIC/PM
Westside School – Modernization and addition - 53,000sf	$10M	Negotiated	PIC/PM	PIC/PM	PIC/PM
King County Library System - Kingsgate Library	$2.5M	D/B/B	PIC/PM	PIC/PM	PIC/PM
Washington State Parks and University of Washington, Bothell – Environmental Education and Research Center	$.7M	D/B/B	Principal	Principal	

John Kennedy – Principal/Planner, SKL Architects

John Kennedy has over 34 years of experience and leads SKL's planning department building consensus among stakeholders, navigating state and local regulations, and providing clarity. His in-depth knowledge of buildings means he can effectively help clients decide what and how to build and he has extensive experience renovating or adaptively reusing buildings including Lewis and Clark Law School in Portland, the award-winning ChopHouse Row in Seattle, multiple projects at Seattle University, and Wing Luke Asian Museum. He works early with public agencies and cost estimators to identify site-specific constraints and opportunities.

Recent Projects			Role During Phases		
	Project Value	Delivery Method	Planning	Design	Const
Central Kitsap School District - Olympic High School Phase 1 – 95,000sf	$44M	GC/CM	Principal/ Planner	Principal/ Planner	
Port Townsend School District - Port Townsend High School Masterplan and Phase 1	$1.5M	D/B/B	PIC/PM	PIC/PM	PIC/PM
Westside School – Modernization and addition	$10M	Negotiated	Principal/ Planner	Principal/ Planner	
Lewis and Clark University - Lewis and Clark Law School Renovation	$2.5M	Negotiated	PIC/PM	PIC/PM	PIC/PM
Washington State Parks and University of Washington, Bothell – Environmental Education and Research Center	$0.7M	D/B/B	PIC/PM	PIC/PM	PIC/PM

Wing Yee Leung – Project Architect, SKL Architects

Wing Yee Leung has over 25 years of experience. As a Project Architect, Wing Yee excels at executing complex projects that need intense coordination among disciplines. She expertly balances the technical with the aesthetic needs of the project to create a cohesive whole and her documents are known to be comprehensive and well-coordinated. Open communication is a priority and Wing Yee is adept at creating an atmosphere that encourages consensus building and organization, which ensures that her projects come in on time and on budget. Most recently, she is the Project Architect for Olympic High School, a complex education project that involved placing a new core into an existing and occupied school. Wing-Yee worked closely with the district and school administration and the contractor to ensure the project went smoothly. Wing Yee attended multiple A4LE annual conferences.

Recent Projects			Role During Phases		
	Project Value	Delivery Method	Planning	Design	Construction
Central Kitsap School District - Olympic High School Phase 1 – 95,000sf	$44M	GC/CM	PA	PA	PA
Central Kitsap School District - Olympic High School Phase 2 – 115,000sf	$23M	GC/CM	PA	PA	PA
Westside School – Modernization and addition – 53,000sf	$10M	Negotiated	PA	PA	PA
King County Library System - Kingsgate Library	$2.5M	D/B/B	PA	PA	PA
Seattle University – Recreation Center	$7.2M	D/B/B	PA	PA	PA

- The qualifications of the existing or planned project manager and consultants.

  See bios and project experience 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.

  Not applicable.

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

  See bios and project experience above.

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

  The Renton School District Capital Planning & Construction office routinely updates the administration and School Board on the progress of design and construction of projects. Specific recommendations of contractor selections and contracts are also presented to the Board for approval. On the Renton High School Phased Science Rooms Modernization, the Board will be briefed and approvals requested at the end of each design phase and for approval of the GMP Amendment prior to the start of construction. Per Renton School District policy, the School Board will also review and approve the project budget (identifying the owner's budget contingency amount) and the final construction contract (identifying the MACC, which includes total subcontract costs, negotiated support services, and contractor's risk contingency) for the project. Use of the contractor's risk contingency will be approved by the school district project manager, who will regularly update the Executive Director of Capital Planning and Construction on the contractor's risk contingency status.

  Per Board Resolution No. 13-19/20 – The Renton School District Board of Directors have designated the following individuals as authorized to sign contracts (including change orders) and invoices related to construction projects:

  a. Superintendent of Schools
  b. Assistant Superintendent, Finance and Support Services (CFO)
  c. Executive Director, Capital Planning and Construction

  Any individual on this list can approve a contract or change order that is less than $350,000 for construction projects. Renton School District policy requires the school board to approve all expenditures equal to or in excess of $350,000. Change orders requiring school board approval are reviewed at twice monthly board meetings, with proposed change order information due a week prior. Once change orders are approved at a school board meeting, they may be included into the next pay application.

  The Owner's Budget Contingency will be not less than 5% of the anticipated contract value per RCW 39.10.350. Project managers have authority to issue construction change directives (CCD) and change order proposals (COP) utilizing the funding from the owner's budget contingency. Once pricing has been agreed upon by the GC/CM, Architect, and project manager, the CCD or COP are approved as part of a change order that is executed by the Executive Director of Capital Planning and Construction. If the amount of the change order is less than $350,000, a contract adjustment is made after approval from the Executive Director. For change orders exceeding $350,000, the Board of Directors approves the change order as part of their consent agenda. The Board of Directors meets twice per month throughout the year.

  During design and construction, the provisions of the modified Agreement AIA A133 will be followed. These provisions include regularly scheduled meetings with design and contractor representatives, phase end document reviews, phase end cost estimate and schedule updates, and value engineering and constructability processes. During construction, the General Conditions and Division 1 General Requirements that will be issued with the Request for Proposal will define monthly schedule updates, progress reporting, cost reporting, and issue tracking requirements. The GC/CM will be responsible to submit and discuss with the District on a pre-established basis.

During construction, Pay Applications are sent by the GC/CM to RSD Accounts Payable, the RSD project manager and the architect. Following their review, the Executive Director of Capital Planning and Construction signs the pay application and it is routed to the Capital Planning and Construction dedicated accountant. Renton School District pays weekly (Fridays) for any pay applications received by Tuesday of that week. Ensuring timely payment of contractors is of paramount importance to the District. Our team has a dedicated Capital Planning and Construction Accountant who is closely involved in all steps and works to ensure that payments and process are timely.

The Renton School District understands the importance of moving projects forward as efficiently as possible, while still maintaining internal controls to assure taxpayer dollars are being utilized to the highest level of public benefit. We want to assure the school district project manager has the tools needed to approve contract modifications, while simultaneously allowing for appropriate oversight and fiscal responsibility.

- A brief description of your planned GC/CM procurement process.

  Renton School District will use a three-step, competitive RFQ / RFP procurement process, compliant with RCW 39.10 Alternative Public Work Contracting Procedures, designed to attract qualified, experienced, and highly capable GC/CM contractors.

  Due to the interest in expediting the procurement process and ensure that the GC/CM is brought onboard the project prior to completion of schematic design, the District proposes to advertise and release the RFQ for this project prior to PRC approval. The advertisement and RFQ will clearly identify that the procurement process will be contingent on receipt of PRC approval and that, if approval is not received, the procurement process will be canceled.

  Upon receipt of approval by the Project Review Committee for authorization to use the GC/CM procurement method, the District will begin a 3-phase procurement process that includes:

  Phase I

  - Publish and release RFQ
  - Receive Statements of Qualification (SOQ) from proposers,
  - Review/score SOQs,
  - Shortlist the most qualified submitters and invite to interview
  - Notify all proposers of the results

  Phase II

  - Interview the shortlisted proposers,
  - Score the interviews,
  - Identify Finalists and notify proposers

  Phase III

  - Issue a Request for Proposal (RFP) to shortlisted contractors,
  - Receive and open final proposals,
  - Tabulate the scoring results and notify all proposers of the results

  The review and scoring committee for this project will be composed of RSD Construction & Planning staff, advisors and a representative from Renton High School who will evaluate and select a short list from among the proposers and then conduct and score the interviews of shortlisted proposers. Each component will be weighted as part of the final score and selection. Primary emphasis for scoring and selection will be related to qualifications and experience as demonstrated in the SOQ and interview with a minor emphasis on the pricing component. As indicated in the selection schedule (see below), it is the District's intent that the GC/CM will be selected during the schematic design phase to allow them to have meaningful input in the design, estimating and budget reconciliation process.

In addition to retaining Perkins Coie to consult on legal issues during GC/CM selection, the District has retained Parametrix to assist and advise on GC/CM processes and the facilitation of the selection process. Parametrix has extensive experience with GC/CM procurement and is guiding the District in best practices, procurement and contract development and will continue to provide support and consultation through construction closeout.

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

  Not applicable.

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 Example Construction History. 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

Over the past 10 years the District has constructed over $300 million, worth of school related construction. Attached is a chart representing the larger school construction projects.

Refer to attached Renton School District Construction History (See Appendix, Figure 5)

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. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

Schematic Design for this project has just begun. As such, there are currently no concept drawings available for the project.

- 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.*

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.

Renton School District has had no audit findings on any previous construction projects.

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

The Renton School District is a very diverse and culturally rich community. The district consists of approximately 15,000 students, which includes 74% minority student enrollment. We are committed to removing barriers and pursuing outcomes that enable all students to realize their potential and maximize their future opportunities. Through our Core Values of Service, Excellence, and Equity, we work to consistently improve and support family and community engagement; excellence in learning and teaching; and removing barriers and supporting student success.

It is the desire of the District to replicate this commitment in all procurement opportunities, wherever possible. In January 2021, we updated School Board Policy No. 6925 regarding procurement of

Architecture and Engineering Services to include language identifying that minority and women-owned firms and veteran-owned firms are afforded the maximum practicable opportunity to compete for and obtain public contracts for services. At the January 2021 Board meeting where this policy update was presented, there was discussion with the School Board about the importance of DBE/MWBE Inclusion in the design and construction industries and it was acknowledged that this is an important topic of conversation for the district and additional policy updates are needed. In September 2021, we updated School Board Policy No. 6220 regarding design/bid/build construction contracts of $1,000,000 or more requiring a sub-contractor inclusion plan. We have also recently identified aspirational goals that meet or exceed the goals enumerated in the State of Washington diverse business goals as a requirement for the sub-contractor inclusion plan.

It is also important for us to understand and approve of the DBE/MWBE sub-contractor inclusion plan on all of our alternative delivery projects. During our last GC/CM project, we increased the weight attributed to the DBE and MWBE inclusion plan to reflect the importance of these metrics to the district. We are continuing to utilize the previously increased weighting with this upcoming Renton High School Phased Science Rooms Modernization project.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over $3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, ***one per each desired subcontractor/subcontract package***.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under $3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over $3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application,* and submit it to the PRC for consideration at a future meeting.

Not Applicable.

CAUTION TO APPLICANTS

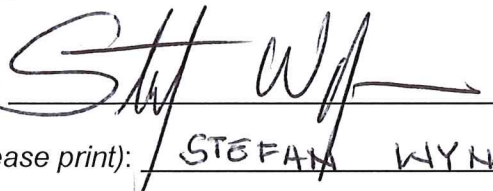
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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 the 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.

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: 

Name *(please print)*: STEFAN WYNN *(public body personnel)*

Title: PROJECT MANAGER

Date: 10.19.21

APPENDIX

Figure 1 – Renton High School Neighborhood Aerial

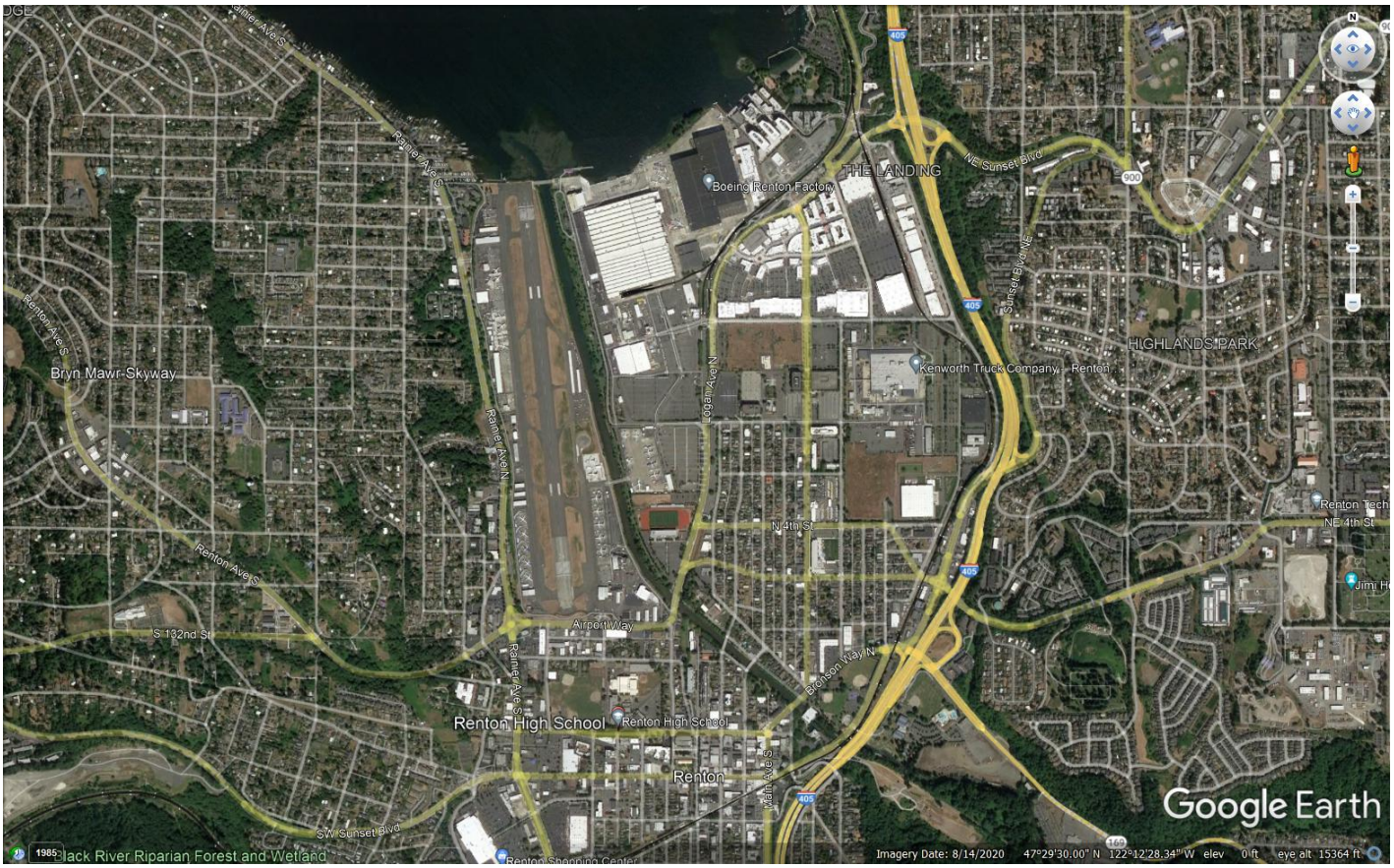


Figure 2 – Renton High School Site Aerial

Figure 3 – Renton High School Building Aerial

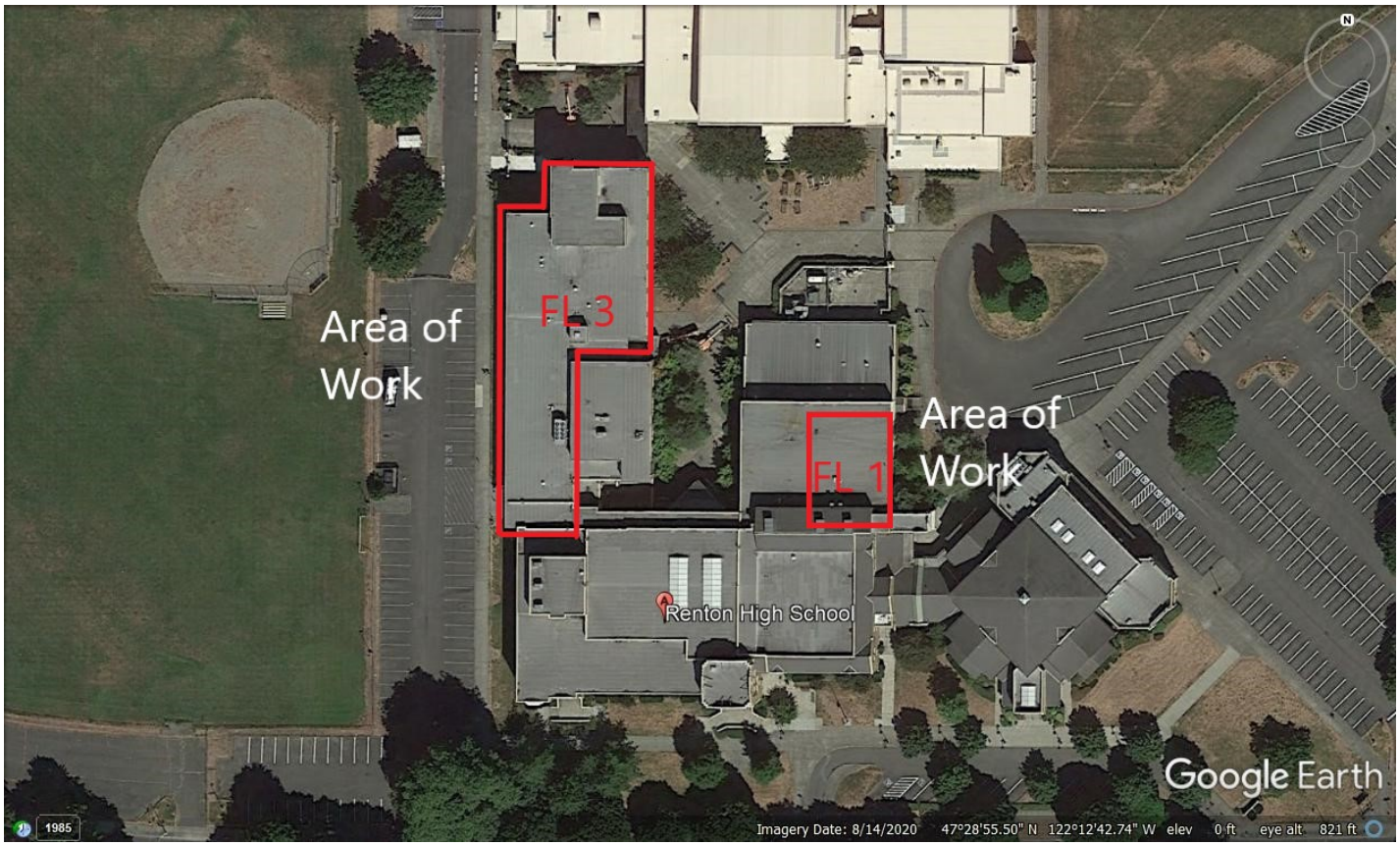


Figure 4 – Project Organizational Chart

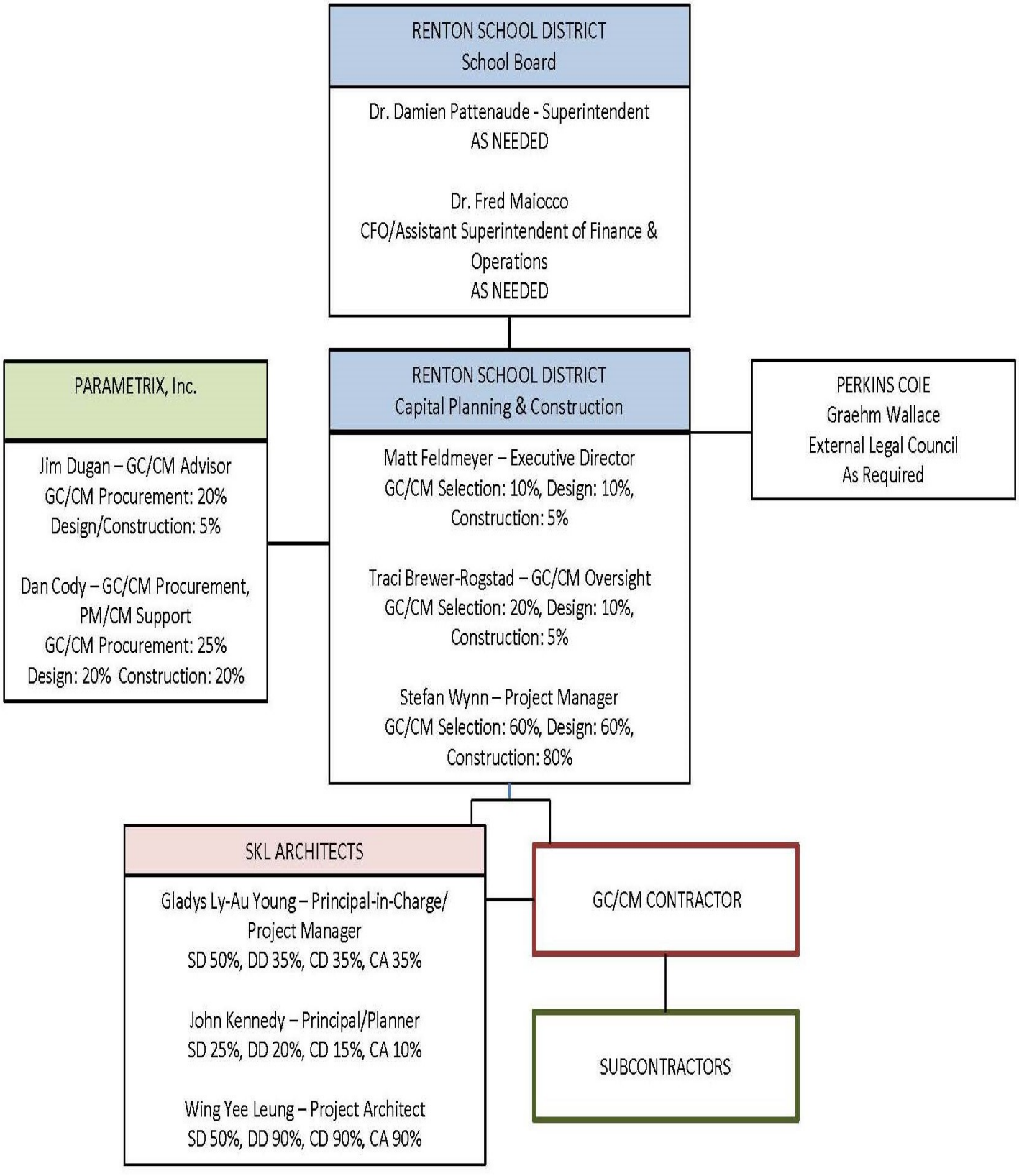


Figure 5 – Renton School District Construction History

Renton School District - Construction History (10 years)

Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
HVAC System Replacements (8school campuses)	Replace all HVAC in 7 elementary schools and 1 middle school	D/B/B	June 2021	September 2021	June 2021	June 2021	$14M	TBD	
Parking Lot Upgrades (5 schoolcampuses)	Upgrades to asphalt surfacing, stormwater utilities, and accessibility at existing parking lots	D/B/B	July 2021	August 2021	July 2021	August 2021	$2.4M	TBD	
Talbot Hill Elementary SchoolRoofing Replacement	Replace existing composite shingle roof with standing seam metal roof and corresponding flashings	Cooperative Purchasing Agreement	June 2020	August 2020	June 2020	August 2020	$1.7M	$1.7M	
KEC Roof replacement	Augment existing membrane roof and replace corrugated metal siding at parapet and roof edges	Cooperative Purchasing Agreement	May 2020	July 2020	May 2020	July 2020	$1.3M	$1M	Savings realized due to use of membrane augmentation in lieuof full roof replacement
Elementary School #16	New 77,000 s.f. neighborhood elementary on complex site	GC/CM	March 2022	August 2023	TBD	TBD	$40M	TBD	
District wide security cameraupgrades	Install 1200 cameras with almost 3000 individual feeds across all buildings in the district	Cooperative Purchasing Agreement	March 2019	August 2020	March 2019	March 2021	$5M	$4.9M	Scope expanded to add cameras in additional locations
Sartori Elementary School	New 77,500 s.f. choice elementary school near downtown Renton.	D/B/B	April 2017	July 2018	April 2017	August 2018	$31.5M	$35.0M	Low bid came in 10% over estimate. District decided to add funding to the project, rather than redesign & re-bid.
Lindbergh High School Gym	Replace Auxiliary Gym wood flooring system, including concrete slab-on-grade. Provide underslab and	D/B/B	July 2020	October 2020	July 2020	January 2021	$1.7M	$1.2M	Permit review delay and supply chain issues, compounded by wet weather conditions which impacted completion of site work.
Risdon Middle School	New middle school on old Hazelwood Elementary site	D/B/B	August 2014	August 2016	August 2014	April 2017	$29.5M	$36.7M	Program expanded (increased student capacity); materialdelivery delays, worker shortage, union strike.
Lindbergh Pool Renovation	Renovations and upgrades including interior finishes, water main extension,and structural, fire protection,	D/B/B	February 2015	August 2015	February 2015	September 2015	$7M	$7.2M	Unforeseen Conditions
Renton Academy	Renovation of Spring Glen facility to house Renton Academy program	D/B/B	November 2013	August 2014	November 2013	August 2014	$8.5M	$8.5M	
Talley High School (formerly Secondary Learning Center)	Construction of new alternative high school (Talley High) on existing Black River site.	D/B/B	August 2010	July 2012	August 2010	July 2012	$22.5M	$22.6M	Additional jurisdictional requirements
Hazen High School Addition	Hazen High School 12 classroom addition plus renovation of existing spaces	D/B/B	June 2010	August 2011	June 2010	August 2011	$9.6M	$8.9M	