



State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

**Application for Project
Approval
GC/CM Delivery
Elementary School #15 Project**

**Submitted by
Bellingham School District #501 DBA Bellingham Public Schools
February 21, 2023**

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

The 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): Bellingham School District #501
- b) Mailing Address: 1306 Dupont Street, Bellingham, WA 98225-3118
- c) Contact Person Name: Curtis Lawyer Title: Director, Capital Projects
- d) Phone Number: (360) 676-6531 E-mail: curtis.lawyer@bellingshamschools.org

1. Brief Description of Proposed Project

- a) Name of Project: Elementary School #15
- b) County of Project Location: Whatcom County
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
Elementary School #15 in Bellingham, WA, is a new school, with a \$37,500,000.00 GMP. The new school will be designed as a two-story wood-framed structure for approximately 450 students in grades pre-kindergarten to fifth grade. The target numeric program is 58,000 SF, which does not consider the mechanical space. Occupancy is planned for September of 2025. The new elementary school, once constructed, will serve as a swing space for hosting students and staff as three other District elementary schools are being rebuilt. The new school will be a state-of-the-art facility that fosters innovation and provides flexibility for future programmatic initiatives. It will provide a healthy learning and teaching environment, be designed to enhance student safety, strive for Net-Zero Energy readiness using best-in-class energy efficiency technologies and practices, while taking advantage of the beautiful natural setting.

One of the early challenges of the design team and GC/CM will be to set up clear lines of communication and set expectations with the local jurisdictional authorities as it relates to the anticipated infrastructure upgrades needed in the area due to the project. As seen in the Attachment D Area Plans, the project site is surrounded by wetlands in a rural neighborhood that will not only see an increase in utility infrastructure upgrades, but also in vehicular, bicycle, and foot traffic use. Working as a partner early in the project with the local jurisdictional entities will assure that the transformation of this neighborhood meets the needs of the neighborhood and the district in the safest manner possible. Having a GC/CM on board early in the process will help to alleviate and manage any unforeseen issues that may arise in this process, helping to keep the project on budget and on schedule.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$3,750,000
Estimated construction costs (GMP - including construction contingencies):	\$37,500,000
Equipment and furnishing costs	\$1,970,000
Contract administration costs (owner, cm etc.)	\$1,282,440
Contingencies (design & owner)	\$1,375,000
Other related project costs (Permits, Utilities, Surveys, Printing, etc.)	\$649,200
Sales Tax	\$3,473,360
Total	\$50,000,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

Funding for Elementary School #15 is in place and was included in the 2022 bond program, approved by voters February 2022.

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

The Architect, GC/CM Advisor, legal counsel, and staff associated with the project have been hired or are employees of the district. A preliminary project schedule is below, and a graphic schedule is also attached to this application as Attachment A – Project Design and Construction Schedule.

GC/CM Selection Process	
Submit Application to PRC	Feb 21, 2023
PRC Presentation and Determination	Mar 23, 2023
1 st Advertisement for GC/CM	Mar 29, 2023
2 nd Advertisement for GC/CM	April 3, 2023
Non-Mandatory Pre-Submittal Meeting	April 6, 2023
Receive Statement of Qualifications	Apr 13, 2023
Notify GC/CM Finalists	Apr 20, 2023
Issue RFP to Finalists (GC's & Fee)	Apr 20, 2023
Submit Price Proposals (GC's & Fee)	May 2, 2023
GC/CM Interviews	May 4, 2023
Board Approval of GC/CM Selection	May 18, 2023
GC/CM Contract Signed (Preconstruction Services)	May 19, 2023
Programming & Design	
Educational Specifications	Sep 1, 2022 - Apr 3, 2023
Schematic Design Phase	Dec 19, 2022 - Jun 12, 2023
Design Development Phase	May 30, 2023 - Sept 25, 2023
Contract Documents Phase	Sept 26, 2023 - Apr 17, 2024
Permit Review	
	Nov 21, 2023 - Jun 3, 2024
Bidding & Construction	
Bid General Contract Work	April 9, 2024 - May 20, 2024
Award Construction Contract	May 21, 2024 - Jun 3, 2024
Building Construction	Jun 4, 2024 - Aug 11, 2025
Site Substantial Completion	Aug 11, 2025
Punchlist Correction Work	Aug 12, 2025 - Sept 8, 2025
Project Closeout	Sep 9, 2025 - Nov 17, 2025
Commissioning & Move-In	
Commissioning	Aug 12, 2025 - Oct 6, 2025
Owner FFE	Aug 12, 2025 - Sept 15, 2025

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? **YES.**
- 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? **N/A.**
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.
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical? **YES.**
- If the project encompasses a complex or technical work environment, what is this environment? **YES.**
- 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? **N/A.**
- 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? **N/A.**

As outlined below, the Elementary School #15 project meets three of the six criteria for use of GC/CM delivery.

Project involves complex scheduling, phasing and coordination all supported by GC/CM delivery:

The new elementary school #15, once constructed, will serve as a swing school for hosting students and staff as three other District elementary schools are being designed and rebuilt. The project site is surrounded by wetlands in a rural neighborhood that needs significant utility and traffic infrastructure upgrades for this project to be a success. While the project itself should be straight forward from a design and construction standpoint, the unknowns that surround the site in the form of wetlands and jurisdictional coordination add substantial risk to this project. Having a GC/CM on board early to work as a partner with the local jurisdictional entities will assure that the transformation of this neighborhood meets the needs of the neighbors and the district, while also ensuring the readiness of the school for the start of the 2025/2026 school year. Not having the school ready for the school year is not an option. As this will be a swing school, the schedule for moving students and staff from another school in preparation for the 2025/2026 school year is a schedule requirement. It should be noted that the current schedule may support one or more early contract amendments in the form of early work packages to facilitate the most efficient delivery and risk reduction. Site excavation, early road improvements, and underground utilities may be bid early in the design process to support summer excavation and erosion control.

Involvement of the GC/CM during the design phase is critical:

The relationship, cooperation, and trust built between the GC/CM, design team and School District are critical in ensuring funds are used as efficiently as possible while also safeguarding budget and schedule predictability. During the design phase the project will benefit from having a GC/CM provide value engineering, constructability review, site logistics planning, and cost estimating services. The GC/CM involvement is critical in providing their expertise in influencing a design that is efficient, constructible, and safe, while achieving the requirements identified during programming.

With an aspirational goal of achieving a Net Zero Ready school, getting the GC/CM on board early in the design process will maximize the potential for success of the project. The current state of world-wide supply-chain issues and run-away inflation has led to a general unpredictability of material availability and cost. Having a GC/CM partner on board early will help to identify attainable project design and construction strategies to maximize energy efficient approaches that are achievable within the greater goal of providing the community with the desired project outcomes for the best value possible.

The project encompasses a complex or technical work environment:

Site safety and ongoing proactive community outreach will be paramount given that work will be performed in a rural residential neighborhood that is not accustomed to construction activity happening nearby. Keeping in mind that work will not be just limited to the project site, but also consisting of area traffic control and utility improvements, the expertise of a highly qualified general contractor that is well versed in planning site logistics

and able to maintain the highest level of safety is a great concern for the district. We believe that not having a general contractor on board to aid with logistics planning would be a disservice to the project and taxpayers.

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

Bellingham Public Schools anticipates the following public benefits:

Increases predictability and reduced financial risk.

Often the success of a project comes from the trust built from a group of many coming together as a team to realize a collective goal. This trust is built by engaging the contractor early and building an integrated design and construction team to support decision making, accurate estimating, and phased buyout, leading to an increase in overall predictability of work delivery and decreasing the risk of over-budget project bidding. With the current state of supply-chain issues and high inflation leading to a general unpredictability of material availability and cost, it is more important than ever to have a GC/CM partner on board early to help identify attainable project design and construction strategies. Strategies that are essential on providing the community with their desired project results as efficiently as possible. Especially with the sustainability features we want to incorporate, the GC/CM will allow much more informed decision making which will help to control costs.

A GC/CM delivery improves schedule efficiency.

A GC/CM is going to be critical to the successful and efficient completion of construction in time for school to begin. This project doesn't have the luxury of adding time at the end if needed. School will be open on the first day of school! And while the design and construction of the building itself may not present any major challenges, the wetlands, jurisdictional requirements, local utility improvements, Net Zero Ready design goals, and current state of the global supply chain and economic pressures all point to the early involvement of a GC/CM helping to deliver on schedule requirements.

Attracting a highly qualified contractor pool to a project of this complexity is more likely with GC/CM.

A project with this unique make up is biddable by fewer of the region's general contractors, many of whom would be unlikely to bid the project in a design-bid-build delivery model. The GC/CM delivery will attract more competition and result in lower cost and greater value to the taxpayers. The GC/CM can also align expectations and packaging of various scopes of work to better fit the current conditions of the marketplace. The packages can be structured in a way to maximize value and interest from subcontractors. This allows for greater MWBE and local participation.

Planning, coordinating, and executing complex building systems is best done with collaboration between designers and builders throughout the project.

GC/CM project delivery promotes close collaboration during design, buyout, and construction and the better use of modern technologies including Building Information Modeling and Virtual Design. If time allows and the GC/CM prefers, the district is considering the early award of mechanical and electrical subcontracts through MC/CM and EC/CM which could further benefit the project with increased collaboration on the energy efficient systems being designed for the project. We are currently applying for this approval now so that we have it if our selected GC/CM agrees it is a good way to proceed.

Selecting a contractor under Design-Bid-Build is not practical.

Selecting a contractor at the completion of design will greatly jeopardize many of the goals outlined for this project. These risks include but are not limited to: increased risk of cost overruns, schedule uncertainty, inability to meet building efficiency and EUI goals, and an increase in project change orders.

6. Public Body Qualifications

Please provide:

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

- Staff and consultant short biographies (*not complete résumés*).
- Provide the **experience and role 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.)
- The qualifications of the existing or planned project manager and consultants.
- 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.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.

Bellingham Public Schools is an experienced and successful builder and is supported by alternative delivery experts at Dykeman Architects, OAC Services, and Perkins Coie.

The Elementary School #15 project is led by the Director of Capital Projects, Curtis Lawyer, and other Capital Projects & Facilities staff, including Project Manager Corey Ayers. Curtis and Corey are managing the project and will oversee GC/CM procurement, execution, and closeout with support from OAC Services, Inc. Curtis and Corey have cumulative experience working on over \$300M in capital projects specifically for K-12 and higher education.

Over the past 10+ years, the District has successfully completed seven major capital improvement projects and many smaller renovations and equipment replacements. This work totals in excess of \$300M and has been delivered on time and within budget.

The District has a fully dedicated in-house capital project team that is highly qualified, experienced, and field-tested. In addition, there is strong capability, experience, tenure, and commitment from key District staff and officers such as the District's many Elementary School Principals that have gone through the building process on their schools, Assistant Superintendents, the CFO, the COO, and the Director of Facilities and Sustainability. Dykeman Architects is providing design and specifications, OAC Services is providing GC/CM Advisory services, and Perkins Coie is providing legal services. The GC/CM will provide estimating, scheduling, phasing, early procurement, and eventual execution.

The project team is structured to optimize the experience and qualifications of District in-house resources and early involvement of the GC/CM to achieve the following objectives:

1. Involvement of key District staff who are experienced with elementary school programming and planning will minimize or eliminate late changes associated with stakeholder requirements.
2. Collaboration with the GC/CM on design approaches that achieve functional needs while reducing construction and/or operational complexity, risk, and cost.
3. Close coordination among School District leaders, Dykeman Architects, and the GC/CM on construction activities that affect staff and student safety, school operations, and the most efficient use of space on this site.

OAC Services will enhance Dykeman Architects extensive alternative delivery experience and support District staff with GC/CM consulting including procurement, team building, pre-construction support, subcontractor buyout, GMP negotiations, support during construction and other services as needed.

Eager to expand its internal alternative project delivery experience, the District is committed to internal and external training, implementation of best practices, and regular lessons learned meetings.

Project Organization

See Attachment B – Project Organization Chart

Staff and Consultant Bios

Curtis Lawyer, Capital Projects Director, Bellingham Public Schools

Curtis has 20+ years' experience, has a B.S. in Civil Engineering from Clemson University, is a Civil Engineering EIT having passed the FE exam, completed the AGC of Washington's GC/CM Workshop and is an Associate Design Build Professional with the Design-Build Institute of America. Curtis joined Bellingham Public Schools in 2011 and has provided project management on seven completed District K-12 construction projects and is currently overseeing numerous projects as a Director. Prior to joining the District, Curtis performed as Project Manager for multiple projects with U.C. Berkeley and the San Francisco United School District. He has worked as cost estimator, project engineer, and project manager on projects totaling over \$650M. Delivery of this work included Design-bid-build, GC/CM, and Construction Manager as Contractor.

Corey Ayers, Capital Projects Manager, Bellingham Public Schools

Corey has over 10 years of experience in the AEC industry working with both design and construction firms. Corey holds a Bachelor of Arts in Architecture and a Bachelor of Science in Construction Management from the University of Washington. Corey joined Bellingham Public Schools in 2019 following successful completion of the Sehome High School replacement as part of the GC/CM contractor's team. Corey recently worked as Project Manager on the GC/CM Sunnyland Elementary School project.

Tim Jewett, AIA, Principal-in-Charge, Dykeman Architects

With Dykeman since 1997, Tim holds a Bachelor of Arts in Architecture and a Master of Architecture from the University of Washington. Tim has directly worked on over \$509M in GC/CM High School projects on six different campuses. As Principal-in-Charge, Tim is personally committed to ensure that the project reaches all goals set by the school district and the team. He will oversee the project, will be involved at critical points of project development, and will remain informed throughout the duration. His understanding of educational projects, codes and government agencies, as well as his ability to communicate with various groups to reach consensus, makes him a perfect choice for this role. Tim is currently working with the Ferndale School District on its GC/CM-delivered Ferndale High School Replacement Project.

Zachary Ham, CEFPI, Associate Principal, Project Manager, Dykeman Architects

With Dykeman since 2005, Zach brought a valuable combination of knowledge, skill, and a passion for project delivery. Zach holds a Bachelor of Science in Architecture from Bowling Green State University and a Master of Architecture from the University of Washington. He has an extensive project portfolio that includes K-12 schools in Washington. His GC/CM experience includes both Sehome High School and Sunnyland Elementary School for Bellingham Public Schools. As project manager, Zach will be the main point of contact and will carry out the day-to-day management of the project. His responsibilities include establishing the budget, scheduling staffing, team coordination, and deliverables. He will ensure that all milestones and goals are met and that information is properly integrated into the design process and contract documents. Zach has recently also completed Alderwood Elementary School for the Bellingham Public Schools.

Jeff Jurgensen, CCM, DBIA, CPE, PMP, Sr. Vice President, GC/CM Consultant, OAC Services

Jeff has almost 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. He is very experienced and knowledgeable in the state of Washington with regard to Alternative Project Delivery.

Joshua Cloud, DBIA, LEED AP, LFA, Program Manager, GC/CM Consultant, OAC Services

Joshua has 20+ years of Construction experience, a B.S. in Economics from Lewis & Clark College, a M.S. in Construction Management from the University of Washington, completed the AGC of Washington's GC/CM Workshop, is a full accredited Design Build Professional with the Design-Build Institute of America, is a LEED Accredited Professional, and is Living Future Accredited. Joshua has worked on two previous GC/CM projects for Seattle Public Utilities and Bellingham Public Schools, a \$240M Design-Build project for King County, and has spent the past 2+ years managing day to day Capital Project activities with the Bellingham Public School's on Bond and Levy projects across the district.

Graehm Wallace, Partner, Perkins Coie, LLP

Mr. Wallace is a partner in the Seattle office of Perkins Coie. He and his colleagues have represented public entities in hundreds of Washington projects. Mr. Wallace and his firm are highly respected throughout the industry for their knowledge in RCW 39.10. They have advised school districts across the State on the details and aspects of alternative delivery methods.

Organizational Controls

The Bellingham Public Schools (BPS) team is led by Director of Capital Projects, Curtis Lawyer, who has oversight of contract negotiations and approval of financial matters for all capital projects. The financial management and forecasting for the District's 2022 bond program is led by Chief Financial Officer, Kathryn Weilage.

Daily project management and oversight will be provided by Bellingham Public Schools Project Manager Corey Ayers with day-to-day assistance from Joshua Cloud. Corey Ayers, with support from Joshua Cloud, will be the GC/CM's main point of contact, responsible for coordinating interaction with all project stakeholders to ensure timely decision-making and direction in support of efficient delivery of the project.

ORGANIZATIONAL CONTROLS OUTLINED BELOW:

Project Management and Decision Making:

- Authority and decision-making responsibility will be in accordance with the organization described within.
- Project team meets weekly with Curtis and Corey (with Joshua's support) bi-monthly as a group to discuss and plan, assist with decision-making, develop, and track schedules, identify project needs, develop and track budget, establish strategy and recommend courses of action for implementation of projects.
- Corey, along with Joshua and his OAC team, will coordinate all documentation and communication and serve as the primary point of contact for the GC/CM teams.

Communication:

- BPS will use a variety of well-established formal and informal tools to provide continuous, effective, and impactful communications with all project stakeholders.
- Following GC/CM selection, BPS will meet regularly during the design and construction phases to conduct interim reviews of the program, design, costs, and schedule to ensure BPS expectations and vision is being achieved and the project is being executed in accordance with the plans.

Project Progress:

- Design and construction progress will be discussed daily and reported weekly by the GC/CM to BPS via meeting notes and project deliverables.
- Monthly status reports will be completed and distributed by the OAC team to all project stakeholders.
- Project status updates will be provided to the Superintendent weekly.
- Monthly expenditures and project updates will be provided to Board for all outstanding capital projects.

Budget:

- The Program Manager will track project finances and report budget status, committed costs, costs to date and forecast project cost monthly.
- Program financials are reconciled monthly with BPS accounting to assure accurate reporting.
- BPS will utilize project contingency to address owner-driven scope changes and unforeseen conditions.

Schedule:

- The proposed project milestone schedule will be provided in the GC/CM RFQ.
- The successful GC/CM will work with BPS to produce a detailed project schedule with critical path dependencies reporting task and duration for all permitting, design, bidding and construction, closeout, and warranty activities, per the GC/CM contract.
- 3-week "look ahead" schedules will be delivered and reviewed at weekly meetings.
- Schedules with monthly updates will be delivered at each pay application.
- BPS will review, analyze, and report on the schedule, monthly.

Risk and Opportunities:

- BPS and the GC/CM will develop and track project risks on a risk register.
- The risk register will identify all potential risks, quantify the likelihood of each risk, identify potential schedule and monetary impacts, develop risk mitigation measures and assign responsibilities.
- Project risks to be evaluated and updated monthly as new risks are identified and others are mitigated.

Planned GC/CM Process

The district will be using a customized owner-contractor agreement developed by Perkins Coie in close coordination with consultant team members. In addition, the district is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the contract agreement for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process, just getting underway, will be based on an OAC proven approach and modified with the latest lessons learned from other public owners. This process will include selection criteria, interviews, and fee proposals.

Recent modifications to OAC's procurement process include extensive GC/CM interviews, jobsite visits and a detailed Specified General Conditions Cost Responsibilities Matrix. Our overall goal is to select the most highly qualified and compatible GC/CM contractor at a competitive fee structure.

The GC/CM RFQ and RFFP and selection process will follow standard GC/CM format, typically used by OAC and modified with the latest lessons learned from other public owners. This process will include selection criteria, interviews, and final selection evaluations.

GC/CM Procurement Process

BPS plans to use a three step GC/CM selection model:

1. Request for Qualifications (RFQ).
 - Focus on relevant experience, proposed team and approach.
2. Interviews.
 - Interviews may include office visits.
 - Focus on team members proposed for the work.
3. Request for Fee Proposal (RFFP)
 - Fee and Specified General Conditions.
 - Focus on competitive and reasonable fees.

The District and Perkins Coie are currently finalizing the GC/CM Contract. This work is being developed in close coordination with the district's risk and procurement specialists.

Completing the Design

The district intends to engage the GC/CM with the design firm following preparation of the schematic design and education specifications. The value engineering, constructability and cost estimating input sought from the GC/CM during the completion of schematic design and beginning of design development would continue through final design, prior to the preparation of the GMP.

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

See Attachment C – Public Body Construction History & Relevant Project Experience

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:

- An 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 - Preliminary Concepts, Sketches, & Plans Depicting the Project.

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.

Bellingham Public Schools is audited annually by the Washington State Auditor's office. Consistently, there have been no findings.

10. Subcontractor Outreach

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

BPS is committed to increasing business opportunities for historically disadvantaged businesses, including small, women and minority-owned businesses. Outreach efforts are anticipated to include, at a minimum, the following:

- Establish minimum participation goals the project. This could be in the form of a percentage of participation by contract value or quantity of vendors and all other goals aimed to improve our best practices and expand or deepen our relationships with small, local, and WMBE.
- GC/CM proposers will be evaluated and scored on their approach to outreach and inclusion plans as well as past performance.
- Goals will be tracked both on a project and program level.
- Targeted, project and program outreach will be conducted at the onset of the project and throughout buyout, led by BPS and GC/CM as appropriate. This includes preproposal and outreach meetings, etc.
- Developing internal processes for subcontractor outreach to target recruitment for underutilized businesses.
- Developing partnerships with K-12 designers and general contractors for mentorship programs and the active development of small, minority and women owned businesses. The Director of Capital Projects and GC/CM will work together to achieve participation goals (or good faith effort) of small, minority and women owned businesses, and local business participation goals for the project.

BPS will also work with the GC/CM to assist with their outreach plan and connect them to local resources. Outreach and progress to our goals will be reviewed on a regular basis with the GC/CM.

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.
 - We are currently seeking the approval to use the MC/CM and EC/CM delivery method so that we are prepared if our selected GC/CM determines it is a preferred approach. If they do not feel it adds value or helps the project we would not utilize the approach. We are only doing this to save time in procurement process if the GC/CM deems the approach appropriate.

CAUTION TO APPLICANTS

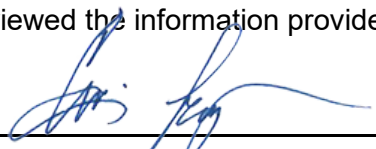
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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 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 you also agree to provide additional information if requested. 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:  _____

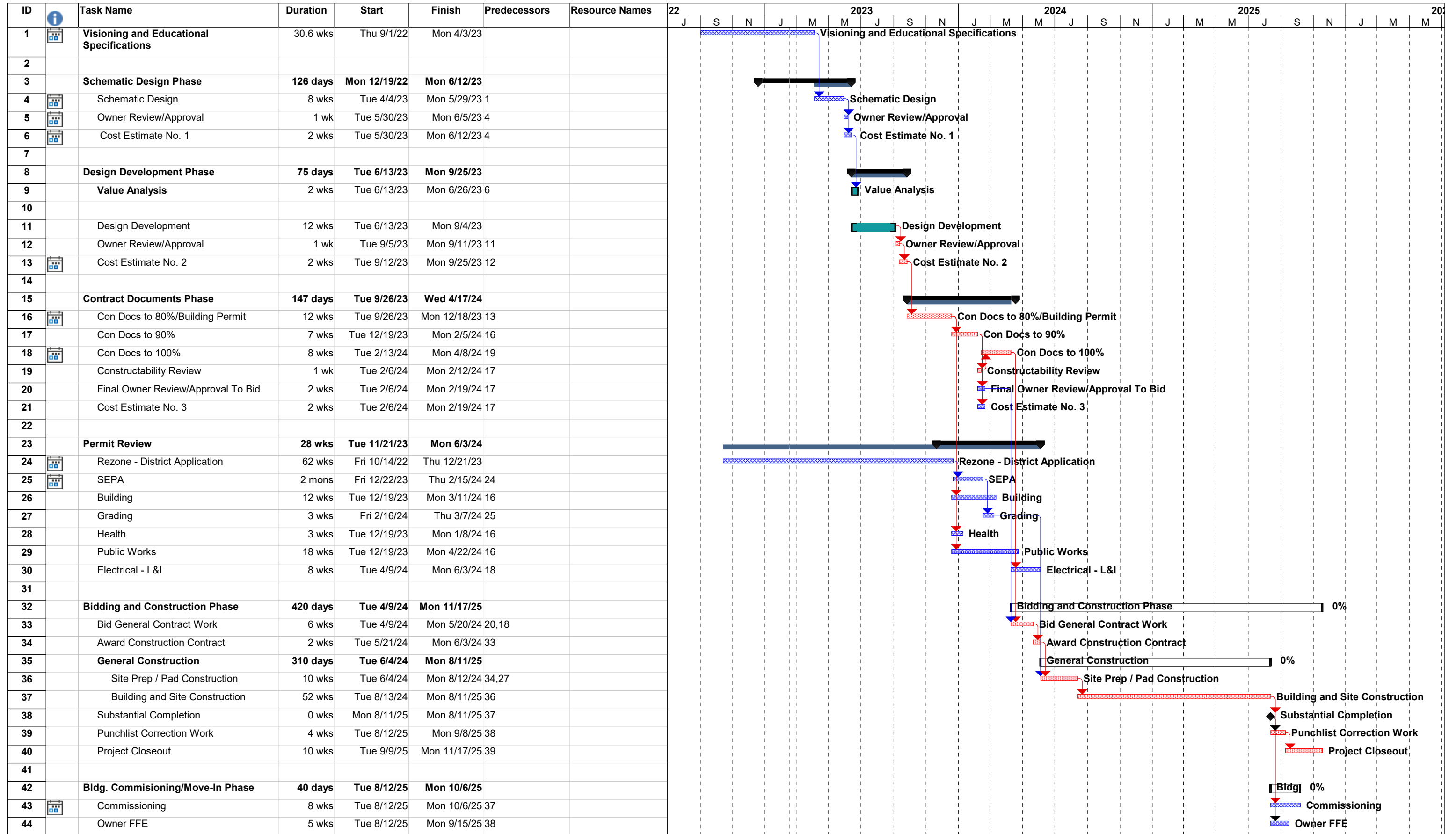
Name (please print): Curtis Lawyer (public body personnel)

Title: Director, Capital Projects

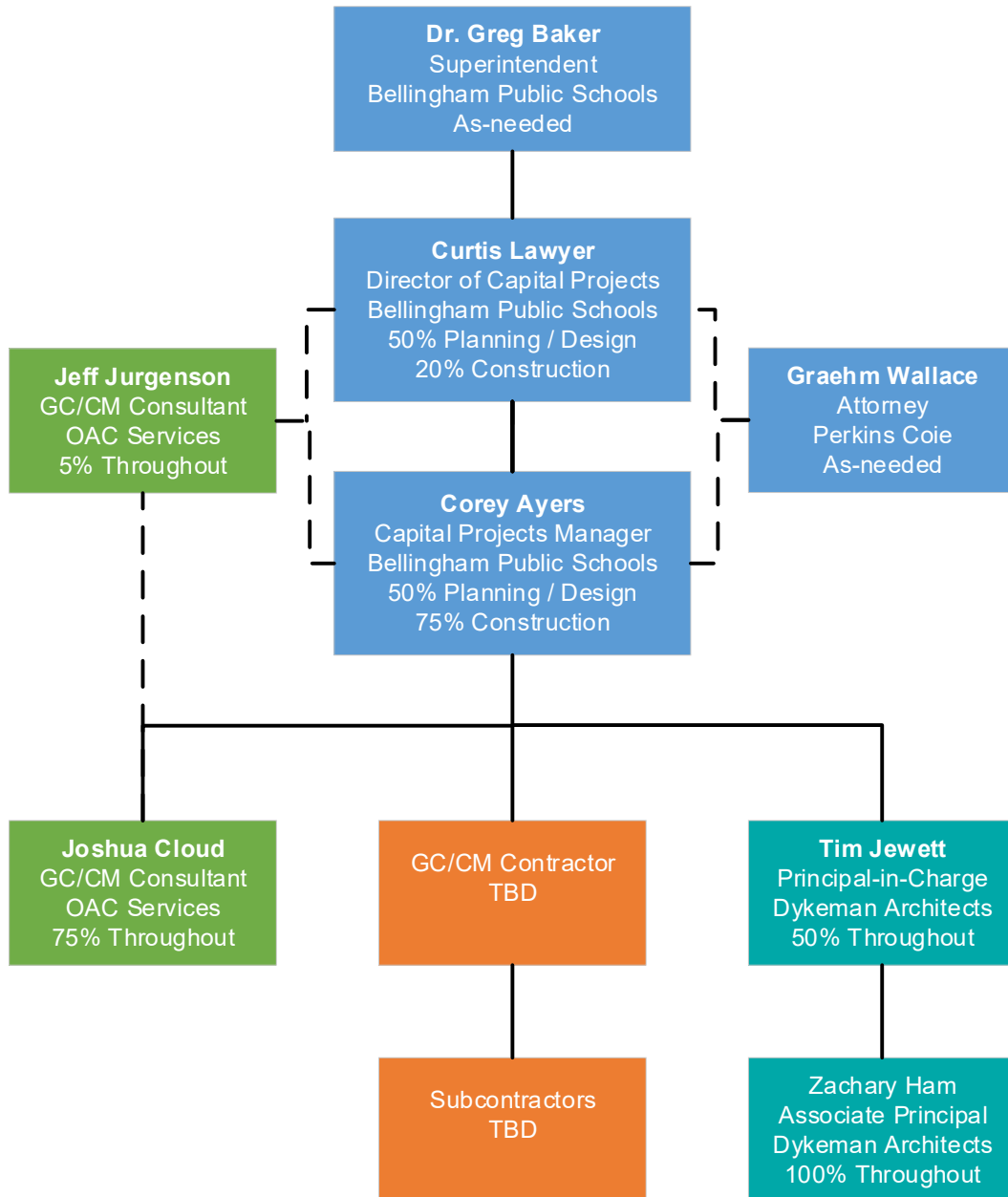
Date: February 21, 2023

Attachment A - Project Schedule

A New Elementary School
The Dykeman Architects, PS



Attachment B - Project Organization Chart

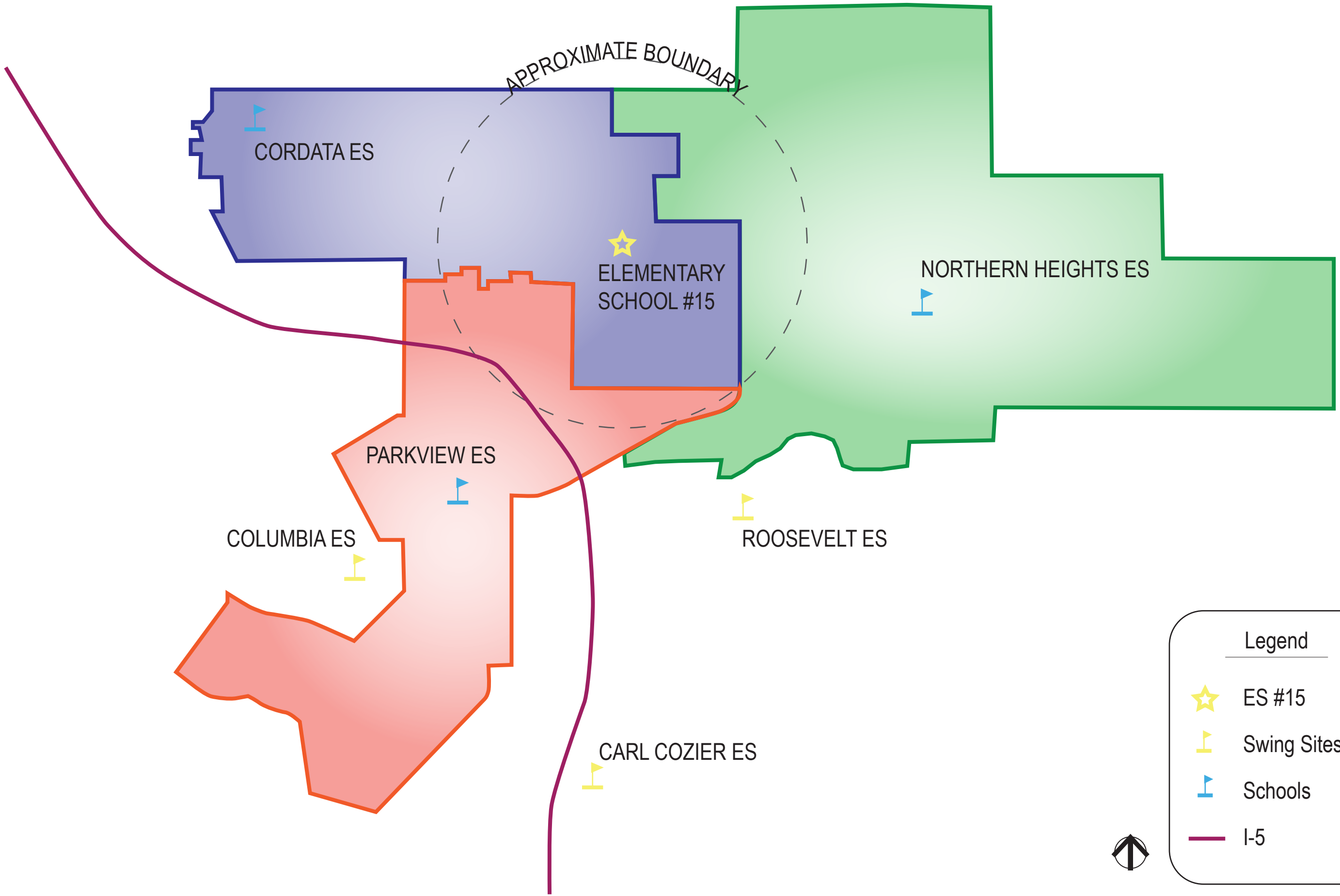


Attachment C – Project Team Public Body Construction History & Relevant Project Experience

The following table lists some of the relevant experience of the BPS ES#15 team. (These are not complete lists of project history.)

Name	Summary of Experience	Projects	Budget	Delivery Method	Role During Project Phases		
					Pre-Design	Design	Construction
Curtis Lawyer	Capital Projects Director for Bellingham Public Schools with over 20 years of experience including multiple GC/CM projects.	Sehome High School	\$94M	GC/CM	Project Manager	Project Manager	Project Manager
		Sunnyland Elementary School	\$32M	GC/CM	Project Manager	Project Manager	Project Manager
		Bellingham Public Schools, Eight K-12 Projects	\$109M	D/B/B	Project Manager	Project Manager	Project Manager
		Central Utility Plant, Hospital Tower, & Support Building	\$55M	GC/CM	Project Manager	Project Manager	Project Manager
		San Francisco Unified School District	\$10M	D/B/B	Project Manager	Project Manager	Project Manager
		UC Berkeley Stanley Hall Replacement	\$162M	CM at Risk	Project Manager	Project Manager	Project Manager
Corey Ayers	Capital Projects Manager for Bellingham Public Schools with over 10 years experience including GC/CM work as a general contractor and district employee.	San Francisco Federal Building	\$143M	CMc	Project Engineer	Project Engineer	Project Engineer
		Bellingham Public Schools, K-12 Projects	\$30M	D/B/B	Project Manager	Project Manager	Project Manager
		Sunnyland Elementary School	\$32M	GC/CM	Project Manager	Project Manager	Project Manager
		Sehome High School	\$94M	GC/CM			Project Engineer
Tim Jewett, AIA, CEFPI, NCARB	Principal-in-Charge for Dykeman Architects. Decades of experience including over \$400M in GC/CM school projects.	Forest Garden Student Housing	\$18M	D/B/B			Project Engineer
		Sehome High School	\$94M	GC/CM	Principal-in-Charge	Principal-in-Charge	Principal-in-Charge
		Sunnyland Elementary School	\$32M	GC/CM	Project Manager	Project Manager	Project Manager
		North Creek High School	\$100M	GC/CM	Principal-in-Charge	Principal-in-Charge	Principal-in-Charge
		Bothell High School, Phase II,	\$15M	GC/CM	Principal-in-Charge	Principal-in-Charge	Principal-in-Charge
		Bothell High School, Phase III	\$25M	GC/CM	Principal-in-Charge	Principal-in-Charge	Principal-in-Charge
Zachary Ham, CEFPI	Associate Principal for Dykeman Architects with extensive K-12 experience and a long history working with Bellingham Public Schools on previous projects.	Bellingham Public Schools, K-12 Projects	\$48M	D/B/B	Principal-in-Charge	Principal-in-Charge	Principal-in-Charge
		Sehome High School	\$94M	GC/CM	Project Manager	Project Manager	Project Manager
		Sunnyland Elementary School	\$32M	GC/CM	Project Manager	Project Manager	Project Manager
		Tambark Creek Elementary School	\$34M	D/B/B	Project Manager	Project Manager	Project Manager
		Bellingham Public Schools, K-12 Projects	\$48M	D/B/B	Project Manager	Project Manager	Project Manager
		Monroe Elementary School	\$17M	D/B/B	Project Manager	Project Manager	Project Manager
Jeff Jurgensen, CCM, DBIA, CPE, PMP	Senior Vice President of OAC Services, a 150 person Project and Construction management firm. 29+ years of experience including several GC / CM projects.	Whatcom Middle School	\$30M	D/B/B	Project Manager	Project Manager	Project Manager
		Chester Elementary	\$20M	GC/CM	Program Manager	Program Manager	Program Manager
		Greenacres Elementary	\$21.5M	GC/CM	Program Manager	Program Manager	Program Manager
		Evergreen Middle School	\$32M	GC/CM	Program Manager	Program Manager	Program Manager
		North Pines Middle School	\$30M	GC/CM	Program Manager	Program Manager	Program Manager
		Liberty Creek Elementary	\$21.6M	D/B/B	Program Manager	Program Manager	Program Manager
Joshua Cloud, DBIA, LEED AP, LFA	Program Manager for OAC Services, a 150 person Project and Construction management firm. 20+ years of experience including several GC / CM projects.	WSU Northside Residence	\$32.6M	D/B	Program Manager	Program Manager	Program Manager
		Sunnyland Elementary School	\$32M	GC/CM			Project Manager
		King County Children and Family Justice Center	\$240M	DB			Project Manager
		Lake Washington Public Schools, K-12 Projects	\$53M	D/B/B	Project Manager	Project Manager	Project Manager
		Bellingham Public Schools, K-12 Projects	\$30M	D/B/B	Project Manager	Project Manager	Project Manager
Graehm Wallace	Partner with Perkins Coie. Extensive experience and in depth knowledge in successful completion of alternative delivery projects.	Seattle Public Utilities North Transfer Station	\$108M	GC/CM			Project Manager
		North Central High School	\$12M	GC/CM			
		Oak Harbor WWTP	\$70M	GC/CM	Attorney	Attorney	Attorney
		Northwood Middle School	\$30M	GC/CM			
		Stewart Middle School	\$45M	GC/CM			





APPROXIMATE BOUNDARY

CORDATA ES

ELEMENTARY SCHOOL #15

NORTHERN HEIGHTS ES

PARKVIEW ES

COLUMBIA ES

ROOSEVELT ES

CARL COZIER ES






Legend

- ☆ ES #15
- 🚩 Swing Sites
- 🚩 Schools
- I-5








Legend

-  Wetlands
-  Buffer
-  Stream
-  Site Access
-  Property Line





Legend

-  Wetlands
-  Buffer
-  Stream
-  Site Access
-  Property Line
-  ROW Improvements





VOLUME 7, PAGES 40 - 45

PLAT OF BAY



220 West Champion Street, Suite 200
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401
FREELAND & ASSOCIATES

REV.	DATE	DESCRIPTION

CLIENT:
DYKEMAN
1716 WEST MARINE VIEW DRIVE
EVERETT, WA 98201
CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5655

PROJECT LOCATION:
**BELLINGHAM PUBLIC SCHOOLS
ELEMENTARY SCHOOL #15**
COUGAR ROAD
BELLINGHAM, WA 98226

DRAWING #: 22199PREL.DWG
DESIGNED BY: MDB
DRAWN BY: MDB
CHECKED BY: HAF

SHEET CONTENTS:
**COUGAR ROAD
IMPROVEMENTS EXHIBITS**

PRELIMINARY

JOB #: 22199
DATE: 12-05-2022
SHEET: TR1

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

SUPPLEMENT A
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Bellingham School District #501**
- b) Address: **1306 Dupont Street, Bellingham, WA 98225-3118**
- c) Contact Person Name: **Curtis Lawyer** Title: **Director, Capital Projects**
- d) Phone Number: **(360) 676-6531** E-mail: **curtis.lawyer@bellingshamschools.org**
- e) Name of Project: **Elementary School #15**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- g) Subcontract Value: **+\$3,000,000**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection? **For the same reasons that GC/CM is preferred over hard bidding the job, alternative subcontractor selection allows the GC/CM team the ability to coordinate much earlier in the design process ideally leading to an overall reduction in financial risks, increases in schedule efficiency, and an overall increase in project predictability. Ultimately the goal is to realize cost efficient and time effective project design and construction strategies that are achievable with the greater goal of providing the community with the desired project outcomes for the best possible value. We feel that alternative subcontractor selection puts this project in the best possible position to do so.**
- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public. **We are currently seeking the approval to use EC/CM and MC/CM delivery methods so that we are prepared if our selection GC/CM determines it is a preferred approach. If the GC/CM feels it does not add value or does not help the project, we will not pursue. We want the option available to the GC/CM in the event this method saves time in procurement and provides a benefit to the project, but only if the GC/CM deems the approach appropriate for this project.**

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process? **If the GC/CM deems EC/CM and MC/CM worthy of pursuit it is our goal to support the GC/CM and work side by side with the team in the selection process as necessary.**
- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements. **We understand that RCW 39.10.385 lists requirements for alternative subcontractor selection, not requests. We understand that approval is needed before pursuing EC/CM or MC/CM, but we also understand that it is to be a team decision to be made with our GC/CM, not for our GC/CM. We understand that anticipated value must be over \$3M for consideration. We also understand that the subcontractor/s should be selected as early in the life of the public works project as possible to take advantage of the efficiencies that partnership provides. Lastly, we**

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

SUPPLEMENT A

understand that the if the work of the subcontract is completed for less than the maximum allowable subcontract cost, any savings not otherwise negotiated as part of an incentive clause becomes part of the risk contingency included in the general contractor/construction manager's maximum allowable construction cost. If the work of the subcontractor is completed for more than the maximum allowable subcontract cost, the additional cost is the responsibility of that subcontractor. An independent audit, paid for by the public body, must be conducted to confirm the proper accrual of costs. The public body or general contractor/construction manager shall define the scope of the audit in the contract.

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.

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

Signature:  _____

Name (please print): Curtis Lawyer (public body personnel)

Title: Director, Capital Projects

Date: February 21, 2023

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

SUPPLEMENT A
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Bellingham School District #501**
- b) Address: **1306 Dupont Street, Bellingham, WA 98225-3118**
- c) Contact Person Name: **Curtis Lawyer** Title: **Director, Capital Projects**
- d) Phone Number: **(360) 676-6531** E-mail: **curtis.lawyer@bellingshamschools.org**
- e) Name of Project: **Elementary School #15**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- g) Subcontract Value: **+\$3,000,000**

1. Public Benefit –

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SUPPLEMENT A

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

Signature:  _____

Name (*please print*): Curtis Lawyer _____ (*public body personnel*)

Title: Director, Capital Projects _____

Date: February 21, 2023 _____