



CAPITAL PLANNING AND CONSTRUCTION

February 21, 2023

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 Sierra Heights ES Phased Renovation Project

Dear Ms. Baker and PRC members,

Renton School District is please to submit for consideration our 4th General Contractor/Construction Manager (GC/CM) project application, as one of our major capital bond projects passed by voters in November of 2022.

This is our fourth GC/CM venture. We were approved in 2020 for our first GC/CM project, the new elementary school #16, now named Hilltop Heritage Elementary. This project is on schedule for fall 2023 opening. We have two other high school GC/CM projects currently underway. Our internal project management team continues to strengthen its knowledge and experience with GC/CM best practices, engage in continued training, and utilize the experience of consultants rich in alternate project delivery methods. This project comes with the complexities of phased construction on an occupied campus of an elementary school. The construction period will take place over a period of 13-15 months. Safety of the kids and staff is paramount. Continued operations of the school is required. We believe this alternate delivery method would allow the district to mitigate conditions and help our team to minimize risk on scope, schedule, and budget.

The assigned district project manager, Traci Rogstad, is very experienced in both the GC/CM procurement process and contract administration. She also represents statewide school district-owners on the recent GC/CM RCW review and best practices committee. Ms. Rogstad is currently the PM on the new elementary school, but her time commitment will be lessening with that project as construction wraps up, and school operations begin in the fall. We believe we have gathered a solid team to move this project forward, with the partnership of Integris Architecture.

I look forward to your review of our application and our opportunity on March 23rd to present our project to the Project Review Committee.

Sincerely,

Matt Feldmeyer
Executive Director, Capital Planning & Construction

SERVICE | EXCELLENCE | EQUITY

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): **Renton School District No.403**
- b) Mailing Address: **7812 S. 124th Street Renton, WA 98178**
- c) Contact Person Name: **Traci Rogstad** Title: **Senior Facilities Program Director**
- d) Phone Number: **425-204-4472** E-mail: **tbrewerr@rentonschools.us**

1. Brief Description of Proposed Project

- a) Name of Project: **Sierra Heights Elementary School Phased Renovation**
- b) County of Project Location: **King County**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
- d) **Sierra Heights Elementary School, originally constructed in 1970 of masonry walls and a flat wood roof, is a one-story plus mechanical mezzanine wood building constructed as a significant renovation addition in 1995. It now serves around 450 students. The school has undergone various small renovation and HVAC upgrades over the years, but there still exists some challenges with the front entry where administration has no sightline to visitor access, and no control over who comes and goes from the front entrance. A long-ramped hallway exists between the front entrance and the main office which further complicates a re-design. The preferred design is to swap entrances and to re-locate the front office administration accordingly. This will allow for a clear sightline to the front doors and to construct a secure entry vestibule for both visitor and parent entry. It will also enable the school to better utilize lockdown procedures consistent with established district standards. Doing so will require re-locating and renovating four existing classrooms, student restrooms, office spaces, and re-purposing the existing administration space, the health clinic, and staff areas.**

Additionally, the project consists of lateral seismic upgrade work throughout the school. A 2021 seismic study provided recommendations to mitigate structural concerns, common for buildings of this age and type of construction. This work will include installing steel brace frames to reduce the load carried by unreinforced walls, adding diaphragm strapping, and blocking to develop wall anchor forces into the diaphragm, and anchoring the wall to the diaphragm with steel anchor straps and post-installed anchors. The project will also allow for added blocking, steel straps and clips, and connections as appropriate.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1,300,000
Estimated project construction costs (including construction contingencies):	\$ 11,000,000
Equipment and furnishing costs	\$ 500,000
Off-site costs	\$ N/A
Contract administration costs (owner, cm etc.)	\$ 200,000
Contingencies (design & owner)	\$ 700,000
Other related project costs (briefly describe)	\$ N/A
Sales Tax	\$ <u>1,250,000</u>
Total	\$ 14,950,000

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 the Sierra Heights Phased Renovation (secure vestibule and seismic upgrades) were included and approved by voters in November 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) **see below**
- b) Hiring consultants if not already hired; and **see below**
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

A/E Firm Selection & Hire (Complete)	January	2023
Program Development	January – June	2023
PRC Application/Submittal	February	2023
PRC Project Review	March 23	2023
GC/CM RFQ Advertisements	March - April	2023
Shortlist, Interview, RFP, Select GC/CM	April - May	2023
Schematic Design	February – July	2023
Design Development	June – August	2023
Construction Documents (phased)	July – September	2023
Permitting (phased)	August – December	2023
Subcontractor bidding, negotiate GMP	August - Sept	2023
Site Work/Building Construction (Phased)	September- Dec.	2024
Occupancy	January	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 Sierra Heights phased renovation project will take place on an occupied school site throughout the duration of construction, except for work that can be accomplished in the summer. Safety is the main concern on an occupied site with construction activities adjacent to student activities; it will be crucial for the GC/CM to help identify safe pathways for students and teachers. The GC/CM will help coordinate emergency egress from occupied areas with safe passage around active construction and laydown areas.

Construction in many parts of the building will be happening in and adjacent to instructional spaces so acoustics and impact to the educational environment will need consideration. Minimizing construction impact, including dust and debris, will be important for safety and health of students and staff. During construction, some classrooms will need to be scheduled for temporary re-location to provided needed access for seismic work and existing portables will be needed to accommodate areas of demolition. Input and monitoring of the GC/CM on-sight is critical to maintain safe and healthy operation of instructional space and their input early in the process will be helpful in planning the needed phasing of projects and related timing of classroom moves.

- 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.

See answer to first bullet. The entire school must continue to operate throughout construction. While summers will be utilized as much as possible for needed work, a 6-week window is not enough to complete work that will impact school operations. Existing portables will be needed to re-locate classrooms when construction activity is underway and at times, some areas of the school may be completely impacted by construction. Involvement of the GC/CM in scheduling this phasing work and taking the best approach for safety and continued operations is critical to keeping the building and completing the project.

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

Involvement of the GC/CM during the preconstruction phase is critical to successfully plan the work, maximize opportunities for value and schedule coordination, and to evaluate opportunities for development of an efficient phased-construction plan. The ability of the GC/CM to work directly with not only the design team, but the school administration team in reviewing what areas of the campus will be impacted, for how long, and what the options are for re-locating classrooms during phased construction will help to ensure a more reliable construction schedule, a safer space for both students and staff, and safe access and egress throughout construction and also in case of emergencies.

In addition to assisting with developing phasing options and construction logistics, the GC/CM can provide necessary input on necessary investigation within an existing building, including hazardous materials abatement, structural upgrades, and system improvements. All these items add complexity to the project scope coordination and a GC/CM as a critical member of the project team will provide high value to the district.

GC/CM input to early cost modeling, constructability, and scheduling will provide the team with valuable information to help plan and execute the project according to the district's budget, schedule and quality standards. Community coordination and communication will also be very important to the success of the project since Sierra Heights Elementary School an active and supportive parent and community group.

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

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
The public, when it approves a bond issue, expects the district to deliver a quality school project on time and within the stated budget. On complex projects such as the Sierra Heights phased renovation, the GC/CM delivery method can reduce the district's risk and increase the probability of achieving those objectives. Early GC/CM involvement in planning, scheduling, and estimating adds more certainty to the schedule and reduces the risk of delays, as compared to delays that are commonly experienced in the design-bid build method. This increase in certainty and reduction in risk is a fiscal benefit to the community that voted for the bond measure.

The Renton School District desires to deliver its promises to voters, and to minimize risk to scope, schedule and budget. With the complexities of the existing building and occupied site during

construction, there is great risk for cost escalation and schedule extension. 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. These site conditions combined with schedule and budget would present even more challenges that could increase risk in a typical design-bid-build project.

- 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 GC/CM procurement method, as compared to traditional design-bid-build, allows the district to mitigate risk in errors and omissions by having a construction professional in the design process. Intent and conditions are discussed and understood at a higher level and earlier in the process, which ultimately minimize unknown costs further along in the project. Options can be fully vetted, with the knowledge of the builders, while discovering more opportunities to save on schedule and cost. These efforts provide for more certainty and optimization of scope, schedule, and budget.

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

6. Public Body Qualifications

Please provide:

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

Renton School District has assembled an experienced and qualified team for design and management of Sierra Heights Elementary School Phased Renovation. The Renton School District Capital Projects team is currently managing three (3) active GC/CM projects: The Hilltop Heritage Elementary School (new construction) which is currently in construction and scheduled for opening this September, Lindbergh High School Phased Renovation currently in construction, and Renton High School Phased Science Rooms Modernization. Renton has enjoyed the support of Parametrix and Perkins Coie as needed throughout these projects and all projects are going very well, with both experienced architect and GC/CM firms.


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, and for the Renton Capital Projects Department.

Traci Rogstad, Senior Facilities Program Director, has districtwide oversight of the GC/CM process, and is the designated Project Manager for this Sierra Heights Project. She has over twenty (20) years' experience in public facility construction, planning, and project management; and has direct experience in multiple GC/CM projects throughout all phases.

The district has the support of Jim Dugan with Parametrix as our GC/CM advisor. Jim may be called on as needed throughout any phase of this project and is currently providing on-call support with two existing GC/CM projects with the district.

The district also retains Perkins Coie Attorney, Graehm Wallace 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.

INTEGRUS Architecture, a local architecture firm who is very well-versed in alternate project delivery, has been selected and engaged on this project since January 2023, but also for pre-design studies throughout 2022. Rebecca Baibak, AIA – Principal in Charge at INTEGRUS has extensive experience working with the GC/CM delivery model, particularly with the design and construction of complex phased modernizations.

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

Matt Feldmeyer, 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 seven 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 Sierra Heights Phased Renovation project. Matt will be directly involved and have oversight of the team on all phases of the GC/CM project.

Traci Rogstad –Senior Facilities Program Director with districtwide GC/CM Oversight, Renton School District

Ms. 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 in construction. 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. Rogstad had direct management oversight over the capital bond planning, long-range planning, all active GC/CM projects, many ESCO DB projects and several low bid projects. Ms. Rogstad has participated in many DB and GC/CM training sessions, attended the 2018 DBIA annual conference, and is an appointed member of the GC/CM RCW Review and Best Practices Committee, representing school owners on a statewide basis. Prior to working in school districts K-12 capital projects, Ms. 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.

Rebecca Baibak, AIA – Principal in Charge at INTEGRUS

- For over 30 years, Ms. Baibak has dedicated her career to understanding how school design can capture the imagination of students and strengthen their surrounding neighborhoods. Ms. Baibak's expertise extends into working closely with contractors, clients and design team members to coordinate design approaches that are long-standing civic structures that are adaptable over time, creating fully integrated learning environments that often include complicated phasing and site constraints. Ms. Baibak is a LEED Accredited Professional who works integrally with project teams to envision learning environments that meet today's needs while anticipating future goals. As a registered architect in the State of Washington, she has personally worked on more than 12 (twelve) K-12 GC/CM projects.

INTEGRUS has extensive experience working with the GC/CM delivery model, particularly with the design and construction of complex phased modernizations. The firm has participated in the evolution of the GC/CM process as an accepted and allowable delivery model in Washington through several ways, such as:

- Integrus Architecture was selected for one of the first GC/CM pilot projects in Washington in 1995.
- The CEO, Brian Carter, has served on OSPI's Technical Advisory Committee for over 18 years, and has played a role in adapting the D-Form process to accommodate GC/CM delivery.
- The firm has maintained membership at CPARB and at the Project Review Board for the past 10 years.
- INTEGRUS has appeared before the PRC over a dozen times, successfully supporting clients as they have pursued permission to utilize GC/CM, including their request for "agency status".

- 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.)

<u>Matt Feldmeyer - Recent Projects</u>					
			Role During Phases		
Project Name	Project Size	Type	Planning	Design	Construction
Renton HS Science	\$11m	GC/CM	Exec	Exec	Exec
Lindbergh HS Phased Renovation	\$36m	GC/CM	Exec	Exec	Exec
Hilltop Heritage – NEW ES16	\$68m	GC/CM	Exec	Exec	Exec
Renton School District - Sartori Elementary School	\$45m	D/B/B	PM	PM	PM
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
Von Lee Theatre - Historic Preservation/Conversion to mixed-use	\$8m	CM at risk	Architect	Architect	Architect
Indiana University Police Department Headquarters	\$5m	Design-Build	Architect	Architect	Architect

Traci Rogstad - Recent Projects					
Project Name	Project Size	Type	Role During Phases		
			Planning	Design	Construction
Renton HS Science	\$11m	GC/CM	support	support	
Lindbergh HS Renovation	\$36m	GC/CM	support	support	
Hilltop Heritage – New ES16	\$68m	GCCM	PM	PM	PM
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
CC 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
Choice HS CP4	\$40m	ESCO	PM/Director	PM/Director	n/a
Skyview Plynth replacement	\$.5m	D/B/B	PM	PM	PM
Frank Love roof/hvac	\$4m	ESCO	asst PM	asst PM	asst CM
Woodmoor roof/hvac	\$7m	ESCO	asst PM	asst PM	asst CM

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

See above and...

Rebecca Baibak, AIA – Principal in Charge at INTEGRUS

- For over 30 years, Ms. Baibak has dedicated her career to understanding how school design can capture the imagination of students and strengthen their surrounding neighborhoods. Ms. Baibak’s expertise extends into working closely with contractors, clients and design team members to coordinate design approaches that are long-standing civic structures that are adaptable over time, creating fully integrated learning environments that often include complicated phasing and site constraints. Ms. Baibak is a LEED Accredited Professional who works integrally with project teams to envision learning environments that meet today’s needs while anticipating future goals. As a registered architect in the State of Washington, she has personally worked on more than 12 (twelve) K-12 GC/CM projects.

INTEGRUS has extensive experience working with the GC/CM delivery model, particularly with the design and construction of complex phased modernizations. The firm has participated in the evolution of the GC/CM process as an accepted and allowable delivery model in Washington through several ways, such as:

- Integrus Architecture was selected for one of the first GC/CM pilot projects in Washington in 1995.
- The CEO, Brian Carter, has served on OSPI’s Technical Advisory Committee for over 18 years, and has played a role in adapting the D-Form process to accommodate GC/CM delivery.
- The firm has maintained membership at CPARB and at the Project Review Board for the past 10 years.
- INTEGRUS has appeared before the PRC over a dozen times, successfully supporting clients as they have pursued permission to utilize GC/CM, including their request for “agency status”.

- 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.

N/A

- 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 Sierra Heights Phased Renovation, 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 – 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 Renton

School District project manager and 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 timeline 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. Upon receipt of approval by the Project Review Committee for authorization to use the GC/CM procurement method, the district will issue a Request for Qualifications (RFQ) for interested proposers, receive Statement of Qualifications from proposers, review/score SOQs, shortlist the most qualified submitters and issue a Request for Proposal (RFP) to shortlisted contractors. This process will begin following Project Review Committee (PRC) approval to ensure a GC/CM can be selected and able to provide pre-construction services during the schematic design phase.

A selection committee composed of construction & planning staff, advisors, and a representative from Sierra Heights Elementary School will evaluate and select a short list from among the proposers. Interviews will be conducted, scored, and sealed bids for general conditions and fee will be received. Each component will be weighted as part of the final score and selection. As indicated in the selection schedule (see below), the GC/CM will be selected during the schematic design phase.

In addition to retaining Perkins Coie to consult on legal issues during GC/CM selection, the district retains Parametrix to assist and advise on GC/CM processes, as needed. Parametrix has extensive experience with GC/CM procurement and will continue to guide the district in best practices procurement and contract development.

- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.
The district has a long-term relationship and consulting contract with Perkins Coie LLP. The district has retained them for specific contract development, ongoing updates and to provide consultation throughout the procurement process and as needed for this project. Perkins Coie has extensive experience counseling clients on GC/CM projects and has assisted the district on its current GC/CM projects. Graehm will continue to advise on procurement and other project-related issues as they arise.

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 \$400 million, worth of school related construction. Attached is a chart representing the larger school construction projects.

See attachment **B**

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)

See attachment C & D

- 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 – further refinement will be provided at PRC meeting

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 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 15,500 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. School Board Policy No. 6925 and 6220 regarding procurement of Architecture and Engineering Services and inclusion plans have been updated to include 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 regarding Contractor and Subcontractor Equity Inclusion. We continue to study other communities that have had success with their inclusion plans and work closely with all our consultants and contractors to take advantage of new opportunities to increase participation.

As a district we will continue to weigh more heavily a contractor inclusion plan in our selection process, but also partner with our consultants and sub-contractors to utilize local companies, women owned businesses, minority owned businesses, and disadvantaged businesses that enrich overall participation and enrich a community project. We plan to provide public information sessions in partnership with our team and utilize local venues, as well as local advertising methods.

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.

N/A

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.

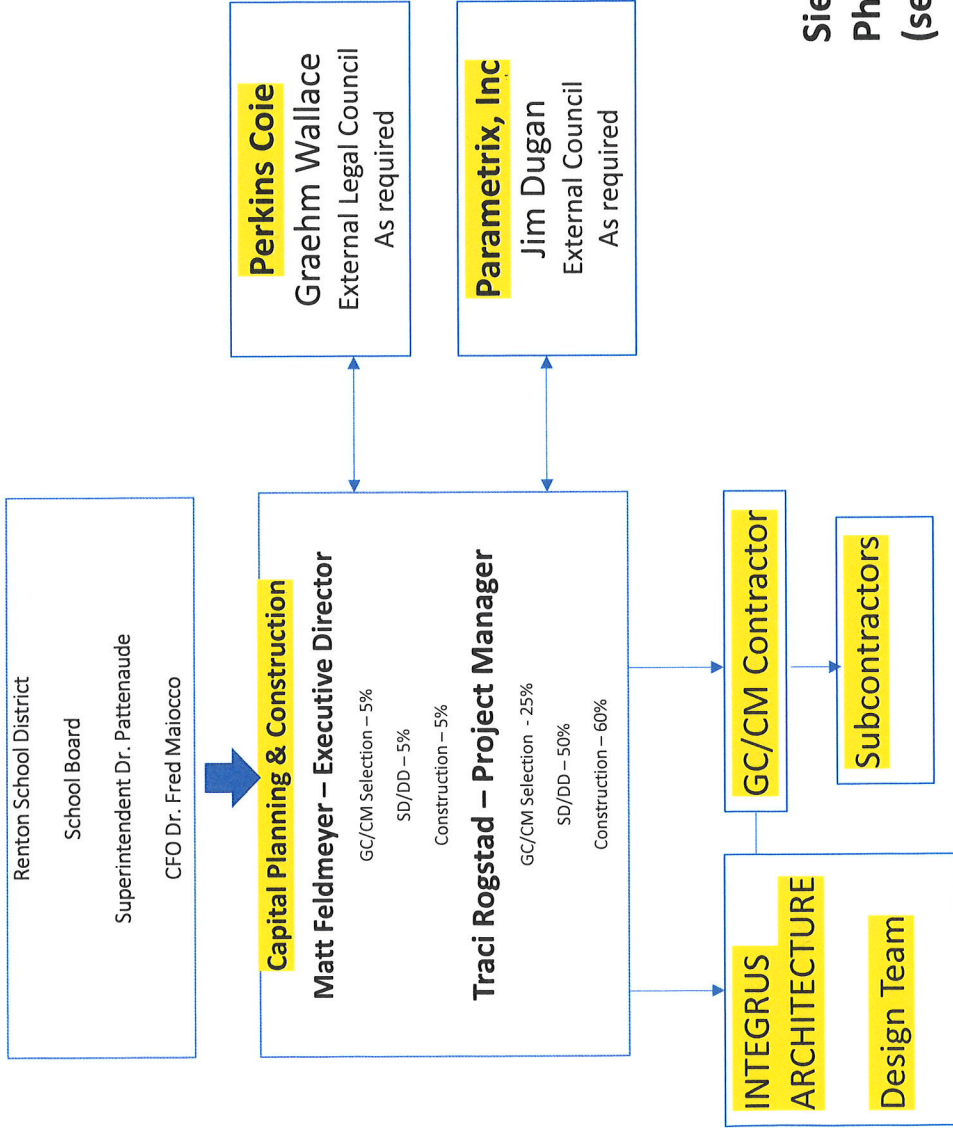
Signature: 

Name (please print): Traci Rogstad (public body personnel)

Title: Sr Facilities Program Director

Date: 2-21-2023

Attachment A



Sierra Heights Elementary School
Phased Renovation
(secure vestibule and seismic upgrades)

Project Organization 2023

Attachment B

~~Attachment A~~ - 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 (8 school 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 school campuses)	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 School Roofing 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 lieu of 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 camera upgrades	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
Sarton 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 underlaid 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), material delivery 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	

Attachment C

