

State of Washington
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): **Bethel School District #403**
- b) Mailing Address: **516 176th Street, Spanaway, WA 98378**
- c) Contact Person Name: **Sara Coccia** Title: **Director of Construction and Planning**
- d) Phone Number: **253-800-6772** E-mail: **scoccia@bethelsd.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Cedarcrest Middle School Modernization and Addition**
- b) County of Project Location: **Pierce County**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
Constructed in 1982, Cedarcrest Middle School is approximately 77,793 square feet with 33 classrooms and 10 portable classrooms. Current enrollment is approximately 700 students, with a projected future enrollment of 800-850 students. The building is CMU construction. A roof replacement and HVAC system improvements were completed in 2003. The existing building no longer meets District standards for learning spaces and does not fully support the District's educational program. Specific concerns include: 1) the commons is not sufficiently large enough for the student population and the layout prevents effective supervision, 2) the hallways are too narrow to allow for adequate student circulation, 3) the classrooms lack sufficient daylight, 4) the school is not adequately sized for its current student enrollment, and 5) the technology, security and data infrastructure is insufficient.

The anticipated project scope includes construction of a new building addition to the existing school, renovation and modernization of the existing building, select demolition, and removal of the existing portables. The exact scope will be finalized with input from the design team and GC/CM during the early design phases.

- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? Yes **No**
(if no, applicant must apply separately at a later date utilizing Supplement B)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$5,750,000
Estimated project construction costs (including construction contingencies):	\$44,000,000
Equipment and furnishing costs	\$3,000,000
Off-site costs	\$4,000,000
Contract administration costs (owner, cm etc.)	\$500,000
Contingencies (owner)	\$2,000,000
Other related project costs (Permits, Utilities, Printing)	\$750,000
Alternative Subcontractor Selection costs	\$0
Sales Tax	\$4,444,000
Total	\$64,444,000

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 Cedarcrest Middle School Renovation and Addition Project was included in the 2018 bond issue and approved by District voters on February 5, 2019.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*
- 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)*
- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

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

GC/CM Selection	
ACTIVITY	DATE
Submit PRC Documents	February 20, 2024
PRC Meeting	March 28, 2024
Issue RFQ	April 2, 2024
SOQs Due	April 19, 2024
Select Finalists to Interview	April 25, 2024
Issue RFP	April 26, 2024
GC/CM Interviews	May 15-16, 2024
GC/CM Proposals Due	May 23, 2024
School Board Approval	June 11, 2024
Execute GC/CM Agreement	June 13, 2024

Design & Construction Schedule	
ACTIVITY	DATE
<i>Programming and Design</i>	
Ed Specs	Jan 2024 – Apr 2024
Schematic Design	Mid-May 2024 – Sep 2024
Design Development	Sep 2024 – Feb 2025
Construction Documents	Mar 2025 – Sep 2025
GC/CM Subcontractor Bidding	Oct 2025 – Nov 2025
Execute GCCM Amendment	Early Dec. 2025
<i>Construction</i>	
Start Construction, Site Work and Addition	March 2026
Substantial Completion	June 16, 2028
Final Completion	August 18, 2028
BSD Move-in	July 2028 – August 2028
Start of School	August 2028

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?
- 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.

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

Complex Scheduling, Phasing and Coordination

The project includes construction of an addition, a partial renovation, and potential demolition of portions of the existing building, while the building remains occupied for the duration of the project. This will require careful planning, phasing, scheduling and coordination by both the selected GC/CM contractor, the design team and the District. The participation of an experienced GC/CM during the design process will enable the project team to identify issues and potential challenges in advance, seek and test potential design and logistics options, and incorporate agreed solutions into the contract documents prior to construction. The result will be a better and more comprehensive understanding by all parties of the construction plan, schedule, costs and role expectations.

Recent experience has shown that supply chain and procurement issues can also greatly impact the project schedule. The participation of an experienced GC/CM will help identify potential long-lead items and strategies for mitigating impacts resulting from the economic environment. This may include bidding of several critical packages early and/or authorizing the submittal and approval process to begin earlier in the project to speed up delivery of key products and materials.

Construction at an existing facility that must continue to operate during construction

Cedarcrest Middle School will be occupied by staff, students, and the public for normal educational use during construction. Careful mitigation of construction impacts will be required. Participation by the GC/CM during the design phase will improve planning for noise, student and public safety, site access, and scheduling. Construction noise due to adjacent new construction will require that mitigation criteria and contractor / school staff communication paths be pre-established to minimize disruption.

The project will require phasing, which will result in students and staff relocating at various times during construction. The existing portables may potentially conflict with the addition, requiring detailed evaluation of phasing to ensure adequate instructional spaces during construction. The GC/CM can help plan and schedule the phasing to reduce impact to students and staff.

Identifying safe access paths for students and the public can best be planned for with GC/CM input. A clear understanding of construction laydown areas, delivery and removal of construction materials paths, and fire department access requirements can best be established during design by having a GC/CM engaged. The understandings established can then be communicated in subcontractor bidding documents to provide clear information and reduce ambiguity in subcontractor bids. The District intends to also use this information to keep students, parents,

staff, and public users informed, thereby minimizing unrealistic expectations and increasing public awareness to maximize safety.

Involvement of GC/CM critical during the Design Phase

The phasing, scheduling and procurement challenges and advantages of using the GC/CM procurement on this project are outlined above. At this time, the final size of an addition and amount of renovation required has not been determined. The GC/CM will provide input and cost estimates during design to help determine the final design and configuration of the school.

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.

GC/CM procurement offers significant fiscal benefits to the public not possible through a traditional design-bid-build procurement.

The GC/CM method will result in improved predictability and risk management.

A GC/CM, through its own experience and its access to potential subcontractors, will be able to provide the project team with current market condition estimates that are critical to District decision makers during the design phase in managing the project budget. The GC/CM's input in this regard will allow the District to obtain the best possible facility within the District's budget and schedule constraints.

A GC/CM will provide valuable and cost-effective recommendations regarding constructability issues and construction phasing durations and sequencing to reduce cost and time.

The GC/CM method provides increased flexibility to meet schedules over traditional design – bid – build methods

Due to the school being occupied during construction, careful phasing and scheduling will be critical to a successful project. A GC/CM will be able to provide expertise and input during the design to help determine constructable scope and sequence of construction phasing to limit disruption to the learning environment while maintaining functionality of existing systems to existing occupied learning spaces.

A GC/CM's knowledge of material and market conditions as well as subcontractor availability and performance are essential in the process of material selection, procurement, and delivery if schedules are to be met. The use of a GC/CM reduces the risk of delay and provides the possibility of early ordering of time critical materials and / or equipment if deemed necessary.

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.

Bethel School District Qualifications

The school district's team has constructed over \$500 million of construction projects during the last 15 years, including recent completion of their first GC/CM project.

The team members that have been assembled for this project each bring specific expertise, including the following:

- **Planning and Coordination** with Pierce County comprehensive plans, development regulations, traffic engineering and utility departments.
- **Programming** of the specific functions, uses, space requirements, and equipment needs.
- **Bid Packaging** requirements addressing the specific needs and requirements of the District.
- **Legal Counsel** to draft the GC/CM contract and advise the District on specific statutory requirements.
- **Design Review** to ensure that the GC/CM team documents meet Pierce County codes, quality control requirements and programmatic needs.
- **Project Management** with specific expertise for reviewing cost estimates and schedules.
- **Construction Management** to oversee construction phase review processes and construction at the site.

Members of the assembled project team have significant GC/CM related experience as summarized in their individual biographies or as listed in **Attachment C – Team Member Experience**.

Project Organization

See **Attachment B – Project Organization Chart**

Staff and Consultant Biographies

Sara Coccia – BSD Director of Construction and Planning

Sara Coccia joined the Bethel School District in April 2021. Prior to joining Bethel, Sara led the Design and Construction group at the University of Puget Sound as the Director of Capital Development. Prior to becoming Director, Sara also served as the Assistant Director of Capital Development and as Senior Project Manager. Sara brings considerable design, planning and construction experience having completed numerous projects over the last several years, including most recently the completion of Bethel's two newest elementary projects, Katherine G. Johnson and Naches Trail Elementary schools. Much of Sara's experience has consisted of complex occupied additions and renovations. She successfully led the District's Graham-Kapowsin High School GC/CM team through the final year of design and construction as well as the GC/CM team for

Evergreen Elementary School and Bethel High School where construction for both begins later this spring.

Sara is an energetic and centered leader who is collaborative, relational, transparent and inclusive. Sara consistently receives positive feedback for strong communication skills and directing multiple projects to successful completion. Sara values the role in providing safe, innovative and lasting places of learning for the community.

Jeff Dryden – BSD Assistant Director of Construction and Planning

Jeff Dryden has over 30 years of experience in construction and project management, both in the US Navy and with Bethel School District. As a Civil Engineer Corps Officer in the US Navy, he served in numerous roles on Public Works projects, from Project Manager to Director of Construction for a naval base. He has worked on numerous critical, complex projects impacting national security, using Design Build and Design-Bid-Build projects.

He played a critical part in the design, selection, and award of the District's three recent GC/CM projects: the Graham Kapowsin High School Renovation and Addition, the Evergreen Elementary School Renovation and Addition, and the construction of New Bethel High School. Jeff has also completed numerous projects with Bethel School District, including two new elementary schools. He has developed a thorough understanding of construction project management and is a proven organizational leader.

Jamie Glenisky – BSD Construction Project Manager/Owners Representative

Jamie Glenisky has been an integral part of the district for two years. He is actively involved in the pre-construction phase for the New Bethel High School. Jamie is also overseeing the closeout process for our Graham Kapowsin High School Addition and Renovation which is also a GC/CM Project.

With over 9 years of experience managing GC/CM capital projects for school districts, Jamie boasts a proven track record in handling multi-million dollar projects from the planning stage to completion. His background includes previous employment in Skanska's K-12 division, where he provided leadership in managing personnel and subcontractors across all project aspects.

In his current role, Jamie collaborates directly with the District's maintenance team, school and district staff, and general contractors. His primary focus is ensuring quality service and effective communication throughout the project lifecycle. Jamie's extensive experience and dedication to both construction and education significantly contribute to the value brought to the BSD Construction and Planning team.

Mica Klein – Legal Advisor, Perkins Coie

The District is represented by Perkins Coie LLP's Construction Group. Perkins Coie has deep experience with Chapter 39.10 RCW alternative project delivery, and has represented numerous public agencies in connection with complex GC/CM projects.

Mica Klein, Partner, will serve as the School District's lead attorney. Mica's practice focuses on complex public construction and dispute resolution. As a Partner with Perkins Coie's Construction Group, Mica specializes in structuring, drafting, negotiating, and implementing complex agreements for large-scale, \$20M+ public projects. Among these projects, Mica has successfully counseled numerous clients on all aspects of GC/CM procurement, including Ellensburg School District, Walla Walla School District, Cheney School District, and Highline School District. Mica currently represents the District in connection with its ongoing Graham-Kapowsin Addition and Renovation GC/CM project.

Chuck Hartung – GC/CM Advisor, Hainline

Chuck has over 40 years of experience in architecture, project management, construction management and construction consulting on both public and private projects. His architectural experience includes direct responsibilities as project manager, project architect, drawings and

specifications preparation, phase planning, value engineering, cost and change analysis, contract preparation, and negotiations. He has served directly as Project Manager and/or Owner's Representative on complex multi-million dollar GC/CM and GMP projects. Through those roles, he has developed a thorough understanding of management and decision processes as they pertain to design and construction.

Chuck has and is providing GC/CM advisory and project management services to the Bethel School District on three of its latest school projects: Graham Kapowsin HS, Evergreen ES and the Bethel HS projects. He has provided similar services to the Bethel School District on their design-build projects and to the Edmonds School District on seven completed and current GC/CM school projects. He has provided value engineering, constructability review, and change cost analysis on numerous other public and private building projects.

Jim Stoner – Consultant, Hainline

Jim as President and CEO of Hainline, provides the team with a highly knowledgeable and experienced resource on design and construction industry issues and conditions. Jim's expertise is drawn from experience as an owner's representative, project manager, project engineer, consultant, commissioning authority and expert during dispute resolution processes. Jim is a Registered Professional Mechanical Engineer and a Certified Building Condition Assessment Consultant (CBA) through OSPI. He has the ability to bring Hainline resources as needed and requested by the District to support their management efforts on the project. In particular, Richard Shiroyama (scheduler) and April Elliott (CA assist) have GCCM experience and are available to assist the District.

Heather Hocklander, AIA – BCRA, Project Manager

Heather will lead the design team. Heather has over 23 years of architectural experience with BCRA including schools and alternative project delivery methods. She has extensive GC/CM experience as the Project Manager and architect on projects with the Clover Park School District including two simultaneous school projects on two separate occasions – CPSD Tier I – Carter Lake Elementary and Hillside Elementary and CPSD Tier III – Beachwood Elementary and Evergreen Elementary. In addition to Clover Park School District experience, Heather led the design and construction administration efforts for the Renovations of Shadow Lake Elementary School for Tahoma School district and Komachin Middle School for North Thurston Public Schools and the design for replacement schools of Fords Prairie and Jefferson Lincoln Elementary Schools at Centralia School District and Yelm Middle and South Elementary Schools for Yelm Community Schools. Her experience includes coordination of complex remodel/renovations, additions, safety and security upgrades and school identity branding.

Jeremy Doty – BCRA, Project Architect

Jeremy will develop the design. Jeremy has over 23 years of architectural experience with schools and alternative project delivery methods. He has extensive GC/CM experience as the Project Architect on projects with Centralia School District with simultaneous school projects of Fords Prairie and Jefferson Lincoln Elementary Schools. In addition to being project Architect for several Federal Design Build projects spanning over 15 years, Jeremy has worked on two recent Progressive Design Build projects with Tacoma Public Schools with Boze Elementary and Hunt Middle School. His experience also includes performing as Project Architect for Design and Construction Administration of multi-phased and occupied modernizations and additions for three elementary Schools with Olympia School District and most recently a multi-phased and occupied modernization and additions to Komachin Middle School with North Thurston Public Schools. His experience in with messy renovations and teaming with contractors brings value to potentially challenging projects.

Team Member Individual Experience

See **Attachment C – Team Member Experience Chart**

Public Body Experience

See response to Item 7 below and **Attachment D – Public Body Experience Chart**

Qualifications of Project Managers

Sara Coccia will directly manage the project during the design phases assisted by Jeff Dryden and the retained consultants. Their qualifications are stated in the Staff and Consultant Biographies above and their extensive experience is indicated in **Attachment C – Team Member Experience**. Jamie Glenisky will be Owner’s Representative during construction under Sara Coccia’s overall authority.

Description of Project Controls

The District has developed robust project control processes from its previous project experience to manage and track projects. During design, these include: established design standards, regularly scheduled meetings with design and contractor representatives, phase end document reviews, and phase end cost estimate and schedule updates. During construction, General Conditions and Division 1 General Requirements that are being developed for this project and are to be issued with the Request for Proposal will define the monthly schedule update, progress reporting, detailed cost reporting and issue tracking requirements to be submitted and discussed with the District on a pre-established basis.

Description of the District’s GC/CM Procurement Process

The District has retained Perkins Coie LLP to provide initial consultation regarding this project. Perkins Coie has extensive experience on GC/CM projects and has assisted the District on its previous alternative procurement projects. Perkins Coie will prepare draft and final AIA A133 Agreement and A201 General Conditions documents to be used in the GC/CM procurement process as well as advise on general procedural processes and Project issues.

In addition to retaining Perkins Coie, the District has retained Hainline to assist and advise on GC/CM processes and this selection process. Hainline has extensive experience with GC/CM procurement and has assisted the District on its previous alternative procurement projects.

The District will use an RFQ / RFP procurement process designed to attract qualified, experience, 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 advertise and issue a Request for Qualifications (RFQ). A selection committee composed of construction & planning staff, advisors, and a representative from the high school will evaluate and select a short list from among the proposers. Request for Proposal (RFP) documents will be issued to the short-listed firms. Interviews will be conducted and 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 indicted in the schedule (see Item 3), the GC/CM will be procured prior to or at the start of the schematic design phase.

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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

Over the past ten years, Bethel Public Schools has successfully completed more that \$150 million worth of construction: two new Elementary Schools, a new alternative High School, the renovation and expansion of an existing High School, an addition to the Pierce County Skills Center (PCSC), the conversion of an existing building into a new Early Learning Center, and a new Transportation Center/ Central Kitchen facility. The District currently has two projects in construction, a new elementary school and the conversion of an existing warehouse to classroom and shop space for PCSC. The District recently successfully completed the design and are in the bidding phases of the Renovation and Addition of Evergreen Elementary School and New Bethel High School using the GC/CM process, both anticipated to start construction this spring.

See **Attachment D – Bethel School District Public Body Experience** for a listing and project information.

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.

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.

No findings exist from previous audits of School District Public Works projects.

10. Subcontractor Outreach

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

Bethel School District is committed to supporting diversity, equity, and inclusion in all aspects of its operations and business. The following is a description of steps the District is currently undertaking to foster diversity, equity and inclusion on its projects:

1. The District intends to consider, at the earliest phases of its project planning, means by which the District can foster participation of local Disadvantaged Business Enterprises (DBE), Small Business Entities (SBE), and veteran-owned businesses in its projects. The District will, for all its projects, undertake an active role in identifying DBE, SBE, and veteran-owned businesses for participation in the project.
2. During the GC/CM selection process, the District will place heavy emphasis on interested GC/CM's track record and past performance in utilizing DBE, SBE, and veteran-owned businesses, and will carefully review and assess the GC/CM's inclusion plans for the Project. The District will make clear to GC/CM proposers that a commitment to supporting diversity, equity, and inclusion is a strict requirement for participation in the Project.
3. As part of the GC/CM selection process, the District will request that interested GC/CMs describe proposed bid packaging plans, and how these proposed plans will support involvement by DBE, SBE, and veteran-owned businesses in the Project. The District will evaluate GC/CM's responses and the methodology behind proposed bid packaging plans in determining the highest-ranked proposer.

4. During the procurement process, the District will work closely with GC/CMs to ensure that bid packaging plans ultimately used for the Project are drafted in a manner that supports maximum participation by DBE, SBE, and veteran-owned businesses.
5. The District will encourage participation in all of the contracts by Local and MWBE firms certified by the Office of Minority and Women's Business Enterprises (OMWBE). Participation goals are:

30% Local Business
 10% Minority-Owned Business Enterprises (MBE)
 6% Women-Owned Business Enterprises (WBE)
 5% Small-Business Enterprises (SBE)
 3% Veteran Business Enterprises (VBE)

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work 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.

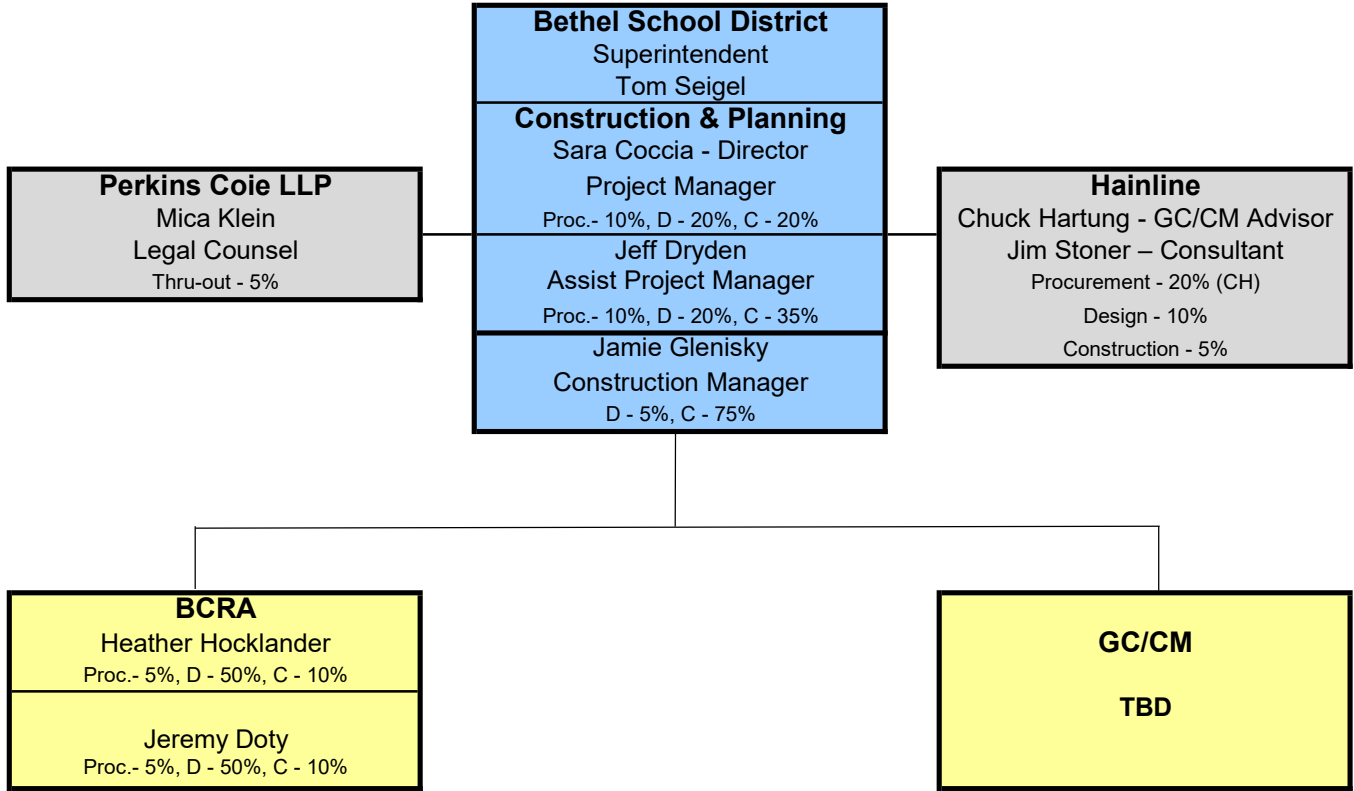
Signature: *Sara Coccia*

Name (please print): Sara Coccia (public body personnel)

Title: Director of Construction and Planning

Date: 2/16/2024

Project Organization Chart
 Bethel School District
 Cedarcrest Middle School Modernization and Addition



Team Member Experience

Bethel School District

Cedarcrest Middle School Modernization and Addition

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Sara Coccia	Director of Construction and Planning - Bethel Public Schools	Evergreen Elementary School Renovation and Addition	\$28M	GC/CM	Director	Director	Not Yet Constructed (NYC)
		Elementary #19	\$37M	DBB	Director	Director	Not Yet Constructed (NYC)
		New Naches Trail Elementary School	\$33M	DBB		Director	Director
		Graham-Kapowsin High School Addition & Renovation	\$28M	GC/CM		Director	Director
		Challenger High School, Ph. 2 Addition	\$15.5M	DBB			Director
		Katherine G. Johnson Elementary	\$32M	DBB			Director
	Director of Capital Development - University of Puget Sound	Welcome Center	\$9.9M	DBB	Director	Director	Director
		Howarth Hall - Institutional Equity and Diversity Office Renovation	~\$1M	DBB	Director	Director	Director
		Weyerhaeuser Hall - Animal Lab Renovation	~\$1M	DBB	Director	Director	Director
		Center for Health & Wellness Renovation	\$1.2M	DBB	Director	Director	Director
		Technology Services Renovation	\$2.5M	DBB	Director	Director	Director
		Security Services Relocation & Renovation	~\$1M	DBB	Director	Director	Director
		Asst. Director of Capital Development - University of Puget Sound Senior Project Manager - University of Puget Sound	Wheelock Student Center Plaza Improvements	\$2M	DBB	Asst. Direct.	Asst. Direct.
	Athletics & Aquatics Center		\$19.4M	DB	Senior PM	Senior PM	Senior PM
Weyerhaeuser Hall - Lab & Office Improvements	~\$1M		DBB	Senior PM	Senior PM	Senior PM	
Howarth Hall - Student Testing Center Renovation	~\$1M		DBB	Senior PM	Senior PM	Senior PM	
Jeffrey Dryden	Assistant Director of Construction -BSD	Evergreen Elementary School Renovation and Addition	\$28M	GC/CM	Asst. Direct.	Asst. Direct.	NYC
		Elementary #19	\$37M	DBB	Asst. Direct.	Asst. Direct.	NYC
		New Naches Trail Elementary School	\$33M	DBB	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Graham-Kapowsin High School Addition & Renovation	\$28M	GC/CM	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Challenger High School, Ph. 2 Addition	\$15.5M	DBB	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Educational Service Center Phase 2 Improvements	\$1.8M	DBB			Asst. Direct.
	Public Works Officer (Director of Facilities and Construction) US Navy, Naval Air Station Fallon	Katherine G. Johnson Elementary	\$32M	DBB		Asst. Direct.	Asst. Direct.
		New Base Fitness Center	\$12M	DB	Director	Director	Director
		New Water Treatment Plant	\$20M	Modified DB	Director	Director	
		Barracks Renovations	\$6M	DB	Director	Director	Director
		Airfield Improvements	\$5M	DBB	Director	Director	Director
	Program Manager - US Navy	Airfield Hangar Renovations	\$12M	DB	Director	Director	Director
		Construction of 400 Police Facilities for Afghan National Police	\$200M	DBB	Program Manager	Program Manager	Program Manager

Team Member Experience

Bethel School District

Cedarcrest Middle School Modernization and Addition

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Jamie Glenisky	Project Manager - BSD Sr. Project Engineer - Skanska	Graham Kapowsin High School, Graham, WA	\$28M	GC/CM			PM
		Chinook Elementary School, Auburn, WA	\$45.5M	GC/CM	SPE	SPE	SPE
		Pioneer Elementary School, Auburn, WA	\$41.1M	GC/CM	SPE	SPE	SPE
		Dick Scobee Elementary School, Auburn, WA	\$39.5M	GC/CM	SPE	SPE	SPE
		Browns Point Elementary School, Tacoma, WA	\$23.3M	GC/CM	SPE	SPE	SPE
		University of Washington / Global Innovation Exchange, Bellevue, WA	\$14M	DB	SPE	SPE	SPE
		Evergreen Elementary, Joint Base Lewis-McChord, WA	\$39.4M	GC/CM	PE	PE	PE
		Beachwood Elementary School, Joint Base Lewis-McChord, WA	\$26.1M	GC/CM	PE	PE	PE
Chuck Hartung	GCCM Advisor Hainline	The Conference Center - WSCC	\$25M	GCCM	PM	PM	PM
		Meadowdale Middle School - ESD	\$42.2M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Transportation Facility & Central Kitchen - BSD	\$19M	DB	DB Consu't	DB Consu't	DB Consu't
		Elders Community Center - MIT	\$12M	GMP	PM	PM	PM
		Pierce County Skill Center - BSD	\$6.1M	DB	DB Consu't	DB Consu't	DB Consu't
		Maintenance and Transportation Facility - ESD	\$23.3M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Alderwood Middle School - ESD	\$50M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Lynndale Elementary School - ESD	\$25M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Mountlake Terrace & Lynnwood Elementaries	\$49M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Madrona Elementary School	\$25M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Graham-Kapowsin HS Renov & Addition - BSD	\$25.5M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Spruce II Elementary School - ESD	\$28.5M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Evergreen Elementary School - BSD		GCCM	GCCM Con	GCCM Con	NYC
		New Bethel High School - BSD	\$174M	GCCM	GCCM Con	GCCM Con	NYC
Oak Heights Elementary School - ESD	\$60M	GCCM	GCCM Con	GCCM Con	NYC		
Jim Stoner	Consultant Hainline	The Conference Center - WSCC	\$25M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Transportation Facility & Central Kitchen - BSD	\$19M	DB	DB Consu't	DB Consu't	DB Consu't
		Elders Community Center - MIT	\$12M	GMP			GCCM Con
		Maintenance and Transportation Facility - ESD	\$23.3M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Madrona Elementary School	\$25M	GCCM			GCCM Con
		Spruce II Elementary School - ESD	\$28.5M	GCCM			GCCM Con

Team Member Experience

Bethel School District

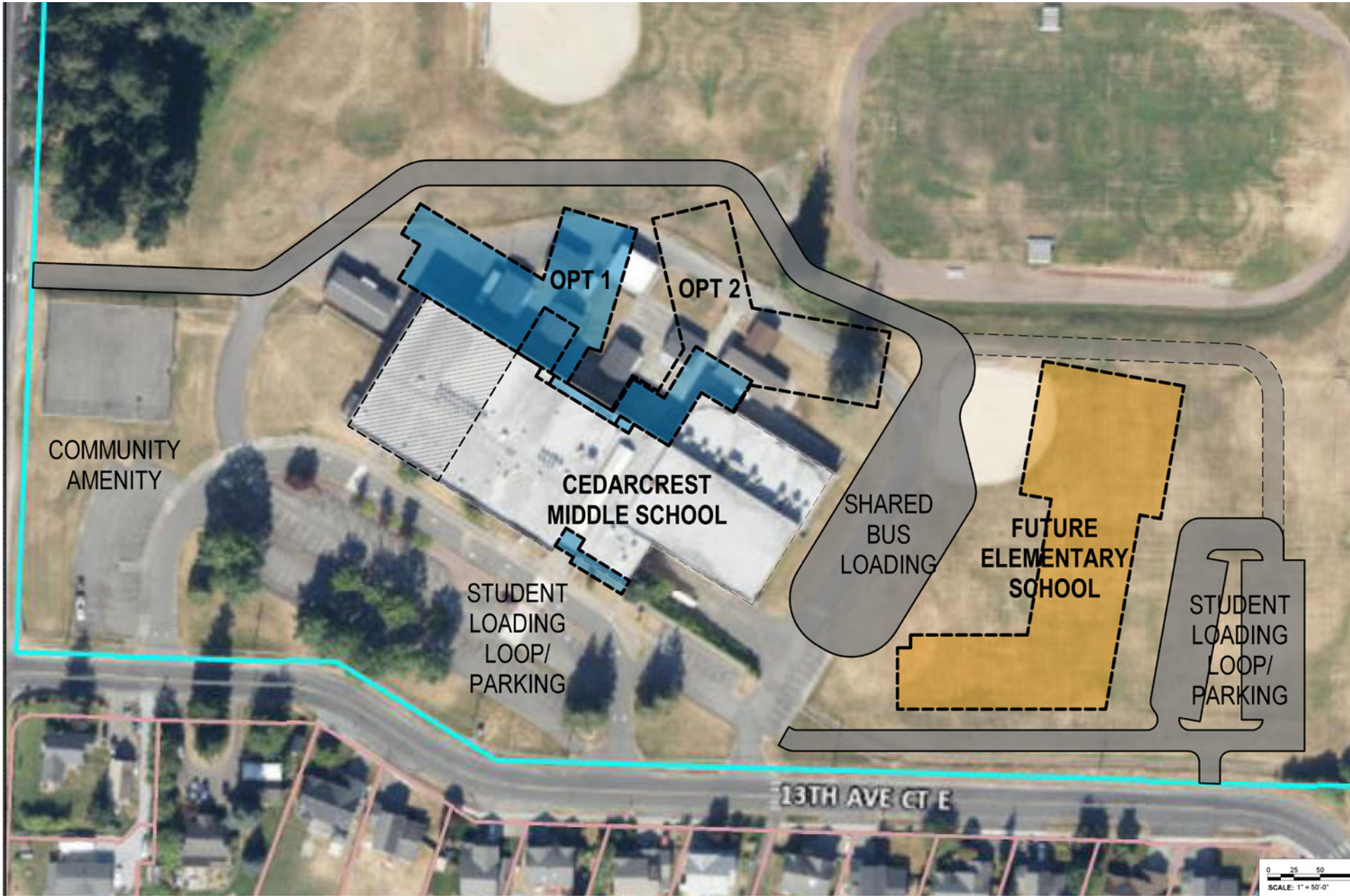
Cedarcrest Middle School Modernization and Addition

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Heather Hocklander	Project Manager BCRA	Carter Lake Elementary School - CPSD	\$25M	GCCM	PM	PM	PM
		Hillside Elementary School - CPSD	\$25M	GCCM	PM	PM	PM
		Beachwood Elementary School - CPSD	\$39M	GCCM	PM	PM	PM
		Evergreen Elementary School - CPSD	\$39M	GCCM	PM	PM	PM
		Pt. Defiance Zoo/Aquarium - Metro Parks	\$32M	GCCM	PA	PA	PA
		Shadow Lake Elementary Renovations, TSD	\$2.2M	GCCM	PM	PM	PM
		Renovations to Tahoma Middle School - TSD	\$14.7M	GCCM	PM	PM	PM
		Fords Prairie Elementary School - CSD	\$19.5M	GCCM	PM	PM	PM
		Jefferson Lincoln Elementary School - CSD	\$20.5M	GCCM	PM	PM	PM
		Hunt Middle School - TPS	\$32.5M	DB	PM	PM	PM
		Boze Elementary School - TPS	\$20M	DB	PM	PM	PM
		TPS Pools Upgrades - TPS	\$10M	DB	PM	PIC	PIC
		TPS 9th/Broadway/Tacoma Online - TPS	\$9M	DB	PA	PA	PA
		Yelm Middle School - YCS	\$40.8M	GCCM	PM	PM	PM
		Southworth Elementary School - YCS	\$26.4M	GCCM	PM	PM	PM
		Komachin Middle School - NTPS	\$31.2M	DBB	PM	PM	PM
Jeremy Doty	Project Architect BCRA	Shadow Lake Elementary Renovations, TSD	\$2.2M	GCCM		PA	
		Renovations to Tahoma Middle School - TSD	\$14.7M	GCCM		PA	
		Fords Prairie Elementary School - CSD	\$19.5M	GCCM	PA	PA	PA
		Hunt Middle School - TPS	\$32.5M	DB		PA	PA
		Boze Elementary School - TPS	\$20M	DB	PA	PA	PA
		TPS Pools Upgrades - TPS	\$10M	DB	PA		
		Yelm Middle School - YCS	\$40.8M	GCCM		PA	
		Southworth Elementary School - YCS	\$26.4M	GCCM		PA	
		Komachin Middle School - NTPS	\$31.2M	DBB		PA	PA
		Design Construct and Repair Fire Station - Eielson AFB	\$10.3M	DB		PA	PA
		Buckner Physical Fitness Facility - JBER	\$20M	DB	PA	PA	PM
		Warriors In Transition - Soldier and Family Assist Building - JBLM	\$17.7M	DB	PA	PA	PA
		Energy Efficiency Special Projects - PSNS	\$25.2M	DB	PA	PA	PA

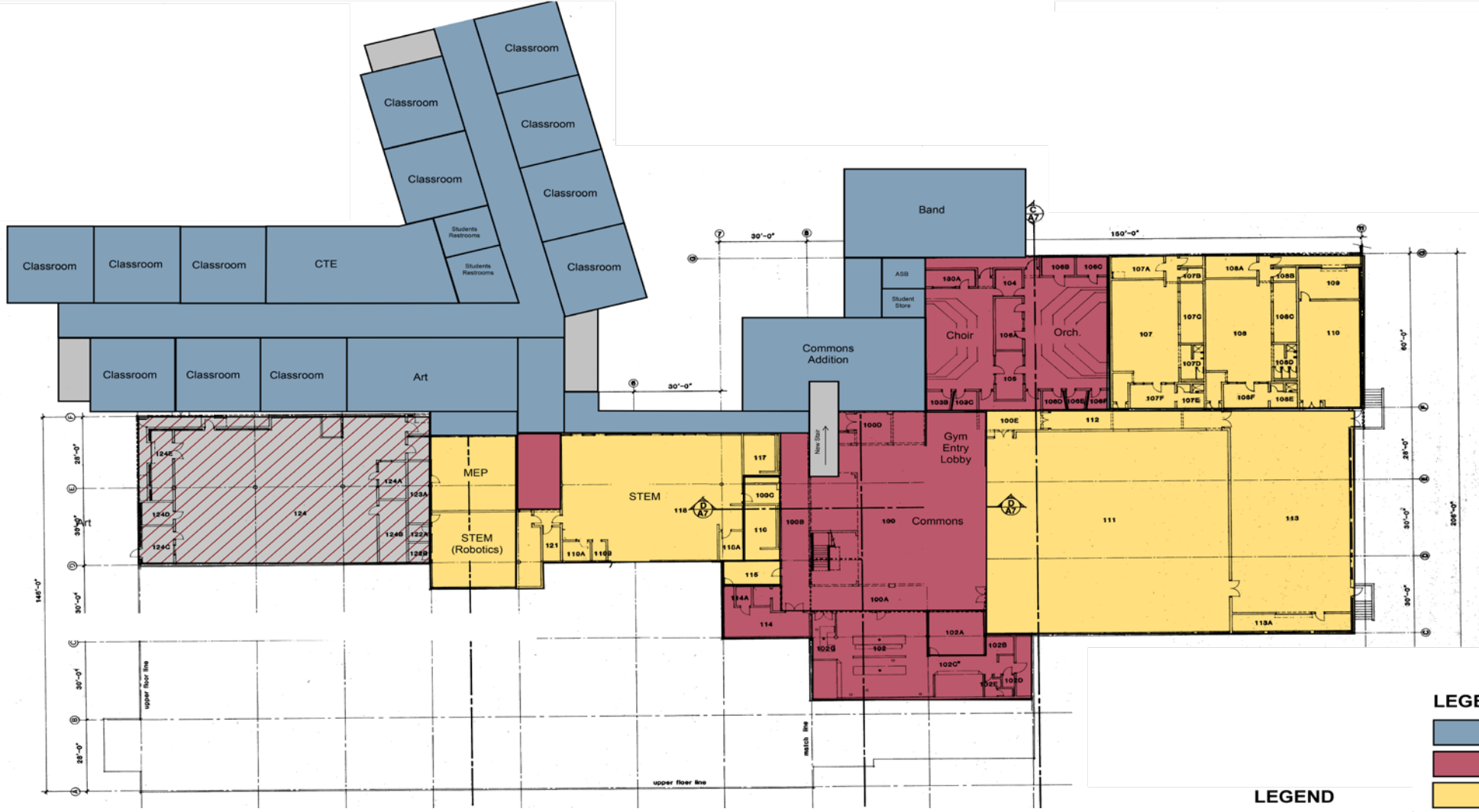
PUBLIC BODY EXPERIENCE
Bethel School District
Cedarcrest Middle School Modernization and Addition

<i>Project #</i>	<i>Project Name</i>	<i>Project Description</i>	<i>Contracting Method</i>	<i>Planned Start</i>	<i>Planned Finish</i>	<i>Actual Start</i>	<i>Actual Finish</i>	<i>Planned Budget</i>	<i>Actual Budget</i>	<i>Reason for Budget or Schedule Overrun</i>
1	New Bethel High School	Construct a new 280,000 SF comprehensive high school	GC/CM	Apr-24	Aug-26			\$174M		
2	Evergreen Elementary School Renovation and Addition	Complete renovation of a 47,000 SF building. Construct a new 9,000 SF classroom addition.	GC/CM	May-24	Aug-25			\$28M		
3	PCSC Evergreen Building Renovation	Renovate an existing warehouse facility to provide classroom and shop space for PSCS programs	DBB	Nov-23	Jun-24	Nov-23		\$5M		
4	Elementary 19	Construct a new 66,000 sf K-5 elementary school	DBB	Apr-23	Jul-24	Apr-23		\$37M		
5	Naches Trail Replacement	Construct a new 77,000 sf K-5 elementary school	DBB	Apr-22	Jul-23	Apr-22	Sep-23	\$36M	\$37.1M	Schedule delay due to unexpected long lead time for electrical equipment
6	Graham-Kapowsin High School	Construct a 42,000 sf addition to include classrooms, commons and gym. Renovation of 3,000 sf of admin space	GC/CM	Mar-22	Aug-23	Mar-22	Sep-23	\$28M	\$28.3M	
7	Challenger High School Phase 2	Construct an addition 30,000 sf of classroom space to Phase 1	DBB	Apr-21	Aug-22	Apr-21	Aug-22	\$15.5M	\$15.6M	
8	Bethel Early Learning Center	Renovate an existing 9000 sf building to support pre-K education	DBB	Sep-21	Aug-21	Sep-21	Aug-21	\$4.1M	\$4.1M	
9	Katherine G. Johnson Elementary	New construction - 77,000 sf K-5 elementary school	DBB	Apr-20	Jul-21	Apr-20	Feb-22	\$29.9M	\$30.7M	Delay in 3-phase power to the site
10	Challenger High School Phase 1	New construction - 9,000 sf admin/classroom building on existing campus	DBB	Apr-19	Dec-19	Apr-19	Jan-20	\$4M	\$4.2M	Selected bid alternates
11	Educational Service Center	Two phase tenant improvements	DBB	Oct-17	Dec-19	Oct-17	Dec-19	\$4.3M	\$4.3M	
12	Pierce County Skills Center Phase 3	New construction - 26,000 sf culinary arts, admin office and campus commons	DB	Mar-14	Apr-15	Mar-14	Mar-15	\$8.7M	\$8.7M	

Site Plan Options



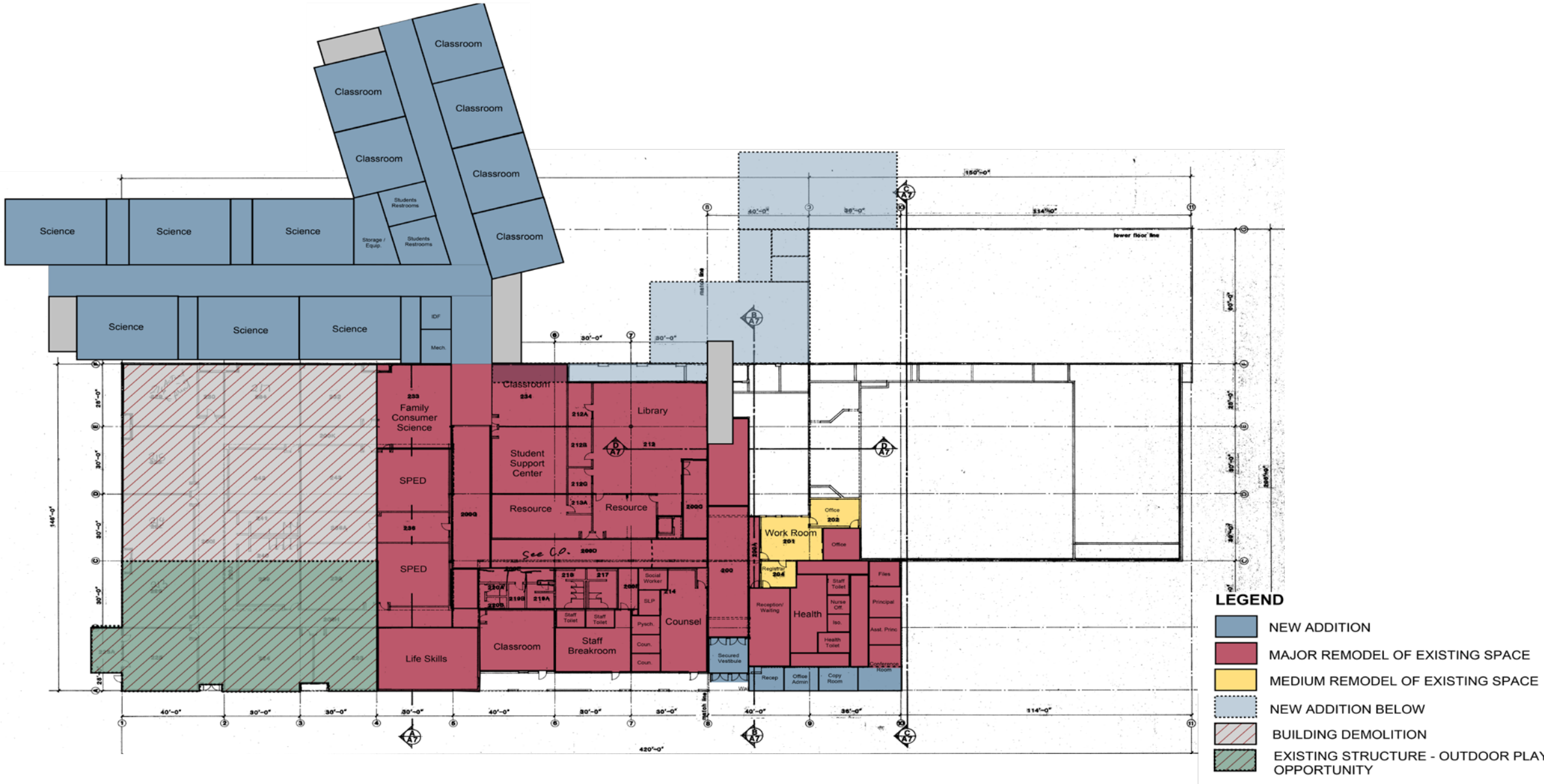
Option 1 - Lower Level



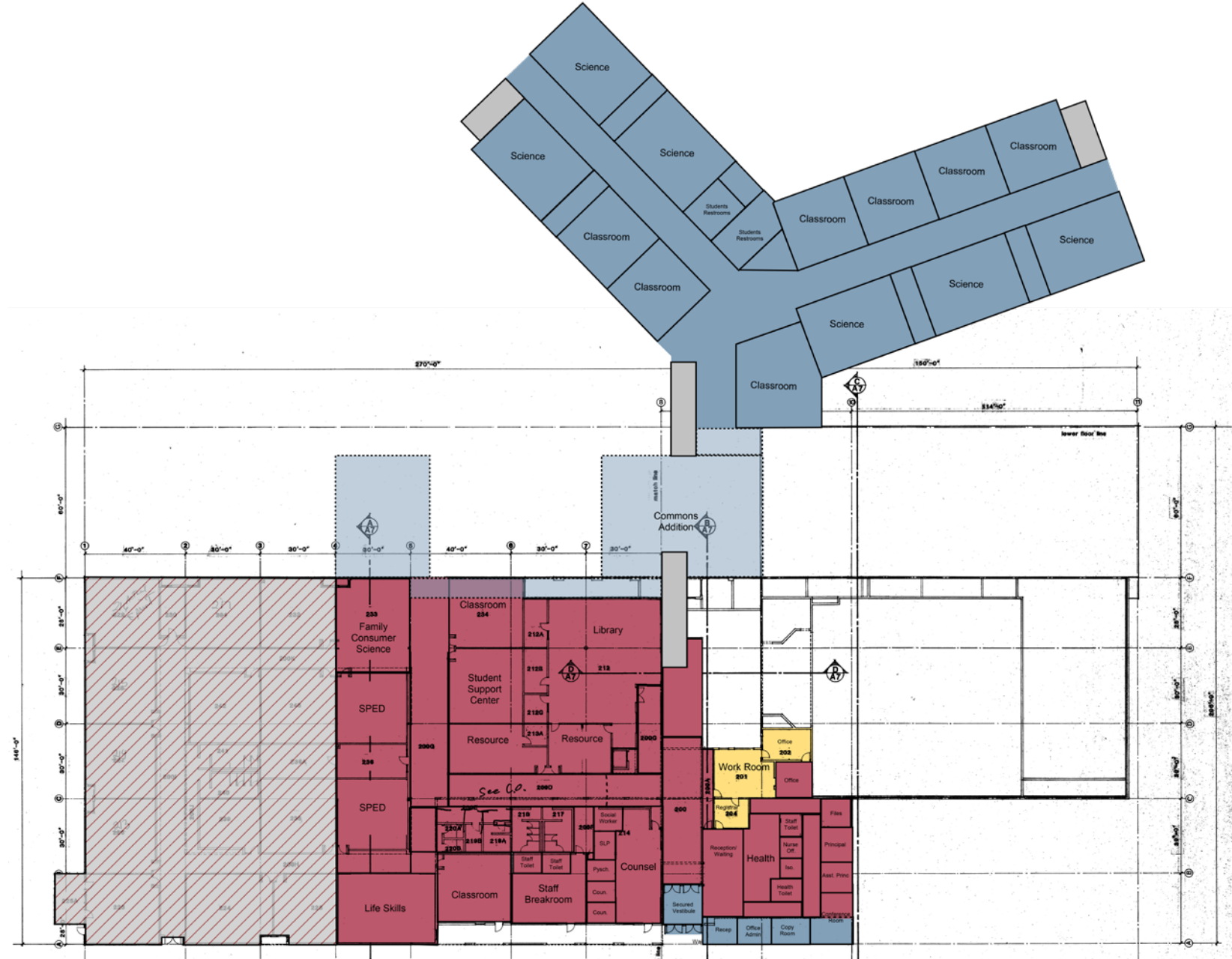
LEGEND

- LEGEND**
- NEW ADDITION
 - MAJOR REMODEL OF EXISTING SPACE
 - MEDIUM REMODEL OF EXISTING SPACE
 - NEW ADDITION BELOW
 - BUILDING DEMOLITION
 - EXISTING STRUCTURE - OUTDOOR PLAY OPPORTUNITY

Option 1 - Upper Level

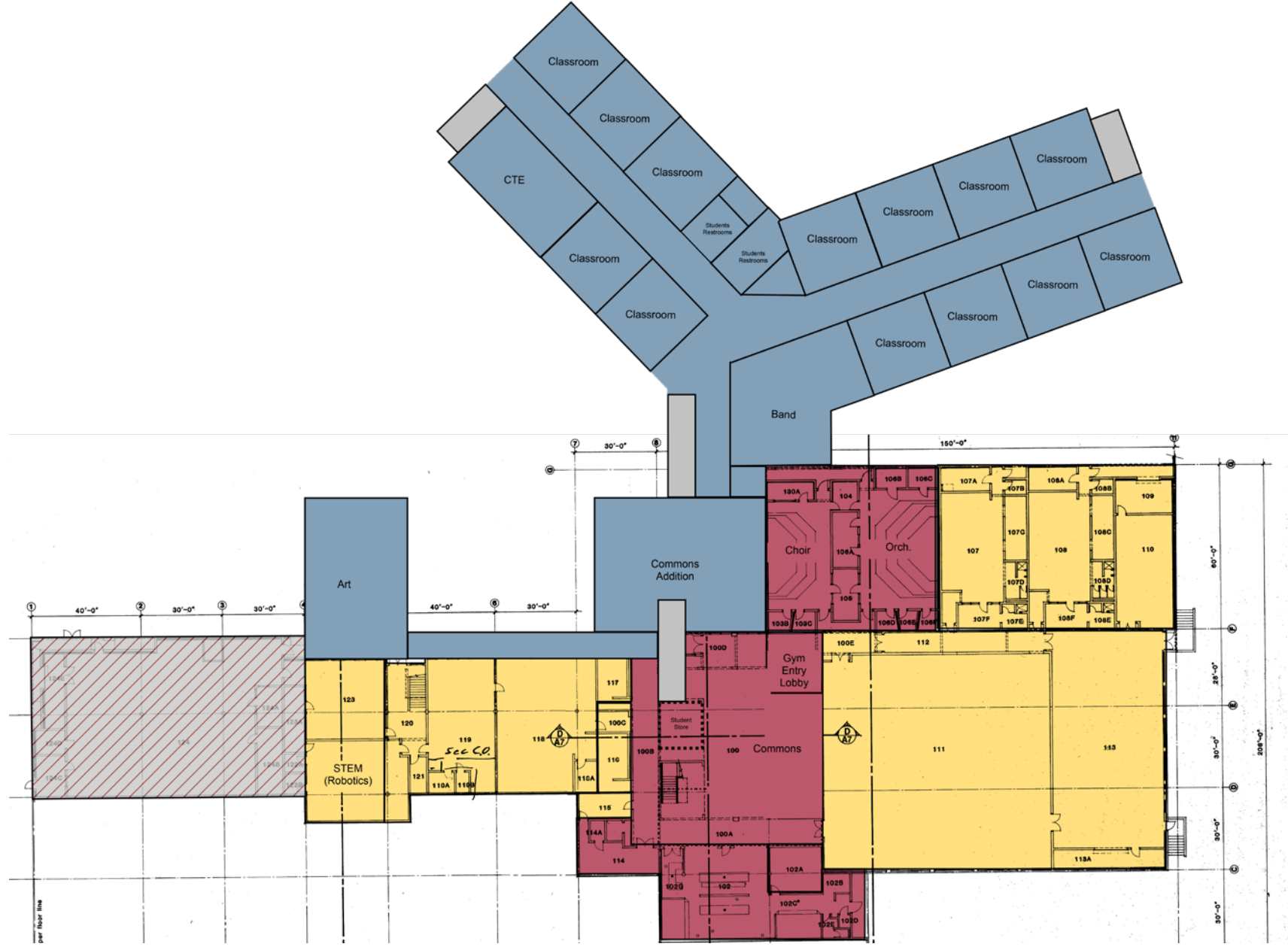


Option 2 - Lower Level



- LEGEND**
- NEW ADDITION
 - MAJOR REMODEL OF EXISTING SPACE
 - MEDIUM REMODEL OF EXISTING SPACE
 - NEW ADDITION BELOW
 - BUILDING DEMOLITION
 - EXISTING STRUCTURE - OUTDOOR PLAY OPPORTUNITY

Option 2 - Upper Level



- LEGEND**
- NEW ADDITION
 - MAJOR REMODEL OF EXISTING SPACE
 - MEDIUM REMODEL OF EXISTING SPACE
 - NEW ADDITION BELOW
 - BUILDING DEMOLITION
 - EXISTING STRUCTURE - OUTDOOR PLAY OPPORTUNITY