

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

**APPLICATION FOR CERTIFICATION OF PUBLIC BODY**  
*RCW 39.10 Alternative Public Works Contracting –  
General Contractor/Construction Manager (GC/CM)*

The PRC will only consider complete applications. Incomplete applications may delay action on your application. Responses to Questions 1-9 should not exceed 15 pages (*font size 11 or larger*).

**Identification of Applicant**

- (a) Legal name of Public Body (your organization): **Renton School District No.403**
- (b) Mailing Address: **7812 S. 124<sup>th</sup> Street**                      **Seattle, WA 98178**
- (c) Contact Person Name: **Traci Rogstad**                      Title: **Senior Facilities Program Director**
- (d) Phone Number: **425-204-4472**                      E-mail: **traci.brewerrogstad@rentonschools.us**

**1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM under Alternative Contracting Procedure** (*RCW 39.10.270 (2)(a) Limit response to two pages or less.*)

Please submit a process chart or list showing: (1) The steps your organization takes to determine that use of the procedure is appropriate for a proposed project; and (2) The steps your organization takes in approving this determination. Also submit the written guidelines or criteria that your organization uses in determining whether this alternative contracting procedure is appropriate for a project. If the public body's organizational structure is sub-divided into agencies, divisions or departments discuss how the public body makes experience and qualification determination on a divisional or department level.

**Refer to:**

- Attachment A: Project Approval Flow Chart**
- Attachment B: GC/CM Recommendation Form**

The *Project Approval Flow Chart* outlines the process that the Renton School District uses for approval to use the GC/CM process.

Each district project manager will use the *GC/CM Recommendation Form* for any district project under consideration for the GC/CM project delivery method. This form outlines the criteria used to determine if a project qualifies for GC/CM and is an appropriate use of the alternate project delivery method as compared to low bid/fixed price.

## 2. Project Delivery Knowledge and Experience

*(RCW 39.10.270 (2)(b)(i)) Limit response to two pages or less.*

Please describe your organization's knowledge and experience in delivering projects over the past 10 years, including the complexity of projects your organization built. Describe delivery methods, management structures, and project controls utilized.

### Knowledge & Experience

School districts are dependent on voter-approved ballot measures for capital funding to construct or renovate buildings. Renton School District has a strong history of voter support for its capital bonds and levies. Recently approved measures include bonds in 2019 and 2022 and levies in 2016 and 2022. The 2019, \$249 million Capital Bond funded a new elementary school, school interior renovations, school security projects, building system updates, ADA improvement projects, field renovations, and playground replacement projects. In November 2022, RSD voters passed a \$676 million Capital Bond that will fund land acquisition and the replacement of Renton High School, partial renovation of Hazen High School, additional interior renovation projects, building system improvements, security upgrades, and seismic improvements. The 2016 and 2022 capital levies funded many smaller building remodel projects, systems upgrades, lighting upgrades, and security camera projects. Up until construction of the new elementary school in 2020, RSD had used the traditional Design-Bid-Build (DBB) project delivery method. Due to a complicated site, which included an assemblage of 13 parcels, a large wetland that the district needed to work around, and a second wetland that we needed to mitigate with the coordination of the Army Corp and utilization of local wetland bank credits, the district applied for and received approval by the PRC to utilize the 'GC/CM' alternate project delivery method for construction of the new elementary school. Since then, RSD has applied for and received approval for an additional three GC/CM projects: Lindbergh High School phased renovation & new science classrooms, Renton High School phased renovation science classrooms, and most recently Sierra Heights phased renovation and seismic upgrades.

Hilltop Heritage ES (the new elementary school) is nearing substantial completion and preparing to open to students in late August. The Lindbergh HS GC/CM phased project also has achieved substantial completion for several of the phases and is currently utilizing the new science classroom building. The Renton HS science classroom project is underway, and the Sierra Heights ES phased renovation GC/CM project will begin this summer. The district will complete the GC/CM selection for the Sierra Heights project in mid-June.

With the passing of the 2022 November bond, there are at least two and up to four projects under consideration for use of the GC/CM alternate project delivery method. All the potential GC/CM projects will be on occupied campuses and will most likely be phased construction. These projects are or will be beginning conceptual design and programming in the coming months.

RSD has also completed multiple smaller projects such as roofing and flooring updates, building system replacements, HVAC upgrades, security improvements, field updates, and small additions using bond and levy funds. These projects were completed using the DBB method, Small Works Roster, or utilizing interlocal agreements with approved purchase groups.

RSD has a school construction history spanning several decades working closely with multiple jurisdictions (King County, City of Renton, and City of Newcastle). The district's philosophy is to maintain a strong and experienced internal capital project management team. Additionally, we maintain experienced internal capital facilities staff of executive, financial, security, and administrative experts to support the team. The district has long established legal professionals, risk

management professionals, and on-call consultants to provide flexible and responsive solutions to meet the needs, and/or to provide support for all capital projects.

### **Management Structures & Project Controls**

Studies on district capital needs, both short-term and long-range are conducted with a Capital Facilities Advisory Committee (CFAC). The CFAC then makes recommendations to the School Board for identified projects, which involve some discussion around finance. Authorization and funding for school construction and maintenance projects is provided through voter-approved bond and levy measures. The Renton School District Board of Directors review and approve bond resolutions, in a public setting. Those discussions and resolutions include the bond amount, the list of projects, and the authorized uses of bond proceeds. The district finance executives review cash flow needs, bond sales, and timing of projects, along with our bond broker consultant and decisions are then made about financing and related timing of bond sales. The current capital bond was approved by voters in November of 2022. The capital construction and timing of projects are planned and directed by the Executive Director of Capital Planning and Construction, Matthew Feldmeyer, in collaboration with the district finance team, and Senior Facilities Program Director, Traci Rogstad.

The capital projects status, progress, and financing are overseen by CFO & Assistant Superintendent Dr. Fred Maiocco. Status updates of all projects and progress on bond expenditures are provided to the School Board 2-3 times a year. Additionally, a body of community advisors known as the Citizens' Bond Oversight Committee (CBOC) provides review of quarterly project reports of all projects over \$1 million., Additionally, CBOC conducts a quarterly review of bond finances, projects, staffing, and project delivery methods, directly with the capital projects leadership team. CBOC also reviews the departments desire to utilize alternate project delivery and whether it is an appropriate fit for a particular project. The district has been lucky to have well-qualified committee members for this discussion, and it has been proven to be quite an interactive and supportive group.

Mr. Feldmeyer collaborates with the capital projects team and annually reviews the project plan for each project manager, the varied workloads, and the cash flow needed to complete planned construction projects. He is responsible for management of the entire capital program and provides guidance and oversight of all individual projects - in all phases from planning through closeout and warranty. Each project manager has responsibility to manage each project from project scoping to closeout and warranty - including overseeing the work of all design consultants and contractors. Each PM also collaborates with the school building leadership, maintenance department, and other support services leadership to address questions or concerns – including review of materials and anticipated maintenance. Mr. Feldmeyer also works directly with the district Director of Facilities Services on design standards and inclusion of maintenance and operations teams on all projects.

Each project manager is fully responsible for their project budget and for project overruns. They ensure pay applications are reflective of work completed and approve each pay application prior to approval by the Executive Director. Department accounting personnel review pay applications for accuracy against the contract and follow up on inconsistencies if they arise. If additional funds need to be allocated for a project, the PM is responsible for completing and justifying an additional funds request (AFR), which goes through a multi-step review with leadership and the finance department.

All PMs are responsible for ensuring RCWs, board policies, and procedures relating to construction projects including procurement, change orders, and close-out are followed. All PMs are authorized to speak with our legal, procedural, and/or risk consultants if needed on projects to ensure various aspects of requirements are being met and addressed appropriately and accurately. During our

team weekly meetings, we all have opportunity to share lessons learned on a specific project and/or to share conversations that will help the team with other similar project issues. The accounting team that supports the capital department also follows up and ensures other related issues are being discussed. The Renton School District supplements staff with consultants as needed, works directly with Perkins Coie on construction legal questions and all contracts, Parametrix on project support and GC/CM questions when needed, and Brown & Brown for insurance and risk analysis.

### **3. Personnel with Construction Experience Using Various Contracting Procedures**

*(RCW 39.10.270 (2)(b)(ii)) Limit response to two pages or less.*

Please provide a chart with your organization's current personnel with construction experience using the contracting procedure and briefly describe their experience (*for example, the type of project, the length of time they worked on the project, the tasks they performed, and the percent of time devoted to each task*). Only identify those public body personnel that you reasonably expect will be with your organization over the next three years. Do not include outside consultants.

**Refer to:**

**Attachment C: Personnel Charts**

**Attachment D: Organizational Chart**

### **4. Management Plan and Rationale for Alternative Contracting Projects**

*(RCW 39.10.270 (2)(b)(iii)) Limit response to one page or less.*

Please provide your typical management plan or protocol that you would use to manage a GC/CM project. Your plan should address the typical roles, types of positions with specific responsibilities, and list any advisory or oversight roles (by expertise).

Attachments A & B provide information on how district project managers evaluate and discuss if a project is suitable for the utilization of the GC/CM delivery method. When a project is confirmed to meet the statutory requirements for GC/CM project delivery, and approval is provided by CBOC, the school board, and the PRC, the Senior Facilities Program Director and GC/CM Lead, Traci Rogstad, leads the GC/CM solicitation and selection process with oversight from the Executive Director, Matthew Feldmeyer. The public solicitation and award of GC/CM is conducted as a competitive process in compliance with RCW 39.10.360. The selection process generally involves the Executive Director, the Senior Facilities Program Director, one or two district project manager/coordinators, one representative from the assigned architect team, and a leadership member from the affected school.

The Executive Director and/or the Senior Facilities Director will work with outside counsel to ensure all contract documents are up to date, and to ensure compliance with all applicable laws & board policies. During construction, the project manager manages day to day activities for the project. The project manager provides weekly updates and meets regularly with the Executive Director to discuss project status including schedule, school impacts, and budget. The project manager reviews cost issues with the Executive Director and is responsible for reviewing cost changes and preparing for needed change orders. Throughout this interactive process and the life span of the project, legal counsel, risk counsel, and/or project management expertise may be called upon from one of our consultants. Lessons learned are shared at our weekly staff meetings.

**5. Contracting Procedures** (RCW 39.10.270 (2)(b)) *Limit responses to two pages or less.*  
**Please provide a table with the following information for a maximum of twenty-five (25) public works projects with a total cost of at least \$5M each that your organization has managed over the past 10 years:**

- Name of project
- Description of project
- Total project cost
- Method of delivery (GC/CM or other)
- Lead Design Firm (including current contact information)
- General Contractor or GC/CM (including current contact information)
- Planned construction start at authorization date
- Planned completion date
- Actual construction start date
- Actual completion date
- Reason for schedule overrun (if any)
- Original budget at authorization (not including land acquisition)
- Final Cost
- Reason for cost overrun (if any)

*\*If the public body has fewer than twenty-five (25) applicable projects, it may list projects under \$5 million if they believe them to be relevant.*

*\*\*If the public body has more than twenty-five (25) applicable projects, they should state the number of projects they have managed and provide a list of the twenty-five (25) projects it believes are most relevant.*

**Refer to:**  
**[Attachment E: RSD Project History](#)**

**6. Demonstrated Success in Managing at Least One Project Using GC/CM Contracting Procedure Within the Last Five Years** (RCW 39.10.270 (2)(b)) *Limit response to one page or less.*

In addition to the information provided in response to Question 6 about projects that your organization has managed using the alternative contracting procedure, please provide a narrative discussion with the following information:

- Appropriateness of the alternative contracting method used for the project(s).
- Lessons learned from your experience.

Since the districts passing of the 2019 Capital Bond, RSD has received approval for four GC/CM projects. Each of these projects are at varying stages from GC/CM award to occupancy. The district's first GC/CM approved project was ES#16, now named Hilltop Heritage Elementary School. This school was built on a complicated and constrained site assembled by eleven separate parcels, rights-of-way, and multiple wetlands. The GC/CM delivery method has ensured success of this project through providing a strong construction partner for multiple difficult tasks. Those tasks include, but are not limited to parcel consolidation, filling of a wetland under supervision of the Army Corp of Engineers and use of local wetland bank credits, re-establishment of an existing wetland, undergrounding of utilities, management of site logistics through multiple adjacent neighborhoods and a heavily used main thoroughfare, and navigation of rapidly changing market conditions. This project entered the schematic design process at the beginning of the COVID shutdowns, and the permitting process during the days of the COVID-19 pandemic when jurisdictional reviews slowed significantly. The GC/CM was able to help the project team monitor and discuss options and

concerns with permitting delays, bid package options, and labor shortages to quickly address any permitting concerns. The GC/CM identified concerns early on for materials that were beginning to show longer lead times and the team was able to consider changes in standards or substitutions to keep the project moving and on time. While the project was heavily impacted by rapidly changing pricing, the district was well prepared and were able to continue as scheduled. The GC/CM and design team worked to minimize impacts where possible, from rapidly increasing construction material and labor cost escalation and supply chain issues, to keep us on schedule and within budget. We learned flexibility and being open to alternative means and methods are necessary to support the project team with timely decisions related to unpredictable markets. This project was also a hybrid mass timber structure, and the GC/CM was able to help keep RSD apprised of issues related to both steel and timber pricing and availability from an early stage in design. We ultimately chose the hybrid design to account for pricing and availability concerns in both areas and we are extremely pleased with the outcome. This project is a great success.

The GC/CM collaborative process has proven to also be a remarkable success. We have since received authorization from PRC for an additional three projects. The Lindbergh High School and Renton High School phased renovation and science classrooms are two other GC/CM projects. They have different scopes, timelines, and GC/CMs, but have also been quite successful. The ability to discuss varied phasing options to allow for safe school operation and continued use in critical areas has been the most noticeable positive impact. Due to the nature of the Lindbergh project, there are multiple phases – two of which are complete, and the overall project is beyond 50%. All new spaces constructed in the first two phases are currently being used by the school for both classrooms and administration. Project includes a variety of program spaces throughout an existing 1969 masonry building. Program spaces include addition of four new science classrooms and modernization of four science classrooms to create modern STEM instructional space, complete renovation of all locker room and athletic support spaces, relocation/reorganization of administration and health clinic areas to create a secure entry, modernization of counseling offices and career center, modernization of student commons spaces, upgrades to HVAC system throughout the building, and jurisdiction required upgrades to street frontage. Construction started in May 2022, and the school building has been occupied during the duration of construction. Working with a GC/CM partner was crucial to coordinating construction phasing, staff moves, and temporary provisions to have the least impact on school operations.

**Lesson learned on the above projects can be summarized as:**

1. Communicate early and often with all members of design and construction team, as well as with sub-consultants and sub-contractors.
2. Evaluate selected district standards in the current economy against supply chain issues and unstable pricing – be willing to discuss alternatives early in process.
3. Identify points of concern in critical path early and often. Re-visit the conversations as often as needed.
4. Bring trade partners (MC/CM or EC/CM) on in earlier phases to maximize their value in the planning process, so their input can be considered when high level decisions are being made and their knowledge can be leveraged.

**7. Ability To Properly Manage the Public Body’s Capital Facilities Plan**

*(RCW 39.10.270 (2)(b)(vi)) Limit response to one page or less.*

As part of this statutory requirement, the PRC needs to determine that the public body has the appropriate project planning and budgeting experience. In addition to the information that’s been requested in previous questions, please provide other information to assist the PRC to determine whether the organization has project planning and budgeting experience.

As indicated in Question #2, studies on district capital needs, both short-term and long-range are conducted with a Capital Facilities Advisory Committee (CFAC). CFAC then makes recommendations to the School Board for those projects, which involve discussion around finance. Authorization and funding for school construction and maintenance projects is through voter-approved bond and levy measures. The district Capital Facilities Plan (CFP) and our bond planning process are based on evaluating the needs for our district as we grow and our buildings age. Enrollment projections and classroom capacities are evaluated in each annual update to the CFP and are critical to the overall bond planning process to evaluate and prioritize needs.

There was a sizeable bond planning effort that developed the basis for the 2019 bond and another effort to similarly evaluate the needs addressed in the November 2022 bond. The Senior Facilities Program Director, Traci Rogstad is responsible for completing the annual update to the district CFP. All enrollment and projections are shared with the CFAC. This same process is what was used to determine the new elementary school was needed and included in the 2019 capital bond. The capital projects leadership team ensures that enrollment data and projections are reviewed along with site and building assessments to assist with all bond planning efforts. This includes necessary site visits.

The Executive Director creates a draft schedule and workload analysis for the entire bond program to project resource needs and ensure the department is well-staffed for project delivery. This is provided to the school board in one of its annual updates and then it is also incorporated into the district CFP. With assistance from our finance department, a cash flow analysis is completed to determine recommendations on bond sale timing. These schedules and analysis are revisited regularly to determine if adjustments need to be made, but also to ensure the district is on track with delivery all bond projects in a timely manner as promised to our community of voters.

The monthly reports provide status of bond, levy, impact fee, and OSPI-SCAP dollars. This ensures we are tracking all dollars in the Capital Fund, so adjustments can be made when necessary to support projects. Monthly capital accounting reports are sent to project managers so they can track their project budgets with status of the project and consider impact of any upcoming costs and alert the Executive Director of any issues arising. Having multiple people review budget reports regularly and maintaining good communication between project managers, budget analysts and the Executive Director, ensures we are aware of impacts early and plan for necessary adjustments on a project or program level.

**8. Ability to Meet the Requirements of Chapter 39.10 of the Revised Code of Washington**

*RCW 39.10.270 (2)(b)(vii) Limit Response to one page or less.*

Please provide any information not presented in your answers to Questions 2-7 further demonstrating your organization's ability to meet the requirements of this chapter:

Renton School District staff is experienced in K-12 construction and alternative procurement, specifically GC/CM. All capital project managers have completed the AGC GC/CM training series and re-visit the training every year. Traci Rogstad is a 4-year (representing schools) member of the CPARB GC/CM committee that evaluated the new GC/CM legislative language and is now working on the best practice manual. Ms. Rogstad's role as district GC/CM Lead ensures consistency in the procurement process, but also ensures that appropriate expert assistance is brought on with new project managers to best learn and use the method.

The opportunity to use this alternative delivery method is an excellent value to the community, especially in consideration of how the district utilizes tax dollars to deliver a best-value project. We embrace this responsibility. Through regular interaction and discussion with fellow school district team members and leadership, we can share and learn from each other's experiences. With varying levels of expertise, we find there are lessons learned, ensure new laws and policies are accurately being followed, and ensure there is consistency in the application of this method. We monitor RCW changes by tracking legislation. We take our responsibility to be informed and capable of delivering high value projects to our community very seriously. Part of that responsibility is choosing the right procurement method, which our experience and resources allows us to do.

## 9. Resolution of Audit Findings on Previous Public Works Projects

*(RCW 39.10.270 (2)(c)) Limit response to one page or less.*

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 received zero audit findings on the projects identified in Question 7.

## 10. GC/CM Self Performance

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. 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.

**Refer to:**

**Attachment F: GC/CM Self Performance Data**

## 11. Subcontractor Outreach

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

Beginning with this last GC/CM solicitation, the district began to more fully communicate its desire and expectation that a firm provide a detailed plan for outreach. The Statement of Qualifications evaluation was more heavily weighted on how they responded to this expectation and those that were selected for an interview were also expected to provide even more discussion, answer questions, and show how they were actively engaging in efforts to increase outreach and participation. We require the GC/CM to submit their plan to ensure small, women, and minority-owned businesses are encouraged to participate in bidding for our projects. We also require the GC/CM to provide their history of goals and results for subcontractor outreach. As part of the scoring, the district evaluates the plan for subcontractor outreach ensuring small, women, and minority-owned businesses are included.

Beginning with our 4<sup>th</sup> GC/CM project at Sierra Heights, we will be meeting with the team and designated person to connect them more fully to local resources, attend regular outreach meetings, and increase advertising to not only reach more WMBE businesses, but to assist those that need more education and assistance with how it will help them. We are adapting our general inclusion plan to better fit with the GC/CM delivery and reviewing other methods in which we can achieve



more participation. We are actively monitoring our performance numbers and will continue to set project specific goals moving forward.

Members of the RSD Capital Projects Team are also pursuing attendance in the Governor's Office of Indian Affairs (GOIA) WA-State Government to Government training to improve and understand impacts of our relationships with our local Tribal partners in both the impacts of our construction process(es) and also how we can work together on increasing business opportunities to their members in our work.

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit the information in a timely manner and understand that failure to do so may delay action on your application.

PRC strongly encourages all project team members to attend any relevant applicable training. If the PRC approves your request for certification, you also agree to provide additional information if requested. The Public Body may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

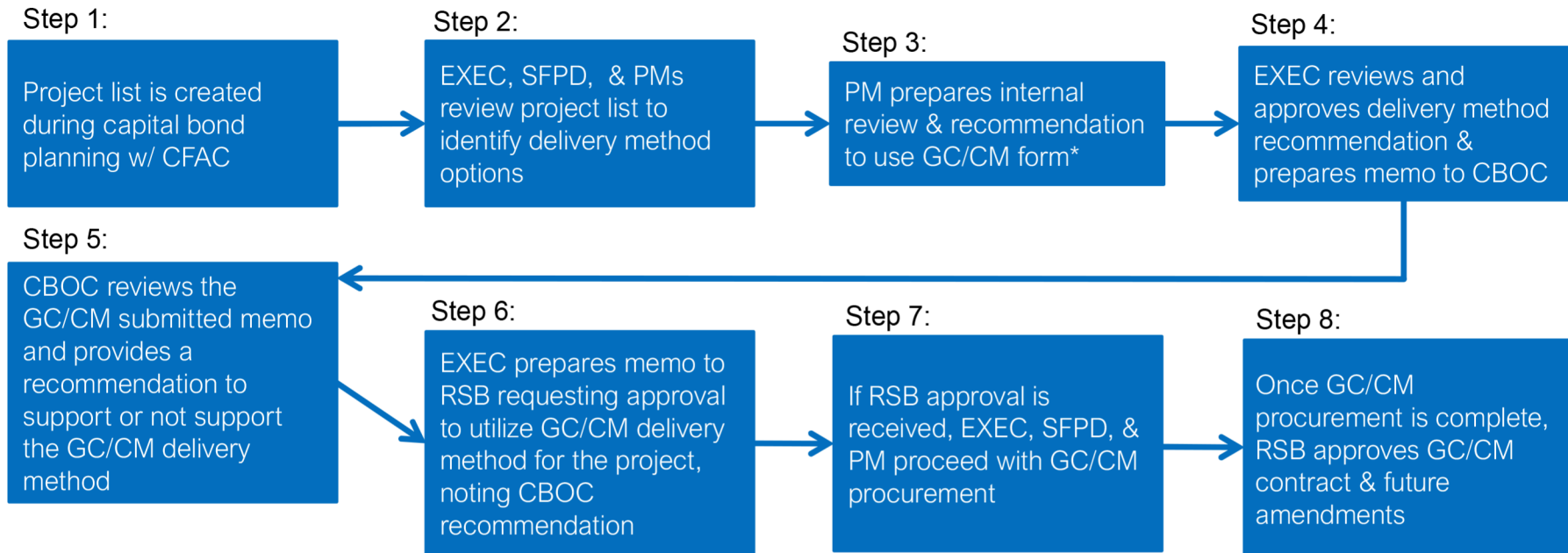
I have carefully reviewed the information provided and attest that this is a complete, correct, and true application.

Signature: 

Name (please print): MATT FELDMEYER (public body personnel)

Title: EXECUTIVE DIRECTOR

Date: 6/20/23

**Key:**

RSB – Renton School District, Board of Directors

CFAC – Capital Facilities Advisory Committee

CBOC – Citizens' Bond Oversight Committee

EXEC – Executive Director, Capital Planning &amp; Construction

SFPD – Senior Facilities Program Director, Capital Planning &amp; Construction

PM – Project Manager, Capital Planning &amp; Construction

# RENTON SCHOOL DISTRICT: GC/CM PROJECT APPROVAL FLOW CHART

\* - See attached RSD GC/CM Internal Review & Recommendation form



# CAPITAL PLANNING AND CONSTRUCTION

## GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) CONTRACTING PROCEDURE INTERNAL REVIEW AND RECOMMENDATION FORM

### PROJECT INFORMATION

Project Name: Enter Project Name

Project Code: Enter Project Code

Project Funding Source:  2019 Bond  2022 Levy  2022 Bond

Project Location: Enter Project Location

Project Architect: Enter Architect Name

Total project budget: Enter Total Budget

Proposed GMP for construction: Enter Construction Cost as anticipated for a GC/CM delivery

Proposed scope: Provide a brief project description

Milestone schedule:

Design Start: Enter Month/Year

Design Completion: Enter Month/Year

Construction Start: Enter Month/Year

Construction Completion: Enter Month/Year

### GC/CM QUALIFYING CRITERIA (RCW 39.10.340)

*If the answer to any of the questions below is Yes then the GC/CM procurement methodology can be considered for the project*

- Is the project to be occupied during the construction phase?  Yes  No

Provide a description: If Yes, describe why in a short paragraph

- Is the site very constricted with limited access?  Yes  No

Provide a description: If Yes, describe why in a short paragraph

**SERVICE | EXCELLENCE | EQUITY**

- The project is very complex or technical requiring high level of expertise?  Yes  No  
Provide a description: If Yes, describe why in a short paragraph
- Implementation involves complex phasing, scheduling, or coordination?  Yes  No  
Provide a description: If Yes, describe why in a short paragraph
- The project requires work in historic building or in neighborhood which is very active and requires project input?  Yes  No  
Provide a description: If Yes, describe why in a short paragraph
- Is involvement of a GCCM critical during the design stage due to complexity?  Yes  No  
Provide a description: If Yes, describe why in a short paragraph
- Budget success requires involvement of a GCCM during the design stage?  Yes  No  
Provide a description: If Yes, describe why in a short paragraph

## **PUBLIC BENEFIT OF GC/CM**

**Provide information on how use of the GC/CM Contracting procedure will serve the public interest**

Provide an explanation for this project

**For this project, how is the use of the traditional method of awarding contracts in a lump sum (Design/Bid/Build) not practical?**

Provide an explanation for this project, including specifics related to quality standards and/or delivery schedules

**[Recommendations and CBOC Review on next page]**



# CAPITAL PLANNING AND CONSTRUCTION

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## I RECOMMEND GC/CM DELIVERY METHOD OVER DESIGN-BID-BUILD BASED ON THE PROJECT SPECIFICS INCLUDED ABOVE

**GC/CM Delivery Method Recommended by:**

\_\_\_\_\_  
Project Manager, Renton School District

\_\_\_\_\_  
Date

**Reviewed for concurrence:**

\_\_\_\_\_  
Senior Facilities Program Director  
Renton School District

\_\_\_\_\_  
Date

\_\_\_\_\_  
Executive Director Capital Planning & Construction  
Renton School District

\_\_\_\_\_  
Date

## REVIEW WITH CITIZENS BOND OVERSIGHT COMMITTEE (CBOC)

- Project Scope and delivery method options, including GC/CM Qualifying Criteria per RCW 39.10.340 has been reviewed with Renton School District Citizens Bond Oversight Committee for concurrence with bond program goals

**Matt Feldmeyer, R.A. - Executive Director of Capital Planning & Construction**

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.

<b><u>Matt Feldmeyer - Recent Projects</u></b>					
			<b>Role During Phases</b>		
<b>Project Name</b>	<b>Project Size</b>	<b>Delivery Method</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
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	District PM	District PM	District 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 – Senior Facilities Program Director & GC/CM Lead**

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.

<b><u>Traci Rogstad - Recent Projects</u></b>					
<b>Project Name</b>	<b>Project Size</b>	<b>Delivery Method</b>	<b>Role During Phases</b>		
			<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Sierra Heights ES – phased renovation	\$16m	GC/CM	PM	PM	PM
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 & GC/CM Selection	Director
CC Expansion	\$50m	GC/CM	PM	Support PM & GC/CM 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 Plinth 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

**Brianne Tomlin, R.A. – Senior Project Manager**

Ms. Tomlin has over 18 years' experience in varying levels of project management in both public and private industry. She joined Renton School District as a Capital Planning and Construction Project Manager in October 2020 following 6 years as an architectural project manager focused on public K-12 projects. Recently she has managed the Lindbergh High School Phased Modernization GC/CM Project (PRC Unanimous Approval June 2021), was an interim project manager for the Renton High School Science Classroom modernization GC/CM Project, and she will be the District's Project Manager on our upcoming Renton High School Replacement Project. She is responsible for the day-to-day project management, management of the GC/CM selection process, as well as the District's primary point of contact. While employed with Integrus Architecture, she was very involved in four (4) successfully completed GC/CM projects as both Project Architect and Project Manager during design and through construction. Her experience as both architect and agency project manager allow a comprehensive understanding of the GC/CM process on complex projects. Ms. Tomlin has participated in the spring 2021 AGC GC/CM training session, June 2021 AGC GC/CM Legislative Update Seminar, and is planning on attending the Fall 2023 AGC GC/CM training session along with the architect selection for the Renton High School Replacement Project.

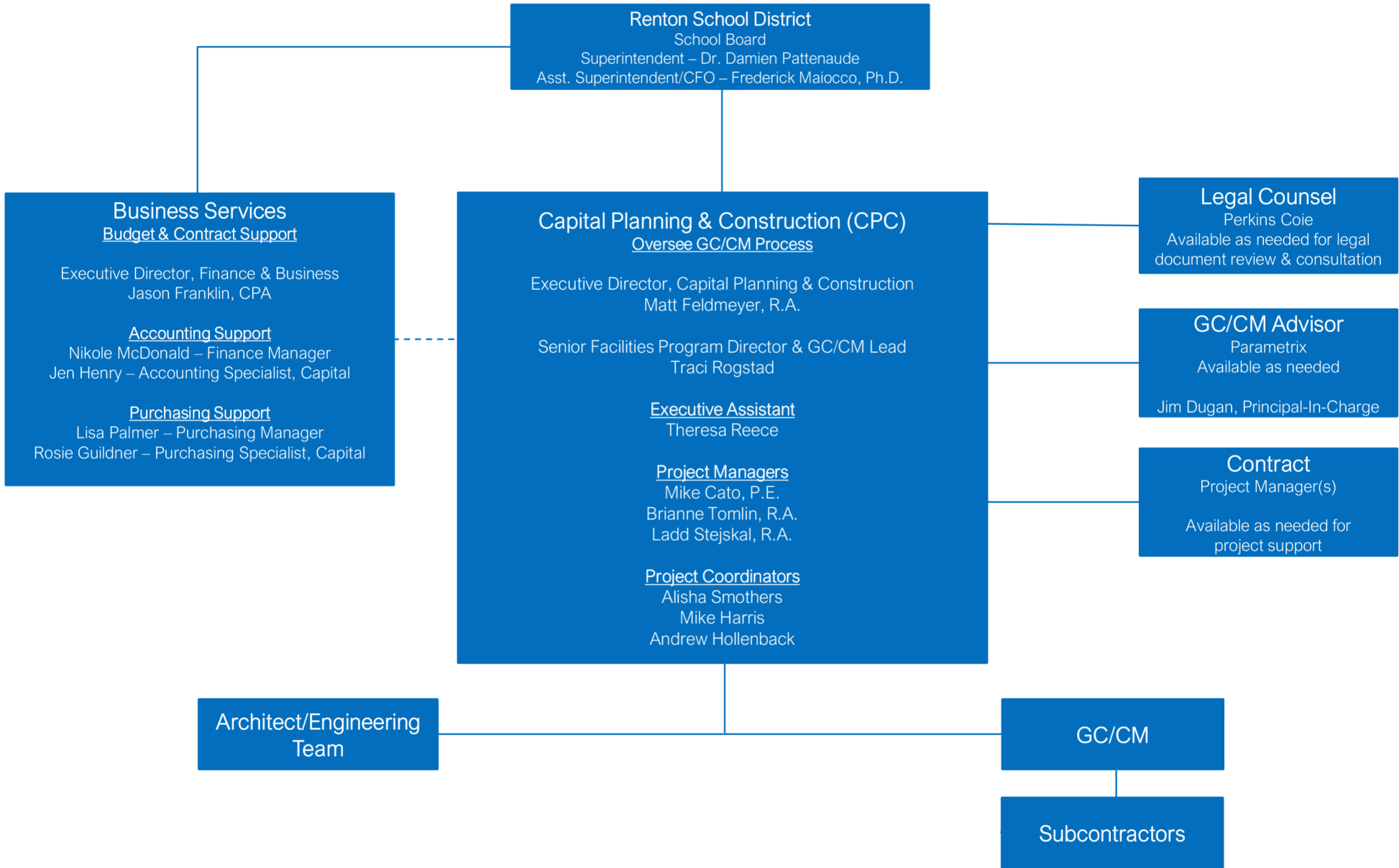
<b><u>Brianne Tomlin- Recent Projects</u></b>					
			<b>Role During Phases</b>		
<b>Project Name</b>	<b>Project Size</b>	<b>Delivery Method</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
<b><i>Renton School District, Facilities Project Manager II</i></b>					
Renton School District – Renton High School Replacement	\$286m	GC/CM (Anticipated)	District PM	District PM (Anticipated)	District PM (Anticipated)
Renton School District – Renton High Science Classroom Modernization	\$11m	GC/CM	PM Support	District PM	PM Support
Renton School District – Lindbergh High School Modernization and Addition	\$42m	GC/CM	District PM	District PM	District PM
Renton School District – ES #16	\$68m	GC/CM	PM Support	PM Support	PM Support
Renton School District – Renton High School Locker Room Modernization	\$6m	D/B/B	n/a	PM Support	District PM
Renton School District – Talbot Hill and Tiffany Park Modernization	\$3m	D/B/B	District PM	District PM	District PM
Renton School District – Parking lot upgrades – Multiple Sites	\$4m	D/B/B	District PM	District PM	District PM
Renton School District – Renton Park Elementary Exterior Remodel	\$1.1m	Purchasing Cooperative	District PM	District PM	District PM
<b><i>Integrus Architecture, Project Manager</i></b>					
Federal Way Public Schools – Mirror Lake Elementary School	\$35m	GC/CM, EC/CM, MC/CM	n/a	Architect PM	Architect PM
Federal Way Public Schools – Lake Grove Elementary School	\$35m	GC/CM, EC/CM, MC/CM	n/a	Architect PM	Architect PM
Federal Way Public Schools – Wildwood Elementary School	\$35m	GC/CM, EC/CM, MC/CM	n/a	Architect PM	Architect PM



**Ladd Stejskal, R.A. - Project Manager**

Mr. Stejskal has over 30 years of experience in the areas of architectural design and project management, devoted to K-12 facilities. In addition to serving with Renton School District, Issaquah School District and Central Kitsap School District, he served as Project Coordinator at Cornerstone Architectural Group working with several public-school districts in the Puget Sound area, including Northshore, Monroe, Edmonds and Shoreline. Mr. Stejskal is currently managing the district's third GC/CM project, along with many other fixed price construction projects. He also has experience with other alternative delivery methods, as the recent project manager of Cougar Mountain Middle School with Issaquah School District

<b><u>Ladd Stejskal - Recent Projects</u></b>					
<b>Project Name</b>	<b>Project Size</b>	<b>Type</b>	<b>Role During Phases</b>		
			<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Renton High School Science Modernization	\$11m	GCCM	District PM	District PM	District PM
Cougar Mountain Middle School	\$130m	DB	District PM	District PM	District PM
Sunset Elementary Addition	\$12m	D/B/B	District PM	District PM	District PM
Discovery Elementary Addition	\$15m	D/B/B	District PM	District PM	District PM
Endeavor Elementary Addition	\$13m	D/B/B	District PM	District PM	District PM
Cougar Ridge Elementary Addition	\$14m	D/B/B	District PM	District PM	District PM
Liberty High School Remodel	\$80m	D/B/B	District PM	District PM	District PM
Skyline High School Remodel	\$45m	D/B/B	District PM	District PM	District PM



RENTON SCHOOL DISTRICT: ORG CHART FOR GC/CM PROJECTS

Renton School District - Project History											
Project Name	Project Description	Contracting Method	Architect	Contractor	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
Renton High School Replacement	New 300,000 s.f. comprehensive high school on the existing Renton High School site	GC/CM Planning	BRIC Architecture, Inc.	TBD	April 2026	July 2028	TBD	TBD	\$205m	TBD	
Renton High School Science Classroom Modernization	Upgrades to six science labs and associated support spaces.	GC/CM	SKL	FORMA	June 2023	March 2023	June 2023	TBD	\$9m	TBD	
Lindbergh High School Modernization and Addition	Upgrades to various program areas including administration including relocation and secure vestibule, science classroom addition, science classroom remodel, locker room remodel, plus full HVAC upgrades to main and gym building(s).	GC/CM	Bassetti	Cornerstone General Contractors, Inc.	June 2022	December 2023	June 2022	December 2023 Expected	\$32m	\$36M	Jurisdiction required frontage improvements. Unforeseen conditions in existing 1969 building.
Renton High School Locker Room Upgrades	Upgrades to existing PE locker rooms, creating new equitable athletic team rooms, upgrades to corridors and common areas	D/B/B	Hutheball + Oremus	Kassel & Associates	June 2022	September 2022	June 2022	November 2022	\$4.2m	\$5.3M	Project was delayed internally and 2022 bid day results came in higher than project budget set in 2016.
Sierra Heights Elementary Modernization	Phased renovation of admin, classrooms, and support spaces, and seismic upgrades	GC/CM	Integrus	TBD	November 2023	Fall 2025	TBD	TBD	\$11m	TBD	
Hazen High School Modernization	Phased renovation of all student spaces, including seismic upgrades and HVAC Replacement	GC/CM Planning	Integrus	TBD	June 2025 Expected	March 2028 Expected	TBD	TBD	\$58.5m	TBD	
Hazen High School Pool Upgrades	Modernization of existing natatorium, locker rooms, and supporting mechanical spaces	D/B/B	BCRA	Lincoln Construction, Inc.	June 2022	August 2023	June 2022	September 2023	\$11.8m	\$11.8M	Material procurement
HVAC System Replacements (8 school campuses)	Replace all HVAC in 7 elementary schools and 1 middle school	D/B/B	Metrix, Hargis	Various	June 2021	September 2021	June 2021	November 2021	\$14M	\$15.2M	Increased scope through additive alternates to accomplish a more complete update, due to COVID-19 concerns.
Hilltop Heritage Elementary - NEW ES #16	New 77,000 s.f. neighborhood elementary on complex site	GC/CM	Hutheball + Oremus	Cornerstone General Contractors, Inc.	March 2022	August 2023	March 2022	August 2023 Expected	\$44M	\$52M	Wetlands on existing site, Scope changes based on material procurement and market conditions
District wide security camera upgrades	Install 1200 cameras with almost 3000 individual feeds across all buildings in the district	Cooperative Purchasing Agreement	Ednetics	Ednetics	March 2019	August 2020	March 2019	March 2021	\$5M	\$4.9M	Scope expanded to add cameras in additional locations
Sartori Elementary School	New 77,500 s.f. choice elementary school near downtown Renton.	D/B/B	Integrus	FORMA	April 2017	July 2018	April 2017	August 2018	\$31.5M	\$35.0M	Low bid came in 10% over estimate. District decided to add funding to the project, rather than redesign & re-bid.
Lindbergh High School Gym	Replace Auxiliary Gym wood flooring system, including concrete slab-on-grade. Provide underslab and foundation drainage systems, with additional site drainage improvements.	D/B/B	Greene Gasaway Architects	Kassel & Associates	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	NAC	Porter Brothers	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, mechanical, electrical, and pool systems, as well as hazardous materials abatement.	D/B/B	BCRA	Construction Enterprises and Contractors	February 2015	August 2015	February 2015	September 2015	\$7M	\$7.2M	Unforeseen Existing Building Conditions
Renton Academy	Renovation of Spring Glen facility to house Renton Academy program	D/B/B	Greene Gasaway Architects	Neeley	November 2013	August 2014	November 2013	August 2014	\$8.5M	\$8.5M	

GC/CM Self Perform (SP) Tracking Sheet

6/8/2023

**Project: Renton High School Phased Science Rooms Modernization****GC/CM: FORMA**

Bid Package Description	Bid Package Plan			Bid Opening Results				Construction		
	SP Pkg	Bid Estimate	% of Total	# Bids Rec'd	Low Bidder	Bid Amount	% of Total	Approved Changes	Final Cost	% of Total
02.00 Demolition & Abatement		\$ 356,209		1	3 Kings	\$ 280,500.00				
03.00 Structure	Y	\$ 183,258	3%	1	FORMA	\$ 194,800.00	2.7%			
04.00 Masonry		\$ 17,663		3	Cascade Construction	\$ 19,397.00				
06.10 Casework & Finish Carpentry		\$ 534,303		1	Custom Source Woodworking	\$ 359,279.00				
07.20 Building Envelope	Y	\$ 322,601	5%	1	FORMA	\$ 433,700.00	5.9%			
08.00 Doors & Hardware	Y	\$ 93,860	1%	1	FORMA	\$ 135,200.00	1.9%			
08.10 Glass & Glazing		\$ 304,268		3	Sheldrup Building Services	\$ 497,140.00				
09.00 GWB & Light Gauge Framing		\$ 260,018		8	DL Henricksen	\$ 263,171.00				
09.10 Ceilings & Acoustical Wall Panels		\$ 434,142		4	Acoustics West	\$ 438,143.00				
09.20 Flooring and Ceramic Tile		\$ 191,537		2	Quality Floors	\$ 199,200.00				
09.40 Paints and Coatings		\$ 41,865		2	Todd Robinson	\$ 45,725.00				
10.00 Miscellaneous Specialties	Y	\$ 329,343	5%	1	FORMA	\$ 382,700.00	5.2%			
21.00 Fire Suppression		\$ 110,031		2	Fireshield	\$ 138,700.00				
22.00 Mechanical Complete		\$ 1,644,347		4	Pac West Mechanical	\$ 1,800,000.00				
26.00 Electrical Complete		\$ 1,198,337		3	Prime Electric	\$ 1,027,878.00				
Total Cost of Work		\$ 6,021,782				\$ 6,215,533.00				
Unawarded		\$ 304,435				\$ 304,435.00				
Contingency		\$ 180,653				\$ 195,599.00				
Negotiated Support Services		\$ 575,258				\$ 575,258.00				
Total MACC		\$ 7,082,128				\$ 7,290,825.00				
Self Perform Amount		\$ 929,062	13.1%			\$ 1,146,400.00	15.7%			
Compliance with RCW 39.10.390 Self Perform may not exceed 30% of MACC			Yes				Yes			





