

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

**APPLICATION FOR RECERTIFICATION OF PUBLIC BODY**  
*RCW 39.10 Alternative Public Works Contracting*  
*General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)*

The CPARB PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB) project delivery process. **Incomplete applications may delay action on your application.**

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Lake Washington School District**
- b) Address: **15212 NE 95<sup>th</sup> St, Redmond, WA 98052**
- c) Contact Person Name: **Brian Buck** Title: **Executive Director, Support Services**
- d) Phone Number: **425-936-1102** E-mail: **bbuck@lwsd.org**
- e) Effective Dates of current Certification **3/28/2019** GC/CM \_\_\_\_\_ DB
- f) Type of Certification Being Sought  GC/CM \_\_\_\_\_ DB

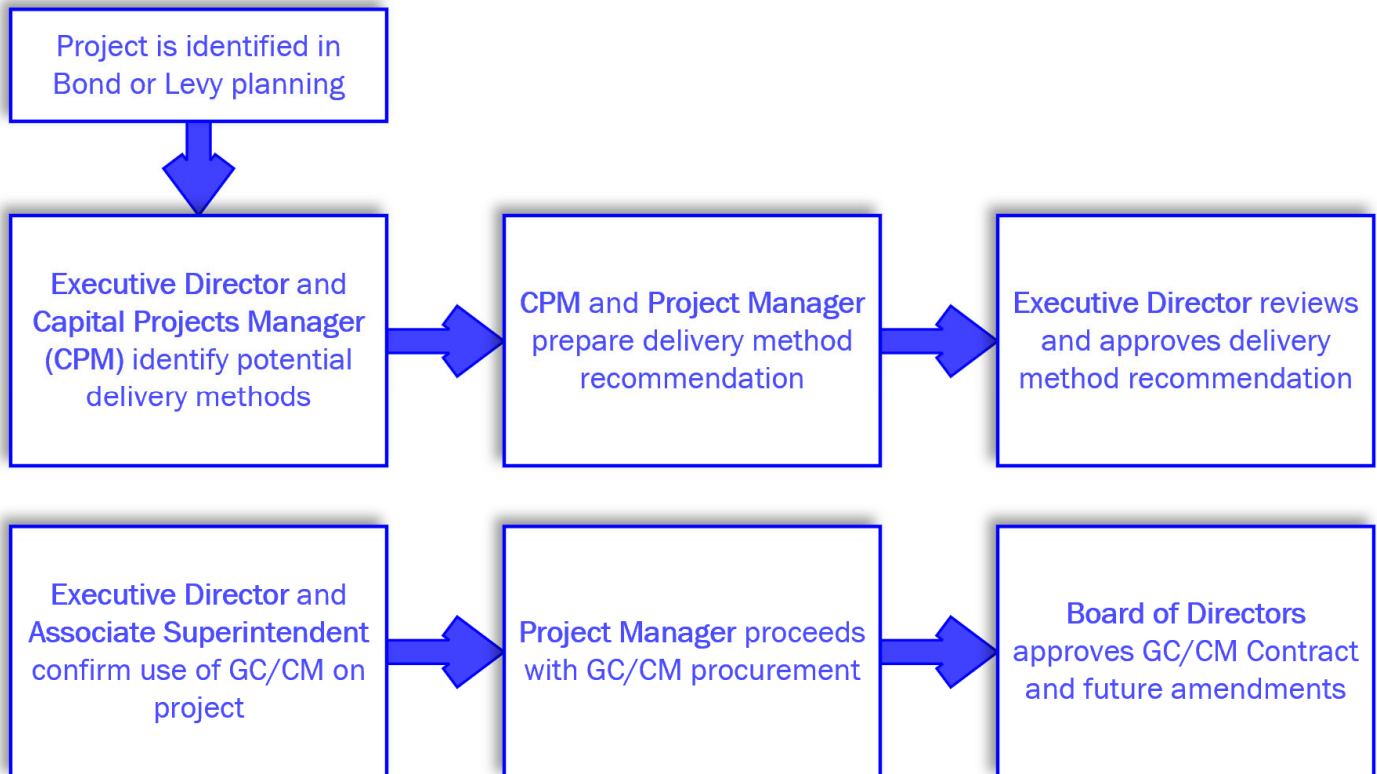
**1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM and/or DB Alternative Contracting Procedure(s) in RCW 39.10**

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

Provide your agency's processes. If there have been any changes to your agency's processes since certification/re-certification addressing items (a) and (b) below, please submit the revised process chart or list with the reasoning for the changes.

- (a) The steps your organization takes to determine that use of GC/CM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Lake Washington School District's process for determination and approval of procurement methods for capital projects, based on the criteria of RCW 39.10, has not materially changed since recertification in 2019. The chart and process summary below have been updated from the 2/15/2019 application only to reflect organizational changes in the district and to update and clarify responsibility at each stage of the process.



**Process**

At project conception, potential delivery methods are identified by the Executive Director of Support Services and the Capital Projects Manager (CPM). The CPM, with support from the Project Manager, prepares a recommendation for the delivery method and presents it to the Executive Director. If approved by the Executive Director, the recommendation proceeds to review by the Associate Superintendent of Business and Support Services for final approval. With their approval, the Project Manager proceeds with the determined procurement method. Final approval for the use of the GC/CM procurement methodology is granted by the School Board with a resolution authorizing the use of alternative delivery methods. GC/CM contract amendments are brought to the board for subsequent approval throughout the project.

## 2. Project Delivery Knowledge and Experience

(RCW 39.10.270 (3)(b)(i)) Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

(a) Include the status of each alternative delivery project [*planned, underway, or completed, projects, start and completion dates, and projected/actual construction cost*]. Describe cost overruns or schedule delay, and any Litigation and Significant Disputes on any Alternative Delivery Project since Previous certification/re-certification.

### Knowledge and Experience

From the 2016 Bond, the Lake Washington School District has completed 5 GC/CM capital projects and is currently wrapping up 1 additional project this year; these 6 projects combined have a projected value of over \$400 million. From the 2019 Levy, the Lake Washington School District has 4 GC/CM capital projects that are currently under construction and is currently wrapping up 1 additional project; these 5 projects have a projected value of roughly \$133 million.

### GC/CM Projects

#### **Baker Elementary School**

Status: Completed (NTP: 2017; Occupied 2018; Final Completion: 6/22/20)

Project Cost: \$45.5 M

RCW 39.10.340 Criteria: 1, 3

No litigation or significant disputes

#### **Barton Elementary School**

Status: Completed (NTP: 2017; Occupied 2018; Final Completion: 6/22/20)

Project Cost: \$53.1 M

RCW 39.10.340 Criteria: 1,3

No litigation or significant disputes

#### **Kirk Elementary School Rebuild & Enlarge**

Status: Completed (NTP: 2018; Occupied: 2019; Final Completion: 3/5/2021)

Project Cost: \$48.9 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

#### **Mead Elementary School Rebuild & Enlarge**

Status: Completed (NTP: 2018; Occupied: 2019; Final Completion: 3/15/2021)

Project Cost: \$50.0 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

#### **Timberline Middle School**

Status: Completed (NTP: 2017; Occupied: 2019; Final Completion: 1/25/2021)

Project Cost: \$78.5 M

RCW 39.10.340 Criteria: 1, 3

No litigation or significant disputes

### **Juanita High School Rebuild & Enlarge**

Status: Underway (NTP: 2017; Occupied: 2020; Est. Final Completion: 2022)

Project Cost: \$132.3 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **District-wide Portables**

Status: Completed (NTP: April 2020; Occupied: September – November 2020; varied by site)

Project Cost: \$7.5 M

RCW 39.10.340 Criteria: 1, 3, 6

No litigation or significant disputes

### **Lake Washington High School Addition**

Status: Underway (NTP: 2019; Occupied: 2020; Est. Final Completion: 2022)

Est. Project Cost: \$53.3 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Franklin Elementary Addition**

Status: Underway (NTP: 2019; Occupied 2021; Est. Final Completion: 2023)

Est. Project Cost: \$22.4 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Rose Hill Elementary Addition**

Status: Underway (NTP: 2019; Occupied 2021; Est. Final Completion: 2023)

Est. Project Cost: \$23.4 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Twain Elementary Addition**

Status: Underway (NTP: 2019; Occupied 2021; Est. Final Completion: 2023)

Est. Project Cost: \$21.4 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Carson Elementary Addition**

Status: Underway (NTP: 2020; Est. Final Completion: 2024)

Est. Project Cost: \$13.0 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### 3. Personnel with Construction Experience Using the Contracting Procedure

*(RCW 39.10.270 (3)(b)(ii) Limit response to two pages or less.*

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the previous certification. Provide a current organizational chart and highlight changes since previous certification/re-certification. Do not include outside consultants.

#### Personnel with GC/CM Experience

**Barbara Posthumus:** Associate Superintendent, Business & Support Services

Serving the Lake Washington School District for over 30 years, Barbara supervises the financial and business functions for the District including capital projects. Barbara and her staff are responsible for bond sales to fund projects, management of capital accounting infrastructure, procurement, and fiscal policies; further, Barbara is deeply involved in all capital projects, receiving weekly updates and paying special attention to risks and opportunities. She actively participates in the guidance of specific projects and the overall program in the district. Barbara has served in this and similar roles on all GC/CM projects executed by the district. Barbara reports directly to the Superintendent, Dr. Jon Holmen, and coordinates contracting, payments, procurement and accounting functions with Brian Buck and other capital project staff members.

**Brian Buck:** Executive Director, Support Services

Brian Buck moved into his current role in 2018 and served as Associate Director of the department for five years previous. In his tenure with the Lake Washington School District, Brian has provided leadership and direction of the roughly \$435 million capital bond program and roughly \$238 million capital levy program for the 2nd largest school district in the state. In overseeing 13 major construction and over 300 small capital projects, Brian has worked on new construction, rebuilds, building additions, field upgrades, portable classrooms, and roof replacements. Brian has also completed GC/CM training at the AGC Education Foundation. Prior to joining the district, Brian had more than 20 years of experience in facilities and financial management.

**Laura DeGooyer:** Capital Projects Manager, Support Services

Laura is a certified project management professional with over 15 years of experience in the construction industry and is critical in support of the core responsibilities of LWSD's capital projects program. She has worked with the District for nearly 5 years and close to 3 years in her current role. Laura oversees the capital project workload across district sites; is responsible for defining, assigning, and managing projects, reports, and communication for large and small projects. She also manages the project management team. Laura supports Executive Director, Brian Buck, in the day-to-day financial administrative responsibilities as they relate to capital construction activities and maintaining and monitoring capital project accounts. She is also responsible for the development and continuous improvement of LWSD's capital projects program processes including GCCM procurement documents. During her tenure, LWSD has successfully completed six GCCM projects and with six more either in construction or close out phase.

**Scott Emry:** Director, Risk & Safety Services

Scott has over 30 years in insurance and risk management. He served the Lake Washington School District since 2004 as the Risk, Health & Safety Manager before becoming the Director of Risk and Safety Services in July 2021. Scott is a regular speaker/presenter at many conferences and seminars on many different subjects, including job description/job analysis development, managing risks, AED implementation, OSHA compliance, emergency preparedness and security. Scott oversees the District's insurance program including setting insurance provisions included in construction and consulting contracts for the capital program, and personally manages the Builders Risk Insurance program for the district.

## **OAC Services, Construction Program Support**

The District has worked with OAC Services on major construction and GCCM projects since 2014. OAC's staff collectively offers decades of construction experience including education, alternative delivery and public works experience, employing that experience as advisors and consultants for the district. LWSD has contracted with three OAC project managers since 2018 with a combined 70+ years of industry experience and management of eight GC/CM projects at LWSD. In addition, by securing contracted project management labor through OAC, the District is assured of an experienced and highly scalable workforce which can be increased or reduced as project needs and funding adjust over the years.

## **Livengood Alskog, Legal Counsel**

Livengood Alskog has served the district as contracted legal counsel for over three decades, providing experience of immense value. Livengood Alskog's practice focuses on public contract and construction law, school law, real estate and commercial litigation offers immense benefit. The firm's school and municipal law practice offers the Lake Washington School District experienced support on a broad range of issues including land use and construction, contracts and transactions, procurement and purchasing, public bidding and bid documents, bid protest and claims analysis, and litigation supervision.

See: Attachment A: Personnel GC/CM Project Experience Matrix

Attachment B: LWSD Organizational Structure

## **4. Resolution of Audit Findings on Previous Public Works Projects**

*(RCW 39.10.270 (3)(c)) Limit response to one page or less.*

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification/re-certification application, please specify the project, briefly state those findings, and describe how your organization is resolving them.

### **Findings**

There have been no audit findings on any Lake Washington School District public works projects since the previous recertification.

## 5. Project Data Collection

Please provide a matrix listing all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body's capital plan projected to start within the next three (3) years.

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method *[DB, or GC/CM - either actual or as-planned]*
- Whether or not project data has been entered into the CPARB Data Collection System? *(RCW 39.10., 320 and .350) [Yes or No; if No, why not?]*
- Is the project complete *[Yes or No]*

Project Title	Description of Project	Agency Project Number	Project Value	Method	Entered into CPARB Data Collection System?	If N, Why?	Complete?
Baker Elementary School	New 2-Story, 78,000 square foot, elementary school, constructed to serve 690 students.	3160	\$45.5 M	GC/CM	Y		Yes
Barton Elementary School	New 2-Story, 78,000 square foot, elementary school, constructed to serve 690 students.	2860	\$53.1 M	GC/CM	Y		Yes
Kirk Elementary Rebuild and Enlarge	New 2-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site.	0960	\$48.9 M	GC/CM	Y		Yes
Mead Elementary Rebuild and Enlarge	New 3-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site.	5860	\$50.0 M	GC/CM	Y		Yes
Timberline Middle School	New 3-Story, 134,000 square foot, middle school, constructed to serve 900 students.	7260	\$78.5 M	GC/CM	Y		Yes
Juanita High School Rebuild and Enlarge	New 3-Story, 219,000 square foot, high school addition, constructed to serve 1,800 students.	8360	\$132.3 M	GC/CM	N	Final Completion in progress	In Process

District-wide Portables	Installation of 10 new portables and relocation of 10 portables at 7 sites throughout the District	0207 0607 0707 2507 6907 6507 7707	\$7.5 M	Heavy Civil GC/CM	Y		Yes
Lake Washington High School Addition	New 2-story, 40,000 square foot, 20-classroom wing addition and auxiliary gym addition to add capacity of 500 students.	8497	\$53.3 M	GC/CM	N	Final Completion in progress	In Process
Franklin Elementary Addition	New 2-story, 8-classroom addition and new gymnasium at an occupied site.	1697	\$22.4 M	GC/CM	N	Project underway	No (Est. 2023)
Rose Hill Elementary Addition	New 2-story, 8-classroom addition and expanded commons at an occupied site.	1597	\$23.4 M	GC/CM	N	Project underway	No (Est. 2023)
Twain Elementary Addition	New single-story, 4-classroom addition, new library and gymnasium at an occupied site.	1497	\$21.4 M	GC/CM	N	Project underway	No (Est. 2023)
Carson Elementary Addition	New 2-story, 4-classroom addition and expanded commons at an occupied site.	5297	\$13.0 M	GC/CM	N	Project underway	No (Est. 2024)

**6. GC/CM Self Performance** (complete only if requesting GC/CM re-certification)

*Responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB.*

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.

See: [Attachment C: GC/CM Self Performance Tracking Sheets](#)

**7. Subcontractor Outreach**

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

The Lake Washington School District's core Operational Expectations (OEs) include the district's expectations of Anti-Racism, Anti-Discrimination, Equity and Inclusion as central to our operations and mission: "We are committed to raising the opportunities and achievement of all learners regardless of race, ability, religion, language, culture, ethnicity, income, sex/gender, gender identity/expression, sexual orientation, and other aspects of student identity. We must interrupt, identify, and remove systemic barriers causing predictability of success and failure that currently correlates with these factors." The Capital Projects department's Diversity, Equity, and Inclusion (DEI) goals are in direct alignment with the district's policy. As part of our goal of continuous improvement, the Capital Projects department is further developing DEI metrics and practices to bring the district's anti-racism, anti-discrimination, equity and inclusion perspective to our small, women- and minority-owned business participation.



The Capital Projects department is currently developing policies and procedures to further encourage and promote participation from these groups and to ensure barriers due to systemic and institutional inequities are removed. Some identified goals for this process will include:

- establishing minimum participation goals for each group
- tracking those goals both on a project and overarching program basis
- developing internal processes for subcontractor outreach to target recruitment for underutilized perspectives
- seeking or developing partnerships with K-12 Designers and general contractors for mentorship programs and the active development of small, women & minority owned business
- collaboration with other school districts and public agencies on setting similar standards and re-evaluating those goals every biennium.

We anticipate program implementation in 2022.

**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 this 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 read the Design-Build Best Practices Guidelines as developed by CPARB, and attend any relevant applicable training. If the PRC approves your request for recertification, you agree to continue to provide data on such projects in accordance with RCW 39.10 data collection criteria covering the complete history of each of these construction projects. You understand that this information is being used in a study by the State to evaluate the effectiveness of the alternative contracting procedure(s). Public Bodies may renew their certification or re-certifications for additional three-year periods provided the current certification has not expired.

Signature:  \_\_\_\_\_

Name: *(please print)* Brian Buck

Title: Executive Director, Support Services (Lake Washington School District)

Date: 2/18/2022