



**Bethel**  
SCHOOLS

**CATHIE CARLSON**  
Director, Construction and Planning  
(253) 800-6772

April 16, 2020

Project Review Committee  
State of Washington Department of Enterprise Services  
Engineering and Architectural Services  
P.O. Box 41476  
Olympia, WA 98504-1476

Dear Project Review Committee,

Please find attached Bethel School District's application for approval to utilize the GC/CM contracting method for the District's Graham-Kapowsin Addition and Renovation project.

The additions to the occupied school and the renovation of a portion of the facility will present logistical, site, safety, and operational challenges. The District believes the GC/CM method will advance the District's goals of implementing a cooperative team approach to design and construction, particularly taking into account budget limitations, possible phased scheduling, and uncertainties in the construction and procurement markets.

The Bethel School Board has authorized District staff to retain NAC Architecture as the architect for the project and to proceed with the GC/CM application process. NAC was the architect of the original Graham-Kapowsin High School and also has extensive GC/CM experience. We have also retained Perkins Coie LLP as our legal advisor and Hainline as our GC/CM advisor. The District has worked successfully with both firms on past projects, including our two alternative method design-build projects.

We look forward for your review and the opportunity to present the project to the Project Review Committee. If you have any questions or require additional information, please contact me.

Sincerely,

*Catherine Carlson*

Catherine Carlson  
Director of Construction and Planning  
Bethel School District

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

**APPLICATION FOR PROJECT APPROVAL**  
*To Use the General Contractor/Construction Manager (GC/CM)*  
*Alternative Contracting Procedure*

The CPARB 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 No. 403
- b) Address: 516 176<sup>th</sup> Street, Spanaway, WA 98387
- c) Contact Person Name: Catherine Carlson Title: Director of Construction and Planning
- d) Phone Number: 253-800-6772 E-mail: ctcarlson@bethelsd.org

**1. Brief Description of Proposed Project**

- a) Name of Project: Graham-Kapowsin High School Addition and Renovation
- b) County of Project Location: Pierce County
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The Graham-Kapowsin High School, located at 22100 108<sup>th</sup> Ave. East in Graham, Washington, was constructed in 2004 and opened in the fall of 2005. In 2016, the Bethel School District identified a significant need to update and add capacity to the school to meet the growing needs of the community and the District. Funding for improvements and additions was approved by the community in the 2019 bond issue. Anticipated improvements include the construction of 26,000 sf of additional classrooms, a new 2000 sf Commons, 5000 sf of additional administration space, a new 4000 sf weight room, and 4,470 sf of additional locker room area.

Since the school was first occupied by students in 2005, the District has added 20 portable classrooms to house student growth. Currently, there are approximately 2,000 students attending Graham-Kapowsin High School. During construction, the school will be fully operational, including all typical events on evenings and weekends throughout the year.

**2. Projected Total Cost for the Project:**

**A. Project Budget**

1. Costs for Professional Services (A/E, Legal, etc.)	<b>\$2,900,000</b>
2. Estimated project construction costs (including construction contingencies):	<b>\$18,600,000</b>
3. Equipment and furnishing costs	<b>\$900,000</b>
4. Off-site costs	<b>\$1,000,000</b>
5. Contract administration costs (owner, cm, etc.)	<b>\$400,000</b>
6. Contingencies (owner overall)	<b>\$2,800,000</b>
7. Other related project costs (briefly describe)	<b>\$800,000</b>
a. permits, utilities, printing	
8. Sales Tax	<b>\$2,277,000</b>
9. <b>Total</b>	<b>\$29,677,000</b>

**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 Graham-Kapowsin High School Addition and Renovation Project was included in the 2018 bond issue that was approved by the voters on February 5, 2019.

**3. Anticipated Project Design and Construction Schedule**

Please provide:

The anticipated project design and construction schedule, including:

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

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

<b>GC/CM Approval &amp; Selection Process</b>	
Submit Application to PRC	April 19, 2020
PRC Presentation and Determination	May 28, 2020
Issue RFQ for GC/CM	June 3, 2020
Shortlist & Issue RFP for GC/CM	June 30, 2020
Select GC/CM	July 22, 2020
<b>Programming and Design</b>	
Programming	May – June 2020
Schematic Design	Aug – Oct. 2020
Design Development	Nov. 2020 – Apr. 2021
Construction Documents	May 2021 – Dec. 2021
Subcontractor Bid Package Bidding	Jan. – Mid Feb. 2021
Agreed upon GMP Amendment Signed	Mid Feb. 2021
<b>Construction</b>	
Start Construction	April 15, 2022
Substantial Completion – New Classrooms	June 30, 2023
Substantial Completion – Renovations & Gym	July 31, 2023
BCD Technology and Move-in	July – August 2023
Start of School	Sept 7, 2023

**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?

The Graham-Kapowsin High School Addition and Renovation project is expected to cost more than \$18 million and meets at least the first three statutory criteria stated above.

### **Complex Scheduling, Phasing and Coordination**

Anticipated additions to both ends of the existing high school and an addition to the existing Commons and other selected areas will require careful planning, phasing, scheduling, and coordination by both the contractor and the District. The participation of an experienced GC/CM during the design process will enable the project team to identify issues, seek and test potential design and logistics options, and incorporate agreed solutions into the contract documents. The result will be an increased understanding by all parties of construction plan, schedule, and role expectations.

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

The Graham-Kapowsin High School will be occupied by staff, students, and the public for normal educational use during construction of the project. In addition, the high school is utilized year-round for after hours and weekend activities. Participation by the GC/CM during the design phase will improve mitigation planning for noise, student and public safety, site access, and schedule issues. Construction noise due to adjacent new construction will require that mitigation criteria and contractor / school staff communication paths be pre-established to minimize disruption. In addition, definition of safe access paths for students and the public can best be planned for with GC/CM input during the various phases of the work. 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 the GC/CM is critical during the Design Phase**

The phasing, scheduling, and occupied site challenges and advantages of using the GC/CM procurement method on this project are outlined above. In addition, in this current extremely busy construction climate, it is critical that the District attract quality contractors with the experience to perform the work. Given that the project includes an addition to an occupied site, the District believes the GC/CM procurement method is critical to procuring such a contractor who can also attract a stable of qualified subcontract bidders. Cost control is also critical. The GC/CM will provide input and estimates during design that are essential to the Architect and District managers in keeping the project within budget.

## **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 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 several significant fiscal benefits to the District not possible through a traditional procurement. These benefits are outlined below.

## The GC/CM method will result in improved predictability and risk avoidance

A GC/CM, through its own experience and its access to 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.

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

School year and year-round use of school facilities in the evenings and on weekends make material delivery and subcontractor performance critical in meeting the Project schedule. In the current construction climate, where contractors are experiencing problems in both areas, 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 Bethel School District team has constructed school facilities costing over \$400 million during the last 15 years.

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** 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 regarding statutory

- requirements and other legal aspects of the project.
- **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 in reviewing cost estimates and schedules.
- **Construction Management** to review the fabrication and construction of the site and facilities.

Members of the assembled project team have significant Design-Bid-Build, Design-Build, and 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**

#### **Cathie Carlson – BSD Director of Construction and Planning**

Ms. Carlson has been with the BSD for nearly 14 years and played a pivotal role in the successful implementation of the District's 2006 bond program. Her role and responsibilities at the BSD have increased during her tenure from Facilities Planner, to Assistant Director of Construction to Director of Construction for the last 5 years. She has lead two task force efforts that ultimately resulted in the successful 2018 bond measure. Prior to her employment with BSD, she was the City of Yelm's Director of Community Development.

#### **Jeff Dryden – BSD Assistant Director of Construction and Planning**

Mr. Dryden has over 30 years of experience in construction and project management. 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. Mr. Dryden has worked on multi-million-dollar Design-Build and Design-Bid-Build projects. He has developed a thorough understanding of construction project management and is a proven organizational leader.

#### **Marlene Anglemeyer – BSD Construction Project Manager/Owners Representative**

Ms. Anglemeyer has over 16 years of experience on both public and private construction projects. She is skilled at managing all phases of construction projects, including schedules and contractual documents. Her communication skills and team approach to conflict resolution provide clear pathways for projects to be completed on time and on budget.

#### **Mica Klein, Andrew Greene, and Graehm Wallace - Legal, Perkins Coie**

The District is represented by Perkins Coie LLP's Construction Group. Perkins Coie has represented more owners on GC/CM projects approved by the PRC than any other firm in Washington and has deep experience with Chapter 39.10 RCW alternative project delivery.

Mica Klein, a Counsel at Perkins Coie, will serve as the School District's lead attorney. Mica's practice focuses on complex public construction and dispute resolution. In the Perkins Coie 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 and implementation, including Ellensburg School District, Walla Walla School District, Cheney School District, and Highline School District.

Mica will work together with Andrew Greene and Graehm Wallace, partners with Perkins Coie's Construction Group, in her representation of the District for this Project.

### **Chuck Hartung – GC/CM Advisor, Hainline**

Mr. Hartung 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.

Mr. Hartung has provided GC/CM advisory and project management assist services to the Edmonds School District on six completed and current GC/CM school projects. He has provided similar services to the Bethel School District on their design-build projects. He has provided value engineering, constructability review, and change cost analysis on numerous other public and private building projects.

### **Richard Shiroyama – GC/CM Scheduling Consultant - Hainline**

Richard Shiroyama, PE, a 27-year construction industry veteran, is Hainline's Project Controls Manager and works with a wide variety of clients, including public and private owners, and contracting firms. Richard is considered one of the most knowledgeable and accurate schedulers in the business. He specializes in construction scheduling, review and analysis of contractor's project schedules, and schedule delay analysis. Richard has provided scheduling review services for several GC/CM projects.

### **Philip Riedel AIA – NAC Architecture**

Philip is a Principal Architect and the PK-12 Market Sector Leader at NAC Architecture. He has been leading educational projects at NAC for 20 years, including on GC/CM public school projects in Washington and Montana. Philip was the 2013 Washington Chapter President and the 2018 Pacific Northwest Region President for the Association for Learning Environments (A4LE). Philip also attended AGC's GC/CM course early in its implementation in Washington state.

Philip's focus is on communication to ensure that projects progress smoothly in all phases. His transparent style naturally builds consensus among the design/construction team. Philip's comprehensive attention to project schedules and budgets is a key strength in maximizing value, often exceeding the goals of the project. His projects have included many complex additions and renovations to high schools constructed while school remained in session.

## **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**

Cathie Carlson 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**. Marlene Anglemyer will be Owner's Representative during construction under Cathie Carlson's overall authority and supervision.

## Description of Project Controls

The District has developed project control processes from its previous project experience to manage and track projects. During design, this includes: 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, the General Conditions and Division 1 General Requirements that are being developed for this project and that will be issued with the Request for Proposal will define monthly schedule update, progress reporting, cost reporting, and issue tracking requirements the GC/CM will be responsible to submit and discuss with the District on a pre-established basis.

## 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 counseling clients 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 procurement and other Project-related 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, experienced, and highly capable GC/CM contractors. Upon receipt of approval by the Project Review Committee for authorization to use the GC/CM procurement method, the District will 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

Over the past 15 years, Bethel Public Schools has successfully completed more that \$400 million worth of construction: five new elementary schools, two new junior high schools, a new high school, a skills center serving multiple Pierce County school districts, a learning center, renovation and expansion of a high school and elementary school. The District was also first in the state in undertake two design-build projects: Transportation Center/ Central Kitchen and Phase 3 of the Pierce County Skills Center.

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:

- Site plan overview (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain *occupied during construction.*

**Note:** Applicant may utilize photos to further depict project issues during their presentation to the PRC.

#### **See Attachment E – Preliminary Concept Sketch(s)**

Exhibit 1: Site & New Wing Additions

Exhibit 2: first Floor PE, Commons & Academic Additions

#### **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 any previous audits of Bethel School District public works projects.](#)

#### **10. Subcontractor Outreach**

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

[Bethel School District is committed to supporting diversity and cultural inclusion in all aspects of operations and business. The District will engage with the local Association of General Contractors and other professional organizations during the bid process to identify and encourage small, women, and minority-owned businesses to provide proposals. The District will also reach out to small, women, and minority-owned contractors in the area with whom we have prior relationships and encourage participation.](#)

#### **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 the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. 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: Catherine Carlson

Name (*please print*): Catherine Carlson

Title: Director of Construction and Planning

Date: April 16, 2020

## ATTACHMENTS

Attachment A – Project Schedule

Attachment B – Project Organization Chart

Attachment C – Team Member Experience

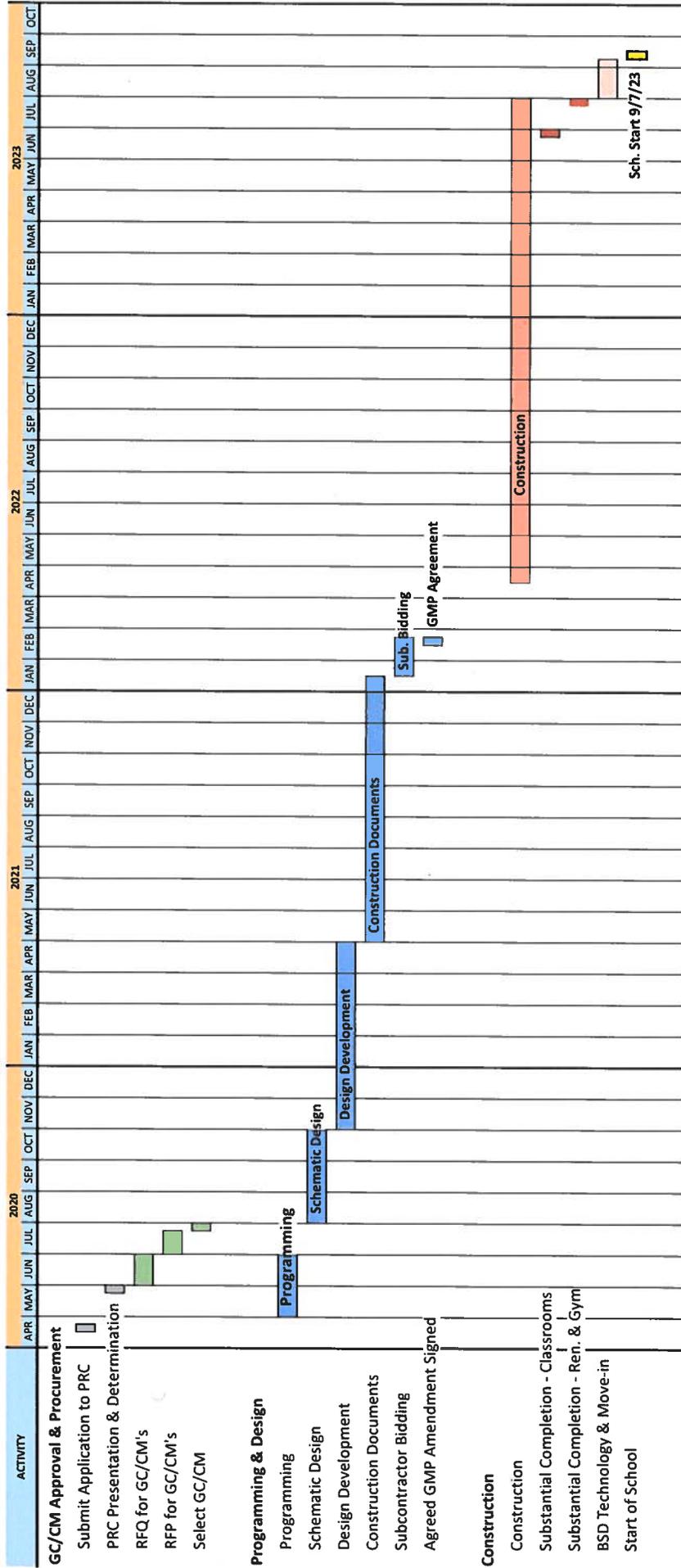
Attachment D – Public Body Experience

Attachment E – Preliminary Concept Sketches

# PROJECT SCHEDULE

Bethel School District

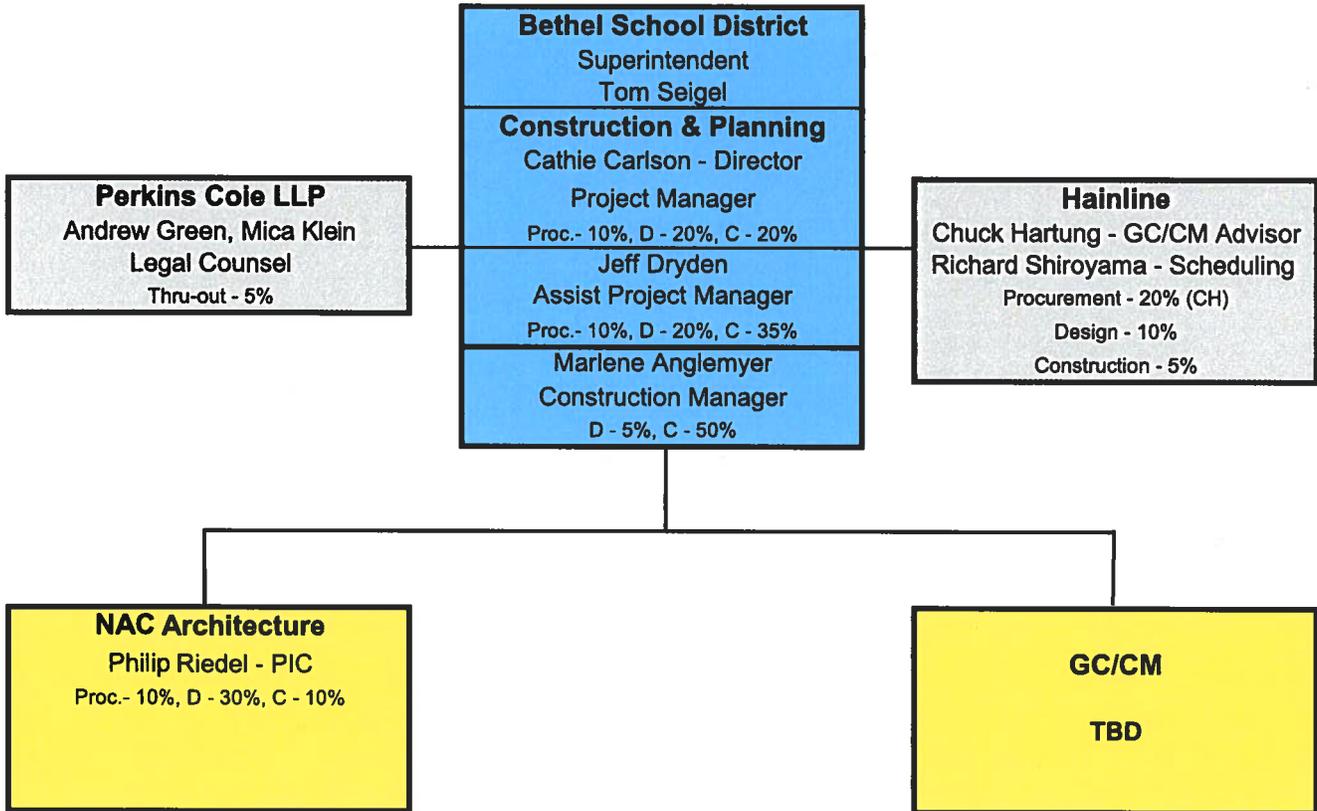
Graham Kapowsin High School Addition and Renovation



# Project Organization Chart

## Bethel School District

### Graham Kapowsin High School Addition and Renovation



# Team Member Experience

Bethel School District

## Graham Kapowsin High School Addition and Renovation Project

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
<b>Cathie Carlson</b>	Director of Construction and Planning - BSD  Assistant Director of Construction - BSD Facilities Planner - BSD	Challenger High School Phase 1	\$4M	DBB	Director	Director	Director
		Educational Service Center Phase 1 & 2	\$4.3M	DBB	Director	Director	Director
		New Bethel High School	\$130M	DBB	Director	Director	Director
		Elementary School #18	\$32M	DBB	Director	Director	Director
		Pierce County Skills Center Phase 3	\$8.7M	DB	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Bethel Learning Center	\$2.5M	DB	Facilities Planner	Facilities Planner	Facilities Planner
		Transportation Center/Central Kitchen	\$19M	DB	Facilities Planner	Facilities Planner	Asst. Direct.
		Shining Mt Elementary	\$10M	DBB	Facilities Planner	Facilities Planner	Facilities Planner
		Clover Creek Elementary	\$12.7M	DBB	Facilities Planner	Facilities Planner	Facilities Planner
		Spanaway Elementary	\$9.3M	DBB	Facilities Planner	Facilities Planner	Facilities Planner
<b>Jeffrey Dryden</b>	Assistant Director of Construction -BSD  Public Works Officer (Director of Facilities and Construction) US Navy, Naval Air Station Fallon  Program Manager - US Navy	Spanaway Lake High School	\$25M	DBB	Facilities Planner	Facilities Planner	Facilities Planner
		New Challenger High School	\$4M	DBB	-	-	Asst. Direct.
		Educational Service Center Phase 2 Improvements	\$1.8M	DBB	-	-	Asst. Direct.
		New Bethel High School	\$130M	DBB	Asst. Direct.	Asst. Direct.	-
		Elementary School #18	\$32M	DBB	-	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
		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

## Graham Kapowsin High School Addition and Renovation Project

Name	Summary of Experience	Project Names	Project Size	Project Type	Pre-Design	Design	Construction		
<b>Marlene Anglemeyer</b>	Project Manager - BSD Project Manager State of Washington	New Challenger High School	\$4M	DBB	PM	PM	PM		
		Transportation Building Preservation	\$39.5M	DBB	PM	PM	PM		
		NRB Building Fire Suppression	\$11.0M	DBB	PM	PM	PM		
		Capitol Court Building Envelope Repairs	\$3.1M	DBB	PM	PM	PM		
		Columbia Basin College Social Sciences & World Language Buildings	\$15.7M	DBB	PM	PM	PM		
		Seattle Central College Maritime Academy	\$11.6M	DBB	PM	PM	PM		
		Centralia College Student Commons/Center	\$26.5M	DBB	PM	PM	PM		
		Dept. of Veteran's Affairs Skilled Nursing Facilities	\$35.3M	DBB	PM	PM	PM		
		1063 Block Office Building	\$64.6M	DB	PM	PM	PM		
		Bates Technical College Mohler Communications Technology Building	\$20.8M	DBB	PM	PM	PM		
		Green River Community College Student Life	\$23.6M	DBB	PM	PM	PM		
		Bellevue College Health Sciences Building	\$24.8M	DBB	PM	PM	PM		
		South Puget Sound Community College Campus Center Redevelopment	\$24.3M	DBB	PM	PM	PM		
		Tacoma Community College Harned Center for Health Careers	\$21.4M	DBB	PM	PM	PM		
Lower Columbia College Health & Sciences Bldg	\$26.1M	DBB	PM	PM	PM				
<b>Chuck Hartung</b>	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 Consult	DB Consult	DB Consult		
		Elders Community Center - MIT	\$12M	GMP	PM	PM	PM		
		Pierce County Skill Center - BSD	\$6.1M	DB	DB Consult	DB Consult	DB Consult		
		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		
		Lynn Dale 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		
		University of WA Medical Center	\$170M	GCCM	-	-	Sched. Rev.		
		Alderwood Middle School - ESD	\$50M	GCCM	-	-	Sched. Rev.		
		Lynn Dale Elementary School - ESD	\$25M	GCCM	-	-	Sched. Rev.		
		Mountlake Terrace & Lynnwood Elementaries ESD	\$49M	GCCM	-	-	Sched. Rev.		
Madrona Elementary School - ESD	\$25M	GCCM	-	-	Sched. Rev.				
<b>Richard Shiroyama</b>	Scheduling Review Hainline	Snohomish High School, Snohomish, WA	\$75.7M	GC/CM	Ed Planner	PA	PA		
		East Helena High School, East Helena, MT	\$29M	GC/CM	PM	PM	PM		
		Summit Sierra High School, Seattle, WA	\$4.8M	Negotiated	PM	PM	PM		
		Lakes High School, Lakewood, WA	\$54.7M	GC/CM	PA	PA	PA		
		Bethel High School, Bethel, WA	\$125M	D/B/B	PIC	PIC	PIC		
		Enumclaw High School, Enumclaw, WA	\$45M	D/B/B	PM	PM	PM		
		Wilson High School, Tacoma, WA	\$30M	D/B/B	PM	PM	PM		
		Auburn High School, Snohomish, WA	\$80.5M	D/B/B	PM	PM	PM		
		Dessie Evans Elementary School, Puyallup, WA	\$37.4M	D/B/B	PM	PM	PM		
		<b>Philip Riedel</b>	Architect NAC-Architecture	Snohomish High School, Snohomish, WA	\$75.7M	GC/CM	Ed Planner	PA	PA
				East Helena High School, East Helena, MT	\$29M	GC/CM	PM	PM	PM
				Summit Sierra High School, Seattle, WA	\$4.8M	Negotiated	PM	PM	PM
				Lakes High School, Lakewood, WA	\$54.7M	GC/CM	PA	PA	PA
				Bethel High School, Bethel, WA	\$125M	D/B/B	PIC	PIC	PIC
Enumclaw High School, Enumclaw, WA	\$45M			D/B/B	PM	PM	PM		
Wilson High School, Tacoma, WA	\$30M			D/B/B	PM	PM	PM		
Auburn High School, Snohomish, WA	\$80.5M			D/B/B	PM	PM	PM		
Dessie Evans Elementary School, Puyallup, WA	\$37.4M			D/B/B	PM	PM	PM		

**PUBLIC BODY EXPERIENCE**  
Bethel School District  
Graham Kapowsin High School Addition and Renovation

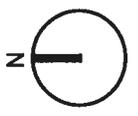
Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
1	Elementary 18	New construction -80,000 sf K-5 elementary school	DBB	Apr-20	Jul-21	Apr-20		\$33M		
2	New Bethel High School	250,000 sf High School on new site	DBB	Apr-21	Jun-23			\$130M		
3	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
4	Educational Service Center	Two phase tenant improvements	DBB	Oct-17	Dec-19	Oct-17	Dec-19	\$4.3M	\$4.3M	
5	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	
6	Transportation - Central Kitchen	Transportation Center servicing 220+ buses, 6 bay shop and administrative offices. Central Kitchen prepares all food for distribution to schools.	DB	Mar-13	Jul-20	Apr-13	Aug-14	\$19M	\$19.8M	Found significant amount of contaminated soil while excavating for bus lift pits.
7	Bethel Learning Center	5,000 sf educational/community facility	DBB	Mar-12	Aug-12	Mar-12	Sep-12	\$2.5M	\$2.5M	
8	Clover Creek Elementary	63,000 sf new construction	DBB	Mar-11	Aug-12	Mar-11	Aug-12	\$12.7M	\$12.7M	
9	Shining Mt. Elementary	Renovation of 47,000 sf school and 4,400 sf addition	DBB	Jun-11	Aug-12	Jun-11	Aug-12	\$10M	\$10M	
10	Spanaway Elementary	57,000 sf new construction	DBB	Aug-10	Aug-11	Aug-10	Aug-11	\$9.3M	\$9.3M	
11	Spanaway Lake High School	Renovate 150,000 sf and 22,000 sf addition	DBB	Mar-09	Aug-10	Mar-09	Aug-10	\$25M	\$25M	

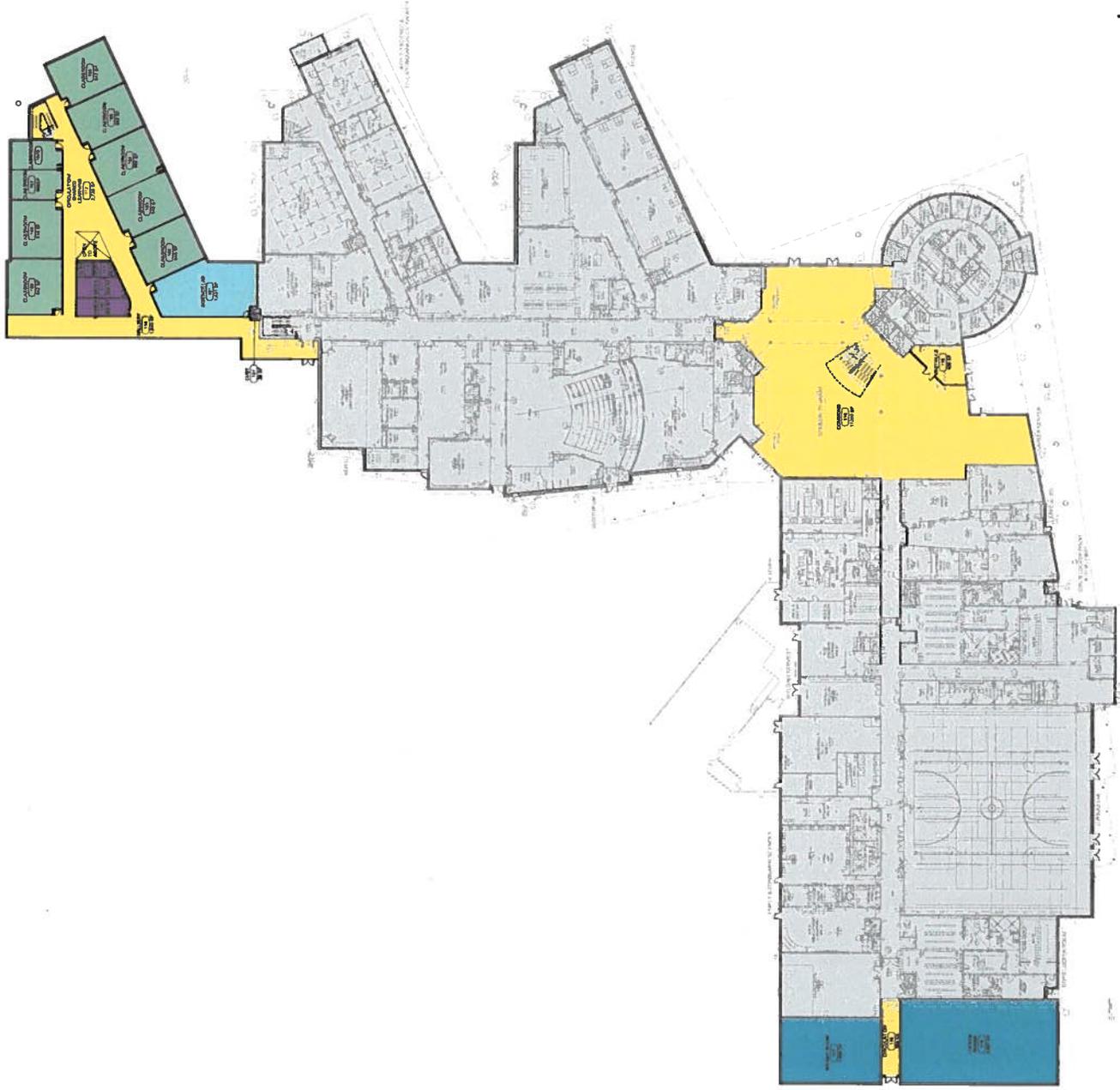


VARSITY LOCKER & WEIGHT ROOM EXPANSION

NEW TWO STORY ACADEMIC WING ADDITION

**GRAHAM/KAPOWSIN HIGH SCHOOL**  
**SITE + NEW WING ADDITIONS**  
GRAHAM / KAPOWSIN SCHOOL EXPANSION





**GRAHAM/KAPOWSIN HIGH SCHOOL CONCEPT PLAN**  
**FIRST FLOOR PE, COMMONS, ACADEMIC ADDITIONS**  
**GRAHAM / KAPOWSIN HIGH SCHOOL EXPANSION**