

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): **Edmonds School District #15**
- b) Address: **20420 68<sup>th</sup> Ave W Lynnwood, WA 98036**
- c) Contact Person Name: **Edward J. Peters** Title: **Capital Projects Director**
- d) Phone Number: **(425) 431-7170** E-mail: **peterse@edmonds.wednet.edu**
- e) Effective Dates of current Certification **5/25/2017 – 7/24/2020** 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.

***See Attachments 1.A Delivery Process Chart and 1.B. Project Delivery Method Recommendation***

**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.

***See Attachment 2 Experience Qualifications, and Construction History***

**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.

***See Attachments 3.A ESD Staff Experience Chart and 3.B. ESD Org Chart***

**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.

***There have been no audit findings.***

## **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]*

***See Attachment 5. Project Data Collection***

## **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 6.A. GC/CM Self-Perform Summary***

***Attachment 6.B. 1 through 6 - Final Subcontracting Plans and Actual Costs. (Note: if not otherwise identified, self-performed packages are highlighted in yellow)***

## **7. Subcontractor Outreach**

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

***See Attachment 7.***

## **8. Additional Content**

***See Appendix 1. Lessons Learned***

***Appendix 2. GC/CM Cost Matrix***

**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)* Edward J. Peters

Title: Capital Projects Director

Date: 4/15/2020

## Attachment 1.A

### 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.*

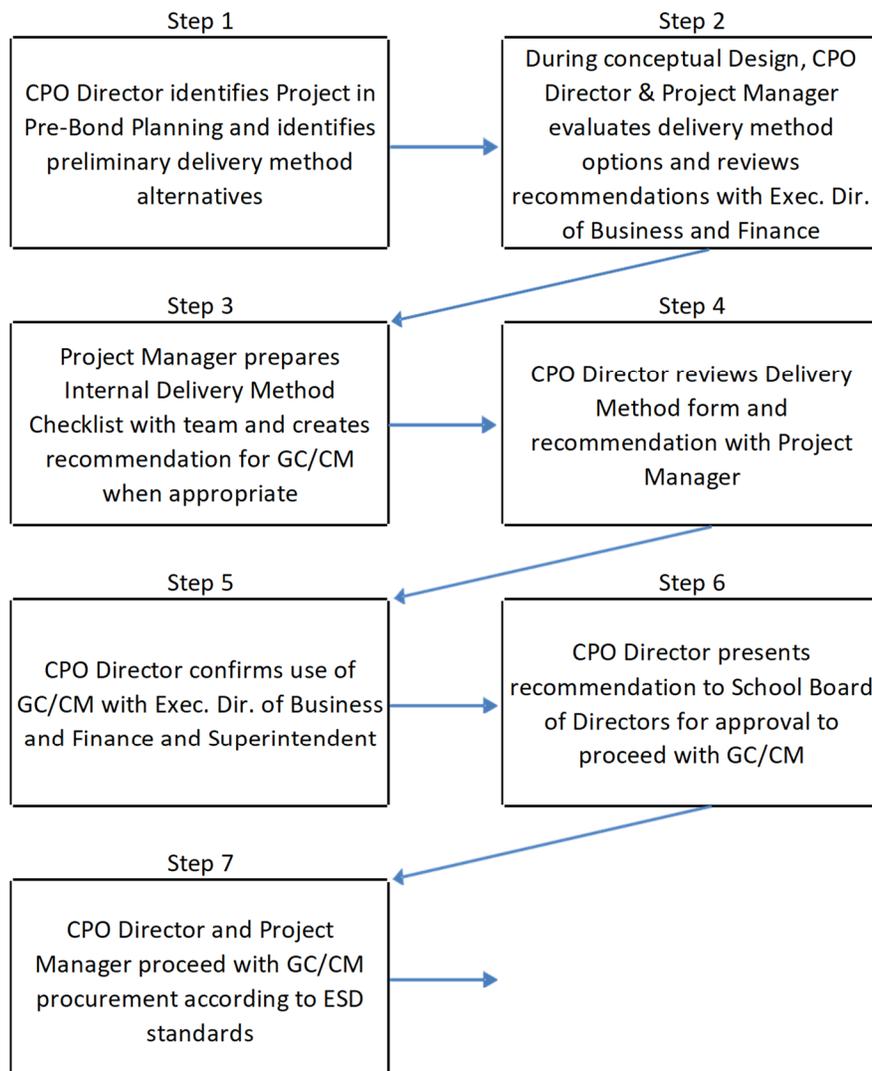
The following is our process as described in our recently revised policies and procedures. The process is largely unchanged, but the documentation, steps and approvals have been clarified. In particular, the District has developed a new Project Delivery Checklist (see Attachment 1B), based on the Port of Seattle's example.

#### Overview

Project delivery strategy shapes the entire project from conception to owner turnover. Selection of the project delivery method should be driven by the specifics of the project, the needs of the Client, and best practices. Delivery options vary based on the characteristics of each individual project, and based upon the budget of each project. All delivery strategies and procurements must comply with the applicable Revised Codes of Washington (RCWs).

#### Procedure

Traditional design-bid-build project delivery is a strategy used by CPO on projects whose scopes are limited in the number of required trades, and smaller projects; other available strategies include: General Contractor/Construction Manager (GC/CM), Small Works Roster, and, King County Directors Association (KCDA) and other purchasing coops. The Edmonds School has not used Job Order Contracting or Design-Build (DB), either traditional or progressive, but is researching these methods and assessing their deployment by other entities.





Serving the communities and students of Brier, Edmonds, Lynnwood, Mountlake Terrace, Woodway, and portions of Snohomish County

**GC/CM Recertification Attachment 1.B - Project Delivery Method Recommendation**

*Instructions: The CPO Design and Construction Manager is responsible for scheduling a project delivery method meeting that includes CPO Director, other CPO Design and Construction Managers, CPO Construction Coordinator, CPO Support Technician, ESD Senior Purchasing Agent,. The Project Manager shall complete both Part 1 and Part 2 and provide the form at least two days prior to the meeting. The Project Manager is responsible for providing the completed form at the project's acquisition planning meeting.*

**PART 1: PROJECT INFORMATION**

Project Name: Enter Name

Scope Summary:

Provide short paragraph of project scope

Estimated Project Costs:	Estimated Bid Value	Enter costs
	Other Construction Costs	Enter costs
	Soft and Other Project Costs	Enter costs

Project Funding Source: Enter funding source

Milestone Schedule (assuming Design Bid Build):

Design:	Start Enter Qtr/Year	End Enter Qtr/Year
Construction:	Start Enter Qtr/Year	End Enter Qtr/Year

Other Relevant Project Information:

- 1) Is the completion date critical for this project? Yes / No  
Explain: Either not applicable or provide short explanation
- 2) Does the project include phasing or tenant build out? Yes / No  
Explain: Either not applicable or provide short explanation
- 3) What is the risk of significant scope change for this project? High / Medium / Low  
Explain: Provide short explanation
- 4) What is the degree of stakeholder scope control for this project? High / Medium / Low  
Explain: Provide short explanation
- 5) Will operational impacts or constraints be a key consideration? Yes / No  
Explain: Either not applicable or provide short explanation
- 6) Is the project a standalone system? Yes / No  
Explain: Either not applicable or provide short explanation
- 7) Does the project include work by ESD Maintenance? Yes / No  
Explain: Either not applicable or provide short explanation

**PART 2: APPLICABLE PROJECT DELIVERY METHODS**

**Project Delivery Method Recommendation**

**Design-Bid-Build (DBB) Procurement Methodology**

*"Public work" means all work, construction, alteration, repair, or improvement other than ordinary maintenance, executed at the cost of the state or of any municipality, or which is by law a lien or charge on any property therein. If the answer to the question below is yes then the DBB procurement methodology can be considered for the project (see Title 39 RCW).*

- 1) Is the project considered public work?  Yes /  No  
Explain: If no, provide a short explanation

**General Contractor/Construction Manager (GC/CM) Procurement Methodology**

*If the answer to any of the five questions below is yes then the GC/CM procurement methodology can be considered for the project (see RCW39.10.340).*

- 1) Does the project involve complex scheduling, phasing, or coordination?  Yes /  No  
Explain: Either not applicable or provide short explanation
- 2) Does the project involve construction at an occupied facility which must continue to operate during construction?  Yes /  No  
Explain: Either not applicable or provide short explanation
- 3) Is the involvement of the general contractor/construction manager during the design stage critical to the success of the project?  Yes /  No  
Explain: Either not applicable or provide short explanation
- 4) Does the project encompass a complex or technical work environment?  Yes /  No  
Explain: Either not applicable or provide short explanation
- 5) Does the project require specialized work on a building with historic significance?  Yes /  No  
Explain: Either not applicable or provide short explanation

**Additional Considerations:**

- 1) Should the ESD procure the project as a heavy civil construction project? A heavy civil construction project is defined as a civil engineering project where the predominant features of which are infrastructure improvements.  Yes /  No  
Explain: Either not applicable or provide short explanation
- 2) If the mechanical scope is above \$3 million, should the ESD and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the mechanical subcontractor?  Yes /  No  
Explain: Either not applicable or provide short explanation
- 3) If the electrical scope is above \$3 million, should the ESD and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the electrical subcontractor?  Yes /  No  
Explain: Either not applicable or provide short explanation

**Design-Build (DB) Procurement Methodology**

*If the answer to either question 1 (including either subpart a, b, or c), question 2, or question 3 is yes then the DB procurement methodology can be considered for the project (see RCW39.10.300). DB*

**Project Delivery Method Recommendation**

procurement cannot be used to procure operations and maintenance services for a period longer than three years.

- 1) Is the total project cost over \$2 million?  Yes /  No
- a. Will the construction activities be highly specialized where the design-build approach is critical in developing the construction methodology?  Yes /  No  
Explain: Either not applicable or provide short explanation
- b. Will the design-build approach provide greater innovation or efficiencies between the designer and the builder?  Yes /  No  
Explain: Either not applicable or provide short explanation
- c. Will the DB approach provide significant savings in project delivery time?  Yes /  No  
Explain: Either not applicable or provide short explanation
- 2) Is this a parking garage project?  Yes /  No
- 3) Does the project include the construction of portable facilities per WAC 392-343-018, preengineered metal buildings, or not more than ten prefabricated modular buildings per installation site?  Yes /  No

**Additional Considerations:**

- 1) Design-Build includes three general types. If the DB procurement methodology is being considered for the project, which type(s) are you considering? Refer to Comparison of DB Types for guidance.  Progressive  
 Traditional  
 Bridging  
Explain: If no, provide a short explanation

**Building Engineering Systems Procurement Methodology**

*"Building engineering systems" means those systems where contracts for the systems customarily have been awarded with a requirement that the contractor provide final approved specifications, including fire alarm systems, building sprinkler systems, pneumatic tube systems, extensions of heating, ventilation, or air conditioning control systems, chlorination and chemical feed systems, emergency generator systems, building signage systems, pile foundations, and curtain wall systems. If the answer to the question below is yes then the Building Engineering Systems procurement methodology can be considered for the project (see RCW39.04.290).*

- 1) Does the project include the design, fabrication, and installation of a building engineering system?  Yes /  No  
Explain: Either not applicable or provide short explanation

**Job Order Contracting (JOC) Procurement Methodology**

*"Job order contract" means a contract in which the contractor agrees to a fixed period, indefinite quantity delivery order contract which provides for the use of negotiated, definitive work orders for public works (as defined under the DBB procurement methodology).*

The following limitations apply for job order contracts per RCW 39.10.440 and 39.10.450:

- The maximum amount that may be awarded per contract is \$4 million per year for a maximum of three years.
- The maximum dollar amount for a work order is \$500,000 (excluding sales tax) and no more than 20% of the dollar value of a work order may consist of items not contained in the unit price book identified in the job order contract.

**Project Delivery Method Recommendation**

- Any permanent, enclosed building space constructed under a work order shall not exceed 3,000 gross square feet.
- The initial contract term cannot exceed two years, with an option of extending or renewing the contract for one year.
- The ESD can only have three job order contracts in effect at any one time.
- At least 90% of the work included in the contract must be subcontracted to entities other than the job order contractor.
- The contract must be awarded and signed before July 1, 2021.

1) Given the above limitations is job order contracting a consideration for this project? Yes / No

Explain: Provide a short explanation

### **Cooperative Procurement**

*"Cooperative Procurement" means a contract in which the School District selects a contractor or vender through "Piggybacking" on another agencies bid process combining the requirements of two or more public entities to leverage the benefits of volume purchases, delivery and supply chain advantages, best practices, and the reduction of administrative time and expenses, provided the requirements in RCW 39.34.030 have been met.*

1) Given the above limitations is cooperative procurement a consideration for this project? Yes / No

Explain: Provide a short explanation

### **Small Works Roster**

*"Small Works Roster" means a contract in which the School District selects a contractor or vender from an annually advertised and updated roster process, which can lead to a reduction of administrative time and expenses.*

The following limitations apply small works roster contracts per RCW 28a.335.190 (4) and RCW 39.04.155:

- The maximum amount that may be awarded directly from the roster is \$300,000 per Edmonds School District Board Policy. (Policies could be updated to comply with RCW 39.04.155 in which case the limit would be \$350,000).
- At least once a year, ESD shall publish in a newspaper of general circulation within the jurisdiction a notice of the existence of the roster or rosters and solicit the names of contractors for such roster or rosters. In addition, responsible contractors shall be added to an appropriate roster or rosters at any time they submit a written request and necessary records.
- In lieu of awarding contracts as stated above, the ESD may award a contract for work, construction, alteration, repair, or improvement projects estimated to cost less than fifty thousand dollars using the limited public works process.
- For limited public works projects the ESD may solicit electronic or written quotations from a minimum of three contractors from the appropriate small works roster and shall award the contract to the lowest responsible bidder as defined under RCW 39.04.010.
- The breaking of any project into units or accomplishing any projects by phases is prohibited

1) Given the above limitations is the small works roster a consideration for this project? Yes / No

Explain: Provide a short explanation

### **Project Delivery Method Recommendation**

**PART 3: PROJECT DELIVERY METHOD RECOMMENDATION**

- 1) Does the project funding eliminate any potential project delivery methods identified in Part 2 above? ☐Yes / ☐No  
Explain: Either not applicable or provide short explanation

The following project delivery methods can be considered for this project:

Project Delivery Method	Yes	No
Design, Bid, Build	<input type="checkbox"/>	<input type="checkbox"/>
General Contractor/Construction Manager	<input type="checkbox"/>	<input type="checkbox"/>
Heavy Civil General Contractor/Construction Manager	<input type="checkbox"/>	<input type="checkbox"/>
Progressive Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Traditional Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Bridging Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Building Engineering Systems	<input type="checkbox"/>	<input type="checkbox"/>
Job Order Contracting (JOC)	<input type="checkbox"/>	<input type="checkbox"/>
Cooperative Purchasing	<input type="checkbox"/>	<input type="checkbox"/>
Small Works Roster under 300k per School Policy	<input type="checkbox"/>	<input type="checkbox"/>

Based upon the information provided in Part 1 and other project details identify the advantages and disadvantages for each project delivery method considered in the attached table. The assessment should at a minimum consider the following criteria:

- Project Schedule - consideration of critical milestones and construction phasing.
- Project Costs - consideration of competitive bidding, additional alternative delivery contractor costs, change order costs, and other risk costs.
- Project Scope / Quality - consideration of level of scope definition, qualifications as part of contractor selection process, constructability and value engineering during design.
- Stakeholder Approval / Decisions - consideration of ownership of design process, stakeholder involvement and approvals.
- School Operations - consideration of operational impacts or limitations during construction.
- Project Risks - consideration of identified project risks and their impact on the project delivery methods.

**Recommendation:**

Summarize the recommendation

Meeting Participants (Departments): ESD (CPO), ESD (EDBF),

Date of Meeting:

Document Review and Approval (Departments): ESD (SB)

Date of School Board Meeting:

## Attachment 2: Experience Qualifications and Construction History

### 2. Project Delivery Knowledge and Experience

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

The Edmonds School District continues to refine its processes as described in the original application to

(a) determine that use of alternative delivery such as GCCM and/or DB is appropriate for a proposed project, and to

(b) approve such determinations.

Further, the District has applied lessons learned from each project and from other owners in improving its approach (See Appendix 1). The District is familiar with the University of Washington Delivery Strategy Matrix and Port of Seattle Delivery Check list and related documents, and uses these as a guide. All leadership personnel in the School District's Capital Projects Office have completed the Washington AGC's course on GC/CM (See attachment 3.A – Staff Experience Chart).

Attachment 2 - Matrix of Alternative Delivery projects since May 25, 2017										
Project Name	Delivery Method	RCW 39.10.340 Criteria	Total Project Budget	Status	Project Start	Substantial Completion	Projected Construction cost	Actual Construction cost	Overruns, Schedule Delay, Disputes, Litigation	
1 Lynnwood Elementary School Replacement	GC/CM	1,3,4	\$42.2 M	Complete	Jul-17	Aug-18	\$34,600,000	\$31,700,818	None	
2 Madrona K-8 School Replacement	GC/CM	1,2,3,4	\$51.2 M	Complete	May-17	Dec-18	\$41,100,000	\$37,765,447	*Delay	
3 Mountlake Terrace Elementary School Replacement	GC/CM	1,3,4	\$38.5 M	Complete	Jul-17	Aug-18	\$31,600,000	\$28,607,538	None	
4 Spruce Elementary School Replacement Phase 1	GC/CM	1,2,3,4	\$27.5 M	Complete	Jul-18	Jul-19	\$19,500,000	\$17,747,537	None	
5 Spruce Elementary School Replacement Phase 2	GC/CM	1,3,4	\$42.2 M	Planned (Permit)	Jun-21	Jul-22	\$27.5M			
6 Oak Heights Elementary School Replacement	GC/CM	1,2,3,4	\$61.6 M	Planned (Pre-D)	Jun-22	Jul-23	\$40M			
7 New Elementary at Site 28	GC/CM	1,3,4	\$66 M	Planned (Pre-D)	Apr-21	Dec-22	\$42.9 M			
8 Innovative Learning Center	GC/CM	1,2,3,4	\$47 M	Planned (Pre-D)	Jun-21	Nov-22	\$30.5 M			
9 Beverly Elementary	TBD	TBD	\$65 M	TBD	TBD	TBD	\$42.3 M			
10 New Middle School at Former Alderwood	TBD	TBD	\$130.5 M	TBD	TBD	TBD	\$84.8 M			
11 College Place Middle School Replacement	TBD	TBD	\$130.5 M	TBD	TBD	TBD	\$84.8 M			

*\*Delay due to dispute with water and sewer service district and a \$550K budget increase*

	Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Role during Project Phases				Role Start	Role Finish*
						Planning	Design	Construction	Close-out		
1	Carin Chase-2015	School Board Directors (The number in parentheses in the role column indicates how many of the current Board were involved in that phase)	Alderwood Middle School Replacement	64.3M	GC/CM	SB (2)	SB (2)	SB (4)	SB (4)	Nov-13	Dec-17
	Ann McMurray-2005		Lynndale Elementary School Replacement	35.2M	GC/CM	SB (2)	SB (2)	SB (4)	SB (4)	Nov-13	Dec-17
	Gary Noble-2003		Maintenance & Transportation Facility	31M	GC/CM	SB (2)	SB (2)	SB (4)	SB (4)	Nov-13	Aug-17
	Nancy Katims-2019 (New since last re-certification)		Madrona K-8 School Replacement	51.2M	GC/CM	SB (3)	SB (3)	SB (4)	SB (5)	Sep-15	On-going
	Deborah Kilgore-2017 (new since last Re-certification)		Lynnwood Elementary School Replacement	42.2M	GC/CM	SB (3)	SB (3)	SB (4)	SB (5)	Sep-15	On-going
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	SB (3)	SB (3)	SB (4)	SB (5)	Sep-15	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM	SB (3)	SB (3)	SB (4)	SB (5)	Jul-16	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	SB (5)	SB (5)			Jul-16	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	SB (5)				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	SB (5)				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	SB (5)				Jan-20	On-going
2	Dr. Kris McDuffy	Superintendent	Alderwood Middle School Replacement	64.3M	GC/CM			S	S	Jul-16	Dec-17
	Will be replaced July 1, 2020 by Dr. Balderas from Eugene School District with CM/GC experience	Lynndale Elementary School Replacement	35.2M	GC/CM				S	S	Jul-16	Dec-17
		Madrona K-8 School Replacement	51.2M	GC/CM		S	S	S	Jul-16	On-going	
		Lynnwood Elementary School Replacement	42.2M	GC/CM		S	S	S	Jul-16	On-going	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM		S	S	S	Jul-16	On-going	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	S	S	S	S	Jul-16	On-going	
		Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	S	S			Jul-16	On-going	
		Oak Heights Elementary School Replacement	61.6M	GC/CM	S				Jan-20	On-going	
		Site 28 New Elementary School	66M	GC/CM	S				Jan-20	On-going	
		Innovative Learning Center	47M	GC/CM	S				Jan-20	On-going	
3		Lydia Sellie	Executive Director, Business & Finance (New since last re-certification - Previously with Northshore School District)	Madrona K-8 School Replacement	51.2M	GC/CM				ED	Feb-19
		Lynnwood Elementary School Replacement	42.2M	GC/CM				ED	Feb-19	On-going	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM				ED	Feb-19	On-going	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM			ED	ED	Feb-19	On-going	
		Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	ED	ED			Feb-19	On-going	
		Oak Heights Elementary School Replacement	61.6M	GC/CM	ED				Jan-20	On-going	
		Site 28 New Elementary School	66M	GC/CM	ED				Jan-20	On-going	
		Innovative Learning Center	47M	GC/CM	ED				Jan-20	On-going	
4	Matthew Finch	Maintenance and Operations Director (New role since last re-certification)	Madrona K-8 School Replacement	51.2M	GC/CM				M&OD	Mar-14	On-going
		Lynnwood Elementary School Replacement	42.2M	GC/CM	PM	PM	PM	M&OD	Mar-14	On-going	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	PM	PM	PM	M&OD	Mar-14	On-going	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	PM	PM	M&OD	M&OD	Jul-16	On-going	

Role during Project Phases

	Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Role during Project Phases				Role Start	Role Finish*
						Planning	Design	Construction	Close-out		
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	M&OD	M&OD			Jan-20	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	M&OD				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	M&OD				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	M&OD				Jan-20	On-going
5	Edward Peters, ALEP	Capital Project Director	Alderwood Middle School Replacement	64.3M	GC/CM	CPD	CPD	CPD	CPD	Nov-13	Dec-17
			Lynndale Elementary School Replacement	35.2M	GC/CM	CPD	CPD	CPD	CPD	Nov-13	Dec-17
			Maintenance & Transportation Facility	31M	GC/CM	CPD	CPD	CPD	CPD	Nov-13	Aug-17
			Madrona K-8 School Replacement	51.2M	GC/CM	CPD	CPD	CPD	CPD	Sep-15	On-going
			Lynnwood Elementary School Replacement	42.2M	GC/CM	CPD	CPD	CPD	CPD	Sep-15	On-going
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	CPD	CPD	CPD	CPD	Sep-15	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM	CPD	CPD	CPD	CPD	Jul-16	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	CPD	CPD			Jul-16	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	CPD				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	CPD				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	CPD				Jan-20	On-going
6	Nick Chou	Design & Construction Manager	Maintenance & Transportation Facility	31M	GC/CM	PM	PM	PM	PM	Nov-13	Aug-17
			Lynnwood Elementary School Replacement	42.2M	GC/CM				PM	Sep-15	Dec-18
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM				PM	Sep-15	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	PM				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	PM				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	PM				Jan-20	On-going
7	Taine Wilton, AIA, LEED AP	Design & Construction Manager	Alderwood Middle School Replacement	64.3M	GC/CM	PM	PM	PM	PM	Mar-14	On-going
			Lynndale Elementary School Replacement	35.2M	GC/CM	PM	PM	PM	PM	Mar-14	On-going
			Madrona K-8 School Replacement	51.2M	GC/CM	PM	PM	PM	PM	Mar-14	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM			PM	PM	Jul-16	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	PM	PM			Jul-16	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	PM				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	PM				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	PM				Jan-20	On-going
8	Laura Bowers	Construction Coordinator	Lynnwood Elementary School Replacement	42.2M	GC/CM	CC	CC	CC	CC	Apr-15	On-going
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	CC	CC	CC	CC	Apr-15	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM	CC	CC	CC	CC	Jul-16	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	CC	CC			Jul-16	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	CC				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	CC				Jan-20	On-going

Role during Project Phases

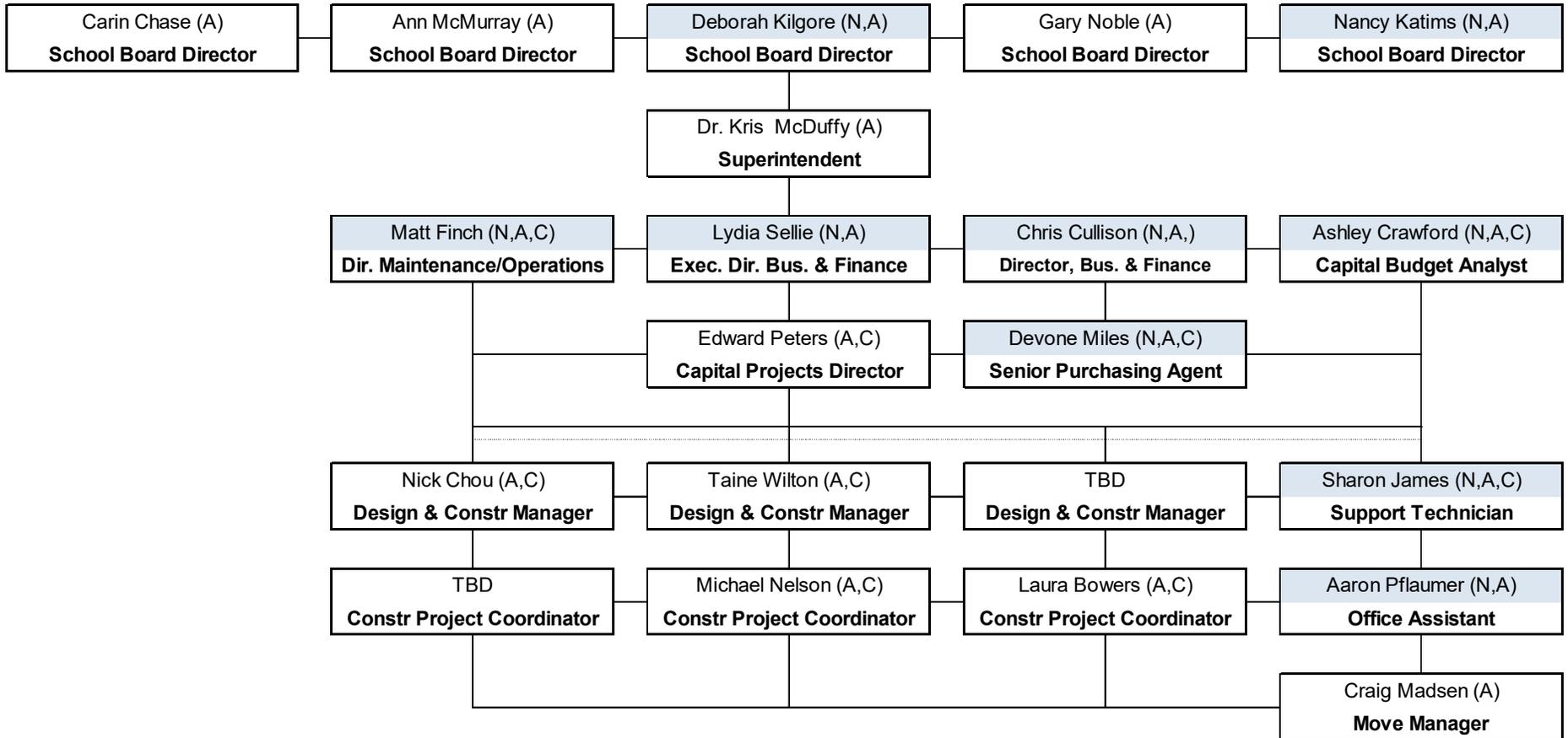
	Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Role during Project Phases				Role Start	Role Finish*
						Planning	Design	Construction	Close-out		
			Innovative Learning Center	47M	GC/CM	CC				Jan-20	On-going
9	Michael Nelson	Construction Coordinator	Alderwood Middle School Replacement	64.3M	GC/CM	CC	CC	CC	CC	Apr-15	On-going
			Lynndale Elementary School Replacement	35.2M	GC/CM	CC	CC	CC	CC	Apr-15	On-going
			Madrona K-8 School Replacement	51.2M	GC/CM	CC	CC	CC	CC	Apr-15	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM				CC	Jul-16	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	CC	CC			Jul-16	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	CC				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	CC				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	CC				Jan-20	On-going
11	Sharon James (New since last re-certification)	Support Technician	Alderwood Middle School Replacement	64.3M	GC/CM				ST	May-17	Dec-17
			Lynndale Elementary School Replacement	35.2M	GC/CM				ST	May-17	Dec-17
			Madrona K-8 School Replacement	51.2M	GC/CM			ST	ST	May-17	On-going
			Lynnwood Elementary School Replacement	42.2M	GC/CM			ST	ST	May-17	On-going
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM			ST	ST	May-17	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM		ST	ST	ST	May-17	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	ST	ST			May-17	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	ST				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	ST				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	ST				Jan-20	On-going
12	Aaron Pflaumer (New since last re-certification)	Capital Projects Office Assistant	Alderwood Middle School Replacement	64.3M	GC/CM				OA	May-18	Dec-17
			Lynndale Elementary School Replacement	35.2M	GC/CM				OA	May-18	Dec-17
			Madrona K-8 School Replacement	51.2M	GC/CM			OA	OA	May-18	On-going
			Lynnwood Elementary School Replacement	42.2M	GC/CM			OA	OA	May-18	On-going
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM			OA	OA	May-18	On-going
			Spruce Elementary School Replacement Phase I	27.5M	GC/CM			OA	OA	May-18	On-going
			Spruce Elementary School Replacement Phase 2	42.2M	GC/CM		OA			May-18	On-going
			Oak Heights Elementary School Replacement	61.6M	GC/CM	OA				Jan-20	On-going
			Site 28 New Elementary School	66M	GC/CM	OA				Jan-20	On-going
			Innovative Learning Center	47M	GC/CM	OA				Jan-20	On-going
13	Devone Miles (New role since last recertification)	Senior Purchasing Agent	Alderwood Middle School Replacement	64.3M	GC/CM	ST	ST	ST	SPA	Nov-13	Dec-17
			Lynndale Elementary School Replacement	35.2M	GC/CM	ST	ST	ST	SPA	Nov-13	Dec-17
			Maintenance & Transportation Facility	31M	GC/CM	ST	ST	ST	ST	Nov-13	Aug-17
			Madrona K-8 School Replacement	51.2M	GC/CM	ST	ST	SPA	SPA	Sep-15	On-going
			Lynnwood Elementary School Replacement	42.2M	GC/CM	ST	ST	SPA	SPA	Sep-15	On-going
			Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	ST	ST	SPA	SPA	Sep-15	On-going

Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Role during Project Phases					Role Start	Role Finish*
					Planning	Design	Construction	Close-out			
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	ST	SPA	SPA	SPA	Jul-16	On-going	
		Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	SPA	SPA			Jul-16	On-going	
		Oak Heights Elementary School Replacement	61.6M	GC/CM	SPA				Jan-20	On-going	
		Site 28 New Elementary School	66M	GC/CM	SPA				Jan-20	On-going	
		Innovative Learning Center	47M	GC/CM	SPA				Jan-20	On-going	
14 Ashley Crawford (New Role since last re-certification)	Budget Analyst	Alderwood Middle School Replacement	64.3M	GC/CM	OA	OA	OA	BA	Oct-14	Dec-17	
		Lynndale Elementary School Replacement	35.2M	GC/CM	OA	OA	OA	BA	Oct-14	Dec-17	
		Maintenance & Transportation Facility	31M	GC/CM	OA	OA	OA	OA	Oct-14	Aug-17	
		Madrona K-8 School Replacement	51.2M	GC/CM	OA	OA	BA	BA	Sep-15	On-going	
		Lynnwood Elementary School Replacement	42.2M	GC/CM	OA	OA	BA	BA	Sep-15	On-going	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	OA	OA	BA	BA	Sep-15	On-going	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	OA	BA	BA	BA	Jul-16	On-going	
		Spruce Elementary School Replacement Phase 2	42.2M	GC/CM	BA	BA			Jul-16	On-going	
		Oak Heights Elementary School Replacement	61.6M	GC/CM	BA				Jan-20	On-going	
		Site 28 New Elementary School	66M	GC/CM	BA				Jan-20	On-going	
		Innovative Learning Center	47M	GC/CM	BA				Jan-20	On-going	

Legend:  
**SB** - School Board Director, **S** - Superintendent, **ED** - Executive Director, Business & Operations, **M&OD** - Maintenance and Operations Director, **CPD** - Capital Projects Director, **PM** - Project Manager, **CC** - Construction Coordinator,  
**ST** - Support Technician, **OA** - Office Assistant, **SPA** - Senior Purchasing Agent, **BA**- Budget Analyst  
**\*Includes 1 year warranty period**

**Attachment 3.B**

**Edmonds School District**  
 GC/CM Public Body - Organizational Structure  
 with changes since previous Certification



Legend

- N New to Position or Organization since previous certification
- A Additional GC/CM experience since previous certification
- C Completed AGC GC/CM Course

## Attachment 5

### 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]*

**Attachment 5** - Matrix of awarded projects since July 1, 2017 having a value greater than \$5 million

Project Name	Project Number	Total Project Budget	Delivery Method	Project Entered	Project Complete
1 Edmonds Woodway High School Fields Replacement	1326	\$7.8M	D-B-B	No*	Yes
2 Old Maintenance and Transportation Site Remediation	1027	\$6.5M	D-B-B	No*	Yes
3 Spruce Elementary School Replacement Phase 2	1051	\$42.2 M	GC/CM	No*	No
4 Oak Heights Elementary School Replacement	1030	\$61.6 M	GC/CM	No*	No
5 New Elementary at Site 28	1028	\$66 M	GC/CM	No*	No
6 Innovative Learning Center	1029	\$47 M	GC/CM	No*	No
7 Beverly Elementary School Replacement	TBD	\$65.0 M.	TBD	No*	No
8 College Place Middle School Replacement	TBD	\$130.5 M.	TBD	No*	No
9 New Middle School at FAM site	TBD	\$130.5 M.	TBD	No*	No

\*Please Note the online Project Data Collection survey was suspended, so no entries have been added.

**Attachment 6.A**

**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.

<b>Subcontracting Plan</b>									
<b>Name</b>	<b>GC/CM projects</b>	<b>Project Size (\$)</b>	<b>Project Type</b>	<b>Maximum Allowable Construction Cost</b>	<b>Total Self Perform Amount</b>	<b>Total Subcontract Amount</b>	<b>% Self Perform</b>	<b>Compliance with 39.10.400</b>	
1	Absher	Maintenance and Transportation	31M	GC/CM	\$20,708,053	\$2,853,187	\$16,566,029	13.78%	Yes
2	Skanska	Alderwood Middle School Replacement	64.3M	GC/CM	\$46,131,787	\$10,835,927	\$32,645,515	23.49%	Yes
3	BNBuilders	Lynndale Elementary School Replacement	35.2M	GC/CM	\$24,192,931	\$6,502,450	\$15,451,439	26.88%	Yes
		Lynnwood Elementary School Replacement	42.2M	GC/CM	\$28,034,903	\$7,105,491	\$18,950,692	25.35%	Yes
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	\$25,713,537	\$6,814,217	\$17,052,601	26.50%	Yes
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	\$16,128,902	\$4,552,934	\$9,258,464	28.23%	Yes
4	Forma Construction	Madrona K-8 School Replacement	51.2M	GC/CM	\$33,797,440	\$8,896,639	\$23,161,124	26.32%	Yes

RCW 39.10.400 Maximum Self Perform = thirty percent of the negotiated maximum allowable construction cost,

CONTINUATION SHEET

Edmonds Maintenance & Transportation Facility  
APPLICATION & CERTIFICATION FOR PAYMENT

APPLICATION NO: 2  
APPLICATION DATE: 6/3/2015  
PERIOD TO: 6/30/2015  
PROJECT NO: 534

A Line NO.	B DESCRIPTION	C ORIGINAL SCHEDULED VALUE	C.1		C.3 CURRENT SCHEDULED VALUE (C + C.1 + C.2)	D		E WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C.3 - G)	I RETAINAGE as applies	Ia RETAINAGE this period	
			BUDGET ADJUSTMENTS			WORK COMPLETED								
			Design Scope Adjustment			FROM PREVIOUS APPLICATION	THIS PERIOD							
5.0	BP 3.00 Structural and Site Concrete	1,633,108.00	246,527.00		1,879,635.00	161,694.00	102,421.00			264,115.00	14%	1,615,520.00	13,205.75	5,121.05
10.0	BP 4.00 Masonry	94,800.00	0.00		94,800.00	0.00	0.00			0.00	0%	94,800.00	0.00	0.00
15.0	BP 5.00 Structural and Misc. Steel	948,864.00	0.00		948,864.00	0.00	20,900.00			20,900.00	2%	927,964.00	1,045.00	1,045.00
20.0	BP 5.10 Structural Steel Erection	383,557.00	0.00		383,557.00	0.00	0.00			0.00	0%	383,557.00	0.00	0.00
25.0	BP 5.20 Steel Joist & Deck Supply	250,902.00	0.00		250,902.00	0.00	0.00			0.00	0%	250,902.00	0.00	0.00
30.0	BP 6.10 Casework & Finish Carpentry	84,792.00	0.00		84,792.00	0.00	0.00			0.00	0%	84,792.00	0.00	0.00
35.0	BP 7.10 Insulation	39,600.00	0.00		39,600.00	0.00	0.00			0.00	0%	39,600.00	0.00	0.00
40.0	BP 7.20 Roofing	549,800.00	0.00		549,800.00	0.00	0.00			0.00	0%	549,800.00	0.00	0.00
45.0	BP 7.30 Sheetmetal Flashing and Trim	569,500.00	0.00		569,500.00	0.00	0.00			0.00	0%	569,500.00	0.00	0.00
50.0	BP 8.00 Doors, Frames, and Hardware Sup	209,000.00	0.00		209,000.00	0.00	0.00			0.00	0%	209,000.00	0.00	0.00
55.0	BP 8.20 Coiling Doors	127,156.00	0.00		127,156.00	0.00	0.00			0.00	0%	127,156.00	0.00	0.00
60.0	BP 8.30 Glass & Glazing	220,000.00	0.00		220,000.00	0.00	0.00			0.00	0%	220,000.00	0.00	0.00
65.0	BP 9.00 GWB & Steel Stud	600,200.00	0.00		600,200.00	0.00	0.00			0.00	0%	600,200.00	0.00	0.00
70.0	BP 9.10 Flooring	132,180.00	0.00		132,180.00	0.00	0.00			0.00	0%	132,180.00	0.00	0.00
75.0	BP 9.20 Acoustical Ceilings	73,755.00	0.00		73,755.00	0.00	0.00			0.00	0%	73,755.00	0.00	0.00
80.0	BP 9.90 Painting	324,360.00	0.00		324,360.00	0.00	0.00			0.00	0%	324,360.00	0.00	0.00
85.0	BP 10.00 Misc. Metal and Rough Carpentry	184,896.00	0.00		184,896.00	0.00	0.00			0.00	0%	184,896.00	0.00	0.00
90.0	BP 10.10 Signage	16,475.00	0.00		16,475.00	0.00	0.00			0.00	0%	16,475.00	0.00	0.00
95.0	BP 10.30 Operable Partitions	15,440.00	0.00		15,440.00	0.00	0.00			0.00	0%	15,440.00	0.00	0.00
100.0	BP 10.50 Lockers	17,320.00	0.00		17,320.00	0.00	0.00			0.00	0%	17,320.00	0.00	0.00
105.0	BP 11.00 Equipment	955,159.00	0.00		955,159.00	0.00	0.00			0.00	0%	955,159.00	0.00	0.00
110.0	BP 11.10 Fall Arrest System	44,895.00	0.00		44,895.00	0.00	0.00			0.00	0%	44,895.00	0.00	0.00
115.0	BP 13.00 Pre-Engineered Metal Structures	590,828.00	0.00		590,828.00	0.00	0.00			0.00	0%	590,828.00	0.00	0.00
120.0	BP 14.00 Elevators	162,032.00	0.00		162,032.00	0.00	0.00			0.00	0%	162,032.00	0.00	0.00
125.0	BP 21.00 Fire Suppression	249,950.00	0.00		249,950.00	0.00	0.00			0.00	0%	249,950.00	0.00	0.00
130.0	BP 23.00 HVAC & Plumbing	4,086,000.00	0.00		4,086,000.00	0.00	50,944.00			50,944.00	1%	4,035,056.00	2,547.20	2,547.20
135.0	BP 26.00 Electrical	2,576,922.00	0.00		2,576,922.00	55,456.47	48,102.96			103,559.43	4%	2,473,362.57	5,177.97	2,405.15
140.0	BP 31.00 Earthwork & Utilities	2,440,620.00	0.00		2,440,620.00	0.00	496,976.00			496,976.00	20%	1,943,644.00	24,848.80	24,848.80
145.0	BP 32.00 Asphalt Paving	889,625.00	0.00		889,625.00	0.00	0.00			0.00	0%	889,625.00	0.00	0.00
150.0	BP 32.10 Pavement Markings	123,180.00	0.00		123,180.00	0.00	0.00			0.00	0%	123,180.00	0.00	0.00
155.0	BP 32.30 Lanscaping & Irrigation	390,100.00	0.00		390,100.00	0.00	0.00			0.00	0%	390,100.00	0.00	0.00
160.0	BP 32.40 Fencing	139,569.00	0.00		139,569.00	0.00	0.00			0.00	0%	139,569.00	0.00	0.00
165.0	Allowance #1 - PEMB Foundation Allowanc	80,000.00	0.00		80,000.00	0.00	0.00			0.00	0%	80,000.00	0.00	0.00
170.0	Allowance #2 - Propane Slab Design/Const	10,000.00	0.00		10,000.00	0.00	0.00			0.00	0%	10,000.00	0.00	0.00
175.0	Allowance #3 - 1 HR rating pre-eng storage	28,566.00	0.00		28,566.00	0.00	0.00			0.00	0%	28,566.00	0.00	0.00
180.0	Allowance #4 - Bollards at egress doors buyout	9,000.00	0.00		9,000.00	0.00	0.00			0.00	0%	9,000.00	0.00	0.00
		167,065.00	(246,527.00)		(79,462.00)	0.00	0.00			0.00	0%	(79,462.00)	0.00	0.00
	<b>Total Sub Bid Packages inc Alts</b>	<b>19,419,216.00</b>	<b>0.00</b>		<b>19,419,216.00</b>	<b>217,150.47</b>	<b>719,343.96</b>			<b>936,494.43</b>	<b>5%</b>	<b>18,482,721.57</b>	<b>46,824.72</b>	<b>35,967.20</b>
195.0	Insurance   Bonds	324,710.00	0.00		324,710.00	213,532.00	0.00			213,532.00	66%	111,178.00	10,676.60	0.00
	<b>Sub Bid Pack + Ins + Bond</b>	<b>19,743,926.00</b>	<b>0.00</b>		<b>19,743,926.00</b>	<b>430,682.47</b>	<b>719,343.96</b>			<b>1,150,026.43</b>	<b>6%</b>	<b>18,593,899.57</b>	<b>57,501.32</b>	<b>35,967.20</b>
200.0	Mobilization (spec GC's)	50,000.00	0.00		50,000.00	50,000.00	0.00			50,000.00	100%	0.00	2,500.00	0.00
195.0	Specified General Conditions	430,000.00	0.00		430,000.00	23,000.00	40,700.00			63,700.00	15%	366,300.00	3,185.00	2,035.00
190.0	Negotiated Support Services (NSS)	484,127.00	0.00		484,127.00	0.00	39,387.26			39,387.26	8%	444,739.74	1,969.36	1,969.36

**CONTINUATION SHEET**

**Edmonds Maintenance & Transportation Facility**  
APPLICATION & CERTIFICATION FOR PAYMENT

APPLICATION NO: **2**  
APPLICATION DATE: **6/3/2015**  
PERIOD TO: **6/30/2015**  
PROJECT NO: **534**

A Line NO.	B DESCRIPTION	C ORIGINAL SCHEDULED VALUE	C.1 BUDGET ADJUSTMENTS		C.3 CURRENT SCHEDULED VALUE (C + C.1 + C.2)	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C.3 - G)	I RETAINAGE as applies	Ia RETAINAGE this period
			Design Scope Adjustment	E THIS PERIOD		D FROM PREVIOUS APPLICATION (D + E)	%					
<b>Cost of Work / MACC</b>		<b>20,708,053.00</b>	<b>0.00</b>	<b>20,708,053.00</b>	<b>503,682.47</b>	<b>799,431.22</b>	<b>1,303,113.69</b>	<b>6%</b>	<b>19,404,939.31</b>	<b>65,155.68</b>	<b>39,971.56</b>	
185.0	Construction Contingency Account (CCA)	1,011,403.00	0.00	1,011,403.00	0.00	0.00	0.00	0%	1,011,403.00	0.00	0.00	
200.0	Contractor's Fee @ 2.75%	569,471.00	0.00	569,471.00	13,851.27	21,984.36	35,835.63	6%	533,635.37	1,791.78	1,099.22	
<b>GMP (Base Contract)</b>		<b>22,288,927.00</b>	<b>0.00</b>	<b>22,288,927.00</b>	<b>517,533.74</b>	<b>821,415.58</b>	<b>0.00</b>	<b>1,338,949.32</b>	<b>6%</b>	<b>20,949,977.68</b>	<b>66,947.47</b>	<b>41,070.78</b>
<b>Change Orders</b>												
	Change Order #01	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #02	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #03	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #04	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #05	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #06	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #07	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #08	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #09	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	Change Order #10	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	
	<b>Change Order Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL</b>		<b>22,288,927.00</b>	<b>0.00</b>	<b>22,288,927.00</b>	<b>517,533.74</b>	<b>821,415.58</b>	<b>0.00</b>	<b>1,338,949.32</b>	<b>0%</b>	<b>20,949,977.68</b>	<b>66,947.47</b>	<b>41,070.78</b>
					LESS Retention Held	\$ 25,876.69	(41,070.78)					
					PLUS Retention Released		0.00					
					PLUS WSST @ 9.5%	\$ 49,165.71	78,034.48					
					<b>TOTAL THIS BILLING</b>	<b>\$ 540,822.76</b>	<b>858,379.28</b>					

Architect Signature \_\_\_\_\_

Owner Signature \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply

PERIOD FROM: 10/1/2015

PERIOD TO: 10/31/2015

PROJECT NO: 4214067-000

A ITEM NO	B DESCRIPTION OF WORK	Subcontractor	C AMENDMENT #1	C1 AMENDMENT #2	INTERNAL REVISIONS / CONFORMANCE	E REVISED SCHEDULED VALUE	G WORK COMPLETED		I (G+H) TOTAL COMPLETE TO DATE	J(I/C) % COMP	K(C-I) BALANCE TO FINISH	L RETAINAGE TO DATE	M RETAINAGE THIS PERIOD	N(I-L) NET AMOUNT BILLED TO DATE
							PREVIOUS APPLICATIONS	THIS APPLICATION						
	Site Works & Utilities	Interwest	4,723,000.00	0.00	213,857.00	4,936,857.00	2,325,588.00	980,602.00	3,306,190.00	66.97%	1,630,667.00	0.00	0.00	3,306,190.00
	Asphaltic Paving	Lakeside Industries	652,710.00	132,690.00	0.00	785,400.00	130,694.00	192,335.00	323,029.00	41.13%	462,371.00	0.00	0.00	323,029.00
	Masonry	Keystone	1,439,152.00	0.00	0.00	1,439,152.00	15,371.00	105,207.36	120,578.36	8.38%	1,318,573.64	0.00	0.00	120,578.36
	Vertical Transportation	Thyssen Krupp	151,849.00	0.00	0.00	151,849.00	53,147.15	0.00	53,147.15	35.00%	98,701.85	0.00	0.00	53,147.15
	Fire Supression	Western States Fire	675,950.00	0.00	0.00	675,950.00	14,628.00	7,313.00	21,941.00	3.25%	654,009.00	0.00	0.00	21,941.00
	MCCM	Diamond B	465,111.00	6,248,536.00	0.00	6,713,647.00	227,832.00	104,692.00	332,524.00	4.95%	6,381,123.00	0.00	0.00	332,524.00
	ECCM	Veca	415,484.00	4,506,605.00	449,271.00	5,371,360.00	190,512.51	181,073.58	371,586.09	6.92%	4,999,773.91	0.00	0.00	371,586.09
	Structures	Skanska-BP 03010	250,000.00	7,095,000.00	-62,207.00	7,282,793.00	454,620.00	1,879,898.00	2,334,518.00	32.06%	4,948,275.00	0.00	0.00	2,334,518.00
	Siding	Northshore	0.00	2,008,000.00	0.00	2,008,000.00	0.00	0.00	0.00	0.00%	2,008,000.00	0.00	0.00	0.00
	Roofing & Waterproofing	Queen City	0.00	1,033,200.00	0.00	1,033,200.00	0.00	12,964.00	12,964.00	1.25%	1,020,236.00	0.00	0.00	12,964.00
	Glass and Glazing	Eastside Glass & Glazing	0.00	1,549,740.00	0.00	1,549,740.00	0.00	0.00	0.00	0.00%	1,549,740.00	0.00	0.00	0.00
	Drywallk, Gauge Metal Framings, Ceilings	PCI	0.00	3,315,826.00	0.00	3,315,826.00	0.00	0.00	0.00	0.00%	3,315,826.00	0.00	0.00	0.00
	Landscape & Irrigation	A-1	0.00	1,537,618.00	0.00	1,537,618.00	180,565.00	205,823.00	386,388.00	25.13%	1,151,230.00	0.00	0.00	386,388.00
	Rough Carpentry & Interior Specialties	Skanska-BP 06020	0.00	1,309,000.00	0.00	1,309,000.00	0.00	0.00	0.00	0.00%	1,309,000.00	0.00	0.00	0.00
	Casework & Finish Carpentry	Westmark	0.00	1,391,070.00	0.00	1,391,070.00	0.00	0.00	0.00	0.00%	1,391,070.00	0.00	0.00	0.00
	Flooring-Carpeting Only	C.H. Beresford	0.00	188,300.00	0.00	188,300.00	0.00	0.00	0.00	0.00%	188,300.00	0.00	0.00	0.00
	Flooring-Resilient Only	tbd	0.00	380,506.00	0.00	380,506.00	0.00	0.00	0.00	0.00%	380,506.00	0.00	0.00	0.00
	Painting & Wall Coverings	Todd Robinson	0.00	467,669.00	0.00	467,669.00	0.00	0.00	0.00	0.00%	467,669.00	0.00	0.00	0.00
	Site Concrete & Exterior Specialties	Skanska-BP 02110	0.00	2,244,134.00	0.00	2,244,134.00	34,917.00	4,376.00	39,293.00	1.75%	2,204,841.00	0.00	0.00	39,293.00
	Ceramic Tile	tbd	0.00	111,783.00	0.00	111,783.00	0.00	0.00	0.00	0.00%	111,783.00	0.00	0.00	0.00
	Gymnasium Flooring	Western Hardwood	0.00	103,523.00	0.00	103,523.00	0.00	0.00	0.00	0.00%	103,523.00	0.00	0.00	0.00
	Lockers	NW School Equipment	0.00	153,404.00	0.00	153,404.00	0.00	0.00	0.00	0.00%	153,404.00	0.00	0.00	0.00
	Doors & Hardware	ISEC	0.00	580,061.00	0.00	580,061.00	0.00	0.00	0.00	0.00%	580,061.00	0.00	0.00	0.00
	Food Service Equipment	Smith & Greene	0.00	251,137.00	0.00	251,137.00	0.00	0.00	0.00	0.00%	251,137.00	0.00	0.00	0.00
	Telescoping Bleachers	Nor-Pac	0.00	84,259.00	0.00	84,259.00	0.00	0.00	0.00	0.00%	84,259.00	0.00	0.00	0.00
	Cyclorama @ Commons-Allowance	tbd	0.00	16,125.00	0.00	16,125.00	0.00	0.00	0.00	0.00%	16,125.00	0.00	0.00	0.00
	Approved Alternates	calc'd above by subcontractor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00
			0.00		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00
	<b>Sub Bid Package Subtotal</b>		<b>8,773,256.00</b>	<b>34,708,186.00</b>	<b>600,921.00</b>	<b>44,082,363.00</b>	<b>3,627,874.66</b>	<b>3,674,283.94</b>	<b>7,302,158.60</b>	<b>16.56%</b>	<b>36,780,204.40</b>	<b>0.00</b>	<b>0.00</b>	<b>7,302,158.60</b>
	Negotiated Support Services		240,783.00	708,858.00	0.00	949,641.00	56,247.13	71,827.37	128,074.50	13.49%	821,566.50	0.00	0.00	128,074.50
	Specified General Conditions		167,118.00	813,882.00	0.00	981,000.00	230,418.00	61,363.00	291,781.00	29.74%	689,219.00	0.00	0.00	291,781.00
	General Liability Insurance		86,194.00	335,048.00	4,176.00	425,418.00	37,006.44	33,869.98	70,876.43	16.66%	354,541.57	0.00	0.00	70,876.43
	Payment & Performance Bonds		61,071.00	237,391.00	2,809.00	301,271.00	259,824.00	12,394.00	272,218.00	90.36%	29,053.00	0.00	0.00	272,218.00
	Builders Risk (GMP #1)		26,400.00	-26,400.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00
	<b>MACC</b>		<b>9,354,822.00</b>	<b>36,776,965.00</b>	<b>607,906.00</b>	<b>46,739,693.00</b>	<b>4,211,370.23</b>	<b>3,853,738.29</b>	<b>8,065,108.53</b>	<b>17.26%</b>	<b>38,674,584.47</b>	<b>0.00</b>	<b>0.00</b>	<b>8,065,108.53</b>
	MACC Contingency 5%		467,741.00	1,338,231.00	-136,872.00	1,669,100.00	0.00	0.00	0.00	0.00%	1,669,100.00	0.00	0.00	0.00
	<b>MACC SUBTOTAL</b>		<b>9,822,563.00</b>	<b>38,115,196.00</b>	<b>471,034.00</b>	<b>48,408,793.00</b>	<b>4,211,370.23</b>	<b>3,853,738.29</b>	<b>8,065,108.53</b>	<b>16.66%</b>	<b>40,343,684.47</b>	<b>0.00</b>	<b>0.00</b>	<b>8,065,108.53</b>
	Contractor's Fee (Includes B&O Tax)		318,064.00	1,295,916.00	16,015.00	1,629,995.00	141,789.43	129,774.60	271,564.02	16.66%	1,358,430.98	0.00	0.00	271,564.02
	<b>Project Total</b>		<b>10,140,627.00</b>	<b>39,411,112.00</b>	<b>487,049.00</b>	<b>50,038,788.00</b>	<b>4,353,159.66</b>	<b>3,983,512.89</b>	<b>8,336,672.55</b>	<b>16.66%</b>	<b>41,702,115.45</b>	<b>0.00</b>	<b>0.00</b>	<b>8,336,672.55</b>

<b>CONTRACT TOTAL</b>			<b>10,140,627.00</b>	<b>39,411,112.00</b>		<b>50,038,788.00</b>	<b>4,353,159.66</b>	<b>3,983,512.89</b>	<b>8,336,672.55</b>	<b>13.85%</b>	<b>41,702,115.45</b>	<b>0.00</b>	<b>0.00</b>	<b>8,336,672.55</b>
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Payment Period		1-Nov-15				to				31-Dec-15				5.00% RETAINAGE	
CHECK TOTAL		TOTAL				PREVIOUS			CURRENT			Remaining			
Item	Work Description	Current Value	TOTAL EARNED (gross)	TOTAL RETAINED	TOTAL EARNED (net)	%	PREVIOUS ARNED (gross)	PREVIOUS RETENTION	PREVIOUS EARNED (net)	THIS APPLICATION (gross)	CURRENT RETENTION	THIS APPLICATION (net)	Value	Invoice Retention	
<b>Lynndale Elementary Replacement - Demolition</b>															
<b>Phase 2 - Lynndale Elementary Demolition</b>															
	BP02.01 - Demolition	409800.00	409800.00	20490.00	389310.00	100%	0.00	0.00	0.00	409800.00	20490.00	389310.00	0.00	20490.00	
	<b>Direct Construction Costs</b>	<b>409800.00</b>	<b>409800.00</b>	<b>20490.00</b>	<b>389310.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>409800.00</b>	<b>20490.00</b>	<b>389310.00</b>	<b>0.00</b>	<b>20490.00</b>	
	Negotiated Support Services	149017.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Payment & Performance Bond	3715.00	3715.00	185.75	3529.25	100%	0.00	0.00	0.00	3715.00	185.75	3529.25	149017.00	0.00	
	General Liability Insurance	4272.00	4272.00	213.60	4058.40	100%	0.00	0.00	0.00	4272.00	213.60	4058.40	0.00	213.60	
	General Conditions	47903.00	47903.00	2395.15	45507.85	100%	0.00	0.00	0.00	47903.00	2395.15	45507.85	0.00	2395.15	
	<b>Maximum Allowable Construction Cost</b>	<b>204907.00</b>	<b>55890.00</b>	<b>2794.50</b>	<b>53095.50</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>55890.00</b>	<b>2794.50</b>	<b>53095.50</b>	<b>149017.00</b>	<b>2794.50</b>	
	Construction Contingency	18441.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	18441.00	0.00	
	FEE	12294.00	12294.00	614.70	11679.30	100%	0.00	0.00	0.00	12294.00	614.70	11679.30	0.00	614.70	
	<b>Guaranteed Maximum Price</b>	<b>30735.00</b>	<b>12294.00</b>	<b>614.70</b>	<b>11679.30</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12294.00</b>	<b>614.70</b>	<b>11679.30</b>	<b>18441.00</b>	<b>614.70</b>	
	Change Order									0.00	0.00	0.00	0.00	0.00	
<b>PROJECT TOTALS</b>		<b>645442.00</b>	<b>477984.00</b>	<b>23899.20</b>	<b>454084.80</b>	<b>74%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>477984.00</b>	<b>23899.20</b>	<b>454084.80</b>	<b>167458.00</b>	<b>23899.20</b>	

*retainage bond*

*retainage bond*

Payment Period		1-Dec-15				to				31-Dec-15				5.00% RETAINAGE	
CHECK TOTAL		TOTAL				PREVIOUS				CURRENT				Remaining	
Item	Work Description	Current Value	TOTAL EARNED (gross)	TOTAL RETAINED	TOTAL EARNED (net)	%	PREVIOUS EARNED (gross)	PREVIOUS RETENTION	PREVIOUS EARNED (net)	THIS APPLICATION (gross)	CURRENT RETENTION	THIS APPLICATION (net)	Value	Invoice Retention	
<b>Lynndale Elementary Replacement - Construction</b>															
	BP 03.01 - Structures	3119651.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	3119651.00	0.00	
	BP 03.02 - Site Concrete & Specialties	769500.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	769500.00	0.00	
	BP 06.01 - Rough Carp. & Specialties	972000.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	972000.00	0.00	
	BP 06.02 - Finish Carpentry	787200.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	787200.00	0.00	
	BP 07.02 - Siding & Flashing	2093500.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	2093500.00	0.00	
	BP 07.03 - Roofing	541139.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	541139.00	0.00	
	BP 08.01 - Doors, Frames & Hardware	725508.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	725508.00	0.00	
	BP 08.02 - Int. & Ext. Windows	739772.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	739772.00	0.00	
	BP 09.01 - GWB, Framing & Insulation	1584000.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	1584000.00	0.00	
	BP 09.02 - Ceilings	273743.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	273743.00	0.00	
	BP 09.03 - Flooring	678880.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	678880.00	0.00	
	BP 09.04 - Painting	182227.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	182227.00	0.00	
	BP 11.03 - Food Service Equipment	127300.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	127300.00	0.00	
	BP 14.01 - Elevators	128591.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	128591.00	0.00	
	BP 21.01 - Fire Sprinklers	336000.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	336000.00	0.00	
	BP 23.01 - HVAC & Plumbing	3762232.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	3762232.00	0.00	
	BP 26.01 - Electrical	2566100.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	2566100.00	0.00	
	BP 31.01 - Sitework & Utilities	1738700.00	69739.00	3486.95	66252.05	4%	0.00	0.00	0.00	69739.00	3486.95	66252.05	1668961.00	3486.95	
	BP 32.02 - Landscaping	441546.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	441546.00	0.00	
	BP 32.03 - Fencing	115250.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	115250.00	0.00	
	Allowance #01 - Document Reconciliation	125000.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	125000.00	0.00	
	Allowance #02 - Aesthetic Crack Repair	10500.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	10500.00	0.00	
	Allowance #03 - Moisture Mitigation	40000.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	40000.00	0.00	
	Allowance #04 - Comfortline Design	100000.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	100000.00	0.00	
	<b>Direct Construction Costs</b>	<b>21958339.00</b>	<b>69739.00</b>	<b>3486.95</b>	<b>66252.05</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>69739.00</b>	<b>3486.95</b>	<b>66252.05</b>	<b>21888600.00</b>	<b>3486.95</b>	
	Negotiated Support Services	967984.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	967984.00	0.00	
	Payment & Performance Bond	229263.00	229263.00	11463.15	217799.85	100%	0.00	0.00	0.00	229263.00	11463.15	217799.85	0.00	11463.15	
	General Liability Insurance	266289.00	266289.00	13314.45	252974.55	100%	0.00	0.00	0.00	266289.00	13314.45	252974.55	0.00	13314.45	
	General Conditions	566149.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	566149.00	0.00	
	<b>Maximum Allowable Construction Cost</b>	<b>23988024.00</b>	<b>565291.00</b>	<b>28264.55</b>	<b>537026.45</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>565291.00</b>	<b>28264.55</b>	<b>537026.45</b>	<b>23422733.00</b>	<b>28264.55</b>	
	Construction Contingency	839582.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	839582.00	0.00	
	FEE	479760.00	11305.82	565.29	10740.53	2%	0.00	0.00	0.00	11305.82	565.29	10740.53	468454.18	565.29	
	<b>Guaranteed Maximum Price</b>	<b>25307366.00</b>	<b>576596.82</b>	<b>28829.84</b>	<b>547766.98</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>576596.82</b>	<b>28829.84</b>	<b>547766.98</b>	<b>24730769.18</b>	<b>28829.84</b>	
	Change Orders	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Project Totals</b>	<b>25307366.00</b>	<b>576596.82</b>	<b>28829.84</b>	<b>547766.98</b>	<b>2%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>576596.82</b>	<b>28829.84</b>	<b>547766.98</b>	<b>24730769.18</b>	<b>28829.84</b>	

*Retainage bond*

PROJECT: LYNNWOOD & MOUNTLAKE TERRACE ELEMENTARIES  
OWNER: EDMONDS SCHOOL DISTRICT  
ARCHITECT: BASSETTI

ESTIMATE TYPE: Sub Plan  
ISSUE DATE: 5/15/2017

BID PACKAGE NUMBER	BID PACKAGE TITLE	B/N/B to BID (Y/N)	BNB VDC/BIM SUPPORT	BID PKG RELEASE NOTICE ISSUED	PRE BID CONFERENCE 1	PRE BID CONFERENCE 2	BID OPENING DATE	BID LOCATION (GC/CM or OWNER)	TOTAL BID PACKAGE ESTIMATE (LWE)	TOTAL BID PACKAGE ESTIMATE (MTE)	Lynnwood Elementary				Mountlake Terrace Elementary				BID PKG AWARDED (Y/N)	SUCCESSFUL TRADE CONTRACTOR	
											FINAL AS-BID PACKAGE AMOUNTS	POST BID UPDATES ACCEPTED	FINAL GMP	Variance	FINAL AS-BID PACKAGE AMOUNTS	POST BID UPDATES ACCEPTED	FINAL GMP	Variance			
<b>LYNNWOOD &amp; MOUNTLAKE ELEMENTARY BID PLAN</b>																					
BP 02.01	Demolition & Abatement	N	N	02/04/17	02/10/17	02/20/17	02/22/17	GC/CM	\$ 713,000	\$ 572,000	\$ 713,000	\$ (15,000)	\$ 698,000	\$ (15,000)	\$ 572,000	\$ (15,000)	\$ 557,000	\$ (15,000)	N	Pellco / Rhine	
BP 03.01	Structures	Y	Y	03/14/17	03/20/17	TBD	04/06/17	Owner	\$ 3,235,759	\$ 2,632,503	\$ 3,229,200	\$ (5,000)	\$ 3,224,200	\$ (11,559)	\$ 2,884,200	\$ (7,000)	\$ 2,877,200	\$ 244,697	N	BNBuilders	
BP 03.02	Site Concrete & Specialties	Y	N	04/07/17	04/13/17	TBD	05/04/17	Owner	\$ 707,439	\$ 769,044	\$ 844,900	\$ (2,000)	\$ 842,900	\$ 135,461	\$ 905,000	\$ (2,000)	\$ 903,000	\$ 133,956	N	BNBuilders	
BP 04.01	Masonry	N	N	03/27/17	03/30/17	TBD	04/13/17	Owner	\$ 220,585	\$ 135,656	\$ 350,000	\$ (21,525)	\$ 328,475	\$ 107,890	\$ 199,000	\$ (21,525)	\$ 177,475	\$ 41,819	N	R&D Masonry	
BP 06.01	Rough Carpentry	Y	Y	03/21/17	03/23/17	TBD	04/20/17	Owner	\$ 1,658,461	\$ 1,799,386	\$ 1,649,200	\$ (10,000)	\$ 1,639,200	\$ (19,261)	\$ 1,829,800	\$ (10,000)	\$ 1,829,800	\$ 30,414	N	BNBuilders	
BP 06.02	Finish Carpentry	Y	N	03/27/17	03/30/17	TBD	05/04/17	Owner	\$ 644,244	\$ 627,527	\$ 688,259	\$ (2,500)	\$ 685,759	\$ 41,515	\$ 578,962	\$ (2,500)	\$ 576,462	\$ (51,065)	N	Pacific Cabinets	
BP 07.01	Siding & Flashing	N	N	03/21/17	03/23/17	TBD	04/13/17	Owner	\$ 1,219,498	\$ 813,944	\$ 1,207,515	\$ (22,500)	\$ 1,185,015	\$ (34,483)	\$ 883,595	\$ (22,500)	\$ 861,095	\$ 47,151	N	Axiom	
BP 07.02	Roofing	N	N	03/21/17	03/23/17	TBD	04/20/17	Owner	\$ 964,744	\$ 670,800	\$ 913,000	\$ (5,000)	\$ 908,000	\$ (56,744)	\$ 756,451	\$ (5,000)	\$ 751,451	\$ 80,651	N	Axiom / Cobra	
BP 08.01	Doors & Hardware	Y	N	04/03/17	04/06/17	TBD	04/27/17	Owner	\$ 706,653	\$ 575,285	\$ 667,979	\$ 15,900	\$ 683,879	\$ (22,774)	\$ 562,100	\$ 15,900	\$ 578,000	\$ 2,715	N	BNBuilders	
BP 08.02	Glass & Glazing	N	N	03/21/17	03/23/17	TBD	04/06/17	Owner	\$ 665,999	\$ 403,653	\$ 862,000	\$ (20,000)	\$ 842,000	\$ 176,001	\$ 561,000	\$ (35,000)	\$ 526,000	\$ 122,347	N	Pacific Windows	
BP 09.01	GWB, Framing & Insulation	N	N	03/27/17	03/30/17	TBD	04/13/17	Owner	\$ 1,192,699	\$ 1,010,488	\$ 1,294,600	\$ (35,000)	\$ 1,259,600	\$ 66,901	\$ 1,308,200	\$ (35,000)	\$ 1,273,200	\$ 262,712	N	NW Partitions	
BP 09.02	Ceilings - Rebid	N	N	04/03/17	04/06/17	TBD	05/04/17	Owner	\$ 485,230	\$ 314,844	\$ 690,187	\$ (2,500)	\$ 690,187	\$ 204,957	\$ 539,261	\$ (2,500)	\$ 539,261	\$ 224,417	N	Forrest Sound	
BP 09.03	Flooring - Allowance	N	N	04/10/17	04/13/17	TBD	05/11/17	Owner	\$ 704,158	\$ 630,803	\$ 704,158	\$ (2,500)	\$ 701,658	\$ (2,500)	\$ 630,803	\$ (2,500)	\$ 628,303	\$ (2,500)			
	Moisture Mitgation Allowance										\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000			
BP 09.04	Painting	N	N	04/03/17	04/06/17	TBD	05/04/17	Owner	\$ 305,249	\$ 285,705	\$ 250,260	\$ (2,500)	\$ 250,260	\$ (54,989)	\$ 247,740	\$ (2,500)	\$ 247,740	\$ (37,965)	N	Diverse Coatings	
BP 10.01	Interior Specialties	Y	N	04/03/17	04/06/17	TBD	04/27/17	Owner	\$ 598,070	\$ 507,460	\$ 596,112	\$ (2,500)	\$ 593,612	\$ (4,458)	\$ 507,017	\$ (2,500)	\$ 504,517	\$ (2,943)	N	BNBuilders	
BP 11.01	Food Service Equipment	N	Y	03/27/17	03/30/17	TBD	04/20/17	Owner	\$ 146,486	\$ 144,782	\$ 180,950	\$ (2,500)	\$ 178,450	\$ 31,964	\$ 162,950	\$ (2,500)	\$ 160,450	\$ 15,668	N	Bargreen-Ellingson	
BP 14.01	Elevators	Y	Y	03/14/17	NA	NA	04/13/17	Owner	\$ 122,049	\$ 120,780	\$ 121,700	\$ (2,500)	\$ 121,700	\$ (349)	\$ 121,700	\$ (2,500)	\$ 121,700	\$ 920	N	BNBuilders	
BP 21.01	Fire Sprinkler	N	Y	12/17/16	TBD	TBD	12/21/16	GC/CM	\$ 383,320	\$ 349,758	\$ 368,742	\$ 20,724	\$ 389,466	\$ 6,146	\$ 314,200	\$ 10,000	\$ 324,200	\$ (25,558)	Y	FSI / Columbia	
BP 23.01	HVAC & Plumbing	N	Y		TBD	TBD		GC/CM	\$ 3,938,545	\$ 3,816,383	\$ 3,889,478	\$ (2,500)	\$ 3,889,478	\$ (49,067)	\$ 3,727,265	\$ (2,500)	\$ 3,727,265	\$ (89,118)	Y	Holiday-Parks	
BP 26.01	Electrical	N	Y		TBD	TBD		GC/CM	\$ 3,469,520	\$ 3,147,726	\$ 3,545,157	\$ 7,632	\$ 3,552,789	\$ 83,269	\$ 3,275,250	\$ 5,130	\$ 3,280,380	\$ 132,654	Y	Nelson	
	Alternate #11 - Wattstopper Controls - Accepted										\$ 223,455	\$ 223,455	\$ 223,455	\$ 223,455	\$ 220,868	\$ 220,868	\$ 220,868	\$ 220,868			
BP 31.01	Sitework & Utilities	N	N	03/14/17	03/21/17	TBD	04/13/17	Owner	\$ 2,171,413	\$ 2,112,136	\$ 2,426,850	\$ (8,500)	\$ 2,418,350	\$ 246,937	\$ 2,322,850	\$ (67,500)	\$ 2,255,350	\$ 143,214	N	Pellco	
C	Soil Amendment - Allowance see Est. Narrative										\$ 75,000	\$ (46,500)	\$ 28,500	\$ 28,500	\$ 250,000	\$ (155,000)	\$ 95,000	\$ 95,000			
BP 31.02	ROW Improvements (with BP 31.01)	N	N				04/13/17	Owner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N	Pellco	
BP 32.01	Landscaping	N	N	04/07/17	04/13/17	TBD	04/27/17	Owner	\$ 687,673	\$ 749,860	\$ 680,750	\$ 500	\$ 681,250	\$ (6,423)	\$ 810,600	\$ 500	\$ 811,100	\$ 61,240	N	Earthscapes NW	
GMP BPP Addendum # 1-24									\$ 24,940,794	\$ 22,190,522	\$ 26,172,452	\$ (116,269)	\$ 26,056,183	\$ 1,115,389	\$ 24,170,813	\$ (303,995)	\$ 23,866,818	\$ 1,676,296			
DIRECT CONSTRUCTION COSTS (DCC)									\$ 24,940,794	\$ 22,190,522	\$ 26,172,452	\$ (116,269)	\$ 26,056,183	\$ 1,115,389	\$ 24,170,813	\$ (303,995)	\$ 23,866,818	\$ 1,676,296			
Design/Estimating Contingency 1.92%									Incl Above	Incl Above											
Escalation Contingency 0.67%									Incl Above	Incl Above											
Trade Package Performance & Payment Bonds 0.00%									Incl Above	Incl Above											
GC P&P Bond									Incl	Incl											
GLI 1.15%									\$ 307,198	\$ 274,641	\$ 321,967	\$ 346,021	\$ 38,823	\$ 297,303	\$ 317,369	\$ 42,728					
Builders Risk																					
Negotiated Support Services (est detail)									\$ 1,044,677	\$ 972,442	\$ 1,107,385	\$ 1,107,385	\$ 62,708	\$ 989,035	\$ 989,035	\$ 16,593					
Specified General Conditions (est detail)									\$ 395,315	\$ 395,315	\$ 395,315	\$ 395,315	\$ -	\$ 395,315	\$ 395,315	\$ -					
FOOD SERVICE CANOPY ALLOWANCE 0.00%									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000				
UTILITY COORDINATION ALLOWANCE 0.00%									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000				
PERMIT COMMENT ALLOWANCE 0.00%									\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000				
BRI ALLOWANCE 0.00%									\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000				
MAXIMUM ALLOWABLE CONTRACT COSTS (MACC)									\$ 26,687,984	\$ 23,832,920	\$ 27,997,118	\$ 28,034,903	\$ 1,346,919	\$ 25,852,466	\$ 25,713,537	\$ 1,880,617					
CONSTRUCTION CONTINGENCY 3.00%									\$ 800,640	\$ 714,988	\$ 839,914	\$ 841,047	\$ 40,408	\$ 775,574	\$ 771,406	\$ 56,419					
CONTRACTORS FEE 4.20%									\$ 1,154,522	\$ 1,031,012	\$ 1,211,155	\$ 1,212,790	\$ 58,268	\$ 1,118,378	\$ 1,112,368	\$ 81,355					
GUARANTEED MAXIMUM PRICE (GMP)									\$ 28,643,146	\$ 25,578,920	\$ 30,048,187	\$ 30,088,740	\$ 1,445,594	\$ 27,746,418	\$ 27,597,311	\$ 2,018,391					
PRECON									\$ 715,933	\$ 702,551	\$ 715,933	\$ 715,933	\$ 702,551	\$ 702,551	\$ 702,551						
PRECON OVERAGE									\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000						
TOTAL WITH PRECON									\$ 29,359,078	\$ 26,281,470	\$ 30,839,120	\$ 30,879,673	\$ 28,523,968	\$ 28,374,861	\$ 28,374,861						



PROJECT: SPRUCE ELEMENTARY PHASE 1  
 OWNER: EDMONDS SCHOOL DISTRICT  
 ARCHITECT: BASSETTI

ESTIMATE TYPE: Sub Plan  
 ISSUE DATE: 3/19/2018

BID PACKAGE NUMBER	BID PACKAGE TITLE	Priority	B N B to BID (Y/N)	BIDDER QUESTIONS DUE	FINAL ADDENDUM DUE	BID OPENING DATE	BID OPENING TIME	BID OPENING LOCATION (GC/CM or OWNER)	TOTAL BID PACKAGE ESTIMATE	FINAL AS-BID PACKAGE AMOUNTS	POST BID UPDATES ACCEPTED	FINAL GMP	ESTIMATE VS. GMP VARIANCE	BID PKG AWARDED (Y/N)	SUCCESSFUL TRADE CONTRACTOR
<b>SPRUCE ELEMENTARY PHASE 1 BID PLAN</b>															
BP 03.01	Structures	6	Y	01/24/18	01/28/18	01/31/18	1:00pm	Owner	\$ 1,997,802	\$ 2,172,000	\$ 600	\$ 2,172,600	\$ 174,798	Y	BNB
BP 03.02	Site Concrete & Specialties	20	Y	02/23/18	02/27/18	03/02/18	1:00pm	Owner	\$ 322,542	\$ 374,900	\$ 22,184	\$ 397,084	\$ 74,542	N	BNB
BP 04.01	Masonry	18	N	02/13/18	02/17/18	02/20/18	1:00pm	GC/CM	\$ 126,594	\$ 118,497		\$ 118,497	\$ (8,097)	N	Cascade
BP 06.01	Rough Carpentry	12	Y	02/19/18	02/23/18	02/26/18	3:00pm	Owner	\$ 895,271	\$ 1,075,000		\$ 1,075,000	\$ 179,729	N	BNB
BP 06.02	Finish Carpentry	16	Y	02/15/18	02/19/18	02/22/18	3:00pm	Owner	\$ 184,817	\$ 206,900		\$ 206,900	\$ 22,083	N	BNB
BP 07.01	Siding & Flashing	5	N	01/22/18	01/26/18	01/29/18	2:00pm	GC/CM	\$ 972,735	\$ 735,000		\$ 735,000	\$ (237,735)	N	King Sheetmetal
BP 07.02	Roofing	11	N	01/19/18	01/23/18	01/26/18	1:00pm	GC/CM	\$ 517,821	\$ 427,898		\$ 427,898	\$ (89,923)	N	Axiom
BP 08.01	Doors & Hardware	10	Y	01/18/18	01/22/18	01/25/18	3:00pm	Owner	\$ 448,114	\$ 386,600		\$ 386,600	\$ (61,514)	N	BNB
BP 08.02	Glass & Glazing	4	N	01/25/18	01/29/18	02/01/18	1:00pm	GC/CM	\$ 229,207	\$ 319,800	\$ (40,800)	\$ 279,000	\$ 49,793	N	Sheldrup
BP 09.01	GC&B & Insulation	17	N	02/08/18	02/12/18	02/15/18	3:00pm	GC/CM	\$ 641,201	\$ 371,000		\$ 371,000	\$ (270,201)	N	Alliance
BP 09.02	Acoustical	7	N	01/17/18	01/21/18	01/24/18	1:00pm	GC/CM	\$ 123,008	\$ 112,691		\$ 112,691	\$ (10,317)	N	Forrest Sound
BP 09.03	Flooring - Rebid	15	N	02/23/18	02/27/18	03/02/18	3:00pm	GC/CM	\$ 325,045	\$ 340,000		\$ 340,000	\$ 14,955	N	Spectra
BP 09.04	Painting	14	N	01/31/18	02/04/18	02/07/18	3:00pm	GC/CM	\$ 142,159	\$ 110,450		\$ 110,450	\$ (31,709)	N	Fawcett
BP 10.01	Interior Specialties	19	Y	02/21/18	02/25/18	02/28/18	1:00pm	Owner	\$ 326,083	\$ 314,750		\$ 314,750	\$ (11,333)	N	BNB
BP 11.01	Food Service Equipment	8	N	01/17/18	01/21/18	01/24/18	3:00pm	GC/CM	\$ 197,118	\$ 236,343	\$ (28,607)	\$ 207,736	\$ 10,618	N	Bargreen Ellington
BP 21.01	Fire Sprinkler	9	N	01/18/18	01/22/18	01/25/18	1:00pm	GC/CM	\$ 168,116	\$ 134,700		\$ 134,700	\$ (33,416)	N	FireShield
BP 23.01	HVAC & Plumbing	2	N	01/23/18	01/27/18	01/30/18	3:00pm	GC/CM	\$ 2,312,612	\$ 2,070,752		\$ 2,070,752	\$ (241,860)	N	Acco
BP 25.01	Electrical	3	N	01/26/18	01/26/18	02/02/18	1:00pm	GC/CM	\$ 1,501,443	\$ 1,615,000	\$ 48,373	\$ 1,663,373	\$ 161,930	N	Ewing
BP 31.01	Sitework & Utilities	1	N	01/23/18	01/27/18	01/30/18	1:00pm	GC/CM	\$ 2,408,706	\$ 2,350,621	\$ 52,120	\$ 2,402,741	\$ (5,965)	Y	Ilial
BP 32.01	Landscaping	13	N	01/30/18	02/03/18	02/06/18	3:00pm	GC/CM	\$ 304,351	\$ 258,875	\$ 25,751	\$ 284,626	\$ (19,725)	N	Specialized

<b>DIRECT CONSTRUCTION COSTS (DCC)</b>															
									\$ 14,144,746	\$ 13,731,777	\$ 79,621.00	\$ 13,811,398	\$ (333,348)		
	Design/Estimating Contingency	Incl							Incl Above				Incl Above		
	Escalation Contingency	Incl							Incl Above				Incl Above		
	Market Conditions Escalation Contingency	Incl							Incl Above				Incl Above		
	Trade Package Performance & Payment Bonds	Incl							Incl Above				Incl Above		
	Owner Contingency	2.50%					\$ 320,300		By Owner				By Owner		
	<b>Allowance 01 - Lynnwood Permitting/Inspections</b>	NIC					\$ 50,000					\$ 50,000			
	<b>Allowance 02 - Alderwood Water</b>	NIC					\$ 250,000					\$ 250,000			
	<b>Allowance 03 - Unsuitable Soils</b>	NIC					\$ 50,000					\$ 50,000			
	<b>Allowance 04 - Flooring Moisture Mitigation</b>	NIC					\$ 25,000					\$ 25,000			
	GC P&P Bond	Incl							Incl				Incl		
	GLI	1.15%					\$ 179,519			\$ 162,227.94		\$ 163,144			
	Builders Risk	Excl							By Owner				By Owner		
	Negotiated Support Services (est detail)						\$ 1,003,385		\$ 1,040,886	\$ 65,296		\$ 1,106,182			
	Specified General Conditions (est detail)						\$ 673,178		\$ 673,178			\$ 673,178			
	<b>MAXIMUM ALLOWABLE CONTRACT COSTS (MACC)</b>						\$ 16,321,128		\$ 15,983,069			\$ 16,128,902			
	CONTRACTORS FEE	4.50%					\$ 734,451		\$ 719,238			\$ 725,801			
	CONSTRUCTION CONTINGENCY	4.00%					\$ 652,845		\$ 639,323			\$ 645,156			
	<b>GUARANTEED MAXIMUM PRICE (GMP)</b>						\$ 17,708,424		\$ 17,341,630			\$ 17,499,858			
	INCLUDED ALTERNATES	0.00%					\$ -		\$ -			\$ -			
	<b>TOTAL CONSTRUCTION COST (TCC)</b>						\$ 17,708,424		\$ 17,341,630			\$ 17,499,858	\$ (208,566)		



Attachment 6.B - 6 Schedule of Values

Payment Period																
1-Jun-16 to 30-Jun-16																
Work Description	Original Value	Approved CO Value	Approved MACC Contingency Value	Approved Allowance Value	CHECK TOTAL		TOTAL			PREVIOUS			CURRENT		Remaining Value	
					Total Current Value	TOTAL EARNED (gross)	TOTAL RETAINED	TOTAL EARNED (net)	%	PREVIOUS EARNED (gross)	PREVIOUS RETENTION	PREVIOUS EARNED (net)	THIS APPLICATION (gross)	CURRENT RETENTION		THIS APPLICATION (net)
<b>Madrona School Replacement</b>																
BP 02.0 - Selective Building Demolition	1,097,766.00				1,097,766.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,097,766.00
BP 03.0 - Structural Concrete	1,388,035.00				1,388,035.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,388,035.00
BP 04.0 - Masonry	446,750.00				446,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	446,750.00
BP 06.1 - Framing & Steel Installation	3,162,019.00				3,162,019.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,162,019.00
BP 06.2 - Casework & Finish Carpentry	1,187,085.00				1,187,085.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,187,085.00
BP 07.1 - Weather Barrier & Insulation	270,000.00				270,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270,000.00
BP 07.2 - Siding & Flashings	830,462.00				830,462.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	830,462.00
BP 07.3 - Roofing & Accessories	1,295,000.00				1,295,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,295,000.00
BP 08.1 - Storefront & Glazing	1,268,000.00				1,268,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,268,000.00
BP 08.2 - Doors & Hardware	812,665.00				812,665.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	812,665.00
BP 08.3 - Translucent Panels & Skylights	129,005.00				129,005.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129,005.00
BP 09.1 - Metal Stud Framing & GWB	1,237,649.00				1,237,649.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,237,649.00
BP 09.2 - Acoustical Treatments & Ceilings	920,263.00				920,263.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	920,263.00
BP 09.3 - Paint & Wall Coverings	204,086.00				204,086.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	204,086.00
BP 09.4 - Tiling	237,328.00				237,328.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	237,328.00
BP 09.5 - Floor Covering	289,000.00				289,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	289,000.00
BP 09.6 - Wood Gym Flooring	123,366.00				123,366.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,366.00
BP 10.1 - Signage	53,668.00				53,668.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,668.00
BP 10.2 - Misc. Specialties	1,051,196.00				1,051,196.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,051,196.00
BP 11.1 - Food Service Equipment	260,034.00				260,034.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260,034.00
BP 11.3 - Stage Equipment	46,900.00				46,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,900.00
BP 12.2 - Telescoping Bleachers	49,000.00				49,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,000.00
BP 21.0 - Fire Protection	398,000.00				398,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	398,000.00
BP 22.0 - Mechanical	5,715,000.00				5,715,000.00	228,150.00	11,407.50	216,742.50	0.04	0.00	0.00	0.00	228,150.00	11,407.50	216,742.50	5,486,850.00
BP 26.0 - Electrical	3,336,007.00				3,336,007.00	62,669.02	0.00	62,669.02	0.02	0.00	0.00	0.00	62,669.02	0.00	62,669.02	3,273,337.98
BP 31.1 - Earthwork & Utilities	2,176,432.00		11,119.00		2,187,551.00	218,000.00	10,900.00	207,100.00	0.10	0.00	0.00	0.00	218,000.00	10,900.00	207,100.00	1,969,551.00
BP 31.2 - Landscaping & Irrigation	1,118,223.00				1,118,223.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,118,223.00
BP 31.4 - UIC Wells	613,000.00				613,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	613,000.00
BP 32.1 - Concrete Paving & Curbs	1,187,911.00				1,187,911.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,187,911.00
BP 32.2 - Fencing & Gates	133,625.00				133,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133,625.00
BP 32.3 - Asphalt Paving & Markings	687,550.00				687,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	687,550.00
BP 32.4 - Track & Track Surface	69,380.00				69,380.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,380.00
BP 32.5 - Decorative Security Fence	161,358.00				161,358.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161,358.00
Allowance #01 - Monitoring Wells	75,000.00				75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00
Allowance #02 - Builders Risk Deductible	27,000.00				27,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,000.00
Allowance #03 - ESD Contingency	0.00				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Direct Construction Costs</b>	<b>32,057,763.00</b>	<b>0.00</b>	<b>11,119.00</b>	<b>0.00</b>	<b>32,068,882.00</b>	<b>508,819.02</b>	<b>22,307.50</b>	<b>486,511.52</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>508,819.02</b>	<b>22,307.50</b>	<b>486,511.52</b>	<b>31,560,062.98</b>
Specified General Conditions	760,988.00				760,988.00	15,219.76	760.99	14,458.77	0.02	0.00	0.00	0.00	15,219.76	760.99	14,458.77	745,768.24
Negotiated Support Services	978,689.00				978,689.00	4,847.80	242.39	4,605.41	0.00	0.00	0.00	0.00	4,847.80	242.39	4,605.41	973,841.20
<b>Maximum Allowable Construction Cost</b>	<b>33,797,440.00</b>	<b>0.00</b>	<b>11,119.00</b>	<b>0.00</b>	<b>33,808,559.00</b>	<b>528,886.58</b>	<b>23,310.88</b>	<b>505,575.70</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>528,886.58</b>	<b>23,310.88</b>	<b>505,575.70</b>	<b>33,279,672.42</b>
Construction Contingency	844,936.00				844,936.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	844,936.00
FEE	1,599,802.00				1,599,802.00	255,968.32	12,798.42	243,169.90	0.16	0.00	0.00	0.00	255,968.32	12,798.42	243,169.90	1,343,833.68
<b>Guaranteed Maximum Price</b>	<b>36,242,178.00</b>	<b>0.00</b>	<b>11,119.00</b>	<b>0.00</b>	<b>36,253,297.00</b>	<b>784,854.90</b>	<b>36,109.29</b>	<b>748,745.61</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>784,854.90</b>	<b>36,109.29</b>	<b>748,745.61</b>	<b>35,468,442.10</b>
	36,242,178.00	0.00	11,119.00	0.00	36,253,297.00	784,854.90	36,109.29	748,745.61	0.02	0.00	0.00	0.00	784,854.90	36,109.29	748,745.61	35,468,442.10

## **Attachment 7. ESD Subcontractor Outreach Plan**

### **7. Subcontractor Outreach**

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

The Edmonds School District actively works to fulfill its Board Policy 0600 Section 0000 – Planning, Race and Equity, and resolves to address opportunity gaps across all ESD departments, as well as, to comply with Office of Superintendent of Public Instruction and State WAC's and RCW's regarding purchased goods and services and construction contracts. Our outreach starts with the Request for Qualifications and interview process for selection of both our Architects and GC/CM partners. We select both based on their ability to demonstrate and implement their inclusion plan. The ESD Capital Projects together with Community Relations & Equity Outreach has a Community Engagement target. The team members work to identify local, diverse, small, minority, women, and veteran owned businesses to participate in ESD bond and levy funded projects. Our outreach generally leads to match-making exercises between our selected 1 tier architects and contractors and 2nd tier and specialty firms. ESD Capital Projects public works program focuses on equity and inclusion in our procurement process through bidding and proposal submission responses. Under the approach each bidder or proposer team, outlines their approach to including equity and inclusion within their proposals. Acceptable Inclusion Plans are those that state an attainable inclusion goal, list out specific scopes of work that are available on a project, discuss those opportunities that match available MWBE enterprises, discuss a bidding and packaging strategy that reflects availability, and demonstrates the use of helpful business strategies that welcome and support diverse subcontractors.

# Edmonds School District 2020 GC/CM Recertification Application

## Appendix 1. Lessons Learned

1. **GC/CM requires significant Owner participation** – The GC/CM procurement method can produce major benefits, but requires significant Owner participation. The GC/CM process is very different from Design/Bid/Build and involves a steep learning curve for Owners. For example, Design/Bid/Build contracts are usually Lump-Sum cost basis, with monthly payments based on percentage complete of the Schedule of Values. Most GC/CM contracts also use the Schedule of Values to make monthly payments, but the underlying cost structure is Cost-Plus with a Maximum Limit. The Cost-Plus structure requires an understanding of the multiple cost categories and careful monitoring. (See the discussion of the Cost/Responsibility Matrix in item #7 below.) Even if the Owner has a qualified project management consultant, they need to stay involved to make informed decisions. If they do not stay close to the process they will miss opportunities to add value, and may delay critical decisions.
2. **Involving the GC/CM at the earliest stage maximizes value** – The best opportunities to control cost and schedule, and to maximize value occur in the early stages of design. The Edmonds School District engages the GC/CM at the same time as the Architect to form a collaborative team and approximate the Integrated Project Delivery (IPD) model. We begin the process with an open discussion of each team member's goals, opportunities and risks. The team creates a Target Cost Model and Master Schedule at the beginning of Conceptual Design. We update the Cost Model and Master Schedule at every design phase meeting. Using this continuous cost analysis approach allows the team to align the design with best construction practices and volatile market conditions. The cost estimate reconciliation at the end of each design phase has become a simple, quick validation exercise, rather than a painful scope reduction negotiation.

This GC/CM – IPD approach not only has kept the District's projects on schedule and under budget, but also directly supports all parties, Owner, Architect and Contractor, in meeting their goals. The School District has been able to maximize the qualitative features that enhance learning and also improve the durability and maintainability of its facilities. As described below, the District has been able to greatly expand the scope of several projects as a direct result of this delivery method. Our Architects have been able to implement their design visions within project constraints. Our Contractors have been able to better manage risk in keeping with the business objectives.

3. **Agency Status enhances both Project and Program Management** – The Edmonds School District has on-going facility needs that vastly exceed the capacity of any bond measure or other funding source. The District has nearly two dozen schools that are more than fifty years old and are obsolete for current educational practice. Our elementary grade enrollment is significantly over capacity. The District's Bond Committee recently identified \$1.7 Billion in high priority needs. This system-wide imbalance of needs and resources requires program-wide management of all construction projects. Agency status has enhanced our ability to implement Integrated Program/Project Delivery (IPPD).

The District's 2014 Bond program illustrates the benefits of IPPD. Most of the \$275 M. of the 2014 measure was needed to meet previous commitments to replace Alderwood Middle School, Lynndale Elementary, Madrona K-8, and our Maintenance and Transportation

Center. Although the District had many worn-out and overcrowded elementary schools, the funds remaining in the bond proposal were sufficient only to make small additions and renovations at three elementary schools and purchase relocatable classrooms. A schedule complication was a shortage of interim sites to house students while their school was being replaced.

The GC/CM-IPD approach allowed the District to complete its committed replacement projects without depleting the bond program reserve. This reserve, together with revenue from property sales, State Construction Assistance, and other difficult to predict sources (e.g. interest earnings) was almost enough to fund replacement of the three elementary schools slated for small additions/renovations. However, the schedules of all of the committed replacement and addition/renovation projects overlapped. Given that construction escalation from any delay would reduce the feasibility of converting addition/renovation projects to full replacements, it was critical to manage both budget and schedule at the program level. IPPD allowed the District to control time and cost for all these projects and deliver significantly more than original cost estimates suggested.

4. **There is a significant pool of Contractors, Architects/Engineers, CM consultants and Owners experienced in GC/CM** – In the decade that the Edmonds School District has been using GC/CM, the number of firms and individuals working in the K-12 Education Sector who have GC/CM experience has increased greatly. There has been a parallel growth in sophistication among the entities using this delivery method.
5. **There will be personnel changes over the life of the project** – On virtually every GC/CM project the Edmonds School District has conducted the GC/CM's Superintendent who handled the construction phase was different from the one who participated in the selection interview. Some other GC/CM and Architect staff have changed over the course of our projects. In most cases, individuals left the project because they left the involved firm. Firms have responded by providing other well-qualified staff. Our contract documents give us an approval role in such cases. We endorse a collaborative approach in such situations.
6. **Permitting is a major scheduling issue** – The Edmonds School District serves multiple jurisdictions, i.e. Edmonds, Lynnwood, Mountlake Terrace, Brier, Woodway, and portions of unincorporated Snohomish County. Each of them has different development regulations and procedures. Each of these jurisdictions found it challenging to staff-up after the 2008 recession. They now find it difficult to keep up with the current volume of work. Colleagues at other School Districts report similar circumstances. Even with their best efforts, permitting agencies often are unable to commit to review schedules that meet project needs. The GC/CM-IPD approach has helped mitigate the impact of such uncertainties.
7. **Project Management Tools Can Improve the Project** – The Edmonds School District uses a number of tools to manage its GC/CM projects. The Integrated Project Delivery (IPD) mindset described above is probably the most important. No delivery method can eliminate all risk for all parties. However, an open analysis and discussion of risks can reduce them, and focus team efforts on improving the project. We establish a collaborative tone from the beginning and carry it through all project phases.  
One tool that helps create collaboration from the beginning of the project is the Cost/Responsibility Matrix which is a component of the GC/CM contract. The Matrix assigns

every type of project charge to one of the cost categories allowed in the contract, e.g. Fee, Specified General Conditions, Negotiated Support Services, GC/CM Contingency. (A sample Matrix is included as Appendix #2) During the selection process, the Matrix helps create a common understanding for pricing Specified General Conditions and Fee. For administering the project, the Edmonds School District uses a third-party auditor to review the cost categories with the GC/CM and School District personnel who process billings early in the project and periodically during construction. The Auditor audits the entire project at the end of construction. This approach has been valuable for cost control.

The Edmonds School District uses a number of tools during the Design Phase that carry over into the Construction Phase. We use a third-party cost estimator to create a cost model based on a site-specific 3-D conceptual design prior to the selection of the Architect and GC/CM. During design, our cost estimator works with the entire team to review and update on a continuous basis the project cost model prepared by the GC/CM. Our cost estimator works with the team through construction as needed. Similarly, the entire project team, including the District's third-party scheduling consultant, develops an overall master schedule, using pull-planning and other techniques. The team reviews and updates the schedule continuously throughout all phases. During construction, the team reviews the GC/CM's detailed CPM schedule, e.g. Primavera with the assistance of the District's scheduling consultant. During design the team uses Bluebeam Studio sessions for constructability review. During construction we use the same tool to handle changes and clarifications of the design. This technique has expedited reviews and vastly improved communications.

During Construction we use cloud based web application for 360 degree images shared with Owner, Architect and Contractor such as Materport, Earthcam, Oxblue or similar tools to augment as-builts. Our Maintenance Department receives great value from this documentation. We structure the training for systems and equipment to give users multiple sessions per subject. This approach creates a better understanding on the part of the individuals operating and maintaining the facilities.

**Cost Responsibility Matrix– Edmonds School District  
Oak Heights Elementary School Replacement  
11-18-19**

*(To be attached to Agreement upon execution)*

This Cost Responsibility Matrix ("Matrix") defines the specific allocation of costs expected for this Project. The checked boxes indicate the component of the fee to which GC/CM proposers should apply the identified cost. "**Cost of Work**," as used in the Matrix, is the Cost of the Work to be awarded via subcontracts, "**NSS**" is Negotiated Support Services (see general definition in A133, Section 1.0.27), "**SGC**" is Specified General Conditions (see general definition in A133, Section 1.0.39), and "**Precon Services**" is Preconstruction Services. Proposers should refer to the RFP, the GC/CM AIA A133 Agreement and the General Conditions AIA A201 documents, including all addenda, to ascertain all the Project's scope requirements. The references to the Contract Documents in the Matrix are intended to be general and are not comprehensive; some items are referenced in other portions of the Contract Documents as well. In the event there are items omitted from this Matrix, the Contract Documents shall govern. In the event of a conflict between the allocations in this Matrix and the Contract Documents, the allocations in this Matrix shall govern.

Item	Reference in Contract Documents <i>(Reference to A133 Agreement except as stated)</i>	GMP				Contingency	Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC						
			Cost of Work	NSS	SGC				
Conceptual Design participation - including Conceptual Design Services during Preconstruction Phase	<b>2.0.1-2.5; Div.1: 01 31 19</b>						X		
Supporting BIM models as assigned	<b>Attachment 3</b>						X		
Design Participation through GMP	<b>2.1</b>							X	
Estimating - through permit set CD	<b>2.1.5; Attachment 3</b>							X	

Cost Responsibility Matrix for GC/CM Services-Oak Heights Elementary School Replacement

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Project meetings, through Preconstruction Phase Services	<b>2.1.2.1; Div. 1: 01 31 19</b>							X	
Pre-construction scheduling	<b>2.1.3; Attachment 3</b>							X	
Analysis of Subcontractor and supplier market conditions prior to bidding	<b>2.1.2.1</b>							X	
Review, participation and implementation of possible product substitutions – through Preconstruction Phase Services	<b>2.1.2.1</b>							X	
Other technical, administrative tasks, or review as assigned - through Preconstruction Phase Services	<b>2.1.2</b>							X	
Supporting BIM models as assigned during design	<b>2.1.2.2</b>							X	
Participation in constructability reviews	<b>2.1.2.3</b>							X	
Participation in value engineering studies	<b>2.1.2.4</b>							X	
Subcontractor bid planning and development of Subcontracting Plan (Does not include development of the actual bid packages)	<b>2.1.6</b>							X	

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Final coordination using BIM model for clash detection.	<b>Div. 1: 01 31 13</b>				X				
Conceptual Design Phase and Preconstruction Services after execution of GMP Amendment	<b>1.0.39</b>				X				
Subcontractor bid package development and bidding process, excluding advertisement and reproduction	<b>2.3.2.1; Div. 1: 01 31 13</b>				X				
Advertisement and reproduction of Subcontractor bid packages	<b>1.0.27</b>			X					
As-built Drawings, updated during construction	<b>2.3.2.10; Div. 1: 01 78 39</b>				X				
Pre-bid conferences and marketing	<b>2.3.2.1.8</b>				X				
Subcontractor and supplier bid analysis and award recommendation, including possible MC/CM and EC/CM	<b>2.3.2</b>				X				
Review and analysis of Subcontractor qualifications per RCW 39.10	<b>2.3.2</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Coordination and finalization of subcontracting for labor, material and equipment, including reviews/finalization of scopes of Work and buy-outs	<b>1.0.39, 2.3.2.9; A201: 5.3</b>				X			
Project Manager and assistants during construction	<b>2.3.2.11; Div. 1: 01 31 13</b>				X			
Superintendent and assistants during construction	<b>2.3.2.11, 6.2.2</b>				X			
Project Engineer(s) during construction, including senior Project Engineer and field engineering	<b>2.3.2.11; Div. 1: 01 31 19, 01 71 23</b>				X			
Project Administrator during construction	<b>2.3.2.11, 6.2.2</b>				X			
Quality Control Manager and quality control during construction	<b>2.3.2.11; Div. 1: 01 43 00</b>				X			
Clerical support	<b>2.3.2.11, 6.2.3</b>				X			
Start Up and adjusting coordinator	<b>A201: 9.8.1.1; Div. 1: 01 75 00</b>				X			
Estimating during construction	<b>2.3.2.8</b>				X			

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Communication during construction	<b>6.5.7; A201:4.2.4</b>			X				
Project meetings, including minutes and administration during construction	<b>2.3.2.5</b>			X				
Reporting of Work progress	<b>2.3.2.1.2, 2.3.2.7, 2.3.2.8, 2.3.2.12.5, 7.1.3.1, 7.1.4</b>			X				
Schedule development, updating and analysis during construction	<b>2.3.2.6, 2.3.2.7; Div. 1: 01 32 16</b>			X				
Management of Negotiated Support Services	<b>1.0.27</b>			X				
Subcontract administration and coordination	<b>1.0.39, 2.3.2.1; Div. 1: 01 31 13</b>			X				
Accounting, including cost accounting and cash-flow analysis	<b>2.3.2.11, 6.11</b>			X				
Reproduction (other than Subcontractor bid packages)	<b>1.0.39, 6.5.4</b>			X				
Construction office, sheds and other facilities, including Owner's on-site office	<b>1.0.37; Div. 1: 01 52 13</b>			X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Storage and handling of material on site	<b>6.4.1; Div. 1: 01 66 00</b>				X				
OSPI reporting and deliverables, including D-form process	<b>2.1.2.3, 2.1.2.4, 2.1.9</b>				X				
Administration of Project and personnel performing safety program, including GC's safety and enforcement	<b>2.3.2, 2.3.2.11</b>				X				
Temporary environmental, health and safety controls, (not including administration)	<b>6.5.7; Div. 1: 01 57 00</b>				X				
WSSP reporting and deliverables, including Document Checklist	<b>2.1.9; Div. 1: 01 81 13</b>				X				
Project Review Board reporting	<b>2.1.2.3, 2.1.9</b>				X				
Environmental Best Management Practices, such as erosion control	<b>1.0.27, 6.5.7; Div. 1: 01 57 00</b>			X					
Premiums for all insurance contractually required of GC/CM; contractually required payment and performance bond premiums and escrow fees	<b>6.6.1</b>	X							

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Premiums for Contractor's Builders Risk insurance as stated in Agreement included in Fee	<b>6.6.1; A201:11.3</b>	X							
Deductibles for insurance contractually required of GC/CM, including liability and builders risk	<b>8, 11.1.3.1</b>				25%				
Payment process, including Applications for Payment drafts, meetings, preparation and negotiation	<b>7; Div. 1: 01 29 76</b>				X				
Review, participation and implementation of possible product substitutions during construction	<b>A201: 3.4.2, 3.5.1; Div. 1: 01 25 00</b>				X				
Contract modification process, including preparation and negotiation of Change Orders, Construction Change Directives, Minor Changes in the Work, and proposals	<b>1.0.5; A201: 7; Div. 1: 01 26 00</b>				X				
Communications and coordination	<b>2.3.2.5, 6.5.7; Div. 1: 01 31 13, 01 31 19</b>				X				
Managing regulatory requirements	<b>2.1.9, 2.2.4.2.3,; Div. 1: 01 41 00, 01 43 00</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Contingency	Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC						
			Cost of Work	NSS	SGC				
Review and processing of submittals, shop drawings and samples	<b>2.3.2.10; A201:3.12; Div. 1: 01 33 00</b>				X				
Maintaining and updating BIM models during construction	<b>2.3.2.11</b>				X				
Coordination of testing laboratory	<b>A201:13.5.1; Div. 1: 01 43 00, 01 45 23</b>				X				
Construction photography	<b>2.3.2.7; Div. 1: 01 32 33</b>				X				
Project identification and temporary signage	<b>6.5.1</b>			X					
Equipment, phones, services and supplies, including fax machines, computers, printers, walkie-talkies, etc.	<b>6.5.4, 6.5.7</b>				X				
Travel and subsistence	<b>6.5.5</b>				X				
Company-owned vehicles assigned to staff (company trucks)	<b>6.5.7</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Gas, oil, and maintenance for staff vehicles, including company-owned vehicles assigned to staff	<b>6.5.7</b>				X			
Signs identifying Project during construction	<b>6.5.7; Div. 1: 01 58 00</b>			X				
Coordination of separate contractors	<b>A201:6</b>				X			
Contract close-out	<b>A201:9.10; Div. 1: 01 77 00</b>				X			
Project close-out, including punchlist preparation, deliverables, filings and administration	<b>A201:9.8, 9.10</b>				X			
Participation in Commissioning	<b>A201:9.8, 9.10 Div 1: 01 91 00</b>				X			
Preparation, assembly and submittal of operations, maintenance and warranty deliverables, including training	<b>2.3.2.10; Div. 1: 01 78 23</b>				X			
Preparation and submittal of as-built Drawings	<b>2.3.2.7, 2.3.2.10; A201:3.3.5, 3.11</b>				X			

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Creating as-built record Drawings from the updated BIM Model	<b>2.3.2.11</b>							<b>X</b>	
Audit participation	<b>6.11, 7.1.10, 7.2.2</b>				<b>X</b>				
Project-specific electronic equipment and software at site	<b>6.5.7. 6.6.6</b>				<b>X</b>				
Other electronic equipment and software not included in the Work	<b>1.0.21</b>	<b>X</b>							
Data processing	<b>1.0.21, 2.3.2.11, 6.8.1.10</b>	<b>X</b>							
Surveying, layout and control	<b>1.0.27; A201:3.3.5</b>			<b>X</b>					
Initial site survey of existing conditions	<b>3.1.4.2</b>							<b>X</b>	
Initial and any additional geotech reports	<b>3.1.4.3</b>							<b>X</b>	
Equipment and supplies incorporated in the Work	<b>6.4.1</b>		<b>X</b>						
Equipment and supplies not incorporated in the Work	<b>6.4.3</b>			<b>X</b>					

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		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Work to remove unknown hazardous materials	<b>A201:10.3; Div 2</b>							X	
Waste management, refuse collection, clean-up, final cleaning, removal and disposal from the site—unless included in sub bids	<b>1.0.27, 6.5.3; Div. 1: 01 74 19, 01 74 23</b>			X					
Dust control—unless included in sub bids	<b>1.0.27, 6.5.3</b>			X					
Street cleaning	<b>1.0.27, 6.5.3</b>			X					
Power, heat, water and other utility use (but not communication costs) during construction	<b>6.7.1; Div. 1: 01 51 00, 01 51 23</b>			X					
Temporary toilets and sanitation	<b>1.0.27</b>			X					
Hook-up, meters and fees for permanent utilities	<b>6.7.1</b>		X						
Temporary signs, fences, enclosures, barriers and barricades	<b>1.0.27; Div. 1: 01 56 00</b>			X					
Site security, including lighting	<b>1.0.27</b>			X					
Flaggers and traffic control	<b>1.0.27</b>			X					

Item Legend A133 Ref: x.x.x A201 General Condition Ref: A201 x.x.x Div. 1 Ref: xx xx xx	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Cranes and hoisting	1.0.27, 6.4.3			X					
Scaffolds and shoring	1.0.27, 6.4.3			X					
Elevator operations	1.0.27, 6.4.3			X					
Weather protection	A201:10.2.8			X					
Temporary site conditions, such as site access conditions	A201:3.2.1			X					
Royalties, patent and copyright costs of the GC/CM as permitted in the Contract Documents	6.6.5		X						
Selective preconstruction demolition	4.1.2						X		
Contractually required mock-ups	01 40 13 & spec sections		X						
Temporary project fire protection	A201:10.1, 10.2.8, 10.5			X					
Subcontractor and material costs	6.3, 6.4		X						

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		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Compliance with regulatory requirements of the Contract Documents during construction	<b>2.1.9; A201:3.2.3, 3.7.2, 3.7.3, 3.13</b>		X						
Project-specific permits other than the building permit and those identified in 6.1.3	<b>6.6.3; A210 3.7.1; Div. 1: 01 41 00</b>		X						
Direct payments by the Owner for the building permit or related permits, reserve capacity fees, and plan-check fees, including SEPA, design review, and land use fees	<b>6.1.3</b>							X	
Warranties	<b>A201:3.5; Div. 1: 01 78 36</b>		X						
GC/CM fee, including profit	<b>1.0.21, 5.1</b>	X							
Fee on Specified General Conditions and Negotiated Support Services	<b>1.0.27, 1.0.39</b>	X							
GC/CM's use, sales, B&O, income, and other taxes, except sales taxes on progress payments	<b>6.6.2</b>	X							
Sales tax on progress payments	<b>6.6.2</b>							X	

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		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Liquidated damages	<b>6.8.1.13; A201:8.2, 8.3.3.2</b>	X							
Fee proposal preparation, site walk, interview process, and review of invitation to propose, GC/CM Agreement and General Conditions	<b>RFP</b>	X							
Replacement of defective or non-conforming Work including retesting unless the responsibility of a Subcontractor.	<b>A201:5.3.3, 12.2.2.1; Div. 1: 01 45 23, 01 45 24, 01 45 25</b>	X							
GC/CM's corporate overhead	<b>1.0.21</b>	X							
Architectural and engineering services (except where documents specifically designate the responsibility to the contractor)	<b>1.0.30</b>							X	
Subcontractor bid document reproduction	<b>1.0.27</b>			X					
Owner's Project management consultant(s)	<b>A201:13.5.7</b>							X	

Item	Reference in Contract Documents <i>(Reference to A133 Agreement except as stated)</i>	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Commissioning Agent	<b>A201:9.8.1.2</b> <b>Div 1:01 91 00</b>							X