



APPLICATION FOR GC/CM RECERTIFICATION

Capital Projects Advisory Review Board
Project Review Committee

May 2025



BUILDING EXCELLENCE



AGENDA

- Introductions
 - Our District
 - Our Team
- GC/CM Process & Projects
 - Delivery Method Determination
 - Project Experience
 - Lessons Learned
 - Commitment to Inclusion

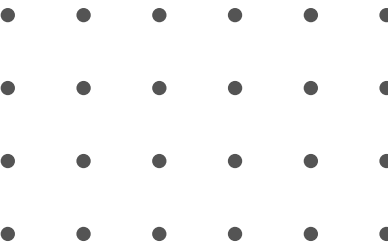
LWSD Mission:

***Each student will graduate prepared to lead a
rewarding and responsible life
as a contributing member of our community and
greater society.***





INTRODUCTIONS



Brian Buck
Executive Director



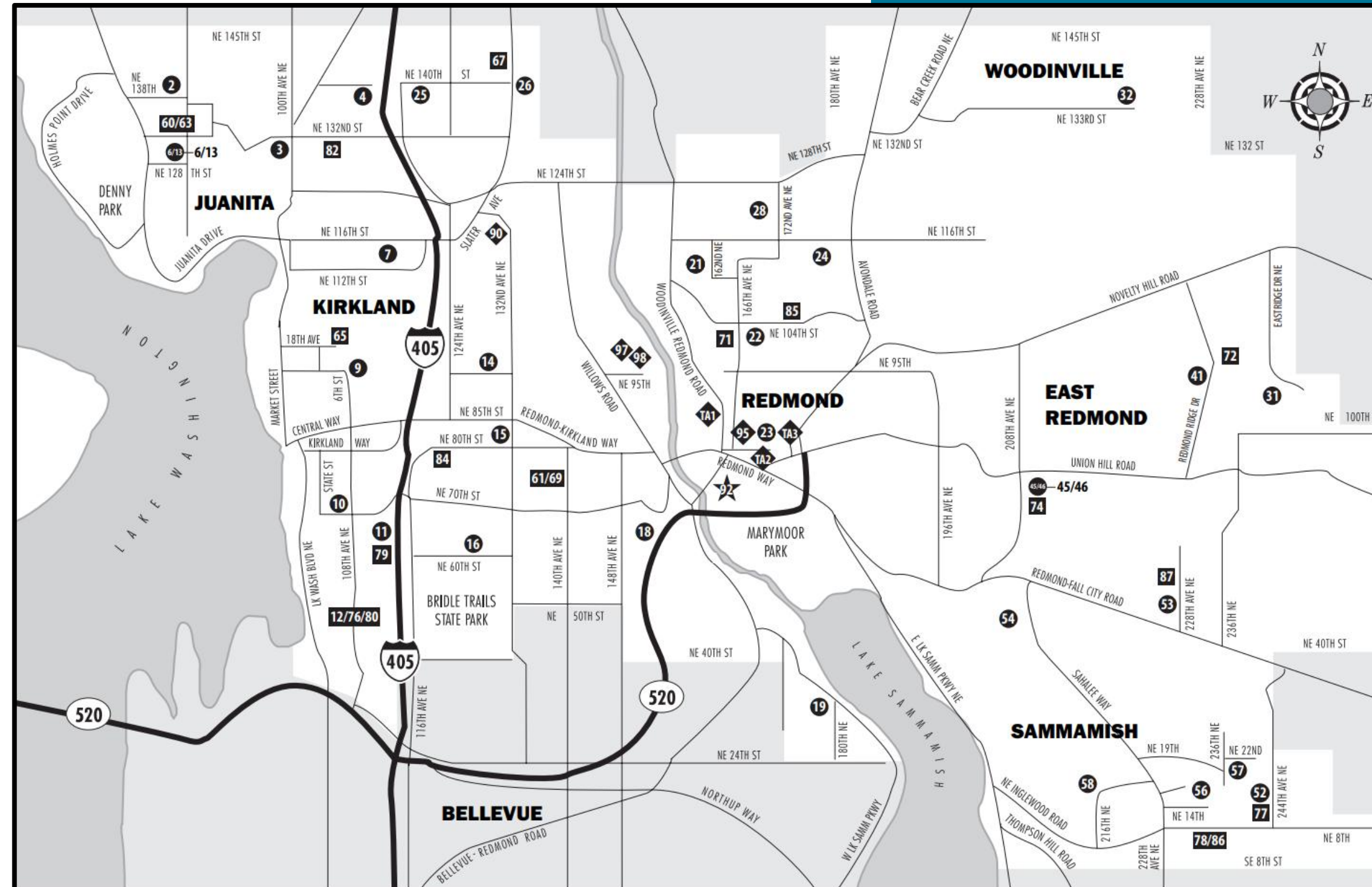
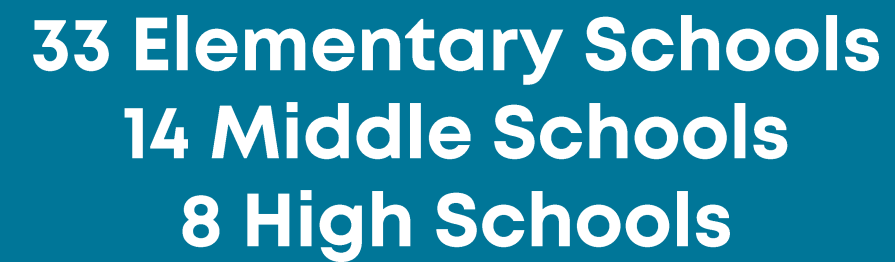
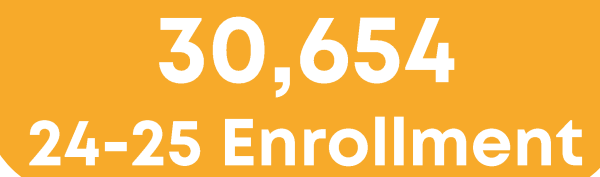
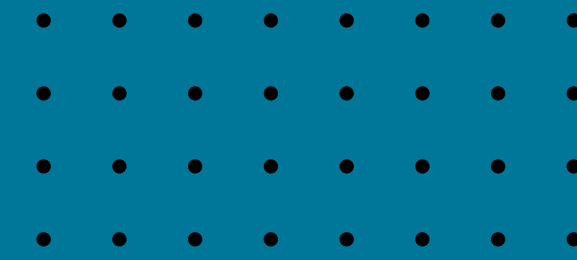
Laura DeGooyer
*Capital Projects
Manager*



Ina Holzer
*Senior Construction
Project Manager*



Carly Parkins
*Construction Project
Manager*



OUR LEADERSHIP TEAM

LWSD SCHOOL BOARD



DR. JON HOLMEN
SUPERINTENDENT



BARBARA POSTHUMUS
ASSOCIATE SUPERINTENDENT
BUSINESS AND SUPPORT SERVICES



BRIAN BUCK
EXECUTIVE DIRECTOR



LAURA DEGOOYER
CAPITAL PROJECTS MANAGER

OUR CAPITAL TEAM

(GC/CM PROJECT EXPERIENCE SINCE LAST CERTIFICATION)



BRIAN BUCK
EXECUTIVE DIRECTOR



LAURA DEGOOYER
CAPITAL PROJECTS MANAGER



**LOCAL, SMALL
BUSINESS**

**WOMAN, VETERAN OWNED
SMALL BUSINESS**



TANSY HANSEN
SR PM
LWSD

**ES ADDITIONS
RHS & EHS ADDITIONS**

**LWSD: 7 YRS
INDUSTRY: 18 YRS**



INA HOLZER
SR PM
LWSD

**LWHS ADDITION
MS ADDITIONS**

**LWSD: 6 YRS
INDUSTRY: 19 YRS**



MELISSA HEILWEIL
ADMIN
LWSD

**ROCKSTAR ON ALL
PROJECTS!**

**LWSD: 5 YRS
INDUSTRY: 7 YRS**



RYAN OTA
PM
OAC SERVICES

**MS ADDITIONS
AUDUBON TRAFFIC**

**LWSD: 6 YRS
INDUSTRY: 7 YRS**



MICHAEL ROMERO
SR PM
MBR

**ALCOTT & SMITH ES REBUILD
EINSTEIN ES STRUCTURAL**

**LWSD: 9 YRS
INDUSTRY: 29 YRS**



CARLY PARKINS
PM
MAITRI

**MS ADDITIONS
RHS & EHS ADDITIONS**

**LWSD: 5 YRS
INDUSTRY: 8 YRS**

DELIVERY METHOD SELECTION

IDENTIFY METHODS

Executive Director and Capital Projects Manager (CPM) identify potential delivery methods

PREPARE RECOMMENDATION

CPM and Project Manager prepare delivery method recommendation

EXECUTIVE DIRECTOR APPROVAL

Executive Director reviews and approves delivery method recommendation

ASSOCIATE SUPERINTENDENT APPROVAL

Executive Director and Associate Superintendent confirm use of GC/CM on project

PROCUREMENT

Project Manager proceeds with GC/CM procurement

BOARD APPROVAL

Board of Directors approves GC/CM Contract and future amendments

WE LOOK FOR OPPORTUNITIES TO BUNDLE PROJECTS!



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LAKE WASHINGTON HIGH SCHOOL ADDITION



LYDIG

RCW 39.10 Criteria:

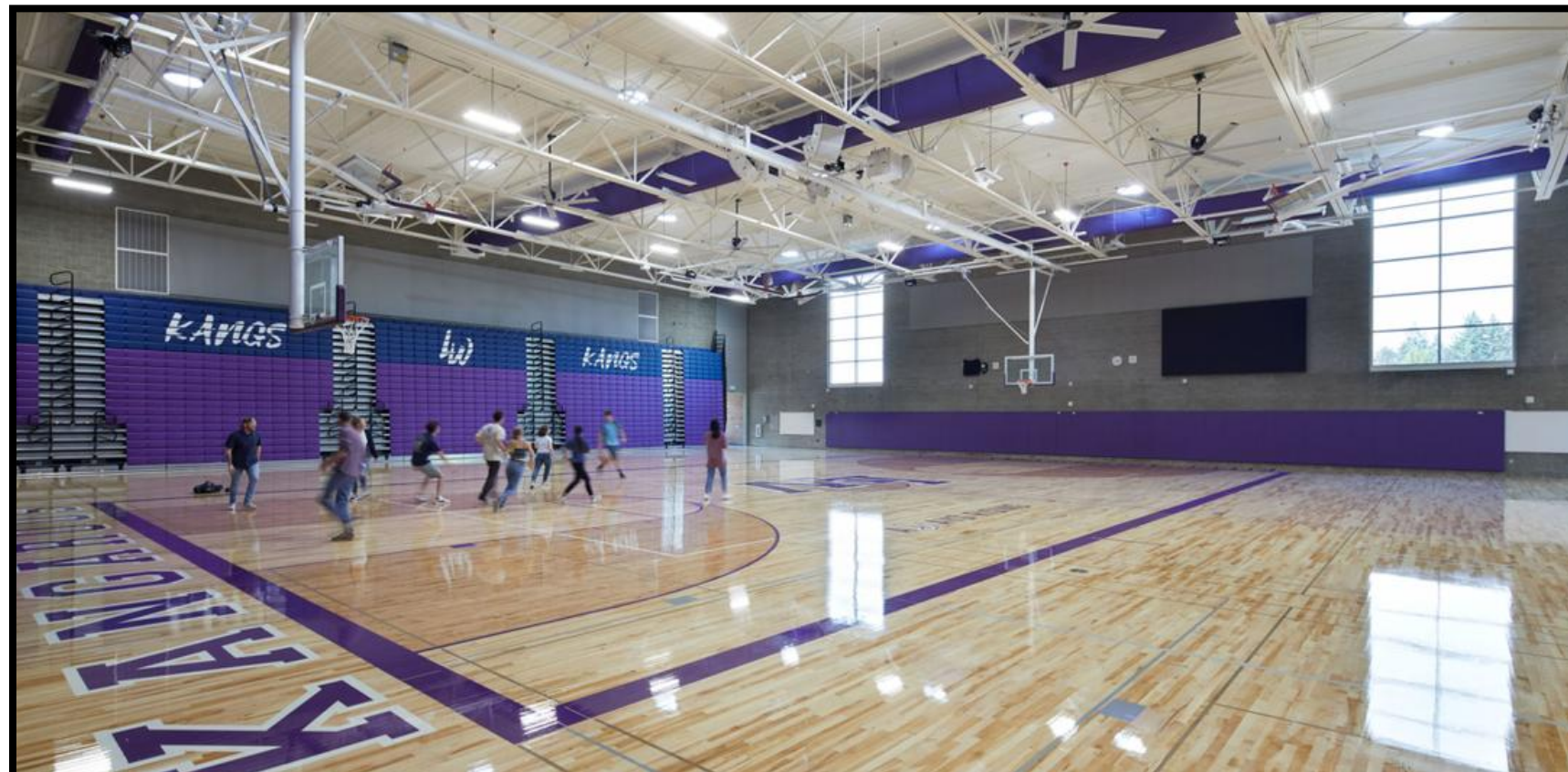
- 1: Complex scheduling, phasing or coordination
- 2: Occupied site operating during construction
- 3: GC involvement during design is critical to success

Status: Completed Fall 2021

UBE Participation: 22%

GMP: \$38.16M

No audit findings, litigation or disputes



ELEMENTARY SCHOOL ADDITIONS: TWIN, FRANKLIN, CARSON, & ROSE HILL



RCW 39.10 Criteria:

- 1: Complex scheduling, phasing or coordination
- 2: Occupied site operating during construction
- 3: GC involvement during design is critical to success

Status: Completed Fall 2021 - Fall 2023

UBE Participation: 24%

GMP: \$56.37M

No audit findings,
litigation or disputes



MIDDLE SCHOOL ADDITIONS: REDMOND, KIRKLAND & FINN HILL



RCW 39.10 Criteria:

- 1: Complex scheduling, phasing or coordination
- 2: Occupied site operating during construction
- 3: GC involvement during design is critical to success

Status: Completed Fall 2024

UBE Participation: 17%*

GMP: \$30.50M

No audit findings, litigation or disputes

*paid to date, closeout in progress



EINSTEIN ES STRUCTURAL UPGRADES

RCW 39.10 Criteria:

- 1: Complex scheduling, phasing or coordination
- 3: GC involvement during design is critical to success

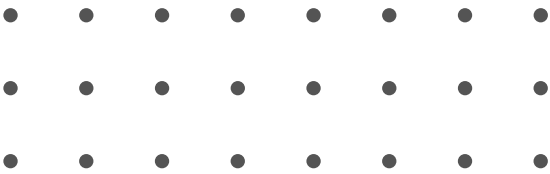
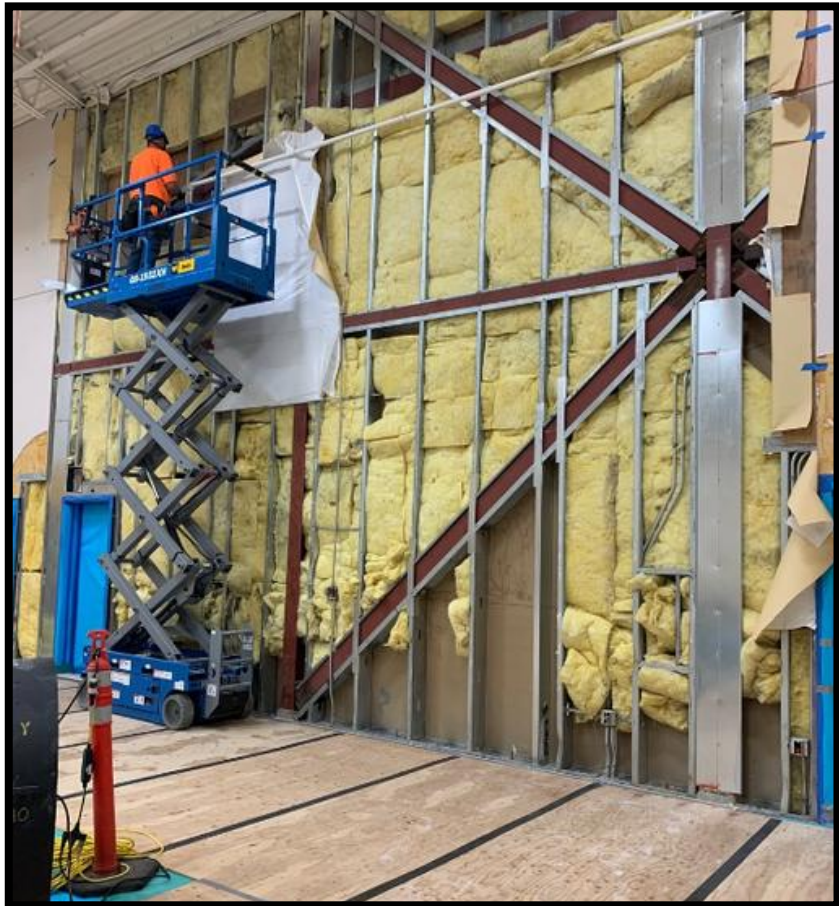
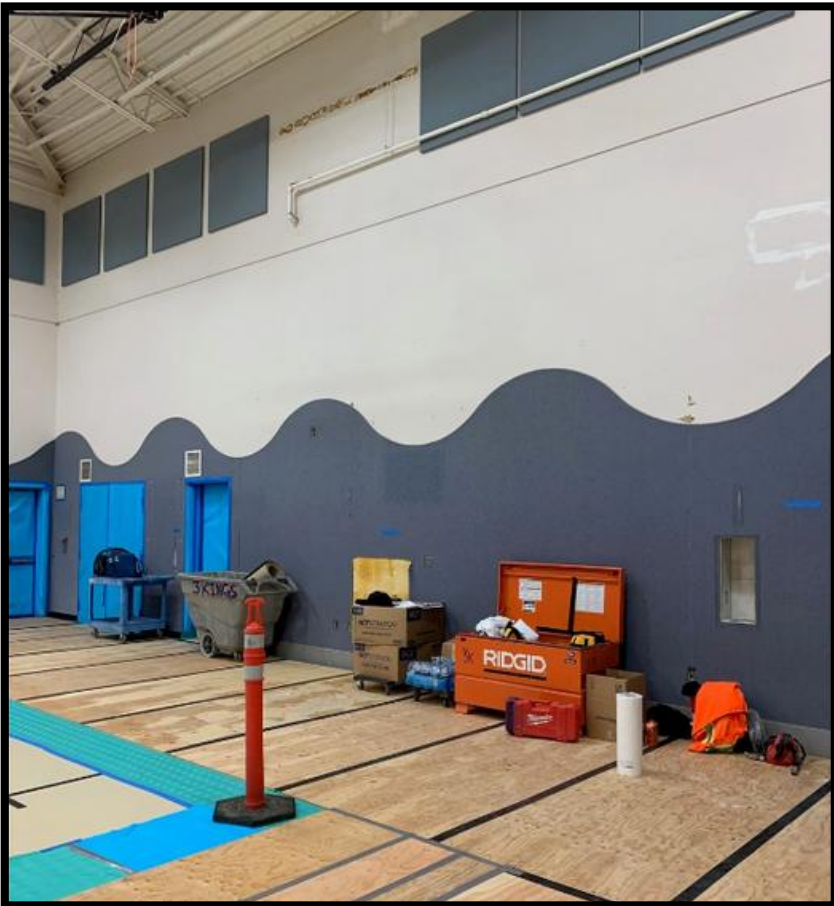
Status: Completed Fall 2024

UBE Participation: 0%

GMP: \$1.09M

No litigation or disputes

\$1.8M
IN PROJECT
SAVINGS



AUDUBON ES TRAFFIC IMPROVEMENTS

HEAVY CIVIL CONSTRUCTION

RCW 39.10 Criteria:

1: Complex scheduling, phasing
or coordination

6: Heavy civil

Status: Completed Winter 2024

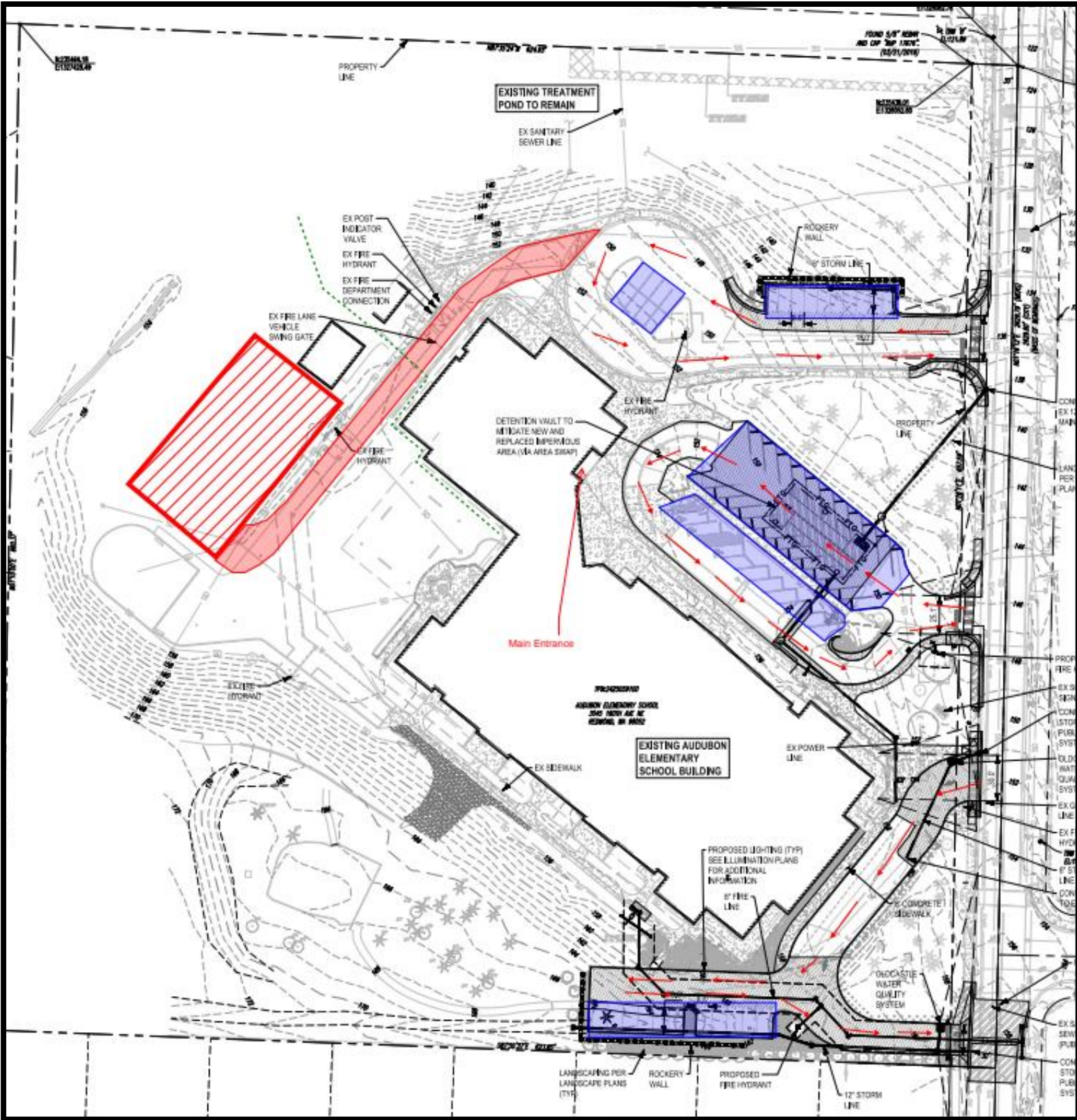
UBE Participation: 11%

GMP: \$2.72M

No litigation or disputes



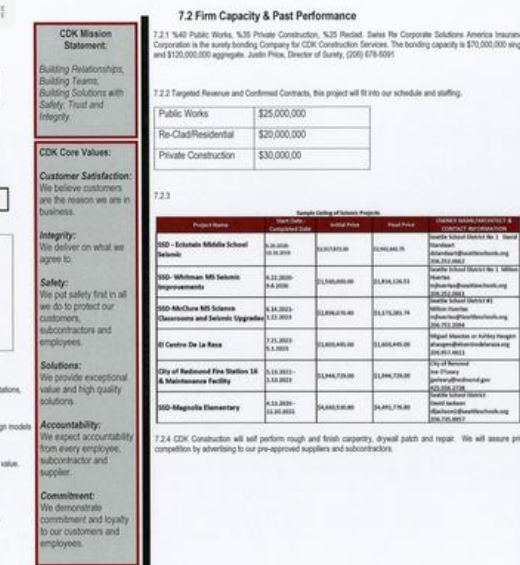
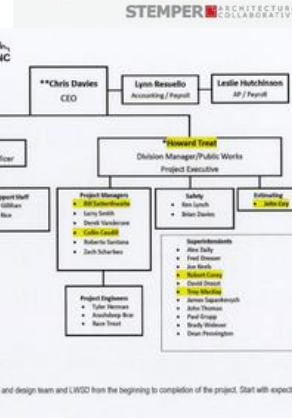
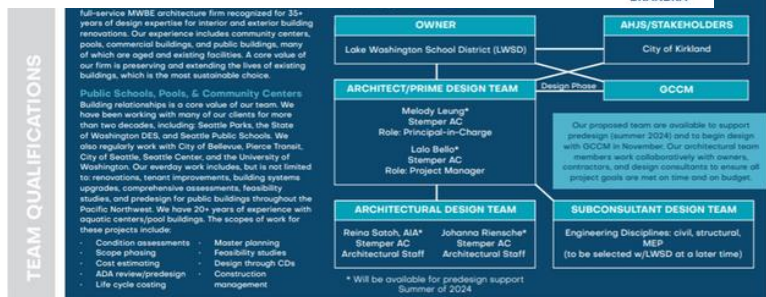
*Challenging unforeseen conditions



- Procurement - 11x17" SOQs
 - More efficient evaluation
 - Easy direct comparisons
 - Reduces barrier to entry

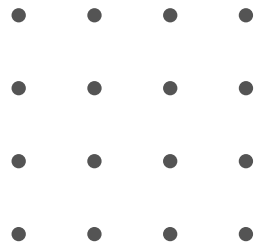
- Contract Updates
 - NSS + SGCs clarifications

- Independent audits of ALL alternative delivery projects
- Competitive bid packages and timeliness for subcontractor changes + payments





OUR COMMITMENT TO INCLUSION



ACCESS TO CAPITAL

- Streamlined invoice approval for prompt pay
- \$1.3M in direct contracts to UBEs since October 2023



ACCESS TO OPPORTUNITY

- Local & Regional subcontractor outreach events
- Debriefs & small business meetings

ACCESS TO TRAINING & EDUCATION

- Learning from other public owner’s strategies (diversity roadmaps and mentorship programs)
- Sharing lessons learned with other owners

\$23.7M
IN UBE PARTICIPATION
SINCE LAST
RECERTIFICATION



THANK YOU

