

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

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

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): [Bethel School District #403](#)
- b) Mailing Address: [516 176th Street, Spanaway, WA 98378](#)
- c) Contact Person Name: [Sara Coccia](#) Title: [Director of Construction and Planning](#)
- d) Phone Number: [253-800-6772](#) E-mail: scoccia@bethelsd.org

1. Brief Description of Proposed Project

- a) Name of Project: [Evergreen Elementary Renovation and Addition](#)
- b) County of Project Location: [Pierce County](#)
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

[Evergreen Elementary School](#), located at [1311 172nd Street East](#), in [Spanaway, Washington](#), was opened in 1979, with ADA improvements made in 1988. The existing school is approximately 48,000 SF and includes 23 classrooms. The site also contains 10 portable classrooms. The student enrollment was 523 students in the 2020/2021 school year.

In 2016, the [Bethel School District](#) identified the need to update and add capacity to the school to meet the growing needs of the community and the District. Funding for improvements was approved by the community in 2019. The anticipated improvements include the construction of a 10,000 SF classroom addition and renovation of the existing building, including new mechanical and electrical systems and seismic improvements. Renovation may include some demolition and / or reconfiguration in some areas of the school.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$2,580,000
Estimated project construction costs (including construction contingencies):	\$23,500,000
Equipment and furnishing costs	\$2,000,000
Off-site costs	\$1,500,000
Contract administration costs (owner, cm etc.)	\$350,000
Contingencies (design & owner)	\$1,500,000
Other related project costs (briefly describe)	\$725,000
Permits, Utilities, Printing	
Sales Tax	\$2,150,000
Total	\$34,305,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

Funding for the Evergreen Elementary School Renovation and Addition Project was included in the 2018 bond issue and approved by the voters on February 5, 2019.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

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

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

GC/CM Approval and Selection	
Submit Application to PRC	Aug 22, 2022
PRC Presentation and Determination	Sep 22, 2022
Issue Request for Qualifications for GC/CM	Sep 26, 2022
Receive Statements of Qualifications from Contractors	Oct 11, 2022
Evaluate Proposals and Choose Short-list	Oct 14, 2022
Issue Request for Proposals to Short-list Contractors	Oct 17, 2022
Interview Short-list	Nov 1, 2022
Receive and Evaluate Cost Proposals	Nov 8, 2022
Notification of Selection	Nov 14, 2022
School Board Approval	Nov 22, 2022
Design	
Develop/Revise Ed Specs	Aug 2022 – Oct 2022
Schematic Design	Nov 2022 – Feb 2023
Design Development	Mar 2023 – Jun 2023
Construction Documents	Jul 2023 – Jan 2024
Early Bid Packages	Dec 2023
Bid Packages	Feb 2024
School Board GMP Award	Early Mar, 2024
Construction	
Start submittal / long lead items	Mar 2024
Start Construction, site work and addition	Apr 2024
Move to Swing School	Jun 24, 2024
Start Construction, renovation	Jun 24, 2024
Substantial Completion	Jul 18, 2025
Move In	Jul 2025 – Aug 2025
Start School	Sep 9, 2025

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

Complex Scheduling, Phasing and Coordination

The anticipated addition and extensive renovation to the existing building, combined with the short construction window and the requirement to move the entire school to a swing location, will require careful planning, phasing, scheduling and coordination by both the selected GC/CM contractor and the District. The participation of an experienced GC/CM during the design process will enable the project team to identify issues and potential challenges in advance, seek and test potential design and logistics options, and incorporate agreed solutions into the contract documents prior to construction. The result will be a better and more comprehensive understanding by all parties of the construction plan, schedule and role expectations.

Recent experience has shown that supply chain and procurement issues can also greatly impact the project schedule. The participation of an experienced GC/CM will help identify potential long-lead items and strategies for mitigating impacts resulting from the economic environment. This may include bidding of several critical packages early and/or authorizing the submittal and approval process to begin earlier in the project to speed up delivery of key products and materials.

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

In order to meet the required timeline for the project, Evergreen Elementary School will be occupied by staff, students, and the public for normal educational use during the first several months of construction. This work will include starting construction of the addition and related site work. Participation by the GC/CM during the design phase will improve mitigation planning for noise, student and public safety, site access, and schedule issues. Construction noise due to adjacent new construction will require that mitigation criteria and contractor / school staff communication paths be pre-established to minimize disruption.

In addition, definition of safe access paths for students and the public can best be planned for with GC/CM input. A clear understanding of construction laydown areas, delivery and removal of construction materials paths, and fire department access requirements can best be established during design by having a GC/CM engaged. The understandings established can then be communicated in subcontractor bidding documents to provide clear information and reduce ambiguity in subcontractor bids. The District intends to also use this information to keep students, parents, staff, and public users informed, thereby minimizing unrealistic expectations and increasing public awareness to maximize safety.

Involvement of GCCM critical during the Design Phase

The phasing, scheduling and procurement challenges and advantages of using the GC/CM procurement on this project are outlined above. On this time-sensitive project, the District believes the GC/CM procurement method is critical to procuring an experienced, well-qualified contractor who can also attract a stable of qualified subcontract bidders. Cost control is also critical. The GCCM will provide input and estimates during design that are essential to the Architect and District managers in keeping the project within budget.

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest (*For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

GC/CM procurement offers several significant fiscal benefits to the District not possible through a traditional design-bid-build procurement.

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

A GC/CM, through its own experience and its access to subcontractors, will be able to provide the project team with current market condition estimates that are critical to District decision makers during the design phase in managing the project budget. The GC/CM's input in this regard will allow the District to obtain the best possible facility within the District's budget and schedule constraints.

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

The short construction schedule, the planning and community notifications required to move students to a swing school, and the follow-on sequencing of planning and construction of other school facilities make meeting the schedule critical to the success of the project. A GC/CM's knowledge of material and market conditions as well as subcontractor availability and performance are essential in the process of material selection, procurement, and delivery if schedules are to be met. The current construction climate, where contractors are experiencing problems in these areas, is likely to continue. The use of a GC/CM reduces the risk of delay and provides the possibility of early ordering of time critical materials and / or equipment if deemed necessary.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)
- Staff and consultant short biographies (*not complete résumés*).
- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

(See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)

- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

Bethel School District Qualifications

The school district's team has constructed over \$500 million of construction projects during the last 15 years.

The team members that have been assembled for this project each bring specific expertise, including the following:

- **Planning and Coordination** with Pierce County comprehensive plans, development regulations, traffic engineering and utility departments.
- **Programming** of the specific functions, uses, space requirements, and equipment needs.
- **Bid Packaging** requirements addressing the specific needs and requirements of the District.
- **Legal Counsel** to draft the GC/CM contract and advise the District on specific statutory requirements.
- **Design Review** to ensure that the GC/CM team documents meet Pierce County codes, quality control requirements and programmatic needs.
- **Project Management** with specific expertise for reviewing cost estimates and schedules.
- **Construction Management** to oversee construction phase review processes and construction at the site.

Members of the assembled project team have significant GC/CM related experience as summarized in their individual biographies or as listed in **Attachment C – Team Member Experience**.

Project Organization

See **Attachment B – Project Organization Chart**

Staff and Consultant Biographies

Sara Coccia – BSD Director of Construction and Planning

Sara Coccia joined the Bethel School District in April 2021. Prior to joining Bethel, Sara led the Design and Construction group at the University of Puget Sound as the Director of Capital Development. Prior to becoming Director, Sara also served as the Assistant Director of Capital Development and as Senior Project Manager. Sara brings considerable design, planning and construction experience having completed numerous projects over the last several years, including most recently the completion of Bethel's newest elementary school project, Katherine G. Johnson. Much of Sara's experience has consisted of complex occupied additions and renovations. She successfully led the District's Graham-Kawposin High School GC/CM team through the final year of design and oversees its current construction.

Sara is an energetic and centered leader who is collaborative, relational, transparent and inclusive. Sara consistently receives positive feedback for strong communication skills and directing multiple projects to successful completion. Sara values the role in providing safe, innovative and lasting places of learning for the community.

Jeff Dryden – BSD Assistant Director of Construction and Planning

Mr. Dryden has over 30 years of experience in construction and project management. He played a critical part in the design, section, and award of the Graham Kapowsin High School GC/CM project. As a Civil Engineer Corps Officer in the US Navy, he served in numerous roles on Public Works projects, from Project Manager to Director of Construction for a naval base. He has worked on numerous critical, complex projects impacting national security. Mr. Dryden has worked on multi-million-dollar Design Build and Design-Bid-Build projects. He has developed a thorough understanding of construction project management and is a proven organizational leader.

Jamie Glenisky – BSD Construction Project Manager/Owners Representative

Mr. Glenisky has been with the Bethel School District for six months and is currently managing the Graham Kapowsin High School Addition and Renovation GC/CM Project. The project adds approximately 50,000 square feet to the building with additional renovations to the main office, and entry vestibule.

Jamie has over 8 years of experience managing GC/CM capital projects for school districts and has a proven track record managing multimillion-dollar projects from planning to completion. Jamie previously worked for Skanska USA Building, K-12 division where he managed and guided personnel and subcontractors through every aspect of a project. He currently works directly with the District's maintenance team, school and district staff, and general contractors to ensure quality service and communication from the start of the project to its final completion. Jamie's experience and commitment to construction and education add significant value to the BSD Construction and Planning team.

Mica Klein, Andrew Greene – Legal, Perkins Coie

The District is represented by Perkins Coie LLP's Construction Group. Perkins Coie has deep experience with Chapter 39.10 RCW alternative project delivery, and has represented numerous public agencies in connection with complex GC/CM projects.

Mica Klein, Partner, will serve as the School District's lead attorney. Mica's practice focuses on complex public construction and dispute resolution. As a Partner with Perkins Coie's Construction Group, Mica specializes in structuring, drafting, negotiating, and implementing complex agreements for large-scale, \$20M+ public projects. Among these projects, Mica has successfully counseled numerous clients on all aspects of GC/CM procurement, including Ellensburg School District, Walla Walla School District, Cheney School District, and Highline School District. Mica currently represents the District in connection with its ongoing Graham-Kapowsin Addition and Renovation GC/CM project.

Mica will be supported by Andrew Greene, Firmwide Chair of Perkins Coie's Construction Group, in her representation of the District. Andrew has almost 20 years of experience advising clients on a diverse array of construction law issues and projects. He has provided GC/CM-specific assistance and project counsel support for dozens of public entities, including school districts, universities, ports, and park districts.

Chuck Hartung – GC/CM Advisor, Hainline

Mr. Hartung has over 40 years of experience in architecture, project management, construction management and construction consulting on both public and private projects. His architectural experience includes direct responsibilities as project manager, project architect, drawings and specifications preparation, phase planning, value engineering, cost and change analysis, contract preparation, and negotiations. He has served directly as Project Manager and/or Owner's Representative on complex multi-million-dollar GC/CM and GMP projects. Through

those roles, he has developed a thorough understanding of management and decision processes as they pertain to design and construction.

Mr. Hartung has provided GC/CM advisory and project management services to the Bethel School District for its Graham-Kapowsin High School Addition and Renovation project which is currently under construction following a successful design process. He has provided similar services to the Bethel School District on their design-build projects and to the Edmonds School District on seven completed and current GC/CM school projects. He has provided value engineering, constructability review, and change cost analysis on numerous other public and private building projects.

Jim Stoner – Consultant, Hainline

Mr. Stoner, as President and CEO of Hainline, provides the team with a highly knowledgeable and experienced resource on design and construction industry issues and conditions. Jim's expertise is drawn from experience as an owner's representative, project manager, project engineer, consultant, commissioning authority and expert during dispute resolution processes. Jim is a Registered Professional Mechanical Engineer and a Certified Building Condition Assessment Consultant (CBA) through OSPI. He has the ability to bring Hainline resources as needed and requested by the District to support their management efforts on the project.

Ray Mow – Principal in Charge, Erickson McGovern Architects

With over three decades of architectural and construction management experience using various delivery methods, Ray brings an abundance of knowledge and practicality to each Erickson McGovern Architect project. He leads the design team and is involved in every aspect of the process, from feasibility to completion. Ray will coordinate with the general contractor on his many areas of expertise, providing guidance and insight to facilitate successful projects. His extensive design and construction administration experience in K-12, healthcare, and civic endeavors has developed his capacity to successfully deliver new buildings, renovations, additions, historic preservations, and many other project types. A native to the pacific northwest, Ray graduated from Washington State University and has remained active within his community as a member of; AIA, the Association for Learning Environments (A4LE), WA Association of Maintenance & Operation Administrators (WAMOA), Chairman Commissioner for the Port of Dewatto, and a former director of South Sound Head Start, ECEAP program

Wade Jensen – Senior Associate Principal, Project Architect/ Team Lead Erickson McGovern Architects

Wade will focus her attention on meetings with teachers, staff, and community members to create educational specifications that will guide the design process. As the project evolves, she will lead the coordination of the consultants and set deadlines to keep the team on target as they progress through the different design phases. She will manage weekly coordination meetings with the full project design team - including consultants and District representatives.

Team Member Individual Experience

See **Attachment C – Team Member Experience Chart**

Public Body Experience

See response to Item 7 below and **Attachment D – Public Body Experience Chart**

Qualifications of Project Managers

Sara Coccia will directly manage the project during the design phases assisted by Jeff Dryden and the retained consultants. Their qualifications are stated in the Staff and Consultant Biographies above and their extensive experience is indicated in **Attachment C – Team**

Member Experience. Jamie Glenisky will be Owner's Representative during construction under Sara Coccia's overall authority.

Description of Project Controls

The District has developed robust project control processes from its previous project experience to manage and track projects. During design, these include: established Design Standards, regularly scheduled meetings with design and contractor representatives, phase end document reviews, and phase end cost estimate and schedule updates. During construction, General Conditions and Division 1 General Requirements that are being developed for this project and are to be issued with the Request for Proposal will define the monthly schedule update, progress reporting, detailed cost reporting and issue tracking requirements to be submitted and discussed with the District on a pre-established basis.

Description of the District's GC/CM Procurement Process

The District has retained Perkins Coie LLP to provide initial consultation regarding this project. Perkins Coie has extensive experience on GC/CM projects and has assisted the District on its previous alternative procurement projects. Perkins Coie will prepare draft and final AIA A133 Agreement and A201 General Conditions documents to be used in the GC/CM procurement process as well as advise on general procedural processes and Project issues.

In addition to retaining Perkins Coie, the District has retained Hainline to assist and advise on GC/CM processes and this selection process. Hainline has extensive experience with GC/CM procurement and has assisted the District on its previous alternative procurement projects.

The District will use an RFQ / RFP procurement process designed to attract qualified, experience, and highly capable GC/CM contractors. Upon receipt of approval by the Project Review Committee for authorization to use the GC/CM procurement method, the District will advertise and issue a Request for Qualifications (RFQ). A selection committee composed of construction & planning staff, advisors, and a representative from the high school will evaluate and select a short list from among the proposers. Request for Proposal (RFP) documents will be issued to the short-listed firms. Interviews will be conducted and scored and sealed bids for general conditions and fee will be received. Each component will be weighted as part of the final score and selection.

As indicted in the schedule (see Item 3), the GC/CM will be procured prior to or at the start of the schematic design phase.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Over the past 15 years, Bethel Public Schools has successfully completed more that \$500 million worth of construction: six new elementary schools, two new junior high schools, a new high school, a skills center serving Pierce County school districts, a learning center, renovation and expansion of a high school and elementary school. The District was also first in the state in undertake two design-build

projects: Transportation Center/ Central Kitchen and Phase 3 of the Pierce County Skills Center. The District recently successfully completed the design and award phases of the Addition and Renovation of Graham-Kapowsin High School using the GC/CM process. The project is now under construction with an anticipated final completion in Fall 2023.

See **Attachment D – Bethel School District Public Body Experience** for a listing and project information.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. (See *Example concepts, sketches or plans depicting the project.*) At a minimum, please try to include the following:

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

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

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

No findings exist from any previous audits of School District public works projects.

10. Subcontractor Outreach

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

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

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package**.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

N/A

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed

project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

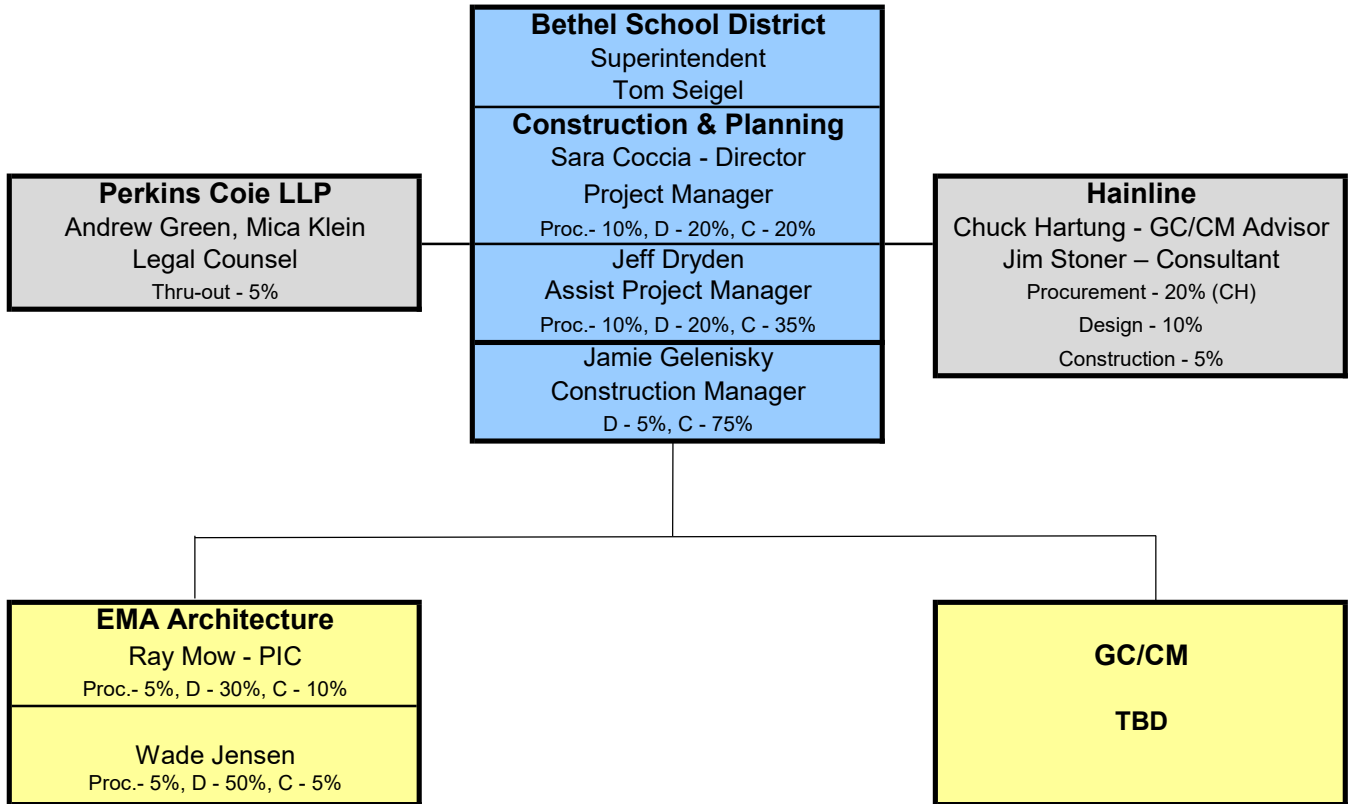
Signature: *Sara Coccia*

Name (*please print*): Sara Coccia (*public body personnel*)

Title: Director of Construction and Planning

Date: August 17, 2022

Project Organization Chart
 Bethel School District
 Evergreen Elementary School Renovation and Addition



Team Member Experience

Bethel School District

Graham Kapowsin High School Addition and Renovation Project

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Sara Coccia	Director of Construction and Planning - Bethel Public Schools	Elementary #19	\$37M	DBB	Director	Director	Not Yet Constructed
		New Naches Trail Elementary School	\$33M	DBB		Director	Director
		Graham-Kapowsin High School Addition & Renovation	\$28M	GC/CM		Director	Director
		Challenger High School, Ph. 2 Addition	\$15.5M	DBB			Director
		Katherine G. Johnson Elementary	\$32M	DBB			Director
	Director of Capital Development - University of Puget Sound	Welcome Center	\$9.9M	DBB	Director	Director	Director
		Howarth Hall - Institutional Equity and Diversity Office Renovation	~\$1M	DBB	Director	Director	Director
		Weyerhauesar Hall - Animal Lab Renovation	~\$1M	DBB	Director	Director	Director
		Center for Health & Wellness Renovation	\$1.2M	DBB	Director	Director	Director
		Technology Services Renovation	\$2.5M	DBB	Director	Director	Director
		Security Services Relocation & Renovation	~\$1M	DBB	Director	Director	Director
		Wheelock Student Center Plaza Improvements	\$2M	DBB	Asst. Direct.	Asst. Direct.	Asst. Direct.
	Assitant Director of Capital Development - University of Puget Sound Senior Project Manager - University of Puget Sound	Athletics & Aquatics Center	\$19.4M	DB	Senior PM	Senior PM	Senior PM
		Weyerhauesar Hall - Lab & Office Improvements	~\$1M	DBB	Senior PM	Senior PM	Senior PM
Howarth Hall - Student Testing Center Renovation		~\$1M	DBB	Senior PM	Senior PM	Senior PM	
Jeffrey Dryden	Assistant Director of Construction -BSD	Elementary #19	\$37M	DBB	Asst. Direct.	Asst. Direct.	
		New Naches Trail Elementary School	\$33M	DBB	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Graham-Kapowsin High School Addition & Renovation	\$28M	GC/CM	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Challenger High School, Ph. 2 Addition	\$15.5M	DBB	Asst. Direct.	Asst. Direct.	Asst. Direct.
		Educational Service Center Phase 2 Improvements	\$1.8M	DBB			Asst. Direct.
	Public Works Officer (Director of Facilities and Construction) US Navy, Naval Air Station Fallon	Katherine G. Johnson Elementary	\$32M	DBB		Asst. Direct.	Asst. Direct.
		New Base Fitness Center	\$12M	DB	Director	Director	Director
		New Water Treatment Plant	\$20M	Modified DB	Director	Director	
		Barracks Renovations	\$6M	DB	Director	Director	Director
		Airfield Improvments	\$5M	DBB	Director	Director	Director
		Airfield Hangar Renovations	\$12M	DB	Director	Director	Director
		Construction of 400 Police Facilities for Afghan National Police	\$200M	DBB	Program Manager	Program Manager	Program Manager
	Program Manager - US Navy						

Team Member Experience

Bethel School District

Graham Kapowsin High School Addition and Renovation Project

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Jamie Glenisky	Project Manager - BSD Sr. Project Engineer - Skanska	Graham Kapowsin High School, Graham, WA	\$28M	GC/CM			PM
		Chinook Elementary School, Auburn, WA	\$45.5M	GC/CM	SPE	SPE	SPE
		Pioneer Elementary School, Auburn, WA	\$41.1M	GC/CM	SPE	SPE	SPE
		Dick Scobee Elementary School, Auburn, WA	\$39.5M	GC/CM	SPE	SPE	SPE
		Browns Point Elementary School, Tacoma, WA	\$23.3M	GC/CM	SPE	SPE	SPE
		University of Washington / Global Innovation Exchange, Bellevue, WA	\$14M	DB	SPE	SPE	SPE
		Evergreen Elementary, Joint Base Lewis-McChord, WA	\$39.4M	GC/CM	PE	PE	PE
		Beachwood Elementary School, Joint Base Lewis-McChord, WA	\$26.1M	GC/CM	PE	PE	PE
Chuck Hartung	GCCM Advisor Hainline	The Conference Center - WSCC	\$25M	GCCM	PM	PM	PM
		Meadowdale Middle School - ESD	\$42.2M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Transportation Facility & Central Kitchen - BSD	\$19M	DB	DB Consu'lt	DB Consu'lt	DB Consu'lt
		Elders Community Center - MIT	\$12M	GMP	PM	PM	PM
		Pierce County Skill Center - BSD	\$6.1M	DB	DB Consu'lt	DB Consu'lt	DB Consu'lt
		Maintenance and Transportation Facility - ESD	\$23.3M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Alderwood Middle School - ESD	\$50M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Lynndale Elementary School - ESD	\$25M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Mountlake Terrace & Lynnwood Elementaries	\$49M	GCCM	GCCM Con	GCCM Con	
		Madrona Elementary School	\$25M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Graham-Kapowsin HS Renov & Addition - BSD	\$25.5M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Spruce II Elementary School - ESD	\$28.5M	GCCM	GCCM Con	GCCM Con	GCCM Con
Jim Stoner	Consultant Hainline	The Conference Center - WSCC	\$25M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Transportation Facility & Central Kitchen - BSD	\$19M	DB	DB Consu'lt	DB Consu'lt	DB Consu'lt
		Elders Community Center - MIT	\$12M	GMP			GCCM Con
		Maintenance and Transportation Facility - ESD	\$23.3M	GCCM	GCCM Con	GCCM Con	GCCM Con
		Madrona Elementary School	\$25M	GCCM			GCCM Con
		Spruce II Elementary School - ESD	\$28.5M	GCCM			GCCM Con

Team Member Experience

Bethel School District

Graham Kapowsin High School Addition and Renovation Project

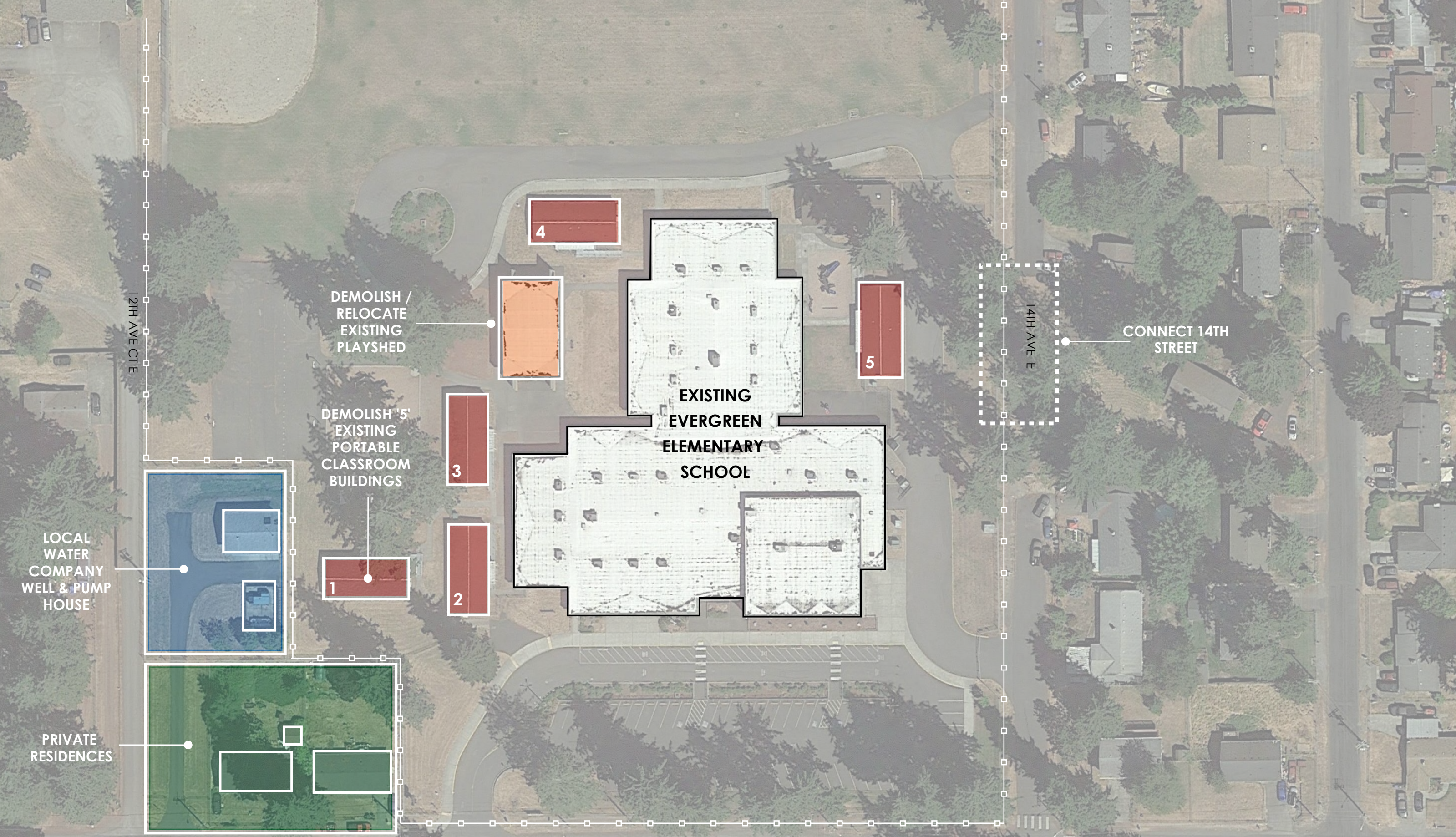
Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Raymond Mow, AIA	Managing Principal Erickson McGovern Architects	Pierce County Skills Center Phase 3, Bethel School District	\$9M	DB	Architect	Architect	Construction Administrator
		Challenger High School Phase 2, Bethel School District	\$15.5M	DBB	Principal In Charge (PIC)	PIC	Construction Admin. Oversight
		Spanaway Lake High School, Bethel School District	\$24.5M	DBB			Construction Administrator
		Eatonville High School Modernization and Addition, Eatonville School District	\$23.2M	DBB		Architect	Construction Administrator
		Yelm High School Modernization and Addition, Yelm Community Schools	\$24.2M	DBB		Architect	Construction Administrator
		Emerald Bay Apartments	\$11.6M	Negotiated NTE	Principal In Charge (PIC)	PIC	
		Metropolitan Development Center, Evaluation and Treatment Center	\$1.2M	Negotiated NTE	Architect	Architect	Construction Administrator
		Greater Lakes Mental Health Care, Evaluation and Treatment Center	\$1.2M	Cost Plus Fee	Architect	Architect	Construction Administrator
		Mercer Island Country Club, Renovation	\$4.2M	Cost Plus Fee		Co-Architect	Construction Administrator
Wade Jensen	Associate Principal Erickson McGovern Architects	Bethel School District, Kitchen and Transportation Bridging Documents		DB	Architect		
		Challenger High School Phase 2, Bethel School District	\$15.5M	DBB	Architect	Architect	
		Katherine G Johnson Elementary, Bethel School District	\$28M	DBB	Architect	Architect	
		Naches Trail Elementary, Bethel School District	\$31.6M	DBB	Architect	Architect	
		Collins Elementary, Franklin Pierce School District	\$19M	DBB	Architect	Architect	
		Harvard Elementary, Franklin Pierce School District	\$20.5M	DBB	Architect	Architect	
		James Sales Elementary, Franklin Pierce School District	\$18M	DBB	Architect	Architect	
		Brookdale Elementary, Franklin Pierce School District	\$20.5M	DBB	Architect	Architect	

PUBLIC BODY EXPERIENCE
Bethel School District
Evergreen Elementary School Renovation and Addition

<i>Project #</i>	<i>Project Name</i>	<i>Project Description</i>	<i>Contracting Method</i>	<i>Planned Start</i>	<i>Planned Finish</i>	<i>Actual Start</i>	<i>Actual Finish</i>	<i>Planned Budget</i>	<i>Actual Budget</i>	<i>Reason for Budget or Schedule Overrun</i>
1	Elementary 19	Construct a new 66,000 sf K-5 elementary school	DBB	Apr-23	Jul-24			\$37M		
2	Naches Trail Replacement	Construct a new 77,000 sf K-5 elementary school	DBB	Apr-22	Jul-23	Apr-22		\$33M		
3	Graham-Kapowsin High School	Construct a 42,000 sf addition to include classrooms, commons and gym. Renovation of 3,000 sf of admin space	GC/CM	Mar-22	Aug-23	Mar-22		\$28M		
4	Challenger High School Phase 2	Construct an addition 30,000 sf of classroom space to Phase 1	DBB	Apr-21	Aug-22	Apr-21		\$15.5M		
5	Bethel Early Learning Center	Renovate an existing 9000 sf building to support pre-K education	DBB	Sep-21	Aug-21	Sep-21	Aug-21	\$4.1M	\$4.1M	
6	Katherine G. Johnson Elementary	New construction -77,000 sf K-5 elementary school	DBB	Apr-20	Jul-21	Apr-20	Feb-22	\$29.9M	\$30.7M	Delay in 3-phase power to the site
7	Challenger High School Phase 1	New construction - 9,000 sf admin/classroom building on existing campus	DBB	Apr-19	Dec-19	Apr-19	Jan-20	\$4M	\$4.2M	Selected bid alternates
8	Educational Service Center	Two phase tenant improvements	DBB	Oct-17	Dec-19	Oct-17	Dec-19	\$4.3M	\$4.3M	
9	Pierce County Skills Center Phase 3	New construction - 26,000 sf culinary arts, admin office and campus commons	DB	Mar-14	Apr-15	Mar-14	Mar-15	\$8.7M	\$8.7M	
10	Transportation - Central Kitchen	Transportation Center servicing 220+ buses, 6 bay shop and administrative offices. Central Kitchen prepares all food for distribution to schools.	DB	Mar-13	Jul-20	Apr-13	Aug-14	\$19M	\$19.8M	Found significant amount of contaminated soil while excavating for bus lift pits.

EVERGREEN ELEMENTARY SCHOOL

DEMOLITION SITE PLAN



DEMOLISH /
RELOCATE
EXISTING
PLAYSHED

DEMOLISH '5'
EXISTING
PORTABLE
CLASSROOM
BUILDINGS

LOCAL
WATER
COMPANY
WELL & PUMP
HOUSE

PRIVATE
RESIDENCES

EXISTING
EVERGREEN
ELEMENTARY
SCHOOL

CONNECT 14TH
STREET

12TH AVE CT E

14TH AVE E

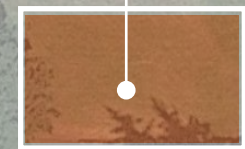
172ND ST E

EVERGREEN ELEMENTARY SCHOOL

SITE PLAN FINISH - OPTION 01

12TH AVE CT E

NEW /
RELOCATED
PLAYSHED



NEW
2-STORY
CLASSROOM
ADDITION



EXISTING
EVERGREEN
ELEMENTARY
SCHOOL

REVISED
CIRCULATION
& PARKING



14TH AVE E

14TH STREET
CONNECTED

CURB,
GUTTER,
&
SIDEWALK
ALONG
FRONTAGE

1

2

172ND ST E

EVERGREEN ELEMENTARY SCHOOL

SITE PLAN FINISH - OPTION 02

REVISED
CIRCULATION
& PARKING

NEW
2-STORY
CLASSROOM
&
COMMONS
ADDITION

EXISTING
EVERGREEN
ELEMENTARY
SCHOOL

14TH STREET
CONNECTED

CURB,
GUTTER,
&
SIDEWALK
ALONG ALL
FRONTAGE

12TH AVE CT E

14TH AVE E

172ND ST E

EVERGREEN ELEMENTARY SCHOOL

FLOOR PLAN:

- CREATE ENCLOSED LIBRARY
- CODE REQUIRED MEP UPGRADES
- DEMOLISH & REPLACE INTERIOR FINISHES (CARPET, TILE, PAINT)
- RENOVATE RESTROOM FACILITIES, CREATE ALL-GENDER RESTROOMS
- POTENTIAL ADDITION OF COMMONS

