



August 19, 2021

Talia Baker, Administrative Support
Project Review Committee
State of Washington Department of Enterprise Services
1500 Jefferson St. SE
Olympia, WA 98501

RE: Federal Way School District GC/CM Project Application for Illahee Middle School

Dear Ms. Baker and PRC Members:

Federal Way School District is pleased to submit for consideration our 5th GC/CM project application as part of the 2017 Capital Bond Phase II Program.

Previous applications were replacement projects for the MLW (Mirror Lake, Lake Grove and Wildwood) Elementary Schools, Thomas Jefferson High School, the combined Star Lake Elementary/Totem Middle School and the Olympic View K-8 project. All of those projects are currently underway in various phases and are running smoothly.

Illahee Middle School is the last major school replacement in the bond program, and will no doubt benefit from the experience of the District's team and from the many systems and processes that have been put in-place and fine-tuned over the past 3 years. Illahee is currently in the pre-design phase, and is scheduled to be completed in 2025.

We look forward to your review of our application and to discussing the benefits of utilizing the GC/CM procurement method on this project at the September 23rd meeting.

Sincerely,

Michael Swartz
Executive Director of Capital Projects
Mobile - 253.391.9243

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*

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **Federal Way School District No. 210**
- b) Address: **33330 8th Avenue South, Federal Way, WA 98003**
- c) Contact Person Name: **Michael Swartz** Title: **Executive Director Capital Projects**
- d) Phone Number: **253-391-9243** E-mail: **mswartz@fwps.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Illahee Middle School**
- b) County of Project Location: **King**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

As part of the 2017 bond, the Federal Way School District intends to begin their 5th GC/CM project by replacing the existing Illahee Middle School with a new Middle School. The existing campus consists of nine detached buildings and three portables that total 109,848 sf with a population of 816 students in grades 6th through 8th. The new school is expected to be approximately 100,000 sf with a student capacity of 800 students. The students will stay onsite in the existing school while the new school is constructed.

The project is being designed by Bassetti Architects and is currently in the pre-design phase. The design phase (SD through CD) is scheduled to take approximately 16 months starting mid-November of 2021, and finishing around mid-January of 2023. Construction of the new building will take approximately 21 months and will be completed in November of 2024. The school operations will then be moved to the new building in December of 2024, and the demolition of the old building and completion of the sitework will finish in the Summer of 2025.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 6,181,400
Estimated project construction costs (inc. design dev. & GCCM contingencies):	\$ 54,711,857
Equipment and furnishings costs	\$ 2,150,000
Off-site costs (included in construction costs)	\$ 0
Contract administration costs (owner, cm etc.)	\$ 1,800,000
Contingencies (owner - const. & soft costs)	\$ 3,226,486
Other related project costs (permits, moving costs, office supplies, etc.)	\$ 972,000
Sales Tax	\$ 5,758,257
Total	\$ 74,800,000

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*

This project is fully funded through the Federal Way Public Schools 2017 Bond, approved by voters in November of 2017.

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)

See Attachment A - Project Schedule dated 8/13/2021

#	Task Name	Duration	Start	Finish
0	Lahee Middle School	53.20 months	06.16.2021	07.14.2025
1	Milestones	52.40 months	06.16.2021	06.23.2025
2	Project Kick-Off	0 days	06.16.2021	06.16.2021
3	Pre-Design Phase is Complete	0 days	12.03.2021	12.03.2021
4	SD Phase is Complete	0 days	03.25.2022	03.25.2022
5	DD Phase is Complete	0 days	07.29.2022	07.29.2022
6	CD Phase is Complete	0 days	01.27.2023	01.27.2023
7	GMP is Established	0 days	01.27.2023	01.27.2023
8	Start Construction	0 days	03.20.2023	03.20.2023
9	TCO	0 days	11.12.2024	11.12.2024
10	Final Completion	0 days	06.23.2025	06.23.2025
11	Administration	53.20 months	06.16.2021	07.14.2025
12	Procurement	42.85 months	06.16.2021	09.27.2024
13	Hire Architect for Pre-Design	7.60 weeks	06.16.2021	08.06.2021
20	Hire Surveyor	25 days	06.22.2021	07.26.2021
21	Hire Geotech Engineer	16 days	06.22.2021	07.13.2021
22	Hire Hazmat Consultant	25 days	06.22.2021	07.26.2021
23	Hire Critical Areas Consultant	35 days	06.22.2021	08.09.2021
24	Hire Tree Inventory Consultant	33 days	06.23.2021	08.06.2021

25	▶ Hire GCCM for Pre-Construction	10.40 weeks	09.23.2021	12.03.2021
36	Hire Cultural Resource Consultant	30 days	10.22.2021	12.03.2021
37	Hire Noise Consultant	30 days	10.22.2021	12.03.2021
38	Hire SEPA Consultant	30 days	11.05.2021	12.17.2021
39	Hire Traffic Impact Consultant	40 days	12.03.2021	01.27.2022
40	Hire Architect for Design	30 days	12.03.2021	01.13.2022
41	Hire VE Consultant	40 days	02.04.2022	03.31.2022
42	Hire Commissioning Agent	20 days	05.27.2022	06.23.2022
43	Hire Special Inspector	30 days	09.09.2022	10.20.2022

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?

The new Illahee Middle School will need to be constructed on the site of the existing school while school is in session. The existing building is sited at the corner of an L-shaped site making separating the construction on either leg of the "L" from the occupied building especially challenging. The coordination between construction equipment and activities with the school operations is going to be complicated and hard to predict. Having a GC/CM on-board will help us sequence work and improve planning and communication to maintain a safe separation of activities, give us more flexibility to work around critical school operations, and allow us to prioritize supporting a healthy teaching environment while still maintaining the construction schedule.

- 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.

As mentioned above, the new facility will be constructed on the existing site while the existing school is in-session. This will significantly affect the logistics of the construction operation and will require early input from the GC/CM in the design phase to sort out construction sequencing challenges, material lay-down and delivery needs, and coordination of construction traffic and deliveries with the school traffic.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

Choosing the location of the of the new school is going to involve a detailed analysis of the means and methods required to construct the project without interrupting the operations of the existing school. Having a GC/CM on-board at the beginning of the design phase will help us to analyze the options and choose the best solution before getting too far along on a design that might have to be scrapped due to construction constraints.

- If the project encompasses a complex or technical work environment, what is this environment?

Figuring-out where to build the new school that allows for adequate lay-down and storage of materials including deliveries and transportation of workers without affecting the flow of activities of the school is going to be a challenge. This is going to require an in-depth review of the potential site plans by the contractor early in the design process.

There are also complexities with performing construction activities in close proximity to 800 students and staff members on this relatively small site. This may require safety personnel to continuously monitor areas where construction operations intersect with school operations, and occasionally construction may need to be paused, delayed, or rescheduled to off-hours if it is impacting the education of the students. Having a GC/CM on-board encourages a strong team-oriented dynamic between the school staff, the GC/CM, and their subcontractors, and this has shown to greatly affect the environment of the construction site and the commitment by all to making safety the top priority.

- 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?

N/A

- 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?

N/A

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.

Waiting until the completion of the design to hard-bid the project would be problematic for two reasons. First, the critical input needed from the contractor during the design phase on where to locate the new building so that it can be constructed without interrupting the existing school operations would be missing. Also, incorporating the logistical needs of the construction operations into the design documents could generate a substantial savings over a design that is difficult to construct for the subcontractors and inefficient to manage for the general contractor.

Second, the critical and hard to define requirements of the contractor to coordinate the daily construction activities with the existing school operations to make sure that nothing they did impacts the education of the students would be difficult to enforce on a hard-bid contract, and there would likely be delay claims from the contractor that would cost extra and put the critical completion date of the new school at risk.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

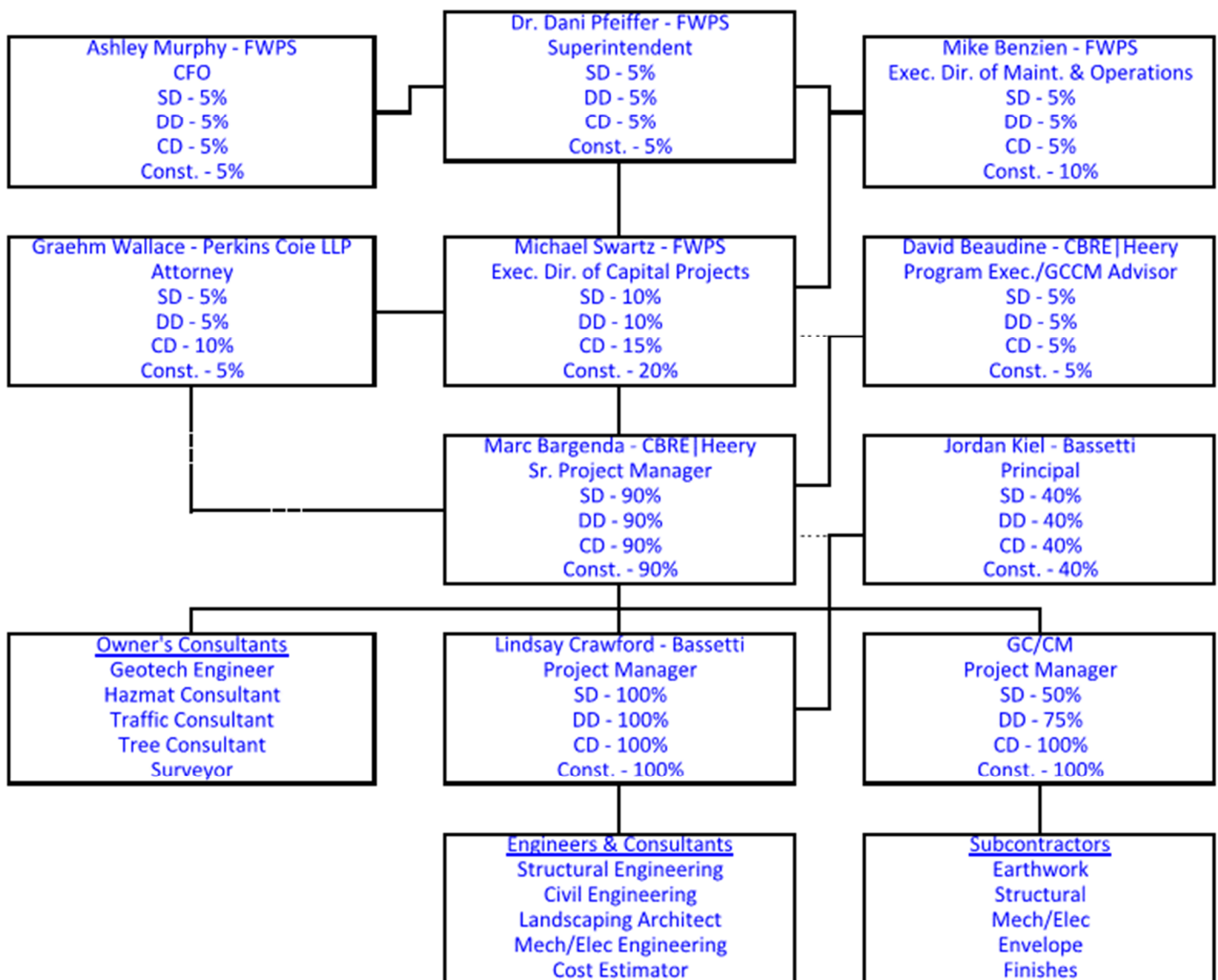
FWPS has successfully managed the design and construction of six major school projects (Thomas Jefferson, Star/Totem, Lake Grove, Mirror Lake, Wildwood, and Olympic View) totaling over \$400M (of which \$285M has been completed) in the past 3 1/2 years using the GC/CM contracting procedure.

FWPS has retained CBRE|Heery to provide program and project management services for their Capital Bond Program. With over twenty (20) successful GC/CM projects on their resume, CBRE|Heery is committed to sharing their GC/CM knowledge and expertise with the district as they have throughout the program in order to ensure a successful project throughout all phases of the project.

- 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)

FWPS Project Organization Chart

Illahee Middle School



- Staff and consultant short biographies (*not complete résumés*).

See below.

- 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.)

See below.

- The qualifications of the existing or planned project manager and consultants.

Michael Swartz – Executive Director of Capital Project, FWPS

Mr. Swartz oversees the entire Capital Projects department for the District. In addition to his three years of experience as executive director overseeing the current bond program, he brings 30 years of experience in education. Mr. Swartz acts as direct liaison between the Capital Projects team to the Superintendent and her cabinet.

Michael Swartz's Project Experience			
Project Names	Project Value	Project Type	Role
Lake Grove Elementary School	\$39M	GC/CM	Exec. Dir.
Wildwood Elementary School	\$40M	GC/CM	Exec. Dir.
Mirror Lake Elementary School	\$43M	GC/CM	Exec. Dir.
Thomas Jefferson High School	\$124M	GC/CM	Exec. Dir.
Star Lake / Totem Middle School	\$106M	GC/CM	Exec. Dir.
Olympic View K-8 School	\$46M	GC/CM	Exec. Dir.

Marc Bargenda – Senior Project Manager, CBRE|Heery

Marc Bargenda, an electrical engineer by trade and a Senior Project Manager with CBRE|Heery, will be the lead full-time project manager devoted to this project and will manage the day to day activities through all phases of the project. Marc has 25 years of project management experience, including 10+ years in the K-12 industry. Marc’s experience leading teams of professionals and managing all phases of construction, along with his last 2 years of experience in Washington managing Thomas Jefferson High School (a GC/CM project) is the winning combination to deliver this project successfully.

Marc Bargenda's Project Experience			
Project	Project Value	Project Type	Role
Thomas Jefferson High School	\$124M	GC/CM	Sr. PM
North Clackamas School District Field Improvements	\$11M	GC/CM	Sr. PM
Wilbur Rowe Middle School Renovation	\$19M	GC/CM	Sr. PM
Rex Putnam High School Improvements	\$7M	D-B-B	Sr. PM
Hyatt House Hotel	\$26M	GC/CM	PM
Long Beach City College Improvements	\$18M	D/B	PM
Edison Elementary School/Spurgeon Intermediate School	\$5M	D-B-B	PM
Riverside Fire Station #01	\$9M	D-B-B	PM
San Bernadino Health Center Expansion	\$10M	D-B-B	PM
UCR Materials Science & Engineering Building	\$52M	D-B-B	PM
UCR Student Support Services Building	\$40M	D-B-B	PM
Woodland Senior High School Gymnasium	\$10M	D/B	PM
12 Bridges Middle School	\$38M	D/B	PM
Foskett Ranch Elementary School	\$18M	D/B	PM
Lincoln High Sports Complex	\$7M	D/B	PM
Impax Laboratories Retrofit	\$12M	GC/CM	PM
Intermune Pharmaceuticals	\$6M	GC/CM	PM
Openwave International Corporate Headquarters	\$30M	GC/CM	PM
Market Post Tower	\$5M	GC/CM	PM
Institute of Technology	\$4M	D/B	PM
UC Davis Improvements	\$5M	D-B-B	PM
Santa Clara Department of Child Support Services	\$12M	GC/CM	PM

Jordan Kiel – Principal, Bassetti Architects

Jordan is an outstanding project leader with a rare combination of management, communication, and design skills. He brings fresh, creative thinking to the design of educational spaces to create schools that effortlessly adapt to changing learning modalities and technology. Jordan's professional experience includes replacements, modernizations, and expansions of K-12 schools. As a DBIA-certified member, he is well-versed in alternative delivery methods, including GC/CM and Design-Build. His recent GC/CM experience includes Thomas Jefferson High School, Rainier Beach High School, Stewart Middle School, Denny International Middle, and Chief Sealth International High School.

Jordan Kiel's Project Experience			
Project	Project Value	Project Type	Role
Rainier Beach High School	\$160M	D-B-B	Design Principal
Issaquah High School #4	\$180M	D/B	Managing Principal
Thomas Jefferson High School	\$100M	D-B-B	Design Principal
Stewart Middle School, Tacoma Public Schools	\$44M	GC/CM	Design Principal
McDonald Smith Building, UW Tacoma	\$11M	D/B	Design Principal
Rose Hill Middle School, Lake Washington School District	\$44M	D-B-B	Staff Architect
Raisbeck Aviation High School, Highline School District	\$25M	D-B-B	Staff Architect
Lakota Middle School, Federal Way Public Schools	\$18M	D-B-B	Staff Architect
Denny Middle / Chief Sealth High School, Seattle Public Schools	\$85.7M	GC/CM	Staff Architect

Lindsay Crawford – Project Manager, Bassetti Architects

Lindsay is a versatile project architect with over 27 years of experience contributing to a wide variety of K-12 and higher education projects, including major renovations and additions for existing schools and new schools for both public and private clients. Lindsay has been working on alternative contracting on public projects for over 10 years. He finds value in the team-oriented approach that CM/GC projects provide - working closely with contractors through a series of checks and balances to provide transparency in the design, planning, and estimating phases. He is known for his collaborative energy and values the opinion of the team.

Lindsay Crawford's Project Experience			
Project	Project Value	Project Type	Role
Highline High School	\$113M	GC/CM	Project Architect
Natrona County High School	\$110M	GC/CM	Project Manager
Stewart Middle School	\$48M	GC/CM	Project Architect
Sunset Elementary School, Issaquah	\$30M	D-B-B	Project Architect
Shorewood High School	\$70M	D-B-B	Project Manager
Rose Hill Middle School, Lake Washington School District	\$44M	D-B-B	Project Architect
Klahowya Middle School	\$30M	D-B-B	Project Architect

David Beaudine – Managing Director & GC/CM Advisor, CBRE|Heery

David Beaudine, Assoc. DBIA, is the Managing Director with CBRE|Heery. David's role is providing oversight and guidance throughout the entire bond program. For the Memorial Field Renovation Project, David is providing assistance for the Design-Build procurement process. David has over 18 years of industry experience with majority of that working within Washington State K-12. In addition, David serves as CBRE | Heery's Washington lead, as well as the company's K-12 market leader for Washington. David recently was re-appointed as a member of the PRC and will be providing guidance to the overall program related to best practices established and learned by the committee.

David Beaudine's Project Experience			
Projects/Programs	Project Value	Project Types	Role
Federal Way Public Schools - Cap. Improv. Program	\$450M	GC/CM	Program Executive
West Valley School District - Cap. Improv. Program	\$69M	GC/CM	Project Director
Mead School District - Cap. Improv. Program	\$114M	GC/CM	Program Manager
Spokane International Airport Terminal Expansion	\$52M	GC/CM	Project Director

Graehm Wallace – Legal Counsel, Partner, Perkins Coie LLP

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities including preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects.

In addition to having provide the GC/CM contracts for all of Federal Way School District's current GC/CM projects, Graehm has also prepared them for Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Lake Stevens, Mead, Mount Vernon, Port Townsend, Shoreline, Spokane, Seattle, Tacoma, Tahoma, and Vancouver School Districts.

Graehm has over 24 years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction management, GC/CM, design-build, and bidding. He has also provided legal advice during construction, claim prosecution, and defense work.

- 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.

CBRE|Heery has been contracted, and Marc Bargenda is intended to be the Project Manager from start to finish.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Illahee is the 7th GC/CM project in this bond program. The first 6 projects (Lake Grove, Mirror Lake, Wildwood, Thomas Jefferson, Star/Totem, and Olympic View) are in various stages of completion – with 4 of them (Lake Grove, Mirror Lake, Wildwood, and Thomas Jefferson) having already achieved TCO. All project controls are in-place and running smoothly, and FWPS is heavily invested in using eBuilder for all cost and document controls.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

CBRE|Heery is contracted to the District to provide continuous owner representation on these projects from programming through design, construction, and closeout. Management services have been provided since the passing of the bond and have been continually updated to align with project experiences and District procedures. The services CBRE|Heery will provide include full project controls, tracking, monitoring, compliance, and reporting relative to established budget and schedule parameters with dedicated integration and coordination with District capital projects accounting system.

Weekly meetings occur between CBRE|Heery team along with the District's Capital team which promotes active dialogue and open communication. In addition to this, there is a monthly meeting that provides updates to the Superintendent on the projects.

Authority for changes related to the project scope and budget is that of the District per school board policy. Michael Swartz has signing authority for the District on most consulting contracts, but all major AIA contracts, amendments, and change orders go to the Superintendent (Dr. Pfeiffer) for signature.

- A brief description of your planned GC/CM procurement process.

CBRE|Heery will lead the procurement process in close coordination with District capital project staff and legal counsel, Perkins Coie LLP.

The RFP process will be a 3-step process which involves statements of qualifications, interviews, and sealed bids for the fee percentage (based upon the District's budget for the MACC) - each of which will be weighted as part of the final score. The firm with the highest score will be awarded the job, and the GC/CM contract will be processed by Graehm Wallace, signed by Dr. Pheiffer, and presented to the school board for approval by a panel that will include District Representatives and the CBRE|Heery personnel.

- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.

The District utilizes Perkins Coie LLP's standard GC/CM contract terms and language (the AIA 133/201 template modified based upon FWPS's best practices and experiences) for its GC/CM agreements.

This contract was used on the previous 6 projects and has proven to be very detailed and thorough in describing the GC/CM's processes, requirements, and deliverables per the RCW 39.10.

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

Project Name	Project Description	Contracting Method	Planned Start	Planned Finish (TCO)	Actual Start	Actual/Current Finish	Planned Budget	Actual/Current Budget	Reason for Budget or Schedule Overruns
Lake Grove Elementary	Full replacement of existing school.	GC/CM	Mar-18	Aug-20	Mar-18	Feb-21	\$39.6M	\$39.8M	Schedule: Building permit delays. Budget: Building permit delays, weather delays, and COVID 19 impacts.
Wildwood Elementary	Full replacement of existing school.	GC/CM	Mar-18	Aug-20	Mar-18	Feb-21	\$39.5M	\$40.8M	Schedule: Building permit delays. Budget: Building permit delays, weather delays, and COVID 19 impacts.
Mirror Lake Elementary	Full replacement of existing school.	GC/CM	Mar-18	Aug-20	Mar-18	Jul-21	\$40.6M	\$43.1M	Schedule: Building permit delays and change to occupied site. Budget: Building permit delays, weather delays, and COVID 19 impacts.
Thomas Jefferson High School	Full replacement of existing school.	GC/CM	Feb-18	Aug-21	Mar-18	Aug-21	\$137.6M	\$124.9M	Schedule: On schedule. Budget: Saved money.
Star Lake Elementary & Totem Middle School	Full replacement of two existing schools.	GC/CM	Sep-18	Nov-21	Sep-18	Nov-21	\$107.0M	\$106.8M	Schedule: On schedule. Budget: On budget.
Olympic View K-8 School	Full replacement of existing school.	GC/CM	Jun-20	Aug-23	Jun-20	Aug-23	\$46.2M	\$46.2M	Schedule: On schedule. Budget: On budget.

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:

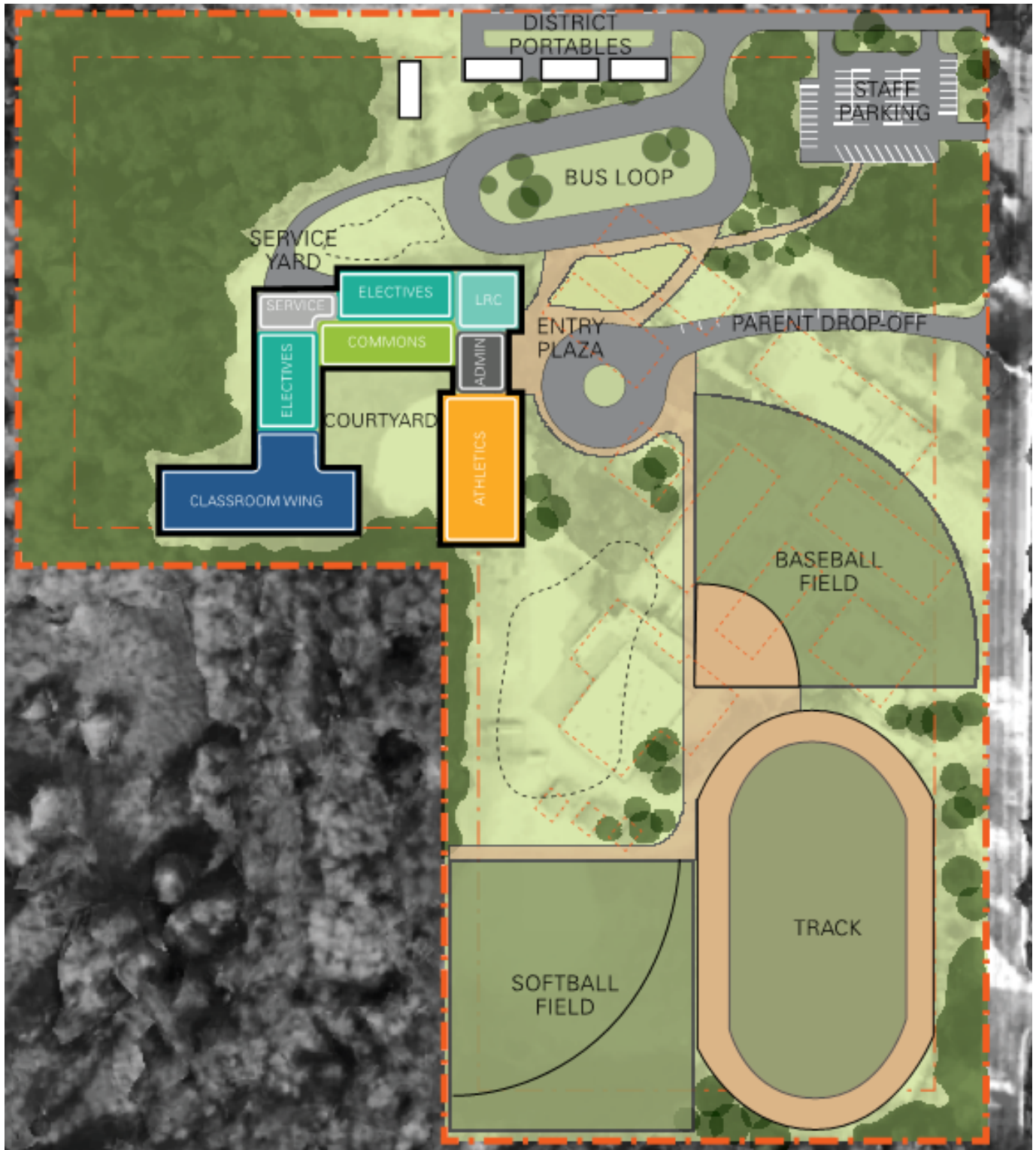
- An overview site plan (*indicating existing structure and new structures*)

Below is an aerial view of the existing school.

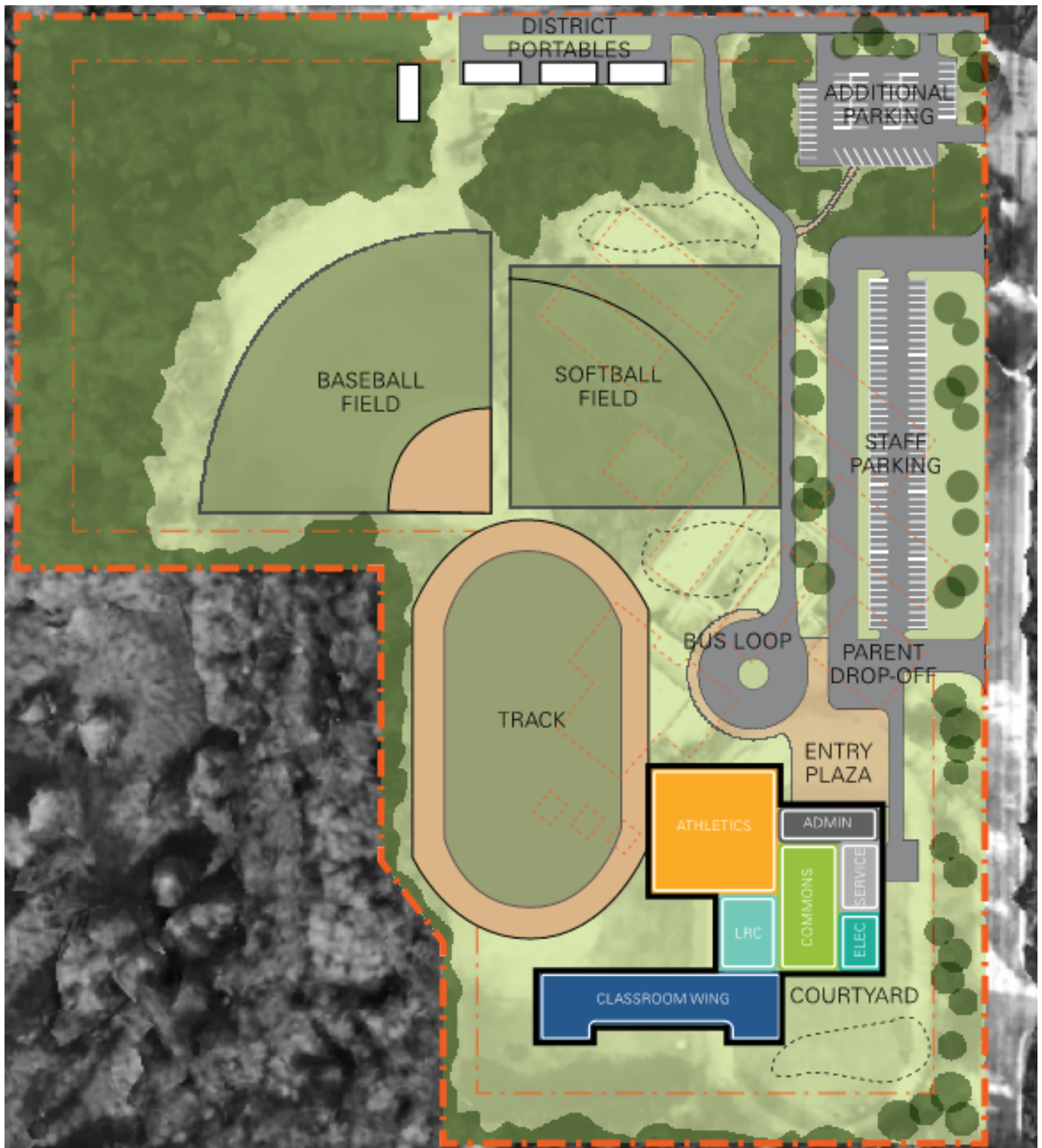


- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

Below is Option #1 for the new school location.



Below is Option #2 for the new school location.



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.

Audits are currently being performed on all projects by MWL Advisory, LLC. They have performed mid-project audits in order to get ahead of working with FWPS and the auditees to address the audit findings prior to the final audits, but no final audit findings are available yet.

10. Subcontractor Outreach

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

The Federal Way School District is a very diverse community with 74% of the 23,000 students being classified as non-white. We are committed to the pursuit of equity and equality amongst our staff and students and approach all decisions with this mission being a top consideration.

As the Federal Way Public School bond program progressed, MWBE (Minority & Women-Owned Business Enterprises) participation is growing steadily. At the beginning of the program, Wildwood Elementary School has DBE participation of 1.5%. At Thomas Jefferson High School, MWBE participation rate is 12.7% and SBE participation rate is 19%. At Star Lake Elementary School and Totem Middle School, SBE/DBE participation rate is 25.7%.

For Illahee, the District will be evaluating the GC/CM's MWBE engagement plan as part of their scoring matrix. In addition to that, once the GC/CM is on-board, we will be discussing ways to engage the MWBE firms in and around our community to increase participation, and all subcontractor bid packages will be advertised in the Washington State Office of Minority & Women's Business Enterprises (OMWBE).

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.

At this time, we do not intend to utilize the Alternative Subcontractor Selection process.

CAUTION TO APPLICANTS

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

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: 

Name (please print): Michael Swartz (public body personnel)

Title: Executive Director of Capital Projects

Date: Aug 18, 2021

#	Task Name	Duration	Start	Finish	Predecess...	Successors	2021		2022				2023				2024				2025					
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
							0	Illahee Middle School	53.20 months	06.16.2021	07.14.2025															
1	Milestones	52.40 months	06.16.2021	06.23.2025																						
2	Project Kick-Off	0 days	06.16.2021	06.16.2021	14FS																					
3	Pre-Design Phase is Complete	0 days	12.03.2021	12.03.2021	67FS																					
4	SD Phase is Complete	0 days	03.25.2022	03.25.2022	71FS																					
5	DD Phase is Complete	0 days	07.29.2022	07.29.2022	74FS																					
6	CD Phase is Complete	0 days	01.27.2023	01.27.2023	78FS																					
7	GMP is Established	0 days	01.27.2023	01.27.2023	46FS																					
8	Start Construction	0 days	03.20.2023	03.20.2023	141SS																					
9	TCO	0 days	11.12.2024	11.12.2024	144FS																					
10	Final Completion	0 days	06.23.2025	06.23.2025	147FS																					
11	Administration	53.20 months	06.16.2021	07.14.2025																						
12	Procurement	42.85 months	06.16.2021	09.27.2024																						
13	Hire Architect for Pre-Design	7.60 weeks	06.16.2021	08.06.2021																						
20	Hire Surveyor	25 days	06.22.2021	07.26.2021																						
21	Hire Geotech Engineer	16 days	06.22.2021	07.13.2021																						
22	Hire Hazmat Consultant	25 days	06.22.2021	07.26.2021																						
23	Hire Critical Areas Consultant	35 days	06.22.2021	08.09.2021																						
24	Hire Tree Inventory Consultant	33 days	06.23.2021	08.06.2021																						
25	Hire GCCM for Pre-Construction	10.40 weeks	09.23.2021	12.03.2021																						
26	Create RFP Documents	10 days	09.23.2021	10.06.2021	63FS	27FS																				
27	1st Publication of RFP	0 days	10.07.2021	10.07.2021	26FS	28FS+5																				
28	2nd Publication of RFP	0 days	10.14.2021	10.14.2021	27FS+5	29FS+10																				
29	SOQ's are Due	1 day	10.28.2021	10.28.2021	28FS+10	30FS																				
30	Evaluate & Score SOQ's	1 day	10.29.2021	10.29.2021	29FS	31FS+4																				
31	Interviews w/ Semi-Finalists	1 day	11.05.2021	11.05.2021	30FS+4	32FS																				
32	Evaluate & Score Interviews	1 day	11.08.2021	11.08.2021	31FS	33FS+9																				
33	Priced Proposals are Due	0 days	11.22.2021	11.22.2021	32FS+9	34FF																				

#	Task Name	Duration	Start	Finish	Predecess...	Successors	2021			2022			2023			2024			2025			
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
34	Final Scoring (Live)	0 days	11.22.2021	11.22.2021	33FF	35FS			Scoring (Live)													
35	Contract Execution	10 days	11.22.2021	12.03.2021	34FS				Contract Execution													
36	Hire Cultural Resource Consultant	30 days	10.22.2021	12.03.2021	104SF				Hire Cultural Resource Consultant													
37	Hire Noise Consultant	30 days	10.22.2021	12.03.2021	105SF				Hire Noise Consultant													
38	Hire SEPA Consultant	30 days	11.05.2021	12.17.2021	107SF				Hire SEPA Consultant													
39	Hire Traffic Impact Consultant	40 days	12.03.2021	01.27.2022	67FS				Hire Traffic Impact Consultant													
40	Hire Architect for Design	30 days	12.03.2021	01.13.2022	70FS				Hire Architect for Design													
41	Hire VE Consultant	40 days	02.04.2022	03.31.2022	76SF				Hire VE Consultant													
42	Hire Commissioning Agent	20 days	05.27.2022	06.23.2022	75FS				Hire Commissioning Agent													
43	Hire Special Inspector	30 days	09.09.2022	10.20.2022	79FF				Hire Special Inspector													
44	GMP Amendment	8.60 weeks	12.16.2022	02.14.2023					GMP Amendment													
45	Bidding	20 days	12.16.2022	01.12.2023	82FS	46FS			Bidding													
46	GMP Negotiations	10 days	01.13.2023	01.26.2023	45FS	56FS;7FS			GMP Negotiations													
47	Execute GMP Amendment	1 day	02.14.2023	02.14.2023	57FS				Execute GMP Amendment													
48	Hire Moving Company	20 days	08.30.2024	09.27.2024	151SF-60				Hire Moving Company													
49	D-Forms	50.85 months	08.20.2021	07.14.2025					D-Forms													
50	D3 - Application for Project Approval	5 days	08.20.2021	08.26.2021	68FS+25	51FS			D3 - Application for Project Approval													
51	D4 - Project Approval	20 days	08.27.2021	09.23.2021	50FS				D4 - Project Approval													
52	D5 - Preliminary Funding Status	10 days	05.09.2022	05.20.2022	97FS	53FS			D5 - Preliminary Funding Status													
53	D6 - Grant of Preliminary Funding Status	20 days	05.23.2022	06.17.2022	52FS				D6 - Grant of Preliminary Funding Status													
54	D7 - Application for Secured Funding Status	3 days	11.18.2022	11.22.2022	80FS	55FS			D7 - Application for Secured Funding Status													
55	D8 - Authorization to Proceed with Bid Opening	15 days	11.23.2022	12.13.2022	54FS				D8 - Authorization to Proceed with Bid Opening													
56	D9 - Application to Enter Into Contracts	2 days	01.27.2023	01.30.2023	46FS	57FS			D9 - Application to Enter Into Contracts													
57	D10 - Authorization to Sign Contracts for Const.	10 days	01.31.2023	02.13.2023	56FS	47FS			D10 - Authorization to Sign Contracts for Const.													
58	D11 - Retention Release	1 day	06.23.2025	06.23.2025	147FS	59FS			D11 - Retention Release													
59	D12 - Release of Retainage	15 days	06.24.2025	07.14.2025	58FS				D12 - Release of Retainage													
60	CPARB/PRC	8.80 weeks	07.23.2021	09.23.2021					CPARB/PRC													
61	Process GCCM Application	19 days	07.23.2021	08.19.2021	62SF				Process GCCM Application													
62	Submit GCCM Application	0 days	08.19.2021	08.19.2021		61SF			Submit GCCM Application													
63	PRC Approval Meeting	0 days	09.23.2021	09.23.2021		26FS			PRC Approval Meeting													
64	Misc. Admin. Items	10 days	12.24.2021	01.06.2022					Misc. Admin. Items													
65	DAHP Project Review Application (EO21-02)	10 days	12.24.2021	01.06.2022	104FS				DAHP Project Review Application (EO21-02)													

#	Task Name	Duration	Start	Finish	Predecess...	Successors	2021			2022			2023			2024			2025						
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
66	▼ Design	20 months	07.16.2021	01.26.2023																					
67	▼ Pre-Design	20 weeks	07.16.2021	12.03.2021		39FS;3FS																			
68	Architect Selected	0 days	07.16.2021	07.16.2021	18FS	50FS+25;69FS																			
69	Pre-Design Work	100 days	07.16.2021	12.02.2021	68FS	70FS																			
70	Final Pre-Design Report	0 days	12.03.2021	12.03.2021	69FS	40FS;72FS+1...																			
71	▼ Schematic Design	14 weeks	12.17.2021	03.24.2022		75FS;4FS																			
72	50% SD's	35 days	12.17.2021	02.03.2022	70FS+10	73FS;119FS+...																			
73	100% SD's	35 days	02.04.2022	03.24.2022	72FS																				
74	▼ Design Development	18 weeks	03.25.2022	07.28.2022		5FS;79FS																			
75	50% DD's	45 days	03.25.2022	05.26.2022	71FS	121FS-5;77F...																			
76	VE Workshop	5 days	04.01.2022	04.07.2022	75SS+5	41SF																			
77	100% DD's	45 days	05.27.2022	07.28.2022	75FS																				
78	▼ Construction Documents	26 weeks	07.29.2022	01.26.2023		6FS																			
79	50% CD's	60 days	07.29.2022	10.20.2022	74FS	43FF;80FS																			
80	Permit Set Issued	20 days	10.21.2022	11.17.2022	79FS	132FS+1;82F...																			
81	Constructability Review	10 days	11.18.2022	12.01.2022	80FS																				
82	90% CD's (Bid Set)	20 days	11.18.2022	12.15.2022	80FS	83FS;45FS																			
83	100% CD's	30 days	12.16.2022	01.26.2023	82FS																				
84	▼ Stakeholder Engagement	4.40 weeks	08.10.2021	09.08.2021																					
85	▼ SCRC Presentations	1 day	08.26.2021	08.26.2021																					
86	SCRC #01	1 day	08.26.2021	08.26.2021																					
87	▼ DOC Meetings	1 day	09.08.2021	09.08.2021																					
88	DOC Mtg. #01	1 day	09.08.2021	09.08.2021																					
89	▼ DRC Meetings	1 day	09.08.2021	09.08.2021																					
90	DRC Mtg. #01	1 day	09.08.2021	09.08.2021																					
91	▼ School Board Meetings	0 days	08.10.2021	08.10.2021																					
92	New in Lieu of Replacement Resolution	0 days	08.10.2021	08.10.2021																					
93	GCCM Procurement Method Resolution	0 days	08.10.2021	08.10.2021																					
94	▼ Misc. Meetings	0 days	08.17.2021	08.17.2021																					
95	Staff Tour of Totem	0 days	08.17.2021	08.17.2021																					
96	▼ Permitting	23.05 months	07.22.2021	04.28.2023																					
97	▼ SEPA Process	10.35 months	07.22.2021	05.09.2022		52FS																			

#	Task Name	Duration	Start	Finish	Predecess...	Successors	2021			2022				2023				2024				2025		
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
98	▼ Compile Documents	25.20 weeks	07.22.2021	01.13.2022		107FF																		
99	Topo & Boundary Survey	20 days	07.22.2021	08.18.2021		103FS;102FS																		
100	Geotech Report	15 days	07.26.2021	08.13.2021																				
101	Hazmat Surveys	25 days	08.02.2021	09.03.2021																				
102	Critical Areas Report	20 days	08.19.2021	09.15.2021	99FS																			
103	Tree Inventory Report	15 days	08.19.2021	09.08.2021	99FS																			
104	Historic Property Inventory	15 days	12.03.2021	12.23.2021	70FS	36SF;65FS																		
105	Acoustics Report	20 days	12.03.2021	12.30.2021	70FS	37SF																		
106	Traffic Impact Study	30 days	12.03.2021	01.13.2022	70FS																			
107	Assemble SEPA Checklist	20 days	12.17.2021	01.13.2022	98FF	38SF;108FS																		
108	FWPS & Consultants Review Checklist	10 days	01.14.2022	01.27.2022	107FS	109FS																		
109	Update Checklist Documents w/ 50% SD's	10 days	02.04.2022	02.17.2022	108FS;72FS	110FS																		
110	SEPA Checklist Issued for Public Notice	1 day	02.18.2022	02.18.2022	109FS	111FS																		
111	Checklist Comment Period	15 days	02.21.2022	03.11.2022	110FS	112FS																		
112	Response to Comments	10 days	03.14.2022	03.25.2022	111FS	113FS																		
113	SEPA Determination Issued	5 days	03.28.2022	04.01.2022	112FS	114FS																		
114	Determination Comment Period	10 days	04.04.2022	04.15.2022	113FS	115FS																		
115	Response to Comments	5 days	04.18.2022	04.22.2022	114FS	116FS																		
116	Notice of Action is Published	10 days	04.25.2022	05.06.2022	115FS	117FS																		
117	SEPA Process is Officially Closed	0 days	05.09.2022	05.09.2022	116FS																			
118	▼ CUP / Land Use	11.75 months	02.11.2022	01.05.2023		133FS																		
119	Submit Request for Pre-App Mtg.	0 days	02.11.2022	02.11.2022	72FS+5	120FS+20																		
120	Pre-App Mtg. w/ Planning Dept.	0 days	03.11.2022	03.11.2022	119FS+20																			
121	Submit Land Use Application	0 days	05.20.2022	05.20.2022	75FS-5	122FS+20																		
122	Letter of Complete Application Issued	0 days	06.17.2022	06.17.2022	121FS+20	123FS																		
123	City's Review & 1sr Round of Comments	60 days	06.17.2022	09.08.2022	122FS	124FS																		
124	Architect's Response to Round 1 Comments	15 days	09.09.2022	09.29.2022	123FS	125FS																		
125	City's Review & 2nd Round of Comments	25 days	09.30.2022	11.03.2022	124FS	126FS																		
126	Architect's Response to Round 2 Comments	5 days	11.04.2022	11.10.2022	125FS	127FS																		
127	City's Staff Report Issuance	5 days	11.11.2022	11.17.2022	126FS	128FS+10																		
128	Public Hearing	0 days	12.02.2022	12.02.2022	127FS+10	129FS																		
129	Land Use Decision Issued	10 days	12.02.2022	12.15.2022	128FS	130FS																		

#	Task Name	Duration	Start	Finish	Predecess...	Successors	2021			2022				2023				2024				2025		
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
130	Appeal Period	15 days	12.16.2022	01.05.2023	129FS																			
131	Building Permit	22.80 weeks	11.21.2022	04.28.2023																				
132	Submit for Building Permit	0 days	11.21.2022	11.21.2022	80FS+1	133FS																		
133	Plan Review & 1st Round of Comments	30 days	01.06.2023	02.16.2023	132FS;118FS	135FS;134SS																		
134	Demo Permit	40 days	01.06.2023	03.02.2023	133SS																			
135	Architect's Response to Round 1 Comments	15 days	02.17.2023	03.09.2023	133FS	136FS																		
136	Plan Review & 2nd Round of Comments	20 days	03.10.2023	04.06.2023	135FS	137FS																		
137	Architect's Response to Round 2 Comments	5 days	04.07.2023	04.13.2023	136FS	138FS																		
138	Final Review & Sign-Off	10 days	04.14.2023	04.27.2023	137FS	139FS																		
139	Building Permit Issued	0 days	04.28.2023	04.28.2023	138FS	143FS																		
140	Construction	29.50 months	03.20.2023	06.20.2025																				
141	Mobilize	10 days	03.20.2023	03.31.2023		142FS;8SS																		
142	Clear & Grub	20 days	04.03.2023	04.28.2023	141FS	143FS																		
143	Building Construction	400 days	05.01.2023	11.08.2024	139FS;142FS	144FS																		
144	TCO	1 day	11.11.2024	11.11.2024	143FS	9FS																		
145	Demo Old Bld.	40 days	01.06.2025	02.28.2025	149FS	146FS																		
146	Remaining Sitework	70 days	03.03.2025	06.06.2025	145FS	147FS																		
147	Final C of O	10 days	06.09.2025	06.20.2025	146FS	10FS;58FS																		
148	Moving & Start-Up	12 days	12.19.2024	01.06.2025																				
149	Relocate to New School	12 days	12.19.2024	01.06.2025		145FS																		
150	School Closes	1 day	12.19.2024	12.19.2024		151FS																		
151	Pack-Up	5 days	12.20.2024	12.26.2024	150FS	152SS+1;48S...																		
152	Move to New School	5 days	12.23.2024	12.27.2024	151SS+1	153SS+1																		
153	Un-Pack	5 days	12.24.2024	12.30.2024	152SS+1																			
154	School Opens	0 days	01.06.2025	01.06.2025																				

FEDERAL WAY SCHOOL DISTRICT NO. 210
33330 8th AVENUE SOUTH
FEDERAL WAY, WASHINGTON 98003

RESOLUTION NO. 2021-19

RESOLUTION AUTHORIZING USE OF ALTERNATE PUBLIC WORKS CONTRACTING METHOD – GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)

WHEREAS, the Federal Way School District will be undertaking the project at Illahee Middle School financed through a November 2017 voter approved bond; and

WHEREAS, RCW 39.10.200 authorizes the Federal Way Public Schools to use the GC/CM procedure for certain school projects after approval by the Capital Project Advisory Review Board's Project Review Committee; and

WHEREAS, RCW 39.10.280 authorizes the GC/CM procedure for a specific project after a determination that the use of the alternative public works contracting procedure will serve the public interest;

WHEREAS, there are compelling reasons for the utilization of alternative construction contracting via the GC/CM contracting process; and

WHEREAS, the use of the GC/CM process will serve the public interest because the use of the traditional lump sum award to the lowest responsible bidder method is not practical to meet the quality standards, design requirements, delivery schedule, construction means and methods, community concerns, student safety and educational delivery concerns during construction; and


WHEREAS, it is required that the Federal Way School District Board of Directors approve the use of GC/CM contracting for the purposes of obtaining state match funds;

NOW THEREFORE, be it resolved that the Federal Way School District No. 210 Board of Directors approve use of the General Contractor/Construction Manager (GC/CM) procedure for the new-in-lieu replacement project at Illahee Middle School and that the Board of Directors in accordance with OSPI provisions in the D-5 application, certifies that it will comply with the requirements as defined in RCW 39.10.

ADOPTED BY the Board of Directors of the Federal Way School District No. 201, King County, Washington, in a regular meeting thereof held on the 10th day of August 2021.

BOARD OF EDUCATION
FEDERAL WAY PUBLIC SCHOOL DISTRICT NO. 210

ATTEST:

DocuSigned by:

01800E12FF35439...

Superintendent

BOARD OF DIRECTORS:

DocuSigned by:
Geoffery McInally
4E463CB95CF9456...

President

DocuSigned by:
Judy Davis
7700608EF8834F1...

Director

DocuSigned by:
Dr. Jennifer Jones
8591638C3AD0485...

Director

DocuSigned by:

B885679A31ED424...

Director

Director