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: New Bethel High School
b) County of Project Location: Pierce County
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The New Bethel High School project (Project) will involve construction of a flagship high school on 98 acres of rural land, of which approximately 35 acres will be set aside in critical area tracts. The Project is the most significant, major new construction project to be undertaken by the District.

The New Bethel High School will replace the existing Bethel High School and is designed to house a population of 2,000 students. The two-story main building will be approximately 285,000 square feet, with multiple wings and courtyard areas. In addition, the Project will involve construction of student, staff, and bus parking areas; tennis courts; sports fields, including an artificial turf football field; and associated site and off-site infrastructure improvements. The site is located in Graham, Washington, at the intersection of 77th Avenue East and 224th Street East with primary vehicle access from 224th and secondary access for busses from 70th Avenue East. The site has fifteen (15) wetlands, including one large Category I wetland.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$**11,500,000**
Estimated project construction costs (including construction contingencies):	$**154,000,000**
Equipment and furnishing costs	$**17,000,000**
Off-site costs	$**5,000,000**
Contract administration costs (owner, cm etc.)	$**1,500,000**
Contingencies (design & owner)	$**8,000,000**
Other related project costs (briefly describe)	$**2,000,000**
Permits, Utilities, Printing	
Sales Tax	$**13,750,000**
Total	**$212,750,000**

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 New Bethel High School Project was approved in full through the 2019 bond issue, approved by voters on February 5, 2019. The District is confident that the Project will fall within the Project Budget specified above, and is reserving a robust contingency fund to address unanticipated issues.

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	Oct. 20, 2022
PRC Presentation and Determination	Dec. 1, 2022
Issue Request for Qualifications for GC/CM	Dec. 5, 2022
Receive Statements of Qualifications from Contractors	Jan. 16, 2023
Evaluate Proposals and Choose Short-list	Jan. 19, 2023
Issue Request for Proposals to Short-listed Contractors	Jan. 20, 2023
Interview Short-listed Finalists	Feb. 8-9, 2023
Receive and Evaluate Cost Proposals	Feb. 14, 2023
Notification of Selection	Feb. 17, 2023
School Board Approval	Feb. 28, 2023
Design	
Schematic Design	Dec. 12, 2019
Design Development	Apr. 15, 2020
Construction Documents	May 18, 2021
Design Evaluation, Cost Estimating, Value Engineering, Budgeting & Scheduling	Feb. 1 – Jun. 30, 2023
Final Groundwater / Stormwater Design Approval	Apr. 2023
Conditional Use Permit Approval	Anticipated Jun. 2023
Complete Early Package Construction Documents	Jun. 2023
Early Bid Packages	Jul. 2023
Complete Construction Documents	Aug. 2023
Bid Packages	Sep. 2023
School Board GMP Award	Early Oct., 2023
Construction	
Start Submittal / Long Lead Items	Aug. 2023
Start Site Work	Aug. 2023
Start Construction	Oct. 2023
Substantial Completion	April 24, 2026
Move In	May 2026 – Aug 2026
Open School	Sep 8, 2026

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?

While the District initially planned to use traditional Design-Bid-Build (DBB) contracting for the New Bethel High School Project, it became clear as the Project design progressed that use of the GC/CM procurement model on the Project is crucial.

The District's initial decision to use DBB contracting was driven by the following factors:

- The site is a "green" site (a former pasture).
- At the time the District commenced planning for the New Bethel High School Project, the District had not yet utilized the GC/CM procurement method.

While the building design has been submitted to the County for review and is largely completed, the design team continues to work through necessary updates to the site design, including stormwater, off-site ROW improvements and wetland review and mitigation associated with the required off-site ROW improvements to 70th Avenue East and reduction of the buffer width by enhancement of the buffer with dense plantings at the Category I wetland. The District is also preparing the submittal package for a Conditional Use Permit to Pierce County. The site's complexity will necessitate attention to detail and site-specific methods for earthwork and stormwater and sensitivity in its implementation during construction.

Design for the New Bethel High School was commenced in 2019 after passage of the 2019 bond issue. As the Project design progressed, an update to the Pierce County Stormwater Manual included new, more stringent threshold methodologies to determine if the site's stormwater discharge would adversely impact the large Category I wetland. The update resulted in different standards than when the District first purchased the property in 2009.

As the design of the Project (including, in particular, wetland protection and evaluation of stormwater systems) progressed, the complexity of the Project and site work increased exponentially. Results of the groundwater monitoring data, for example, revealed groundwater divides (a change in the direction of flow patterns at certain time periods of the year). These results necessitated two separate stormwater drainage systems that will require sensitive site management of temporary stormwater ponds during construction. Additional land (presently being purchased) was necessary to locate the additional stormwater system. As these and other requirements were identified, it became apparent that consideration of the GC/CM delivery model was appropriate to mitigate apparent risks and that the Project needed additional attention from a qualified and skilled GC/CM.

Since initial planning efforts began for the New Bethel High School, the District has gained significant experience in managing GC/CM construction. In 2021, the District successfully awarded and is in construction of its first GC/CM project, Graham-Kapowsin High School Addition and Renovation. This Project exemplifies the value of the GC/CM delivery model, and is a major success for the District. In addition, the District was recently approved to use the GC/CM model on the Evergreen Elementary Renovation and Addition Project. The selection process for the Evergreen Elementary Renovation and Addition Project is currently underway. With this recent experience, the District is confident it can successfully execute the New Bethel High School Project using GC/CM delivery.

The following summarizes why the District believes the GC/CM delivery model is appropriate for the Project.

Complex Scheduling, Phasing and Coordination

Due to the Stormwater Plans in development for the Project and environmentally sensitive areas, it will be critical that all subcontractor work is phased and coordinated. A GC/CM contractor will be able to plan and coordinate the site work, utilities, and stormwater to ensure all work is properly executed. It is anticipated that extensive pre-planning prior to construction will be required to ensure proper stormwater site management during construction.

Involvement of GCCM critical during the Design Phase

Though the Project design is nearing completion, the construction market and supply chain have significantly changed since the beginning of design in 2019. A GC/CM contractor will be able to review the design in light of the current conditions, and recommend potential changes based on cost and availability. The GC/CM will also provide valuable input should modifications be necessary in the building design to meet permit, budget and schedule objectives.

The participation of an experienced GC/CM will also help identify potential long-lead items and strategies for mitigating impacts resulting from the current economic environment. This may include bidding of several critical packages early and/or authorizing the submittal and approval process to begin earlier in order to speed up delivery of key products and materials.

In addition, the Conditional Use Permit has not yet been submitted, pending the final Stormwater Plan design, for review by Pierce County. An experienced and knowledgeable GC/CM contractor will be necessary to review and provide input on the pre-planning and schedule. In addition, the District will be better prepared to produce a more specific site work bid package to address potential concerns proactively.

Complex or Technical Work Environment

The required Stormwater Plan involves two separate systems, a metered detention system which pump, a portion of the discharge to a large infiltration system at the northerly limits of the site with planned redundancy to ensure the appropriate volume, neither too much or too little, discharges into the Category I wetland and onto the site. To achieve this final plan, engineering, hydrogeology, and wetland consultants took part in the modeling and design of the stormwater system to ensure all stormwater requirements were satisfied. In order to be successfully constructed, an experienced site work contractor will be required. By utilizing GC/CM, a specific and detailed site work bid package will be able to be developed, addressing the unique and complex requirements anticipated for the Project.

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 traditional design-bid-build procurement. To illustrate:

The GC/CM will result in reduced costs through Value Engineering

The GC/CM will be able to provide cost estimating services and budget support once selected during design evaluation. The District will conduct a Value Engineering exercise with the GC/CM and the design team. The GC/CM's experience with current supply issues and pricing will allow the design team to incorporate changes that will reduce the cost over the design-bid-build process.

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 review. The GC/CM's input in this regard will allow the District to obtain the best possible facility within the District's budget.

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

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.

The GC/CM method will ensure quality standards are met

Special attention will be necessary during pre-design and construction to ensure the temporary erosion control plan is monitored and functions properly to ensure neither excessive or too little discharge to the Category I wetland occurs during construction until the permanent stormwater system (both the meter detention system and the infiltration system comes on-line at the end of the project. The erosion control ponds will need careful monitoring. The District believe a GC/CM's knowledge coupled with an experience earthwork/stormwater contractor brought on board early will be important to address Project requirements anticipated during construction.

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 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 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
Jeff 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
Jamie 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. Mica currently represents the District in connection with its ongoing Graham-Kapowsin Addition and Renovation GC/CM project and its Evergreen Elementary Renovation and Addition 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
Chuck 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 and upcoming Evergreen Elementary School Addition and Renovation project. 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.

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

Jim Stoner – Consultant, Hainline
Jim 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.

Philip Riedel AIA – NAC Architecture
Philip is a Principal Architect and the PK-12 Market Sector Leader at NAC Architecture. He has been leading educational projects at NAC for 20 years, including on GC/CM public school projects in Washington and Montana. Philip was the 2013 Washington Chapter President, the 2018 Pacific Northwest Region President, and is currently the Pacific Northwest Representative on the International Board for the Association for Learning Environments (A4LE). Philip also attended AGC's GC/CM course early in its implementation in Washington state. He is currently NAC's Principal-In-Charge for the Graham-Kapowsin High School Addition and Renovation project, under construction using GC/CM.

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

Team Member Individual Experience

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

Public Body Experience

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

Qualifications of Project Managers

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. If the Project Review Committee (PRC) authorizes use of the GC/CM delivery model for the Project, 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 Specified General Conditions and fee will be received. Weighting of these components will be described in the RFQ.

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 a new elementary school. The District was also the 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, equity, and inclusion in all aspects of its operations and business. The following is a description of steps the District is currently undertaking to foster diversity, equity and inclusion on its projects:

1. The District is currently developing a formal Diversity and Inclusion Policy for its construction projects. As part of this Policy, the District intends to consider, at the earliest phases of its project planning, means by which the District can foster participation of local Disadvantaged Business Enterprises (DBE), Small Business Entities (SBE), and veteran-owned businesses in its projects. The District will, for all its projects, undertake an active role in identifying DBE, SBE, and veteran-owned businesses for participation in the project.

2. During the GC/CM selection process, the District will place heavy emphasis on interested GC/CM's track record and past performance in utilizing DBE, SBE, and veteran-owned businesses, and will carefully review and assess the GC/CM's inclusion plans for the Project. The District will make clear to GC/CM proposers that a commitment to supporting diversity, equity, and inclusion is a strict requirement for participation in the Project.

3. As part of the GC/CM selection process, the District will request that interested GC/CMs describe proposed bid packaging plans, and how these proposed plans will support involvement by DBE, SBE, and veteran-owned businesses in the Project. The District will evaluate GC/CM's responses and the methodology behind proposed bid packaging plans in determining the highest-ranked proposer.

4. During the procurement process, the District will work closely with GC/CMs to ensure that bid packaging plans ultimately used for the Project are drafted in a manner that supports maximum participation by DBE, SBE, and veteran-owned businesses.

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)*

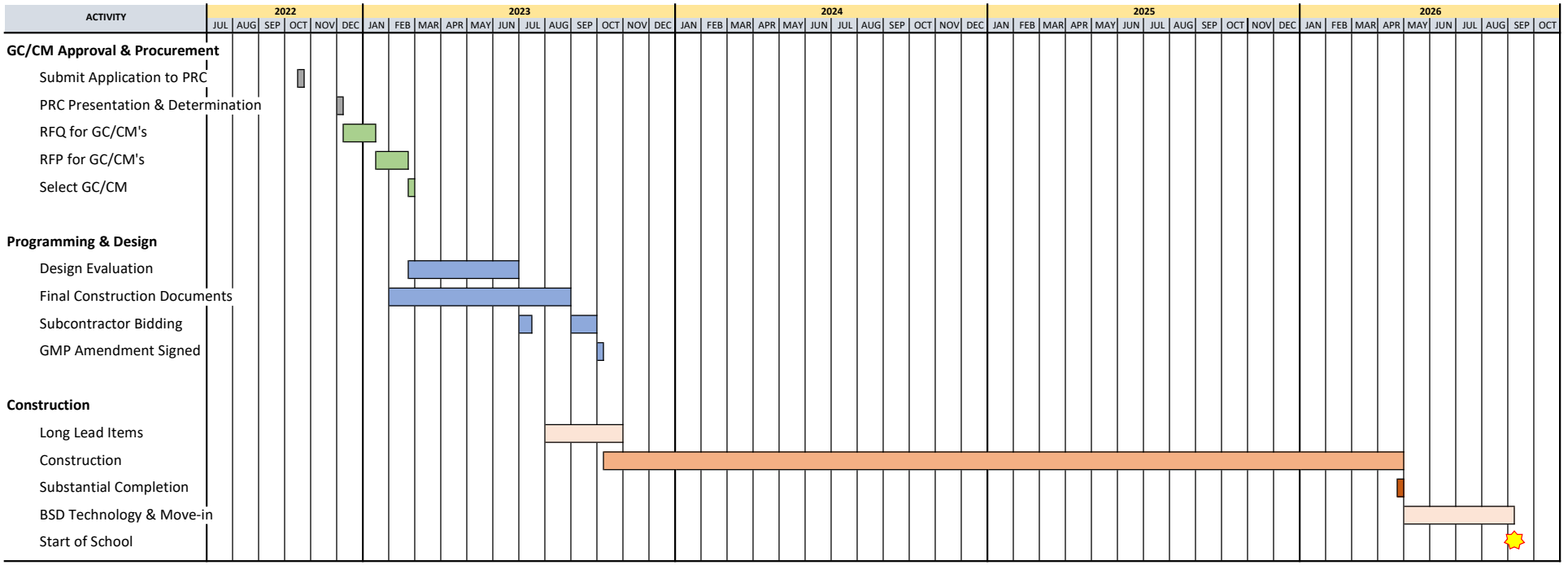
Title: Director of Construction and Planning

Date: October 20, 2022

PROJECT SCHEDULE

Bethel School District

Evergreen Elementary School Renovation and Addition

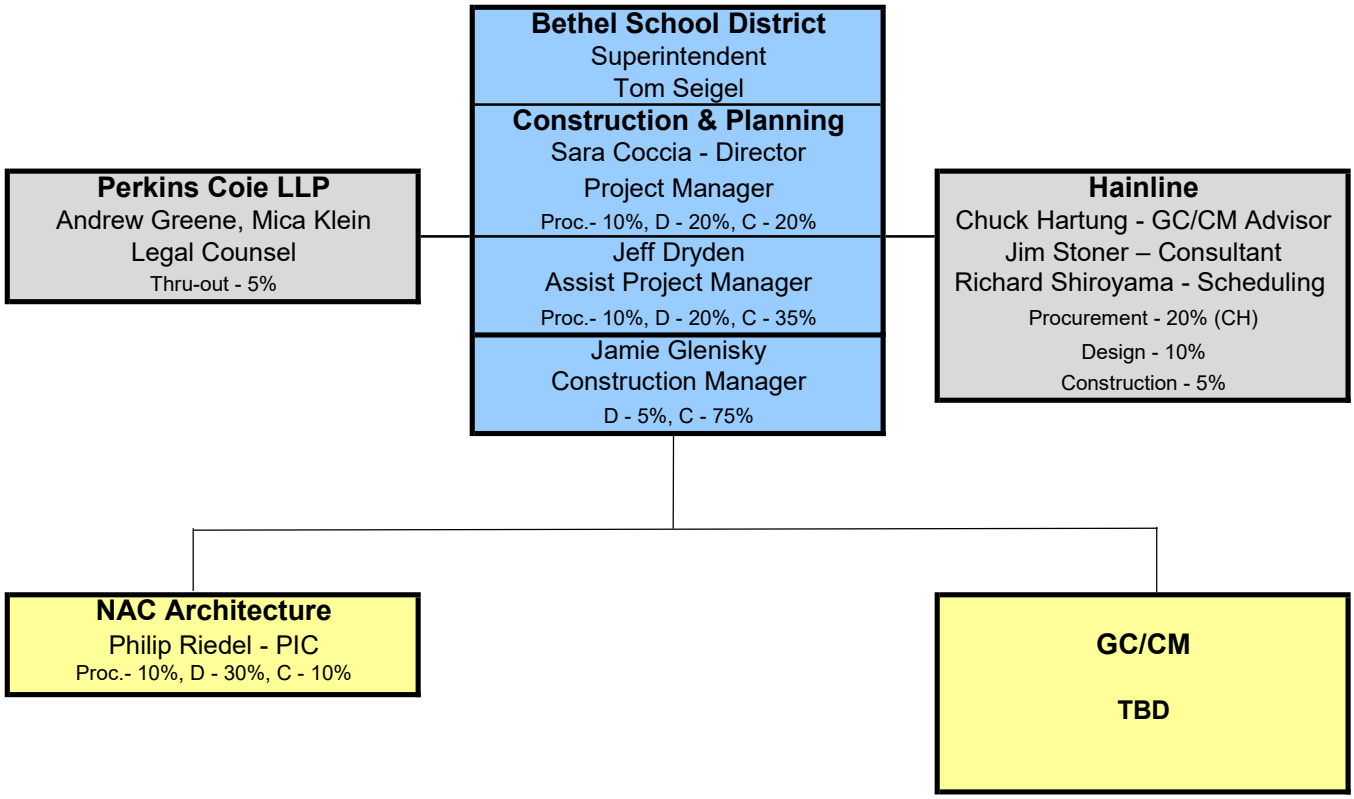


ATTACHMENT A

Project Organization Chart

Bethel School District

New Bethel High School



ATTACHMENT B

Team Member Experience

Bethel School District

New Bethel HIgh School

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
	Assitant Director of Capital Development - University of Puget Sound	Wheelock Student Center Plaza Improvements	$2M	DBB	Asst. Direct.	Asst. Direct.	Asst. Direct.
	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.
		Katherine G. Johnson Elementary	$32M	DBB		Asst. Direct.	Asst. Direct.
	Public Works Officer (Director of Facilities and Construction) US Navy, Naval Air Station Fallon	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
	Program Manager - US Navy	Construction of 400 Police Facilities for Afghan National Police	$200M	DBB	Program Manager	Program Manager	Program Manager

ATTACHMENT C

Team Member Experience

Bethel School District

New Bethel HIgh School

Name	Summary of Experience	Project Names	Project Size	Project Type	Role During Project Phases		
					Pre-Design	Design	Construction
Jamie Glenisky	Project Manager - BSD	Graham Kapowsin High School, Graham, WA	$28M	GC/CM			PM
	Sr. Project Engineer - Skanska	Chinook Elementary School, Auburn, WA	$45.5M	GC/CM	SPE	SPE	SPE
		Pioneer Elementary School, Auburrn, WA	$41.1M	GC/CM	SPE	SPE	SPE
		Dick Scobee Elementary School, Auburrn, 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 Excchange, 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
		Maintainence 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
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
		Maintainence 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
Richard Shiroyama	Scheduling Review Hainline	University of WA Medical Center	$170M	GCCM	-	-	Sched. Rev.
		Alderwood Middle School - ESD	$50M	GCCM	-	-	Sched. Rev.
		Lynndale Elementary School - ESD	$25M	GCCM	-	-	Sched. Rev.
		Mountlake Terrace & Lynnwd Elementaries ESD	$49M	GCCM	-	-	Sched. Rev.
		Madrona Elementary School - ESD	$25M	GCCM	-	-	Sched. Rev.
Philip Riedel	Architect NAC Architecture	Snohomish High School, Snohomish, WA	$75.7M	GC/CM	Ed Planner	PA	PA
		East Helena High School, East Helena, MT	$29M	GC/CM	PM	PM	PM
		Summit Sierra High School, Seattle, WA	$4.8M	Negotiated	PM	PM	PM
		Lakes High School, Lakewood, WA	$54.7M	GC/CM	PA	PA	PA
		Bethel High School, Bethel, WA	$125M	D/B/B	PIC	PIC	PIC
		Enumclaw High School, Enumclaw, WA	$45M	D/B/B	PM	PM	PM
		Wilson High School, Tacoma, WA	$30M	D/B/B	PM	PM	PM
		Auburn High School, Snohomish, WA	$80.5M	D/B/B	PM	PM	PM
		Dessie Evans Elementary School, Puyallup, WA	$37.4M	D/B/B	PM	PM	PM

ATTACHMENT C

PUBLIC BODY EXPERIENCE

Bethel School District
New Bethel High School

Project #	*Project Name*	*Project Description*	*Contracting Method*	*Planned Start*	*Planned Finish*	*Actual Start*	*Actual Finish*	*Planned Budget*	*Actual Budget*	*Reason for Budget or Schedule Overrun*
1	Elmentary 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 elmentary 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.

ATTACHMENT D

224TH ST E

MAIN ACCESS DRIVE (77TH AVE E)

70TH AVE E

VISITOR ENTRY PLAZA

EXISTING TREES TO REMAIN

SPED BUS LOADING

STAFF/ VISITOR PARKING

STUDENT DROP-OFF

STAFF PARKING

COMMONS PLAZA

SERVICE ACCESS

SEPTIC DRAIN FIELDS

TENNIS COURTS

WETLAND

GREENHOUSE

STUDENT PARKING

SERVICE YARD

STUDENT ENTRY PLAZA

PRACTICE FIELD

POND

BUS LOADING AREA

SOFTBALL FIELD

400M TRACK AND FIELD

BASEBALL FIELD

SCALE: 1"=100'

0' 50' 100' 200'

REVISIONS

100% DESIGN DEVELOPMENT

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2328 E MADISON ST
SEATTLE, WA 98112
206.322.1732
WWW.WDGNC.COM

BETHEL SCHOOL DISTRICT

NEW BETHEL HIGH SCHOOL

23009 70TH AVENUE EAST, GRAHAM, WA 98338

NAC
ARCHITECTURE
nacarchitecture.com
2020 FIRST AVE | SUITE 300
SEATTLE WA 98121
P.206.441.4322

NAC NO 121-19010
DRAWN TY/EB
CHECKED AR
DATE 04.20.2020

RENDERED SITE PLAN

L2.00R

New Bethel High School
First Floor Plan

NAC ARCHITECTURE

New Bethel High School
Second Floor Plan

PIERCE COLLEGE ON 2ND FLOOR HERE AS BID ALTERNATE

AUX GYM

MAIN GYM

MECH / ELEC

IDF

ELEC

STORAGE

MULTI-PURP

WEIGHT

MECH

OPEN TO COMMONS BELOW

CLSRM

G

SCIENCE

SH

FOL

STOR

DIGITAL MEDIA

TV

CTRL

TCHR PLAN

WRKM

CLASS

CONF

WC

MAKER

MEDIA CENTER

CAREER CNTR

O

RES

COURTYARD BELOW

TEACH LNG

WRK RM

STAIR

IDF

EL

TC

BRV

FILE

REG

WAIT

HALL

CONF

CNTRL RM

THEATER

MECH

CLASSROOM

SHARED HALL

SHARED LEARNING

STAFF RESTROOM

RESTROOM

ENTRY HALL

STORAGE

CUSTODIAL

IDF

ELEC


BETHEL HIGH SCHOOL


BHS


HOOL


CLASS OF 2021
DECISION DAY
BETHEL HIGH SCHOOL
NOURISH
NOW!
CAFE