



**APPLICATION FOR GC/CM PROJECT DELIVERY APPROVAL**

**Submitted by:**

**Auburn School District No. 408**

**THREE SCHOOL GC/CM PROGRAM**

**Alpac Elementary School Replacement**

**Cascade Middle School Replacement**

**New Middle School No. 5**

**Submitted to:**

**Capital Projects Advisory Review Board (CPARB)**

**Project Review Committee (PRC)**

**August 20, 2024**

August 20, 2024

Project Review Committee  
State of Washington Department of Enterprise Services  
Engineering & Architectural Services  
P.O. Box 41476  
Olympia, Washington 98504-1476

Attention: Talia Baker, Administrative Support

Subject: Design-Build Application  
Three-School GC/CM Program  
Auburn School District

Dear PRC Members:

Please accept the attached application requesting approval for Auburn School District to utilize the GC/CM delivery method for a building program that will replace Alpac Elementary School and Cascade Middle School and construct a new Middle School No. 5. This delivery method will allow the school district to utilize the services of a General Contractor / Construction Manager as a collaborative partner for this three-school GC/CM building program.

Auburn School District has successfully utilized the GC/CM project delivery on eight large capital projects. Each of these projects was completed under budget and on schedule or ahead of schedule.

Auburn School District has selected Parametrix as our GC/CM Advisor, Procurement, Project Management, and Construction Management support consultant for this program. We will also utilize the technical and legal assistance of Graehm Wallace of Perkins Coie. Mr. Wallace has extensive experience assisting school districts and other public agencies with construction contract documents and legal advisory services for GC/CM projects. Both firms served similar roles on our previous GC/CM projects, and we look forward to their assistance on these projects.

Auburn School District will also draw upon the experience and knowledge of our project architect, NAC Architecture, to help ensure the success of this program. NAC has extensive GC/CM experience and will serve as architect for all three projects included in this program.

Our intent is to select and work with a highly qualified contractor who will bring strong experience and success in utilizing the GC/CM delivery method for this program.

Auburn School District looks forward to presenting our Three-School GC/CM Program and our qualifications to the Project Review Committee.

Sincerely,



Jeffrey Grose  
Executive Director of Capital Projects  
Auburn School District

State of Washington  
**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): **Auburn School District No. 408**
- b) Mailing Address: **915 4th St. NE, Auburn, WA 98002**
- c) Contact Person Name: **Jeffrey Grose** Title: **Executive Director of Capital Projects**
- d) Phone Number: **(253)931-4826** E-mail: **jgrose@auburn.wednet.edu**

**1. Brief Description of Proposed Project**

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

This three-school GC/CM program is comprised of the following projects:

- Demolish the existing Alpac Elementary School and rebuild a new school at the current school site while students and staff attend school at an interim location.
- Build a new Cascade Middle School at an undeveloped site located one mile north of the existing school, move students and staff to the new school, then utilize the existing school as an Auburn School District support facility.
- Build a new Middle Schools No. 5 at an undeveloped site.

**Alpac Elementary School**

The current Alpac Elementary School site is located at 310 Milwaukee Blvd. North in Pacific WA. The replacement school will serve students in pre-Kindergarten to Grade 5 and will be 76,000 square feet in size plus 1,800 square feet of covered play area. The school will accommodate 650 students in permanent facilities plus 150 students in future portable classrooms. The building will include general classrooms, specialty classrooms, gymnasium, library, kitchen, administration area and other support spaces. Site improvements will include playground, playfield, student pick-up and drop-off, bus loading, staff and visitor parking, event parking, delivery area, infrastructure and space for six portable classrooms, and landscape areas.

The existing school site is 10.68 acres in size and will be fully redeveloped. Limited off-site improvements are anticipated. The school district's GMP budget for this project, including off-site improvements, is \$67,300,000. This includes the GC/CM Risk Contingency, GC/CM Fee, Specified General Conditions, and Negotiated Support Services

**Cascade Middle School**

The Cascade Middle School site is an undeveloped property located at the intersection of I Street NE and 40<sup>th</sup> Street NE in Auburn WA. The replacement school will serve students in Grades 6 through 8 students and will be 116,000 square feet in size plus a 4,000 square foot covered play area and an 1,800 square foot field house. The school will accommodate 800 students in permanent facilities plus 200 students in future portable classrooms. The building will include general classrooms, specialty classrooms, gymnasium, library, kitchen, administration area and other support spaces. Site improvements will include a large exterior courtyard, athletic fields,

student pick-up and drop-off, bus loading, staff and visitor parking, event parking, delivery area, infrastructure and space for eight portable classrooms, and landscape areas.

The school site is 72.28 acres in size and will require rough grading, soil remediation, and 23 acres of site development for the new school. The project will require extensive off-site improvements including half-street frontage improvements, a roundabout, a 3-lane public roadway, and utility extensions while existing roads remain in operation. The school district's GMP budget for this project, including off-site improvements, is \$114,000,000. This includes the GC/CM Risk Contingency, GC/CM Fee, Specified General Conditions, and Negotiated Support Services.

**Middle School No. 5**

The new Middle School No. 5 site is located immediately south of the intersection of Lake Tapps Parkway SE and Sumner-Tapps Highway East in Auburn WA. The new school will serve students in Grades 6 through 8 and will be 116,000 square feet in size plus a 4,000 square foot covered play area and an 1,800 square foot field house. The school will accommodate 800 students in permanent facilities plus 200 students in future portable classrooms. The building will include general classrooms, specialty classrooms, gymnasium, library, kitchen, administration area and other support spaces. Site improvements will include a large exterior courtyard, athletic fields, student pick-up and drop-off, bus loading, staff and visitor parking, event parking, delivery area, infrastructure and space for eight portable classrooms, and landscape areas.

The site is 53 acres in size and will require 22 acres of site development for the new school. The project will also require half-street frontage improvements, a roundabout, and a traffic signal. The school district's GMP budget for this project, including off-site improvements, is \$110,000,000. This includes the GC/CM Risk Contingency, GC/CM Fee, Specified General Conditions, and Negotiated Support Services.

- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes \ No**  
(if no, applicant must apply separately at a later date utilizing Supplement B)

Yes. Please see attached applications for permission to utilize MC/CM (Attachment 1) and EC/CM (Attachment 2) on this project.

**2. Projected Total Cost for the Project:**

**A. Project Budgets**

**ALPAC ELEMENTARY SCHOOL (AES) REPLACEMENT**

GCCM MACC (Includes 3% Risk Contingency)	\$60,630,631
GCCM Fee, SGCs & NSS (11% of MACC)	\$6,669,369
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GMP BUDGET	\$67,300,000
Project Investigations (1.00% of MACC)	\$673,000
Planning and Design (12.00% of MACC)	\$8,076,000
Const. Permits and Fees (5.00 % of MACC)	\$3,365,000
Furnishings and Equipment (4.00 % of MACC)	\$2,692,000
Project Management (2.00% of MACC)	\$1,346,000
Const. Contingency (5.00% of MACC)	\$3,365,000
Project Contingency (8.47 % of MACC)	\$5,700,310
Sales Tax (10.53% of MACC)	\$7,086,690
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<b>TOTAL AES PROJECT BUDGET</b>	<b>\$99,604,000</b>

**CASCADE MIDDLE SCHOOL (CMS) REPLACEMENT**

GCCM MACC (Includes 3% Risk Contingency)	\$102,702,703
GCCM Fee, SGCs & NSS (11% of MACC)	\$11,297,297
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GMP BUDGET	\$114,000,000

Project Investigations (1.00% of MACC)	\$1,140,000
Planning and Design (12.00% of MACC)	\$13,680,000
Const. Permits and Fees (5.00 % of MACC)	\$5,700,000
Furnishings and Equipment (4.00 % of MACC)	\$4,560,000
Project Management (2.00% of MACC)	\$2,280,000
Const. Contingency (5.00% of MACC)	\$5,700,000
Project Contingency (8.47 % of MACC)	\$9,655,800
Sales Tax (10.53% of MACC)	\$12,004,200
<b>TOTAL CMS PROJECT BUDGET</b>	<b>\$168,720,000</b>

**NEW MIDDLE SCHOOL NO. 5 (MS5)**

GCCM MACC (Includes 3% Risk Contingency)	\$99,099,099
GCCM Fee, SGCs & NSS (11% of MACC)	\$10,900,901
<b>GMP BUDGET</b>	<b>\$110,000,000</b>
Project Investigations (1.00% of MACC)	\$1,100,000
Planning and Design (12.00% of MACC)	\$13,200,000
Const. Permits and Fees (5.00 % of MACC)	\$5,500,000
Furnishings and Equipment (4.00 % of MACC)	\$4,400,000
Project Management (2.00% of MACC)	\$2,200,000
Const. Contingency (5.00% of MACC)	\$5,500,000
Project Contingency (8.47 % of MACC)	\$9,317,000
Sales Tax (10.53% of MACC)	\$11,583,000
<b>TOTAL MS5 PROJECT BUDGET</b>	<b>\$162,800,000</b>

**TOTAL PROGRAM BUDGET \$431,124,000**

**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*

Preconstruction costs for this program will be funded from resources in the Auburn School District Capital Projects Fund. Funding for the construction work and other program costs will need to be provided from a bond issue. Auburn School District has placed a bond issue for this purpose on the November 5, 2024 ballot. If the bond issue is approved by the voters, bonds will be sold in 2025 or 2026 to fund the construction work.

**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)*

Not Applicable. School district staff are already in place. Additionally, the school district has contracted with Parametrix to provide GC/CM advisory, procurement and PM/CM support services and has Perkins Coie to develop GC/CM contract documents and provide advisory services for this building program.

- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

**GC/CM Procurement Schedule**

<b>Task</b>	<b>Start</b>	<b>Finish</b>
Develop PRC Application	Aug 1, 2024	Aug 19, 2024
Submit PRC Application		Aug 20, 2024
Develop PRC Presentation	Aug 20, 2024	Sept 25, 2024
PRC Presentation		Sept 26, 2024
PRC Verbal Approval to Utilize GC/CM Delivery		Sept 26, 2024
Develop RFP Document	Aug 21, 2024	Sept 30, 2024
Develop RFFP Document	Nov 4, 2024	Feb. 4, 2025
First publication of RFP for GC/CM Services		Oct 1, 2024
Second publication of RFP for GC/CM Services		Oct 8, 2024
Pre-Submittal Project Information Meeting		Oct 15, 2024
RFP Questions Due from Proposers		Oct 18, 2024
Issue RFP Addendum		Oct 21, 2024
RFP Submittal (Proposal) Deadline		Nov 1, 2024
Review & Score RFP Submittals (Proposals) Received	Nov 1, 2024	Nov 8, 2024
2024 Capital Bond to Voters		Nov. 5, 2024
Notify Submitters of Most Highly Qualified GC/CMs & Invite to Interview		Nov 11, 2024
Interviews with Short-Listed Firms	Nov 18, 2024	Nov 19, 2024
Certification of Election Results		Nov. 26, 2024
Notify Proposers of Shortlisted Firms		Nov 29, 2024
Statutory Waiting Period (2 business days)	Nov 21, 2024	Nov 22, 2024
Release RFFP to Shortlisted Firms		Nov 25, 2024
RFFP Questions Due from Proposers		Dec 3, 2024
Issue RFFP Addendum		Dec 4, 2024
RFFP Submittal Deadline & Opening		Dec 13, 2024
Notify Submitters of Scoring and Most Qualified GC/CM		Dec 16, 2024
Statutory Waiting Period (4 business days)	Dec 17, 2024	Dec 20, 2024
School Board Approval of GC/CM Selection		Jan 13, 2025
Early Services Agreement Executed		Jan 15, 2025
Negotiate Terms and Conditions of Agreement and Pre-Con Work Plan	Jan 14, 2025	Jan 31, 2025
Pre-Con Work Plan Due From GC/CM		Jan 31, 2025
Board Approval of GC/CM Work Plan and Agreement		Feb 10, 2025
GC/CM Agreement w/ Pre-Con Services Executed		Feb 14, 2025

GC/CM Notice to Proceed		Feb 17, 2025
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### Alpac Elementary School Design & Construction Schedule

Task	Start	Finish
Design	May 2025	June 2025
Design Development (30-60%)	Sep 2025	Dec 2025
Construction Documents (60-100%)	Dec 2025	Mar 2027
Early Procurement of Long Leadtime Items	TBD	TBD
Permitting	April 2026	June 2027
Subcontractor Bidding and Buyout	Apr 2027	May 2027
Building, Site and Off-Site Construction	May 2027	Aug 2028
Substantial Completion		July 2028
Owner Move-in	Aug 2028	Aug 2028
First Day of School 2028/29 School Year		Sept 6, 2028
Final Completion/Closeout	Aug 2028	Feb 2029
Warranty Period	Aug 2028	July 2029

### Cascade Middle School Design & Construction Schedule

Task	Start	Finish
Design	Jan 2025	Mar 2027
Early Procurement of Long Leadtime Items	TBD	TBD
Permitting	Jan 2026	Mar 2027
Site Remediation Bidding, Buyout and GMP Negotiations	Apr 2026	Apr 2026
Site Remediation Construction	June 2026	Oct 2026
Building and Site Improvements Subcontractor Bidding and Buyout	Jan 2027	Feb 2027
Building, Site and Off-Site Construction	Mar 2027	Aug 2028
Substantial Completion		June 2028
Owner Move-in	July 2028	Aug 2028
First Day of School 2027/28 School Year		Sept 6, 2028
Final Completion/Closeout	Aug 2028	Feb 2029
Warranty Period	July 2028	June 2029

### Middle School #5 Design & Construction Schedule

Task	Start	Finish
Design	June 2024	June 2026
Early Procurement of Long Leadtime Items	TBD	TBD
Permitting	Apr 2025	May 2026

Early Grading Subcontractor Bidding & Buyout	Feb 2026	Feb 2026
Early Grading Construction	May 2026	June 2026
Building and Site Improvements Subcontractor Bidding & Buyout	Mar 2026	April 2026
Building, Site and Off-Site Construction	June 2026	Aug 2027
Substantial Completion		June 2027
Owner Move-in	July 2027	Aug 2027
First Day of School 2027/28 School Year		Sept 8, 2027
Final Completion/Closeout	Aug 2027	Feb 2028
Warranty Period	July 2027	June 2028

The schedules above are preliminary and are subject to change. The school district and the selected GC/CM will collaborate on logistics, phasing and scheduling of the work under this program of projects and adjust the schedules to benefit the project.

#### 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?
  - Each of the three schools in this program will require early procurement of long lead-time materials and equipment to maintain the project schedule.
  - GC/CM involvement during design and construction creates the opportunity for early procurement of materials and equipment and an expeditious start of construction work.
  - The involvement of the GC/CM during design and construction creates greater certainty that work will be executed in a safe manner and minimizes disruption of the adjacent roadways and neighbors.
  - Multiple construction phases, including early sitework, soil remediation, and soil export will be required to execute the construction work and meet the construction schedule. Each project requires an aggressive construction schedule and must be constructed and ready for Owner move-in and occupancy prior to the beginning of the school year.
  - GC/CM input during the design and permitting phases will assist in making prudent, efficient and timely decisions. It will also assist in establishing design, permitting and construction schedules that will allow the team to meet the critical deadlines and phasing.
  - GC/CM involvement during construction will help ensure these projects, with aggressive schedules, will be completed on time.
  - The Alpac Elementary School project requires excavation and export of up to 20,000 cubic yards of excess soil. This soil is suitable for reuse and will be exported to the new Cascade Middle School site for soil fill. Reuse of the soil will reduce the cost of work on both projects. It will also require close coordination between the projects. The involvement of the same GC/CM on both projects is a significant benefit and helps ensure the soil export and import work is completed without adverse impacts on both projects.
- 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?

Not applicable.

**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?



### **General Factors:**

- GC/CM participation during the design phase of these projects will provide schedule and phasing expertise and help ensure the projects can be constructed within a very strict construction schedule.
- GC/CM input during design and knowledge of the materials supply chain and availability will help inform the owner and the design team in the selection of materials and systems.
- GC/CM input during design will provide valuable cost control at a time when the materials and labor markets are still rebounding from the unprecedented shortages and construction escalation that were experienced between 2018 and 2023. This will be highly beneficial when planning for a three-school program that spans five years.
- GC/CM involvement during the design phase to provide cost estimating, value analysis, constructability reviews and QA/QC of design, bidding and construction documents will lead to a better coordinated design that will be able to meet the project budget constraints and be constructed with fewer change orders resulting from constructability issues or discrepancies, error and omissions from the bidding and construction documents.

### **Safety:**

- The proximity of the construction site of each project to public sidewalks streets, and residences creates a need for well-organized, carefully monitored and safe construction activities.
- The need to provide street improvements while roadways remain in operation creates additional challenges for maintaining a controlled and harm-free public construction environment.
- GC/CM involvement in these projects will help ensure the construction activities are properly planned, phased and safely executed at all times.

### **Site Constraints:**

- All three project sites are adjacent to busy streets and residential neighborhoods. This creates a situation where extensive and, at times, heavy construction activities will occur in an area surrounded by vehicular traffic, pedestrian traffic and homes.
- GC/CM involvement in these projects will help ensure the construction work is executed in an organized and coordinated manner while minimizing disruptions to surrounding traffic, the public and the surrounding neighborhoods.
- The building development area at the Middle School No. 5 site is surrounded on three sides by sensitive site features that cannot be disturbed or interrupted. The east side of is occupied by the Bonney Lake water tower and associated high pressure water distribution pipes. High-capacity PSE electrical transmission lines are also located along the east side of the site. A Category III wetland is located along the entire west side of the site. And the south side of the building area has two natural gas underground transmission lines owned and operated by Williams Pipelines.

### **Escalation & Cost Impacts:**

- GC/CM involvement in the design and procurement process has the potential to provide substantial fiscal benefit by helping reduce the potential for cost impacts due to price escalation, product availability problems, and labor shortfalls.
- The transparent estimating and accounting process, inherent in the GC/CM process, will allow the Owner and the design team to work with the contractor to monitor the budget through design and construction and make informed decisions to keep the project on track with the funds available for construction. This is especially important for a three-school program designed and built over a period of four years.

- GC/CM involvement will also allow the opportunity to expedite construction and minimize the effects of inflation using early procurement and bid packages.
- Utilization of the GC/CM process will assist in completing these projects in an expedited manner. This will reduce the impact of volatile cost escalation, help control the cost of the project, and help ensure this three-school program is completed within budgeted funds.
- If the project encompasses a complex or technical work environment, what is this environment?
  - The Cascade Middle School and Middle School No. 5 projects require off-site roadway improvements at a busy road that must remain in operation during construction of the improvements. These improvements will be complex because of the invasive nature of the work and the multiple public agencies involved in permitting and construction approvals. Permit and construction approvals of roadway improvements will be required by City of Auburn, PSE, Century Link and Comcast.
  - The Cascade Middle School project requires on-site remediation of 37 acres of contaminated soil. This work requires special permits and clean up procedures in compliance with the Model Toxics Control Act and the Department of Ecology.
  - GC/CM involvement in the planning, scheduling and construction of road improvements and utility extensions will help ensure this challenging work is completed safely, on time, and with controlled impact on vehicle and pedestrian traffic.
- 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?

Not Applicable

- 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?

Not Applicable

## 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 community benefit;

### Manage Costs in an Inflating Market

- Having a GC/CM contractor on board during design phase of these projects will help to focus design efforts to more effectively explore solutions that are viable, constructable, cost effective and efficient, thus providing the Owner with better control of construction costs and time.

### Allocation of Risk

The GC/CM process can reduce risks and claims. The GC/CM contractor:

- Is highly motivated to maintain a schedule that they helped develop.
- Provides an “open book” cost accounting of the work.
- Understands the nature and scope of the construction work before bids, which reduces the learning curve and potential for surprises.
- Will participate in establishing the schedule and scope of bid packages to fit the marketplace. This will help set realistic expectations before work packages are bought, will lower the risk of non-responsible subcontractor bidding, and will improve cost management and control.
- Participates in and “owns” pre-construction cost estimates.

- Participates in value analysis and constructability reviews throughout the design process. This helps ensure cost-effective and value-based solutions.
- Reduces the potential for serious construction claims and litigation because of the collaborative relationships with the Owner and design team.

### **Community Benefit**

Each of the three projects will provide a benefit to the community and school environment by relieving significant overcrowding of students attending school in Auburn School district.

- There are currently 150 students attending school in portable classrooms at Alpac Elementary School and approximately 1,000 students attending school in portable classrooms at the school district's middle schools.
- The opening of the new Alpac Elementary School will increase its school capacity by 186 students. The opening of Cascade Middle School and Middle School No. 5 will increase the middle school capacity by 842 students.
- Completion of these projects on schedule and as soon as possible is essential to relieve overcrowding and the involvement of the GC/CM will help accomplish this.
- 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.

The GC/CM delivery method provides substantial public benefit over traditional design-bid-build (D/B/B) method in the following areas:

- **Real Time, Market Based Cost Estimates** – A GC/CM contractor can utilize real time, current market pricing to validate scope and budgeting during the design process. The GC/CM delivery process assists in making the project more fiscally responsible and viable by having the GC/CM participate in constructability reviews, value analysis, design team/contractor/Owner coordination, and the use of design phase overlap to accelerate project completion. All of these measures have the potential for lowering construction costs and stretching the buying power of the Owner.
- **Better Coordination of Materials and Equipment Purchases** – A GC/CM contractor can provide better coordination of material and equipment purchases including MEP coordination, vendor coordination, timing, rough-in, delivery, off-loading, and storage resulting in a benefit to the Owner. This level of coordination is often difficult to achieve on a design-bid-build project.
- **More Responsive and Responsible Bids** – A GC/CM contractor is able to exercise greater control in the organization of bid packages, the establishment of sub-bidder qualifications, and the selection of subcontractors compared to the design/bid/build process. This reduces the potential for non-responsive bidders, submittal of non-responsive bids, and the claim of constructability errors and scheduling issues being raised after bids have been received and contracts executed with subcontractors.
- **Better Ability to Accommodate Activities at Site** – A GC/CM contractor can play a critical role during the design phase in preparing a feasible and safe construction plan. This is especially beneficial for projects of this type where construction will occur adjacent to active residential neighborhoods and roadways. This opportunity for construction planning input during the design phase is not available on a design/bid/build project.
- **Complex Scheduling** – The preparation of a construction schedule by a GC/CM contractor, in collaboration with the design team and Owner, provides a more detailed, market driven, accurate and realistic CPM schedule. This is important because these projects must be constructed in a shorter than normal time period. Schedule input from the GC/CM Contractor will better address major construction impacts and will help ensure the projects are completed on time.
- **Ongoing Value Analysis and Constructability Review** – The GC/CM method of delivery facilitates an ongoing process of value analysis and constructability review during the entire

design phase. This ongoing approach has the potential to result in a more economical design, better bid packages, fewer change orders, fewer claims, and less risk of delays to project completion.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.  
Not Applicable

## 6. Public Body Qualifications

Please provide:

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

Auburn School District has a long and successful history of building and modernizing schools and support facilities. Historically, the school district has used the traditional D/B/B project delivery method. In 2018 the school district expanded its delivery methods to include GC/CM and, since then, has delivered eight large capital projects utilizing GC/CM.

This multi-facility program will be the fourth time Auburn School District will utilize GC/CM project delivery. The first GC/CM project (2017-2019) was a complicated combination replacement and modernization of Olympic Middle School. The second use of GC/CM (2018-2023) was for a four school, multi-year, phased elementary school program. The third use of GC/CM (2018-2022) was for a three school, multi-year, phased elementary school program. This prior experience utilizing GC/CM project delivery has been extremely favorable. Each of these projects were completed under budget and on time or ahead of time.

Auburn School District believes the utilization of GC/CM delivery during a time of unprecedented market saturation, construction escalation, and the challenges of supply chain labor shortages has been a key factor to the school district's ability to persevere and provide our community with excellent educational facilities that were delivered in a timely manner and under budget. We anticipate similar success for this program of projects.

The school district's Executive Director of Capital Projects served as the district's Project Manager for the previous GC/CM projects. He will continue in this role and will manage the projects in this program of projects during the preconstruction phase. As the projects transition into construction, they will be managed by the district's in-house construction manager.

The district has secured the services of NAC Architecture to lead the design team for this program. The NAC team brings an in-depth knowledge of the design of K-12 facilities as well as GC/CM delivery.

While the school district's staff has ample experience managing GC/CM project delivery, it will supplement the team with consultants who are highly experienced in GC/CM delivery. We have enlisted the services of Parametrix to provide GC/CM advisory, procurement and PM/CM support consultant services and Perkins Coie to provide external legal counsel, contract preparation and advisory services. Both firms are highly experienced and extremely knowledgeable in GC/CM project delivery and provided similar services for our prior GC/CM projects.

The Parametrix team, led by Jim Dugan, will provide consultant staff for the roles of GC/CM Advisor, GC/CM Procurement Manager, GC/CM PM/CM Support and Project Controls. Parametrix has been contracted to provide these GC/CM Consultant Services and has the capacity to increase the level of involvement, if required. Graehm Wallace at Perkins Coie has extensive experience in construction law for GC/CM project delivery, including development of GC/CM contract documents, GC/CM contract negotiations and GC/CM advisory services.

For additional information on the qualifications of the individual project team members, please refer to the staff and consultant biographies listed below.

- 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)

Refer to Exhibit A for the Project Organization 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.

**Jeffrey Grose, Executive Director of Capital Projects (Auburn School District)**

Jeffrey Grose has over 50 years of experience in the design and construction industry. He earned a Bachelor of Science and master's degrees in architecture and a Bachelor of Science Degree in Building Construction. His construction experience began in 1972 when he supported his college education by working in the construction trades as a laborer, beginning carpenter, and iron worker. He expanded his construction and design experience by working in the offices of a general contractor and architectural firms in the states of Michigan and Washington. In 1980, Jeffrey began working for Auburn School District managing their Capital Projects Department. He has continued in this role and has been responsible for the school district's Capital Projects program for the past 44 years.

During his tenure at Auburn School District, Jeffrey has overseen the design and construction of over 100 projects. This includes the modernization of every school and support facility in the school district, the replacement of 6 schools, construction of 11 new schools, construction of new Support Services and Transportation Center facilities and the placement or relocation of over 100 portable classrooms.

The scope of projects for which Jeffrey has been responsible range from simple modernization improvements to a \$110 million, highly complex, multi-phase modernization and reconstruction of an existing high school. This project was built while the school remained in operation with 1,500 students and staff on the premises. Jeffrey is now completing a \$520,000,000 bond issue building program that includes the construction of two new elementary schools and the replacement of five elementary schools and one middle school. Jeffrey was responsible for all aspects of the program from initial planning, budgeting and scheduling to construction and close out.

Jeffrey has extensive dispute resolution experience that includes serving 30 years as an arbitrator of construction disputes for the American Arbitration Association. He has also served as a presenter for topics related to construction administration for classes at the University of Washington and at workshops for educational facility planners and the Project Management Institute. The following table identifies examples of Auburn School District GC/CM projects that Jeffrey has been responsible for:

<b>Project</b>	<b>Project Value</b>	<b>Delivery Method</b>	<b>Role</b>	<b>Time Involved</b>
Olympic Middle School Reconstruction	\$67.4M	GC/CM	Project Manager	2016-2019
Dick Scobee Elementary School Replacement	\$49.5M	GC/CM	Project Manager	2018-2020
New Elementary School No. 15	\$61.7M	GC/CM	Project Manager	2018-2020
Pioneer Elementary School Replacement	\$51.6M	GC/CM	Project Manager	2019-2021
New Elementary School No. 16	\$59.6M	GC/CM	Project Manager	2019-2021
Chinook Elementary School Replacement	\$59.6M	GC/CM	Project Manager	2020-2022
Lea Hill Elementary School Replacement	\$56.5M	GC/CM	Project Manager	2020-2022
Terminal Park Elementary School Replacement	\$63.5M	GC/CM	Project Manager	2021-2023

### **Jim Dugan – GC/CM Advisor (Parametrix)**

Jim has 45 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction. Jim is skilled at alternate project delivery, long-range strategic planning, scheduling, budget forecasting, public speaking/presentations, collaboration with stakeholders, and conflict resolution and claims mitigation.

While working for The Austin Company (1978-1998), Jim had significant Design-Build experience managing the design, engineering, and construction of commercial and industrial projects ranging from 23,000 to 3 million square feet, and from \$1 million to \$300 million in value. Jim's DB experience with The Austin Company took him to Korea, Malaysia, Australia, Mexico, Canada and a number of major cities within the USA. Jim is highly experienced in APD, utilizing both GC/CM and Design-Build delivery methods and has served as a member of the Project Management team for numerous public agency Owners and projects.

Since 2016, Jim has served as a member of the State's Project Review Committee (PRC) where, along with colleagues from the construction industry and public agencies, he volunteers his time to review applications, hear presentations and make recommendations on public agencies wishing to utilize alternative project delivery methods on publicly funded projects. In 2019 and 2020, Jim filled the consecutive roles of PRC Vice Chair and Chair and in 2023 was appointed to a three-year additional term as a PRC Member. The following table lists recent and relevant GC/CM projects for Jim.

<b>Project</b>	<b>Project Value</b>	<b>Delivery Method</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Everett Municipal Building Modernizations, City of Everett	\$26.5M	GC/CM	GC/CM Advisor	2022-current
Renton High School, Science Classrooms Modernizations, Renton School District	\$11.5M	GC/CM	GC/CM Advisor	2021-2023
Lindberg High School Additions and Modernization, Renton School District	\$36M	GC/CM	GC/CM Advisor	2021-2023
Rainier Beach High School Additions and Modernizations, Seattle Public Schools	\$238.3M	GC/CM	GC/CM Advisor	2020-current
New Headquarters Campus, Lakehaven Water & Sewer District	\$42.2M	GC/CM	GC/CM Advisor	2019-2024
Three Elementary School Replacement Program, Auburn School District	\$157.68M	GC/CM	GC/CM Advisor	2019-2024
New Service Center, Chelan County PUD	\$136.36M	GC/CM	GC/CM Advisor	2019-2023
Columbia River HS Modernizations & Additions, Vancouver Public Schools	\$21.4M	GC/CM	GC/CM Advisor	2018-2021
Vancouver Institute of Technology and Arts, Vancouver Public Schools	\$39.5M	GC/CM	GC/CM Advisor	2018-2021
Rock Island Dam and Rocky Reach Dam Support Facilities, Chelan County PUD	\$70M	GC/CM	GC/CM Advisor	2017-2021
Grant Elementary School, Tacoma Public Schools	\$34.9M	GC/CM	GC/CM Advisor	2017-2020
Birney Elementary School, Tacoma Public Schools	\$39.15M	GC/CM	GC/CM Advisor	2017-202

<b>Project</b>	<b>Project Value</b>	<b>Delivery Method</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Four Elementary School Replacement Program, Auburn School District	\$208M	GC/CM	GC/CM Advisor	2017-2024
McLoughlin Middle School, Vancouver Public Schools	\$74.31M	GC/CM	GC/CM Advisor	2017-2022
Marshall Elementary School, Vancouver Public Schools	\$35.15M	GC/CM	GC/CM Advisor	2017-2022
Olympic Middle School, Auburn School District	\$65.7M	GC/CM	GC/CM Advisor	2016-2019

**Dan Cody, DBIA Associate – PDB Procurement and PM/CM Support (Parametrix)**

Dan will manage the PRC approval, PDB Procurement and will provide support to the Auburn School District. He will also provide PM/CM support to District's Project Manager(s) during design and construction. Dan is a Senior Construction Manager/Project Manager with Parametrix. A registered architect, he has over 35 years of experience in the design and construction industry. He has extensive experience in the K-12 educational market and public-sector projects, providing design and construction services on projects for numerous school districts throughout western Washington. In addition to his role in APD procurement, Dan also provides project management and construction management services for Parametrix clients on projects that utilize PDB, GC/CM and D/B/B delivery methods.

Dan has been instrumental in PRC application/approval and APD procurement efforts for many clients in the public sector. He is well versed in the requirements of RCW 39.10 and, since 2015, has successfully spearheaded and managed the Project Review Committee (PRC) process on more than 40 applications and the APD procurement process for more than 30 projects utilizing both GC/CM and PDB delivery methods. Dan has successfully completed industry trainings in both GC/CM and DB project delivery and is a certified DBIA Associate. The following table lists recent and relevant PDB projects for Dan.

<b>Project</b>	<b>Project Value</b>	<b>Delivery Method</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Everett Municipal Building Modernizations, City of Everett	\$26.5M	GC/CM	PRC, Procurement, GC/CM Advisor,	2022-current
Renton High School, Science Classrooms Modernizations, Renton School District	\$11.5M	GC/CM	PRC, Procurement	2021
Lindberg High School Additions and Modernization, Renton School District	\$36M	GC/CM	PRC, Procurement	2021
Rainier Beach High School Additions and Modernizations, Seattle Public Schools	\$238.3M	GC/CM	PRC, Procurement	2020-2021
New Headquarters Campus, Lakehaven Water & Sewer District	\$42.2M	GC/CM	PRC, Procurement, Project Manager	2019-2024
Three Elementary School Replacement Program, Auburn School District	\$157.68M	GC/CM	PRC, Procurement, PM/CM Support	2019-2022
New Service Center, Chelan County PUD	\$136.36M	GC/CM	PRC, Procurement, PM/CM Support	2019-2023
Columbia River HS Modernizations & Additions, Vancouver Public Schools	\$21.4M	GC/CM	PRC, Procurement	2018-2019
Vancouver Institute of Technology and Arts, Vancouver Public Schools	\$39.5M	GC/CM	PRC, Procurement	2018-2019
Rock Island Dam and Rocky Reach Dam Support Facilities, Chelan County PUD	\$70M	GC/CM	PRC, Procurement	2017-2018

<b>Project</b>	<b>Project Value</b>	<b>Delivery Method</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Grant Elementary School, Tacoma Public Schools	\$34.9M	GC/CM	GC/CM Procurement	2017-2018
Birney Elementary School, Tacoma Public Schools	\$39.15M	GC/CM	GC/CM Procurement	2017-2018
Four Elementary School Replacement Program, Auburn School District	\$208M	GC/CM	PRC, Procurement, PM/CM Support	2017-2023
McLoughlin Middle School, Vancouver Public Schools	\$74.31M	GC/CM	PRC, Procurement, Project Manager	2017-2022
Marshall Elementary School, Vancouver Public Schools	\$35.15M	GC/CM	PRC, Procurement, Project Manager	2017-2022
Olympic Middle School, Auburn School District	\$65.7M	GC/CM	PRC, Procurement	2016-2017

**Graehm Wallace – District’s External Legal Counsel (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 the preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, Port Townsend, Puyallup, Renton, Richland, Shoreline, Spokane, Seattle, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm School Districts, Columbia County Health System, Grays Harbor Public Hospital District, Klickitat Valley Public Hospital District, and Lake Chelan Community Hospitals, Chelan County PUD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin, Grant, and Spokane Counties, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-seven years of legal counsel experience working in all construction areas and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This counsel includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm 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.

Not applicable.

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

Refer to information above.

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

This multi-project building program will be managed by Auburn School District’s Capital Projects Department. The program will be overseen by Jeffrey Grose, Executive Director of Capital Projects. The Executive Director will serve as the school district’s Project Manager during the preconstruction, design, and bidding phases with support provided by other members of the Capital Projects Department staff. During construction, the project will be administered by a yet to be determined departmental Project Coordinator with expertise in construction administration and the Executive Director will have an oversight role. These individuals have extensive experience managing and administering construction projects and will be provided with adequate time, resources and staff support to successfully manage the project.



The Executive Director will manage the contractual obligations of the design team, the GC/CM consultant and the GC/CM. He will monitor all project communications and meet regularly with the Capital Projects staff to review project status and address critical tasks and issues. He will meet regularly with the School Board Building Program Subcommittee and Assistant Superintendent of Business and Operations to review the project and Change Orders. All Change Orders will be presented to the school board for review and approval at regularly scheduled school board meetings.

The school district will utilize Construction Change Authorizations to authorize changes to the construction work, if needed to avoid a delay to the project schedule. The Proposal Request process will be used for potential changes in work which are not time critical.

The school district's Capital Projects Department staff will be supported by Parametrix, who specializes and excels in Project Management/Construction Management and GC/CM project delivery. Parametrix will provide GC/CM Advisory and support role through GC/CM procurement, pre-construction and construction phases of the project. Parametrix will report to the Executive Director of Capital Projects and will work directly with the school district staff, design team and GC/CM to nurture a successful project. Parametrix has the ability to increase their effort and support, as required.

During the preconstruction phase, the GC/CM will investigate and potentially develop a schedule for early procurement, early bid and work packages, and phased construction. They will also develop a subcontracting bid plan and schedule for bidding. The Architect's construction documents will be integrated with the GC/CM bidding and construction plan. The design team will conduct early and frequent meetings with the permit agencies, fire authority, and other code officials prior to permit submittal to ensure the plan review process flows smoothly and plan review comments that affect the project scope and cost will be limited.

Project cost control will be exercised by adherence to the designated project scope, schedule and budget. Construction cost estimates by the design team and the GC/CM Contractor will be reconciled at the end of each design phase. Value analysis and constructability review measures will be ongoing during the design phase and will be an established agenda item at project coordination meetings. Market prices will be regularly monitored for impacts to cost estimates and project cost. Once the GMP is negotiated, the GC/CM, school district, and the Architect will continuously evaluate the construction documents to determine if there are changes that may impact the GMP. If deviations arise, adjustments will be made to keep the project on budget and within the established GMP.

The roles and responsibilities that have been established for the school district, design team, GC/CM Advisor and GC/CM contractor have been tailored to create a successful GC/CM process that is properly managed and will help support a project that will be completed safely, on time and within budget.

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

Auburn School District will utilize GC/CM Consultant, Parametrix, and legal counsel Perkins Coie as external consultants who are highly knowledgeable in GC/CM project delivery to advise us in the GC/CM selection and contracting process. The procurement process will generally include the following:

- Contact/Outreach to experienced, potential GC/CM candidates prior to the release of the RFP.
- Develop/Issue RFP to solicit qualification/proposal statements from GC/CM candidates.
- Receive and score/rank the qualifications/proposals received.
- Check references of GC/CM firms and team members.
- Notify all submitters and shortlist the most qualified GC/CM firms to the interview stage.
- Interview and score/rank the shortlisted GC/CM candidates.

- Develop/Issue an RFFP to solicit final proposals (price factors) from the highest ranked GC/CM candidates.
- Receive and open/score the final proposals (price factors) received to identify the most highly qualified GC/CM.
- Request approval from the School Board to negotiate pre-construction services and contract with the most highly qualified GC/CM.
- Negotiate pre-construction services and contract with the most highly qualified GC/CM.
- Recommend that the School Board award a contract to the most highly qualified GC/CM.
- Execute GC/CM Agreement with pre-construction services.
- Issue notice to proceed.

Pending approval by the PRC, the school district anticipates that the procurement process will begin with the advertising of the Request for Proposals October 1, 2024. By mid-January 2025, the GC/CM procurement process will have been completed and a Pre-construction Services agreement will be negotiated. A GC/CM agreement for Pre-Construction services will be presented for approval to the Auburn School Board in early-February 2025. This will allow the GC/CM Contractor to join the project team during the Design Development phase.

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

Auburn School District will utilize Contract Documents (GC/CM Agreement, General Conditions and Guaranteed Maximum Price Amendment) that are prepared by Graehm Wallace of Perkins Coie and are based on the AIA-A103 and AIA-A201. The school district will also use, in conjunction with the Perkins Coie documents, standardized GC/CM RFP, RFFP and selection documents developed and used successfully by Parametrix.

A draft of the Contract Documents (Agreement, General Conditions and GMP Amendment) will be included in the GC/CM RFP. This will allow GC/CM candidates the opportunity to review and provide comment on the documents. The district will consider comments received and any that are deemed acceptable will be incorporated into a revised draft of the Contract Documents that will be included in the final draft of the RFFP.

## 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization.

Refer to Exhibit B for Auburn School District's Six Year Construction History table.

## 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)*

- 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.*

Preliminary concept work has not been developed for this GC/CM program. It will be developed as identified in the design schedule for each project in Section 3 of the application.

## 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.

Auburn School District has received no audit findings on their capital projects listed in the construction history provided in response to question 7 above.

## 10. Subcontractor Outreach

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

Auburn School District is committed to supporting the local community and economy by encouraging their contractors to include participation of local businesses; small business enterprises; woman-owned businesses; minority-owned businesses; veteran-owned businesses; and socially and economically disadvantaged business enterprises on their projects. This is intended to invest tax-payer dollars back into the community, as well as help build a strong professional community able to tackle the increased construction project load that is being experienced in Washington State and especially in the greater Puget Sound region.

The GC/CM will be expected to demonstrate due diligence to encourage participation of these businesses to bid on the projects. Our RFP document will require the proposers to provide their prior inclusion success and performance on previous projects as well as their approach for outreach and to encourage participation of local businesses; small business enterprises; woman-owned businesses; minority-owned businesses; veteran-owned businesses; and socially and economically disadvantaged business enterprises in this project.

## 11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over \$3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, one per each desired subcontractor/subcontract package.

Auburn School District intends to collaboratively discuss and determine with its selected GC/CM if the use of alternative subcontractor selection would be beneficial to the project. Although this determination will be made at a later date, as a time-saving measure, Auburn School District is opting to submit applications for approval to utilize MC/CM (Attachment 1) and EC/CM (Attachment 2) alternative subcontractor selection with this GC/CM application.

- 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.

Refer to response above.

- 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.

Refer to response above.

**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.

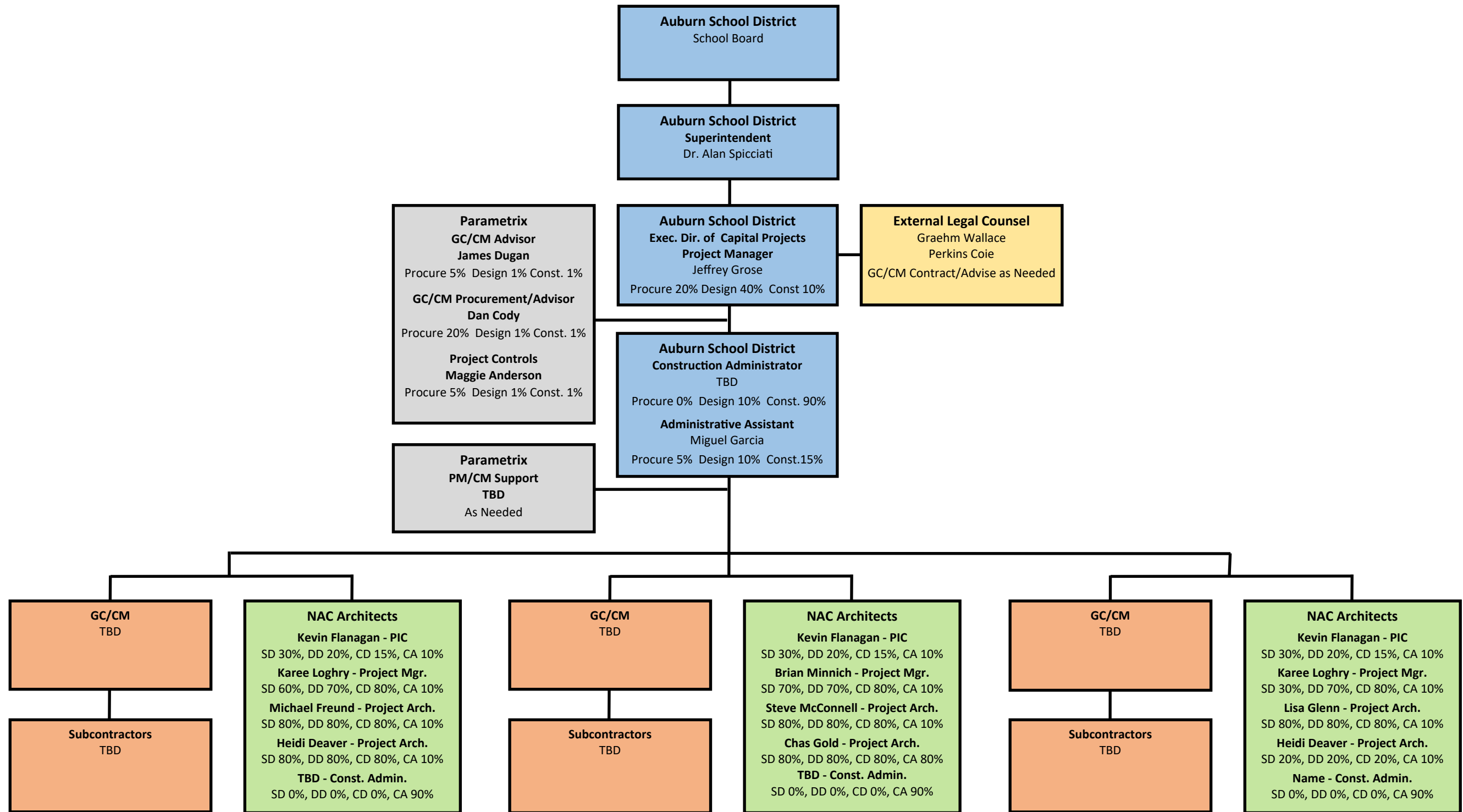
Signature: \_\_\_\_\_

Name *(please print)*: Jeffrey L. Grose *(public body personnel)*

Title: Executive Director, Capital Projects

Date: August 20, 2024

**Exhibit A - Organization Chart**



**Middle School No. 5**

**Cascade Middle School**

**Alpac Elementary School**

**Project Organization Chart**

# Exhibit B - Six Year Construction History

AUBURN SCHOOL DISTRICT - SIX YEAR PROJECT CONSTRUCTION HISTORY								
Projects Exceeding \$5,000,000 Construction Cost								
Name	Description	Contracting Method	Planned Start and Finist Dates	Actual Start and Finist Dates	Planned and Actual Budget	Reasons for Budget Overrun	Reasons for Schedule Overruns	S/M/W/V Business Utilization
<b>Olympic MS Reconstruction</b>	Replace existing middle school with new 105,000 SF school for 800 students on existing 17.4 acre site	GC/CM	Nov. 2018 / Aug. 2020	Apr. 2018 / Aug. 2019	\$75,600,000 / \$67,400,000	10.8% Under Budget	Completed 1 Year Early	Not Required
<b>Dick Scobee Elementary Replacement</b>	Replace existing elementary school with new 74,000 SF school for 650 students on existing 8.9 acre site	GC/CM	July 2020 / Aug. 2021	July 2019 / Aug. 2020	\$53,000,000 / \$49,500,000	6.6% Under Budget	Completed 1 Year Early	Not Required
<b>New Elementary School No.15</b>	Build new 74,000 SF elementary for 650 students on undeveloped 21.0 acre site	GC/CM	Mar. 2019 / Aug. 2020	Mar. 2019 / Aug. 2020	\$63,000,000 / \$61,700,000	2.0% Under Budget	Completed on Schedule	Not Required
<b>Pioneer Elementary School Replacement</b>	Replace existing elementary school with new 74,000 SF school for 650 students on existing 11.5 acre site	GC/CM	July 2021 / Aug. 2022	July 2020 / Aug. 2021	\$56,300,000 / \$51,600,000	8.3% Under Budget	Completed 1 Year Early	Not Required
<b>New Elementary School No.16</b>	Build new 74,000 SF elementary for 650 students on undeveloped 10.6 acre site	GC/CM	May 2020 / Aug. 2021	May 2020 / Aug. 2021	\$61,000,000 / \$59,600,000	2.3% Under Budget	Completed on Schedule	Not Required
<b>Chinook Elementary School Replacement</b>	Replace existing elementary school with new 74,000 SF school for 650 students on existing 13.2 acre site	GC/CM	July 2022 / Aug. 2023	July 2021 / Aug. 2022	\$64,800,000 / \$59,600,000	8.0% Under Budget	Completed 1 Year Early	Not Required
<b>Lea Hill Elementary School Replacement</b>	Replace existing elementary school with new 74,000 SF school for 650 students on existing 20.2 acre site	GC/CM	July 2024 / Aug. 2025	July 2021 / Aug. 2022	\$59,900,000 / \$56,500,000	5.7% Under Budget	Completed 3 Years Early	Not Required
<b>Terminal Park Elementary School Replacement</b>	Replace existing elementary school with new 74,000 SF school for 650 students on 6.1 acre site	GC/CM	July 2023 / Aug. 2024	July 2022 / Aug. 2023	\$70,000,000 / \$63,500,000	9.3% Under Budget	Completed 1 Year Early	Not Required
<b>Olympic MS Athletic Fields</b>	Build new athletic fields on exist school site	D/B/B	July 2025 / Nov. 2025	July 2023 / Aug. 2024	\$18,000,000 / \$17,000,000	6.1% Under Budget	Completed 3 Months Early	Not Required

**SUPPLEMENT A**  
**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION**

*To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.*

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Auburn School District No. 408**
- b) Address: **915 4th St. NE, Auburn, WA 98002**
- c) Contact Person Name: **Jeffrey Grose** Title: **Executive Director of Capital Projects**
- d) Phone Number: **(253)931-4826** E-mail: **jpgrose@auburn.wednet.edu**
- e) Name of Project: **Three-School GC/CM Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical/Plumbing**
- g) Subcontract Value: **Alpac ES = \$9,094,500, Cascade MS = \$15,405,000, MS No. 5 = \$14,865,000**  
(Subcontract values above are ROMs calculated at 15% of the project MACC budget.)

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Auburn School District (District) anticipates the following benefits with utilizing alternative subcontractor selection for the Mechanical Subcontractor on our project:

- The ability to select a mechanical subcontractor on qualification/experience basis, with a minor price factor, rather than solely on a lowest responsive bidder basis.
- Including the mechanical subcontractor as a “partner” during design will allow them to provide input and collaboration on:
  - Innovative approaches to the selection and design of mechanical systems.
  - Assistance in selecting materials, equipment, systems and manufacturers that can bring greater “value” to the project in one or more of the following categories: cost, availability, maintenance and operation and performance.
  - QA/QC of mechanical drawings and specifications during design.
  - Input on value engineering and constructability of mechanical systems during design.
  - Assistance in cost estimating that is current and market based rather than estimating that is based on historical cost data.
- With the current market conditions, some of the schedule-critical mechanical equipment and materials are “long-lead” times that will require early procurement to allow us to meet the project schedule. Having the mechanical subcontractor on board during design allows us to make informed decisions on the early procurement of materials and equipment.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

We will meet with the design team, GC/CM consultant and the GC/CM soon after the GC/CM is under contract to discuss the pros/cons of alternative subcontractor selection. We anticipate that the decision will be based upon whether our project would benefit from the use of alternative subcontractor selection. Items for discussion might include, but not be limited to:

- Pros/cons of utilizing qualification-based selection versus lowest responsible bidder.
- Complexity of the anticipated mechanical systems.
- Current market conditions.

State of Washington  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

- Opportunities for greater innovation and efficiencies.
- Opportunities for cost savings and/or cost certainty.
- Opportunities for time savings and/or schedule certainty.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

Auburn School District intends to discuss the use of alternative subcontractor selection with the selected GC/CM and collaboratively determine if alternative subcontractor selection will be beneficial to this project. If it is decided to move forward, we will work with the selected GC/CM to amend our schedule accordingly.

**2. Public Body Engagement/Knowledge**

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

If the decision is to move forward with procurement of an MC/CM for the project, Auburn School District will expect the GC/CM to involve members of our team (District, GC/CM consultant & design team) in the oversight of the development of the alternative subcontractor procurement documents and as active panel members during the review/selection process.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

Auburn School District would take an engaged and active role in the GC/CM-led alternative subcontractor selection process. Although the RCW outlines a minimum level of involvement required by an Owner, we anticipate that our role and level of involvement will exceed the statutory requirements.

The school district would be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance and approvals along the way. In review of RCW 39.10.385, we understand the specific responsibilities of the public body during the alternative subcontractor selection process to include, but not be limited to:

- Authorize GC/CM to proceed with alternative subcontractor selection.
- Working with the GC/CM, engage in a public process to determine whether the use of alternative subcontractor selection is in the best interest of the public.
  - Publish a notice of intent to utilize alternative subcontractor selection.
  - Conduct a public hearing.
  - Consider comments and determine whether alternative subcontractor selection is in the best interest of the public.
  - Issue a final determination to all interested parties.
  - Receive and respond to written protests related to the determination.
- Serve on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- Receive and respond to written protests related to the selection of the most qualified subcontractors.
- Review cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- Review Preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available funds.
- Approve the GC/CM to contract with the selected firm for Preconstruction Services.
- At the time of GMP negotiations, review proposed maximum allowable subcontract costs.
- Provide agreement/approval of the final maximum allowable subcontract costs.
- Hire and pay for an independent 3rd party audit to determine the proper accrual of subcontract costs, following completion of the subcontract work.




State of Washington  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

**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.

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

Signature: 

Name *(please print)*: Jeffrey L. Grose *(public body personnel)*

Title: Executive Director, Capital Projects

Date: August 20, 2024

**SUPPLEMENT A**  
**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION**

*To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.*

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Auburn School District No. 408**
- b) Address: **915 4th St. NE, Auburn, WA 98002**
- c) Contact Person Name: **Jeffrey Grose** Title: **Executive Director of Capital Projects**
- d) Phone Number: **(253)931-4826** E-mail: **jgrose@auburn.wednet.edu**
- e) Name of Project: **Three-School GC/CM Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- g) Subcontract Value: **Alpac ES = \$6,063,000, Cascade MS = \$10,270,000, MS No. 5 = \$9,910,000**  
(Subcontract values above are ROMs calculated at 10% of the project MACC budget.)

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Auburn School District (District) anticipates the following benefits with utilizing alternative subcontractor selection for the Electrical Subcontractor on our project:

- The ability to select an electrical subcontractor on qualification/experience basis, with a minor price factor, rather than solely on a lowest responsive bidder basis.
- Including the electrical subcontractor as a “partner” during design will allow them to provide input and collaboration on:
  - Innovative approaches to the selection and design of electrical systems.
  - Assistance in selecting materials, equipment, systems and manufacturers that can bring greater “value” to the project in one or more of the following categories: cost, availability, maintenance and operation and performance.
  - QA/QC of electrical drawings and specifications during design.
  - Input on value engineering and constructability of electrical systems during design.
  - Assistance in cost estimating that is current and market based rather than estimating that is based on historical cost data.
- With the current market conditions, some of the schedule-critical electrical equipment and materials are “long-lead” times that will require early procurement to allow us to meet the project schedule. Having the electrical subcontractor on board during design allows us to make informed decisions on the early procurement of materials and equipment.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

We will meet with the design team, GC/CM consultant and the GC/CM soon after the GC/CM is under contract to discuss the pros/cons of alternative subcontractor selection. We anticipate that the decision will be based upon whether our project would benefit from the use of alternative subcontractor selection. Items for discussion might include, but not be limited to:

- Pros/cons of utilizing qualification-based selection versus lowest responsible bidder.
- Complexity of the anticipated electrical systems.
- Current market conditions.

State of Washington  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

- Opportunities for greater innovation and efficiencies.
- Opportunities for cost savings and/or cost certainty.
- Opportunities for time savings and/or schedule certainty.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

Auburn School District intends to discuss the use of alternative subcontractor selection with the selected GC/CM and collaboratively determine if alternative subcontractor selection will be beneficial to this project. If it is decided to move forward, we will work with the selected GC/CM to amend our schedule accordingly.

**2. Public Body Engagement/Knowledge**

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

If the decision is to move forward with procurement of an EC/CM for the project, Auburn School District will expect the GC/CM to involve members of our team (District, GC/CM consultant & design team) in the oversight of the development of the alternative subcontractor procurement documents and as active panel members during the review/selection process.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

Auburn School District would take an engaged and active role in the GC/CM-led alternative subcontractor selection process. Although the RCW outlines a minimum level of involvement required by an Owner, we anticipate that our role and level of involvement will exceed the statutory requirements.

The school district would be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance and approvals along the way. In review of RCW 39.10.385, we understand the specific responsibilities of the public body during the alternative subcontractor selection process to include, but not be limited to:

- Authorize GC/CM to proceed with alternative subcontractor selection.
- Working with the GC/CM, engage in a public process to determine whether the use of alternative subcontractor selection is in the best interest of the public.
  - Publish a notice of intent to utilize alternative subcontractor selection.
  - Conduct a public hearing.
  - Consider comments and determine whether alternative subcontractor selection is in the best interest of the public.
  - Issue a final determination to all interested parties.
  - Receive and respond to written protests related to the determination.
- Serve on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- Receive and respond to written protests related to the selection of the most qualified subcontractors.
- Review cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- Review Preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available funds.
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State of Washington  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

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Name *(please print)*: **Jeffrey L. Grose** \_\_\_\_\_ *(public body personnel)*

Title: **Executive Director, Capital Projects** \_\_\_\_\_

Date: **August 20, 2024** \_\_\_\_\_