

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): **Bremerton School District**
- b) Mailing Address: **134 Marion Ave N, Bremerton, WA 98312**
- c) Contact Person Name: **Garth Steedman** Title: **Assistant Superintendent**
- d) Phone Number: **360-473-1000** E-mail: **garth.steedman@bremertonschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **District-Wide HVAC Upgrades**
- b) County of Project Location: **Kitsap**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
In February 2024, Bremerton School District passed a capital projects bond in the amount of \$150 million, with a goal of upgrading mechanical systems district-wide. The project consists of mechanical systems upgrades to support the addition of cooling at Bremerton High School, Crownhill Elementary School, Kitsap Lake Elementary School, Naval Avenue Elementary School, View Ridge Elementary Arts Academy, and West Hills STEM Academy.

We have packaged the mechanical upgrades together as a single project to maintain consistency in design standards as well as efficiency in implementation with a goal of completing this work as quickly as possible. Considering the complexities of installing new systems in older facilities with limited budget and time, and the long lead times of equipment, it will be critical to have GC/CM preconstruction support.
- 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*)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$1.3 M
Estimated project construction costs (including construction contingencies):	\$8.8 M
Equipment and furnishing costs	\$150 K
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$450 K
Contingencies (design & owner)	\$500 K
Other related project costs (briefly describe)	\$200 K
Alternative Subcontractor Selection costs	\$5 K
Sales Tax	\$800 K
Total	\$12,205,000

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*

All funding is available. The capital bond passed on February 13th, 2024, with a 61.31% approval.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- Procurement; *(including the use of alternative subcontractor selection, if applicable)*
- Hiring consultants if not already hired; and
- Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)
- Provide an updated schedule to include Alternative Subcontractor Selection Procurement process.
(If applicable)

DESCRIPTION	STATUS/DURATION
Procure Management Consultant and GC/CM Advisor	Complete
Procure GC/CM Legal Services	Complete
Commissioning Agent Selection	8/12/24 – 9/6/24
Design Team Selection	8/12/24 – 9/13/24
BSD Board Approval of Design Contract	10/3/24
Design	10/7/24 – 5/30/25
GC/CM PROCUREMENT	
PRC Application Submitted	8/20/24
PRC Presentation	9/26/24
GC/CM RFQ Advertisement #1	9/27/24
GC/CM RFQ Advertisement #2	10/4/24
Pre-Submittal Meeting	10/10/24
GC/CM SOQ's Due	10/18/24
BSD Selection Committee SOQ Review and Scoring	10/21/24 – 10/23/24
Notify Shortlisted Finalist Teams	10/23/24
GC/CM Interviews	10/31/24
Issue RFP to Finalists	11/1/24
BSD Open Proposals	11/6/24
BSD Board Approval of GC/CM Contract	11/14/24
Begin Construction	6/19/25
Substantial Completion	1/2/26

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?

All of the planned mechanical system upgrades are to be completed on older existing facilities within the District and will require careful selective demolition and phasing to avoid disruption to existing operations. It is anticipated that completion of these projects may not be able to be completed within the summer while the buildings are unoccupied due to equipment lead times, and phasing of work in occupied facilities may be required.

- 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.

While we anticipate planning the majority of the scope to be completed while school is out of session, due to equipment lead times it is anticipated that this project may need to be phased to allow some of the construction activities to occur while the buildings are occupied. Additionally, because some of the upgrades may trigger architectural and/or structural improvements, some of the spaces will likely need to be relocated to allow selective demolition and construction.

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

Because this project aims to bring cooling to older occupied facilities with a very limited budget and schedule restrictions, it will be critical to involve a GC/CM during the design phase to support the

planning and selection of systems that are most cost effective and efficient for the District. Additionally, due to long lead times of equipment, it will be necessary to begin procurement as early as possible in design to maintain the construction schedule.

- If the project encompasses a complex or technical work environment, what is this environment?
While the work environment for this project is not necessarily complex, the nature of the work is technical and with limited resources. This project aims to selectively upgrade older mechanical systems to add cooling throughout the District while adhering to the latest energy code requirements.
- 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?
None of the facilities have any historical significance.
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?
N/A

5. Public Benefit

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

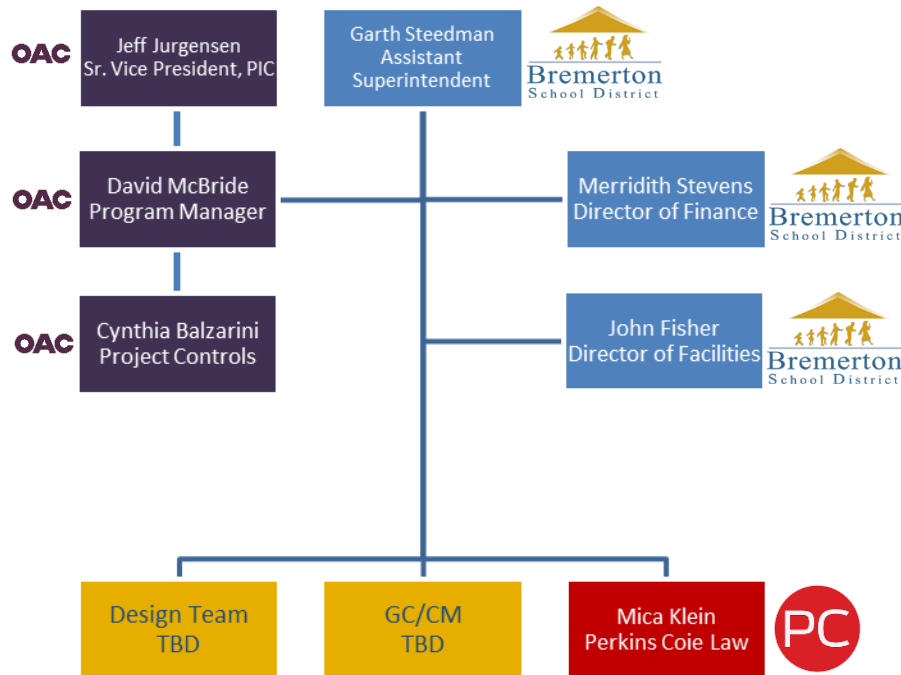
- How this contracting method provides a substantial fiscal benefit; or
Involving a GC/CM during the design phase will allow for a more collaborative approach to developing phasing plans with reduced impacts to operations, reduced costs due to selective demolition and mobilization, and better cost certainty with the limited budget.
Early procurement of equipment will reduce impacts to the overall construction schedule and minimize costs from the impacts to operations from delays.
- 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 capital bond proposed completion of several major projects as well as these mechanical system upgrades to support future planning and ensure maximum use of taxpayer dollars. It is paramount that each project budget be strictly adhered to in order to protect the overall program budget and complete the promised projects. For this reason and due to the timing of these projects, relying on a traditional method of awarding contracts in a lump sum manner, especially with equipment lead times, would risk this limited project budget as well as the other major projects to be completed with the capital bond.
- 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.
The District and OAC, in consultation with OSPI K-12 School Facilities over several meetings agreed that the PDB procurement contract delivery method should be used to address the critical and early decisions mentioned previously. The District and OAC will seek successful Owner Design-Build practitioners for lessons learned to refine its own plans, plans, and engagement of educating the Board of Directors and other project stakeholders.
The District contracted with OAC Services as their Project Management team and Design Build Advisor for the project. OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the project and to augment district staff and support Progressive Design-Build selection, contracting and project delivery. As one of the region's most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from \$2 million to \$200+ million for clients including King County, Washington State University, the City of Spokane, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911 and Northshore School District, including fifteen PDB projects.

- 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*).

Garth Steedman, Assistant Superintendent, Bremerton School District

Garth serves as the Assistant Superintendent of Finance, Operations & Human Resources, and current acting Superintendent for the Bremerton School District. In his current position with the Bremerton School District, over the last ten years, Garth has been involved in four capital levy campaigns and has maintained oversight of the multitude of capital projects that those levy measures funded. Additionally, West Sound Technical Education Skill Center is part of the Bremerton School District. With funding allocated to the District by the State of Washington in 2018, Garth worked closely with the project management team as the District sought permission to utilize an alternative delivery method for the skill center renovation. The District is currently in the process of finishing phase one of the two-phase project. Prior to his joining the Bremerton School District, Garth served in multiple administrative roles over his 15-year career in the Eatonville School District. During his tenure as the principal of Eatonville High School, Garth was heavily involved in the planning and delivery of the 128,000 square foot, high school renovation.

Merridith Stevens, Director of Finance, Bremerton School District

Merridith will be joining the Bremerton School District this year as the Director of Finance. Merridith comes from Sumner-Bonney Lake School District where she served as the Director of Finance. She was instrumental to their capital projects team and the 2016 bond program which included two elementary school replacements, a high school renovation and high school expansion, an early learning center and multiple secondary athletic field upgrades. Merridith and Cynthia will work to ensure the district is tracking and budgeting the projects properly to stay within budget and manage cashflow throughout the life of the program.

John Fisher, Director of Facilities, Bremerton School District

John is the current Director of Facilities & Capital Projects. In addition to capital projects, John oversees the district maintenance and operations which includes all systems, preventative maintenance, long-term facility plans and district operations. John has worked on several small works projects while in Bremerton such as renovations to athletic facilities, repaving of parking lots, and other district improvements. He has also been heavily involved in the Mountain View Middle School Athletic Complex which when completed will provide a large multipurpose field for soccer, baseball, softball,

and lacrosse; a soccer/football field with a track and a concessions/storage facility. John brings valuable knowledge of district standards and will serve as one of the primary contacts during the design and construction process. In previous roles, John has overseen other large projects such as solar installations, installation of portable classrooms, and replacement of sewer treatment facilities.

Jeff Jurgensen, CCM, DBIA, PMP, CPE – Program Advisor

Jeff has over 30 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington and assisted in getting the Spokane Public School District agency approval. He also has worked on six major capital design-build projects, one design-build project at Spokane International Airport as well as one K12 design-build project with the Paschal Sherman Indian School in Omak Washington and led the City of Spokane through their first design build project with the Nelson Service Center. He holds the DBIA certification from the Design Build Institute of America. He was one of the early founders of the Inland Northwest Chapter of DBIA as well as the local Project Management Institute chapter.

David McBride, Assoc. DBIA – Program Manager and GC/CM Advisor

David has over 18 years of experience of engineering and project management. He will serve as the program manager for the Bremerton Bond program and be the primary point of contact for District leadership and the School Board. He has served as program manager for several programs including Centralia School District and previously project manager for Tahoma School District Bond program and Clover Park School District programs. David has managed seven previous GC/CM projects, including three projects with the use of Alternative Subcontractor Procurement. and will support the District and project team throughout the project.

Cynthia Balzarini – Project Controls

Cynthia has over 15 years of experience in the industry and has worked on multiple bond programs and projects in the public work sector including Ellensburg School District, Centralia School District, City of Bothell Fire Stations, Jefferson Healthcare, Mason General, Thurston County and Snohomish County Emergency. These included 6 GC/CM and 6 PDB projects. Her project control expertise includes master scheduling, CPM baseline schedule and progress schedule reviews, budget development and cost management, cashflow projections, contract administration and all phases of project planning from inception through completion

Mica D. Klein Associate DBIA, Partner, Perkins Coie

Mica Klein counsels project owners across Washington, the United States, and international jurisdictions, regarding all aspects of construction, ranging from project development to project closeout.

Her practice spans both public and private projects ranging from small (under \$100,000) tenant improvement projects to \$100M+ new construction. As part of her practice, she regularly drafts and negotiates a range of agreements, including complex construction contracts (fixed price, design-build, general contractor/construction manager (GC/CM), engineering, procurement, and construction (EPC), professional services contracts, and various other modified American Institute of Architects (AIA) and bespoke agreements. In addition, Mica regularly serves as project counsel, providing her clients full-service advice regarding project planning, implementation, and completion. In this role, she routinely assists her clients in the evaluation and negotiation of significant change orders, and throughout the closeout process.

For her public clients, Mica regularly advises on Washington's Public Works Law (RCW 39.04), as well as regarding GC/CM and design-build projects procured under Washington's Alternative Public Works Statute (RCW 39.10) and other similar state laws. In addition, she has extensive experience in responding to and defending public clients against bid protests and addressing various other public procurement issues.

- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)

See Attachment A

- The qualifications of the existing or planned project manager and consultants.
See Attachment A as well as qualifications listed above.
- 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.
OAC was selected as the project/construction management firm, and alternative delivery consultant for the planning, procurement of the GC/CM team, design, construction, and closeout phases of the project. The funds for OAC are allocated within the Total Project Budget for planning through closeout. OAC is currently under contract with the Bremerton School District.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
OAC has worked with 28 public clients on a variety of 50+ GC/CM projects. Our project managers oversaw the first heavy civil GC/CM and first K-12 GC/CM projects approved in Washington. We've guided 20 public clients through their first GC/CM project. An active participant in Alternative Project Delivery promotion and workshops, three OAC staff members, including one on this project, still serves on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Our high-level summaries below clearly articulate our organizational controls plan:

Project Management and Decision Making:

Authority and decision-making responsibility rests with the District Assistant Superintendent, Garth Steedman, with implementation by OAC Services.

OAC is currently and will continue to meet with the District weekly to discuss and plan project needs, milestones, develop strategy and courses of action for implementation of the project. David McBride is the primary point of contact for OAC with assistance from Jeff Jurgensen for alternative delivery procurement processes and throughout the entire project.

Selection Committee

The GC/CM Selection Committee could consist of District leadership, administration, and staff.

OAC is a non-voting member of the selection committee and is responsible for managing the GC/CM procurement process. OAC will organize, educate, and facilitate the selection committee in its roles, and document the selection process per RCW 39.10.

Communication

The District will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.

The District will advertise the RFQ and post it on its website, in news media, and a newspaper of general circulation published in the Kitsap Sun as well as the DJC.

After SOQ's have been scored, the selection committee will meet with the shortlisted teams to better understand the project approach and have an opportunity to meet each team member in person.

Once a "most qualified" GC/CM is selected, the District and OAC will meet the project team during the design and construction phases and partake in interim reviews of the design, costs, and schedule to verify the owners' expectations and goals of the completed project are being achieved.

Project Progress

Progress will be reported weekly by the GC/CM team to the District and OAC.

Formal reports will be sent to the Superintendent and presented to the Board of Directors on a monthly basis.

Project status updates will be regularly posted to the District website.

Frequency of project status updates will be coordinated with the District Board of Directors.

Budget Monitoring

OAC will be managing and tracking the program finances and analyzing the cost estimates against the budget on a regular basis.

Financial reporting will be provided by Cynthia Balzarini of OAC to the District's Accounts Payable personnel. Cynthia will meet with the finance department to reconcile costs every two weeks or as desired by the District. These reports will be tailored for use by the Superintendent in her presentations to the Board of Directors.

The District will maintain its own project contingency and owner's management reserve to address any owner driven scope changes or unforeseen conditions.

OAC will assist the District in budget and financial reporting required by the grant and SCAP funding.

Schedule

The desired project milestone schedule will be provided in the GC/CM RFQ documents.

The successful GC/CM will work with the design team and owner to produce a very detailed project schedule accounting for permitting, design, bidding and construction, closeout, and warranty.

Weekly look ahead schedules will be delivered along with monthly construction schedule reports/updates for each pay application.

Cynthia of OAC will review the GC/CM construction progress schedule with the OAC team and provide analysis and comments on the submitted baseline and actual schedule.

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

The District intends to follow a two-step, qualifications based, GC/CM procurement process as outlined below:

- Following PRC approval, the Request for Qualifications (RFQ) will be issued and will include a draft GC/CM Preconstruction Agreement and outline of RFQ response requirements and evaluation criteria pursuant to Washington law.
- Statements of Qualifications (SOQ) received in response to the RFQ will be reviewed and scored by the selection committee based upon the criteria outlined in the RFQ to determine a shortlist of finalist teams. The SOQ's will specifically include the finalists' inclusion plans for soliciting small, disadvantaged and OMWBE certified businesses and their historical results compared against goals. Three to four GC/CM teams will be shortlisted for interview.
- Shortlisted finalists will be invited to respond to a Request for Proposal (RFP) following the interview, which will include the team's proposed fee percentage and preconstruction services. Evaluation criteria for the Proposal components will be outlined in the RFP.
- Selection of the successful GC/CM will be based upon combined scoring of their SOQ, Interview, and Proposal per the criteria outlined in the RFQ and RFP.
- The Finalist with the highest combined score will enter contract negotiations with Bremerton School District.

Following selection and contracting of the GC/CM, BSD and OAC will participate in the evaluation and execution of Alternative Subcontractor Procurement. Alternative Subcontractors will be procured using a similar qualifications-based approach as deemed appropriate based on the content of each package and per the advice of the GC/CM in the best interest of the project.

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

The District has retained the services of Perkins Coie to develop specific GC/CM contract terms.

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

[See Attachment B](#)

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.

[See Attachment C](#)

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](#)

10. Subcontractor Outreach

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

[The District is committed to diverse business practices. Outreach efforts will include, at minimum:](#)

Owner Outreach: [An outreach plan will be developed with project stakeholders to inform, advertise, and promote the project to the local communities within the Kitsap Peninsula. MWBE participation goals will be a topic of discussion as well as general information for the community.](#)

[Throughout the project, outreach events will be planned to continually promote the project and potential opportunities for employment. Once selected the GC/CM will become part of this vital outreach plan. The following outlines BSD's goals for the 2024 capital bond program:](#)

- [Local to Kitsap Peninsula: 20-30%](#)
- [Woman-Owned: 5-10%](#)
- [Minority-Owned: 5-10%](#)

GC/CM Selection Criteria: [As an element to be scored in the SOQ, GC/CM teams will be asked to describe their approach to best facilitate MWBE subcontractor participation as well as their past performance with such participation.](#)

GC/CM Outreach Plan: [During the design phases of the project, the selected GC/CM will be asked to provide a project specific outreach plan with special attention to providing opportunities to MWBE and local subcontractors. The GC/CM will be required to consider MWBE participation in the organization of their subcontract packages, including proving a procurement plan indicating procurement approach for each subcontract package and an identified participation target. This plan will require the District's approval prior to implementation. The plan will also be required to](#)

outline outreach strategies, including but not limited to training, mentoring, and public meetings designed to enhance interest and emphasize the encouragement for small, local, minority and women owned business participation.

OAC will investigate if there are state certified MWBE firms in Bremerton and surrounding counties to target engagement early in the procurement plan.

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.
- 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.

CAUTION TO APPLICANTS

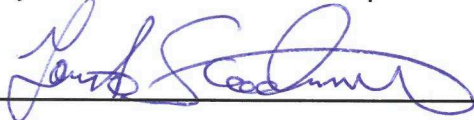
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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) **Gary L. Steedman, Ed. D.** _____ (public body personnel)

Asst. Superintendent, Finance, Operations, H.R.

Title: _____

Date: 8.20.24 _____

Attachment A (Experience and Roles on Previous DB Projects)

Name	Affiliation/Role (Exp in section 6.3)	Projects	Constructio n Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Jeff Jurgensen	OAC Services, Principal In Charge						
		Almira School District Replacement	\$30M	PDB	PIC		
		Central Valley School District (6 GC/CM projects)	\$180M	GC/CM	PM	PM	PM
		Washington State University Visitors Center	\$2M	DB	DB Advisor	DB Advisor	DB Advisor
		Washington State University Northside Residence Hall	\$33M	DB	DB Advisor	DB Advisor	DB Advisor
		Pascal Sherman Indian School	\$16.5M	DB	PM	PM	PM
		City of Liberty Lake Town Square	\$12M	DB	PM	PM	PM
		Nelson Service Center	\$15M	DB	PM	PM	PM
		Spokane International Airport DB Parking Garage	\$15M	DB	PM	PM	PM
		Ellensburg School District – Lincoln Elementary School	\$20.0M	PDB	PIC	PIC	PIC
		Central Valley School District – Horizon Middle School	\$28.0M	GC/CM	PIC	PIC	PIC
		Central Valley School District – Evergreen Middle School	\$34.5M	GC/CM	PIC	PIC	PIC
		Central Valley School District – North Pines Middle School	\$29.5M	GC/CM	PIC	PIC	PIC
		Ellensburg School District – Lincoln Elementary School	\$26.5M	PDB	PIC	PIC	PIC
		Ellensburg SD Ida Nason Elementary School	\$33.0 M	GC/CM	PIC	PIC	PIC
		Ellensburg SD Mt Stuart Elementary School	\$28.0 M	GC/CM	PIC	PIC	PIC

David McBride	OAC Program Manager						
		Centralia SD Centralia High School	\$55.6 M	GC/CM	Program Manager	Program Manager	Program Manager
		Centralia SD Fords Prairie Elementary School	\$27.3 M	GC/CM	Program Manager	Program Manager	Program Manager
		Centralia SD Jefferson-Lincoln Elementary School	\$27.3 M	GC/CM	Program Manager	Program Manager	Program Manager
		Tahoma SD Tahoma High School	\$156 M	GC/CM	N/A	N/A	Project Manager
		Tahoma SD Lake Wilderness ES	\$40.8 M	GC/CM	N/A	Project Manager	Project Manager
		Tahoma SD Shadow Lake ES	\$3.9 M	GC/CM	Project Manager	Project Manager	Project Manager
		Clover Park SD Evergreen Elementary	\$46.5 M	GC/CM	N/A	N/A	Project Manager
Cynthia Balzarini	OAC Service, Project Controls Manager						
		Ellensburg SD Lincoln Elementary School	\$26.5M	PDB	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Ida Nason Elementary School	\$33.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Ellensburg SD Mt Stuart Elementary School	\$28.0 M	GC/CM	Project Controls Manager	Project Controls Manager	Project Controls Manager
		Thurston County Courthouse	\$50 M	PDB	Project Controls Manager		
		Snohomish County 911 Emergency Communication Center Facility	\$68.9 M	PDB	N/A	Project Controls Manager	Project Controls Manager
		City of Bothell Fire Station 42 & 45	\$22.8	PDB	N/A	Project Controls Specialist	Project Controls Specialist
		Centralia SD Centralia High School	\$47.1 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist
		Centralia SD Fords Prairie Elementary School	\$21.5 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist
		Centralia SD Jefferson-Lincoln Elementary School	\$22.7 M	GC/CM	Project Controls Specialist	Project Controls Specialist	Project Controls Specialist

Attachment B: Bremerton School District - Construction History (10 years)

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	West Sound Tech	Phase 1 Expansion and site work 54,000,000 instructional space and associated site work ; Phase 2: Main building modernation of approx 67,000SQFT	Progressive Design Build	Jan-23	Oct-27	Jan-23	Oct-27	\$98,000,000	\$98,000,000	No overruns or schedule changes at this time
2	MVMS Fields	Installation of a multipurpose athletic field to include Soccer, Baseball, softball and baseball. And a Soccer/Football/Lacrosse field and track. All of these spaces will have synthetic turf and will be supported with a new parking lot and a storage/concessions/restr room building	Design Bid Build	Feb-23	Aug-24	Feb-23	Aug-24	\$18,200,000	\$18,200,000	No overruns or schedule changes at this time
3	Security Systems/Cameras District-Wide	Districtwide Campus Security Upgrades	Design Bid Build	May-23	Dec-24	May-23	Dec-24	\$3,441,820	\$3,441,820	No overruns or schedule changes at this time

Attachment C (Preliminary Concepts, sketches or plans depicting the project)

As part of the 2024 capital bond program, supplying modern and efficient cooling systems for all staff and students was identified as a priority and to support the long-term goals of the District. The goal of this project is to supplement existing facilities with cooling systems, not planned to be rebuilt or modernized by the other major bond projects. This project will be carried out at Bremerton High School, Crownhill Elementary School, Kitsap Lake Elementary School, Naval Avenue Elementary School, View Ridge Elementary Arts Academy, and West Hills STEM Academy. While no visual plans for this project have been developed, below provides an overview of each of the identified sites.

Bremerton High School



Crownhill Elementary School



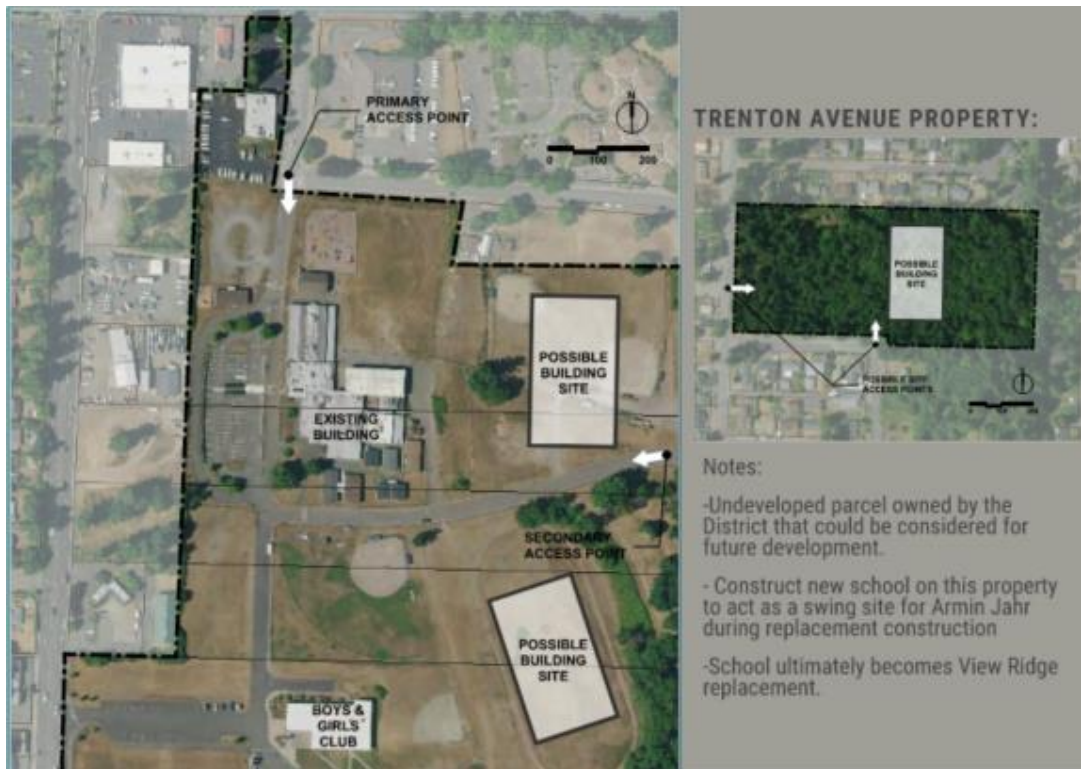
Kitsap Lake Elementary School



Naval Avenue Elementary School



View Ridge Elementary Arts Academy



West Hills STEM Academy

