

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): [North Thurston Public Schools](#)
- b) Mailing Address: [305 College St NE, Lacey, WA 98516](#)
- c) Contact Person Name: [Tony Matiatos](#) Title: [Director of Construction and Design](#)
- d) Phone Number: [\(360\) 412-4500](#) E-mail: [amatiatos@nthurston.k12.wa.us](mailto:amatiatos@nthurston.k12.wa.us)

**1. Brief Description of Proposed Project**

- a) Name of Project: [Young Child and Family Center \(YCFC\)](#)
- b) County of Project Location: [Thurston](#)
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The Young Child and Family Center (YCFC) is a collaborative effort by a diverse partnership that includes [North Thurston Public Schools](#), [Timberland Regional Library](#), [South Sound YMCA](#), and the [City of Lacey](#). The goal is to create a state-of-the-art early learning center (ELC) combined with a family activity facility. The YCFC project will provide much needed support for PreK students, aged 3-5, in our district. This new early learning center will be located on an existing 15.8-acre site that previously housed athletic fields and support structures, directly adjacent to [Nisqually Middle School](#), located northwest of the intersection of [Steilacoom Rd SE](#) and [Marvin Rd SE](#). The new facility, approximately 45,000 sf, will house 600 half-time students throughout the day. However, at this early stage, the district is also considering options to expand the project to increase capacity.

This is a multi-phased project that will be constructed in 3 phases. Phase 1 is the relocation of the water line that runs through the “middle” of the site, Phase 2 is the construction of the ELC building and related site improvements, and Phase 3 is the construction of the Activity Center.

- Phase 1 is a main water line relocation that is necessary due its current location in the ‘middle’ of the site that will inhibit the building and site development.
- Phase 2 consists of the ELC building and related site improvements. Key features will include classrooms that have integrated preschool blending special needs and typically developing students, large outdoor playgrounds, administration, and specialty spaces such as assessment rooms and family connection spaces, a central cooking kitchen, and a library managed by [Timberland Regional Libraries](#).
- The future phase 3 will include a recreation component geared toward young families that may include a large indoor playground, activity pool and an outdoor splash pad.

- 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.) \$ 5,677,500

Estimated project construction costs (including construction contingencies):	\$ 39,742,500
Equipment and furnishing costs	\$ 2,271,000
Off-site costs	\$ 1,850,000
Contract administration costs (owner, cm etc.)	\$ 2,460,250
Contingencies (design & owner)	\$ 2,649,500
Other related project costs (briefly describe)	\$ 8,081,750
(Permits and fees, escalation, inspections, mitigation, etc.)	
Alternative Subcontractor Selection costs	\$ 0
Sales Tax	\$ 3,671,450
<b>Total</b>	<b>\$ 66,403,950</b>

**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*

The project will be constructed in 3 phases as noted above in the project description.

Funding for phases 1 and 2 has been secured by NTPS and will be provided through two internal funding sources. The project will be funded with available funds from the 2020 bond that was approved by voters in February 2020. Additionally, voters approved a \$74,000,000 Levy in February 2024 that included funding for the Young Child and Family Center (YCFC).

The future Phase 3 Activity Center will be constructed through separate funding secured by the YMCA and the City of Lacey.

**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)*

See chart below under Part 3.d

- b) Hiring consultants if not already hired; and

The Architectural Team has been hired and will be headed by McGranahan / PBK Architects. Additionally, Perkins Coie LLC has been retained by the district to provide legal consulting, contracting and GC/CM technical advising services.

- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

Greene Gasaway has been hired as project managers to support District staff.

*(See Example on Design & Construction Schedule)*

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

See below for a preliminary schedule. In addition, a graphic schedule is also attached to this application as Attachment A – Project Schedule

<b>GC/CM Schedule</b>	<b>Date</b>
Anticipated CPARB Approval	September 26, 2024
Issue RFQ	October 4, 2024
RFQ Submittal Deadline	October 18, 2024
Notify Short-listed firms / Invite Interviewees	October 22, 2024
Conduct Interviews	October 28, 2024
Sealed Pricing Due	November 1, 2024
Identification/Selection of GC/CM	November 7, 2024
Schematic Design Complete	November 2024
Design Development Complete	February 2025
Phase 1 Construction Documents Complete	April 2025
Phase 1 MACC/GMP established	May 2025
Phase 1 Construction Start	June 2025
Phase 2 Construction Documents Complete	August 2025
Phase 2 MACC/GMP established	December 2025
Phase 2 Construction Start	January 2026
Substantial Completion	April 2027
Owner Move-In	May-June 2027
Student Occupancy	August 2027

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

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

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

The project will be constructed in 3 phases. Phase 1 is the relocation of the water line that runs through the “middle” of the site, Phase 2 is the construction of the ELC building and related site improvements, and Phase 3 is the construction of the Activity Center. It will be built adjacent to Nisqually Middle School and neighboring residential neighborhoods.

The Phase 1 work will require accelerated design and permitting to perform the site work during good weather. The GC/CM delivery will allow the project to benefit with an early bid package and avoid the risk of dividing this into a separate project under design-bid-build. Included in the Phase 1 work will be the relocation of an existing water main that runs through the site and appears to serve a portion of the adjacent Nisqually MS and also extends past the northern property line and appears to be serving adjacent residential properties. Coordinating the sequencing of this work with the GC/CM will be essential to the success and mitigate potential disruptions. Minimizing any potential disruptions to the adjacent school and the residential neighbors is extremely critical to how the community will view the success of this project. Relocating this water line also relieves many of the constraints on the buildings and site design. Additionally, this phase could also include possible poor soils mitigation and installation of any new deep utilities.

The project frontage is on Marvin Rd, a Washington State Highway, nearby is Steilacoom Blvd which may have Right of Way improvements required due to the project. Working with a GC/CM will allow the

construction team to engage WSDOT and other entities having authority over these rights of way to develop a plan and schedule to complete this work. We believe that this early coordination will help the project control the costs, maintain schedule and minimize disruptions to these vital roadways.

Additionally, during the project it may be necessary to access portions of the site via Nisqually Middle School or perform work on the middle school site to connect essential systems such as the sanitary sewer. It is essential that the adjacent middle school operations are not disrupted by construction activities. Engaging a GC/CM will allow for the construction team to plan these operations in advance for optimal windows in the school schedule and to mitigate any impacts when performing work while school is in session. If it is necessary to perform any work on, or access through, the site when the students are present the GC/CM will have had sufficient time and resources to ensure that student safety is always achieved.

- 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 this project is not physically attached to an existing building it does share a significant property line (approximately 500') with Nisqually Middle School. Some of the building systems (for example sanitary sewer) may need to be connected to the Nisqually systems. Additionally, portions of the middle school site will likely be needed for access to the YCFC project.

Having a GC/CM partner to participate in the planning and scheduling of these activities will greatly help in mitigating impacts to the school by minimizing down time of critical systems and creating safety plans to ensure the middle school students are protected during the project.

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

Having GC/CM involvement early in the design process will provide the district with enhanced cost assurance, integrated project scheduling to address complex permitting and phased construction, constructability concerns, continuous risk, and cost management in a collaborative environment. With the GC/CM as an early team member we will be able to get the most accurate impacts of potential alternate design options/programming such as increasing student capacity. A GC/CM will be able to quickly and accurately provide schedule and cost impacts from such a decision instead of waiting to see what the alternate pricing comes in at bid time under a traditional design-bid-build method.

Having a qualified GC/CM on board will provide accurate cost estimates throughout the duration of design and help to address the ability to recruit and capitalize on current market conditions for well qualified subcontractors.

The design needs to allow constructability and schedule management by integrating thoughtful systems, site integration and overall jurisdictional and design team performance, all of which will be enhanced by having the GC/CM on board as an integrated team member. Furthermore, the GC/CM can assist in determining the most helpful potential locations for laydown, access points and site offices.

Currently, the design is at a concept/program level, ideal for the incorporation of the GC/CM experience and expertise to enhance the Design phases.

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

N/A

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

N/A

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

N/A

## 5. Public Benefit

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

- How this contracting method provides a substantial fiscal benefit; or

Open-book cost accounting of the work brings transparency to the actual value of the work to be constructed.

Selection of the GC/CM is based largely on qualifications and experience relevant to the specific nature and challenges of this project including experience with projects of this nature, strategic construction schedule planning, coordination on a restricted site, storm drainage and temporary erosion and sediment control and successful residential neighborhood relations.

Being part of pre-construction, the GC/CM will understand the scope of work long before bidding it to their subcontractors and will have additional time to write detailed bid packages that define all the risks and expectations of the subcontractors – thus increasing the odds of success.

The GC/CM will participate in setting the schedule and the timeline expectations when putting the project out to bid in order to build-in sufficient contingency to successfully deliver the project on time required by the Owner.

The GC/CM provides the pre-construction cost estimating, and thus is invested in the design being completed within the available budget.

The GC/CM participates actively in the constructability reviews throughout the design process resulting in cost-effective value-based solutions that have input from the subcontractors.

Top-tier contractors are more likely to compete for this project if it is not procured as design/bid/build. This provides a higher likelihood of it being completed on-time and to a high level of quality.

GC/CM's are motivated to build their reputations by performing to a maximum level and acting as a partner instead an adversary. This also reduces the risk of litigation.

The phasing of bid packages and buy-out flexibility allows the GC/CM and Owner to work together to anticipate the bidding market and the best time to bid each package.

With GC/CM delivery, cost and schedule predictability is much higher than that with the design-bid-build method as the contractor is on board throughout the design and construction, providing constant cost and schedule information.

- 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.

Because of the phased nature of this project and its potential to impact an adjoining school site (Nisqually Middle School) utilizing a GC/CM contractor partner can result in better coordination of materials and equipment purchases including subcontractor coordination, vendor coordination, timing, procurement, delivery, off-loading, storage, rough-in and installation resulting in benefit to the Owner. This level of coordination is often difficult to achieve on a design-bid-build project. Additionally, under traditional contracting methods constructability issues and challenges in the design are often not raised by the bidding contractors until after the project is awarded. This results in major changes being priced at change order rates rather than being included in the competitive bidding process.

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 a project of this type where construction will occur at a site that is in an environment with access points, streets and infrastructure that must be maintained as operational and adjacent to an occupied school. This opportunity for construction planning input during the design phase is not available on a design-bid-build project.

The preparation of a construction schedule and phasing plan by a GC/CM contractor in support of the design team, provides a more detailed, market driven, accurate and realistic CPM schedule. This schedule will better address potential construction impacts and concerns of City staff regarding the Right-of-Way and of upcoming construction phases, construction logistics and other potential disruptions or impacts related to the construction project.

On a phased project like the YCFC, design-bid-build creates unwanted risk when the project requires separate bid packages, as we are planning with the early site package for utilities and site prep. In the past, we have experienced challenges and finger pointing between the two independent contractors, which we would like to avoid. GC/CM is beneficial since it can provide a phased approach with early bid packages being executed and the work being performed while simultaneously bidding out the Phase 2 subcontractor bid packages.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

N/A

## 6. Public Body Qualifications

Please provide:

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

NTPS and GGA have worked together for several years and developed numerous successful key projects including Timberline High School Addition and Modernization, New Salish Middle School, River Ridge High School Addition and Modernization, and Komachin Middle School Addition and Modernization. Although the district itself has no experience in GC/CM the project team does. Tony Matiatos has worked on The Roosevelt High School Addition and Modernization for the Seattle School District and ES24 for the Federal Way School District while with other companies. GGA has worked on several GC/CM projects including Stewart Middle School Modernization and McCarver Elementary School Modernization with Tacoma Public Schools, and partnered with Forma Construction on ES24 for Federal Way Public Schools. In addition, GGA is currently partnering on several design-build projects. McGranahan/PBK has recent experience on 13 alternative delivery projects for pK-12 clients including: Lake Washington School District, Fife Public Schools, Tacoma Public Schools and the Olympia School District. The above team will provide NTPS with a proven level of project management expertise and understanding of the GC/CM process that will benefit the district with exemplary results in terms of overall strategic planning, design control, cost and schedule control and QA/QC management.

- 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)*

See Attachment B – Project Organization Chart

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

### **Tony Matiatos – NTPS Director of Construction and Design**

Tony brings a unique perspective to the project team. In addition to being the Director of Construction and Design for the District, he is also a licensed architect. During his time at North Thurston Public Schools Tony has continued work on multiple capital projects while beginning new ones such as the YCFC. Prior to joining NTPS, Tony accrued over 38 years of experience as an architect, Owner's Representative and project management in the K-12 market. He has worked on complicated renovations of historic buildings, complex phased projects on occupied campuses and new construction. Tony believes that excellent, open communication is key to the success of a project and he excels at building consensus among project stakeholders.

### **Calvin Gasaway – GGA, Principal Owner's Representative/Project Manager**

Calvin more than 35 years of experience working on K-12 projects. During this time, he has worked with many school districts throughout the Puget Sound area and beyond. In addition to his architecture work architect, Calvin has assisted school districts in a wide variety of roles including but not limited to facility planning, long-range maintenance and operation budgeting, project cost estimating, code planning, owner's representative, project manager and on-call advisory assistance. Recently Calvin has provided oversight on 6 major projects (new schools or complete modernizations) for Peninsula School District over the last 5 years as well as oversight on Komachin Middle School and River Ridge High School for North Thurston Public Schools. He also worked as the architect Principal-in-Charge on a multi-site progressive Design-Build roofing upgrades project in Tacoma Public Schools, the GC/CM renovation of an office building to a transitional elementary school for Federal Way Public Schools and tenant improvement and ESCO for a recreational facility for Highline Public Schools. His extensive background and leadership will play a crucial role in advising the team and guiding the project.

### **Jesse Ahlberg – GGA, Owner’s Representative/Project Manager**

Jesse has over 23 years of experience in K-12 project management, construction management and consulting. He has served directly as Project Manager and/or Owner’s representative on complex multi-million-dollar projects ranging from \$10,000,000 to over \$120,000,000. Jesse has worked with a number of school districts in western Washington and has been working with North Thurston Public Schools since 2003. He has specialized in projects requiring occupied sites and this experience makes him uniquely qualified to identify the complexities and characteristics of a project that would benefit from early contractor input. Jesse has worked on design-bid-build as well as GC/CM and Progressive Design Build, so he is familiar with the contract provisions, best practices and lessons learned from working with multiple project teams in those processes. Having focused on K-12 projects his entire career, he has worked with many of the contractors that might be candidates for the YCFC project including but not limited to Absher Construction, Bayley Construction, Korsmo Construction, Neeley Construction, Lydig Construction, Skanska and Forma Construction. Jesse has developed solid professional relationships with each company, successfully working through a multitude of challenges that arise during the course of multi-phased school construction projects.

### **Sam Rosendahl – GGA, Owner’s Representative/Project Manager**

Sam brings over 17 years of experience in working in K-12 construction, project management, and Owner’s Representation. He has worked on a wide range of projects from the smallest of tenant improvements to stadium renovations, new schools, and modernizations of middle school campuses. These projects have had a variety of delivery methods including traditional design-bid-build, direct contracting through purchasing cooperatives, and design-build through energy ESCO contracting. Many of Sam’s projects have been at occupied sites so he is very familiar with the thoughtfulness and attention that must go into phasing, safety and working with restricted access and the impacts that construction decisions have on neighbors and adjacent occupants.

### **Matt Lane, DBIA – McGranahanPBK, Principal**

Matt’s executive leadership and oversight along with extensive experience in alternative delivery will be a great resource for the team. He has 30 years of experience as an architect and has led high-performing pK-12 and higher-ed teams through alternative delivery processes for over 15 years, including several GC/CM and Progressive Design Build projects. Matt has been DBIA Certified since 2016 and served on the CPARB Project Review Committee from 2016 through 2018. Matt is a talented Principal who brings executive-level stewardship, fostering team environments built on trust and dependability to deliver exceptional results.

### **Kris Stamon, DBIA – McGranahanPBK, Project Manager**

Kris has 22 years of experience as an architect and brings extensive experience in the pK-12 and higher education markets along with a focus on alternative delivery including GC/CM and Progressive Design Build. Kris’s expertise and leadership lies in both the design and documentation of projects, and he is typically actively engaged in all phases of the project from programming through construction and closeout. Recent GC/CM projects Kris has managed include Olympic View K-8 and Star Lake ES + Evergreen MS for Federal Way Public Schools and Birney ES and Grant Center for the Expressive Arts for Tacoma Public Schools. Kris’ Design-Build experience includes Federal Way Memorial Field and the UW Tacoma YMCA/Student Center. Kris is a strong technical architect who works closely with the District, our in-house team, and our design consultants to ensure the quality of our construction documents.



### Shona Bose – McGranahanPBK, Project Architect

Shona will be responsible for developing technical documents, interfacing with stakeholders, and working directly with the local jurisdiction. She brings over 13 years of architectural experience in schools and alternative delivery methods. Her extensive experience includes serving as Project Architect in design and construction administration for Progressive Design Build projects like UW Tacoma's Learning Center and Engineering Renovations, and for Design Build projects such as Lake Washington School District's Redmond Elementary and Rockwell Elementary schools. Additionally, she has production and construction administration experience with GC/CM on Olympia School District's Olympic Regional Learning Academy. Shona has also been deeply involved in community outreach for the City of Tukwila's Teen and Senior Center, detailed historic renovations for Seattle Public School's West Woodland Elementary and the Seattle World School at TT Minor, and coordinated modernizations and additions on occupied sites with complex phasing, including North Thurston School District's Pleasant Glade Elementary and small works projects at all three UW campuses.

### Graehm Wallace – Perkins Coie, Legal Advisor

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.

- 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 C – Team Member Experience

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

Team member qualifications are listed in their respective bios above and in Attachment C. Calvin will oversee all phases of the project as the Principal in Charge at GGA. He will be most directly involved in the project during design. Sam will be most involved during design, procurement of the GC/CM and initial contracting. Sam will assist Jesse during construction. Jesse will oversee the project's on-going budget and cost tracking while also monitoring construction.

- 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.

N/A

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

NTPS and GGA experience are listed in the respective bios and in Attachment C.

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

The NTPS Project team comprised of Tony Matiatos, Greene Gasaway, McGranahan/PBK Architects, and Perkins Coie are all proven experts in developing and implementing project controls and procedures to guide the project to a successful and timely completion.

A specific project plan task matrix will be drafted with the GC/CM to outline critical project team responsibilities and procedures for budget, schedule and change of work controls.

Project design standards, budgets, and schedules are in progress and will be established and updated throughout the design phases. Each phase of design will be reviewed for scope and budget and will be approved by NTPS before moving into the next design phase.

Contingencies will be comprised of both statute driven contractor contingencies and Owner contingencies to provide budget cushion beyond the MACC allowance provided in the GC/CM contract.

Once construction has commenced the work will be documented daily by the project management team and weekly OAC meetings held on site to review and facilitate the progress of the work. The GC/CM will be held accountable via General Conditions and Division 1 General Requirements that are developed by NTPS, GGA and Perkins Coie to provide Owner approved safety and QA/QC strategic plans as well as updating and reporting for project schedule, progress and detailed cost documentation. Schedules will be tracked on a weekly basis and budget updates will be required monthly.

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

NTPS has retained Perkins Coie to provide legal consulting and contracting services for this project. Perkins Coie has extensive with the GC/CM process as outline in RCW 39.10. They will prepare AIA 133 and A201 documents to be used in the GC/CM procurement process and they will advise on general procedural and general project issues.

The district will use an RFP/RFQ process and outreach process to attract the most qualified, experienced, and capable GC/CM firms.

Upon approval the district will advertise the RFQ in local publications as well as trade publications such as the DJC.

Information meeting(s) will be held prior to accepting qualifications.

A team comprised of various project stakeholders will review and score the qualifications. The highest scoring firms will be shortlisted and will be issued a Request for Proposal.

Firms will be interviewed and scored on their RFQ, Interview and sealed Cost Proposal for General Conditions and Fee.

As indicated in the schedule under item 3, this process will commence with PRC approval and coincide with Schematic Design.

- 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 a long relationship with Perkins Coie and has retained Graehm Wallace to provide the A133 and A201 based on his experience with GC/CM and past experience with NTPS on design-bid-build projects. Once the draft documents are prepared, the District and GGA will review and provide comments for incorporation by Perkins Coie.

## 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

As a District NTPS has completed numerous projects, both large and small.

See Attachment D – NTPS Public Body Experience for a listing of recent projects and project information.

## 8. Preliminary Concepts, sketches or plans depicting the project

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

- 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.

## 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.

There have been no audit findings on the listed projects.

## 10. Subcontractor Outreach

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

As part of the GC/CM selection process it will be made clear to prospective firms that the inclusion of small-, minority-, women-, and veteran owned business is important to the District. During the evaluation of prospective GC/CM their history of inclusion of such firms, and their plans to promote the usage of such firms on the YCFC will be a part of the scoring and selection criteria.

The GC/CM will work with GGA and the district to identify opportunities encourage small-, minority-, women-, and veteran owned business participation. The GC/CM will be requested to develop a subcontracting plan that establishes MWBE, DBE and apprenticeship utilization goals for District consideration.

NADBE, NAME and WA State Office of Minority and Women's Business Enterprises (OMWBE) will be contacted for listings of eligible firms. Outreach efforts will continue throughout the subcontractor bidding process to solicit competitive bidding and strive to increase SMWBE participation which will be included in the instructions for GC/CM RFQ.

NTPS also maintains a small works roster as an information resource during the GC/CM bidding sequence.

Outreach efforts during the subcontracting phase could include, but are not limited to:

- Informational meetings prior to bidding to generate interest.
- Issue advanced notice to include bidding timelines and critical dates.
- Develop bid packages aligned with the capabilities of local and regional SMWBE firms.
- Outreach to local and regional trade organizations specializing in promoting SMWBE firms.
- Thoroughly advertise the project and make access to all documents available and reduce or remove barriers to access.

## 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.

N/A

- 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.

N/A

- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

N/A

## CAUTION TO APPLICANTS

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

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

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

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

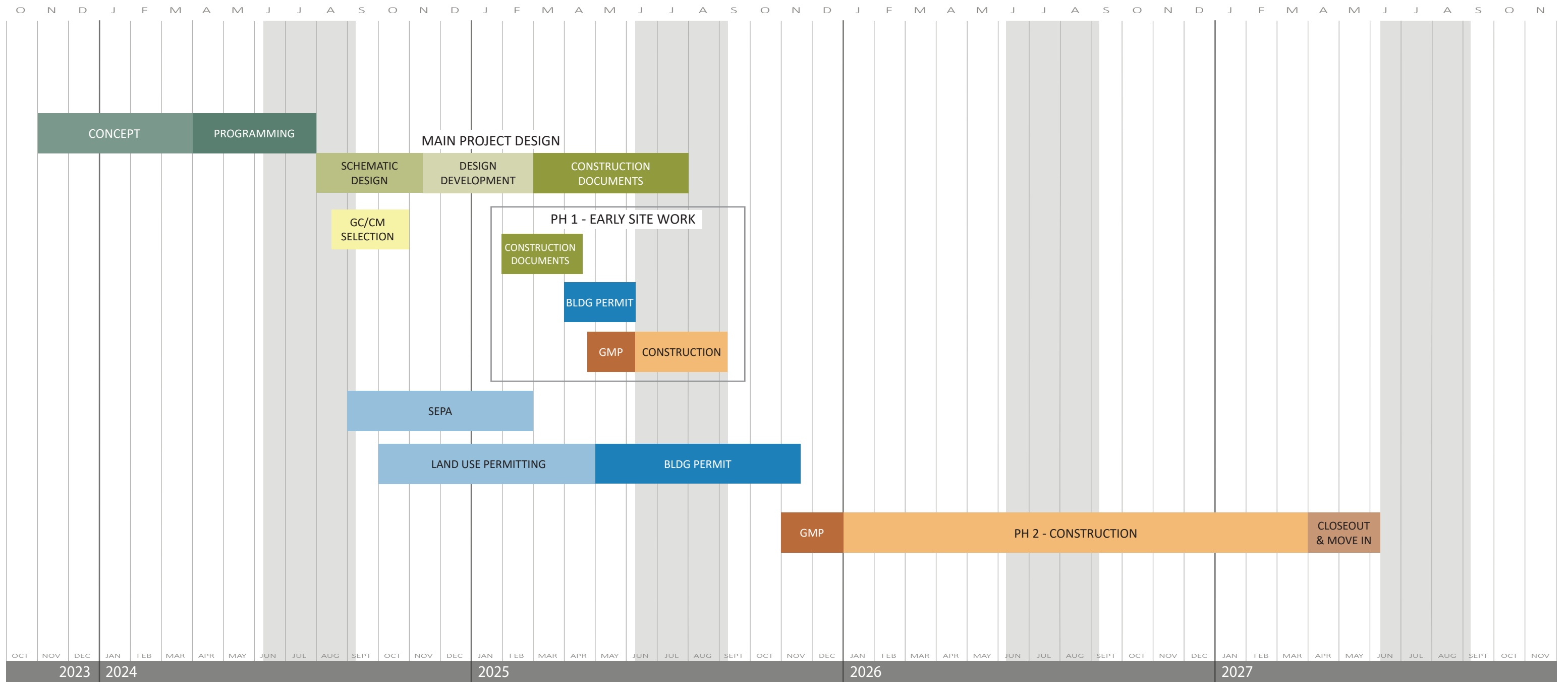
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Tony Matiatos

Name (please print): Tony Matiatos (public body personnel)

Title: Director of Construction and Design

Date: August 20, 2024

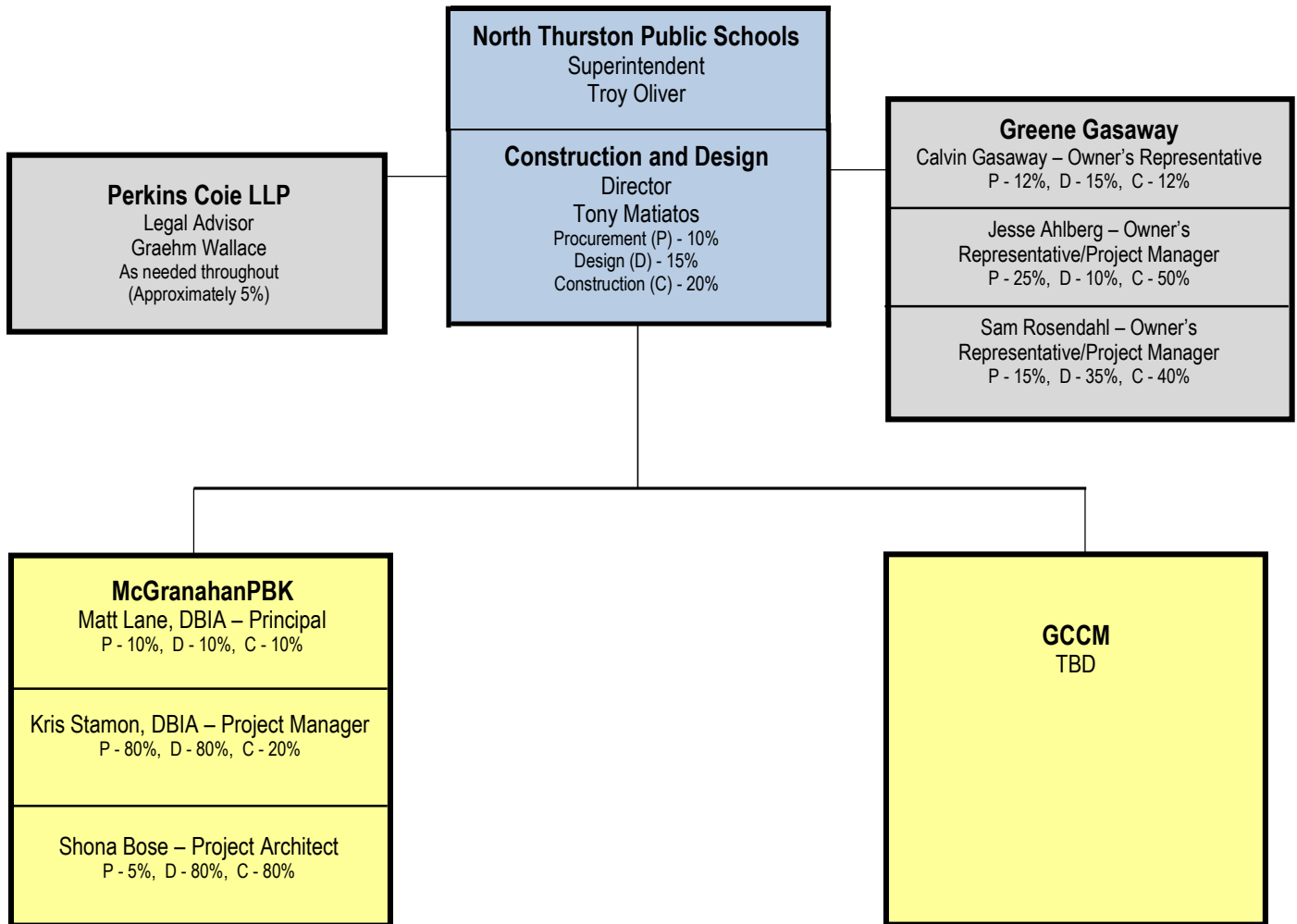


## Project Schedule

Young Child & Family Development Center  
 North Thurston Public Schools

# Project Organization Chart

North Thurston Public Schools  
Young Child & Family Center



**TEAM MEMBER EXPERIENCE**  
North Thurston Public Schools  
Young Child Family Center (YCFC)

<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Tony Matiatos	Architect, PM, Director; 38+ yrs experience	Federal Way Public Schools - Elementary School 24	17 M	GC/CM	ARCH	ARCH	ARCH
		North Thurston Public Schools - River Ridge High School	184 M	DBB	PM	PM	PM
		North Thurston Public Schools - Komachin Middle School	50 M	DBB	PM	PM	PM
		North Thurston Public Schools - RMAC - South	22 M	DBB			PM / Under Construction
		Renton School District - Facilities, Operations and Maintenance Center	8 M	DBB	Arch / PM	Arch / PM	Arch / PM
		Renton School District - Honeydew Elementary	7 M	DBB	Arch / PM	Arch / PM	Arch / PM
		Auburn School District - Arthur Jacobsen Elementary	30 M	DBB	PM	PM	PM
		Federal Way Public Schools - Todd Beamer High School	43 M	DBB	PM	PM	PM
		Seattle Public Schools - Roosevelt High School	74 M	GC/CM	PM	PM	PM

<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Calvin Gasaway	Architect, PIC, PM; 35+ yrs experience	Peninsula School District Oversight (6 schools)	237M	DBB	PIC	PIC	PIC
		North Thurston Public Schools Oversight (2 schools)	234M	DBB	PIC	PIC	PIC
		Highline Public Schools - Central Administration Building South	2.5M	ESCO	Arch	Arch	Not Yet Constructed
		Tacoma Public Schools - Roof Bundles	4M	DB	Arch	Arch	Not Yet Constructed
		Federal Way Public Schools - Elementary School 24	17M	GC/CM	PIC	PIC	PIC
		Shoreline School District - Shorecrest Elementary School	60M	DBB	PM	PM	PM
		Renton School District - Meadowcrest Early Learning Center	18.5M	DBB	PM	PM	PM



**TEAM MEMBER EXPERIENCE**  
 North Thurston Public Schools  
 Young Child Family Center (YCFC)

<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Jesse Ahlberg	PM; 23+ yrs experience	Tacoma Public Schools - Indoor Air Quality (multiple sites)	13M	DB	PM	PM	PM
		Tacoma Public Schools - Roof Bundles	4M	DB	PM	PM	Not Yet Constructed
		Federal Way Public Schools - Elementary School 24	17M	GC/CM	APM	APM	APM
		North Thurston Public Schools - River Ridge High School	184M	DBB	PM	PM	PM
		North Thurston Public Schools - Komachin Middle School	50M	DBB	PM	PM	PM
		Peninsula School District - Artondale Elementary School	40M	DBB	PM	PM	PM
		Peninsula School District - Swift Water Elementary School	39.5M	DBB	PM	PM	PM
		Tacoma Public Schools - Stewart Middle School	44M	GC/CM			APM
		Tacoma Public Schools - McCarver Elementary School	30M	GC/CM			APM
		Federal Way Public Schools - Federal Way High School	106M	DBB	PM	PM	PM

<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Sam Rosendahl	PM; 17+ yrs experience	Highline Public Schools - Central Administration Building South	2.5M	ESCO	PM	PM	Not yet Constructed
		Peninsula School District - Kopachuck Middle School Modernization & Addition	35M	DBB	PM	PM	PM
		Peninsula School District - Key Peninsula Middle School Modernization & Addition	37.5M	DBB	PM	PM	PM
		Peninsula School District - Evergreen Elementary School	35M	DBB	PM	PM	PM
		Peninsula School District - Pioneer Elementary School	50M	DBB	PM	PM	PM
		Renton School District - Sartori Elementary School	40M	DBB		PM	PM
		Tacoma Public Schools - Wainwright Intermediate School	37M	DBB			PM
		Renton School District - Renton Memorial Stadium Renovation	13M	DBB		PM	PM
		Renton School District - Lindbergh HS - multiple projects including renovations and site improvements	12M	DBB		PM	PM
		Renton School District - Nelsen Middle School - Modernization and Site Improvements	10M	DBB		PM	PM

**TEAM MEMBER EXPERIENCE**  
North Thurston Public Schools  
Young Child Family Center (YCFC)

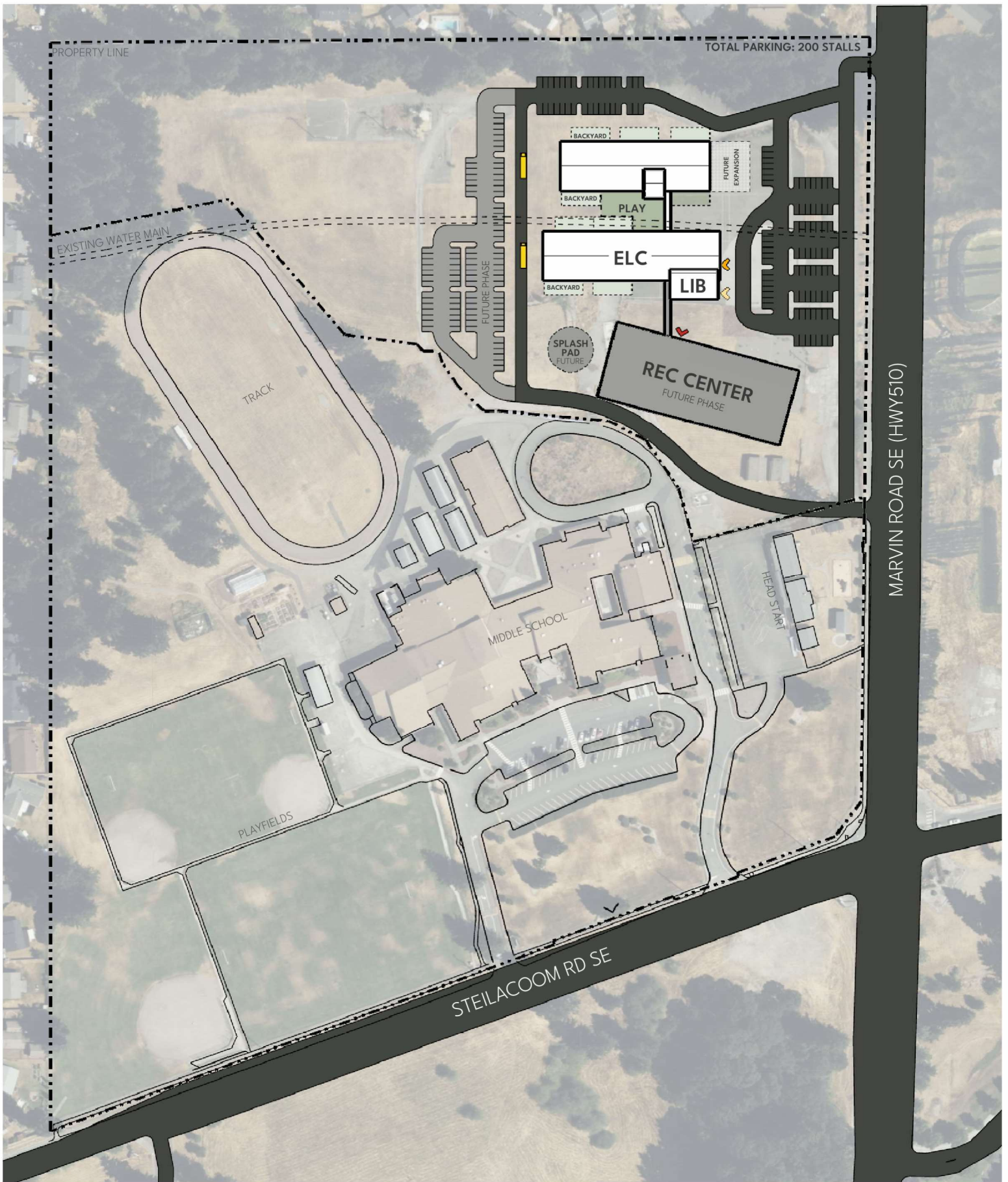
<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Matt Lane, DBIA	Senior PM and Principal in Charge (PIC). 30 yrs of experience	Olympic South Restoration. Pierce College	17M	PDB	PIC	PIC	PIC-PM
		Norman Rockwell ES. Lake Washington School District	61.5M	PDB	PIC	PIC	
		Redmond MS Addition. Lake Washington School District	30M	GC/CM	PIC	PIC	PIC-PM
		Learning Commons & Engineering Renovation. University of Washington	5.6M	PDB	PIC	PIC	PIC-PM
		Lake Washington High School Gym Addition. Lake Washington School District	16.5M	GC/CM	PIC	PIC	PIC-PM
		Lake Washington High School Classroom Addition. Lake Washington School District	25.4M	GC/CM	PIC	PIC	PIC-PM
		Timberline Middle School. Lake Washington School District	66.8M	GC/CM	PIC-PM	PIC-PM	PIC-PM
		UWT - YMCA & Student Center. University of Washington	14.7M	DB	PIC-PM	PIC-PM	PIC-PM
		Garfield Elementary School Modernization & Addition. Olympia School District	14M	GC/CM	PIC-PM	PIC-PM	PIC-PM
		Lake Washington HS, Lake Washington School District	65.7M	GC/CM	PM	PM	PM

<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Kris Stamon, DBIA	Senior PM and Principal in Charge (PIC). 24 yrs of experience	Fife High School. Fife School District	150M	GC/CM	PM	PM	
		Memorial Field / Stadium. Federal Way Public Schools	25M	PDB	PIC-PM	PIC-PM	PIC-PM
		Olympic View K-8. Federal Way Public Schools	36M	GC/CM	PM	PM	PM
		Star Lake ES + Evergreen MS. Federal Way Public Schools	83M	GC/CM	PM	PM	PM
		Grant Center for the Expressive Arts. Tacoma Public Schools	28M	GC/CM	PM	PM	PM
		Birney Elementary School. Tacoma Public Schools	32M	GC/CM	PM	PM	PM
		UWT - YMCA & Student Center. University of Washington	14.7M	DB	PM	PM	PM

<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construction</b>
Shona Bose	Project Architect. 12 yrs of experience	Norman Rockwell ES. Lake Washington School District	61.5M	PDB	PA	PA	
		Learning Commons & Engineering Renovation. University of Washington	5.6M	PDB	PA	PA	PA

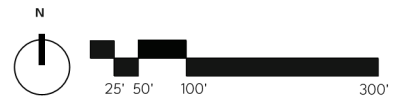
**PUBLIC BODY EXPERIENCE**  
North Thurston Public Schools  
Young Child Family Center (YCFC)

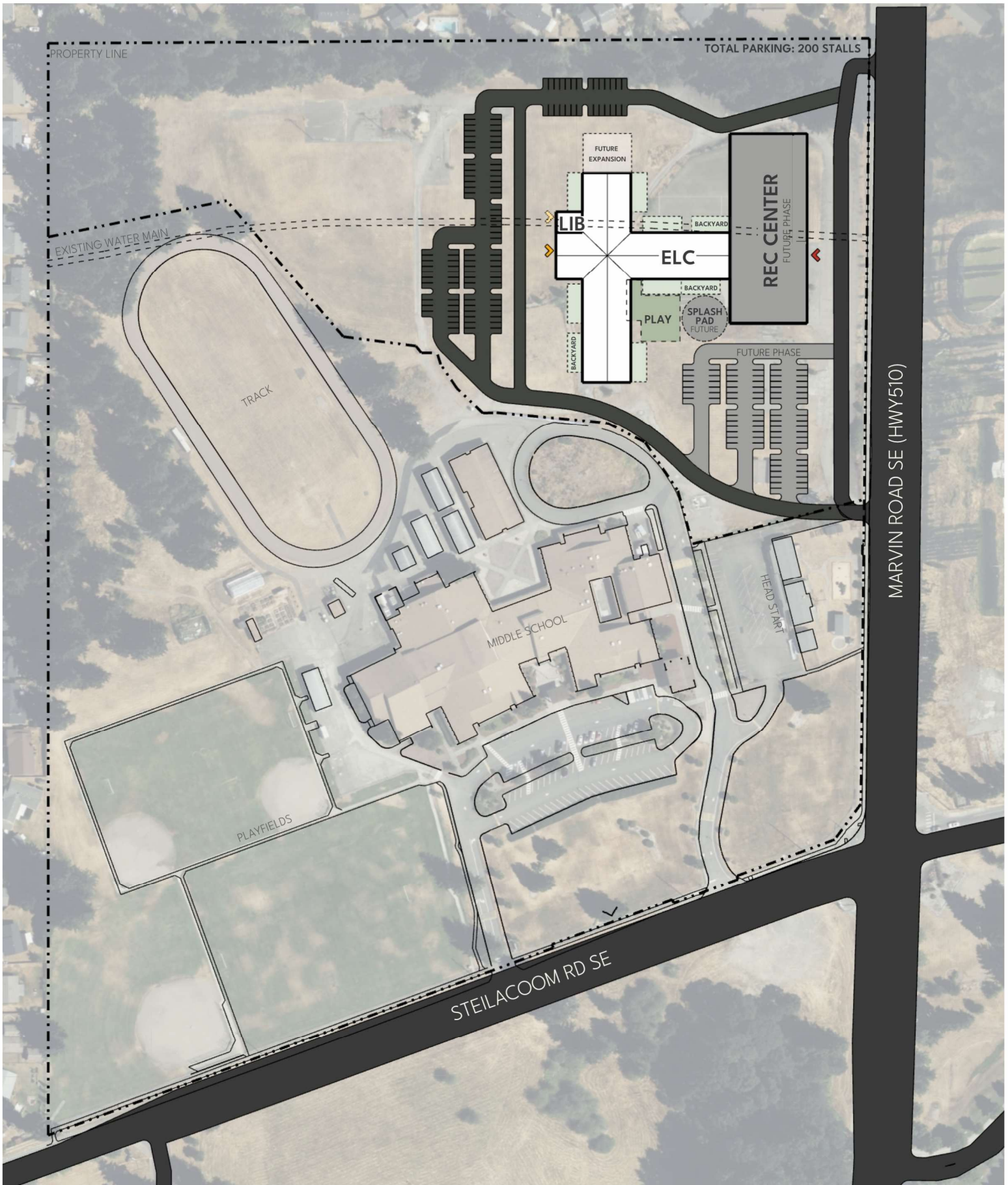
Project Name	Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Costs	Reason for Budget or Schedule Overrun
River Ridge High School	Modernization	DBB	6/27/2022	4/2/2027	6/27/2022	Ongoing	\$126,065,001.00	Ongoing	N/A
Salish Middle School	New Middle School	DBB	3/1/2015	9/10/2016	3/1/2015	9/10/2016	\$30,000,000.00	\$27,404,926.00	N/A
Komachiin Middle School	Modernization & Addition	DBB	7/27/2021	8/25/2023	7/27/2021	Ongoing	\$28,966,000.00	Ongoing	N/A
North Thurston High School	Phase II Modernization	DBB	12/1/2016	7/31/2020	12/1/2016	7/31/2020	\$28,514,000.00	\$28,096,775.00	N/A
Timberline High School	Modernization Phase II - Main Academic Wing	DBB	9/22/2006	8/20/2009	9/22/2006	8/20/2009	\$25,187,000.00	\$23,347,372.00	N/A
North Thurston High School	Phase I Modernization	DBB	5/18/2015	2/20/2017	5/18/2015	2/20/2017	\$24,454,100.00	\$22,093,274.00	N/A
River Ridge High School	New Auxilery Gym	DBB	6/19/2018	9/1/2019	6/19/2018	9/1/2019	\$6,588,200.00	\$4,619,180.00	N/A
North Thurston High School	Phase III Modernizaton	DBB	5/27/2019	9/30/2020	5/27/2019	9/30/2020	\$6,083,000.00	\$6,158,252.00	Added Scope
Pleasant Glade Elementary School	8 Plex Modular Building	DBB	5/1/2018	1/31/2019	5/1/2018	1/31/2019	\$2,988,836.00	\$1,991,916.00	N/A
Timberline High Scholl	Modernization Phase I - Site Prep	DBB	6/16/2006	9/15/2006	6/16/2006	9/15/2006	\$2,832,000.00	\$2,469,064.61	N/A
DO Second Floor Improvements	Second Floor Remodel	DBB	6/19/2020	2/18/2021	6/19/2020	2/18/021	\$575,500.00	\$679,137.00	Added Scope
Komachiin Middle School	Data Cable Replacement	DBB	1/25/2019	7/16/2019	1/25/2019	7/16/2019	\$261,082.00	\$142,673.00	N/A
North Thurston High School	Elevator Modernization	DBB	7/23/2019	8/30/2019	7/23/2019	8/30/2019	\$226,137.00	\$230,237.00	Escalation
Raj Manhas Activity Center	Laundry	DBB	6/4/2020	8/5/2020	6/4/2020	8/5/2020	\$158,700.00	\$139,257.59	N/A
Raj Manhas Activity Center	Exterior Wall & Sidinig Repair	DBB	7/13/2020	10/23/2020	7/13/2020	10/23/2020	\$109,445.01	\$98,978.91	N/A
Horizons Elementary	Play pit and play to install	DBB	5/15/2019	7/10/2019	5/15/2019	7/10/2019	\$57,750.00	\$51,629.00	N/A
Lydia Hawk Elementary	Play pit and play to install	DBB	2/5/2019	4/15/2019	2/5/2019	4/15/2019	\$51,622.00	\$49,535.00	N/A
Lacey Elemtary	Play pit and play to install	DBB	4/22/2019	5/1/2019	4/22/2019	5/1/2019	\$48,943.00	\$47,601.00	N/A
Chambers Prairie Elementary	Play pit and play to install	DBB	2/8/2019	4/26/2019	2/8/2019	4/26/2019	\$56,500.00	\$50,396.00	N/A



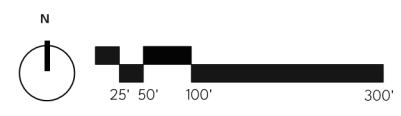
## SITE OPTION 1

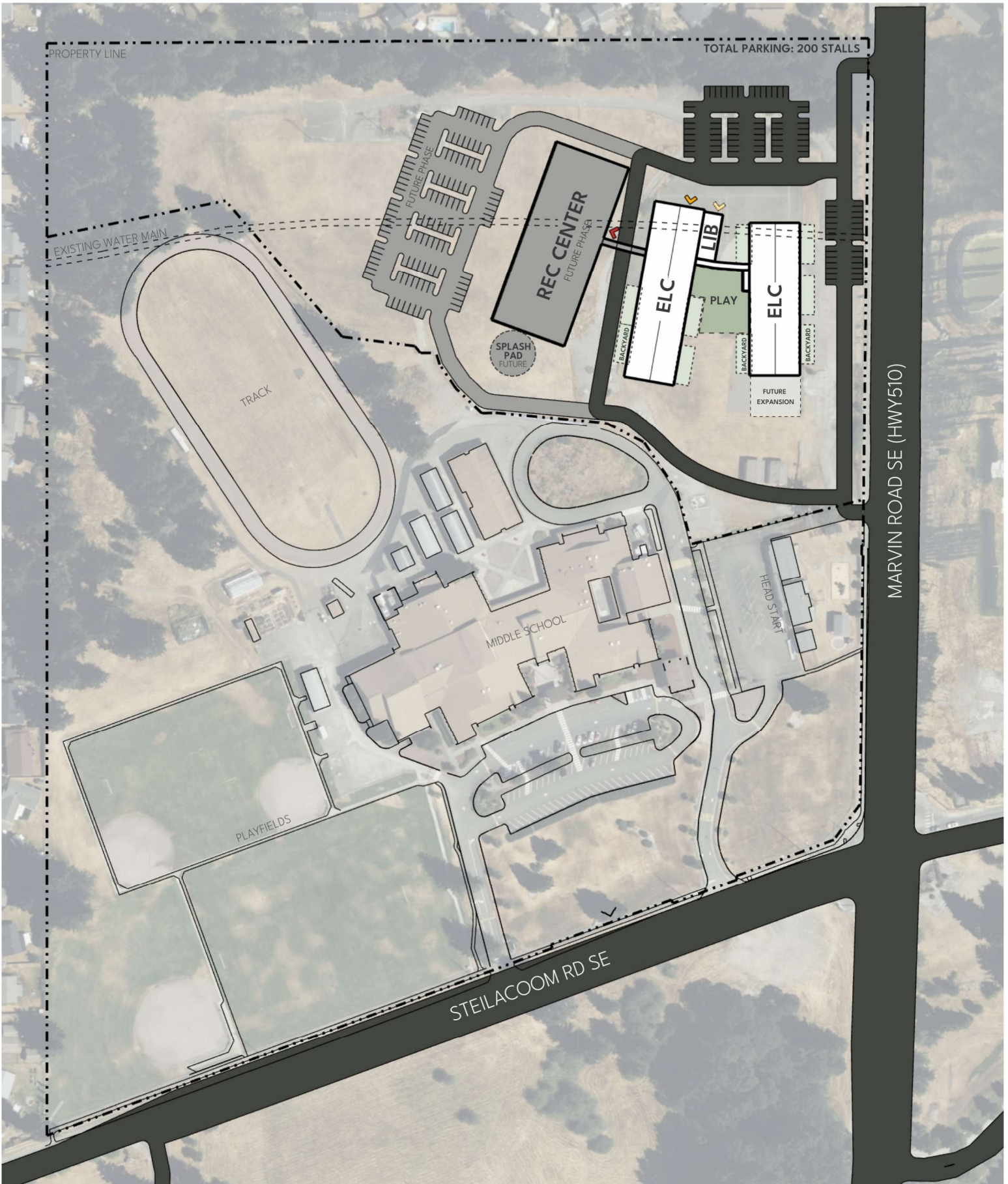
YOUNG CHILD AND FAMILY CENTER  
 NORTH THURSTON PUBLIC SCHOOLS  
 AUGUST 2024





**SITE OPTION 2**  
 YOUNG CHILD AND FAMILY CENTER  
 NORTH THURSTON PUBLIC SCHOOLS  
 AUGUST 2024





### SITE OPTION 3

YOUNG CHILD AND FAMILY CENTER  
 NORTH THURSTON PUBLIC SCHOOLS  
 AUGUST 2024

