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): **Lake Stevens School District #4**
b) Mailing Address: **12309 22nd St NE, Lake Stevens, WA 98258**
c) Contact Person Name: **Robb Stanton** Title: **Exec. Director, School Planning & Construction**
d) Phone Number: **425-335-1506** E-mail: **robb_stanton@lkstevens.wednet.edu**

1. Brief Description of Proposed Project

a) Name of Project: **Elementary School Eight (ES8) and Glenwood Elementary School**
b) County of Project Location: **Snohomish**
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The new Elementary School Eight site is an undeveloped property, located at the intersection of 29th Street NE and Lake Drive in Lake Stevens, WA. The new school will serve students in pre-kindergarten to grade 5 and will be 75,000 square feet in size plus 2,000 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, cafeteria, administration area and other support spaces. Site improvements will include a playground, playfield, student pick-up and drop-off, bus loading, staff and visitor parking, delivery area, infrastructure and space for six portable classrooms, and landscape areas. The school site is 18.27 acres in size, bordered by a wetland and detention pond, and will require rough grading and 10 acres of site development in the usable land for the new school. Limited off-site improvements are anticipated. The school district's GMP budget for this project, including off-site improvements, is $54,700,000. This includes the GC/CM Risk Contingency, GC/CM Fee, Specified General Conditions, and Negotiated Support Services.

Glenwood Elementary School will also be modernized or replaced. This school sits on a site that is very constrained by critical wetlands. Early studies of the site determined there was no way to complete a modernization or replacement and keep the students and staff on site due to the small usable area of the site. As such, it was decided that Glenwood ES will move into the new Elementary Eight for one school year while the Glenwood construction takes place. Planning and logistics between the two schools' construction schedules is critical and the wetland work on each site make for a logical pairing of the projects. Glenwood ES will be 70,000 square feet and the school district's GMP budget for this project is $49,900,000. 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*)*

2. Projected Total Cost for the Project:

A. Project Budget

ELEMENTARY EIGHT	
MACC	$ 49,292,000
GC/CM Fee, SGCs & NSS (11% of MACC)	$ 5,422,000
CONSTRUCTION BUDGET	$ 54,714,000
Planning and Design (13%)	$ 6,408,000
Permits and Fees (5%)	$ 2,465,000
Equipment and Furnishings (4%)	$ 1,972,000
Project Management (2%)	$ 986,000
Contingency (11.1%)	$ 5,471,000
Sales Tax (9.3%)	$ 4,584,000
Total	$ 76,600,000

Glenwood Elementary	
MACC	$ 45,495,000
GC/CM Fee, SGCs & NSS (11% of MACC)	$ 5,005,000
CONSTRUCTION BUDGET	$ 50,500,000
Planning and Design (13%)	$ 5,914,000
Permits and Fees (5%)	$ 2,275,000
Equipment and Furnishings (4%)	$ 1,820,000
Project Management (2%)	$ 910,000
Contingency (11.1%)	$ 5,050,000
Sales Tax (9.3%)	$ 4,231,000
Total	$ 70,700,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

This project is part of a capital bond measure on the February 11, 2025, ballot. Once the measure passes, the District intends to sell bonds in the Summer of 2025.

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)*

GC/CM Procurement Schedule		
Task	**Start**	**Finish**
Develop PRC Application	11/18/2024	12/20/2024
Submit PRC Application		12/20/2024
Develop PRC Presentation	12/20/2024	1/22/2025
PRC Presentation		1/23/2025
PRC Verbal Approval		1/23/2025
Develop RFP Document	12/20/2024	2/17/2025
Develop RFFP Document	2/3/2025	4/4/2025

2025 Capital Bond to Voters		2/11/2025
Advertise RFP #1		2/18/2025
Advertise RFP #2		2/25/2025
Pre-submittal Information Meeting		2/27/2025
RFP Questions Due from Proposers		3/4/2025
RFP Addendum Issued		3/6/2025
Proposals Due		3/18/2025
Review/Score Proposals	3/19/2025	3/21/2025
Notify Proposers & invite Shortlist to Interview		3/25/2025
Interviews with Shortlist	3/31/2025	4/2/2025
Notify Shortlist of RFFP Finalists		4/3/2025
Waiting period (2 days)	4/4/2025	4/7/2025
Release RFFP to Finalists		4/8/2025
RFFP Questions Due		4/11/2025
RFFP Addendum (if needed)		4/14/2025
RFFP - Fee Proposals Due/Bid Open		4/17/2025
Notify Bidders of Scoring and most Qualified GC/CM		4/18/2025
Statutory waiting period (4 days)	4/21/2025	4/25/2025
Contract negotiations	4/28/2025	5/9/2025
Board Approval of Contract Award		5/14/2025
GC/CM Contract with Pre-con services executed		5/15/2025

b) Hiring consultants if not already hired; and
N/A

c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule) N/A

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

Elementary #8 /Glenwood ES Design and Construction Schedule		
Task	**Start**	**Finish**
ELEMENTARY #8		
Ed Specs/Pre-design	5/6/2024	10/18/2024
Schematic Design	10/21/2024	4/4/2025
JARPA Design	10/21/2024	1/10/2025
JARPA Review	2/13/2025	2/12/2026
Bond Election		2/11/2025
GC/CM Procurement	2/18/2025	5/15/2025
Design Development	5/15/2025	10/15/2025
Early Site Work-Design package	9/19/2025	
Permit Review-Early Site	9/19/2025	4/15/2026
Permit Docs	10/15/2025	1/9/2026
Early Site Work package bid	2/1/2026	3/31/2026
Site work begins (permit issue approx)	4/15/2026	
Subcontractor Outreach Event #1	2/1/2026	
Construction Documents	1/12/2026	3/6/2026

Permitting (excluding JARPA&Early Site)	1/12/2026	7/24/2026
Subcontractor Outreach Event #2	4/1/2026	
Subcontractor Bidding/Procure	5/24/2026	6/30/2026
Construction	7/25/2026	7/25/2027
Substantial Completion	7/26/2027	7/26/2027
Glenwood ES move-in to ES 8	8/1/2027	8/1/2027
First Day of School (estimated)	9/1/2027	
Final Completion/Closeout	7/26/2027	9/26/2027
Warranty Period	7/26/2027	7/25/2028
GLENWOOD ES		
Schematic Design	12/29/2025	6/12/2026
JARPA Docs for Application	5/15/2026	
Design Development	6/15/2026	11/27/2026
Permit Docs	11/30/2026	3/19/2027
Construction Documents	3/22/2027	5/14/2027
Permitting (Including JARPA)	5/18/2026	6/11/2027
Bidding	5/17/2027	7/7/2027
Construction	7/15/2027	7/31/2028
Substantial Completion	7/31/2028	
Glenwood ES move into new Glenwood	8/1/2028	
First Day of School (estimated)	9/1/2028	
Final Completion/Closeout	7/31/2028	9/30/2028
Warranty Period	7/31/2028	7/30/2029

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 Elementary Eight project involves complex scheduling due to tight construction timelines necessary to facilitate the temporary move-in of Glenwood ES so construction at Glenwood can start at the beginning of Summer 2027 for completion in time for the 2028 school year. ES8, Glenwood and another elementary are part of the District's plan to address capacity issues at the elementary level in the District. The capacity issue is critical, and the District needs to address it as quickly as possible with over 800 students currently housed in portable classrooms. Schedule certainty is critical to teaching and learning.

ES8 will involve complex phasing due to the significant amount of site work necessary for wetland protection/mitigation and extensive earthwork activities to mitigate the steep sloping site including regrading and retaining walls. It is anticipated the District will go out for an early sitework package to begin the site development prior to the rest of construction due to the scope of the work. Having our GC/CM on board to help with the scope, bidding and management of the early sitework package will improve the schedule. We anticipate at least two mini-MACCs for long lead time items, particularly electrical equipment, at each school.

As noted in the question below, coordination with the school across the street will be critical but so will coordination with Glenwood ES as there is a very small window to move them out of their facility and into the new ES8 to begin modernization of Glenwood.

- 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.*

  The Elementary Eight building site is directly across the street from the recently constructed Stevens Creek Elementary School and adjacent to the Early Learning Center which are fully occupied. All sites are accessed from the two-lane Lake Drive only. Access to and from the schools for buses, vehicles and deliveries will be impacted by ES8 construction.

  The new ES8 will share the road, detention pond, and utilities with the two existing schools. Connections will need to be carefully coordinated to avoid impacts to the occupied schools. Site utilities will be modified in phases including underground power, data fiber lines, water, stormwater, and natural gas.

  Having a GC/CM to help with the phasing of the work and to ensure minimal impact to the school operations is vital to the project success.

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

  The complexity of the site work includes wetland and buffer protection, multiple very high (20-30ft) retaining walls, complex benching of the site, and soils management due to a nearby stream. It is anticipated that an early site work package may be the best approach to being able to take advantage of critical weather windows for all this earthwork. Having a GC/CM able to manage the site work package and the construction package increases the schedule certainty of being able to open the school in time for Glenwood ES to move in.

  The Glenwood ES site is very constrained by wetlands as well. Having the GC/CM on board during design will help the team to determine the best way to modernize and expand the building as well as the logical sequencing of work as it relates to moving the students off-site and back. It may also present opportunities for advance work at Glenwood due to the very tight timeline. As an example, if some site work can be done on breaks during the preceding school year, it could help the project stay on track.

  Additionally, having a GC/CM involved in the project from the early stages of design can inform the selection of systems and materials that are readily available, and do early procurement through mini-MACC's if necessary to maintain schedule.

  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 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.

  The transparent estimating and accounting process, inherent in the GC/CM process, will allow the District 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.

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

  The Elementary Eight site is heavily wooded with 80 feet of grade difference in the East/West direction. In addition, seven category 2 and 3 wetlands and a sewer easement bisect the site creating a limited area for constructing the 75,000 SF building and required site amenities, such as parking, drop off/pick/up, play areas, outdoor learning, sensory garden and service access. These site conditions create several risks for the school district to complete a project on time.

  Significant earthwork scope, underground site utilities, storm drainage, and sizeable retaining walls must be completed within limited windows of time during dry weather due to the moisture-sensitive soils. If these windows are missed, the potential for significant cost and scheduling impacts is high. Managing large numbers of subcontractors with early summer mobilizations and addressing discovery of dynamic soils conditions in real time will be critical to maintaining the schedule. If a traditional low-bid process were used, the school district would be vulnerable to several, if not all, of the risks identified above. The GCCM would ensure these risks are addressed and considered early, allowing for proactive mitigation and management by the entire design, construction, and district team.

- 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?

  This project does not require work on a building of 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

  The GC/CM contracting method provides a significant risk management benefit of execution and scheduling of the work. The constrained nature of the ES 8 site will require coordination with adjacent school operations. The constrained nature of the Glenwood site will require advance planning and possible sequencing. It is anticipated that the work may occur in phases to take advantage of weather windows for the complex site work needed at each site. If the school opening date is delayed at either location, that will cause a ripple effect to each other and to other projects in the bond. Future bond projects could suffer from decreased scope due to dollars spent on schedule extensions and escalation.

- 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.

  Having an early site work package that is with a contractor other than the general contractor responsible for the building increases the risk for delays, disagreements, and in some cases, claims. With the GC/CM on board for ES 8 and Glenwood, the District benefits from the low subcontractor bid while placing the responsibility for performance on its GC/CM partner. Schedule certainty is critical to the success of this project and the site-work-to-building handoff is critical, along with the requirement that the schools be finished on-time. The GC/CM will have accountability for ensuring construction timelines are met.

- 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.

  The Lake Stevens School District has a long and successful history of building and modernizing schools. Please refer to Attachment A for recent construction work. Historically, the school district has used the traditional D-B-B project delivery method. In 2017, the school district expanded its delivery methods to include a GC/CM project for its largest project to date, the Modernization and Expansion of Lake Stevens High School with a construction budget of $85.5 million.

  The Lake Stevens High School project had multiple GMPs, multiple phases, across multiple years, and multiple OSPI funding cycles. The project was completed on budget and on-time, in spite of various challenges including an undocumented underground storage tank, a heavy equipment operators strike, a flooding downpour and COVID-19. The project tested the strength of the project management staff and the strength of the contractor, both of which performed well for the District.

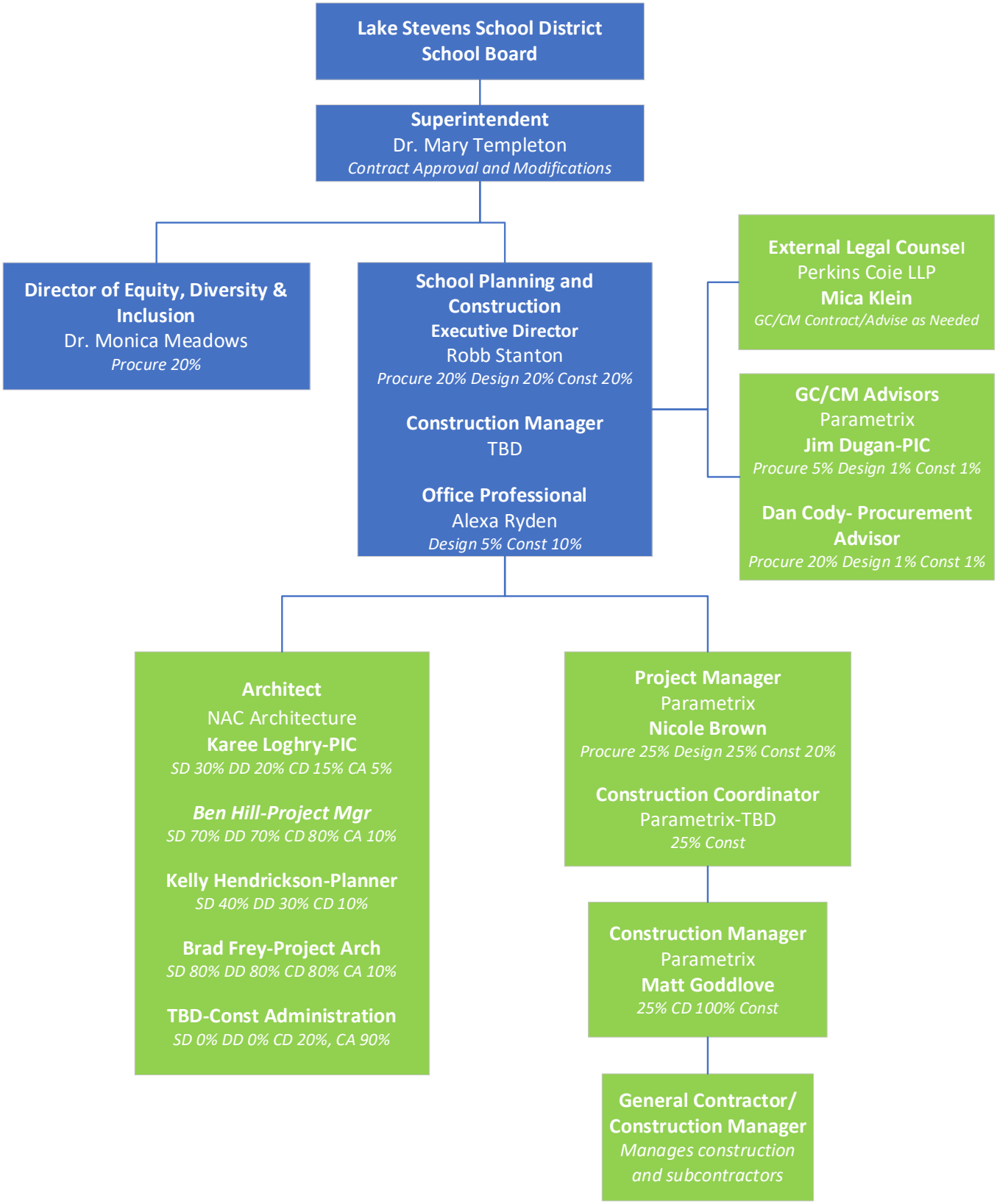
  This project gave the District extensive experience in the GC/CM delivery method with multiple procurements and multiple GMPs. Executive Director Robb Stanton managed this complicated project, and Assistant Superintendent of Business Services Teresa Main monitored finances for the project. Three of the five District School Board members were a part of the decision-making team as well. Robb oversaw this capital work, as he oversees all capital projects and will continue in this role for the new Elementary Eight. He has also attended AGC GC/CM training.

  The District has augmented its team with the consultant team of NAC Architecture, Parametrix and Perkins Coie, all of whom are highly knowledgeable and experienced in GC/CM delivery. Karee Loghry of NAC Architecture will serve as the design team leader and has worked on five GC/CM projects. Nicole Brown of Parametrix will serve as project manager with Robb on this project. Nicole served as project manager on the LSHS project. She has worked on 11 GC/CM projects in her career and has attended the AGC GC/CM training. Mica Klein of Perkins Coie will serve as the District's external legal counsel and will develop the GC/CM contract documents and provide advisory services throughout the duration of the project. Mica specializes in construction law and has supported numerous public agency clients in the delivery of GC/CM 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)*

  SEE NEXT PAGE

Project Organization Chart - Elementary Eight and Glenwood ES



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

Robb Stanton, Executive Director, School Planning and Construction

Robb has over 25 years' experience in K-12 construction and has been responsible for the District's capital construction budget for the last 22 years.

During his tenure, he has overseen the design and construction of over $300 million in capital projects. The scope of the projects Robb has been responsible for range from simple modernizations and security upgrades to the $85.5 million, highly complex, multi-phase modernization and expansion of an existing high school. This project was built while school remained in operation with over 2,000 students and staff on the premises. Other major projects that Robb has led are the construction of Stevens Creek Elementary School, a new Early Learning Center, several elementary and secondary modernizations throughout the District, and construction of the new Cavelero Mid-High School.

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. 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.

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

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 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.

Nicole Brown, DBIA Associate – GC/CM Procurement and Project Management (Parametrix)

Nicole is a Senior Project Manager with Parametrix. She has 28 years' experience in construction management starting her career in tenant improvement work, then leading the MAC team for Jones Lang LaSalle at Microsoft before beginning public works projects when joining OAC Services in 2007. Nicole has managed numerous public projects including Kenmore City Hall, Kirkland Public Safety Building, Mason Co PUD #3 John's Prairie Operations Center, Mason Transit Community Center.

Since joining Parametrix in 2017, Nicole has focused primarily on K-12 projects, beginning with

Lake Stevens HS, she has helped the District with multiple smaller capital projects subsequent to the high school project. Nicole has also provided project management services to the Mukilteo School District on multiple GC/CM projects including Discovery ES Addition, Challenger/Horizon Additions, and Mariner High School Renovation and Addition.

Nicole's expertise is in programming, budget control and analysis, schedule oversight, quality control, project and construction management, team management, contract management, and communications.

Matt Godlove, Construction Management (Parametrix)
Matt has over 40 years of construction and project management experience for commercial and residential construction, with seven years working with K-12 clients. He has worked in the trades and as a project superintendent. Matt's expertise includes inspection, supervision, and reporting on field operations, including safety and quality control; managing preconstruction; review and reporting on schedule and budget, reviewing and confirming change orders to meet contractual obligations; and coordinating with the owner, architect, and other stakeholders as needed.

Karee Loghry, Principal-in-charge (NAC Architecture)
Karee has more than 20 years of experience underscoring NAC's reputation for excellence in school planning and design. Founded in hands-on knowledge of clients', consultants', and contractors' distinct concerns, she resolves diverse interests with diplomacy. Open communication is a hallmark of her practice as she works to maximize the project's potential. She has extensive experience working with Lake Stevens School District and is confident and capable to lead the team for the elementary and middle school modernization project.

Ben Hill, Project Manager (NAC Architecture)
Ben has been with NAC since 1990, earning a reputation for great success in managing complex educational projects from start to finish. Ben's work is characterized by attention to detail, organization, and outstanding teamwork. He strongly believes in developing long-term relationships with clients and is committed to providing the best possible experience throughout the process of design and construction.

Mica Klein, District's External Legal Counsel (Perkins Coie, LLP)
The District is represented by Perkins Coie LLP's Construction Group. Perkins Coie has deep experience with Chapter 39.10 RCW alternative project delivery and has represented numerous public agencies in connection with complex GC/CM projects. Mica Klein, Partner, will serve as the School District's lead attorney. Mica's practice focuses on complex public construction and dispute resolution. Mica specializes in structuring, drafting, negotiating, and implementing complex agreements for large-scale, $20M+ public projects. Among these projects, Mica has successfully counseled numerous clients on all aspects of GC/CM procurement, including Seattle Public Schools, Bethel School District, Highline School District, and Ellensburg School District.

- 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.)*

Key Members GC/CM Construction Experience							
					Role During Project Phases		
Name	Summary of Experience	Project Name	Project Size	Project Type	Planning	Design	Construction
Robb Stanton	Executive Director School Planning and Construction. Twenty years experience in K-12. Managed over $300M in capital projects. Four years GC/CM experience.	Lake Stevens High School	$85.5 M	GC/CM	OWN/PM	OWN/PM	OWN/PM

Jim Dugan	Jim has over 45 years of experience	Vancouver Public Works Ops Ctr.	$170M	GC/CM	PIC/AD	PIC/AD	PIC/AD
Parametrix	managing the planning, design,	Everett Municipal Bldg. Renov	$27M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	engineering, and construction of	Renton High School (Renton SD)	$11.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	industrial, commercial, and institutional	Lindberg High School (Renton SD)	$36M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	projects in both public and private	Lakehaven W&S - Redondo Elect & Odor Control	$21.2M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	markets. Jim is highly skilled at	Rainier Beach HS (Seattle Public Schools)	$238.3M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	alternative project delivery (GC/CM and	Lakehaven W&S - New Headquarters Campus	$45M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	D/B) and has intimate knowledge of	Columbia River HS Add/Mod (Vancouver Schools)	$21.4M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	RCW 39.10 and has served as a	Vancouver Institiute of Technology & Arts (VPS)	$39.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
	member of the PRC since 2016.	Three Elementary School Bundle (Auburn SD)	$157.7M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Chelan CoPUD Headquarters & Ops Center	$136.4M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Support Facilities	$70M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Mann MS Replacement (Clover Park SD)	$68M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Four Elementary School Bundle (Auburn SD)	$175.2M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		McLoughlin MS/Marshal ES (VPS)	$105.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Lake Stevens High School (Lake Stevens SD)	$85.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Olympic Middle School Add/Mod (Auburn SD)	$65.7M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Mt Vernon HS Old Main Bldg. (Mt.Vernon SD)	$29.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Blakely ES Replacement (Bainbridge Island SD)	$39M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Madison ES Replacement (Mt. Vernon SD)	$42.4M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Harriet Rowley ES (Mt. Vernon SD)	$42.2M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Central Kitsap HS/MS (Central Kitsap SD)	$178M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Olympic High School Add/Mod	$38.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Browns Point ES Replacement (Tacoma PS)	$31M	GC/CM	PMR	PMR	PIC/AD/PMR
		Eastside Community Ctr (Tacoma Metro Parks)	$30.8M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Stewart Middle School Historic Add/Mod	$58.7M	GC/CM	PMR	PMR	PIC/AD/PMR
		McCarver Elementary School Historic Add/Mod	$36.4M	GC/CM	PMR	PMR	PIC/AD/PMR
Dan Cody	Dan is a Senior Construction	Vancouver Public Works Ops Ctr.	$170M	GC/CM	PR		
Parametrix	Manager/Project Manager with	Everett Municipal Bldg. Renov	$27M	GC/CM	PR/PM	AD	AD
	Parametrix. A registereded architect,	Renton High School (Renton SD)	$11.5M	GC/CM	PR		
	he has over 36 years of experience in	Lindberg High School (Renton SD)	$36M	GC/CM	PR		
	the design and construction industry.	Lakehaven W&S - Redondo Elect & Odor Control	$21.2M	GC/CM	PR/AD	AD	AD
	Dan has thorough knowledge of RCW	Rainier Beach HS (Seattle Public Schools)	$238.3M	GC/CM	PR		
	39.10 as it applies to GC/CM delivery	Lakehaven W&S- New Headquarters Campus	$45M	GC/CM	PR/PM	PM	PM
	and has led and managed the PRC	Columbia River HS Add/Mod (VPS)	$21.4M	GC/CM	PR		
	approval and GC/CM procurement	Vancouver Institiute of Technology & Arts (VPS)	$39.5M	GC/CM	PR		
	process for more than thirty-four major	Three Elementary School Bundle (Auburn SD)	$157.7M	GC/CM	PR/AD	AD	AD
	projects totaling nearly $2.1B in total	Chelan Co PUD Headquarters & Ops Center	$136.4M	GC/CM	PR		
	project value.	Support Facilities	$70M	GC/CM	PR		
		Mann MS Replacement (Clover Park SD)	$68M	GC/CM	PR		
		Four Elementary School Bundle (Auburn SD)	$175.2M	GC/CM	PR/AD	AD	AD
		McLoughlin MS/Marshal ES (VPS)	$105.5M	GC/CM	PR/PM	PM	PM
		Lake Stevens High School (Lake Stevens SD)	$85.5M	GC/CM	PR/PM	PM	
		Olympic MS Add/Mod (Auburn SD)	$65.7M	GC/CM	PR		
		Mt Vernon HS Old Main Bldg. (Mt.Vernon SD)	$29.5M	GC/CM	PR		
		Blakely ES Replacement (Bainbridge Island SD)	$39M	GC/CM	PR		
		Madison ES Replacement (Mt. Vernon SD)	$42.4M	GC/CM	PR		
		Harriet Rowley ES (Mt. Vernon SD)	$42.2M	GC/CM	PR		
		Central Kitsap HS/MS (Central Kitsap SD)	$178M	GC/CM	PR		
		Olympic High School Add/Mod	$38.5M	GC/CM	PR		
		Browns Point ES (Tacoma Public Schools)	$31M	GC/CM	PR		
		Eastside Community Ctr (Tacoma Metro Parks)	$30.8M	GC/CM	PR		
Nicole Brown	Nicole has 28 years of construction and	Everett Municipal Bldg Renov	$27M	GC/CM		PM	PM
Parametrix	project management experience	MSD-Serene Lake ES	$14M	GC/CM	PM	PM	PM
	representing public and private	MSD-Mariner HS Renov/Add	$25M	GC/CM	PM	PM	PM/CM
	owners. Her expertise is in	Challenger/Horizon Renov/Add	$34M	GC/CM			PM/CM
	programming, budget control and	Discovery ES Addition	$30M	GC/CM			PM/CM
	analysis, schedule oversight, quality	Lake Stevens HS Renov&Addn	$85.5M	GC/CM		PM	PM/CM
	control, construction management,	Mason Co PUD3 Ops Center	$36M	GC/CM-DBB		PM	PM/CM
	team management, and	Mason Transit/Community Ctr	$10M	GC/CM	PM	PM	PM/CM
	communications. She has worked on 11	Kenmore City Hall	$14M	GC/CM-DBB	PM	PM	PM/CM
	GC/CM projects in her career.	Capitol Theatre Expansion	$11M	GC/CM	PM		
		Ft Vancouver Regional Library	$37.7M	GC/CM	PM		
Matt Godlove	Matt has 45 years of construction and	Everett Municipal Bldg Renov	$27M	GC/CM			PM
Parametrix	project management experience. His	SPS Rainier Beach High School	$206M	GC/CM			PM
	expertise is in schedule oversight,	Muckleshoot K12 expansion design	$10M	GC/CM	CM		
	quality control, CM, and	MVSD Admin and HS Modernization	$35M	GC/CM			PM
	communications. Matt has worked on 6	Magic Kingdom HUB Project	$30M	IPD			Superintendent
	GC/CM or other alternate delivery	SODO Lifestyle Center Orlando FL	$35M	GC/CM			Superintendent
	projects.						
Karee Loghry	Karee has more than 20 years of	Snohomish High School	$45M	GC/CM		A	
NAC Architecture	experience in school planning and	Auburn Terminal Park Elementary	$50M	GC/CM	PM	PM	PM
	design. With hands-on knowledge of	Auburn Chinook Elementary	$43M	GC/CM	PM	PM	PM
	clients', consultants', and contractors'	Auburn Pioneer Elementary	$41M	GC/CM	PM	PM	PM
	distinct concerns, she resolves diverse	Auburn Dick Scobee Elementary	$39M	GC/CM	PM	PM	PM
	interests with diplomacy. Open						
	communication is a hallmark of her						
	practice.						
Ben Hill	Project Manager on Elementary #8	Snohomish High School	$45M	GC/CM	PM	PM	PM
NAC Architecture	Ben has extensive experience in						
	buidling assessment, repair,						
	modernizations, and complex sites.						
Kelly Hendrickson	Planner on Elementary #8	Adams Elementary School	$26M	GC/CM	ID	ID	ID
NAC Architecture	Kelly has completed many of NAC's	Salk Middle School	$27M	GC/CM	ID	ID	ID
	elementary and middle school	Glover Middle School	$43M	GC/CM	ID	ID	ID
	modernizations. She has presented	Horizon Middle School Renovation	$23M	GC/CM	ID	ID	ID
	seminars on the subject.	Ferris High School	$60M	GC/CM	ID	ID	ID
Brad Frey	Project Architect on Elementary #8	NO GCCM specific experience. Does have PDB.					
NAC Architecture	Brad has 12 years of experience from						
	PK-12 to higher-ed. He has robust						
	experience collaborating with						
	contractors in const administration.						

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

Qualifications and Experience of Project Management Team									
Name	Firm	Role on ES #8	Years in Design & Construction	Years in K-12	#Projects-Over $1M Lifetime	# K-12 Projects	GC/CM Projects	Certifications/ Training	Degrees
Robb Stanton	LSSD	Exec Director	25	23	25+	25+	1	AGC- GC/CM Training	BA, Economics -UCLA
Jim Dugan	Parametrix	GC/CM Advisor	45	30+	70+	50+	40+	AGC-GC/CM Training AGC-GC/CM Trainer	BS, Civil & Environmental Engineering
Dan Cody	Parametrix	GC/CM Procurement	41	30+	70+	50+	30+	DBIA Associate AGC-GC/CM Training Licensed Architect	BS-Architectural Studies Bachelor of Architecture
Nicole Brown	Parametrix	Project Manager	28	10	26	12	11	DBIA Associate AGC-GC/CM Training Licensed Real Estate Broker	BA-Portland State Univ
Matt Godlove	Parametrix	Construction Manager	46	11	26	5	5	AGC- GC/CM Training	
Karee Loghry	NAC	PIC Project Team Manager	28	28	25	24		AIA DBIA Associate CDT LEED AP BCAC	BA-Western WA Univ AA-Art Institute of Seattle
Mica Klein	Perkins Coie	Legal Counsel	11	11	100+	100+	100+	DBIA Associate	BA-Univ of WA JD-UC Berkeley

- 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. See Qualification and Experience of Project Management Team above.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

  Authorization and funding for school construction and maintenance projects is through voter-approved bond and levy measures. Bond resolutions, approved by the Board of Directors, include the bond amount, list of projects and authorized uses of bond proceeds. The District is seeking voter approval of a $314 million bond in the February 11, 2025, special election.

  Capital projects are planned and directed by the Executive Director – School Planning and Construction (ED-SP&C), Robb Stanton. Robb works with Teresa Main, Assistant Superintendent of Business and Operations Services on enrollment projections and any boundary adjustments to balance enrollment with school capacities. Robb is also responsible for planning facility development, project method determination, and management of capital funds.

  Robb manages the capital program and individual projects in all phases from planning through closeout and warranty. He oversees program management, contractors and consultants. He works with Bobby Vaughn, Manager of Facilities and Operations, on design standards and inclusion of maintenance and operations teams on projects. Robb manages the overall capital budget, individual project budgets, procurement and contracts. Robb also directs the work of the Project Manager, Nicole Brown, and Construction Managers, including Matt Godlove. Project and construction managers provide daily oversight of projects including input on costs, schedules, and project decisions. Nicole reviews cost impacts with Robb to determine the appropriate approval process for compliance with board policies and procedures. Construction managers work with the GC/CM and architect to ensure pay applications are reflective of work completed prior to approval and the Project Manager reviews for accuracy prior to recommending for payment. Alexa Ryden, Operations Office Professional, provides general project support and invoice processing for all projects on an administrative level.

Robb is responsible for ensuring all RCWs, board policies and procedures relating to public work and construction projects, including procurement, change orders, and close-out are followed. Nicole supports these efforts and ensures all required documentation is in place. The superintendent, Dr. Mary Templeton, and Teresa approve change orders to the work, while the school board awards contracts and accepts projects as complete.

The Lake Stevens School District supplements staff with consultants for the roles of project and construction management using Parametrix and others as needed. Perkins Coie advises on contract documents and any legal questions or issues that arise.

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

  Lake Stevens School District intends to utilize our GC/CM Consultant, Parametrix, and external 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 District anticipates that the procurement process will begin with the advertising of the Request for Proposals in mid-February 2025. By mid-May 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 School Board in May 2025. This will allow the GC/CM contractor to join the project team during at the end of the schematic design phase.

- 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 will utilize contract documents (GC/CM Agreement, General Conditions and Guaranteed Maximum Price Amendment) that are prepared by Perkins Coie and are based on the AIA-A133 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. Owner Readiness *(To be answered by the Owner)*

a) What have you done as an Owner to prepare yourself and your staff for this GC/CM project?

i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

ii. What training have you as an Owner and your staff taken?

iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

The District completed its first GC/CM project, the $117.5 million ($85.5M construction cost) modernization and expansion of Lake Stevens High School, in 2022, so an understanding of the process, requirements, organizational alignment and administrative time needed was fresh in organizational memory. But as the statute changed since completion of that project, the District undertook a comprehensive review of alternative delivery methods as part of its preparation of a PRC agency certification application and presentation in September 2024. District staff re-acquainted itself with the alternative delivery statute and its updates, process and requirements with counsel, its project management, architectural design, and cost estimating consultants and several contractors to ensure that it was current in its knowledge of what was expected. The Executive Director of School Planning and Construction, who has led district construction activities since 2005 and was Program Manager for the District's first GC/CM project, met with the Superintendent, Assistant Superintendent of Business Services, Director of Equity, Diversity and Inclusion and the Manager of Facilities and Operations several times to share the requirements and process for the GC/CM alternative delivery method. The Executive Director informed the board of the District's work to secure agency certification so that they were aware of the requirements.

As part of the preparation for a capital construction bond, the District reviewed its Facilities Needs Advisory Council's recommended projects for scope and delivery method when developing budgets for the requested bond amount. The District reviewed alternative delivery for each project, and included potential benefits and risks based on previous experience in its analysis. Contractors and consultants were involved in this evaluation, bringing great experience to bear in making these decisions.

b) How does your organization ensure that knowledge is passed down to your staff and project team?

The District is committed to fostering a culture of lifetime learning and knowledge sharing, In construction and project management, collaborative project reviews allow team members to share experiences and lessons learned throughout a project's lifecycle. Additionally, we maintain comprehensive documentation and a centralized knowledge repository through Google Drive that is accessible to all staff, promoting transparency and enabling the sharing of experience. This strategy not only enhances our team's competency but also ensures that the expertise required for the continuation of successful project execution is passed down and built upon within our organization.

c) How have you familiarized yourself and your staff with GC/CM Best Practices?

The District works with architectural, legal, construction and project management firms that perform alternative delivery work more often than the District. When preparing for the agency certification application and presentation, the District reviewed best practices with these experienced firms, as well as its own performance during the high school project. Lessons learned were incorporated into the District's plan and organization for that application and presentation. Additional feedback was provided by the PRC during the application process that the District has incorporated into its plan for future projects.

The District has regular meetings of its senior leadership team for construction and provides important updates to the rest of the staff when new best practices are learned.

d) What is your role in monitoring GC/CM Subcontractor Bid Packaging, and do you have staff allocated to provide oversight in Prime contractor's bidding and subcontract terms?

The District has a structured framework and clear guidelines for transparent and fair bid submissions, requiring sealed bids with appropriate security measures and public bid openings. The District also carefully crafts, and is continually updating, the front-end bid documents to provide clear and concise requirements and qualifications for bidding. Any bid irregularities will be discussed with the project team and the District's legal counsel, Perkins Coie.

District staff, Parametrix, and the GC/CM will work together to evaluate the proposed subcontractor bid packages to ensure the packages are built to enhance and increase subcontractor participation, particularly encouraging small-, minority-, women-, and veteran owned businesses.

The District and Parametrix will review all subcontractor bid documents, including bid and contract terms before they are published. By ensuring rigorous oversight and promoting open competition, the District can enhance accountability and achieve successful project outcomes.

8. 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 A

9. 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 B

10. 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.

NONE

11. Subcontractor Outreach

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

Equity, diversity, and inclusion are an important part of the Lake Stevens School District's drive towards excellence, and are powerful components of the District's strategic plan, the Foundation For Excellence. Within this plan, inclusion and equity are essential elements of the District's Vision,

Foundational Principles and Strategic Goals. It is critical to extend these goals and strategies to our public work and capital improvement projects to achieve this community-wide vision.

The District will work to increase opportunities and participation by minority-owned, women-owned, and veteran-owned business as well as small and local businesses in the areas of public work contracting, subcontracting, and consulting in the following ways:

- Include requirements and goals in project RFQs for contractors and consultants to provide inclusion plans that outline their approach to finding local partners through current partnerships, outreach, communications through various channels and in multiple languages, mentoring, and scope and bid package development, with the goal of increasing the number of diverse partners and the value of contracts awarded to diverse firms.

- Establish selection criteria values for the contractors' and consultants' plans and their ability to share their past successes in implementing these plans.
- Provide contractors and consultants with local and diverse firms that the District is already aware of and working with.
- Collaboratively develop and implement plans with contractors and consultants to increase awareness, opportunity and outcomes through the inclusion plan, metrics, and reporting.
- Work with state and local associations and organizations, including Tabor 100, NAMC, NAWIC, OWMBE, Economic Alliance of Snohomish County, Northwest Minority Builders Alliance and others, to expand the reach of efforts to the broader community.
- Promote projects and opportunities through greater, more diverse channels, including the District's own communications.
- Host open houses for local businesses to meet District, contractor, and consultant staff to learn about projects, ask questions, and develop relationships, with emphasis on participation by diverse contractors and subcontractors.
- Develop targeted milestones and deliverables throughout the projects to maintain focus on these efforts and goals.
- Debrief following each project to examine lessons learned through specific feedback to develop better plans and create higher goals for future projects.
- Utilize what we learn and do to increase participation in non-GC/CM projects.

The District's first GC/CM project was procured prior to the update in RCW 39.10 and the focus on increasing access to contracting opportunities for small, minority, women, and veteran-owned businesses. Goals were not set for participation by MWVBE or small or local businesses on that project. However, our contracting partner did measure participation in these categories and shared with us that the Lake Stevens High School Modernization and Expansion Project achieved 7.01% participation by MWBE, 1.32% by DBE, 14.81% SBE, and 0% by VBE. This is our starting point. We will work with our contracting teams to develop specific goals for each project with targeted strategies to achieve improvement towards reaching the state's goals of 10% MBE, 6% WBE, 5% VBE, 5% SBE and 30% local.

These goals are not ceilings, or something that would indicate that we are finished with this work. We look at these as specific, measurable, reportable, achievable goals that can be met within the time horizon of our bond projects.

Working together, establishing a plan, measuring and reporting the outcome and building on the experience for the next project propels the District and community towards achieving its vision of a community-wide culture of belonging, growth and excellence, where each individual is supported and challenged, engaged and empowered and valued for their unique contributions.

12. 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. N/A

CAUTION TO APPLICANTS

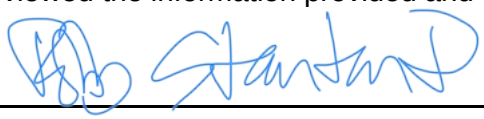
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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: 

Name *(please print)*: Robb Stanton *(public body personnel)*

Title: Executive Director, School Planning and Construction

Date: December 20, 2024

ATTACHMENT A

Lake Stevens School District Construction History
Past 6 Years

Project #	Project Name	Project Description	Delivery Method	Architect	Contractor	Plan Start	Planned Complete	Actual Start	Actual Complete	Original Budget	Final Cost	Reason for Schedule or Budget Overrun	S/M/W/V Business Utilization
1	Lake Stevens High School Modernization	learning commons, new gym, renovate pool, CTE wing, music wing remodel, locker room	GC/CM	Dykeman Architects	Cornerstone GC	2018	2021	2018	2021	$ 87 M	$ 85.5 M		Not Required
2	Stevens Creek Elementary School	New elementary school	D-B-B	NAC Architecture	Roger Hickel Contracting	2016	2018	2016	2018	$ 42 M	$ 42.7 M	Added more scope due to grant funding received	Not Required
3	New Early Learning Center	Early learning center for children 3-4 years old	D-B-B	NAC Architecture	Roger Hickel Contracting	2016	2017	2016	2017	$ 13 M	$ 12.8 M		Not Required
4	District-wide Security Projects	security cameras at all schools, added secure entries to all schools	D-B-B	NAC Architecture	Various	2016	2023	2016	2023	$6.6 M	$6.6 M		Not Required
5	Portables	25 new portables across the District since 2015 to accommodate growth	D-B-B	NAC Architecture	Various	2015	2022	2015	2022	$ 5 M	$ 5.07 M	Added access control scope to several portables due to funds availability from bond security improvement funds.	Not Required
6	Skyline K3 Modulars	Add 3 modular buildings, (6 classrooms) with sewer/water tie-ins	D-B-B	NAC Architecture	Pacific Mobile/ICI	2021	2021	2021	2021	$ 3.7 M	$ 3.7 M		Not Required
7	Hillcrest West Renovation	casework, new food service area, new office area, new interior signage. Exterior	D-B-B	Dykeman Architects	Moon Construction	2019	2020	2019	2020	$3.3 M	$3.3 M		Not Required
8	Glenwood K3 Modulars	Add 2 modular buildings (4 classrooms)	D-B-B	NAC Architecture	Pacific Mobile/ICI	2021	2021	2021	2021	$2.1 M	$2 M		Not Required
9	Skyline Kindergarten Addition	2 kindergarten classrooms with integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Tiger Construction	2018	2019	2018	2019	$1.8 M	$1.8 M		Not Required
10	Glenwood Kindergarten Addition	2 kindergarten classrooms with integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Tiger Construction	2018	2019	2018	2019	$1.8 M	$1.8 M		Not Required
11	Sunnycrest Kindergarten Addition	2 kindergarten classrooms with integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Colacurcio Bros	2017	2018	2017	2018	$1.72 M	$1.685 M		Not Required
12	Highland Kindergarten Addition	2 kindergarten classrooms with integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Colacurcio Bros	2017	2018	2017	2018	$1.7 M	$1.65 M		Not Required
13	Mt Pilchuck Kindergarten Addition	2 kindergarten classrooms with integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Axthelm Construction	2017	2018	2017	2018	$1.5 M	$1.5 M		Not Required
14	Hillcrest Kindergarten Additions	2 kindergarten classrooms with integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Axthelm Construction	2017	2018	2017	2018	$1.5 M	$1.45 M		Not Required
15	Middle Schools Track Replacements	integrated single occupancy restrooms, approx 2700sqft.	D-B-B	NAC Architecture	Premiere Fields	2018	2019	2018	2019	$1.67 M	$1.52 M		Not Required
16	PTC-South Satellite	Additional office space for transportation via new portable building at Cavelero MHS	D-B-B	NAC Architecture	Pacific Mobile	2017	2018	2017	2018	$1.3 M	$1.29 M		Not Required

ATTACHMENT B-Page 1

ATTACHMENT B-Page 2

+300

DETENTION POND

+324

stepped building foundation wall

323

323

338

338 pad

338 entry plaza

+350

340

low wall as needed

359

student drop-off and parking
43,369 sf

main floor building pad
29,398 sf

basement pad area
22,047 sf

bus and staff parking with detention underneath

bus loop staff parking area
35,127 sf

322

300 track elevation

300 track elevation

15' building foundation wall / step

323 pad

323

338 pad

+366

350

341

338

326 ?

soft surface play
6,027 sf

hard surface play
9,064 sf

322

bus turn around

320

20' wall

possible future track and field with future detention underneath

wall that follows grade to avoid disturbing water / sewer line easment

tall ball wall to separate water line easement from lower play area

play field
43,898 sf

10' ES wall to accommodate little league baseball sized field

322

20' future track wall

20' future track wall

300 track elevation

324

+353

+333

+270

1 ELEMENTARY #8 CONCEPTUAL GRADING PAD STUDY

1" = 30'-0"

Attachment B
Glenwood ES Site