

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: **Safety and Program Renovations and Additions**
- b) County of Project Location: **Snohomish**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
 The Safety and Program Renovations and Additions project includes renovations to improve entry security at seven schools, upgrades to classrooms and support spaces that deliver special education services at six schools and a new gymnasium at Hillcrest Elementary. It is anticipated the project will begin construction on some of the more straightforward security upgrades in Fall 2025 and then run consecutively to each school as permits and designs are completed. The gym addition at Hillcrest will conclude the project with occupancy estimated to be Spring 2027.

These projects will take place during the school year and will require relocation of some programs, students, and staff to accommodate the construction. The District's GMP budget for this project is \$10,700,000. 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

Safety and Program Renovations and Additions	
MACC	\$ 9,652,000
GC/CM Fee, SGCs & NSS (11% of MACC)	\$ 1,062,000
CONSTRUCTION BUDGET	\$ 10,714,000
Planning and Design (13%)	\$ 1,255,000
Permits and Fees (5%)	\$ 483,000
Equipment and Furnishings (4%)	\$ 386,000
Project Management (2%)	\$ 193,000
Contingency (11.1%)	\$ 1,071,000
Sales Tax (9.3%)	\$ 898,000
Total	\$ 15,000,000

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)*

Safety and Program Renovations and Additions		
Design and Construction Schedule		
Task	Start	Finish
Programming-Secure Receptions	12/2/2024	1/10/2025
Programming SPED	12/2/2024	2/7/2025
Bond Election		2/11/2025
GC/CM Procurement	2/18/2025	5/15/2025
Design		
Cavelero-SecRec/SPED	2/17/2025	6/16/2025
North Lake-SecRec	2/17/2025	5/18/2025
Highland SecRec/SPED	2/17/2025	6/16/2025
Sunnycrest Sec Rec	3/10/2025	6/27/2025
Hillcrest SecRec/SPED	3/10/2025	6/27/2025
Mt Pilchuck SecRec/SPED	3/10/2025	8/22/2025
North Lake SPED	3/10/2025	8/22/2025
Hillcrest Gym		
Schematic Design	2/17/2025	4/25/2025
Design Documents	4/25/2025	8/1/2025
Permit Documents	8/1/2025	10/27/2025
Construction Documents	10/27/2025	12/5/2025
Permitting		
Cavelero	6/17/2025	7/27/2025
North Lake SecRec	5/19/2025	6/30/2025
Highland	6/17/2025	7/27/2025
Sunnycrest	6/2/2025	10/31/2025
Hillcrest	6/2/2025	10/31/2025
Mt Pilchuck	6/2/2025	10/31/2025
North Lake SPED	8/25/2025	10/3/2025
Hillcrest Gym	8/20/2025	2/17/2026
Bidding		
Pkg 1-CAV, NL SecRec, Highland	6/30/2025	8/15/2025
Pkg 2-SC, HC, MtP, NLMS SPED	11/3/2025	12/12/2025
Pkg 3-Hillcrest Gym	2/18/2026	3/31/2026
Construction		
CAV-SecRec/SPED	9/1/2025	10/31/2025
NLMS-SecRec	9/1/2025	10/15/2025
Highland-SecRec/SPED	10/15/2025	12/31/2025
Sunnycrest-SecRec	1/1/2026	3/15/2026
Hillcrest-SecRec	3/16/2026	5/30/2026
Mt Pilchuck-SecRec/SPED	6/1/2026	7/30/2026
NLMS-SPED	1/1/2026	5/31/2026
Hillcrest Gym	4/1/2026	4/1/2027

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 has complex scheduling, phasing and coordination components. Each school design will be slightly different to accommodate existing conditions. Some of the secure receptions are straightforward and some will require significant reconfigurations. The same applies for the SPED work. The design team will be working with the GC/CM to determine the best order in which to execute the projects and this will inform our design and construction progression. Each location will require at least one permit so there will be multiple sets of plans, and depending on the complexity of remodel, varying levels of permit review. The team will need to work together to determine efficiencies and best schedules for successful outcomes. Once the schedule has been determined, there will need to be extensive coordination at each school to accommodate the construction and not interrupt day-to-day operations.

- 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 secure receptions work will touch most schools in the District. Since safety is a priority, the District has elected to perform the work through the school year so the additional safety provided by the secure receptions benefits the schools sooner. This means that school operations will be impacted. It is anticipated that during the work at each school, the front office will need to be relocated temporarily. The District will look to the GC/CM to help determine the most cost effective and least intrusive way to handle the relocations, complete the work as quickly as possible, and restore the front office of each school to normal operations with minimal impacts. The schedule and timing will need to be coordinated at each location to ensure that staff is ready for the relocation and interruption. The GC/CM will work closely with the District to plan the work and communicate well in advance.

Similarly, the SPED upgrades will impact existing occupied spaces as well. The scope of these upgrades is still being determined, but preliminary scopes include adding lifts to changing rooms, adding changing rooms at some locations, and other upgrades as need determine. This work will not be able to occur without vacating some spaces currently occupied on a daily basis. To accommodate the work, temporary locations for the occupied functions must be determined, including temporary construction if needed, and relocation of other programs to accommodate the temporary housing of the SPED functions. These areas will be more difficult to resolve on a temporary basis due to the specialized nature of the work that occurs in these spaces. Partnership with the GC/CM will be critical to our success.

Lastly, the addition of a gym at Hillcrest will have a direct impact on the school operations. As shown on the sketch attached, the gym is to be attached to the school and located in the middle of the current play area. This adjacency will require safety measures both at the connection point to the school and for the playgrounds. Work will need to occur in a very restricted area and deliveries will impact the bus loop and nearby portables. Planning for this work is in its early stages, but it is anticipated that the site will need reconfiguration for a fire lane and that some of the portables will need to be relocated or removed. The GC/CM can help determine the appropriate phasing and scheduling of the work to minimize the impact on the occupied school operations.

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

This project touches many schools in the District and will span two school years. The GC/CM can advise the design team on efficient sequencing which will, in turn, inform the design and permitting schedule. The phasing of the project, along with the procurement timelines, and potential trade

stacking to take advantage of volume pricing from subcontractors will be critical to the success of keeping the project on time and on schedule.

- 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?
This project does not require work on any buildings 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. It is anticipated this will be a project that rolls from location to location across the District and having a contractor familiar with the District, its schedule and its personnel will be imperative to the success of the project. The planning and coordination of temporary facilities by our GC/CM partner will limit our risk of operational interruptions. This is a varied project and having a contractor help with logical procurement and phasing will benefit both the budget and the flow of the work.
- 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.
With the GC/CM on board, the District benefits from the low subcontractor bids while placing the responsibility for performance on its GC/CM partner. Schedule and phasing certainty is critical to the success of this project due to the high impact on school operations.
- 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, despite various challenges including an undocumented UST, 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 whom performed well for the District.

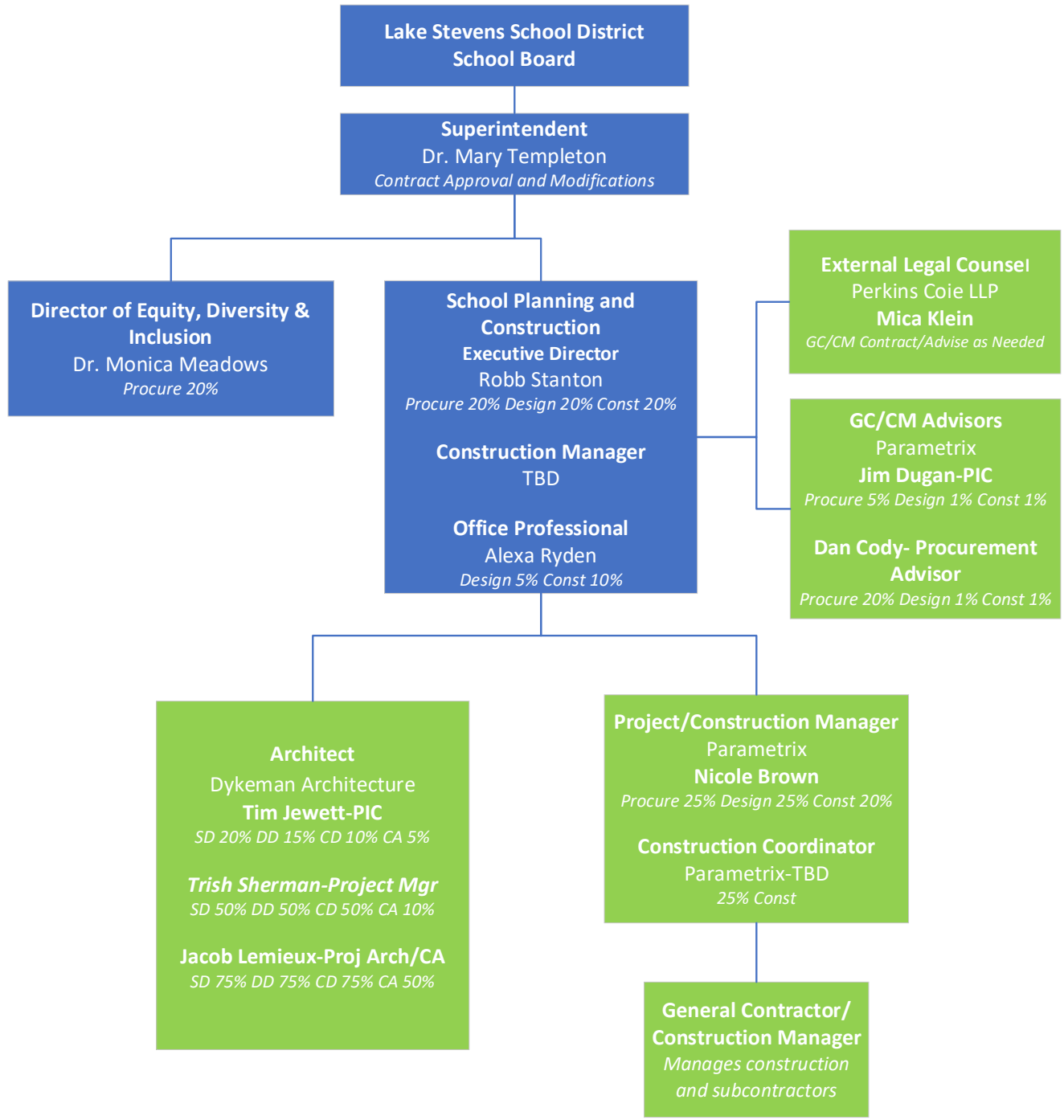
This project gave the District extensive experience in the GC/CM delivery method with multiple procurements and multiple GMPs. Executive Director Robb Stanton managed this complicated project, and Assistant Superintendent of Business Services Teresa Main monitored finances for the project. Three of the five current 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 bond projects. He has also attended AGC GC/CM training.

The District has augmented its team with the consultant team of Dykeman Architecture (the firm that worked with the District on the above referenced LSHS project), Parametrix and Perkins Coie, all of whom are highly knowledgeable and experienced in GC/CM delivery. Tim Jewett and Trish Sherman of Dykeman Architecture will serve as design team leaders and have worked on multiple 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)

Project Organization Chart – Safety and Program Renovations and Additions



- 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.

Tim Jewett, Principal-in-Charge (Dykeman Architecture)

Tim has 35 years of design and construction administration experience in educational markets. Tim is a visionary and inspirational leader who brings innovative, dynamic energy to every project. As a gifted facilitator, he fosters creative excellence with an invigorating and engaging team approach. He listens astutely to the unique needs of each client, helping them get to the other side of complicated projects. Tim has extensive experience leading complex project evaluations and championing integrated, sustainable design solutions. Tim has worked on nine GC/CM projects in his career including the Lake Stevens High School project with Lake Stevens School District.

Trish Sherman, Project Manager (Dykeman Architecture)

A member of the Dykeman team since 1991, Trish is a thoughtful, dedicated and versatile team leader. She has an extensive project portfolio that includes K-12 schools and commercial project in Washington and Alaska. While she has worked on a wide variety of projects including retail, commercial, and residential, she is most enthusiastic about her work on schools. She is passionate about the impact designs can have on student learning and is continually researching sustainable strategies to improve the learning environment. A skillful collaborator, her ability to build positive relationships with team members – clients, consultants, and contractors – enhances every project in which she is involved. Trish has worked on six GC/CM projects in her career including the Lake Stevens High School project with Lake Stevens School District.

Jacob Lemieux, Project Architect/Construction Administration (Dykeman Architecture)

A member of the Dykeman team since 2017, Jacob has worked on local elementary and high schools during design and construction administration. His thoughtfulness and rigor in his work translates to a high efficiency in digital modelling and drafting. His attention to detail is very valuable in construction administration. His expertise includes detailed analysis and coordination, with contract documents, consultants, and contractors. Jacob has worked on two GC/CM projects in his career including the Lake Stevens High School project with Lake Stevens School District.

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

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					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 Parametrix	Jim has over 45 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. Jim is highly skilled at alternative project delivery (GC/CM and D/B) and has intimate knowledge of RCW 39.10 and has served as a member of the PRC since 2016.	Vancouver Public Works Ops Ctr.	\$170M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Everett Municipal Bldg. Renov	\$27M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Renton High School (Renton SD)	\$11.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Lindberg High School (Renton SD)	\$36M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Lakehaven W&S - Redondo Elect & Odor Control	\$21.2M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Rainier Beach HS (Seattle Public Schools)	\$238.3M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Lakehaven W&S - New Headquarters Campus	\$45M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Columbia River HS Add/Mod (Vancouver Schools)	\$21.4M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		Vancouver Institute of Technology & Arts (VPS)	\$39.5M	GC/CM	PIC/AD	PIC/AD	PIC/AD
		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
		Chelan Co PUD Rock Island & Rocky Reach Dam 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	PIC/AD/PMR	PIC/AD/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	PIC/AD/PMR	PIC/AD/PMR	PIC/AD/PMR
		McCarver Elementary School Historic Add/Mod	\$36.4M	GC/CM	PIC/AD/PMR	PIC/AD/PMR	PIC/AD/PMR
Dan Cody Parametrix	Dan is a Senior Construction Manager/Project Manager with Parametrix. A registered architect, he has over 36 years of experience in the design and construction industry. Dan has thorough knowledge of RCW 39.10 as it applies to GC/CM delivery and has led and managed the PRC approval and GC/CM procurement process for more than thirty-four major projects totaling nearly \$2.1B in total project value.	Vancouver Public Works Ops Ctr.	\$170M	GC/CM	PR		
		Everett Municipal Bldg. Renov	\$27M	GC/CM	PR/PM	AD	AD
		Renton High School (Renton SD)	\$11.5M	GC/CM	PR		
		Lindberg High School (Renton SD)	\$36M	GC/CM	PR		
		Lakehaven W&S - Redondo Elect & Odor Control	\$21.2M	GC/CM	PR/AD	AD	AD
		Rainier Beach HS (Seattle Public Schools)	\$238.3M	GC/CM	PR		
		Lakehaven W&S- New Headquarters Campus	\$45M	GC/CM	PR/PM	PM	PM
		Columbia River HS Add/Mod (VPS)	\$21.4M	GC/CM	PR		
		Vancouver Institute of Technology & Arts (VPS)	\$39.5M	GC/CM	PR		
		Three Elementary School Bundle (Auburn SD)	\$157.7M	GC/CM	PR/AD	AD	AD
		Chelan Co PUD Headquarters & Ops Center	\$136.4M	GC/CM	PR		
		Chelan Co PUD Rock Island & Rocky Reach Dam 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	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 Parametrix	Nicole has 28 years of construction and project management experience representing public and private owners. Her expertise is in programming, budget control and analysis, schedule oversight, quality control, construction management, team management, and communications. Nicole has worked on 11 GC/CM projects in her career.	Everett Municipal Bldg Renov	\$27M	GC/CM		PM	PM
		MSD-Serene Lake ES	\$14M	GC/CM	PM	PM	PM
		MSD-Mariner HS Renov/Add	\$25M	GC/CM	PM	PM	PM/CM
		Challenger/Horizon Renov/Add	\$34M	GC/CM			PM/CM
		Discovery ES Addition	\$30M	GC/CM			PM/CM
		Lake Stevens HS Renov&Addn	\$85.5M	GC/CM		PM	PM/CM
		Mason Co PUD3 Ops Center	\$36M	GC/CM-DBB		PM	PM/CM
		Mason Transit/Community Ctr	\$10M	GC/CM	PM	PM	PM/CM
		Kenmore City Hall	\$14M	GC/CM-DBB	PM	PM	PM/CM
		Capitol Theatre Expansion	\$11M	GC/CM	PM		
Ft Vancouver Regional Library	\$37.7M	GC/CM	PM				
Tim Jewett Dykeman Architects	Mr. Jewett has 35 years of design and construction administration experience in the educational, commercial, and housing markets. His expertise is in visioning / programming, client and contractor relationships and managing design teams from the very early stages through closeout. Mr. Jewett has worked on 9 GC/CM projects in his career.	Mukilteo School District PAC	4.6M	DBB	PIC	PIC	PIC
		Challenger & Horizon ES Renov & Add	\$25M	GC/CM	PIC	PIC	PIC
		Ferndale High School	\$93.5M	GC/CM	PIC	PIC	PIC
		Twin Lakes Landing Phase II	\$21.4M	GC/CM	PIC	PIC	PIC
		Lake Stevens HS Renov & Addition	\$87M	GC/CM	PIC	PIC	PIC
		HopeWorks Station Phase II	\$22.9M	GC/CM	PIC	PIC	PIC
		Sehome High School	\$84.76M	GC/CM	PIC	PIC	PIC
		North Creek High School	\$95M	GC/CM	PIC	PIC	PIC
		Valley View Middle School	\$56M	DBB	PIC	PIC	PIC
		Bothell HS Phase 3	\$24.5MM	GC/CM	PM	PM	PM
		Bothell HS Phase 2	\$15.8M	GC/CM	PA	PA	PA
		Bothell HS Phase 1	\$8.7M	DBB	PA	PA	PA
		Cascade HS Modernization	\$23M	DBB	PA	PA	PA

Trish Sherman Dykeman Architects	Ms. Sherman has 33 years of design, construction administration, and project management experience in the K-12 education and commercial sectors. Her expertise is in visioning / programming, client and contractor relationships, design team management, and communication. Ms. Sherman has worked on 6 GC/CM projects in her career.	Arlington Operations Center	\$27.3M	PDB	PM	PM	PM	
		Mukilteo School District PAC	\$4.6M	DBB	PM	PM	PM	
		Challenger & Horizon ES Renov & Add	\$25M	GC/CM	PM	PM	PM	
		Ferndale High School	\$93.5M	GC/CM	PM			
		Lake Stevens HS Renov & Addition	\$87M	GC/CM	PM	PM	PM	
		Ruby Bridges ES	\$52.5M	GC/CM	PM	PM	PM	
		North Creek High School	\$95M	GC/CM	PM	PM	PM	
		Valley View Middle School	\$56M	DBB	PM	PM	PM	
		Everett HS Little Theater Mod	\$4.7M	DBB	PM	PM	PM	
		Bothell HS Phase 2	\$15.8M	GC/CM		PA		
Garfield ES	\$10.3M	DBB	PM	PM	PM			
Canyon Park Junior HS	\$11M	DBB	PA	PA	PA			
Jacob Lemieux Dykeman Architects	Jacob has 7 years of design and construction administration experience. Mr. Lemieux has worked on 2 GC/CM projects in his career.	Mukilteo School District PAC	\$4.6M	DBB	DS	DS	DS	
		Ferndale High School	\$93.5M	GC/CM	DS	DS	DS	
		Lake Stevens HS Renov & Addition	\$87M	GC/CM	DS	DS	DS	
Mica Klein Perkins Coie	The District is represented by Perkins Coie LLP's Construction Group. Perkins Coie has deep experience with Chapter 39.10 RCW alternative project delivery, and has represented numerous public agencies in connection with complex GC/CM projects. Mica Klein, Partner, will serve as the School District's lead attorney. Mica's practice focuses on complex public construction and dispute resolution. 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.							

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

Qualifications and Experience of Project Management Team									
Name	Firm	Role on Secure Receptions/ SPED/ Hillcrest Gym	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 RE Broker	BA-Portland State Univ
Tim Jewett	Dykeman	PIC	36	27	25+	25+	9	AIA DBIA Associate NCARB	BA, Architecture-UW Master, Architecture, UW
Trish Sherman	Dykeman	PM-Design	33	33	25+	25+	6	AIA DBIA Associate	BA, Architecture-Wellesley College
Jacob Lemieux	Dykeman	Design Staff	7	7	10+	10+	2		BS, Architecture-UT Master of Arch-UT
Mica Klein	Perkins Coie	Legal Counsel	11	11	100+	100+	100+	DBIA Associate	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 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 entire 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 and Construction Manager, Nicole Brown. 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. Nicole will 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 mid-February 2025 after confirmation of the bond election results from the February 11, 2025, election. By mid-May, 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 the schematic design phase for some locations and the design development phase for other locations.

- 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 modernization and expansion of Lake Stevens High School, in 2022, so an understanding of the process, requirements, organizational alignment and administrative time needed were fresh in our minds. 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

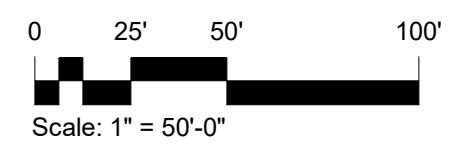
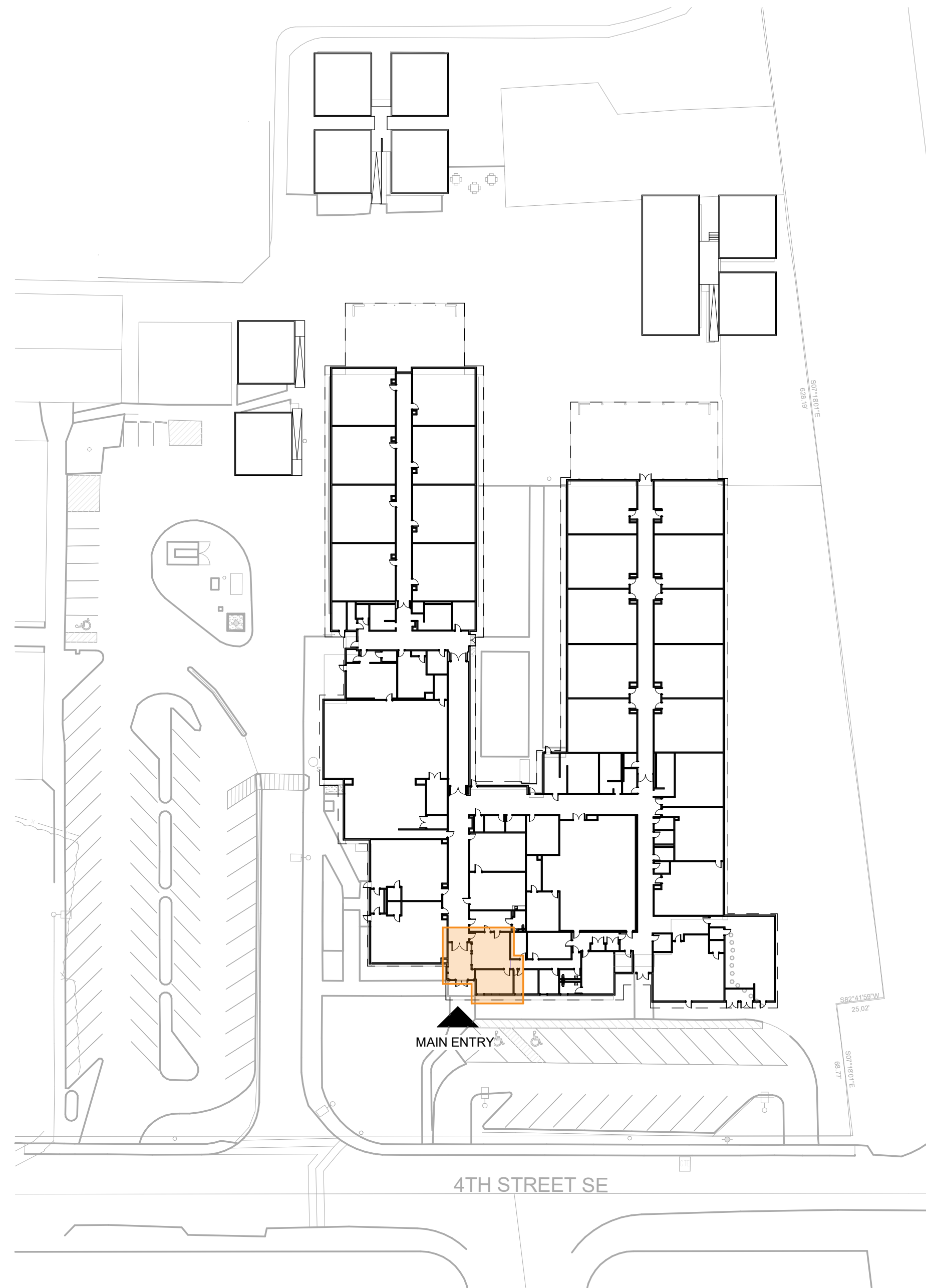
Date: December 20, 2024

**Lake Stevens School District Construction History
Past 6 Years**

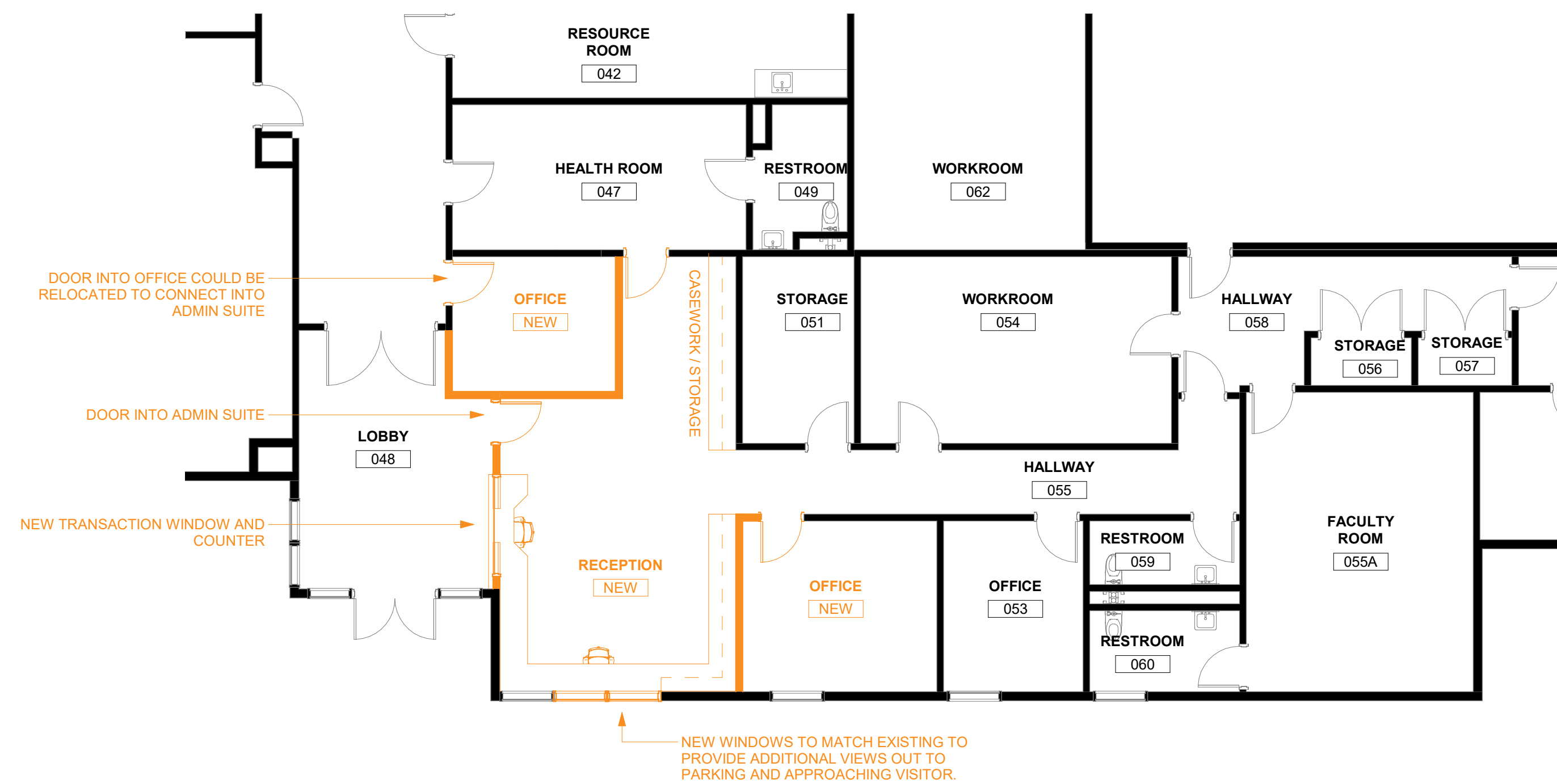
Project #	Project Name	Project Description	Delivery Method	Architect	Contractor	Plan Start	Planned Complete	Actual Start	Actual Complete	Original Budget	Final Cost	Reason for Schedule or Budget Overrun	S/M/W/V Business Utilization
1	Lake Stevens High School Modernization	learning commons, new gym, renovate 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 Modulares	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 Modulares	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

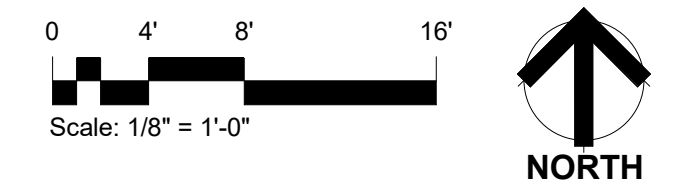
Sample - Secure Reception



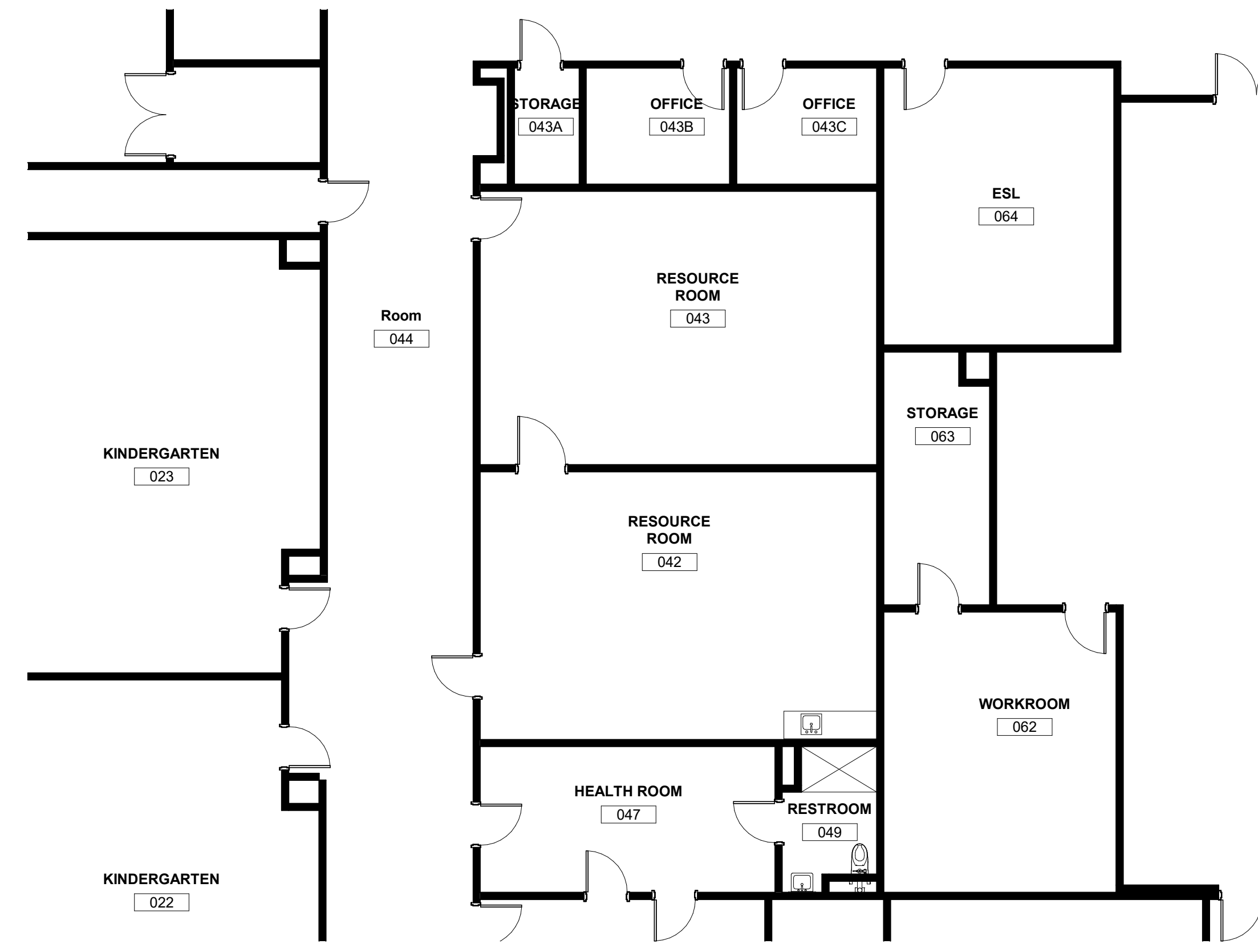
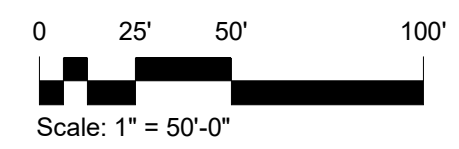
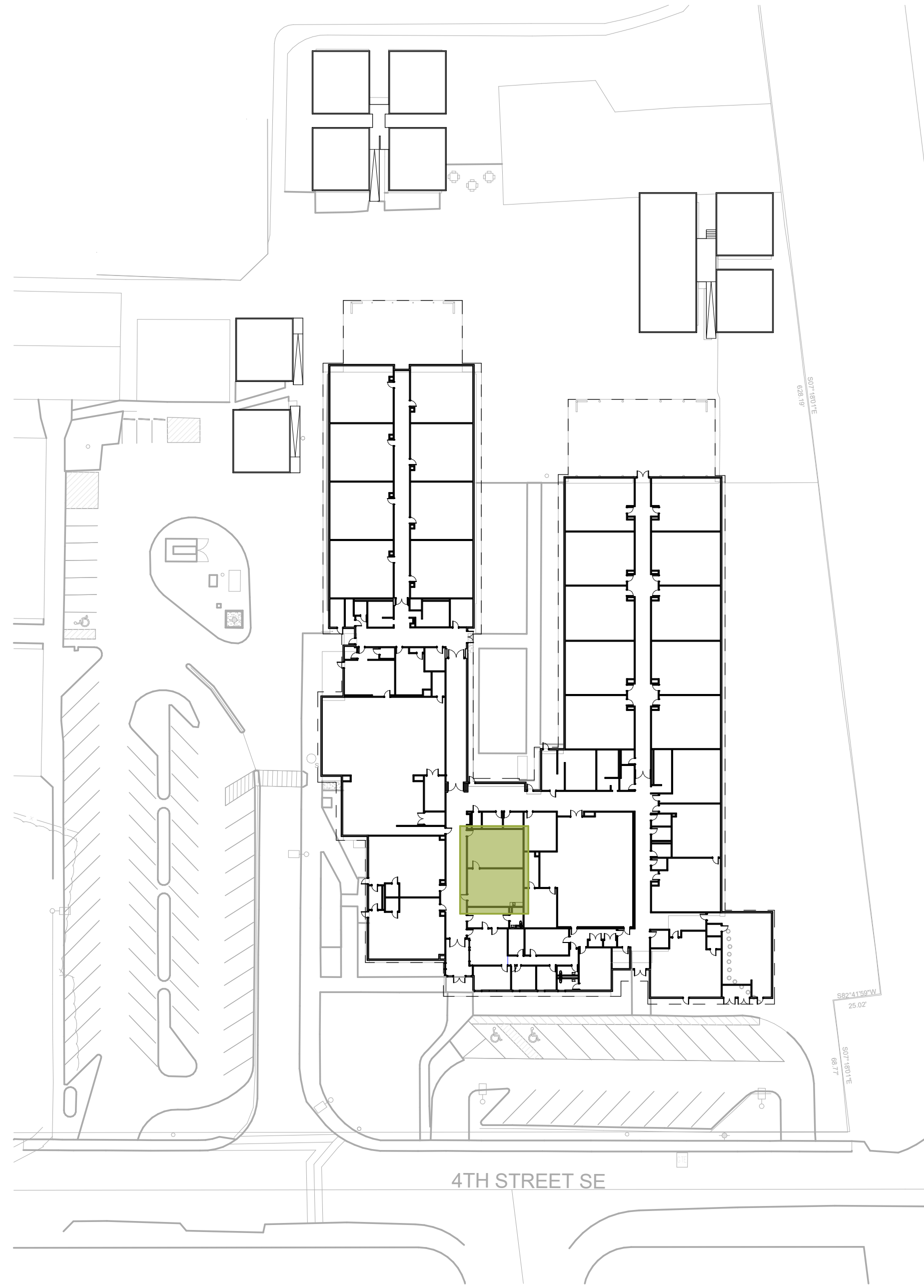
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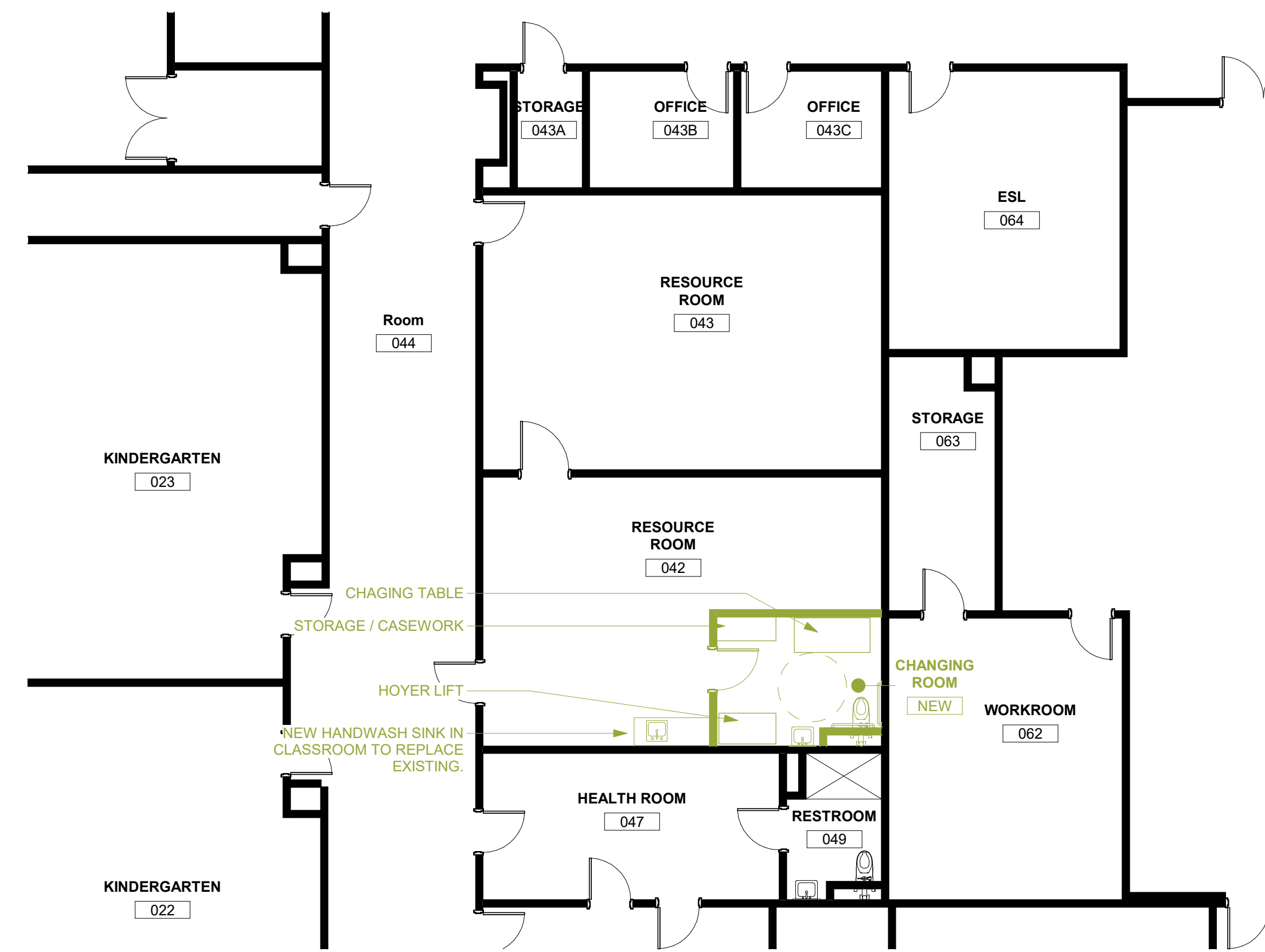
PROPOSED RECEPTION MODIFICATIONS



Attachment B Sample - SPED Upgrade



EXISTING



PROPOSED LIFE SKILLS MODIFICATIONS



Attachment B Preliminary Concept-Hillcrest Gym

