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: **Executive 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: **Skyline ES/Lake Stevens MS Modernization and Expansion**

b) County of Project Location: **Snohomish**

c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

Skyline Elementary School (SES) and Lake Stevens Middle School (LSMS) share a 24-acre site with significant slope change and several wetlands on the site. The site is graded into three levels, or benches, with Skyline on the top bench and the middle school on the lower bench. Athletic track and fields sit between on the middle bench. In the existing configuration, the parking lots at SES and LSMS are undersized with bus and parent drop-off combined, creating chronic safety hazards for students, staff and community members.

Modernizations and expansions planned for both schools focus on creating additional capacity while improving site flow, parking and safety. Initial design concepts envision modernizing the elementary school on the upper bench in a phased approach, using the middle bench for temporary student housing and contractor laydown area. The middle school will be a combination addition and modernization with the goal of unifying the four independent buildings into one and adding a new gymnasium and CTE wing. This will create efficiency in routing utilities, a more secure building perimeter, and outdoor learning and play opportunities for the middle school students. Both schools will suffer major disruptions during construction. With over 1200 students onsite, safety will be a prominent priority. An alternate plan is being considered which unifies the campus with shared amenities to maximize the limited site, while also allowing all students to stay in their current buildings while construction of the two projects occurs. A general contractor/construction manager is essential to vet these concepts and determine if the preferred alternate plan can be accomplished within budget. This will be an extremely complicated, time sensitive campus redevelopment, multi-phased project that will benefit greatly from input by a general contractor during design.

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

Skyline ES Modernization/Lake Stevens MS Modernization	
MACC	$ 111,583,000
GC/CM Fee, SGCs & NSS (11% of MACC)	$ 12,274,000
CONSTRUCTION BUDGET	$ 123,857,000
Planning and Design (13%)	$ 14,506,000
Permits and Fees (5%)	$ 5,579,000
Equipment and Furnishings (4%)	$ 4,463,000
Project Management (2%)	$ 2,232,000
Contingency (11.1%)	$ 12,386,000
Sales Tax (9.3%)	$ 10,377,000
Total	$ 173,400,000

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 plans to sell bonds in Summer 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)

SEE SCHEDULE BELOW.

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

Skyline ES (SES)/Lake Stevens MS (LSMS) Design and Construction Schedule		
Task	**Start**	**Finish**
Ed Specs/Pre-design	5/6/2024	3/7/2025
Bond Election		2/11/2025
GC/CM Procurement	2/18/2025	5/15/2025
Schematic Design SES/LSMS	3/10/2025	10/3/2025
JARPA Design - Complete	7/1/2025	
JARPA Review - Site	8/1/2025	7/1/2026
Design Development SES/LSMS	10/6/2025	2/6/2026
Hire LSSD Construction Mgr	3/15/2026	5/31/2026
Permit Documents SES/LSMS	2/7/2026	7/10/2026
Subcontractor Outreach Event #1	7/14/2026	
Construction Documents SES/LSMS	7/11/2026	1/22/2027
Permitting (excluding JARPA)	7/13/2026	1/22/2027
Subcontractor Outreach Event #2	10/14/2026	
Subcontractor Bidding/Procure SES/LSMS	2/1/2027	4/1/2027
Construction Skyline (SES)	4/12/2027	6/30/2028
Substantial Completion SES	6/30/2028	
Move In SES	7/1/2028	
Final Completion/Closeout	7/1/2028	9/1/2028
Warranty Period SES	7/1/2028	6/30/2029
Construction LSMS	4/12/2027	5/25/2029
Substantial Completion LSMS	5/25/2029	
Final Completion/Closeout	5/26/2029	7/26/2029
Warranty Period LSMS	5/26/2029	5/25/2030

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?

  Occupied Site

  The site contains an occupied middle school with 705 students and 85 staff members as well as an occupied elementary school with 561 students and 76 staff members on 24 acres. Both schools must remain fully operational during the modernizations.

  Phasing

  By the end of the project, most of the site will have been affected, either by new construction or by temporary facilities to support construction. Much of the site is being reorganized. Parking, bus loops, and play areas at both schools will be reconfigured. At the middle school, a new CTE and science wing will be added along with a replacement gym building, and the remaining classrooms will be modernized.

  An occupied site requires detailed phasing plans to reduce the disruption to educational program. The GC/CM will be responsible for providing a well-thought-out phasing plan to provide a safe and secure environment for students and staff while aligning construction sequencing.

  Scheduling

  Since both schools will remain occupied and operational during the course of construction, the contractor will have to schedule deliveries outside of school hours to avoid conflicts with school drop-off and pick-up. Construction activities will have to be coordinated closely with school activities.

- 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.*

  As noted above, the new construction will take place on an occupied site while both schools remain in operation. To accommodate the anticipated phased construction, many aspects of the current site operations will be temporarily disrupted and/or relocated, often many times throughout the course of the project. These include traffic (drop-off, pick-up, bus, and visitors), teacher and classroom temporary relocations to accommodate demotion and construction, temporary pathways around the site to keep students and staff safe from construction activities, strategic scheduling of noisy and odorous work, and constant communication with the occupants informing them of planned disruptive activities.

  A flexible and evolving safety plan will be critical. With over 1,400 students and staff on site, safety is a critical concern. The GC/CM participation in design will help identify potential safety risks and plan mitigation measures in advance of construction. The site sits in the center of a neighborhood where many students walk to school and the site is used by the public on the weekends. The contractor will develop plans for safe egress in and around the site during construction and develop a construction plan that has the smallest possible impact on the students and staff.

  Site utilities will be modified in phases including overhead and underground power, data lines, water, stormwater, and natural gas. Services will need to remain active to existing buildings while new tie-ins and pathways are constructed. Disruption to services would be very detrimental to the on-going function of the schools.

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

  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. Input during design and knowledge of the materials supply chain and availability will help inform the owner and the design team in the selection of materials and systems.

  GC/CM 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. Finally, GC/CM participation during design will provide valuable cost control.

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

  The project is a complex work environment due to very limited access points for logistical construction operations. Material delivery, laydown, equipment storage, and construction parking will all be severely constrained due to a congested site. There is no ability to create additional access points due to surrounding residences. It is an urban site with limited access and having a GC/CM on board to help plan the phasing and logistics in advance will benefit the project.

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

  N/A

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

  N/A

5. Public Benefit

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

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

  Having a GC/CM contractor on board during design will help manage costs and help to focus design efforts to more effectively explore solutions that are viable, constructable, cost effective, available and efficient. This provides the Owner with better control of construction costs and time. The GC/CM delivery model can spread the Owner's risk and allocate certain elements to the contractor, thus reducing risks and claims. The GC/CM is highly motivated to maintain a schedule they helped to develop. They understand the nature and scope of the construction work before it begins and reduces the project familiarity timeframe for contractors usually associated with D-B-B projects. The GC/CM participates in and "owns" pre-construction cost estimates as well as value analysis and constructability reviews. This helps ensure cost effective and value-based solutions. Overall, participation by the GC/CM reduces the potential for serious construction claims and litigation because of the collaborative relationships with the Owner and design team.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

  The traditional D-B-B delivery method does not provide the opportunity nor the impetus for a contractor to fully understand, account for, bid, and manage the daily impacts on a multi-phase project on an occupied school campus. Scheduling and completing work without impacting school operations is critical. Having the time during design for the contractor to get to know the District, the campus, and the culture, enables the contractor to understand and plan for the constraints the project will face. With two schools on two different daily schedules, construction coordination will be key to successful outcomes.

- 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 District has a long and successful history of building and modernizing schools. Please refer to Attachment A for recent construction works. 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 cloudburst, 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.

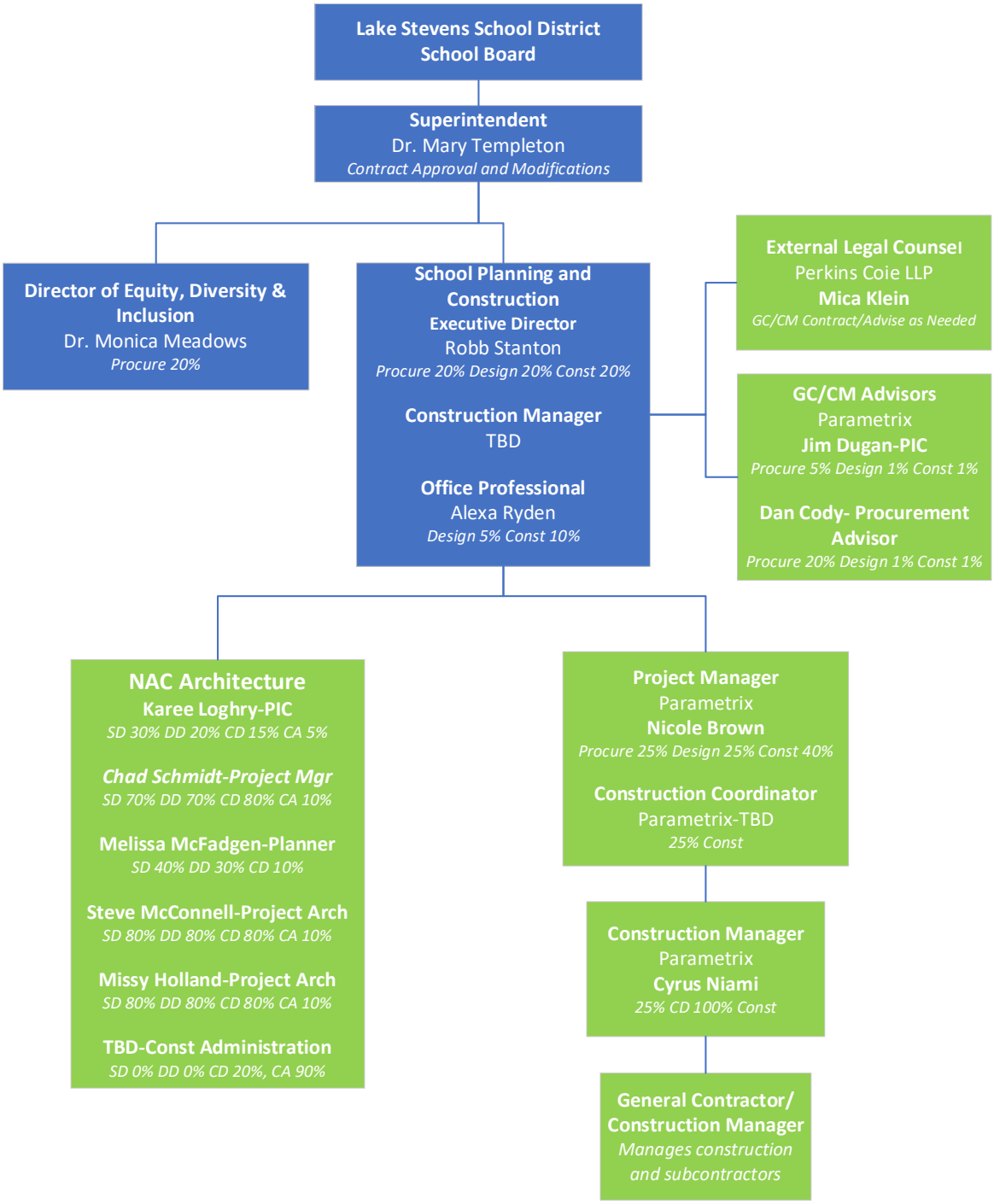
  This project gave the District extensive experience in the GC/CM delivery method with multiple procurements and multiple GMPs. Executive Director Robb Stanton and Assistant Superintendent Teresa. Main were both leaders in this complicated project, as were three of the five District School Board members. Robb led this capital work, as he oversees all capital projects and will continue in this role for the Skyline/Lake Stevens Middle School modernizations. Robb 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 – Skyline ES/Lake Stevens MS



- 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 these projects range from simple modernizations and security upgrades to the $85.5 million, highly complex, multi-phase modernization and expansion to 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 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 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 training 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 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.

Cyrus Naimi, Construction Management (Parametrix)

Cyrus has 12 years of experience in construction management, with the first six years of his career in tenant improvement work for a large property development and management firm. He began public works projects in 2019 when he joined the K-12 team at OAC services, working with Lake

Washington School District. Cyrus has managed numerous projects including the Lake Washington High School classroom addition, various capital improvement projects, Rose Hill Elementary School Addition, Mark Twain Elementary School addition, Ben Franklin Elementary School Addition, Rachel Carson Elementary School Addition and gym floor redesigns at Juanita and Redmond high schools. Since joining Parametrix in 2022, Cyrus has focused on the Rainer Beach HS Replacement project, which a four-phase, multi-year project scheduled to complete in Fall of 2026.

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.

Chad Schmidt

Chad is a highly collaborative project manager who is detail-oriented and a natural leader. He proactively builds strong relationships with clients and teams throughout projects. Chad is experienced in K-12 school design and other educational projects relevant to the elementary and middle school modernization, and he will be a critical element to the design team. Chad excels at solving complex design solutions, particularly on occupied sites and renovations, continually keeping the long-view in mind throughout the design and construction process to ensure every decision supports the priorities of the client.

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.)*
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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
Nicole Brown	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
Parametrix		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		

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 Institiute 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
		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 **Parametrix**	Dan is a Senior Construction Manager/Project Manager with Parametrix. A registereded 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 Institiute 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		
		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		
Cyrus Niami **Parametrix**	Cyrus has 12 years of construction experience and 6 GC/CM projects of experience.	Rainier Beach HS (Seattle Public Schools)	$276M	GC/CM			PM/CM
		Lake Washington HS Addition/Gym	$53.3M	GC/CM			PM/CM
		Franklin ES Addition	$22.4M	GC/CM			PM/CM
		Rose Hill ES Addition	$23.4M	GC/CM			PM/CM
		Mark Twain ES Additon	$21.4M	GC/CM			PM/CM
		Rachel Carson ES Addition	$13M	GC/CM			PM/CM
Karee Loghry **NAC Architecture**	PIC Karee has more than 20 years of experience in school planning and design.	Snohomish High School	$45M	GC/CM		A	
		Auburn Terminal Park Elementary	$50M	GC/CM	PM	PM	PM
		Auburn Chinook Elementary	$43M	GC/CM	PM	PM	PM
		Auburn Pioneer Elementary	$41M	GC/CM	PM	PM	PM
		Auburn Dick Scobee Elementary	$39M	GC/CM	PM	PM	PM
Chad Schmidt **NAC Architecture**	Project Manager- Chad excels at solving complex design solutions on occupied sites and renovations keeping the long-view in mind throughout the process.	Horizon Middle School Renovation	$23M	GC/CM	PM	PM	PM
		WSU Martin Stadium*	$64M	GC/CM	PA	PA	PA
		WSU Footbal Operations Building*	$48M	GC/CM	PM	PM	PM
		*Not an NAC project					
Melissa McFagden **NAC Architecture**	Planner Melissa has dedicated her career to creatinjg spaces in which children will learn, grow, and flourish.	Horizon Middle School Renovation	$23M	GC/CM	PIC	PIC	PIC
		Salk Middle School	$27M	GC/CM	A	A	A
		Adams Elementary School	$26M	GC/CM	PIC	PIC	PIC
		Flett Middle School	$44M	GC/CM	PIC	PIC	PIC
Steve McConnell **NAC Architecture**	Project Architect Steve's 30+ years of experience has focused on on solving complex challengess that comes with modernization of existing structures.	Auburn Dick Scobee Elementary	$39M	GC/CM	PA	PA	PA
		Hamlin Robinson School	$10M	GC/CM	PA	PA	PA
Missy Holland **NAC Architecture**	Project Architect Missy has over 20 yers of school planning design experience wit an organized and responsive project approach.	Auburn Terminal Park Elementary	$50M	GC/CM	PA	PA	PA
		Auburn Chinook Elementary	$43M	GC/CM	PA	PA	PA
		Auburn Pioneer Elementary	$41M	GC/CM	PA	PA	PA
		Auburn Dick Scobee Elementary	$39M	GC/CM	PA	PA	PA

- 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 RE Broker	BA-Portland State Univ
Cyrus Naimi	Parametrix	Construction Manager	12	6	8	8	6	AGC- GC/CM Training	BS-Univ of Washington
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 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 Manager, Nicole Brown, and Construction Managers, including Cyrus Naimi. 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.

  The 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 after election results are clear. 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 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-A103 and AIA-A201. The school district will also use 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 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

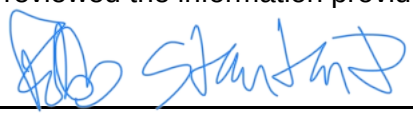
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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

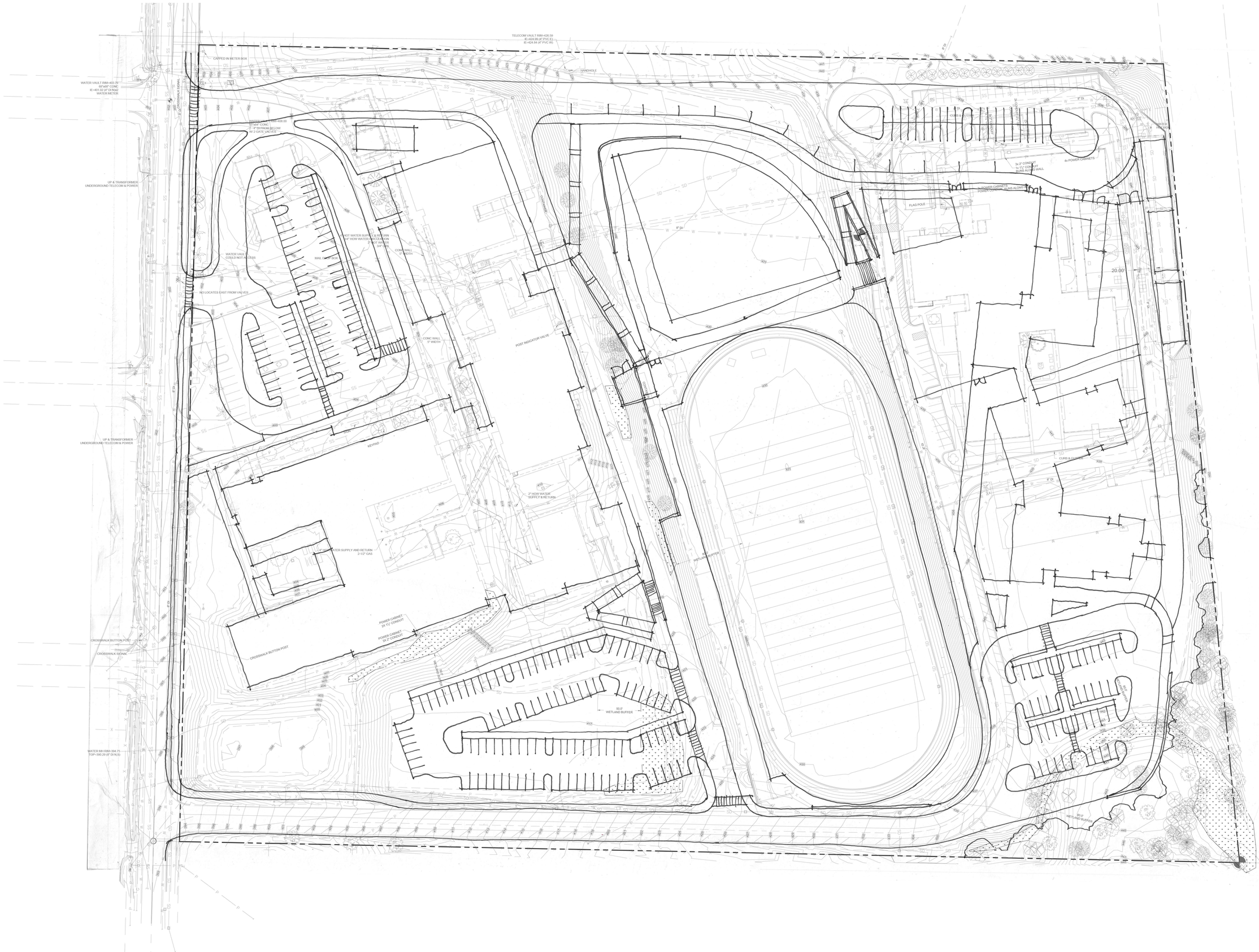
ATTACHMENT A

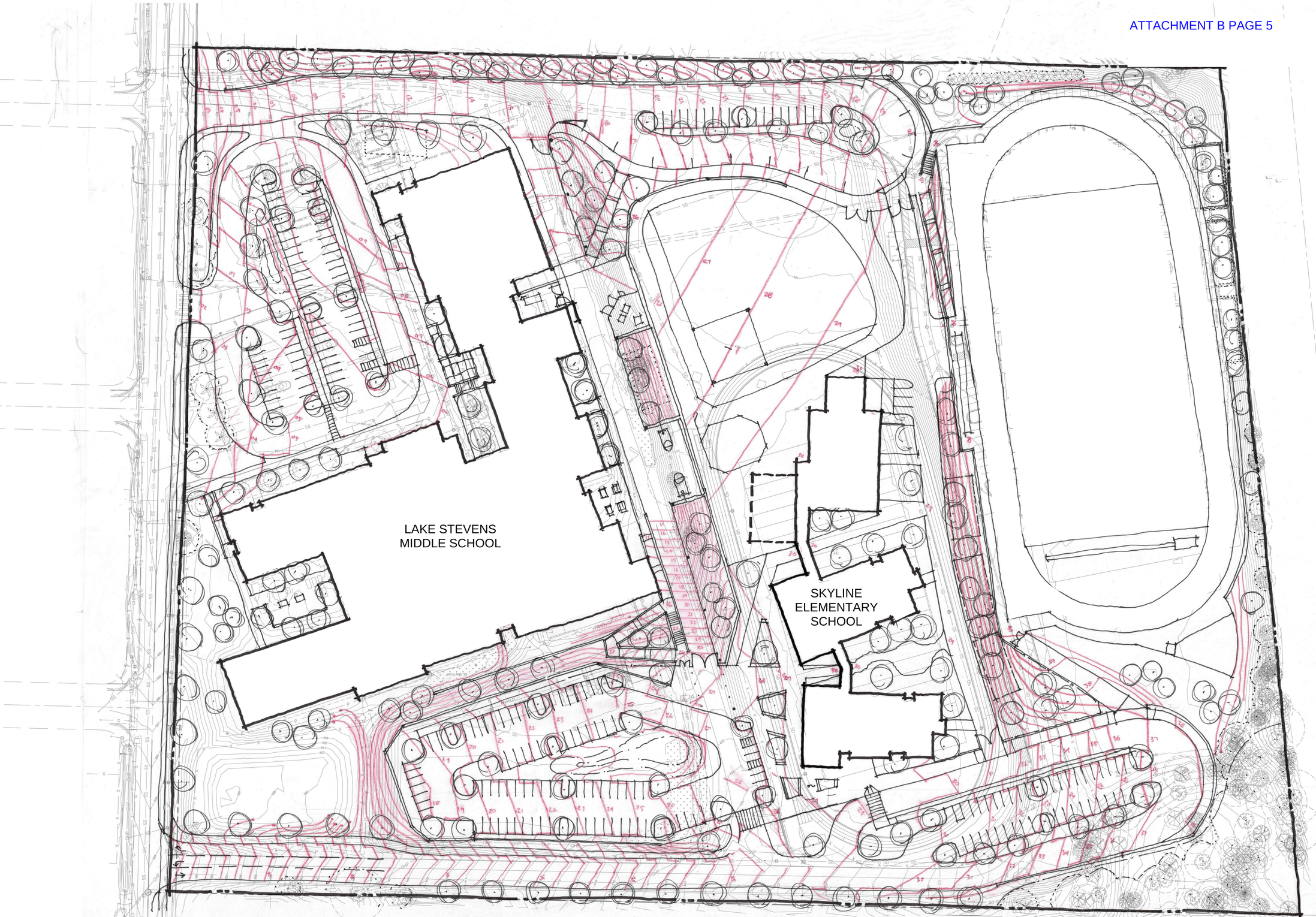
Lake Stevens School District Construction History
Past 6 Years

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


EXISTING SITE WITH WETLANDS HIGHLIGHTED
ATTACHMENT B
PAGE 1
SKYLINE ES
LAKE STEVENS, MS
N
Google Earth


Base Plan Vision: Phased construction of new elementary, classes in temp portables, base functions of cafeteria, admin, library, play stay intact until new building complete. New gym and CTE wing at MS, rest of MS renovated.
ATTACHMENT B
PAGE 2
DEMO (2) PORTABLES AND LOCKER ROOM FOR CONTRACTOR ACDCESS (NEW DRIVEWAY/FUTURE BUS LANE)
New Gym
Temporary Portables?
SKYLINE ES OCCUPIED
(E) BLDG TO REMAIN
LAKE STEVENS, MS OCCUPIED
New CTE wing
(E) BLDG TO REMAIN
NEW SKYLINE ES
N
Google Earth


TELECOM VAULT RIM=426.59
IE=424.68 (4" PVC:E)
IE=424.84 (4" PVC:W)
CAPPED IN METER BOX
HANDHOLE
WATER VAULT RIM=403.79'
48"x48" CONC
IE=401.02 (4" DI NJ)x2
WATER METER
CROSSWALK SIGNAL
WATER VAULT RIM=408.00
48" CONC
3" 4" DI TRIM BELOW
W 2 GATE VALVES
UP & TRANSFORMER
UNDERGROUND TELECOM & POWER
WATER VAULT
COULD NOT ACCESS
NO LOCATES EAST FROM VALVES
MAIL DROP IRON
CONC WALL
5" WIDTH
POST WATER SUPPLY & RETURN
2" HOW WATER DISTRIBUTION
2" HOW WATER
SUPPLY
CONC WALL
5" WIDTH
POST INDICATOR VALVE
KEYPAD
UP & TRANSFORMER
UNDERGROUND TELECOM & POWER
2" HOW WATER
SUPPLY & RETURN
2" HOW WATER SUPPLY AND RETURN
2-1/2" GAS
POWER CABINET
2X TLV CONDUIT
POWER CABINET
3X 2" CONDUIT
CROSSWALK BUTTON POST
CROSSWALK SIGNAL
WATER MH RIM=394.75
TOP=390.29 (8" DI N,S)
CONTAINER
8" DI
CURB & GUTTER
3x 2" CONDUIT
1x 1/2" CONDUIT
ACROSS ROADWAY
4x POWER CABINETS
3x POWER CABINETS
POWER CONDUITS ALONG ROADWAY
FLAG POLE
20.00
CURB & GUTTER
8" DI
WETLAND BUFFER
50.0'
WETLAND BUFFER
WETLAND BUFFER
50.0'
WETLAND BUFFER



1 SKYLINE ELEMENTARY & LAKE STEVENS MIDDLE SCHOOL CONCEPTUAL SITE PLAN