State of Washington

Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Public Body Certification GC/CM Delivery

Submitted by
Bellingham School District #501 DBA Bellingham Public Schools
January 20, 2025

State of Washington

PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR CERTIFICATION OF PUBLIC BODY

RCW 39.10 Alternative Public Works Contracting –
General Contractor/Construction Manager (GC/CM)

The PRC will only consider complete applications. Incomplete applications may delay action on your application. Responses to Questions 1-9 should not exceed 15 pages *(font size 11 or larger)*.

Identification of Applicant

(a) Legal name of Public Body (your organization): **Bellingham School District #501**
(b) Mailing Address: **1985 Barkley Boulevard, Bellingham WA, 98226**
(c) Contact Person Name: **Curtis Lawyer** Title: **Director, Capital Projects**
(d) Phone Number: **360-676-6531** E-mail: **curtis.lawyer@bellinghamschools.org**

1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM under Alternative Contracting Procedure *(RCW 39.10.270 (2)(a)) Limit response to two pages or less.*

Please submit a process chart or list showing: (1) The steps your organization takes to determine that use of the procedure is appropriate for a proposed project; and (2) The steps your organization takes in approving this determination. Also submit the written guidelines or criteria that your organization uses in determining whether this alternative contracting procedure is appropriate for a project. If the public body's organizational structure is sub-divided into agencies, divisions or departments discuss how the public body makes experience and qualification determination on a divisional or department level.

Project delivery method should be carefully selected to match the specific needs of the project. Each project is different due to several factors including required stakeholder input, complexities due to building characteristics or phasing, site selection, and critical timelines. For this reason, Bellingham Public Schools has developed a policy and workflow to review and approve if alternative delivery methods should be considered when developing a project.

Bellingham Public Schools utilizes the Project Delivery Method Recommendation to determine if alternative delivery is appropriate for a project. Following delivery method decision, the project will go through the Project Delivery Decision Workflow for future project procurement.

Refer to:
Attachment A: Project Delivery Decision Workflow
Attachment B: Project Delivery Method Recommendation

2. Project Delivery Knowledge and Experience
(RCW 39.10.270 (2)(b)(i)) Limit response to two pages or less.

Please describe your organization's knowledge and experience in delivering projects over the past **10** years, including the complexity of projects your organization built. Describe delivery methods, management structures, and project controls utilized.

Bellingham Public Schools is an experienced and successful builder and is supported by alternative delivery experts at OAC Services and Perkins Coie. Bellingham has strong support for voted funded bonds and levies for funding Bellingham School Projects.

Recent approved measures include:
2022 Bond, funding design and construction of multiple facilities, improving sustainability district wide, and increasing inclusive access to playgrounds and playfields.
2024 Operations and Technology Levy, funding basic operations of schools and school modernization projects such as safety and security enhancements and implementation of technology.

Future considered measures include levies in 2025 and 2028 as well as a bond in 2026 to fund additional facility construction.

The successful 2022 bond measure funded the construction and design of multiple upcoming school projects. Of those projects, Elementary School #15 (ES#15) was approved for design and construction. This project was approved by the PRC for GC/CM delivery in March 2023 with design currently ongoing. Although construction was scheduled to begin in 2024, we have worked with the City of Bellingham to consider alternative site locations that will result in additional benefits to the project's success. Although BSD was already a proponent of alternative delivery, this schedule change has further increased our preference for alternative delivery as this has provided beneficial flexibility in the development of the project.

Additional projects funded by the 2022 Bond include design and preconstruction of Whatcom Middle School and Roosevelt Elementary School. Both projects are currently in some level of design or feasibility and both are being reviewed for use of alternative delivery.

Recent bonds and levies have funded numerous smaller facilities projects, completed through design-bid-build. This includes playfield upgrades, security modernization projects, roof replacements, building additions, and a future Community Transitions building, currently in design.

The District has a fully dedicated in-house capital project team that is highly qualified, experienced, and field-tested. In addition, there is strong capability, experience, tenure, and commitment from key District staff and officers such as the District's Assistant Superintendents, the CFO, the COO, and the Director of Facilities and Sustainability that have successfully been through the building process. Over the past 10+ years, the District has successfully completed eight major capital improvement projects and many smaller renovations and equipment replacements. This work totals in excess of $300M and has been delivered on time and within budget. *Curtis, please fact check this

OAC Services extensive alternative delivery experience will support District staff with GC/CM consulting including procurement, team building, pre-construction support, subcontractor buyout, GMP negotiations, support during construction and other services as needed.

Eager to expand its internal alternative project delivery experience, the District is committed to internal and external training, implementation of best practices, and regular lessons learned meetings.

Please see Attachment D: Capital Projects Structure Diagram

3. Personnel with Construction Experience Using Various Contracting Procedures
(RCW 39.10.270 (2)(b)(ii)) Limit response to two pages or less.

Please provide a chart with your organization's current personnel with construction experience using the contracting procedure and briefly describe their experience *(for example, the type of project, the length of time they worked on the project, the tasks they performed, and the percent of time devoted to each task)*. Only identify those public body personnel that you reasonably expect will be with your organization over the next three years. Do not include outside consultants.

Refer to:
Attachment C: Project Team Construction History
Attachment D: Capital Projects Structure Diagram

4. **Management Plan and Rationale for Alternative Contracting Projects**
(RCW 39.10.270 (2)(b)(iii)) Limit response to one page or less.

Please provide your typical management plan or protocol that you would use to manage a GC/CM project. Your plan should address the typical roles, types of positions with specific responsibilities, and also list any advisory or oversight roles (by expertise).

A GC/CM project with Bellingham Public Schools requires input from many levels of the BSD team, from the Superintendent all the way down to the school administration. Projects are generally led by Capital Projects director, Curtis Lawyer, along with a Project Manager who oversees the daily activities of a project.

When a project is deemed suitable for GC/CM delivery (per attachments A&B) and all approvals are obtained from the School Community, we begin coordinating with the school to understand project needs to better understand the specific requirements of the project. The Capital Projects team ensures that the project design teams meet regularly with school staff and administration throughout the design process to ensure the project design is suitable for the project's needs. Along with the school staff, we ensure we regularly meet with any neighbors of the site to ensure their concerns are heard and documented. This is all part of our Educational Specification "Edspec" process which has been successful in designing schools which match the needs of the community.

Understanding the needs of each project ensures the correct GC/CM partner is brought onboard for each project. GC/CM selection is conducted in compliance with RCW 39.10. This process is led by Curtis Lawyer but supported by district Project Managers, the design team, OAC Services, School Administration, and the School Board. GC/CM scorecards are developed with input of the design team, school community, and the capital projects team with weighting of each category tailored to the project's needs. Throughout the shortlist and GC/CM interview process, each stakeholder has input and a voice to scoring the GC/CM candidates.

Once a GC/CM is selected, regular project oversight is primarily done by the Project Manager. It is the PM's responsibility to ensure design progresses and direct regular reporting to school and district administration, neighbors, and consultants. Additionally, the project manager is responsible for ensuring RFI's and submittals are properly submitted by the contractor and responded to in a timely fashion by the design team. Although site safety is the responsibility of the contractor, the project manager will review that correct safety measures are implemented to the satisfaction of the district. Similarly, regular site visits include QAQC inspections and ensuring the contractor completes all inspections required by the design or local AHJs.

As part of weekly meetings, change directives and change proposals should be reviewed with the project team. It is the intent that change orders are processed monthly to ensure that cost items do not cause delay in the project and that the project is as financially accurate as possible.

Weekly updates on schedule, budget, design and construction status are provided from the project manager to Curtis Lawyer. Curtis further communicates as necessary to Superintendent, Greg Baker and the District's finance department.

5. **Contracting Procedures** *(RCW 39.10.270 (2)(b)) Limit responses to two pages or less.*
Please provide a table with the following information for a maximum of twenty-five (25) public works projects with a total cost of at least $5M each that your organization has managed over the past 10 years:

- Name of project
- Description of project
- Total project cost
- Method of delivery (GC/CM or other)
- Lead Design Firm (including current contact information)
- General Contractor or GC/CM (including current contact information)
- Planned construction start at authorization date
- Planned completion date

- Actual construction start date
- Actual completion date
- Reason for schedule overrun (if any)
- Original budget at authorization (not including land acquisition)
- Final Cost
- Reason for cost overrun (if any)
- Small-, minority-, women-, and veteran-owned business participation planned goals (%) and actual utilization ($)
- Alternative Subcontractor Selection Procurement utilization, type and costs

**If the public body has fewer than twenty-five (25) applicable projects, it may list projects under $5 million if they believe them to be relevant.*

***If the public body has more than twenty-five (25) applicable projects, they should state the number of projects they have managed and provide a list of the twenty-five (25) projects it believes are most relevant.*

Refer to:
Attachment E: BPS Project History

6. Demonstrated Success in Managing at Least One Project Using GC/CM Contracting Procedure Within the Last Five Years *(RCW 39.10.270 (2)(b)) Limit response to one page or less.*

In addition to the information provided in response to Question 6 about projects that your organization has managed using the alternative contracting procedure, please provide a narrative discussion with the following information:

- Appropriateness of the alternative contracting method used for the project(s).
- Lessons learned from your experience.

BSD has delivered a number of projects with both D/B/B and GC/CM delivery methods and will continue to deliver projects using these approaches. As previously described, BSD has the appropriate knowledge and tools to decide which delivery method is to be used when proceeding with a project. Our last fully completed GC/CM project, Sunnyland, ES was completed in 2022. We are in the design phase of another GC/CM project, ES #15 which was approved by the CPARB in 2023. We embrace the use of Alternative Delivery but fully understand it does not always provide the best value for each project.

As an example, our recent New District Office Project was completed in 2024 using D/B/B. The site was mostly an empty site making it a fair candidate for D/B/B. Although existing utilities and a tight site added complexity, we felt the best value for the project could be from a D/B/B approach.

The new Community Transitions building will be considered to for either GC/CM or D/B/B. On one hand, the building is set to be built on an empty, relatively flat site with ample construction space. Conversely, a GC/CM's input would be appreciated for making decisions on building structure, sustainability inclusions, and the heavy lift of construction coordination with the college who has leased us the site.

Lessons learned from our GC/CM projects are as follows:

Early involvement of the GC/CM is critical to the success of the project.

At ES #15, our most recent GC/CM project, the GC/CM was brought on later in design. Prior to the involvement of the GC/CM, the design path of the project had been determined and a number of features were included in the project. This design was less cost effective and this would have been known if the GC/CM were brought on early.

Contingency use to include project wish-list items

At Sunnyland Elementary School, the turf field was removed early in design due to cost. As the project progressed, we continued to monitor the project contingencies carefully to ensure any potential risks would be covered within budget. As the chance for risk lowered, we worked with the GC/CM to allow for release of contingency to bring the turf field back into the project.

GC/CM projects require appropriate staffing from the district

BSD school projects usually involve a very open and hands-on approach to delivering projects to the public. GC/CM projects require additional staffing throughout the project from design to closeout to ensure the correct decisions for the project's value are made and those decisions are effectively communicated.

Early coordination and use of BIM is critical to success of the projects' design and construction

In all of our projects, we have seen the success of BIM used to reduce risk and ensure the design matches expectations of our projects. The capabilities of building modeling are only advancing. BIM modeling has provided the benefits of reduced waste, improved scheduling, more fully thought out design, and allows us to meet our sustainability goals of each project.

Although BIM is heavily utilized in D/B/B projects, the use of BIM is improved in GC/CM projects. The early coordination of systems allows for full systems to be designed and coordinated with a high level of precision. This is increasingly important as we build more buildings with mass timber which requires MEP systems to be coordinated to ensure the building structure are procured correctly without the need for field modifications which may impact the structural integrity. At our New District Office, a D/B/B project, BIM was used to coordinate MEP systems. However, it was not able to be performed to the level desired by the district due to the schedule and as a result, there are a number of notable issues visible in the final result. This is in contrast to our Sunnyland ES, a GC/CM project which was able to avoid similar issues by being more proactive due to the nature of GC/CM schedules.

Early involvement of EC/CM MC/CM for procurement of long lead items

For most projects, the ability to procure items early is an option. The downside of this in D/B/B is that the items released early in a project on not always properly coordinated or fully vetted by the full project team. With the early involvement of EC/CM's and MC/CM's, we can ensure that critical items like switchgears, generators, and mechanical units are not only properly ordered but also properly coordinated with the full design of the project.

7. Ability To Properly Manage the Public Body's Capital Facilities Plan
(RCW 39.10.270 (2)(b)(vi)) Limit response to one page or less.

As part of this statutory requirement, the PRC needs to determine that the public body has the appropriate project planning and budgeting experience. In addition to the information that's been requested in previous questions, please provide other information to assist the PRC to determine whether the organization has project planning and budgeting experience.

The Facilities Planning Task Force is a collaborative group composed of district administrators, staff, residents, students, and outside consultants with a goal to identify and recommend updates needed to the Bellingham School District facilities. In accordance with City of Bellingham code, Bellingham Public Schools produces regular Capital Facilities Plans which outline the short and long term needs of the district.
The Capital Facilities Plan outlines enrollment projections, targeted classroom sizes, and service standards to determine facility needs as our buildings age.

The district uses a comprehensive facility review which identifies the actual use of each school for regular classroom instruction, special programs, and other programmatic needs. As buildings are identified to be in need of service or replacement, the Task Force prioritizes and recommends district improvements to the Superintendent.

As part of this process, the district evaluates the financial impact and resources needed to proceed with a project. The Finance Plan section of the Capital Facilities Plan explains how the district will finance improvements for the period identified in the plan. The finance plan is composed of secured and unsecured bond funding, anticipated State School Construction Assistance Program "SCAP" funds, and the collection of fees under the State Growth Management Act "GMA". Ultimately, the bulk of funding and authorization for school projects comes from voter funded levy and bond measures.

The Capital Projects Executive Director creates a schedule showing timing of future projects to plan for Capital Project resources and ensure funding needs are available. This schedule is presented to the School Committee for review and approval. The schedule is presented to the Finance team to provide analyses of cash flow requirements and bond sale timing.

The Executive Director meets with the Chief Operating Officer and The Chief Financial Officer monthly to revisit the status of all funding sources and status and schedule of all projects. This allows all groups to be aligned with ensuring the Capital Fund is appropriately funded to support ongoing and future projects. Additionally, this ensures all stakeholders are aligned with completion and delivery of publicly funded projects.

As part of project oversight, Project Managers maintain updated cash flow projections of District projects which are used in calculating required district funding. Project Manager duties referenced in question 2 highlight the regular responsibilities of the Capital Projects team; the purpose of change order and risk management being to ensure that financial impacts are identified and tracked early and consistently within a project.

8. Ability to Meet the Requirements of Chapter 39.10 of the Revised Code of Washington
RCW 39.10.270 (2)(b)(vii)) Limit Response to one page or less.

Please provide any information not presented in your answers to Questions 2-7 further demonstrating your organization's ability to meet the requirements of this chapter:

Bellingham Public Schools Capital Projects department is very experienced in K-12 Construction using multiple delivery methods. All Capital Project Managers have completed the AGC GC/CM training series. All team members have been involved in district GC/CM projects in some capacity, ranging from compliance and procurement to full project oversight of design to completion. The district has successfully completed 2 projects through GC/CM and is in the design phase of a third project. Prior to their employment with Bellingham School District, some employees have additional years of experience with GC/CM projects.

The district embraces RCW 39.10 and is aware of both the limitations and requirements set forth by law. We are aware that not every project fits GC/CM delivery and our recent history of projects further supports our ability to make that decision. We understand that when applicable, GC/CM projects have the ability to provide the best value to the taxpayer when managed correctly.

9. Resolution of Audit Findings on Previous Public Works Projects
(RCW 39.10.270 (2)(c)) Limit response to one page or less.

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.

Bellingham Public Schools has received zero audit findings on the projects identified in Question 7.

10. GC/CM Self Performance

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. 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.

Refer to:
Attachment F: GC/CM Self Performance Data

11. Subcontractor Outreach

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

BPS is committed to increasing business opportunities for historically disadvantaged businesses, including small, women and minority-owned businesses. We are in the process of formalizing a policy for the district based on the following outreach efforts and criteria:

Project Goals

- Developing partnerships with K-12 designers and general contractors for mentorship programs and the active development of small, minority and women owned businesses. The Director of Capital Projects and GC/CM will work together to achieve participation goals (or good faith effort) of small, minority and women owned businesses, and local business participation goals for the project.
- Establish minimum participation goals each project. This could be in the form of a percentage of participation by contract value or quantity of vendors and all other goals aimed to improve our best practices and expand or deepen our relationships with small, local, and WMBE.

It is important to note that outreach begins at the very beginning of a project. Immediately upon project conception, we begin the process of ensuring that WMBE firms play an important role in BSD projects. From the beginning of a project, we begin both direct outreach to firms but also ensuring that the project tis set up to ensure WMBE firms are engaged from our consultants and contractors.

GC/CM Selection

RFP's for GC/CM projects require written narratives from submitters on their plan to achieve district set project goals. Narratives should, at minimum, should outline:

- Internal processes for subcontractor outreach to target recruitment for underutilized businesses including outreach opportunities, advertisement options, and events
- Outreach targeting local trade programs, tribes, fabricators, and educational organizations. Examples include BTC, WCC, Lummi tribe, etc.
- Efforts and data to show local participation and participation from employees who previously attended Bellingham Public Schools.
- Attendance in Equity and Inclusion trainings or interest in attending Bellingham Public Schools volunteer opportunities.
- Proposed project targets based on the specific needs of the project
- Procurement and buyout plan and how to best target project goals

  GC/CM proposers will be evaluated and scored on their approach to outreach and inclusion plans as well as past performance.

With the understanding that not all firms will have local connections, BPS will also work with the GC/CM to assist with their outreach plan and connect them to local resources.

Tracking

Maintaining a WMBE program is ineffective without measures to track and revisit the performance of contractors. The following points will be targeted throughout the lifespan of a project:

- Outreach and progress to our goals will be reviewed on a regular basis with the GC/CM.
- Targeted, project and program outreach will be conducted at the onset of the project and throughout buyout, led by BPS and GC/CM as appropriate. This includes preproposal and outreach meetings, local newspaper postings, etc.

- Goals will be tracked both on a project and program level by BPS. Monthly updates will be required from contractors starting at the procurement phase of the project showing targeted MWBE participation. Throughout the project, monthly updates will be used to track actual utilization and participation of subcontractors. Project success will be tied to the ability to meet the participation goals.
- Contractors will be required to report project participation direct to Bellingham Schools Capital Projects. We are considering the use of OMWBE's Diversity Management System for future projects.

Although many responsibilities of the subcontractor outreach may be assigned to our GC/CM partners, we understand that the success of the program is dependent on BSD's efforts. It is our goal to continue to improve this program and our efforts with each project we undertake. As we complete and learn from projects, we will also continue to use other local resources to improve our tracking mechanisms, metrics, and goals.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit the information in a timely manner and understand that failure to do so may delay action on your application.

PRC strongly encourages all project team members to attend any relevant applicable training. If the PRC approves your request for certification, you also agree to provide additional information if requested. The Public Body may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

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

Signature: _____

Name *(please print)*: Curtis Lawyer *(public body personnel)*

Title: Director Capital Projects

Date: 01/20/2025

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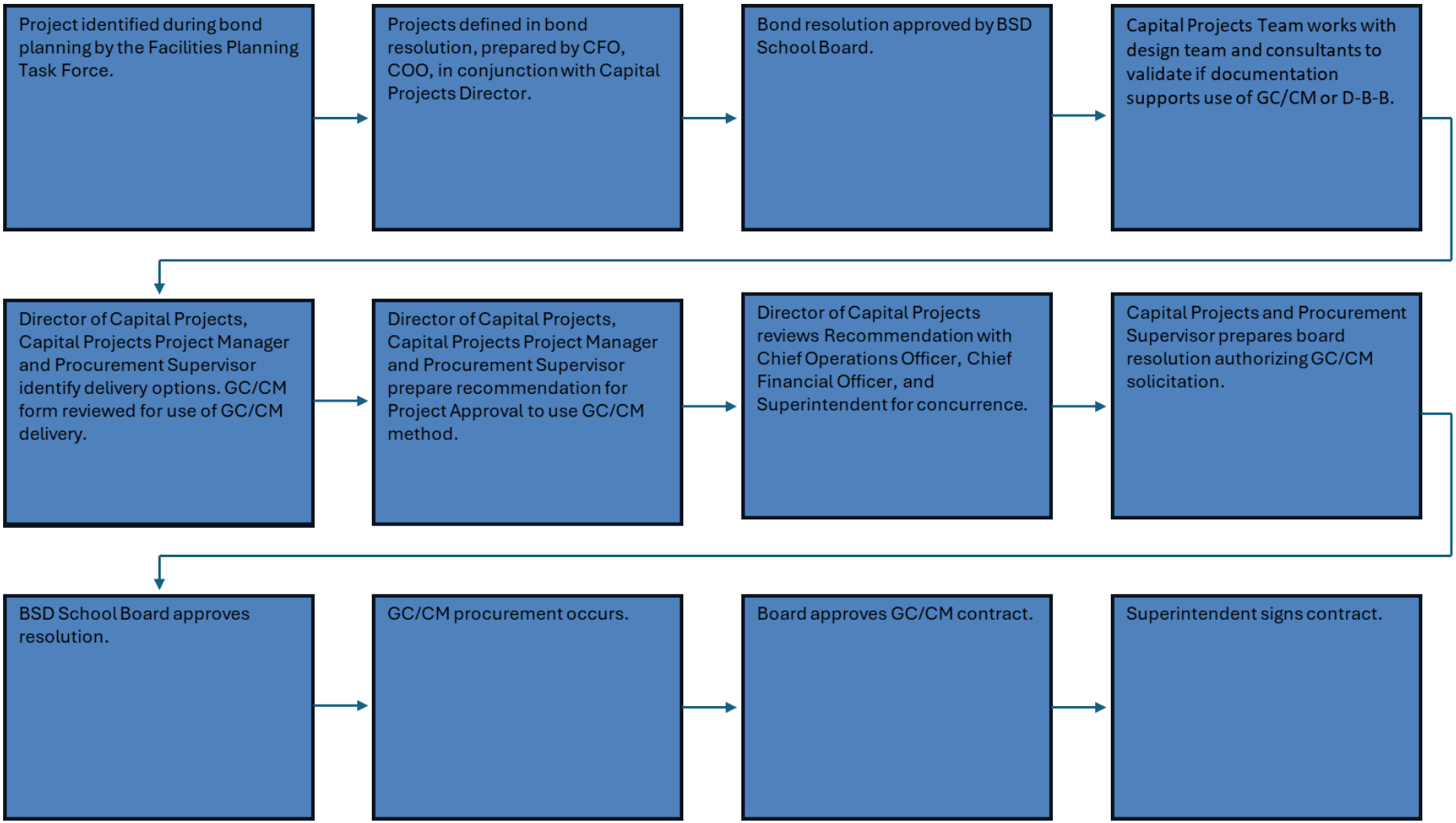
Attachment A: Project Delivery Decision Workflow



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Attachment B: GC/CM Project Delivery Method Recommendation

PART 1: PROJECT INFORMATION

Project Name:

Capital Projects Project Manager:

Project Architect:

Proposed Project Budget:

Scope of Work:

PART 2: APPLICABLE PROJECT DELIVERY METHODS

GC/CM Qualifying Criteria (RCW 39.10.340)

If the answer to any of the questions below is Yes then the GC/CM procurement methodology can be considered for the project:

1. Does implementation of the project involve complex scheduling, phasing, or coordination?

   ☐YES ☐ NO

   If yes, provide explanation:

2. Does the project involve construction at an occupied facility which must continue to operate during construction?

   ☐YES ☐ NO

   If yes, provide explanation:

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3. Is the involvement of the GC/CM during the design stage critical to the success of the project?

   ☐YES ☐ NO

   If yes, provide explanation:

4. Does the project encompass a complex or technical work environment?

   ☐YES ☐ NO

   If yes, provide explanation:

5. Does the project require specialized work on a building that has historic significance?

   ☐YES ☐ NO

   If yes, provide explanation:

Additional Considerations:

Should the District procure the project as a heavy civil construction project? A heavy civil construction project is defined as a civil engineering project where the predominant features are infrastructure improvements.

☐YES ☐ NO

If yes, provide explanation:

If the mechanical scope is above $3 million, should the District and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the mechanical subcontractor?

☐YES ☐ NO

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If yes, provide explanation:

If the electrical scope is above $3 million, should the District and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the electrical subcontractor?

☐YES ☐ NO

If yes, provide explanation:

PART 3: PUBLIC BENEFIT OF GC/CM

Provide information on how use of the GC/CM contracting procedure will serve the public interest.

1. How does this contracting method provide a substantial benefit?

2. Explain why the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

3. In the case of heavy civil GC/CM, describe why and/or how the heavy civil contracting procedure serves the public interest.

4. In the case of an MC/CM recommendation, describe why and/or how the MC/CM subcontracting procedure serves the public interest.

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5. In the case of an EC/CM recommendation, describe why and/or how the EC/CM subcontracting procedure serves the public interest.

PART 4: RECOMMENDATIONS AND APPROVALS

Capital Projects PM and Procurement Supervisor recommends GC/CM Delivery Method over Design-Bid-Build:

☐YES ☐ NO

GC/CM Delivery Method Recommended by:

_____ _____

Capital Projects PM and Procurement Supervisor Date

GC/CM Delivery Method Recommendation Approval: _____

_____ _____

Director of Capital Projects Date

Attachment C: Project Team Construction History

Name	Summary of Experience	Projects	Budget	Delivery Method	Role During Project Phases			
					Pre-design	Design	Construction	Closeout
Curtis Lawyer	Curtis has 20+ years' experience, has a B.S. in Civil Engineering from Clemson University, is a Civil Engineering EIT having passed the FE exam, completed the AGC of Washington's GC/CM Workshop and is an Associate Design Build Professional with the Design-Build Institute of America. Curtis joined Bellingham Public Schools in 2011 and has provided project management on seven completed District K-12 construction projects and is currently overseeing numerous projects as a Director. Prior to joining the District, Curtis performed as Project Manager for multiple projects with U.C. Berkeley and the San Francisco United School District. He has worked as cost estimator, project engineer, and project manager on projects totaling over $650M. Delivery of this work included Design-bid-build, GC/CM, and Construction Manager as Contractor.	New District Office	$32M	D/B/B	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Community Transitions	TBD	TBD	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Roosevelt Elementary School	TBD	TBD	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		ES#15	TBD	GC/CM	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Additions to Kulshan MS	$5.2M	D/B/B	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Sehome High School	$94M	GC/CM	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Sunnyland Elementary School	$103.5M	GC/CM	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Bellingham Public Schools, 8 K-12 Projects	$109M	D/B/B	Capital Projects Director	Capital Projects Director	Capital Projects Director	Capital Projects Director
		Central Utility Plant, Hospital Tower, & Support Building	$55M	GC/CM	Project Manager	Project Manager	Project Manager	Project Manager
		San Francisco Unified School District	$10M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		UC Berkely Stanley Hall Replacement	$162M	CM at Risk	Project Manager	Project Manager	Project Manager	Project Manager
		San Francisco Federal Building	$143M	CMc	Project Manager	Project Manager	Project Manager	Project Manager
Corey Ayers	Corey has over 10 years of experience in the AEC industry working with both design and construction firms. Corey holds a Bachelor of Arts in Architecture and a Bachelor of Science in Construction Management from the University of Washington. Corey joined Bellingham Public Schools in 2019 following successful completion of the Sehome High School replacement as part of the GC/CM contractor's team. Corey recently worked as Project Manager on the GC/CM Sunnyland Elementary School project and is now focused on a number of projects including the GC/CM ES #15 project.	New District Office	$32M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		Roosevelt Elementary School	TBD	TBD	Project Manager	Project Manager	Project Manager	Project Manager
		ES#15	TBD	GCCM	Project Manager	Project Manager	Project Manager	Project Manager
		Additions to Kulshan MS	$5.2M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		Sehome High School	$103.5M	GC/CM	Asst. Project Manager	Asst. Project Manager	Asst. Project Manager	Asst. Project Manager
		Sehome Fields	$8.4M	GC/CM	Asst. Project Manager	Asst. Project Manager	Asst. Project Manager	Asst. Project Manager
		BHS Turf Field	$23.9M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		SQHS Turf Field	$23.9M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		Parkview ES	$27.9M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		Sunnyland Elementary School	$41.4M	GC/CM	Project Manager	Project Manager	Project Manager	Project Manager
		Bellingham Public Schools, 8 K-12 Projects	$109M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
Brian Smart	Capital Projects Project Manager for Bellingham Public Schools with over 5 years experience including GC/CM work. Prior to joining the district, Brian worked with the City of Bellingham in the department of Public Works.	New District Office	$32M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		Community Transitions	TBD	TBD	Project Manager	Project Manager	Project Manager	Project Manager
		Roosevelt Elementary School	TBD	TBD	Project Manager	Project Manager	Project Manager	Project Manager
		ES#15	TBD	GC/CM	Project Manager	Project Manager	Project Manager	Project Manager
		Additions to Kulshan MS	$XM	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
		Sunnyland Elementary School	$41.4M	GC/CM	Project Manager	Project Manager	Project Manager	Project Manager
		Bellingham Public Schools, 8 K-12 Projects	$109M	D/B/B	Project Manager	Project Manager	Project Manager	Project Manager
Austin Scheffer	Assistant Project Manager for Bellingham Public Schools with 4 years experience including GC/CM work. Prior to his promotion, Austin was in the role of Procurement Supervisor having in a role in almost all district projects. Recently, Austin developed and procure district guidelines and procedures that were used in the selection for the GC/CM of ES #15. Austin still remains involved in ES #15 and ensuring compliance with district and state regulations.	New District Office	$32M	D/B/B	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor
		Additions to Kulshan MS	$5.2M	D/B/B	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor
		Sehome High School	$94M	GC/CM	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor
		Sunnyland Elementary School	$41.4M	GC/CM	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor
		Bellingham Public Schools, 8 K-12 Projects	$109M	D/B/B	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor	Procurement Supervisor
Julie Denton	Project Coordinator for Bellingham Public Schools Capital Projects team. Julie has involvement in all projects with many roles from attending and coordinating public meetings to ensuring invoices are processed. Julie has been with the district for over 20 years but with the Capital Projects team for 10. Prior to working with capital projects, she worked in the facilities and maintenance department in a similar role. Julie is familiar with the contracting processes and guidelines of all delivery types used by the district. Her involvement in coordinating between Capital Projects, other BPS departments, and the public is a critical the success of all BPS projects.	New District Office	$32M	D/B/B	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		Community Transitions	TBD	TBD	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		Roosevelt Elementary School	TBD	TBD	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		ES#15	TBD	GC/CM	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		Additions to Kulshan MS	$5.2M	D/B/B	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		Sehome High School	$103.5M	GC/CM	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		Sunnyland Elementary School	$41.4M	GC/CM	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant
		Bellingham Public Schools, 8 K-12 Projects	$109M	D/B/B	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant	Exec Admin Assistant

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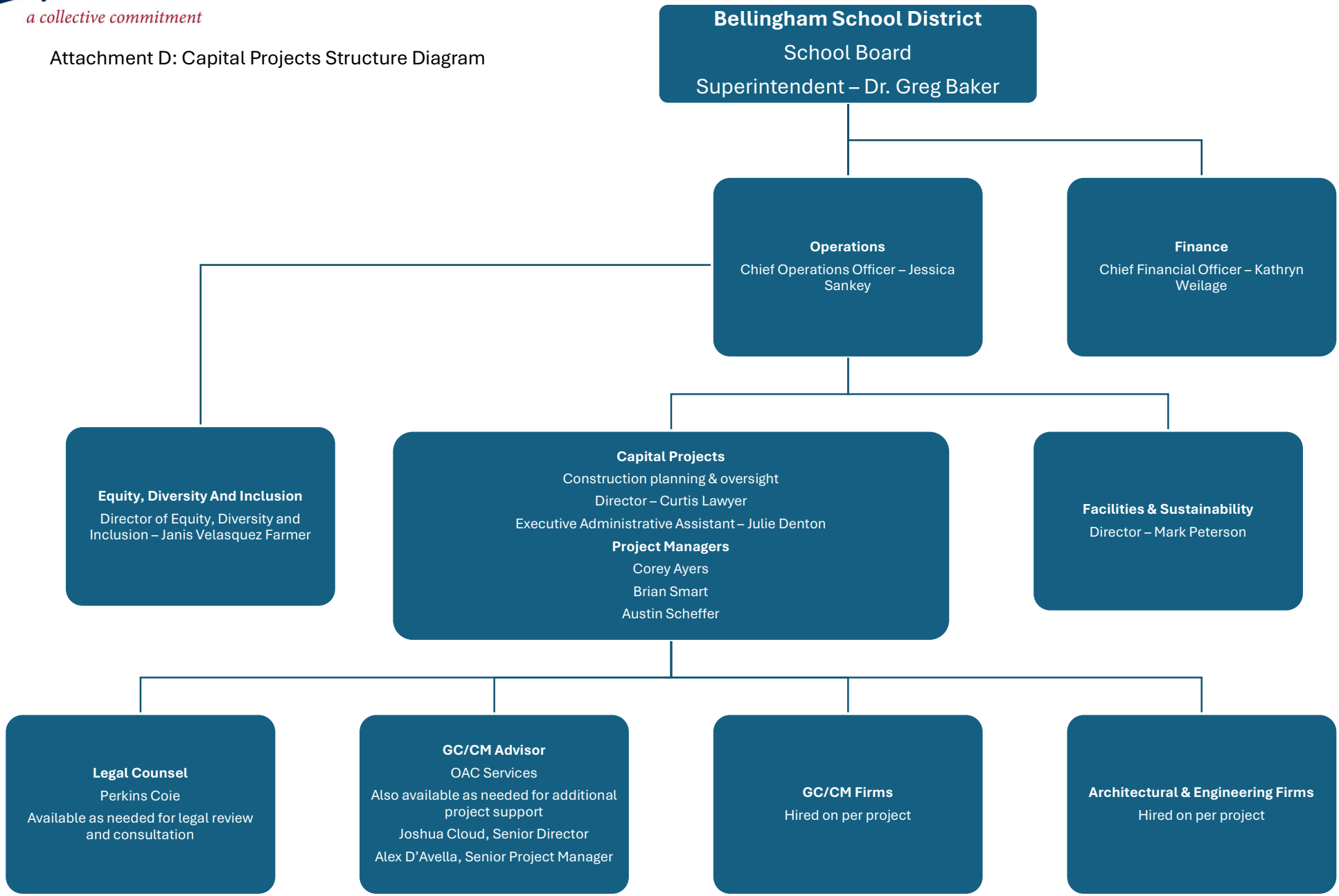
Bellingham Public Schools: Organizational Chart for GC/CM Projects

Attachment D: Capital Projects Structure Diagram



Attachment E: Bellingham Public Schools - Project History - 2015-2025

Project Name	Project Description	Contracting Method	Architect	Contractor	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
Birchwood ES Rebuild	New build of 1 story elementary school featuring reuse of existing building materials.	DBB	Dykeman Architects	Colacurcio Brothers Construction Co	Jun-13	Aug-14	Jun-13	Aug-14	$ 13 M	$ 13 M	
Happy Valley ES Rebuild	New build of 2 story, 53,000SF energy efficient elementary school.	DBB	NAC Architecture	Tiger Construction	Jun-15	Aug-16	Jun-15	Aug-16	$ 19 M	$18.8 M	
Options HS	New build of a 2 story, 51,000 SF high school .	DBB	Zervas Group Architects	Tiger Construction	Jul-16	Aug-17	Jul-16	Aug-17	$ 21.5 M	$ 23.3 M	Contaminated soil, owner requested items, land use issues.
Lowell ES Addition	New classrooms, acccessibility, gym, cafeteria, and stage addition to historic original school built in 1914. Addition totals 9400 SF.	DBB	Dykeman Architects	Tiger Construction	Jun-16	Aug-17	Jun-16	Aug-17	$ 6.0 M	$ 5.8 M	
Central Kitchen	15,000 central commissary kitchen serving over 7,500 meals daily.	DBB	Dykeman Architects	Faber	May-18	Nov-18	May-18	Nov-18	$ 4.0 M	$ 4.1 M	Unforseen conditions with existing structure.
Sehome High School	Phased rebuild of existing high school. Total new square footage of 180,000 serving 1200 students.	GC/CM	Dykeman Architects	Dawson Construction	Jun-17	Aug-19	May-17	Jan-19	$ 86.6 m	$ 103.5 M	Escalation, owner added items, unforeseen city requirements, insurance claim and impacts associated with the incident.
Sehome High School Fields	Later and seperate phase of Sehome High School. Renovation of existing sportsfields.	DBB	Dykeman Architects	Dawson Construction	May-18	Aug-19	May-18	Aug-19	$ 8.4 M	$ 8.4 M	
Shuksan Middle School Aux Gym Addition	Gym addition to existing 82,000SF building, originally built in 2009.	DBB	Zervas Group Architects	Tiger Construction	Jun-20	Feb-21	Jul-20	May-21	$ 4.25 M	$ 4.6 M	Weather delays, owner requested items, delayed construction start and material procurement due to the pandemic.
Alderwood Elementary School Rebuild	60,000 square foot, 2-story elementary school housing 400 students.	DBB	Dykeman Architects	RAM Construction General Contractors, LLC	Jun-20	Aug-21	Jun-20	Aug-21	$ 28.8 M	$ 30.1 M	Pandemic related material shortages, permit delays
Parkview Elementary School Rebuild	Rebuild of 1950's era Elementary School. 55,000, 2 story steel structure	DBB	Zervas Group Architects	Spee West Construction Co.	May-20	Nov-21	Jul-20	Apr-22	$ 29.3 M	$ 27.6 M	Pandemic related material shortages, permit delays, and phased moderzation of part of the existing building.
Sunnyland Elementary School	Phased rebuild of elementary school directly adjacent to existing school. New school consists of 2 story classroom wing, turf field, play areas, and standard elementary facilities. 58,000SF to house 450 students.	GC/CM	Dykeman Architects	Dawson Construction	May-21	Aug-22	May-21	Aug-22	$ 30.8 M	$ 41.4 M	Escalation, pandemic impacts to labor and procurement, owner added items, unforeseen city requirements for public facilities through permitting.
District Wide Safety and Security Improvements	Levy funded modernization of acccess control and security improvements throughout the district.	DBB	TFWB	Security Solutions NW	Sep-20	Sep-24	Sep-20	Jul-23	$ 4.6 M	$ 5.4 M	Pandemic related material shortages, scope growth, and escalation.
Bellingham & Squalicum Turf Fields Ph 1 & Ph 2	Modernization of existing grass fields	DBB	DA Hogan	Coast to Coast Turf	Jun-16	Aug-23	Jun-16	Aug-23	$ 23.9 M	$ 22.9 M	
Addition to Kulshan Middle School	4 classroom, 5,000 SF addition to existing 1990's era school.	DBB	Zervas Group Architects	Faber	Jun-23	Aug-24	Jun-23	Aug-24	$ 3.5 M	$ 5.2 M	Escalation from initial estimate before bond effort to bid amount, owner added items, energy code changes.
Squalicum & Bellingham Tennis	Renovation of tennis courts at 2 schools to address wear and tear. Required multiple wetland and water structure revisions to allow for modernization.	DBB	DA Hogan	Coast to Coast Turf	May-23	Mar-24	May-23	Jul-24	$ 5 M	$ 4.7 M	Weather impacts and subsurface unforeseens.
Kulshan Middle School Turf Field	New artificial turf field & lighting to replace existing grass facility.	DBB	DA Hogan	Coast to Coast Turf, Inc.	May-24	Sep-24	May-24	Sep-24	$ 4.5 M	$ 4.9 M	Escalation from initial estimate before bond effort to bid amount, owner added items.
New District Office	New 3 story, 52,000 SF mass timber framed building to house district administration.	DBB	RMC Architects	Dawson Construction	Jun-22	Nov-24	Jun-22	Jan-24	$ 39.8 M	$ 43 M	Owner requested items, delayed construction start due to the pandemic.
Elementary School #15	Ground up development of new school building, planned to break ground in 2024. Currently in design.	GC/CM	Dykeman Architects	BNBuilders	May-24	Aug-25	TBD	TBD	$ 50 M	$ 4.9 M	Discussions with the city have led to a property swap and better location for ES#15. Location has not yet been finalized.

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ATTACHMENT 6A - GC/CM SELF-PERFORMANCE

Contractor	GC/CM Project	Project Size	GMP	Total Self-Perform Amount	Total Subcontract Amount	Percent Self-Perform	Compliance With 39.10
Dawson Construction	Sehome High School Rebuild	$94M	$81,048,590	$15,843,000	$76,093,128	20.8%	Yes
Dawson Construction	Sunnyland Elementary School Rebuild	$32M	$27,034,237	$7,044,200	$24,891,053	28.3%	Yes
BNBuilders	ES #15	$50M	TBD	TBD	TBD	TBD	TBD

Project: **Sehome High School** Date: **December 6, 2017**

Log: **Subcontracting Plan by Bid Package** Drawing Set: **Sept. 29, 2017**

Bid Package No.	Description	Pre-Bid Meeting Date	Bid Date	Subcontractor	*GMP Budget*	*Bid Amount*	*Scope Added to GMP after Bid*	*GMP to Bid Delta*	*Comments*
02.0	ABATEMENT & DEMOLITION*	12/18/2017	1/11/2018		$ 2,765,000.00				
03.0	CONCRETE*	5/11/2017	5/26/2017	Dawson	$ 3,760,157.00	$ 3,570,000	$ 190,157	$ -	Bid prior to MACC - Dawson
03.1	SITE ARCHITECTURAL CONCRETE*	12/6/2017	12/19/2017		$ 1,502,427.00				
04.0	MASONRY	8/24/2017	8/31/2017	Const. by Champion	$ 1,017,689.00	$ 886,800	$ -	$ (130,889)	Construction by Chamption, LLC
05.1	STUCTURAL STEEL - SUPPLY ONLY	7/25/2017	8/2/2017	Advanced Welding	$ 1,771,622.00	$ 1,475,400	$ -	$ (296,222)	Advance Welding
05.2	STUCTURAL STEEL - ERECT ONLY*	7/25/2017	8/8/2017	Dawson	$ 901,460.00	$ 1,195,000	$ -	$ 293,540	Dawson
05.3	STEEL JOISTS & METAL DECKING – SUPPLY ONLY	-	5/26/2017	Steel Encounters	$ 544,513.00	$ 540,700	$ 3,813	$ -	Bid Prior to MACC - Steel Encounters
05.4	DECORATIVE METAL- METAL STAIRS - PRECAST*	10/24/2017	11/2/2017	Dawson	$ 1,280,019.00	$ 1,755,000		$ 474,981	Includes Add. Alt. for mobile lab stations
06.1	WOOD FRAMING & ROUGH CARPENTRY*	9/19/2017	10/2/2017	Dawson	$ 3,491,056.00	$ 4,060,000		$ 568,944	Dawson
06.2	FINISH CARPENTRY*	12/4/2017	12/19/2017		$ 725,607.00				
06.3	CASEWORK AND COUNTERTOPS	9/27/2017	10/12/2017	Pacific Cabinets	$ 1,879,815.00	$ 1,557,079		$ (322,736)	Pacific Cabinets (incl. add alts; not incl. deductive alts)
07.1	ROOFING	10/20/2017	11/2/2017	Hytech Roofing	$ 1,573,791.00	$ 1,193,700		$ (380,091)	
07.2	WEATHER BARRIERS, SIDING & WINDOW INSTALL	10/20/2017	12/5/2017	Dawson	$ 2,414,628.00	$ 3,098,000		$ 683,372	shifted $145K from 09.1 to 07.2 (allocation of DensElement chage to WRB)
08.1	DOORS, FRAMES AND DOOR HARDWARE*	9/27/2017	10/12/2017	Dawson	$ 1,501,224.00	$ 1,324,000		$ (177,224)	Dawson
08.2	ALUMINUM FRAMED ENTRANCES AND STOREFRONT, GLAZING	8/24/2017	8/31/2017	General Storefronts	$ 1,752,169.00	$ 1,472,731		$ (279,438)	General Storefronts
08.3	SPECIALTY DOORS	9/27/2017	10/12/2017	OH Door	$ 149,400.00	$ 150,135		$ 735	OH Door Co. of Bellingham
08.4	VINYL WINDOW - SUPPLY ONLY	10/20/2017	11/2/2017	Builders Alliance	$ 186,500.00	$ 70,615		$ (115,885)	
09.1	METAL FRAMING, DRYWALL AND INSULATION	10/24/2017	11/2/2017	Van Beek Drywall	$ 4,094,711.00	$ 3,796,250		$ (298,461)	shifted $145K from 09.1 to 07.2 (allocation of DensElement chage to WRB)
09.2	ACOUSTICAL WALLS AND CEILINGS	12/4/2017	12/14/2017		$ 761,095.00				verify sub bondability
09.3	CERAMIC TILING	12/4/2017	12/14/2017		$ 401,423.00				verify sub bondability
09.4	WOOD FLOORING	12/4/2017	12/14/2017		$ 260,840.00				
09.5	PAINTINGS AND COATINGS	12/4/2017	12/14/2017		$ 1,343,981.00				verify sub bondability
10.1	PRIORITY MISCELLANEOUS SPECIALTIES*	--	11/30/2017	Dawson	$ 561,747.00	$ 712,000		$ 150,253	Dawson
10.2	LOCKERS	12/4/2017	1/24/2018		$ 359,120.00				verify sub bondability
10.3	SIGNAGE	12/4/2017	12/14/2017		$ 125,000.00				
10.4	MISCELLANEOUS SPECIALTIES NO. 2*	TBD			$ 336,045.00				pick up bid pack
11.1	FOODSERVICE EQUIPMENT	10/20/2017	11/14/2017	Smith & Green	$ 679,000.00	$ 621,140		$ (57,860)	
11.2	AUDITORIUM & DRAPERY EQUIPMENT	10/20/2017	11/2/2017	Stagecraft	$ 426,000.00	$ 430,700		$ 4,700	
11.3	GYM EQUIPMENT (Bid Package Pending - may be Own. Furn.)	TBD	TBD		$ 76,840.00				Scope may be owner furnished
12.0	AUDITORIUM SEATING & GYM TELESCOPING STANDS	10/20/2017	11/2/2017	Norpac	$ 329,100.00	$ 250,000		$ (79,100)	
13.0	SITE STORAGE SHEDS* (Bid Package may void)	TBD	TBD		$ 136,200.00				Scope included in other bid packs. - Void?
14.0	CONVEYING EQUIPMENT*	8/24/2017	8/31/2017	Dawson	$ 134,600.00	$ 129,000		$ (5,600)	Dawson
21.0	FIRE SUPPRESSION SYSTEMS	5/25/2017	6/8/2017	Advanced Fire	$ 805,000.00	$ 798,000	$ 7,000	$ -	Bid prior to MACC - Advanced Fire
23.0	MECHANICAL (PLUMBING & HVAC)	-	MASC - August	Diamond B	$ 10,710,190.00	$ 10,710,190		$ -	Diamond B (MCCM) Trenching moved to BP 31.0
26.0	ELECTRICAL	-	MASC - August	Veca	$ 9,222,450.00	$ 9,219,614		$ (2,836)	VECA (ECCM) Trenching moved to BP 31.0
31.0	EARTHWORK, UTILITIES AND PAVING	4/27/2017	5/10/2017	Ram	$ 5,529,611.00	$ 4,854,000	$ 675,611	$ -	Bid prior to MACC - Ram
32.1	FOOTBALL FIELD AND TRACK	TBD	HOLD FOR DEC.		$ 2,435,625.00				
32.2	TENNIS COURTS	12/6/2017	1/24/2018		$ 280,541.00				
32.3	SOCCER AND SOFTBALL FIELDS	TBD	TBD		$ 836,216.00				
32.4	LANDSCAPING*	12/6/2017	12/19/2017		$ 1,454,684.00				verify sub bondability
32.5	MISCELLANOUS SITE*	TBD	HOLD FOR DEC.		$ 329,294.00				pick up bid pack for site
-	FLOORING BY OWNER	-	-	N/A	$ -			$ -	
					$ 68,846,390.00	$ 53,870,054		$ 30,183	
				NSS	$ 3,233,304.00				
				Site NSS	$ 2,314,384.00				
				SGC's	$ 1,699,050.00				
				Total MACC	**$ 76,093,128.00**	**			
				Fee	$ 3,576,377.00				
				Risk Contingency	$ 1,379,085.00				
				Total GMP	**$ 81,048,590.00**				

**Dawson Bidding*

Highlighted Items: Bid Packages not yet advertised

***RCW 39.10.390 - Work by GCCM cannot exceed 30% of MACC*
NSS not considered work for this calculation

30% of MACC:	$	22,827,938
Dawson SPW Current Total:	$	15,843,000
Remaining Allowable Self-Perform Amt:	$	6,984,938

Project: **Sunnyland Elementary School** Date: **July 8, 2021**

Log:

Bid Package No.	Description	Bid Date	Subcontractor	*90% GMP Budget*	*Bid Amount*	*Current Projected Budget*	*Scope Added to GMP after Bid*	*GMP to Bid Delta*	*Comments*
02.0	EARLY ABATEMENT - PORTABLES & HOUSE	4/1/2021	Walker Specialty	$ 14,400.00	$ 14,400	$ 14,400		$ -	Bid Package cost in 90% estimate
02.1	ABATEMENT & DEMOLITION -EXISTING SCHOOL	7/7/2021		$ 563,813.00		$ 563,813			
03.0	CONCRETE*	6/16/2021	Tiger Construction	$ 1,196,875.00	$ 1,381,000	$ 1,381,000		$ 184,125	
04.0	MASONRY	6/23/2021	Bouwman	$ 510,150.00	$ 535,500	$ 535,500		$ 25,350	
05.1	STRUCTURAL STEEL SUPPLY	6/16/2021	NW Steel Fab Inc	$ 225,000.00	$ 370,600	$ 370,600.00		$ 145,600	
05.4	METAL FABRICATIONS*	6/23/2021	Dawson	$ 221,779.00	$ 455,000	$ 455,000		$ 233,221	
06.1	GYPCRETE, STRUCTURAL STEEL, WOOD FRAMING*	6/16/2021	Dawson	$ 2,036,248.00	$ 2,375,000	$ 2,375,000	$ -	$ 338,752	
6.15	SIMPSON FASTENERS & ANCHOR BOLTS SUPPLY	NA	Construction Supply	$ 38,000.00	$ 80,000	$ 80,000		$ 42,000	
06.2	SUPPLY ONLY: STEEL DECKING, ENGINEER LUMBER, TRUSSES*	5/19/2021	Dawson	$ 806,867.00	$ 1,265,000	$ 1,265,000	$ -	$ 458,133	
06.5	FINISH CARPENTRY*	6/23/2021	Pacific Cabinets	$ 377,854.00	$ 610,516	$ 610,516.00		$ 232,662	Does not include Alt A-1 award
06.6	CASEWORK AND COUNTERTOPS	6/16/2021	Pacific Cabinets	$ 560,104.00	$ 447,364	$ 447,364.00		$ (112,740)	
07.1	ROOFING	6/23/2021	Axiom	$ 679,590.00	$ 567,100	$ 567,100.00		$ (112,490)	
07.2	WEATHER BARRIERS, SIDING, LOUVERS, & WINDOW INSTALL	6/28/2021	Axiom	$ 1,366,962.00	$ 1,760,980	$ 1,760,980		$ 394,018	
08.1	DOORS, FRAMES AND DOOR HARDWARE*	6/16/2021	Dawson	$ 382,597.00	$ 550,000	$ 550,000		$ 167,403	
08.3	COILING COUNTER DOORS & SECTIONAL DOOR	5/26/2021	Vander Griend	$ 21,000.00	$ 39,323	$ 39,323		$ 18,323	Added side folding Grilles to scope after 90% budget
08.4	FOLDING DOORS*	5/26/2021	Dawson	$ 50,250.00	$ 57,000	$ 57,000		$ 6,750	
08.5	VINYL WINDOW - SUPPLY ONLY*	6/2/2021	Dawson	$ 98,000.00	$ 138,000	$ 138,000		$ 40,000	
08.6	FIBERGLASS WINDOWS, GLAZING, & MIRRORS*	6/2/2021	Dawson	$ 111,140.00	$ 142,500	$ 142,500		$ 31,360	
08.7	SUPPLY OF FIXED LOUVERS*	5/26/2021	Dawson	$ 13,460.00	$ 24,500	$ 24,500		$ 11,040	
09.1	METAL FRAMING, DRYWALL AND INSULATION	7/7/2021	Alliance Partitions	$ 849,897.00	$ 874,560	$ 874,560.00		$ 24,663	Alt A-4 value of $19,000 NOT included
09.2	ACOUSTICAL WALLS AND CEILINGS	7/7/2021	Van Beek Drywall	$ 168,910.00	$ 199,400	$ 199,400.00		$ 30,490	Alt A-2 value of $97,100 & Alt A-4 value of $1,800 NOT included
09.3	CERAMIC TILING	7/7/2021	B&P Tile	$ 83,700.00	$ 62,988	$ 62,988.00		$ (20,712)	
09.5	WOOD FLOORING	6/16/2021	Western Hardwood	$ 108,000.00	$ 112,000	$ 112,000.00		$ 4,000	
09.6	PAINTINGS AND COATINGS	7/7/2021	Swinburnson	$ 209,250.00	$ 210,200	$ 210,200.00		$ 950	Alt E-4 value of $1,200 is included for intumescent paint
09.7	WALLCOVERING	7/28/2021		$ 196,900.00		$ 196,900.00			
10.1	MISCELLANEOUS SPECIALTIES*	7/7/2021	Dawson	$ 325,526.00	$ 429,000	$ 429,000.00		$ 103,474	
10.2	SIGNAGE	7/28/2021		$ 85,000.00		$ 85,000.00			
10.3	OPERABLE PARTITIONS	6/2/2021	Advanced Equip.	$ 65,000.00	$ 63,910	$ 63,910		$ (1,090)	
11.1	FALL RESTRAINT & FALL ARREST SYSTEM*	6/9/2021	Dawson	$ 45,000.00	$ 81,200	$ 81,200		$ 36,200	
11.2	FOODSERVICE EQUIPMENT	5/26/2021	Smith & Greene	$ 250,686.00	$ 250,000	$ 250,000		$ (686)	
11.3	MUSIC ROOM DRAPERIES & STAGE CURTAINS	6/23/2021	Stagecraft	$ 34,000.00	$ 29,100	$ 29,100.00		$ (4,900)	
11.4	GYM EQUIPMENT	6/23/2021	Barclay Dean	$ 53,480.00	$ 56,552	$ 56,552.00		$ 3,072	
14.0	CONVEYING EQUIPMENT*	5/26/2021	Dawson	$ 128,750.00	$ 113,500	$ 113,500		$ (15,250)	
21.0	FIRE SUPPRESSION SYSTEMS	4/1/2021	Columbia Fire	$ 331,000.00	$ 331,000	$ 349,788	$ 18,788	$ 18,788	Bid Package cost in 90% estimate. Includes Pre-GMP Cop 03
23.0	MECHANICAL (PLUMBING & HVAC)	5/19/2021	Harris	$ 3,255,234.00	$ 3,588,284	$ 3,588,284		$ 333,050	Includes add Alt's M-1 & M-2 not in 90% GMP budget
26.0	ELECTRICAL	5/19/2021	Veca	$ 2,944,771.00	$ 3,336,833	$ 3,336,833		$ 392,062	Includes add Alt's E-1 thru E-7, M-1 & M-2 not in 90% GMP budget
26.1	EARLY ELECTRICAL WORK & CONSTRUCTABILITY REVIEW	4/26/2021	Veca	$ 100,153.00	$ 100,153	$ 119,477	$ 19,324	$ 19,324	Includes Pre-GMP COP 10
31.0	EARTHWORK & SITE IMPROVEMENTS*	6/2/2021	Dawson	$ 1,602,419.00	$ 1,413,500	$ 1,413,500	$ -	$ (188,919)	Includes Alternate L-1 award
32.1	LANDSCAPING	7/7/2021	Matia	$ 360,980.00	$ 451,200	$ 451,200.00		$ 90,220	
32.2	MISCELLANOUS SITE*	7/28/2021		$ 261,041.00		$ 261,041.00			
33.0	EARLY SITE UTILITIES, STORM DETENTION & DEMOLITION*	4/1/2021	Premium Services	$ 854,387.00	$ 854,387	$ 979,145	$ 124,758	$ 124,758	Bid Package cost in 90% estimate. Includes pre-GMP COP's below
33.1	EARLY DETENTION TANK/STORM FILTER/GREASE INT. SUPPLY	NA	HD Fowler	$ 197,000.00	$ 197,000	$ 249,879	$ 52,879	$ 52,879	Bid Package cost in 90% estimate. Includes Pre-GMP COP 07
-				$ -				$ -	
				$ 21,785,173.00	$ 23,568,550	$ 24,891,053	$ 215,749	$ 3,105,880	

	NSS	$ 1,817,674.00
	Site NSS	$ -
	SGC's	$ 807,300.00
	Total MACC	**$ 24,410,147.00** **
	Fee	$ 1,159,482.00
	Desgin/Risk Conting	$ 1,464,608.00
	Total GMP	**$ 27,034,237.00**

**Dawson Bidding*

***RCW 39.10.390 - Work by GCCM cannot exceed 30% of MACC*

Current Projected MACC Amount	$	24,891,053.00
30% of MACC:	$	7,467,316
Dawson SPW Current Total:	$	7,044,200
Remaining Allowable Self-Perform Amt:	$	423,116

	Selected Alternate Summary		
A-1	Graphic Wall	--	Not Selected
A-2	Acoustic Panels W6A & W6B	--	Not Currently Selected
A-3	Fluid Applied flooring @ Mech spaces	--	BSD not intending to select currently
A-4	Spring Isolated ceiling in room 117	--	Not Currently Selected
L-1	Grass Playfield Subdrainage	$20,000	
L-2	Garden Fence & Trellis in lieu of chain link	--	Not Currently Selected
M-1	Classroom Ceiling Fans - Mechanical	$66,779	
M-1	Classroom Ceiling Fans - Electrical	$7,838	
M-2	Heat Pump - Mechanical	$329,505	
M-2	Heat Pump - Electrical	$5,131	
E-1	Commons Dimming	$46,245	
E-2	Surge Protection	$18,679	
E-3	Additional Access Controls - Electrical	$10,353	
E-3	Additional Access Controls - Doors	$2,000	
E-4	Emergency Responder system per 272500	$92,582	
E-4	Intumescent Paint for DAS System	$1,200	
E-5	Trail Lights	$27,079	
E-6	Light Poles at 816 East Maryland St	$11,810	
E-7	Video Surveillance System	$67,430	
		$706,631	

	Pre GMP COP Summary		
BP #	Pre GMP COP #/Description	COP Amount	BP Subtotal
BP 06.1	COP 11 Out of sequence work/scupper openings for roof mat'l delay	TBD	
BP 06.2	COP 13 LVL Studs added post BP 06.2	TBD	
BP 21.0	COP 03 FDC sprinkler routing in building per RFI # 4	$18,788.00	$18,788.00
BP 26.1	COP 10 Electrical Constructability & Added Portable support work	$19,323.52	$19,323.52
BP 31.0	COP 12 Added work per Addendum #1, ASI 1,2 &3	TBD	
BP 33.0	COP 01 Lead Controls for Early Demo Scope	$4,761.58	
BP 33.0	COP 02 New Added Storm Sewer at E. Maryland per Addn 2	$22,236.42	
BP 33.0	COP 03 New FDC extension to building per RFI # 4	$6,125.29	
BP 33.0	COP 05 Upsize Domestic Water Service per Addendum # 1	$2,020.21	
BP 33.0	COP 06 Storm Detention & outfall revisions per Addendum # 2	$84,301.84	
BP 33.0	COP 08 Relocate RPBA Vault & Redig water meter service	$3,566.80	
BP 33.0	COP 09 Repair of existing SS/Storm pipe for new SS install	$1,745.73	
	BP 33.0 Subtotal	$124,757.87	$124,757.87
BP 33.1	COP 07 Storm det. tank increased size & escalation per Addn # 2	$52,879.44	$52,879.44
	Total for all Pre -GMP COP's		$215,748.83