

# BELLINGHAM SCHOOL DISTRICT

## - GC/CM CERTIFICATION

1. Please provide data regarding how your previous GC/CM projects met your outreach goals showing small-, minority-, women- and veteran-owned business participation.

Bellingham Public Schools continues to seek growth opportunities by engaging small, minority-, women-, and veteran-owned businesses in our projects. In an analysis of our first two GC/CM projects, we found that seven firms contracted were certified firms registered with the OMWBE. The total value of these contracts represents under 5% of the total construction value. Additionally, there are a number of WMBE firms that were not officially certified and did not make efforts to register with the OMWBE. This represents an effort to engage WMBE firms, but we recognize that with a targeted approach, this number can be expanded. We have learned to partner with firms willing to assist with the certification of WMBE firms.

At the onset of planning for the most recent GC/CM project, Carl Cozier/ES #15, we revised our approach to increase WMBE participation. For ES #15, we enlisted the guidance of BPS's Director of Equity, Diversity, and Inclusion, Dr. Janis Velasquez Farmer, to support local WMBE relationship building and connections. Up until this time, we have not formally tracked WMBE participation goals, an oversight emphasized during the PRC process.

Once approved for GC/CM on ES #15, we updated our scoring metrics for GC/CM selection to include dedicated points for experience and ability around WMBE involvement. We selected BNBuilders based on their impressive tracking mechanisms and outreach plans. We have not started tracking WMBE goals for this project, as construction has not begun. However, we have refined project goals based on regional demographics, data shared from other recent projects in the community, as well as a better understanding of our contractor community.

To move us closer to our goal of 15% combined participation from small, WMBE-, veteran-, and diverse-owned firms, we are increasing outreach by collaborating with regional and other local contractors. Most recently, we developed and implemented a GC/CM educational session in January 2025, which we expect to improve our relationships with local and WMBE firms. At this workshop, we clarified our specific needs and showcased BPS's collective values to honor and support WMBE and other diverse firms. Attendance at the January 2025 event included 46 people representing 20 different local firms.

Research conducted by our team demonstrates a demographic imbalance within Whatcom and Skagit Counties of WMBE and non-WMBE firms. We are committed to consistent communication of upcoming events, projects, and opportunities to bid and engage with both current and future work:

- EDI trainings held at BPS's District Office
- Quarterly GC/CM workshop sessions in conjunction with the AGC
- AGC's 2nd Annual Celebration of Women in Construction, March 6

We continue to maintain positive relationships with Lummi and Nooksack educational leaders to help establish connections with Lummi- and Nooksack-owned businesses.

As a benefit of alternative subcontractor selection, we are able to provide early engagement of subcontracts and buyout opportunities. With our ES #15 project, we've ensured that both our selected EC/CM and MC/CM partners have committed to WMBE involvement. Both of these firms have committed to 10% subcontractor involvement of WMBE firms, as well as additional participation by small and local businesses.

Attached is the draft EDI plan for the ES #15 project, including tools we are using for tracking our WMBE targets.

2. In your Attachment B: GC/CM Delivery Method Recommendation, please consider the alternative subcontractor selection process (RCW 39.10.385) and update your form accordingly.

Thank you for recognizing an issue with our recommendation and alternative subcontractor selection process. Although not the intent, the previous form limited our alternative subcontractor selection to mechanical or electrical packages only. We have updated our form to allow any scope to follow the alternative subcontractor selection process as an option in line with RCW 39.10.385.

It is worth noting that alternative subcontractor selection remains an option at the discretion of the GC/CM and Bellingham Public Schools. This process is considered on a case-by-case basis provided it is in the best interest of the project. Please see the revised form attached, with the modified section now reading as follows.

#### **Alternative Subcontractor Selection**

If GC/CM delivery is approved, alternative subcontractor selection may be an option for any package over \$3 million. Should the District and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for any subcontractor packages?

YES  NO

If yes, provide explanation:

3. You have mentioned and highlighted the district's sustainability work, specifically your Climate Action Plan. In what ways do you think GC/CM better helps the district achieve your sustainability goals?"

The Bellingham community asked Bellingham Public Schools to define a plan to be intentional about our sustainability practices. In 2023, we developed the Climate Action Plan to identify priorities, goals, and targets for fostering sustainability in teaching & learning, habits & culture, and facilities & operations. This framework guides us to view our projects with a different focus; we aim to understand the full impact of our buildings from construction and operation through their lifecycle and operational impact.

**CAPITAL PROJECTS ADVISORY REVIEW BOARD**  
**PROJECT REVIEW COMMITTEE**  
**QUESTIONS RE: CERTIFICATION APPLICATION**  
Meeting Date: February 27, 2025

As a duty to our community, we must not only look at current code requirements but consider future sustainable building practices and operational choices. We take pride in the fact that we are now designing buildings for net-zero readiness, that incorporate mass timber, and geothermal energy usage, to name a few. We aim to be at the forefront of sustainable building practices as a promise to our community.

A critical part of any design process is making calculated decisions on technical systems. The early involvement of a GC/CM, as well as our alternative subcontractor partners, allows those with technical expertise to be members of the team early, ensuring the team is making educated decisions during design. Sustainability measures are often considered later in the project, leading to increased costs. The use of GC/CM allows us to understand the full impact of these decisions early in the process, including upfront and operational costs, procurement requirements, and additional considerations that we may not gather from a typical D/B/B project. We understand that including the GC/CM in these decisions early leads to better understanding of project value and improved implementation of sustainable building practices.



## BNBuilders' Inclusion, Diversity, & Equity Mission Statement

At BNBuilders, we value Inclusion, diversity, and equity. We know that hiring diverse talent brings diverse viewpoints and is invaluable to developing new ideas and approaches to serve our clients and the communities where we are building. This commitment is woven into our values and belief that our team is strongest when we embrace the full spectrum of humanity in our office and construction sites.

## Whatcom County Demographic Profile

Whatcom County US Census survey data collected in 2020 had a high response rate from residents self-identifying as 'White - Alone', totaling 75% of the overall population profile. Responses came from residents across Bellingham, Blaine, Ferndale, etc. 'Hispanic or Latino' was the second most popular profile, totaling to 10% of the same residency. Populations of Two of More races, Pacific Islander, Asian, Native American, etc. make up the remaining 15% of the population.\*

Further analysis of the statistically significant Hispanic or Latino Population shows in the measured year about half of the population reported active employment status on the census. Of the occupational responses, about ~20% were employed in "Natural Resources, Construction, and Maintenance".\*\* Similar review should be conducted to fully understand the Whatcom County Workforce.

## Project Goals - Subcontracting

We strive to maximize the opportunities and participation from MWBE/Local firms and our workforce to reflect the communities we live and work in. BNBuilders has developed a goal for diverse & local participation as shown in the below table. These percentages are based on an informed review of the GC/CM delivery model, anticipated Subcontractor participation in the project, and anticipated Whatcom County workforce ability to contribute to a public works new ground-up construction project budgeted between \$40 - \$50 million overall as identified in the attached bid package plan.

MWBE/SBE/Vet Owned	15%
LOCAL (Whatcom County)	50%

Achievement of these goals would establish a baseline for expanding to new demographics for inclusion in Bellingham Public School Projects. To achieve this, several tools will need to be utilized: engage preferred vendors (BPS existing), maintain existing relationships with diverse & local partners, develop new subcontractor agreements.



## Project Goals - Construction Workforce

The RCW requires public projects that cost \$1 million or more to have at least 15% of the labor hours performed by apprentices.

In addition, we are also committed to achieving the goals listed below:

Local (Whatcom County) Apprentices	50%
Minority Apprentices (of total Apprentices)	20%
Women Apprentices (of total Apprentices)	20%
Student Internships	1 per Semester

For our Journey-level workers, we have the following goals:

Local (Whatcom County) Journey Level	50%
Minority Journey Level	20%
Women Journey Level	5%

## Approach to Achieving Project Goals

Subcontractor and Workforce Diverse & Local participation will be tracked monthly beginning at execution of the GMP. The Bid Package Plan will represent anticipated engagement at the Subcontractor level, which will be benchmarked at GMP.

Post GMP, the Vendor Diversity Tracking Template will be utilized on a monthly basis to track actual participation as Subcontractor sub-tier buyout progresses.

During construction, on a month basis, we track the workforce participation with the Summary Workforce and Subcontractor Workforce templates (See attached). These reports are filled out by each subcontracted partner and summarized by BNBuilders for presentation to BPS Monthly.

## Attachments

1. Bid Package Plan
2. Vendor Diversity Tracking Template
3. Subcontractor Workforce Tracker



#### 4. Summary Workforce Tracker

\* [2020 Census Demographics Whatcom County](#)

\*\* [2020 Census Demographics Gender & Occupation Whatcom County](#)

PROJECT: Elementary School  
OWNER: Bellingham SD  
ARCHITECT: TBD

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
BID PACKAGE NUMBER	BID PACKAGE TITLE	TOTAL BID PACKAGE ESTIMATE	MBE	WBE	SBE	DBE	Vet Owned	TOTAL WMBE	HIGH WMBE %	WMBE PROBABILITY %	WMBE Weighted Total%	Local	HIGH LOCAL %	LOCAL PROBABILITY %	LOCAL Weighted Total%	BNB - SP	Comments/Subcontractors
BP 02.01	Demolition & Abatement	\$ 750,000.00						\$ -	0%		\$ -	\$ 750,000	100%	25%	\$ 187,500		BGZ Demolition & Abatement Services (Local)
BP 03.10	Structures - Concrete	\$ 4,800,000.00			\$ 720,000	\$ 240,000		\$ 960,000	20%	100%	\$ 960,000	\$ 1,680,000	35%	100%	\$ 1,680,000	\$ 4,800,000	Morse Steel (SBE) / Cadman, Inc. (Local) + Western Concrete Pumping (Local) + Custom Concrete (DBE)
BP 03.20	Site Concrete & Specialties (includes Asphalt Paving)	\$ 1,500,000.00				\$ 375,000		\$ 375,000	25%	25%	\$ 93,750	\$ 375,000	25%	50%	\$ 187,500		Custom Concrete (DBE) / Granite Construction (Local)
BP 04.20	Masonry	\$ 650,000.00			\$ 650,000			\$ 650,000	100%	25%	\$ 162,500		0%		\$ -		Construction by Champion (SBE)
BP 06.10	Rough Carpentry - Wood Framing	\$ 2,700,000.00						\$ -	0%		\$ -	\$ 810,000	30%	75%	\$ 607,500	\$ 2,700,000	Western Forest Products, Inc (Local)
BP 06.40	Finish Carpentry-Casework	\$ 2,000,000.00			\$ 2,000,000			\$ 2,000,000	100%	35%	\$ 700,000		0%		\$ -		Skagit Architectural Millwork (SBE)
BP 07.40	Metal Siding & Flashing	\$ 1,000,000.00						\$ -	0%		\$ -	\$ 1,000,000	100%	50%	\$ 500,000		Axiom (Local)
BP 07.45	Fiber Cement Siding	\$ 1,200,000.00			\$ 1,200,000			\$ 1,200,000	100%	25%	\$ 300,000		0%		\$ -		Alpine Siding, LLC (SBE)
BP 07.50	Roofing	\$ 900,000.00						\$ -	0%		\$ -	\$ 900,000	100%	50%	\$ 450,000		Axiom (Local)
BP 08.10	Doors & Hardware	\$ 600,000.00						\$ -	0%		\$ -	\$ 600,000	100%	25%	\$ 150,000		Cascade Door & Hardware (Local)
BP 08.50	Vinyl Windows	\$ 700,000.00			\$ 700,000			\$ 700,000	100%	25%	\$ 175,000		0%		\$ -	\$ 700,000	Alpine Siding, LLC (SBE)
BP 08.60	AL Glass & Glazing - Interior & Exterior	\$ 300,000.00						\$ -	0%		\$ -		0%		\$ -		
BP 09.20	GWB, Framing & Insulation	\$ 1,950,000.00						\$ -	0%		\$ -	\$ 1,950,000	100%	50%	\$ 975,000		GK Knutson (Local)
BP 09.50	Ceilings	\$ 800,000.00						\$ -	0%		\$ -	\$ 800,000	100%	50%	\$ 400,000		GK Knutson (Local)
BP 09.60	Flooring - Wood Flooring	\$ 300,000.00		\$ 300,000				\$ 300,000	100%	25%	\$ 75,000		0%		\$ -		West Coast Flooring (WBE)
BP 09.40	Flooring - Polished Concrete	\$ 100,000.00		\$ 100,000				\$ 100,000	100%	25%	\$ 25,000		0%		\$ -		West Coast Flooring (WBE)
BP 09.30	Ceramic Tile	\$ 150,000.00		\$ 150,000				\$ 150,000	100%	25%	\$ 37,500		0%		\$ -		West Coast Flooring (WBE)
BP 09.90	Painting	\$ 600,000.00	\$ 600,000					\$ 600,000	100%	25%	\$ 150,000		0%		\$ -		Cima Construction (WMBE)
BP 10.10	Interior Specialties	\$ 950,000.00						\$ -	0%		\$ -		0%		\$ -	\$ 950,000	
BP 11.40	Food Service Equipment	\$ 350,000.00						\$ -	0%		\$ -		0%		\$ -		
BP 14.20	Elevators	\$ 150,000.00						\$ -	0%		\$ -		0%		\$ -		
BP 21.00	Fire Sprinkler	\$ 600,000.00						\$ -	0%		\$ -		0%		\$ -		
BP 22.00	HVAC & Plumbing - Blythe (Local)	\$ 6,100,000.00						\$ 610,000	10%	100%	\$ 610,000	\$ 6,100,000	100%	100%	\$ 6,100,000		Blythe Mechanical (Local)
BP 26.00	Electrical - Veca (Local)	\$ 7,000,000.00						\$ 700,000	10%	100%	\$ 700,000	\$ 7,000,000	100%	100%	\$ 7,000,000		Veca Electrical (Local)
BP 31.00	Sitework & Utilities	\$ 4,300,000.00					\$ 4,300,000.00	\$ 4,300,000	100%	50%	\$ 2,150,000	\$ 4,300,000	0%	50%	\$ 2,150,000		Peilco (Vet Owned), Interwest (Burlington - Local)
BP 31.25	Geothermal	\$ 900,000.00						\$ -	0%		\$ -	\$ -	0%		\$ -	\$ 900,000	
BP 32.90	Landscaping & Irrigation	\$ 1,200,000.00			\$ 1,200,000			\$ 1,200,000	100%	25%	\$ 300,000	\$ -	0%		\$ -		Matia Contractors, Inc (SBE)
<b>BID PACKAGE COSTS</b>		<b>\$ 42,550,000</b>	<b>\$ 600,000</b>	<b>\$ 550,000</b>	<b>\$ 6,470,000</b>	<b>\$ 615,000</b>	<b>\$ 4,300,000</b>	<b>\$ 13,845,000</b>	<b>33%</b>		<b>15.1%</b>	<b>\$ 26,265,000</b>	<b>62%</b>		<b>47.9%</b>	<b>24%</b>	







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**GOALS**

Apprentice	Previous No. of Hours	Current No. of Hours	To-Date No. of Hours	Goal	To-Date %
Women				20%	#DIV/0!
People of Color				20%	#DIV/0!
Journey Level	Previous No. of Hours	Current No. of Hours	To-Date No. of Hours	Goal	To-Date %
Women				5%	#DIV/0!
People of Color				20%	#DIV/0!

	Previous	Current Period	To-Date
Total Apprentice Hours			
Total Journey Level Hours			
Total Hours Worked			

I, the undersigned, do hereby certify under penalty of perjury that the information provided herein represents the true and correct hourly totals for Apprentice/Journey level workers utilization during this reporting period.

Authorized Signature of Contractor:	Printed Name:	Date Signed:
	Printed Title: Project Manager	



## APPRENTICESHIP & DIVERSE WORKER UTILIZATION REPORT

Contractor Name & Address :	Project Name : <b>Bellingham Public Schools - XXX</b>	BNBuilders, Inc.
	BNB Project No. :	Reporting Period : <b>XXX</b> to <b>XXX</b>

### REQUIREMENTS

	Current No. of Hours	To-Date No. of Hours	Requirement	Current %	To-Date %
<b>Apprenticeship</b>	0	0	15%	#DIV/0!	#DIV/0!
<b>Local Workers - Apprentice</b>	0	0	50%	#DIV/0!	#DIV/0!
<b>Local Workers - Journey Level</b>	0	0	50%	#DIV/0!	#DIV/0!

Apprenticeship						
	Contractor	Previous No. of Hours	Current No. of Hours	Contractor	Previous No. of Hours	Current No. of Hours
Subtier 1						
Subtier 2						
Subtier 3						

Local Workers - Apprentice						
	Contractor	Previous No. of Hours	Current No. of Hours	Contractor	Previous No. of Hours	Current No. of Hours
Subtier 1						
Subtier 2						
Subtier 3						

Local Workers - Journey Level						
	Contractor	Previous No. of Hours	Current No. of Hours	Contractor	Previous No. of Hours	Current No. of Hours
Subtier 1						
Subtier 2						
Subtier 3						

### GOALS

Apprentice	Previous No. of Hours	Current No. of Hours	To-Date No. of Hours	Goal	To-Date %
<b>Women</b>		0	-	20%	#DIV/0!
<b>People of Color</b>		0	-	20%	#DIV/0!
Journey Level	Previous No. of Hours	Current No. of Hours	To-Date No. of Hours	Goal	To-Date %
<b>Women</b>		0	-	5%	#DIV/0!
<b>People of Color</b>		0	-	20%	#DIV/0!

	Previous	Current Period	To-Date
Total Apprentice Hours			-
Total Journey Level Hours			-
Total Hours Worked			-

I, the undersigned, do hereby certify under penalty of perjury that the information provided herein represents the true and correct hourly totals for Apprentice/Journey level workers utilization during this reporting period.

Authorized Signature of Contractor:	Printed Name:	Date Signed:
	Printed Title:	
	Project Manager	



## **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:



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:



## **Alternative Subcontractor Selection**

If GC/CM delivery is approved, alternative subcontractor selection may be an option for any package over \$3 million. Should the District and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for any subcontractor packages?

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.
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