

# Agency GCCM Status Presentation

Capital Projects  
Advisory Review Board  
Project Review Committee

*February 27, 2025*



# Agenda

## 1

### Introduction

- + Capital Projects Team
- + Location & School District Stats
- + Bellingham Promise, Sustainability
- + Equity, Diversity & Inclusion
- + BPS Operations

## 2

### Current & Future Projects

## 3

### Past Projects & Lessons Learned

## 4

### Summary & Questions



## BPS Leadership



**Jessica Sankey**

Chief Operations Officer

3 GCCM Projects



**Curtis Lawyer**

Director of Capital Projects

6 GCCM Projects  
AGC GCCM



**Kathryn Weilage**

Chief Financial Officer

3 GCCM Projects



**Dr. Janis Velasquez Farmer**

Director, Equity, Diversity and Inclusion

1 GCCM Project



**Dr. Greg Baker**

Superintendent

3 GCCM Projects

## Capital Projects Team



**Julie Denton**

Executive Administrative Assistant

3 GCCM Projects



**Corey Ayers**

Project Manager

3 GCCM Projects  
AGC GCCM



**Brian Smart**

Project Manager

2 GCCM Projects  
AGC GCCM



**Austin Scheffer**

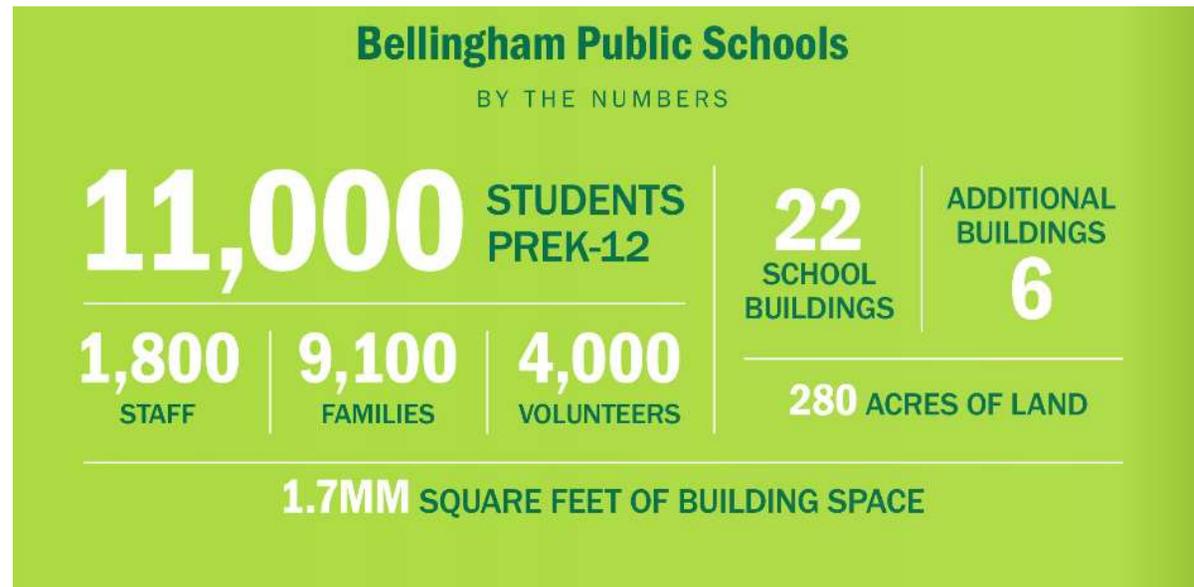
Capital Projects & Procurement Supervisor

2 GCCM Projects  
AGC GCCM

# Bellingham Public Schools



- + Approved for GC/CM use for ES#15 in 2023
- + Also approved GC/CM for projects in 2020 & 2015
- + Considering use of GC/CM for future builds for projects currently funded for design and preconstruction
- + Additional rebuilds expected in coming years will also be considered for GC/CM delivery



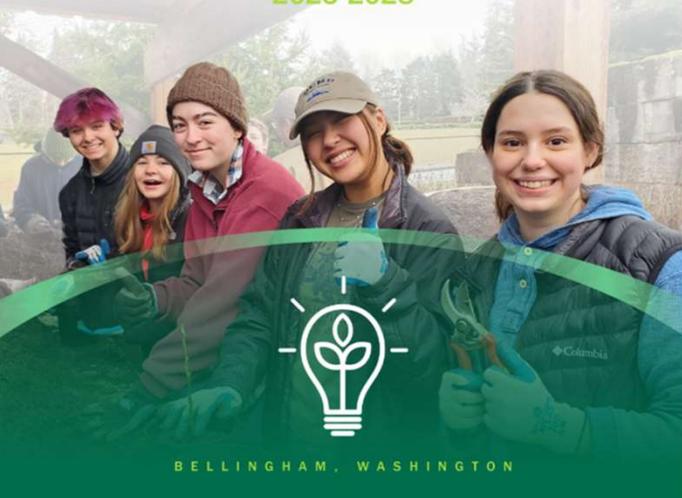
# Culture & Community



# Climate Action Plan

TOWARD A SUSTAINABLE AND RESILIENT BELLINGHAM PUBLIC SCHOOLS

2023-2028



## Strategic Priorities

- **Operations:** Balance human, environmental and economic priorities in all decisions
- **Learning:** Prepare students for a future of stewardship, cooperation and problem-solving in an increasingly uncertain world
- **Culture:** Empower everyone in the organization to see their role in this work
- **Equity:** Make the connection between advancing the ongoing equity work and reacting to the climate crisis
- **Leadership:** Elevate this work with the urgency that is required to meet the moment
- **Health:** Address the climate-based impacts on the wellbeing of our students and staff

## Tactical Goals

1. By 2025, BPS will use a mechanism to guide decision making related to energy use in new and existing facilities. We will balance the following considerations:
  - Cost-effectiveness
  - Energy efficiency
  - Greenhouse gas emissions
  - Health of the stakeholders
  - Full life-cycle of materials
2. By 2025, BPS will develop a water management plan to become a responsible water school district.
3. By 2026, BPS will reduce production of waste by implementing uniform waste systems and receptacles in cafeterias, classrooms, and other spaces throughout school buildings.

## Indicators, Measures & Strategies

TACTICAL GOAL #1	TACTICAL GOAL #2	TACTICAL GOAL #3
<ul style="list-style-type: none"> <li>• Track EUI by site and district</li> <li>• Measure greenhouse gas emissions by site, district and per capita</li> <li>• Assess air quality by site and district</li> <li>• Perform cost/benefit and opportunity cost analyses</li> <li>• Set up dashboards by site and district</li> <li>• Collect and assess transportation baseline data</li> </ul>	<ul style="list-style-type: none"> <li>• Assess water use (indoor/outdoor) and quality by site and district</li> <li>• Collect and evaluate stormwater baseline data, shifting to view water as a resource</li> </ul>	<ul style="list-style-type: none"> <li>• Assess waste diversion rates by site and district</li> <li>• Perform a pilot waste audit for one school at each level</li> <li>• Connect with CTE classes to create receptacle prototypes</li> </ul>



# the Bellingham Promise

## vision

We, as a community, make a collective commitment to Bellingham's children. We will empower every child to discover and develop their passions, contribute to their community, and achieve a fulfilling and productive life.

## mission

We collectively commit that our students are cared for and respected, and that they will graduate from our schools prepared for success. All students will be exceptional in their own way, with strong character, a passion for learning, and ready for the widest range of educational and vocational options to support

## core beliefs

### We believe:

- all children should be loved,
- the whole child is important,
- every child can learn at high levels,
- early learning and development are critical,
- learning is lifelong and essential to a high quality of life,
- compassion and service build community,
- teaching children to do their best involves self-reflection and reaching higher,
- diversity enhances a strong and healthy community, and
- together we achieve more than alone.

## key strategies

We will accomplish this by focusing on...



# Equity, Diversity And Inclusion



Serving all aspects of The Bellingham Promise, equity, diversity, and inclusion supports equitable change in academic, social, and cultural development. We support teaching & learning, professional development, community engagement, and human resources, co-creating opportunities for growth, dialogue, and access.

Bellingham Public Schools continues to sharpen our focus on equitable change, recognizing the benefits of growth in our community. We are proud to be a constant work in progress. We are committed to providing and sustaining inclusive education for each student in our district.

To accomplish our mission, we will develop and support initiatives to:

- Remove institutional and systemic barriers to success,
- Increase equitable access to resources,
- Integrate diverse cultures, heritages, and identities in our classrooms, policies, and practices, and
- Advance and amplify historically silenced voices and stories in education.

**BELLINGHAM PUBLIC SCHOOLS IS ABSOLUTELY OPPOSED TO ANTI-BLACK RACISM, AND RACISM IN ALL FORMS. OUR COMMITMENT TO DIVERSITY, EQUITY, AND INCLUSION IS NOT JUST A STATEMENT BUT A PROMISE TO ALL STUDENTS. WE RECOGNIZE THAT RACISM IS DEEPLY ROOTED AND AFFECTS OUR SYSTEMS AND THE LIVES OF MANY INDIVIDUALS AND FAMILIES IN PROFOUND WAYS. IT IS A COLLECTIVE RESPONSIBILITY TO ADDRESS AND DISMANTLE THESE INJUSTICES.**

*Dr. Baker*

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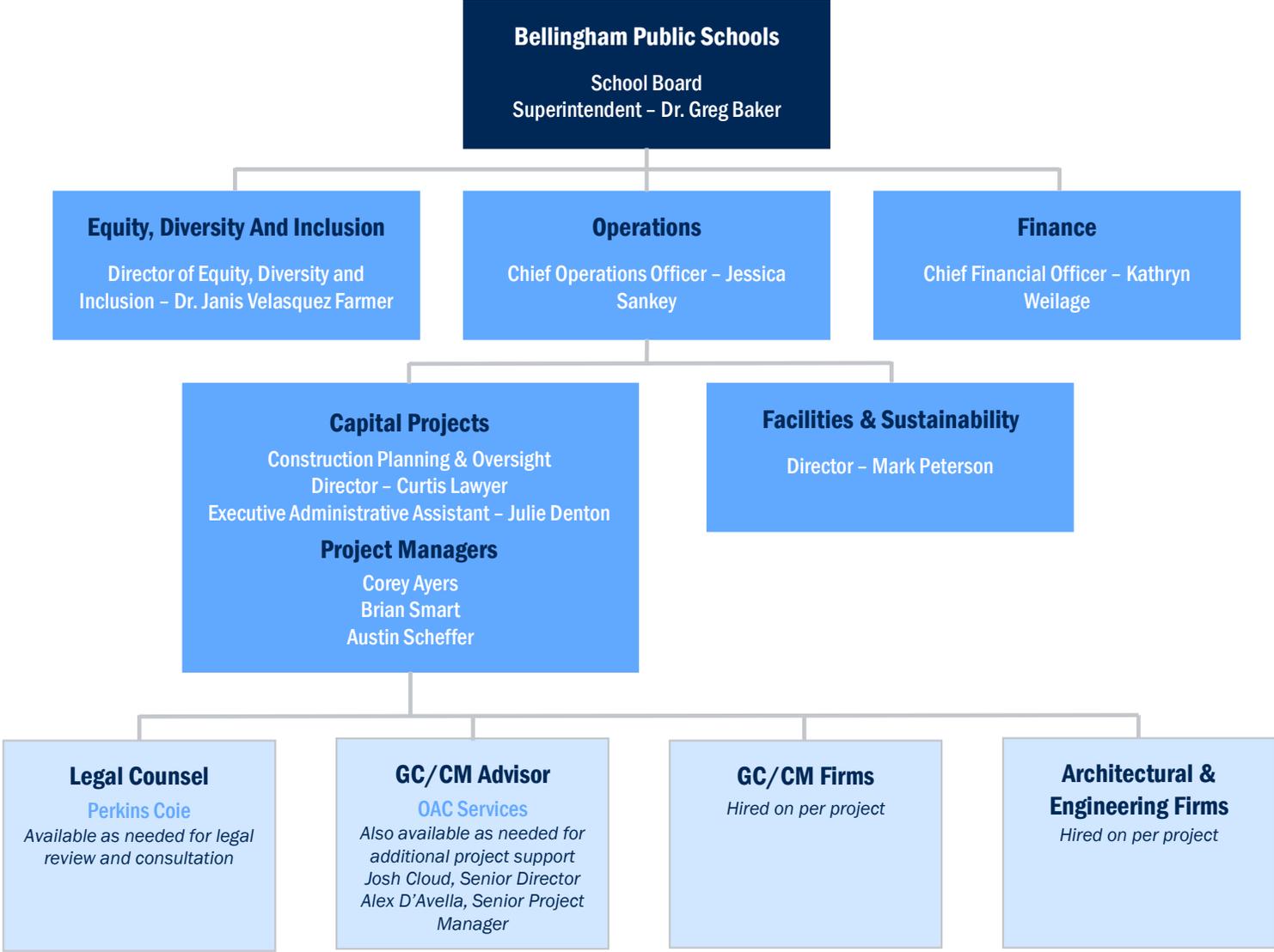
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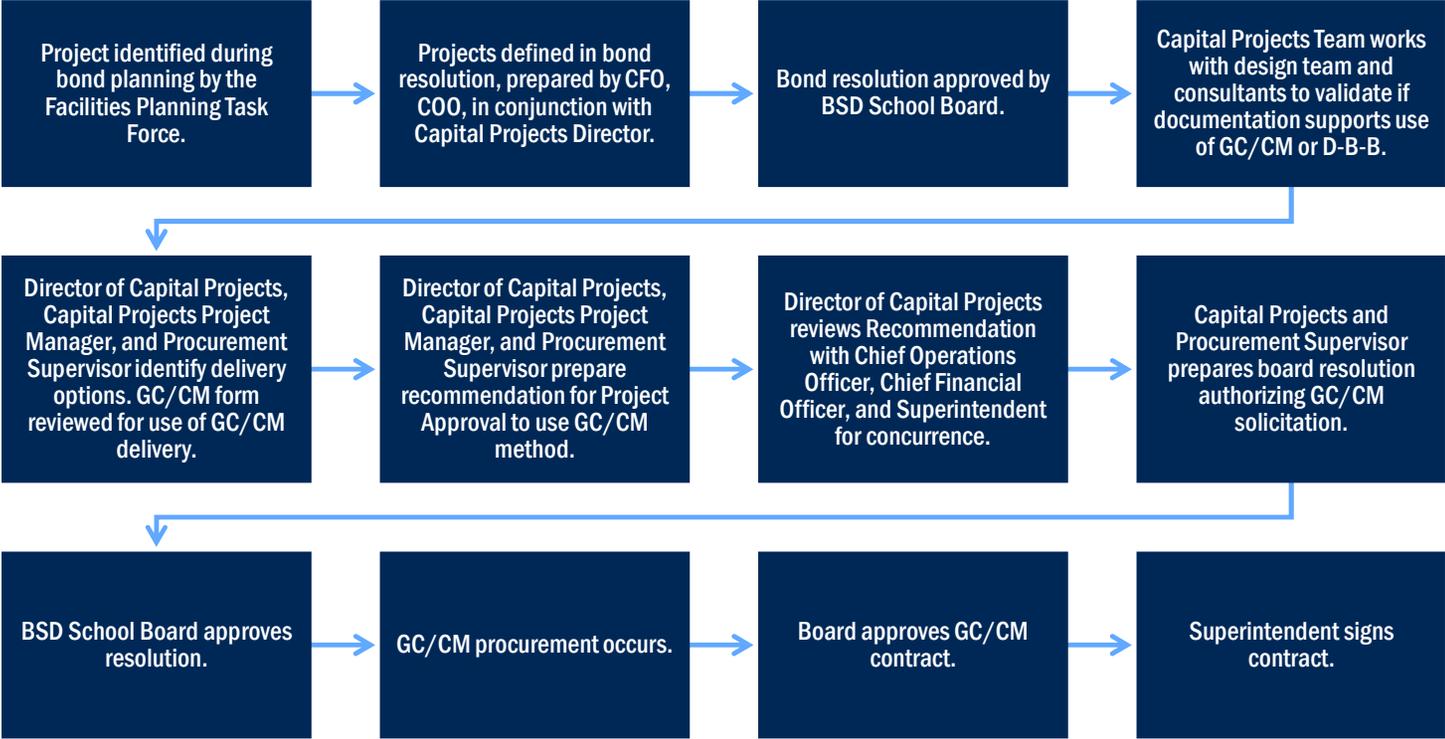
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Teaching and Learning  
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# BPS Organizational Structure



# Project Delivery Workflow



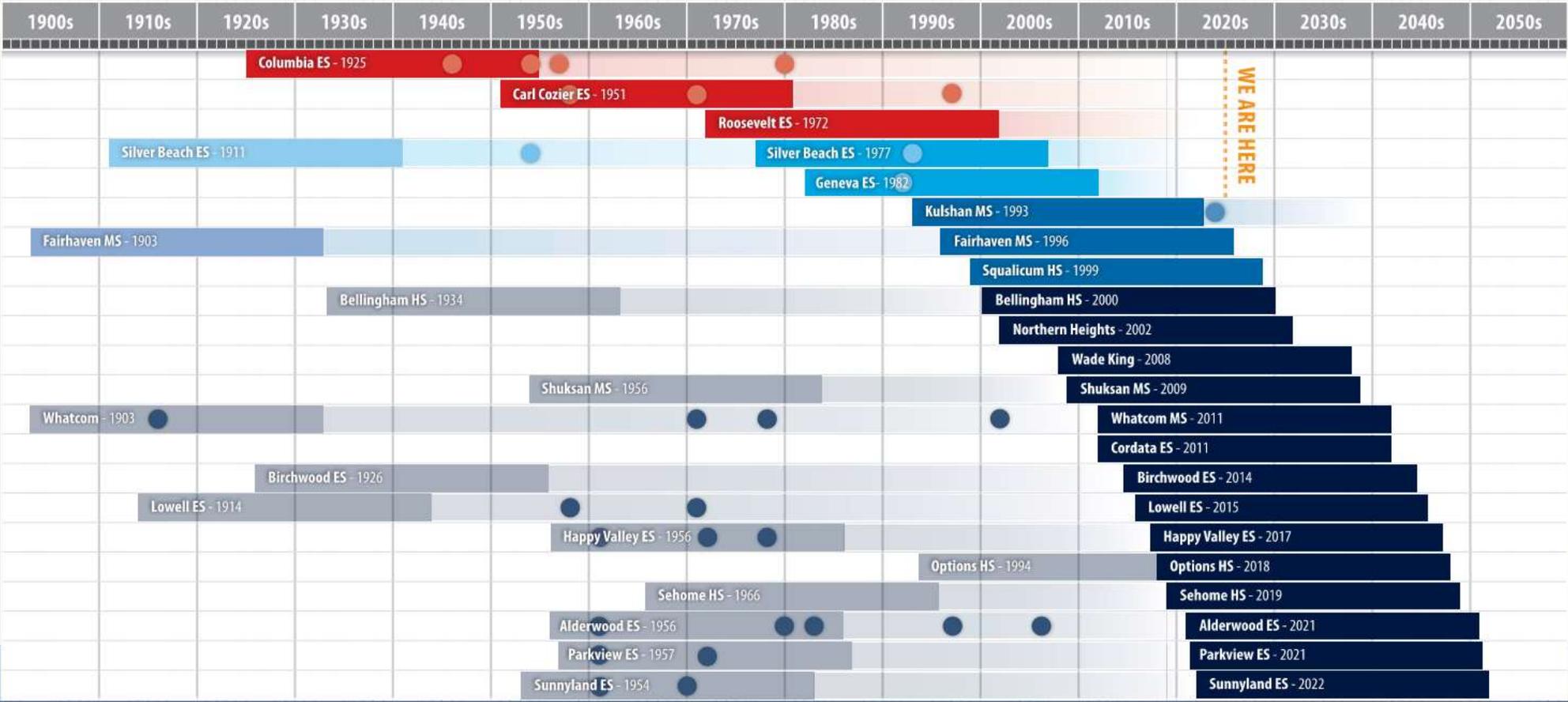
# Consultants & Other Project Partners

- + OAC has been working with BPS for 10+ years, helped execute dozens of projects
- + Additionally, we have a number of firms, both local and regional who have been supportive and interested in projects of all delivery types
  - + Architects/Consultants:
    - + Dykeman, Zervas, RMC, Metrix, Reed Middleton, TFWB, Geotest
  - + Contractors:
    - + Dawson, Tiger, Ram, Faber, BNBuilders, Speewest, Colacurcio
- + Continued support from PerkinsCoie

# Strong Bond & Levy Support

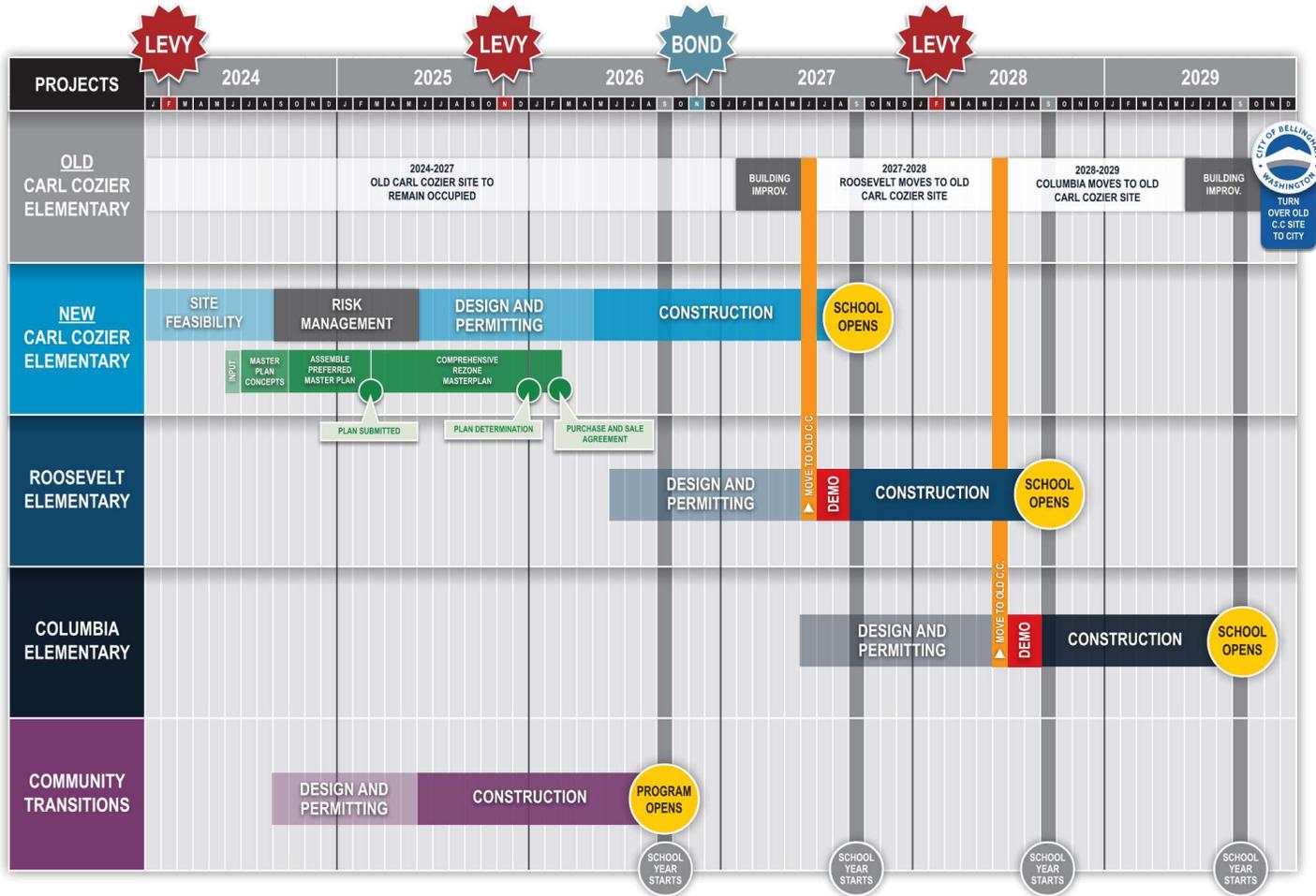
- + History of strong support for school projects in Bellingham
- + 2022 Bond passed with 60.6%
  - + Funded design and construction of ES #15 (PRC approved use of GCCM)
  - + Funded design and preconstruction of Roosevelt ES & Columbia ES
- + 2024 Levy passed with 64%
- + No failed measures in 30 years
- + Future targeted measures:
  - + 2025 Levy
  - + **2026 Bond which would fund rebuilds of multiple school projects**
  - + 2028 Levy

# School Facility Timeline



MAINTAINED & MINIMAL MODERNIZATION
GROWTH & REPLACEMENT - 1980s
GROWTH & REPLACEMENT - 1990s
GROWTH & REPLACEMENT - 2000s
 CIRCLES DESIGNATE YEARS OF MAJOR MODERNIZATIONS AND/OR ADDITIONS

# Current Projects



# GC/CM Experience

- + In Progress – **ES #15**
  - + \$50m budget
  - + Program changes due to findings from GC/CM
  - + Selected for GC/CM due to need for early GC involvement



- + 2022 – **Sunnyland Elementary School**
  - + \$31m
  - + Completed on time despite COVID
  - + Selected for GC/CM due to highly complex environment, occupied site



- + 2019 – **Sehome High School**
  - + \$103m
  - + Selected for GC/CM due to highly complex environment, phased, and occupied site



# Lessons Learned

- + GC/CM buys additional flexibility in design and construction
- + Bring on GC/CM earlier when possible for cost, site logistics, and phasing exercises
- + Sustainability goals are more easily met with early involvement of GC/CM
- + GC/CM budget tracking allows for targeted contingency use
- + GC/CM requires dedicated staff for allow for adequate collaboration when compared to D/B/B

# Summary

## History of Strong Support for School Projects in Bellingham

- + High level of community support in BPS Capital Project's team and ability to decide appropriate delivery method
- + Successful history in use of alternative delivery with plentiful experience in RCW 39.10
- + Multiple upcoming projects that would benefit from use of GC/CM delivery

## Focus on Local & WMBE Participation

- + BPS performing outreach and education with local firms to ensure they are prepared for alternative delivery
- + BPS working to educate contractors on importance of WMBE participation
  - + Continuous refinement of WMBE plan by working with contractors, similar organizations

## No Audit Findings to Date

**Thank You!**  
**Any Questions?**

