

State of Washington  
PROJECT REVIEW COMMITTEE (PRC)  
**APPLICATION FOR RECERTIFICATION OF PUBLIC BODY**  
*RCW 39.10 Alternative Public Works Contracting*  
*General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)*

The PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB) project delivery process. **Incomplete applications may delay action on your application.**

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Lake Washington School District**
- b) Mailing Address: **15212 NE 95<sup>th</sup> St, Redmond, WA 98052**
- c) Contact Person Name: **Brian Buck** Title: **Executive Director, Support Services**
- d) Phone Number: **425-936-1102** E-mail: **bbuck@lwsd.org**
- e) Expiration Date of current Certification: **5/26/25** GC/CM ☐ DB
- f) Type of Certification Being Sought: **X** GC/CM ☐ DB

**1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM and/or DB Alternative Contracting Procedure(s) in RCW 39.10**

*(RCW 39.10.270 (2)(a)) Limit response to two pages or less.*

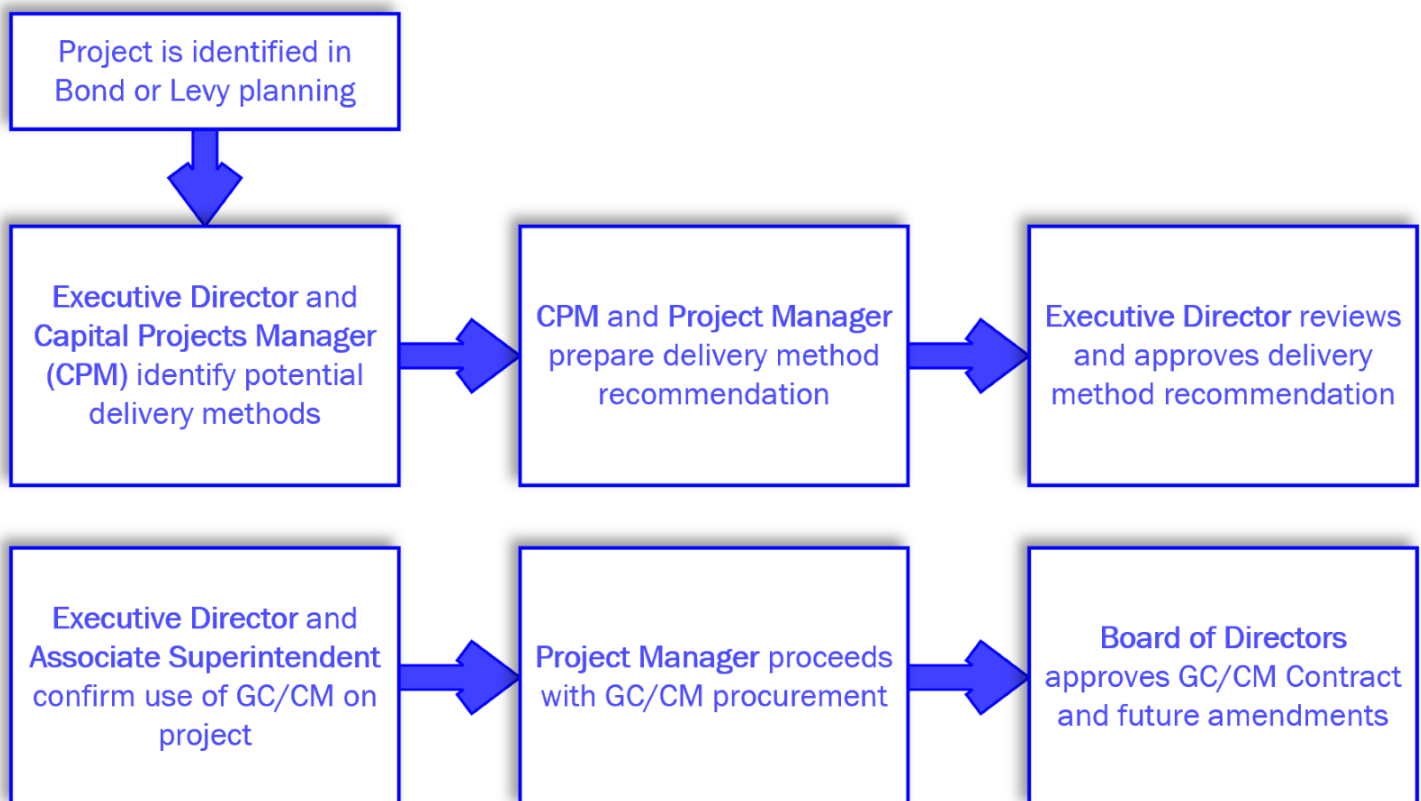
Provide your agency's processes. If there have been any changes to your agency's processes since certification/recertification addressing items (a) and (b) below, please submit the revised process chart or list with the reasoning for the changes.

- (a) The steps your organization takes to determine that use of GC/CM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Lake Washington School District's process for determination and approval of procurement methods for capital projects, based on the criteria of RCW 39.10, has not materially changed since recertification in 2022.

**Process Summary**

At project conception, potential delivery methods are identified by the Executive Director of Support Services and the Capital Projects Manager (CPM). The CPM, with support from the Project Manager, prepares a recommendation for the delivery method and presents it to the Executive Director. If approved by the Executive Director, the recommendation proceeds to review by the Associate Superintendent of Business and Support Services for final approval. With their approval, the Project Manager proceeds with the determined procurement method. Final approval for the use of the GC/CM procurement methodology is granted by the School Board with a resolution authorizing the use of alternative delivery methods. GC/CM contract amendments are brought to the board for subsequent approval throughout the project.



## 2. Project Delivery Knowledge and Experience

(RCW 39.10.270 (3)(b)(i)) Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

- (a) Include the status of each alternative delivery project [*planned, underway, or completed, projects, start and completion dates, and projected/actual construction cost*]. Describe cost overruns or schedule delay, and any Litigation and Significant Disputes on any Alternative Delivery Project since Previous certification/recertification.
- (b) List lessons learned from your experience.

Please refer to Attachment A: Project Delivery Knowledge & Experience

### Lessons Learned:

**Procurement Process Improvements:** Over the last several years, the District has made several changes to our GC/CM procurement process based on industry and contractor feedback. These include following formatting changes similar to higher education groups (such as WSU and UW) utilizing a double sided 11x17" Statement of Qualifications. This change streamlines both responses from perspective bidders and District evaluations. It is more efficient to compare qualifications across multiple bidders (the District typically receives between 6-10 submissions per project) and provides additional time for interactive meeting preparations. The District has received positive feedback on this update during debriefs. The District has invited other owners to observe or participate in the procurement process to gain experience in alternative delivery procurement. The District has shared process templates and lessons learned with other local school districts and public agencies throughout western Washington and Oregon.

**Contract Updates:** The District continues to update GC/CM contracts and the Cost Responsibility Matrix to provide as much clarity as possible regarding how costs are categorized (NSS vs SGCs, etc). This not only ensures that the bids are "apples to apples", but also provides consistency in how costs are tracked across projects for future forecasting.

**Independent Auditing:** While the RCW requires independent audits for Heavy Civil GC/CM projects and Alternative Subcontractor Procurements (EC/CM, MC/CM), the District has enacted independent audits for all GC/CM projects. This provides transparency and consistency across all alternative delivery projects.

## 3. Personnel with Construction Experience Using the Contracting Procedure

(RCW 39.10.270 (3)(b)(ii)) Limit response to two pages or less.

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the previous certification. Provide a current organizational chart and highlight changes since previous certification/recertification. Do not include outside consultants.

### Personnel with GC/CM Experience

**Barbara Posthumus:** Associate Superintendent, Business & Support Services

Serving the Lake Washington School District for over 30 years, Barbara supervises the financial and business functions for the District including capital projects. Barbara and her staff are responsible for bond sales to fund projects, management of capital accounting infrastructure, procurement, and fiscal policies; further, Barbara is deeply involved in all capital projects, receiving weekly updates and paying special attention to risks and opportunities. She actively participates in the guidance of specific projects and the overall program in the district. Barbara has served in this and similar roles on all GC/CM projects executed by the district. Barbara reports directly to the Superintendent, Dr. Jon Holmen, and coordinates contracting, payments, procurement and accounting functions with Brian Buck and other capital project staff members.

**Brian Buck:** Executive Director, Support Services

Brian moved into his current role in 2018 and served as Associate Director of the department for five years previous. In his tenure with the Lake Washington School District, Brian has provided leadership and direction of over \$1.4 billion in capital construction for the 2nd largest school district in the state. In overseeing 25 major construction and over 500 small capital projects, Brian has worked on new construction, rebuilds, building additions, field upgrades, portable classrooms, and roof replacements. Brian has also completed GC/CM training at the AGC Education Foundation. Prior to joining the district, Brian had more than 20 years of experience in facilities and financial management.

**Laura DeGooyer:** Capital Projects Manager, Support Services

Laura is a certified project management professional with nearly 20 years of experience in the construction industry and is critical in support of the core responsibilities of LWSD's capital projects program. She has worked with the District for nearly 8 years. Laura oversees the capital project workload across district sites; is responsible for defining, assigning, and managing projects, reports, and communication for large and small projects. She also manages the project management team. Laura supports Executive Director, Brian Buck, in the day-to-day financial administrative responsibilities as they relate to capital construction activities and maintaining and monitoring capital project accounts. She is also responsible for the development and continuous improvement of LWSD's capital projects program processes including GCCM procurement documents. During her tenure, LWSD has successfully completed 14 GCCM projects and with five more either in planning or construction.

**Scott Emry:** Director, Risk & Safety Services

Scott has over 30 years in insurance and risk management. He served the Lake Washington School District since 2004 as the Risk, Health & Safety Manager before becoming the Director of Risk and Safety Services in July 2021. Scott is a regular speaker/presenter at many conferences and seminars on many different subjects, including job description/job analysis development, managing risks, AED implementation, OSHA compliance, emergency preparedness and security. Scott oversees the District's insurance program including setting insurance provisions included in construction and consulting contracts for the capital program, and personally manages the Builders Risk Insurance program for the district.

**Ina Holzer,** Senior Construction Project Manager, Support Services

Ina is a certified project management professional with over 19 years of experience in the construction industry and 6 years with the Lake Washington School District. She has completed 10 successful alternative delivery projects and continues to help improve the District's contract language and procedures, including helping partners streamline their processes to provide more comprehensive documentation to create more efficient closeout.

**Tansy Hansen,** Senior Construction Project Manager, Support Services

Tansy is a certified project management professional with over 18 years of experience in the construction industry and 7 years with the Lake Washington School District. She has completed 15 successful alternative delivery projects and continues to provide significant cost savings to the District by implementing creative phasing solutions to minimize impact to site occupants during construction.

**Michael Romero,** Senior Construction Project Manager, Contracted Support, MBR Project Management

Michael is a certified project management professional with 29 years of experience in the construction industry and 9 years with the Lake Washington School District. He brings experience from several other local school districts in the western Washington area having completed 5 GC/CM projects. Michael supports the District as a local small business owner with vast knowledge of complex K12 projects.

**Ryan Ota,** Construction Project Manager, Contracted Support, OAC Services

Ryan is a project manager with 7 years of experience in the construction industry and 6 years with the Lake Washington School District. He brings experience from another local school district and has completed numerous projects throughout the district to include safety and security upgrades, field and playground improvements, building envelope improvements, MEP replacements, flooring replacements, traffic improvements, etc. He is actively working on 2 alternative delivery projects (including a progressive design-build project) and has successfully completed 2 GC/CM projects.

**Carly Parkins,** Construction Project Manager, Contracted Support, Maitri Consulting

Carly is a certified project management professional with 8 years of experience in the construction industry and 5 years with the Lake Washington School District, having completed 2 GC/CM projects and currently managing a progressive design-build project. Carly supports the District as a small, woman, veteran owned business and has facilitated and managed 8 public procurements, implementing feedback and process improvements after each one.

**Zak Tomlinson,** Pacifica Law Group, Contracted Legal Counsel

Zak Tomlinson is a construction and procurement lawyer who represents a wide variety of public and private owners, including cities, port districts, school districts, utility districts and a number of special purpose districts. Zak counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and progressive Design-Build procurement), and drafting and negotiation of design and construction contracts. He also represents clients at all stages of the dispute resolution process, including bid protests, project claims and change order evaluation, and the mediation, arbitration and litigation of substantive claims (including construction defects, delay and impacts, and insurance coverage).

#### 4. Resolution of Audit Findings on Previous Public Works Projects

*(RCW 39.10.270 (3)(c)) Limit response to one page or less.*

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification/recertification application, please specify the project, briefly state those findings, and describe how your organization is resolving them.

##### Findings

There have been no audit findings on any Lake Washington School District public works projects since the previous recertification.

#### 5. Project Data Collection

Please provide a matrix listing all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body's capital plan projected to start within the next three (3) years.

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method *[DB, or GC/CM - either actual or as-planned]*
- Small-, minority-, women-, and veteran-owned business participation planned goals (%) and actual utilization (\$)
- Alternative Subcontractor Selection Procurement utilization, type and costs *(if applicable)*
- Is the project complete *[Yes or No]*

[Attachment D: Project Data Collection](#)

#### 6. GC/CM Self Performance *(complete only if requesting GC/CM recertification)*

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.

[Attachment E: GC/CM Self Performance Data Sheets](#)

#### 7. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization (\$).

[The District is committed to promoting and encouraging the participation of small-, minority-, women-, and veteran-owned businesses in all projects. The District's approach to subcontractor outreach focuses on creating opportunities for these businesses to compete effectively and contribute to projects in alignment with the recommendations in the Report to Legislature from June 2022.](#)

##### Access to Opportunity:

##### **LWSD Outreach Event- June 2023**

[In June 2023, the District held an outreach event at the LWSD Resource Center. Invitations were extended to all partners from past & previous projects, vendors on the Small Works Roster, and included verbiage encouraging all](#)

participants to also invite at least (1) small business. This event included a presentation on all upcoming Capital Projects with tentative procurement and construction schedules with an informal meet and greet with district staff and partners to follow.

### **Building Our Community – Local School Districts’ Open House – December 2023**

In December 2023, the District participated in the planning and execution of an open house hosted at the Edmonds School District office with 5 other local districts to share details on upcoming projects and meet with small businesses. Information was provided for how to join the Small Works Roster and tentative schedules for upcoming opportunities.

### **LWSD Levy Procurement Open House – March 7, 2025**

Following the passing of the 2024 Construction Levy, the District will host a Procurement Open House in March 2025. This event will focus on all funded construction projects, providing detailed information on procurement schedules and opportunities for small businesses to participate. This will allow local, small and other disadvantaged businesses to directly engage with contractors currently working on District projects, learn about other upcoming opportunities, and get more information on joining our Small Works Roster. The District will also highlight local small businesses nearby for vendors to visit for coffee, lunch, etc.

### **Debriefs & Small Business Meetings on Fridays**

As briefly discussed in Question 2, the District offers & encourages debriefs for all procurements to provide opportunities for new partners to meet and discuss feedback on procurement documents and upcoming opportunities. District staff also intentionally holds open times for meetings every Friday to provide feedback, discuss upcoming opportunities, and address any concerns or questions from small businesses.

### **Access to Capital:**

Over the past several years, the District has committed to streamlining the payment process to ensure that small and disadvantaged businesses are paid promptly. The District has received direct feedback from contractors & subcontractors that we are a preferred partner due to our prompt payment process. The District also coordinates with general contractors to ensure they are being paid promptly and they are then paying their subcontractors promptly. Several of the general contractors on current major projects have confirmed efforts to ensure that all subcontractors are being paid within 1 week following their receipt of funds from LWSD.

Since October 2023, the District has provided direct contracts with small and disadvantaged businesses for approximately \$1.3M or 6.5% of total expenditures in addition to the utilization achieved by the construction projects on Attachment D.

### **Access to Training & Education:**

#### **2024 Regional Contracting Forum – September 2024**

In September of 2024, several members of the District's capital team attended the 2024 Regional Contracting Forum in Seattle. This provided insight to how other contractors and public owners are approaching inclusion, training and education opportunities locally. Following this event, the District reached out to WSDOT to better understand their Diversity Roadmap and potential opportunities to partner with their team to provide additional opportunities to our small business partners. The WSDOT team provided lessons learned and shared other resources to bolster the District's program efforts.

### **Procurement Roadshow**

During debriefs, the District has received positive feedback on the accessibility of the procurement process, as evidenced by the consistent 6-8 submissions including both returning and new contractors for each project. This encouragement prompted the District to extend support to other public owners who are new to alternative delivery methods or seeking to enhance their processes. By sharing lessons learned and key practices, the District aims to foster greater access to training and education, promoting inclusivity and continuous improvement across the region. Over the past year, the District has met with 5 other public owners in the Pacific Northwest to share lessons learned, templates and key practices that have made the alternative delivery procurement process more streamlined and accessible to encourage participation.


See Attachment D: Project Data Collection for inclusion goals (%) and actual utilization (\$)

### **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 information in a timely manner and understand that failure to do so may delay action on your application.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request for recertification, you also agree to provide additional information if requested. Public Bodies may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

Signature:  \_\_\_\_\_

Name: *(please print)* Brian Buck

Title: Executive Director, Support Services

Date: 2/25/2025

**Attachment A: Project Delivery Knowledge & Experience**

Delivery Method	Project Name	Status	Start Date	Completion Date	Projected/Actual Construction Cost	Cost Overruns or Schedule Delays	Litigation or Disputes	RCW 39.10 Criteria
GC/CM	Lake Washington High School Addition	Completed	2018	Fall 2021	\$38.16M	None	None	1, 2, 3
GC/CM	Elementary School Additions at Mark Twain, Rachel Carson, Rose Hill & Benjamin Franklin Elementary Schools	Completed	2018	Fall 2021-2023	\$56.37M	None	None	1, 2, 3
GC/CM	Structural Upgrades at Einstein Elementary School	Completed	2024	Fall 2024	\$1.09M	None	None	1, 3
GC/CM	Middle School Additions at Redmond, Kirkland & Finn Hill Middle Schools	Underway - In Closeout	2018	Fall 2024	\$30.5M	None	None	1, 2, 3
GC/CM	Rebuild & Enlargement of Alcott & Smith Elementary Schools	Underway	2024	TBD	TBD	N/A	None	1, 2, 3
GC/CM	High School Additions at Redmond & Eastlake High Schools	Underway	2024	Fall 2026	TBD	N/A	None	1, 2, 3
GC/CM	New High School #10	Postponed	2023	N/A	\$82.7M	N/A	None	1, 3
Heavy Civil GC/CM	Audubon Traffic Improvements	Completed	2023	Fall 2023	\$3.76M	N/A	None	1, 6





## Attachment B: Personnel GC/CM Project Experience Matrix

Name	Role	GC/CM Projects	Project Size	Project Type	Role Start	Role Finish
Leah Choi Lisa Guthrie Lindsey Yocum Eric Laliberte Mark Stuart	Board of Directors	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2018	2021
		Rachel Carson Elementary School Addition	\$13.9M	GC/CM	2018	2023
		Redmond Middle School Addition	\$17.2M	GC/CM	2018	2024
		Finn Hill Middle School Addition	\$17.5M	GC/CM	2018	2024
		Kirkland Middle School Addition	\$15.9M	GC/CM	2018	2024
		Rebuild & Enlargement of Alcott Elementary School	\$86.6M	GC/CM	2024	TBD
		Rebuild & Enlargement of Samantha Smith Elementary School	\$118.1M	GC/CM	2024	TBD
		High School Additions at Remond High School	\$42.2M	GC/CM	2024	Est 2026
		High School Additions at Eastlake High School	\$36.2M	GC/CM	2024	Est 2026
		New High School #10	\$4M	GC/CM	2023	2024
		Audubon Traffic Improvements	\$4M	HC GC/CM	2023	2023
		Structural Upgrades at Einstein Elementary School	\$4.7M	GC/CM	2024	2024
Dr. Jon Holmen	Superintendent (2020 - current)	Lake Washington High School Addition	\$54.9M	GC/CM	2020	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2020	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2020	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2020	2021
		Rachel Carson Elementary School Addition	\$13.9M	GC/CM	2020	2023
		Redmond Middle School Addition	\$17.2M	GC/CM	2020	2024
		Finn Hill Middle School Addition	\$17.5M	GC/CM	2020	2024
		Kirkland Middle School Addition	\$15.9M	GC/CM	2020	2024
		Rebuild & Enlargement of Alcott Elementary School	\$86.6M	GC/CM	2024	TBD
		Rebuild & Enlargement of Samantha Smith Elementary School	\$118.1M	GC/CM	2024	TBD
		High School Additions at Remond High School	\$42.2M	GC/CM	2024	Est 2026
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		Audubon Traffic Improvements	\$4M	HC GC/CM	2023	2023
		Structural Upgrades at Einstein Elementary School	\$4.7M	GC/CM	2024	2024
Barbara Posthumus	Associate Superintendent, Business and Support Services	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2018	2021
		Rachel Carson Elementary School Addition	\$13.9M	GC/CM	2018	2023
		Redmond Middle School Addition	\$17.2M	GC/CM	2018	2024
		Finn Hill Middle School Addition	\$17.5M	GC/CM	2018	2024
		Kirkland Middle School Addition	\$15.9M	GC/CM	2018	2024
		Rebuild & Enlargement of Alcott Elementary School	\$86.6M	GC/CM	2024	TBD
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		New High School #10	\$4M	GC/CM	2023	2024
		Audubon Traffic Improvements	\$4M	HC GC/CM	2023	2023
		Structural Upgrades at Einstein Elementary School	\$4.7M	GC/CM	2024	2024
Brian Buck	Executive Director, Support Services	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2018	2021
		Rachel Carson Elementary School Addition	\$13.9M	GC/CM	2018	2023
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		New High School #10	\$4M	GC/CM	2023	2024
		Audubon Traffic Improvements	\$4M	HC GC/CM	2023	2023
		Structural Upgrades at Einstein Elementary School	\$4.7M	GC/CM	2024	2024

John Love	Capital Fund Analyst	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2018	2021
		Rachel Carson Elementary School Addition	\$13.9M	GC/CM	2018	2023
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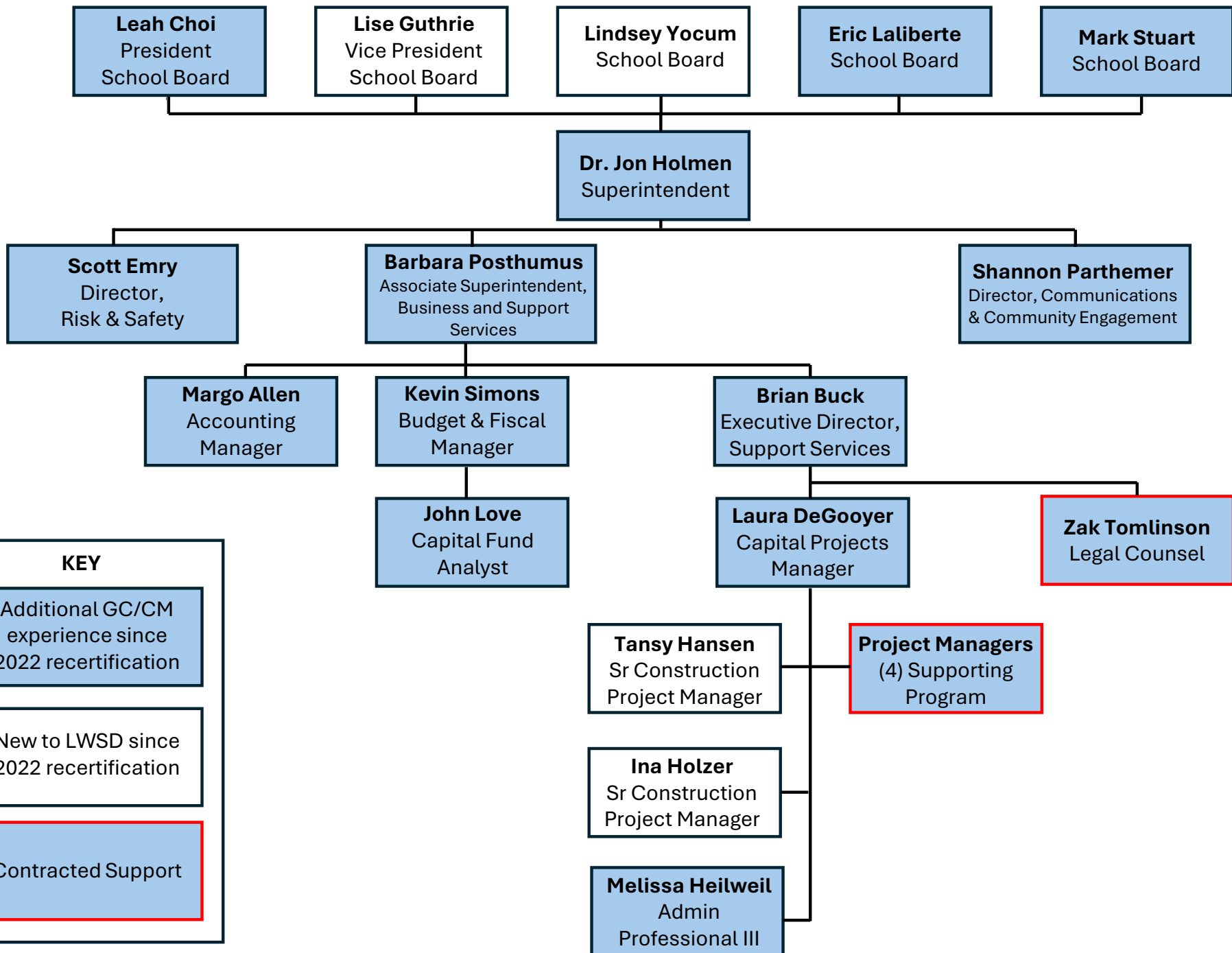
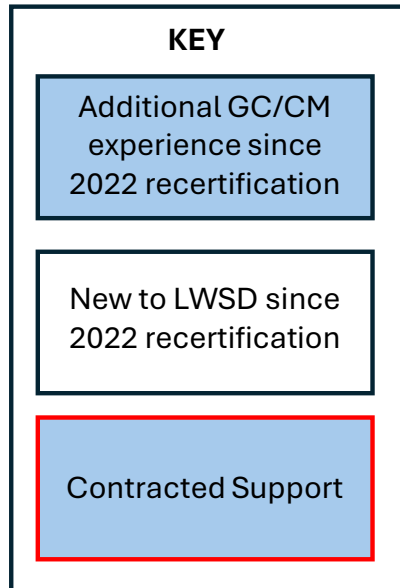
Laura DeGooyer	Capital Projects Manager	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2018	2021
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		Audubon Traffic Improvements	\$4M	HC GC/CM	2023	2023
		Structural Upgrades at Einstein Elementary School	\$4.7M	GC/CM	2024	2024

Tansy Hansen	Senior Construction Project Manager	Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
		Benjamin Franklin Elementary School Addition	\$20M	GC/CM	2018	2021
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		New High School #10	\$4M	GC/CM	2023	2024

Ina Holzer	Senior Construction Project Manager	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Redmond Middle School Addition	\$17.2M	GC/CM	2018	2024
		Finn Hill Middle School Addition	\$17.5M	GC/CM	2018	2024
		Kirkland Middle School Addition	\$15.9M	GC/CM	2018	2024

Melissa Heilweil	Administrative Professional Support	Lake Washington High School Addition	\$54.9M	GC/CM	2018	2021
		Mark Twain Elementary School Addition	\$19.8M	GC/CM	2018	2021
		Rose Hill Elementary School Addition	\$23.6M	GC/CM	2018	2021
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# LWSD GC/CM Organizational Structure





Attachment D: Project Data Collection

Project Title	Description of Project	Agency Project Number	Project Value	Delivery Method	Inclusion Goals	Inclusion Participation	Alternative Subcontractor Procurement Utilization	Complete?
Lake Washington High School Addition	2-story, 40,000 square foot, 20-classroom wing addition and auxiliary gym addition to add capacity of 500 students at occupied site	8497	\$54.9M	GC/CM	20%	\$4.27M 22%	N/A	Yes
Mark Twain Elementary School Addition	Single story, 4 classroom addition and core expansion at occupied site	1497	\$19.8M	GC/CM	20%	\$9.11M 24%	N/A	Yes
Rose Hill Elementary School Addition	2-story, 8 classroom addition and core expansion at occupied site	1597	\$23.6M	GC/CM			N/A	Yes
Benjamin Franklin Elementary School Addition	2-story, 8 classroom addition and core expansion at occupied site	1697	\$20M	GC/CM			N/A	Yes
Rachel Carson Elementary School Addition	Single story (2nd floor) 4 classroom addition and core expansion at occupied site	5297	\$13.9M	GC/CM			N/A	Yes
Redmond Middle School Addition	8 classroom additions including restrooms, shared learning, specialized CTE spaces	7101	\$17.2M	GC/CM	20%	TBD	MCCM \$66,091	No
Finn Hill Middle School Addition	8 classroom additions including restrooms, shared learning, specialized CTE spaces	6301	\$17.5M	GC/CM				No
Kirkland Middle School Addition	8 classroom additions including restrooms, and specialized CTE spaces	6501	\$15.9M	GC/CM				No
Rebuild & Enlargement of Alcott Elementary School	New 2-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site	5389	\$86.6M	GC/CM	TBD	TBD	TBD	No
Rebuild & Enlargement of Samantha Smith Elementary School	New 2-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site	5690	\$118.1M	GC/CM	TBD	TBD	TBD	No
High School Additions at Remond High School	12 classroom additions to provide additional capacity of 300 students	9011	\$42.2M	GC/CM	TBD	TBD	TBD	No
High School Additions at Eastlake High School	12 classroom additions to provide additional capacity of 300 students	8911	\$36.2M	GC/CM	TBD	TBD	TBD	No

# Attachment E

Project **LWSD Elementary Additions**  
 General Contractor **BNBuilders, Inc**  
 Architect **Mahlum Architects**  
 Project Manager **Jeff Clark**  
 Construction Start Date **1/1/2021**  
 Subst Comp Date **8/17/2021**

Self Perform	Basis	Final
GC/CM - Self Perform (< 30% of MACC)	19%	20%
MC/CM (Bid > \$3M)	NO	NO
EC/CM (Bid > \$3M)	NO	NO



Bidding Process															Construction Process		
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Time	Bid Location	Bid Package Budget Estimate	# Bids Received	Bid Variance	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM - Self Perform)	% of Budget (less CO's)	Amendments	Final Contract Total	% of Final Contract
<b>02.40 Demolition - Early Bid Award - Bid Results</b>																	
02.40	Demolition	n/a	n/a	n/a	n/a	n/a	n/a	\$ 246,387.00	?	\$ (35,799.00)	Ascendent	\$ 282,186.00	Subcontractor	1.37%	\$ 92,275.94	\$ 374,461.94	1.00%
<b>03.00 Concrete - September 11, 2020 Bid Results</b>																	
03.00	Concrete	6/30/2020	6/27/2020	7/7/2020	7/30/2020	11:00 AM	GC/CM	\$ 2,152,042.00	2	\$ 610,792.00	Pellico Construction	\$ 1,541,250.00	Subcontractor	7.51%	\$ 1,266,792.00	\$ 2,808,042.00	7.48%
<b>04.20 Masonry - August 5, 2020 Bid Results</b>																	
04.20	Unit Masonry	7/7/2020	7/4/2020	7/14/2020	8/5/2020	2:00 PM	GC/CM	\$ 256,234.00	5	\$ 7,344.00	Construction by Champion	\$ 248,890.00	Subcontractor	1.21%	\$ 433,800.49	\$ 682,690.49	1.82%
<b>05.10 Structural &amp; Misc. Steel - July 23, 2020 Bid Results</b>																	
05.10	Structural & Miscellaneous Steel	6/25/2020	6/21/2020	7/2/2020	7/23/2020	1:00 PM	GC/CM	\$ 2,027,699.00		\$ (24,836.00)	McClean	\$ 2,052,535.00	Subcontractor	10.00%	\$ 1,613,473.86	\$ 3,666,008.86	9.77%
<b>06.40 Architectural Casework - September 4, 2020</b>																	
06.40	Architectural Casework	7/28/2020	7/25/2020	8/4/2020	9/8/2020	2:00 PM	LWSD	\$ 629,936.00	1	\$ (183,000.00)	BNBuilders - Self Perf.	\$ 812,936.00	GC/CM - Self Perform	3.96%	\$ 385,897.00	\$ 1,198,833.00	3.19%
<b>07.40 Siding (Metal Wall Panels)</b>																	
07.40	Siding	7/14/2020	7/11/2020	7/21/2020	8/12/2020	2:00 PM	GC/CM	\$ 1,157,283.00	2	\$ 282,901.00	Northshore Exteriors	\$ 874,382.00	Subcontractor	4.26%	\$ 458,063.59	\$ 1,332,445.59	3.55%
07.40	Siding	7/14/2020	7/11/2020	7/21/2020	8/12/2020	2:00 PM	GC/CM	\$ -	2	\$ -	BNBuilders - Self Perf.	\$ -	GC/CM - Self Perform	0.00%	\$ 436,928.64	\$ 436,928.64	1.16%
<b>07.50 Roofing - August 12, 2020</b>																	
07.50	Roofing - Metal	7/14/2020	7/11/2020	7/21/2020	8/12/2020	2:00 PM	GC/CM	\$ 170,202.80	2	\$ (79,907.20)	Northshore Exteriors	\$ 250,110.00	Subcontractor	1.22%	\$ 217,522.66	\$ 467,632.66	1.25%
07.50	Roofing	7/14/2020	7/11/2020	7/21/2020	8/12/2020	2:00 PM	GC/CM	\$ 255,304.20	3	\$ (115,695.80)	Wayne's Roofing	\$ 371,000.00	Subcontractor	1.81%	\$ 247,410.00	\$ 618,410.00	1.65%
<b>08.40 Windows, Glass &amp; Glazing - August 5, 2020</b>																	
08.40	Windows, Glass & Glazing	7/7/2020	7/4/2020	7/14/2020	8/5/2020	2:00 PM	GC/CM	\$ 1,015,978.00	2	\$ (36,158.00)	Eastside Glass	\$ 1,052,136.00	Subcontractor	5.13%	\$ 695,996.86	\$ 1,748,132.86	4.66%
<b>09.20 Interiors - August 12, 2020 Bid Results</b>																	
09.20	Interiors	7/14/2020	7/11/2020	7/21/2020	8/12/2020	11:00 AM	LWSD	\$ 2,405,827.00	2	\$ 285,849.00	BNBuilders - Self Perf.	\$ 2,119,978.00	GC/CM - Self Perform	10.33%	\$ 1,644,956.38	\$ 3,764,934.38	10.03%
<b>09.50 Acoustical Assemblies - September 2, 2020</b>																	
09.50	Acoustical Assemblies	8/4/2020	8/1/2020	8/11/2020	9/2/2020	2:00 PM	GC/CM	\$ 340,678.00	2	\$ 69,808.00	Forrest Sound Products	\$ 270,870.00	Subcontractor	1.32%	\$ 204,987.76	\$ 475,857.76	1.27%
<b>09.60 Floor Coverings - September 8, 2020</b>																	
09.60	Floor Coverings - Resilient	7/28/2020	7/25/2020	8/4/2020	9/8/2020	2:00 PM	GC/CM	\$ 181,667.00	1	\$ (1,523.00)	Rubenstein's	\$ 183,190.00	Subcontractor	0.89%	\$ 266,820.18	\$ 450,010.18	1.20%
09.60	Floor Coverings - Carpet	7/28/2020	7/25/2020	8/4/2020	9/8/2020	2:00 PM	GC/CM	\$ 161,100.00	1	\$ -	The Beresford Company	\$ 161,100.00	Subcontractor	0.78%	\$ 151,502.25	\$ 312,602.25	0.83%
<b>09.90 Painting and Coatings - August 26, 2020</b>																	
09.90	Painting and Coatings	7/28/2020	7/25/2020	8/4/2020	8/26/2020	2:00 PM	GC/CM	\$ 257,721.00	4	\$ 35,556.00	Western Partitions	\$ 222,165.00	Subcontractor	1.08%	\$ 251,048.03	\$ 473,213.03	1.26%
<b>10.00 Interior Specialties - September 2, 2020</b>																	
10.00	Specialties	8/4/2020	8/1/2020	8/11/2020	9/2/2020	2:00 PM	LWSD	\$ 190,397.00	1	\$ (210,548.00)	BNBuilders - Self Perf.	\$ 400,945.00	GC/CM - Self Perform	1.95%	\$ 250,736.64	\$ 651,681.64	1.74%
<b>12.00 Exterior Furnishings - September 3, 2020 Bid Results</b>																	
12.00	Exterior Finishings	7/28/2020	7/25/2020	8/4/2020	9/3/2020	11:00 AM	LWSD	\$ 202,584.00	1	\$ (341,265.00)	BNBuilders - Self Perf.	\$ 543,849.00	GC/CM - Self Perform	2.65%	\$ 974,702.00	\$ 1,518,551.00	4.05%
<b>21.00 Fire Protection - July 23, 2020 Bid Results</b>																	
21.00	Fire Protection	6/25/2020	6/21/2020	7/2/2020	7/23/2020	1:00 PM	GC/CM	\$ 322,077.00	3	\$ (7,623.00)	Fireshield	\$ 329,700.00	Subcontractor	1.61%	\$ 165,692.75	\$ 495,392.75	1.32%
<b>22.00 Mechanical - July 23, 2020 Bid Results</b>																	
22.00	Mechanical	6/25/2020	6/21/2020	7/2/2020	7/23/2020	2:00 PM	GC/CM	\$ 3,307,140.00	7	\$ 485,982.00	Apollo Mechanical	\$ 2,821,158.00	Subcontractor	13.74%	\$ 2,326,433.48	\$ 5,147,591.48	13.71%
<b>26.00 Electrical - July 29, 2020 Bid Results</b>																	
26.00	Electrical	6/25/2020	6/21/2020	7/2/2020	7/29/2020	3:00 PM	GC/CM	\$ 2,313,553.00	7	\$ (7,647.00)	Prime Electric	\$ 2,321,200.00	Subcontractor	11.31%	\$ 1,547,875.92	\$ 3,869,075.92	10.31%
<b>31.00 Earthwork &amp; Utilities - Early Award - Bid Results</b>																	
31.00	Earthwork	n/a	n/a	n/a	n/a	n/a	n/a	\$ 3,175,225.00		\$ (234,441.00)	Titan	\$ 3,409,666.00	Subcontractor	16.61%	\$ 2,823,274.00	\$ 6,232,940.00	16.61%
<b>32.12 Asphalt Paving &amp; Striping - July 30, 2020</b>																	
32.12	Asphalt Paving and Striping	6/30/2020	6/27/2020	7/7/2020	7/30/2020	2:00 PM	GC/CM	\$ -	1	\$ -	NW Asphalt	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%
<b>32.90 Irrigation &amp; Landscaping - September 4, 2020</b>																	
32.90	Irrigation & Landscaping	8/4/2020	8/1/2020	8/11/2020	9/2/2020	2:00 PM	LWSD	\$ 275,373.00	2	\$ 17,373.00	R.E. Sides	\$ 258,000.00	Subcontractor	1.26%	\$ 552,409.26	\$ 810,409.26	2.16%
<b>Bid Package Subtotal</b>								\$ 21,044,408.00		\$ 517,162.00		\$ 20,527,246.00		100%	\$ 17,008,599.69	\$ 37,535,845.69	100%

Attachment E

Project **LWHS Addition, Commons and Gym**  
General Contractor **Lydig Construction**  
Architect **McGranahan**  
Project Manager **Ina Holzer**  
Construction Start Date **6/3/2019**  
Subst Comp Date **7/31/2021**

Self Perform	Basis	Final
GC/CM - Self Perform (< 30% of MACC)	29.2%	29.0%
MC/CM (Bid > \$3M)	NO	NO
EC/CM (Bid > \$3M)	NO	NO



Bidding Process														Final Contract Amounts			
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Time	Bid Location	Bid Package Budget Estimate	# Bids Received	Bid Variance	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM- Self Perform)	% of Budget	Amendments	Final Contract Total	% of Final Contract
Early Release Bid Packages (Classrooms)																	
BP 01	Stormwater Vaults and Ground Improvments	1/29/2019	1/30/2019		2/19/2019	2pm	OAC Seattle	\$ 575,000.00	2	\$ 50,000.00	Lydig	\$ 525,000.00	GC/CM - Self Perform	1.68%	\$ -	\$ 525,000.00	1.59%
BP 02	Earthwork & Utilities	3/4/2019	3/5/2019		3/28/2019	2pm	LCI Bellevue	\$ 1,529,578.54	4	\$ (1,388,221.46)	Pelco	\$ 2,917,800.00	Subcontractor	9.35%	\$ (189,919.00)	\$ 2,727,881.00	8.24%
BP 03	Structures (Concrete, Steel, Elevators)	3/4/2019	3/5/2019		3/28/2019	3pm	OAC Seattle	\$ 3,393,488.80	2	\$ (301,511.20)	Lydig	\$ 3,695,000.00	GC/CM - Self Perform	11.85%	\$ 35,728.00	\$ 3,730,728.00	11.27%
MEP Bid Packages (Classrooms)																	
BP 15	Mechanical	4/26/2019	4/27/2019		5/21/2019	2pm	LCI Bellevue	\$ 3,025,324.95	4	\$ (153,675.05)	Delta	\$ 3,179,000.00	Subcontractor	10.19%	\$ 96,696.29	\$ 3,275,696.29	9.89%
BP 16	Electrical	4/26/2019	4/27/2019		5/21/2019	3pm	LCI Bellevue	\$ 2,918,392.88	5	\$ 544,791.88	D&S	\$ 2,373,601.00	Subcontractor	7.61%	\$ 381,048.84	\$ 2,754,649.84	8.32%
BP 17	Fire Protection	4/26/2019	4/27/2019		5/21/2019	4pm	LCI Bellevue	\$ 270,790.22	3	\$ 116,550.22	McKinstry	\$ 154,240.00	Subcontractor	0.49%	\$ 5,984.00	\$ 160,224.00	0.48%
Remaining Bid Packages (Classroom)																	
BP 04	Masonry	5/29/2019	5/30/2019		6/18/2019	2pm	LCI Bellevue	\$ 751,993.97	4	\$ (27,836.03)	Champion	\$ 779,830.00	Subcontractor	2.50%	\$ 23,180.84	\$ 803,010.84	2.43%
BP 05	Metal Flashings and Panels	5/29/2019	5/30/2019		6/18/2019	2:30pm	LCI Bellevue	\$ 246,954.60	3	\$ (279,399.40)	Axiom	\$ 526,354.00	Subcontractor	1.69%	\$ 5,471.64	\$ 531,825.64	1.61%
BP 06	Roofing & Roofing Flashings	5/29/2019	5/30/2019		6/18/2019	3pm	LCI Bellevue	\$ 666,324.23	4	\$ 235,884.23	Axiom	\$ 430,440.00	Subcontractor	1.38%	\$ 366.00	\$ 430,806.00	1.30%
BP 07	Miscellaneous Pkg - Specialties, Doors/Hardware, Equipment	5/29/2019	5/30/2019		6/20/2019	2pm	OAC Seattle	\$ 1,165,193.00	1	\$ (807.00)	Lydig	\$ 1,166,000.00	GC/CM - Self Perform	3.74%	\$ -	\$ 1,166,000.00	3.52%
BP 08	Glazing & Aluminum Systems	5/29/2019	5/30/2019		6/20/2019	2:30pm	LCI Bellevue	\$ 802,894.00	3	\$ 11,394.00	PWS	\$ 791,500.00	Subcontractor	2.54%	\$ 7,218.00	\$ 798,718.00	2.41%
BP 09	GWB, Mtl Framing, Insulation, Vapor Barrier, Exterior Sheathing	5/29/2019	5/30/2019		6/20/2019	3pm	LCI Bellevue	\$ 1,349,594.00	4	\$ 46,694.00	Mehrer	\$ 1,302,900.00	Subcontractor	4.18%	\$ 52,330.00	\$ 1,355,230.00	4.09%
BP 10	Acoustical Ceiling, Acoustical Panels & Specialty Ceilings	6/3/2019	6/4/2019		7/31/2019	1pm	LCI Bellevue	\$ 252,473.00	3	\$ (28,862.00)	Mehrer	\$ 281,335.00	Subcontractor	0.90%	\$ (9,483.00)	\$ 271,852.00	0.82%
BP 11	Paint and Wall Coverings	6/3/2019	6/4/2019		6/25/2019	1:30pm	LCI Bellevue	\$ 213,143.70	4	\$ (36,365.31)	NW Complete Contracts	\$ 249,509.00	Subcontractor	0.80%	\$ 10,629.00	\$ 260,138.00	0.79%
BP 12	Flooring	6/3/2019	6/4/2019		6/28/2019	2pm	LCI Bellevue	\$ 168,920.06	3	\$ (25,499.94)	Rubenstiens	\$ 194,420.00	Subcontractor	0.62%	\$ 780.05	\$ 195,200.05	0.59%
BP 12A	Carpet	6/3/2019	6/4/2019		6/28/2019	2:30pm	LCI Bellevue	\$ 75,000.00	2	\$ 7,170.00	Great Floors	\$ 67,830.00	Subcontractor	0.22%	\$ (5,000.00)	\$ 62,830.00	0.19%
BP 13	Casework & Finish Carpentry	6/3/2019	6/4/2019		6/25/2019	2:30pm	LCI Bellevue	\$ 411,344.06	3	\$ (88,690.94)	Frontier/Central Cabine	\$ 500,035.00	Subcontractor	1.60%	\$ 2,043.47	\$ 502,078.47	1.52%
BP 14	Landscaping & Irrigation	6/3/2019	6/4/2019		6/25/2019	3pm	LCI Bellevue	\$ 250,721.60	3	\$ (196,542.40)	Specialized	\$ 447,264.00	Subcontractor	1.43%	\$ (34,477.00)	\$ 412,787.00	1.25%
Bid Packages (Commons)																	
BP 02	Earthwork & Utilities	3/25/2020	3/26/2020		4/17/2020	2pm	LCI Bellevue	\$ 741,859.00	\$ -	\$ -	Lydig	\$ 741,859.00	GC/CM - Self Perform	2.38%	\$ 36,331.00	\$ 778,190.00	2.35%
BP 03	Structures (Concrete, Steel, Elevators)	3/25/2020	3/26/2020		4/17/2020	2pm	OAC Seattle	\$ 102,308.00	\$ -	\$ -	Pelco	\$ 102,308.00	Subcontractor	0.33%	\$ 63,128.00	\$ 165,436.00	0.50%
BP 04	Masonry	5/29/2019	5/30/2019		6/18/2019	2pm	LCI Bellevue	\$ 89,879.00	\$ -	\$ -	Champion	\$ 89,879.00	Subcontractor	0.00%	\$ -	\$ 89,879.00	0.00%
BP 05	Metal Flashings and Panels	5/29/2019	5/30/2019		6/18/2019	2:30pm	LCI Bellevue	\$ 89,879.00	\$ -	\$ -	Axiom	\$ 89,879.00	Subcontractor	0.29%	\$ 16,006.00	\$ 105,885.00	0.32%
BP 06	Roofing & Roofing Flashings	5/29/2019	5/30/2019		6/18/2019	3pm	LCI Bellevue	\$ 34,127.00	\$ -	\$ -	Axiom	\$ 34,127.00	Subcontractor	0.11%	\$ 4,357.00	\$ 38,484.00	0.12%
BP 07	Miscellaneous Pkg - Specialties, Doors/Hardware, Equipment	5/29/2019	5/30/2019		6/20/2019	2pm	OAC Seattle	\$ -	\$ -	\$ -	Lydig	\$ -	GC/CM - Self Perform	0.00%	\$ -	\$ -	0.00%
BP 08	Glazing & Aluminum Systems	5/29/2019	5/30/2019		6/20/2019	2:30pm	LCI Bellevue	\$ 19,351.00	\$ -	\$ -	PWS	\$ 19,351.00	Subcontractor	0.06%	\$ 13,754.00	\$ 33,105.00	0.10%
BP 09	GWB, Mtl Framing, Insulation, Vapor Barrier, Exterior Sheathing	5/29/2019	5/30/2019		6/20/2019	3pm	LCI Bellevue	\$ 72,515.00	\$ -	\$ -	Mehrer	\$ 72,515.00	Subcontractor	0.23%	\$ 2,500.00	\$ 75,015.00	0.23%
BP 10	Acoustical Ceiling, Acoustical Panels & Specialty Ceilings	6/3/2019	6/4/2019		7/31/2019	1pm	LCI Bellevue	\$ 77,240.00	\$ -	\$ -	Mehrer	\$ 77,240.00	Subcontractor	0.25%	\$ -	\$ 77,240.00	0.23%
BP 11	Paint and Wall Coverings	6/3/2019	6/4/2019		6/25/2019	1:30pm	LCI Bellevue	\$ 17,446.00	\$ -	\$ -	NW Complete Contracts	\$ 17,446.00	Subcontractor	0.06%	\$ 18,773.00	\$ 36,219.00	0.11%
BP 12	Flooring	6/3/2019	6/4/2019		6/28/2019	2pm	LCI Bellevue	\$ 2,500.00	\$ -	\$ -	Rubenstiens	\$ 2,500.00	Subcontractor	0.01%	\$ 5,641.00	\$ 8,141.00	0.02%
BP 12A	Carpet	6/3/2019	6/4/2019		6/28/2019	2:30pm	LCI Bellevue	\$ -	\$ -	\$ -	Great Floors	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%
BP 13	Casework & Finish Carpentry	6/3/2019	6/4/2019		6/25/2019	2:30pm	LCI Bellevue	\$ 71,798.00	\$ -	\$ -	Frontier/Central Cabine	\$ 71,798.00	Subcontractor	0.23%	\$ -	\$ 71,798.00	0.22%
BP 14	Landscaping & Irrigation	6/3/2019	6/4/2019		6/25/2019	3pm	LCI Bellevue	\$ 32,210.00	\$ -	\$ -	Specialized	\$ 32,210.00	Subcontractor	0.10%	\$ 17,100.00	\$ 49,310.00	0.15%
BP 15	Mechanical	4/26/2019	4/27/2019		5/21/2019	2pm	LCI Bellevue	\$ 3,868.00	\$ -	\$ -	Delta	\$ 3,868.00	Subcontractor	0.01%	\$ 13,925.00	\$ 17,793.00	0.05%
BP 16	Electrical	4/26/2019	4/27/2019		5/21/2019	3pm	LCI Bellevue	\$ 143,659.00	\$ -	\$ -	D&S	\$ 143,659.00	Subcontractor	0.46%	\$ 75,184.00	\$ 218,843.00	0.66%
BP 17	Fire Protection	4/26/2019	4/27/2019		5/21/2019	4pm	LCI Bellevue	\$ 29,240.00	\$ -	\$ -	McKinstry	\$ 29,240.00	Subcontractor	0.09%	\$ -	\$ 29,240.00	0.09%
Early Release Bid Packages (Gym)																	
BP 02	Earthwork & Utilities	3/25/2020	3/26/2020		4/17/2020	2pm	LCI Bellevue	\$ 1,433,718.48	4	\$ (6,867.52)	Pelco	\$ 1,440,586.00	Subcontractor	4.62%	\$ 102,812.00	\$ 1,543,398.00	4.66%
BP 03	Structures (Concrete, Steel, Elevators)	3/25/2020	3/26/2020		4/17/2020	2pm	OAC Seattle	\$ 1,640,873.00	2	\$ (149,032.00)	Lydig	\$ 1,789,905.00	GC/CM - Self Perform	5.74%	\$ 1,610,200.95	\$ 3,400,105.95	10.27%
MEP Bid Packages (Gym)																	
BP 15	Mechanical	3/25/2020	3/26/2020		4/17/2020	2pm	LCI Bellevue	\$ 1,102,852.92	4	\$ 55,185.48	Delta	\$ 1,047,667.44	Subcontractor	3.36%	\$ 53,253.03	\$ 1,100,920.47	3.33%
BP 16	Electrical	3/25/2020	3/26/2020		4/17/2020	2pm	LCI Bellevue	\$ 1,264,564.86	5	\$ 54,783.86	D&S	\$ 1,209,781.00	Subcontractor	3.88%	\$ 476,560.08	\$ 1,686,341.08	5.09%
BP 17	Fire Protection	3/25/2020	3/26/2020		4/17/2020	2pm	LCI Bellevue	\$ 165,205.37	3	\$ (24,034.63)	McKinstry	\$ 189,240.00	Subcontractor	0.61%	\$ 28,326.00	\$ 217,566.00	0.66%
Remaining Bid Packages (Gym)																	
BP 04	Masonry	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 1,238,076.78	4	\$ (451.22)	Champion	\$ 1,238,528.00	Subcontractor	3.97%	\$ 25,882.25	\$ 1,264,410.25	3.82%
BP 05	Metal Flashings and Panels	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 88,933.68	3	\$ (204,465.32)	Axiom	\$ 293,399.00	Subcontractor	0.94%	\$ 23,609.60	\$ 317,008.60	0.96%
BP 06	Roofing & Roofing Flashings	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 458,705.23	4	\$ 91,509.23	Axiom	\$ 367,196.00	Subcontractor	1.18%	\$ (1,326.34)	\$ 365,869.66	1.11%
BP 07	Miscellaneous Pkg - Specialties, Doors/Hardware, Equipment	5/15/2020	5/17/2020		6/5/2020	2pm	OAC Seattle	\$ 1,140,319.00	1	\$ (46,278.00)	Lydig	\$ 1,186,597.00	GC/CM - Self Perform	3.80%	\$ (1,186,597.00)	\$ -	0.00%
BP 08	Glazing & Aluminum Systems	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 483,146.00	3	\$ 62,170.00	PWS	\$ 420,976.00	Subcontractor	1.35%	\$ 8,105.00	\$ 429,081.00	1.30%
BP 09	GWB, Mtl Framing, Insulation, Vapor Barrier, Exterior Sheathing	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 359,708.67	4	\$ (62,680.33)	Mehrer	\$ 422,389.00	Subcontractor	1.35%	\$ 43,982.00	\$ 466,371.00	1.41%
BP 10	Acoustical Ceiling, Acoustical Panels & Specialty Ceilings	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 61,004.28	3	\$ 5,388.28	Mehrer	\$ 55,616.00	Subcontractor	0.18%	\$ 1,917.00	\$ 57,533.00	0.17%
BP 11	Paint and Wall Coverings	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 172,241.23	4	\$ (27,362.77)	NW Complete Contracts	\$ 199,604.00	Subcontractor	0.64%	\$ 30,675.00	\$ 230,279.00	0.70%
BP 12	Flooring	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 58,020.97	3	\$ (61,379.03)	Rubenstiens	\$ 119,400.00	Subcontractor	0.38%	\$ 55,123.00	\$ 174,523.00	0.53%
BP 12A	Carpet	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ -	2	\$ -	Great Floors	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%
BP 13	Casework & Finish Carpentry	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 31,677.50	3	\$ (39,408.50)	Frontier/Central Cabine	\$ 71,086.00	Subcontractor	0.23%	\$ (16,627.94)	\$ 54,458.06	0.16%
BP 14	Landscaping & Irrigation	5/15/2020	5/16/2020		6/5/2020	2pm	LCI Bellevue	\$ 97,248.04	3	\$ (23,710.96)	Specialized	\$ 120,959.00	Subcontractor	0.39%	\$ 6,687.00	\$ 127,646.00	0.39%
Bid Package Subtotal								\$ 29,301,427.60	\$ (1,891,559.84)	\$ 31,192,987.44	100%	\$ 1,911,877.76	\$ 33,104,865.20	100%			

Attachment E

Project	Einstein ES Structural Upgrade
General Contractor	GLY Construction
Architect	Bassetti Architects
Project Manager	Micheal Romero
Construction Start Date	6/23/2024
Subst Comp Date	8/27/2024

Self Perform	Basis	Final
GC/CM - Self Perform (< 30% of MACC)	0%	0%
MC/CM (Bid > \$3M)	NO	NO
EC/CM (Bid > \$3M)	NO	NO



Bidding Process																	
		Construction Management Plan															
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Time	Bid Location	Bid Package Budget Estimate	# Bids Received	Bid Variance	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM- Self Perform)	% of Budget	Approved Change Orders	Final Contract Total	% of Final Contract
[Bid package description & result date]																	
2.4A	Demolition + Salvage + Reinstall	4/30/2024	4/30/2024	5/3/2024	5/14/2024	2pm	LWSD Support Services	\$ 100,000.00	4	\$ 39,284.00	3 Kings Enviromental	\$ 60,716.00	Subcontractor	16.32%	-	\$ 60,716.00	11.39%
9.2A	Framing + GWB	4/30/2024	4/30/2024	5/3/2024	5/14/2024	2pm	LWSD Support Services	\$ 350,000.00	3	\$ 201,600.00	Anning-Johnson	\$ 148,400.00	Subcontractor	39.90%	\$ 20,464.00	\$ 168,864.00	31.68%
6.4A	Wood Wall Paneling	6/18/2024	6/18/2024	N/A	6/26/2024	2pm	GLY's Offices	\$ 70,000.00	3	\$ 2,008.00	Custom Interiors	\$ 67,992.00	Subcontractor	18.28%	-	\$ 67,992.00	12.76%
9.4A	ACT Ceilings	4/30/2024	4/30/2024	5/3/2024	5/14/2024	2pm	LWSD Support Services	\$ 15,000.00	1	\$ 4,180.00	T-Bar	\$ 10,820.00	Subcontractor	2.91%	-	\$ 10,820.00	2.03%
9.6a	Gym Wall Panels	5/28/2024	5/28/2024	6/5/2024	6/12/2024	1pm	GLY's Offices	\$ 15,000.00	1	\$ 2,900.00	Barclay Dean	\$ 12,100.00	Subcontractor	3.25%	-	\$ 12,100.00	2.27%
9.6B	Flooring	4/30/2024	4/30/2024	5/3/2024	5/14/2024	2pm	LWSD Support Services	\$ 10,000.00	2	\$ 5,687.62	Legacy Group	\$ 4,312.38	Subcontractor	1.16%	\$ 52,022.12	\$ 56,334.50	10.57%
9.9A	Painting	4/30/2024	4/30/2024	5/3/2024	5/14/2024	2pm	LWSD Support Services	\$ 20,000.00	3	\$ 2,387.00	Northwest Partitions	\$ 17,613.00	Subcontractor	4.74%	\$ 14,912.00	\$ 32,525.00	6.10%
26.1A	Electrical	4/30/2024	4/30/2024	5/3/2024	5/14/2024	2pm	LWSD Support Services	\$ 25,000.00	1	\$ (24,990.00)	Valley Electric	\$ 49,990.00	Subcontractor	13.44%	\$ 73,692.00	\$ 123,682.00	23.20%
Bid Package Subtotal								\$ 605,000.00		\$ 233,056.62		\$ 371,943.38		100%	\$ 161,090.12	\$ 533,033.50	100%

Attachment E

Project Audubon Traffic Improvements (Heavy Civil)  
General Contractor TITAN Earthwork  
Architect CPL  
Project Manager Ryan Ota  
Construction Start Date 6/26/2023  
Subst Comp Date 10/26/2023

Self Perform		
GC/CM - Bid Package Estimates	62%	Requirement: >50%
GC/CM - Self Perform (Final)	62%	Requirement: <70%
GC/CM - Subcontracted (Final)	38%	Requirement: >30%



Bidding Process														Construction Process				
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Time	Bid Location	Bid Package Budget Estimate	# Bids Received	Bid Variance	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM- Self Perform)	% of Budget	Approved Change Orders	Final Contract Total	% of Final Contract	
Bid Packages																		
2319-001	Cast In Place Stormwater Vault	5/30/2023	5/25/2023	NA	6/9/2023	10am	Titan Office	\$ 225,000.00	1	\$	30,095.00	Concrete Structures	\$ 194,905.00	Subcontractor	12.83%	\$ -	\$ 194,905.00	10.98%
2319-002	Site and ROW Concrete	6/19/2023	6/14/2023	NA	6/27/2023	10am	Titan Office	\$ 210,000.00	1	\$	64,685.25	Highmark Concrete	\$ 145,314.75	Subcontractor	9.57%	\$ 6,000.23	\$ 151,314.98	8.52%
2319-003	Rockeries	6/19/2023	6/14/2023	NA	6/27/2023	10am	Titan Office	\$ 30,000.00	2	\$	(15,000.00)	T.Yorozu	\$ 45,000.00	Subcontractor	2.96%	\$ (45,000.00)	\$ -	0.00%
2319-004	Paving, Grinding & Striping	6/19/2023	6/14/2023	NA	6/27/2023	10am	Titan Office	\$ 97,000.00	1	\$	(14,320.13)	NW Asphalt	\$ 111,320.13	Subcontractor	7.33%	\$ 19,907.97	\$ 131,228.10	7.39%
2319-005	Landscaping & Irrigation	6/26/2023	6/21/2023	NA	7/6/2023	10am	Titan Office	\$ 145,000.00	2	\$	1,447.00	T.Yorozu	\$ 143,553.00	Subcontractor	9.45%	\$ 45,000.00	\$ 188,553.00	10.62%
2319-006	Site Illumination	7/3/2023	6/27/2023	NA	7/13/2023	10am	LWSD Office	\$ 70,000.00	1	\$	800.00	TITAN	\$ 69,200.00	GC/CM - Self Perform	4.56%	\$ -	\$ 69,200.00	3.90%
2319-007	Trucking, Disposal & Aggs	7/7/2023	6/30/2023	NA	7/17/2023	11:30am	LWSD Office	\$ 250,000.00	1	\$	20,250.00	TITAN	\$ 229,750.00	GC/CM - Self Perform	15.13%	\$ 5,462.50	\$ 235,212.50	13.25%
Bid Package Subtotal								\$ 1,027,000.00		\$ 87,957.12		\$ 939,042.88		62%	\$ 31,370.70	\$ 970,413.58	55%	