

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
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 CPARB 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) 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) Effective Dates of current Certification **3/28/2019** GC/CM  DB
- f) Type of Certification Being Sought  GC/CM  DB

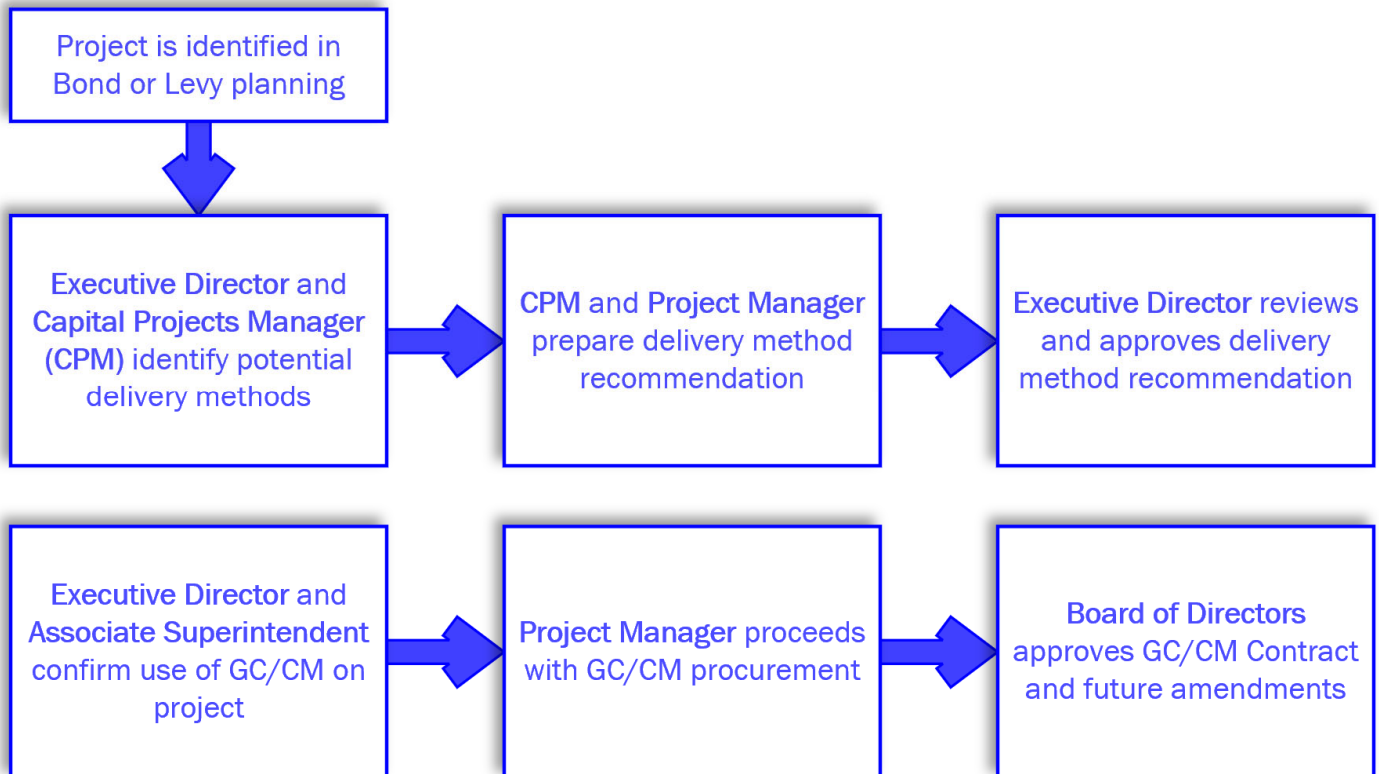
**1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM and/or DB Alternative Contracting Procedure(s) in RCW 39.10**

*(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/re-certification 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 2019. The chart and process summary below have been updated from the 2/15/2019 application only to reflect organizational changes in the district and to update and clarify responsibility at each stage of the process.



**Process**

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/re-certification.

### Knowledge and Experience

From the 2016 Bond, the Lake Washington School District has completed 5 GC/CM capital projects and is currently wrapping up 1 additional project this year; these 6 projects combined have a projected value of over \$400 million. From the 2019 Levy, the Lake Washington School District has 4 GC/CM capital projects that are currently under construction and is currently wrapping up 1 additional project; these 5 projects have a projected value of roughly \$133 million.

### GC/CM Projects

#### **Baker Elementary School**

Status: Completed (NTP: 2017; Occupied 2018; Final Completion: 6/22/20)

Project Cost: \$45.5 M

RCW 39.10.340 Criteria: 1, 3

No litigation or significant disputes

#### **Barton Elementary School**

Status: Completed (NTP: 2017; Occupied 2018; Final Completion: 6/22/20)

Project Cost: \$53.1 M

RCW 39.10.340 Criteria: 1,3

No litigation or significant disputes

#### **Kirk Elementary School Rebuild & Enlarge**

Status: Completed (NTP: 2018; Occupied: 2019; Final Completion: 3/5/2021)

Project Cost: \$48.9 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

#### **Mead Elementary School Rebuild & Enlarge**

Status: Completed (NTP: 2018; Occupied: 2019; Final Completion: 3/15/2021)

Project Cost: \$50.0 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

#### **Timberline Middle School**

Status: Completed (NTP: 2017; Occupied: 2019; Final Completion: 1/25/2021)

Project Cost: \$78.5 M

RCW 39.10.340 Criteria: 1, 3

No litigation or significant disputes

### **Juanita High School Rebuild & Enlarge**

Status: Underway (NTP: 2017; Occupied: 2020; Est. Final Completion: 2022)

Project Cost: \$132.3 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **District-wide Portables**

Status: Completed (NTP: April 2020; Occupied: September – November 2020; varied by site)

Project Cost: \$7.5 M

RCW 39.10.340 Criteria: 1, 3, 6

No litigation or significant disputes

### **Lake Washington High School Addition**

Status: Underway (NTP: 2019; Occupied: 2020; Est. Final Completion: 2022)

Est. Project Cost: \$53.3 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Franklin Elementary Addition**

Status: Underway (NTP: 2019; Occupied 2021; Est. Final Completion: 2023)

Est. Project Cost: \$22.4 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Rose Hill Elementary Addition**

Status: Underway (NTP: 2019; Occupied 2021; Est. Final Completion: 2023)

Est. Project Cost: \$23.4 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Twain Elementary Addition**

Status: Underway (NTP: 2019; Occupied 2021; Est. Final Completion: 2023)

Est. Project Cost: \$21.4 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### **Carson Elementary Addition**

Status: Underway (NTP: 2020; Est. Final Completion: 2024)

Est. Project Cost: \$13.0 M

RCW 39.10.340 Criteria: 1, 2, 3

No litigation or significant disputes

### 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/re-certification. 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 Buck 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 the roughly \$435 million capital bond program and roughly \$238 million capital levy program for the 2nd largest school district in the state. In overseeing 13 major construction and over 300 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 over 15 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 5 years and close to 3 years in her current role. 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 six GCCM projects and with six more either in construction or close out phase.

**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.

## **OAC Services, Construction Program Support**

The District has worked with OAC Services on major construction and GCCM projects since 2014. OAC's staff collectively offers decades of construction experience including education, alternative delivery and public works experience, employing that experience as advisors and consultants for the district. LWSD has contracted with three OAC project managers since 2018 with a combined 70+ years of industry experience and management of eight GC/CM projects at LWSD. In addition, by securing contracted project management labor through OAC, the District is assured of an experienced and highly scalable workforce which can be increased or reduced as project needs and funding adjust over the years.

## **Livengood Alskog, Legal Counsel**

Livengood Alskog has served the district as contracted legal counsel for over three decades, providing experience of immense value. Livengood Alskog's practice focuses on public contract and construction law, school law, real estate and commercial litigation offers immense benefit. The firm's school and municipal law practice offers the Lake Washington School District experienced support on a broad range of issues including land use and construction, contracts and transactions, procurement and purchasing, public bidding and bid documents, bid protest and claims analysis, and litigation supervision.

See: Attachment A: Personnel GC/CM Project Experience Matrix

Attachment B: LWSD Organizational Structure

## **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/re-certification 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]*
- Whether or not project data has been entered into the CPARB Data Collection System? *(RCW 39.10., 320 and .350) [Yes or No; if No, why not?]*
- Is the project complete *[Yes or No]*

Project Title	Description of Project	Agency Project Number	Project Value	Method	Entered into CPARB Data Collection System?	If N, Why?	Complete?
Baker Elementary School	New 2-Story, 78,000 square foot, elementary school, constructed to serve 690 students.	3160	\$45.5 M	GC/CM	Y		Yes
Barton Elementary School	New 2-Story, 78,000 square foot, elementary school, constructed to serve 690 students.	2860	\$53.1 M	GC/CM	Y		Yes
Kirk Elementary Rebuild and Enlarge	New 2-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site.	0960	\$48.9 M	GC/CM	Y		Yes
Mead Elementary Rebuild and Enlarge	New 3-Story, 78,000 square foot, replacement elementary school, constructed to serve 690 students on an occupied, existing elementary school site.	5860	\$50.0 M	GC/CM	Y		Yes
Timberline Middle School	New 3-Story, 134,000 square foot, middle school, constructed to serve 900 students.	7260	\$78.5 M	GC/CM	Y		Yes
Juanita High School Rebuild and Enlarge	New 3-Story, 219,000 square foot, high school addition, constructed to serve 1,800 students.	8360	\$132.3 M	GC/CM	N	Final Completion in progress	In Process

District-wide Portables	Installation of 10 new portables and relocation of 10 portables at 7 sites throughout the District	0207 0607 0707 2507 6907 6507 7707	\$7.5 M	Heavy Civil GC/CM	Y		Yes
Lake Washington High School Addition	New 2-story, 40,000 square foot, 20-classroom wing addition and auxiliary gym addition to add capacity of 500 students.	8497	\$53.3 M	GC/CM	N	Final Completion in progress	In Process
Franklin Elementary Addition	New 2-story, 8-classroom addition and new gymnasium at an occupied site.	1697	\$22.4 M	GC/CM	N	Project underway	No (Est. 2023)
Rose Hill Elementary Addition	New 2-story, 8-classroom addition and expanded commons at an occupied site.	1597	\$23.4 M	GC/CM	N	Project underway	No (Est. 2023)
Twain Elementary Addition	New single-story, 4-classroom addition, new library and gymnasium at an occupied site.	1497	\$21.4 M	GC/CM	N	Project underway	No (Est. 2023)
Carson Elementary Addition	New 2-story, 4-classroom addition and expanded commons at an occupied site.	5297	\$13.0 M	GC/CM	N	Project underway	No (Est. 2024)

**6. GC/CM Self Performance** (complete only if requesting GC/CM re-certification)

*Responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB.*

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.

See: [Attachment C: GC/CM Self Performance Tracking Sheets](#)

**7. Subcontractor Outreach**

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

The Lake Washington School District's core Operational Expectations (OEs) include the district's expectations of Anti-Racism, Anti-Discrimination, Equity and Inclusion as central to our operations and mission: "We are committed to raising the opportunities and achievement of all learners regardless of race, ability, religion, language, culture, ethnicity, income, sex/gender, gender identity/expression, sexual orientation, and other aspects of student identity. We must interrupt, identify, and remove systemic barriers causing predictability of success and failure that currently correlates with these factors." The Capital Projects department's Diversity, Equity, and Inclusion (DEI) goals are in direct alignment with the district's policy. As part of our goal of continuous improvement, the Capital Projects department is further developing DEI metrics and practices to bring the district's anti-racism, anti-discrimination, equity and inclusion perspective to our small, women- and minority-owned business participation.



The Capital Projects department is currently developing policies and procedures to further encourage and promote participation from these groups and to ensure barriers due to systemic and institutional inequities are removed. Some identified goals for this process will include:

- establishing minimum participation goals for each group
- tracking those goals both on a project and overarching program basis
- developing internal processes for subcontractor outreach to target recruitment for underutilized perspectives
- seeking or developing partnerships with K-12 Designers and general contractors for mentorship programs and the active development of small, women & minority owned business
- collaboration with other school districts and public agencies on setting similar standards and re-evaluating those goals every biennium.

We anticipate program implementation in 2022.

**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 this 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 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 agree to continue to provide data on such projects in accordance with RCW 39.10 data collection criteria covering the complete history of each of these construction projects. You understand that this information is being used in a study by the State to evaluate the effectiveness of the alternative contracting procedure(s). Public Bodies may renew their certification or re-certifications for additional three-year periods provided the current certification has not expired.

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

Name: *(please print)* Brian Buck

Title: Executive Director, Support Services (Lake Washington School District)

Date: 2/18/2022

Attachment A: Personnel GC/CM Project Experience Matrix

Name	Role	GC/CM Projects	Project Size	Project Type	Role Start	Role Finish
Siri Bliesner Mark Stuart Chris Carlson Eric Laliberte Leah Choi (*2021)	Board of Directors	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
		Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
		Timberline Middle School	\$78.5 M	GC/CM	2015	2021
		Juanita High School Rebuild and Enlarge	\$132.3 M	GC/CM	2015	Est. 2022
		District-wide Portable Installations	\$7.5 M	HC GC/CM	2019	2020
		Lake Washington High School Addition	\$53.0 M	GC/CM	2018	Est. 2022
		Franklin Elementary Addition	\$22.1 M	GC/CM	2018	Est. 2023
		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2018	Est. 2023
Dr. Jon Holmen	Superintendent (2020 - current)	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
	Deputy Superintendent (2014 - 2020)	Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
		Timberline Middle School	\$78.5 M	GC/CM	2015	2021
		Juanita High School Rebuild and Enlarge	\$132.3 M	GC/CM	2015	Est. 2022
		District-wide Portable Installations	\$7.5 M	HC GC/CM	2019	2020
		Lake Washington High School Addition	\$53.0 M	GC/CM	2018	Est. 2022
		Franklin Elementary Addition	\$22.1 M	GC/CM	2018	Est. 2023
		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2018	Est. 2023
Barbara Posthumus	Associate Superintendent, Business and Support Services	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
		Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
		Timberline Middle School	\$78.5 M	GC/CM	2015	2021
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		Lake Washington High School Addition	\$53.0 M	GC/CM	2018	Est. 2022
		Franklin Elementary Addition	\$22.1 M	GC/CM	2018	Est. 2023
		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2018	Est. 2023
Brian Buck	Executive Director, Support Services	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
		Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
		Timberline Middle School	\$78.5 M	GC/CM	2015	2021
		Juanita High School Rebuild and Enlarge	\$132.3 M	GC/CM	2015	Est. 2022
		District-wide Portable Installations	\$7.5 M	HC GC/CM	2019	2020
		Lake Washington High School Addition	\$53.0 M	GC/CM	2018	Est. 2022
		Franklin Elementary Addition	\$22.1 M	GC/CM	2018	Est. 2023
		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2018	Est. 2023
John Love	Capital Fund Analyst	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
		Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
		Timberline Middle School	\$78.5 M	GC/CM	2015	2021
		Juanita High School Rebuild and Enlarge	\$132.3 M	GC/CM	2015	Est. 2022
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		Lake Washington High School Addition	\$53.0 M	GC/CM	2018	Est. 2022
		Franklin Elementary Addition	\$22.1 M	GC/CM	2018	Est. 2023
		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2018	Est. 2023
Carson Elementary Addition	\$13.0 M	GC/CM	2018	Est. 2024		

\* Role start year if different than Role Start column

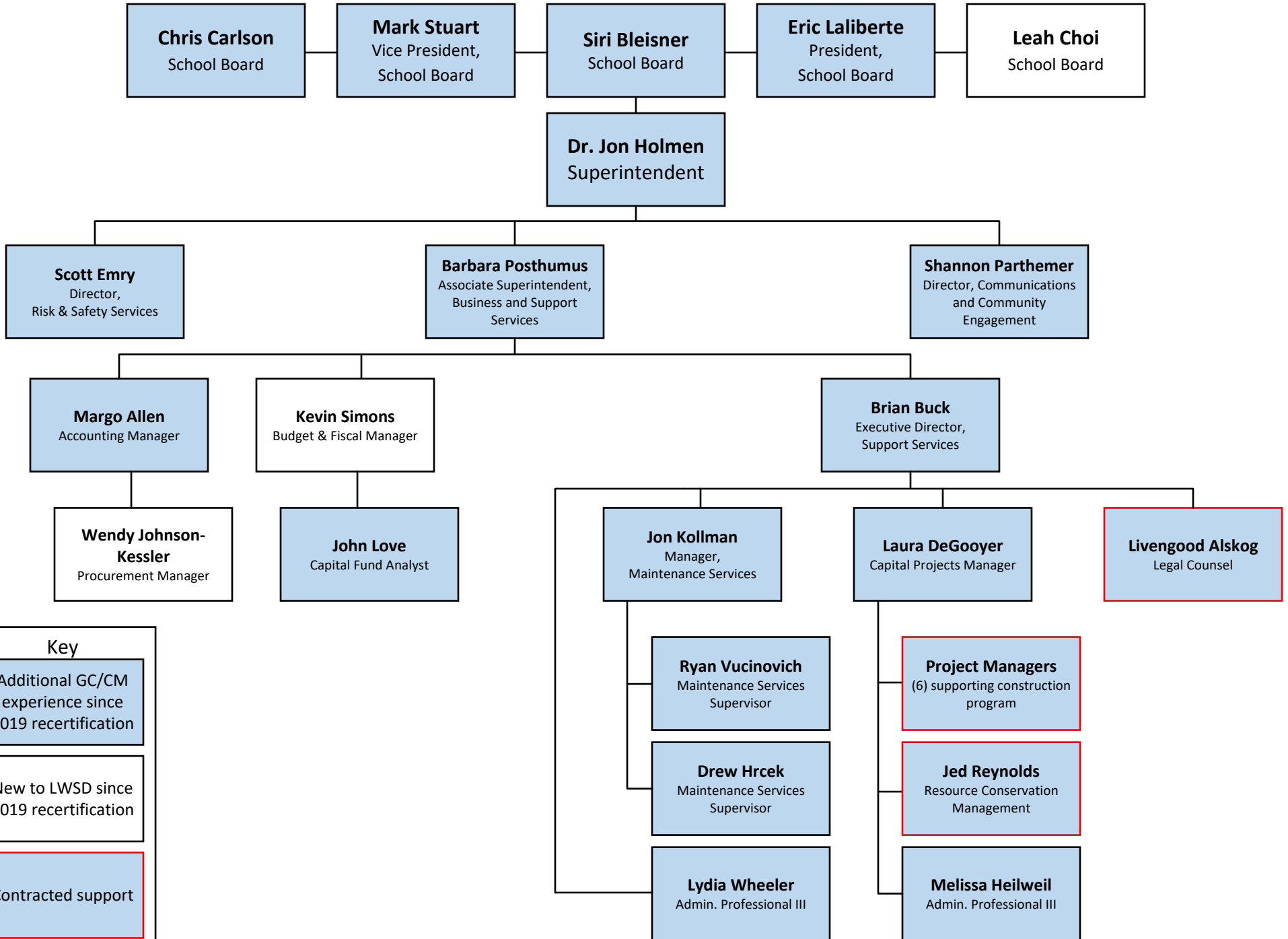
Attachment A: Personnel GC/CM Project Experience Matrix

Name	Role	GC/CM Projects	Project Size	Project Type	Role Start	Role Finish
Laura DeGooyer	Capital Projects Manager (2019 - current)	Baker Elementary School	\$45.5 M	GC/CM	2019	2020
		Barton Elementary School	\$53.1 M	GC/CM	2019	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2019	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2019	2021
		Timberline Middle School	\$78.5 M	GC/CM	2019	2021
	Construction Program Support, OAC Services (2017 - 2019)	Juanita High School Rebuild and Enlarge	\$132.3 M	GC/CM	2019	Est. 2022
		District-wide Portable Installations	\$7.5 M	HC GC/CM	2019	2020
		Lake Washington High School Addition	\$53.0 M	GC/CM	2019	Est. 2022
		Franklin Elementary Addition	\$22.1 M	GC/CM	2019	Est. 2023
		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2019	Est. 2023
		Twain Elementary Addition	\$21.2 M	GC/CM	2019	Est. 2023
Carson Elementary Addition	\$13.0 M	GC/CM	2019	Est. 2024		
Tansy Hansen Ina Holzer (*2018) Alec Weintraub (*2018) Cyrus Naimi (*2019) Ryan Ota (*2019) Royce Schwanzenberger (*2019)	Construction Program Support OAC Services	Baker Elementary School	\$45.5 M	GC/CM	2017	2020
		Barton Elementary School	\$53.1 M	GC/CM	2017	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2017	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2017	2021
		Timberline Middle School	\$78.5 M	GC/CM	2017	2021
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		Twain Elementary Addition	\$21.2 M	GC/CM	2018	Est. 2023
Carson Elementary Addition	\$13.0 M	GC/CM	2018	Est. 2024		
Jed Reynolds	Resource Conservation Manager McKinstry	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
		Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
		Timberline Middle School	\$78.5 M	GC/CM	2015	2021
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		Rose Hill Elementary Addition	\$23.3 M	GC/CM	2018	Est. 2023
		Twain Elementary Addition	\$21.2 M	GC/CM	2018	Est. 2023
Carson Elementary Addition	\$13.0 M	GC/CM	2018	Est. 2024		
Melissa Heilweil Lydia Wheeler	Administrative Professional Support	Baker Elementary School	\$45.5 M	GC/CM	2018	2020
		Barton Elementary School	\$53.1 M	GC/CM	2018	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2018	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2018	2021
		Timberline Middle School	\$78.5 M	GC/CM	2018	2021
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		Twain Elementary Addition	\$21.2 M	GC/CM	2018	Est. 2023
Carson Elementary Addition	\$13.0 M	GC/CM	2018	Est. 2024		
Livengood Alskog	Legal Counsel	Baker Elementary School	\$45.5 M	GC/CM	2015	2020
		Barton Elementary School	\$53.1 M	GC/CM	2015	2020
		Kirk Elementary Rebuild and Enlarge	\$48.9 M	GC/CM	2015	2021
		Mead Elementary Rebuild and Enlarge	\$50.0 M	GC/CM	2015	2021
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\* Role start year if different than Role Start column

# Lake Washington School District

## GC/CM Organizational Structure



GC/CM Self Performance Tracking Sheet

Project **Baker Elementary School**  
 General Contractor **Lydig Construction**  
 Architect **DLR Group**  
 Project Manager **OAC**  
 Construction Start Date **5/17/2017**  
 Subst Comp Date **8/27/2019**  
 Building SF **79,056**  
 Site Acreage **10.10 Acres**

Contract Basis		Final Contract Close-Out Requirements	
GC/CM - Self Perform (< 30% of MACC)	24%	GC/CM - Self Perform %	25%
MC/CM (Bid > \$3M)	YES	MC/CM Audit Required	COMPLETED
EC/CM (Bid > \$3M)	YES	EC/CM Audit Required	COMPLETED

Bidding Process														Construction		Close-Out Process
Construction Management Plan							Procurement							Approved Change Orders	Final Contract Total	% of Final MACC
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Location	Bid Package Budget Estimate	# Bids Received	Variance between Low Bid & Budget	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM- Self Perform)	% of MACC			
<b>Early Release Packages</b>																
BP 01	Geothermal Loops	02/13/17	02/13/17	02/18/17	03/02/17	Lydig Const	\$ 819,000	3	\$ 25,218.00	Geo Loop	\$ 499,665	Subcontractor	1.67%	\$ -	\$ 499,665	1.57%
BP 02	Earthwork & Utilities	03/16/17	03/16/17	03/21/17	03/29/17	Lydig Const	\$ 1,685,225	3	\$ 216,212.00	SCI Infrastructure, Inc.	\$ 2,398,316	Subcontractor	8.03%	\$ (67,965)	\$ 2,330,351	7.30%
BP 03	Structure - Concrete, Steel, Precast, Retroplating	03/16/17	03/16/17	03/21/17	04/14/17	LWSD	\$ 5,628,099	1	\$ -	Lydig	\$ 5,638,000	GC/CM - Self Perform	18.89%	\$ 933,304	\$ 6,571,304	20.60%
<b>MEP Bid Packages</b>																
BP 15	Mechanical (MC/CM)			01/05/00	01/15/00	Lydig Const	\$ 4,661,712	4	\$ 35,329.28	Holmberg	\$ 5,300,000	MC/CM	17.75%	\$ 92,262	\$ 5,392,262	16.90%
BP 16	Electrical (EC/CM)	10/04/16	10/19/16	10/18/16	11/03/16	Lydig Const	\$ 3,683,157	3	\$ 274,080.00	D&S Electric	\$ 3,683,157	EC/CM	12.34%	\$ 590,114	\$ 4,273,271	13.39%
BP 17	Fire Protection	03/16/17	04/18/17	04/23/17	05/03/17	Lydig Const	\$ 463,606	2	\$ 2,621.00	Fireshield	\$ 444,329	Subcontractor	1.49%	\$ -	\$ 444,329	1.39%
<b>Remaining Bid Packages</b>																
BP 04	Masonry	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 276,954	3	\$ 7,760.00	R&D Masonry	\$ 442,900	Subcontractor	1.48%	\$ (30,841)	\$ 412,059	1.29%
BP 05	Metal Flashing and Panels	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 1,037,584	3	\$ 706,770.00	Interstate Sheet Metal	\$ 1,599,100	Subcontractor	5.36%	\$ 237,204	\$ 1,836,304	5.76%
BP 06	Roofing and Roofing Flashings	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 967,270	3	\$ 148,483.00	Cobra	\$ 1,183,618	Subcontractor	3.96%	\$ (2,549)	\$ 1,181,069	3.70%
BP 07.1	Specialties & Elevators	04/01/17	04/01/17	04/06/17	05/17/17	LWSD	\$ 719,746	1	\$ -	Lydig	\$ 750,000	GC/CM - Self Perform	2.51%	\$ -	\$ 750,000	2.35%
BP 07.2	Doors/Hardware	04/01/17	04/01/17	04/06/17	05/17/17	LWSD	\$ 697,804	1	\$ -	Lydig	\$ 790,000	GC/CM - Self Perform	2.65%	\$ -	\$ 790,000	2.48%
BP-13	Kichen Equipment and Residential Appliances	03/16/17	03/16/17	03/21/17	04/25/17	Lydig Const	\$ 263,578	1	\$ -	Smith & Greene	\$ 276,400	Subcontractor	0.93%	\$ (4,803)	\$ 271,597	0.85%
BP 08	Glazing and Aluminum Systems	03/16/17	08/02/19	08/07/19	08/17/19	Lydig Const	\$ 1,152,826	2	\$ 347,827.00	Pacific Windows	\$ 1,197,500	Subcontractor	4.01%	\$ 61,469	\$ 1,258,969	3.95%
BP 09	GWB, Mtl Framing, Insulation, Vapor Barrier, Ext. Sheeting	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 2,006,329	3	\$ 436,105.00	Vanderlip	\$ 2,277,781	Subcontractor	7.63%	\$ 286,965	\$ 2,564,746	8.04%
BP 10	Acoust ceiling, Acoust Panels & Specialty Ceilings	04/01/17	04/01/17	04/06/17	05/04/17	Lydig Const	\$ 204,847	2	\$ 47,342.00	Mehrer	\$ 410,035	Subcontractor	1.37%	\$ (21,900)	\$ 388,135	1.22%
BP 11	Paint and Wall Coverings	03/11/17	03/11/17	03/16/17	04/11/17	Lydig Const	\$ 454,424	4	\$ 248,267.00	NWCC	\$ 387,669	Subcontractor	1.30%	\$ 59,239	\$ 446,908	1.40%
BP 12	Tile & Resilient Flooring	03/16/17	03/16/17	03/21/17	04/11/17	Lydig Const	\$ 306,273	2	\$ 56,795.00	Rubensteins	\$ 379,310	Subcontractor	1.27%	\$ 98,210	\$ 477,520	1.50%
BP 14	Carpet	03/16/17	04/25/17	04/30/17	04/25/17	Lydig Const	\$ 165,190	1	\$ -	Great Floors	\$ 172,417	Subcontractor	0.58%	\$ 11,901	\$ 184,318	0.58%
BP 13	Casework and Finish Carpentry	04/01/17	04/01/17	04/06/17	04/01/17	Lydig Const	\$ 492,174	2	\$ 1,496.00	Genothen	\$ 438,541	Subcontractor	1.47%	\$ 66,610	\$ 505,151	1.58%
BP-23	Landscape & Irrigation	04/01/17	04/01/17	04/06/17	05/04/17	Lydig Const	\$ 536,905	2	\$ 319,811.00	A-1 Landscape	\$ 861,184	Subcontractor	2.88%	\$ (91,387)	\$ 769,797	2.41%
BP-21	Asphalt	04/01/17	04/01/17		(Rebid)	Lydig Const	\$ 260,036	2	\$ 104.00	NW Asphalt	\$ 279,822	Subcontractor	0.94%	\$ 120,399	\$ 400,221	1.25%
BE-22	Chainlink Fence	03/16/17	03/16/17		04/27/17	Lydig Const	\$ 57,651	1	\$ -	Secure A Site	\$ 124,000	Subcontractor	0.42%	\$ 31,723	\$ 155,723	0.49%
	Fiber Allowance						\$ 318,750	allow		D&S Electric	\$ 318,750	EC/CM	1.07%	\$ (318,750)	\$ -	0.00%
<b>Bid Package Subtotal</b>							<b>\$ 26,859,140</b>				<b>\$ 29,852,494</b>		<b>100%</b>	<b>\$ 31,903,699</b>	<b>100%</b>	
	Payment and Perf Bonds						\$ -							Incl above		
	Bid Contingency						\$ 1,233,485							Incl above		
<b>Subtotal</b>							<b>\$ 28,092,625</b>				<b>\$ 29,852,494</b>			<b>\$ 31,903,699</b>		
	General Conditions						\$ 377,600				\$ 377,600			\$ -	\$ 377,600	
	Negotiated Support Svcs						\$ 1,195,206				\$ 1,195,206			\$ (15,397)	\$ 1,179,809	
3.8%	Fee						\$ 1,040,085				\$ 1,151,833			\$ 115,265	\$ 1,267,098	
2%	GC/CM Contingency						\$ 663,510				\$ 731,911			\$ (731,911)	\$ -	
	Owner Contingency										\$ 300,000			\$ (300,000)	\$ -	
<b>Project Totals</b>							<b>\$ 31,369,026</b>				<b>\$ 33,609,044</b>			<b>\$ 34,728,206</b>		

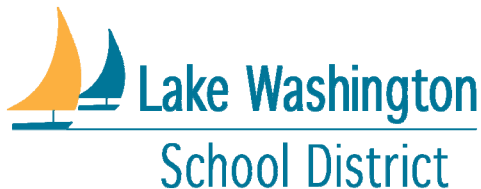
WSST By Owner  
 Pre Con Services \$ 184,042 By Owner \$ 184,042



Project **Barton Elementary School**  
 General Contractor **BNBuilders**  
 Architect **BLRB Architects**  
 Project Manager **OAC**  
 Construction Start Date **5/1/2017**  
 Subst Comp Date **7/30/2018**  
 Building SF **79,809**  
 Site Acreage **9.00**

Contract Basis		Final Contract Close-Out Requirements	
GC/CM - Self Perform (< 30% of MACC)	22%	GC/CM - Self Perform %	22%
MC/CM (Bid > \$3M)	NO	MC/CM Audit Required	NO
EC/CM (Bid > \$3M)	NO	EC/CM Audit Required	NO

Construction Management Plan										Bidding Process				Procurement			Construction		Close-Out Process
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Location	Bid Package Budget Estimate	# Bids Received	Variance between Low Bid & Budget	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM- Self Perform)	% of Budget	Approved Change Orders	Final Contract Total	% of Final MACC			
<b>Early Release Packages - April 13, 2017 Bid Results</b>																			
3.02	Concrete Vaults	01/10/17	01/10/17	01/13/17	01/25/17	LWSD	\$ 2,491,000	1	\$ (856,615)	BNB	\$ 1,634,385.00	GC/CM - Self Perform	4.73%	\$ 1,708	\$ 1,636,093	4.63%			
31.01	Site, Utilities & ROW	02/17/17	02/16/17	02/23/17	03/17/17	BNB	\$ 3,696,090	5	\$ 910	Interwest	\$ 3,697,000.00	Subcontractor	10.70%	\$ 573,294	\$ 4,270,294	12.08%			
14.01	Elevator	03/15/17	03/16/17	N/A	03/22/17	BNB	\$ 132,294	1	\$ (11,971)	BNB	\$ 120,323.00	GC/CM - Self Perform	0.35%	\$ -	\$ 120,323	0.34%			
<b>MEP Bid Packages</b>																			
23.01	Plumbing/Mechanical	03/10/17	03/09/17	03/16/17	04/12/17	BNB	\$ 4,692,181	2	\$ 231,716	Johansen Mechanical	\$ 4,923,897.00	Subcontractor	14.26%	\$ 17,870	\$ 4,941,767	13.98%			
26.01	Electrical	03/09/17	03/09/17	03/16/17	04/12/17	BNB	\$ 3,998,037	2	\$ 563,045	McKinstry	\$ 4,561,082.00	Subcontractor	13.20%	\$ 175,878	\$ 4,736,960	13.41%			
27.01	LWSD Fiber Network (Tracked Separately)					BNB							0.00%	\$ -	\$ -	0.00%			
<b>December 14, 2017 Bid Results</b>																			
3.01	Structural Concrete	02/28/17	02/28/17	03/09/17	03/24/17	LWSD	\$ 2,141,520	1	\$ (48,869)	BNB	\$ 2,092,651.00	GC/CM - Self Perform	6.06%	\$ 128,753	\$ 2,221,404	6.29%			
3.03	Site Concrete, Specialties	02/28/17	02/28/21	03/09/17	03/23/17	LWSD	\$ 1,675,769	1	\$ (96,949)	BNB	\$ 1,578,820.00	GC/CM - Self Perform	4.57%	\$ (29,401)	\$ 1,549,419	4.38%			
4.01	Masonry	05/08/17	05/08/17	05/24/17	06/13/17	BNB	\$ 435,264	4	\$ 157,236	R&D Masonry	\$ 592,500.00	Subcontractor	1.72%	\$ (56,070)	\$ 536,430	1.52%			
5.01	Structural Steel	02/28/17	02/28/17	03/09/17	03/23/17	BNB	\$ 2,620,446	1	\$ 207,449	RYHE Metals Inc.	\$ 2,827,895.00	Subcontractor	8.19%	\$ 142,926	\$ 2,970,821	8.41%			
6.01	Rough Carpentry and Specialties	05/08/17	05/08/17	06/15/17	06/15/17	LWSD	\$ 1,693,542	1	\$ (133,949)	BNB	\$ 1,559,593.00	GC/CM - Self Perform	4.52%	\$ 162,723	\$ 1,722,316	4.87%			
6.02	Finish Carpentry	05/08/17	05/08/17	05/25/17	06/14/17	LWSD	\$ 514,940	3	\$ 132,409	Genothen	\$ 647,349.00	Subcontractor	1.87%	\$ 9,113	\$ 656,462	1.86%			
7.01	Siding and Flashing	05/01/17	05/01/17	05/24/17	06/13/17	BNB	\$ 1,490,860	2	\$ 208,118	Axiom	\$ 1,698,978.00	Subcontractor	4.92%	\$ (32,899)	\$ 1,666,079	4.71%			
7.02	Roofing	05/01/17	05/01/17	05/24/17	06/13/17	BNB	\$ 988,803	4	\$ (178,803)	Axiom	\$ 810,000.00	Subcontractor	2.35%	\$ (16,261)	\$ 793,739	2.25%			
8.01	Doors and Hardware	05/01/17	05/01/17	05/25/17	06/14/17	LWSD	\$ 479,229	1	\$ 10,261	BNB	\$ 489,490.00	GC/CM - Self Perform	1.42%	\$ (81,173)	\$ 570,663	1.61%			
8.02	Glass and Glazing	05/01/17	05/01/17	05/24/17	06/13/17	BNB	\$ 994,376	2	\$ 1,049,624	Eastside Glass	\$ 2,044,000.00	Subcontractor	5.92%	\$ (435,651)	\$ 1,608,349	4.55%			
9.01	GWB, Framing, Insulation	05/01/17	05/01/17	05/24/17	06/13/17	BNB	\$ 2,293,475	3	\$ 688,925	NW Partitions	\$ 2,982,400.00	Subcontractor	8.63%	\$ 209,161	\$ 3,191,561	9.03%			
9.02	Ceilings	05/08/17	05/08/17	05/24/17	06/06/17	BNB	\$ 543,818	2	\$ 217,110	WPI	\$ 760,928.00	Subcontractor	2.20%	\$ (135,381)	\$ 625,547	1.77%			
9.04	Painting	05/08/17	05/08/17	05/24/17	06/13/17	BNB	\$ 281,076	2	\$ (2,601)	Diverse	\$ 278,475.00	Subcontractor	0.81%	\$ 3,976	\$ 282,451	0.80%			
11.01	Food Service Equipment	05/01/17	05/01/17	05/24/17	06/13/17	BNB	\$ 332,047	2	\$ (60,866)	Smith & Greene	\$ 271,181.00	Subcontractor	0.79%	\$ (9,896)	\$ 261,285	0.74%			
21.01	Fire Sprinklers	03/21/17	03/21/17	03/28/17	04/11/17	BNB	\$ 454,227	2	\$ (121,550)	Fire Shield	\$ 332,677.00	Subcontractor	0.96%	\$ 8,386	\$ 341,063	0.97%			
32.01	Landscaping	05/08/17	05/08/17	05/24/17	06/06/17	BNB	\$ 704,394	2	\$ (66,854)	Earthscapes	\$ 637,540.00	Subcontractor	1.85%	\$ (3,520)	\$ 634,020	1.79%			
<b>Bid Package Subtotal</b>							<b>\$ 32,653,388</b>		<b>\$ 1,887,776</b>		<b>\$ -</b>	<b>\$ 34,541,164</b>	<b>100%</b>	<b>\$ 795,882</b>	<b>\$ 35,337,046</b>	<b>100%</b>			
Payment and Perf Bonds											Incl above								
Bid Contingency											Incl above								
<b>Subtotal</b>							<b>\$ 32,653,388</b>		<b>\$ -</b>		<b>\$ 34,541,164</b>	<b>\$ -</b>	<b>\$ 795,882</b>	<b>\$ 35,337,046</b>					
General Conditions							\$ 740,088				\$ 740,088		\$ -	\$ 740,088					
Negotiated Support Svcs							\$ 1,996,200				\$ 1,799,702		\$ 92,231	\$ 1,891,933					
2.712% Fee							\$ 959,768				\$ 995,899		\$ 45,164	\$ 1,041,063					
2% GC/CM Contingency & Other Contingencies							\$ 653,068				\$ 288,482		\$ (288,482)	\$ -					
<b>Project Totals</b>							<b>\$ 37,002,512</b>		<b>\$ -</b>		<b>\$ 38,365,335</b>		<b>\$ 644,795</b>	<b>\$ 39,010,130</b>					
Pre Con Services											\$ 295,208		\$ 295,208						
WSST											By Owner		By Owner						



GC/CM Self Performance Tracking Sheet

Attachment C: GC/CM Self-Performance Tracking Sheets

Project **Kirk Elementary School**  
 General Contractor **Lease Crutcher Lewis**  
 Architect **Studio Meng Strazzara**  
 Project Manager **OAC**  
 Construction Start Date **April, 2018**  
 Subst Comp Date **8/26/2019**  
 Building SF **79,056**  
 Site Acreage **14.98**

Contract Basis		Final Contract Close-Out Requirements	
GC/CM - Self Perform (< 30% of MACC)	13%	GC/CM - Self Perform %	13%
MC/CM (Bid > \$3M)	NO	MC/CM Audit Required	NO
EC/CM (Bid > \$3M)	NO	EC/CM Audit Required	NO

Bidding Process														Construction		Close-Out Process	
Bid Package #	Bid Package Description	Construction Management Plan				Bid Location	Bid Package Budget Estimate	# Bids Received	Variance between Budget & Low Bid	Procurement Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM - Self Perform)	% of MACC	Approved Change Orders	Final Contract Total	% of Final MACC	
		Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date												
<b>February 23, 2018 Bid Results</b>																	
03.01c	Structural Concrete	02/09/18	02/13/18	02/15/18	03/02/18	OAC Seattle	\$ 2,634,666	1	\$ 103,311	Lease Crutcher Lewis	\$ 2,531,355	GC/CM - Self Perform	8.45%	\$ 1,700,659	\$ 4,232,014	13.05%	
05.01c	Structural Steel	02/02/18	02/05/18	02/15/18	02/28/18	LCL Office	\$ 2,257,800	3	\$ (336,200)	Ryhe Metals	\$ 2,594,000	Subcontractor	8.66%	\$ 682,422	\$ 3,276,422	10.10%	
31.01c	Earthwork & Utilities	02/02/18	02/05/18	02/15/18	02/23/18	LCL Office	\$ 2,741,708	2	\$ (882,357)	InterWest Construction I	\$ 3,624,065	Subcontractor	12.09%	\$ 614,685	\$ 4,238,750	13.07%	
31.02c	Geothermal Wells	02/02/18	02/05/18	02/15/18	02/23/18	LCL Office	\$ 462,342	2	\$ 22,342	Geotility	\$ 440,000	Subcontractor	1.47%	\$ -	\$ 440,000	1.36%	
<b>March 30, 2018 Bid Results</b>																	
02.01c	Demolition & Abatement	03/09/18	03/12/18	03/21/18	03/30/18	LCL Office	\$ 469,123	5	\$ 113,123	Dickson	\$ 356,000	Subcontractor	1.19%	\$ 35,572	\$ 391,572	1.21%	
21.01c	Fire Protection	03/09/18	03/12/18	03/21/18	03/30/18	LCL Office	\$ 351,142	3	\$ 26,162	McKinstry	\$ 324,980	Subcontractor	1.08%	\$ 5,101	\$ 330,081	1.02%	
<b>April 5, 2018 Bid Results</b>																	
23.01c	HVAC & Plumbing	03/16/18	03/12/18	03/21/18	04/05/18	LCL Office	\$ 5,334,371	4	\$ 1,215,662	JH Kelly	\$ 4,118,709	Subcontractor	13.74%	\$ 252,548	\$ 4,371,257	13.48%	
26.01c	Electrical	03/16/18	03/12/18	03/21/18	04/05/18	LCL Office	\$ 3,843,699	2	\$ 87,223	Veca Electric	\$ 3,756,476	Subcontractor	12.53%	\$ 399,053	\$ 4,155,529	12.81%	
<b>May 2, 2018 Bid Results</b>																	
04.01c	Masonry	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 1,215,747	2	\$ (41,623)	J&S Masonry	\$ 1,257,370	Subcontractor	4.20%	\$ 8,144	\$ 1,265,514	3.90%	
07.01c	Metal Siding and Flashings	05/17/18	04/09/18	04/18/18	05/31/18	LCL Office	\$ 353,028	1	\$ (1,172)	Architectural Sheet Met	\$ 354,200	Subcontractor	1.18%	\$ 69,700	\$ 423,900	1.31%	
07.02c	Roofing & Flashings	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 1,224,802	3	\$ 274,802	Waynes Roofing	\$ 950,000	Subcontractor	3.17%	\$ 36,767	\$ 986,767	3.04%	
08.02c	Glass & Glazing	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 1,583,427	2	\$ 341,927	Pacific Window Systems	\$ 1,241,500	Subcontractor	4.14%	\$ 90,935	\$ 1,332,435	4.11%	
09.01c	GWB, Framing & Insulation	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 2,510,224	2	\$ 50,224	Performance Contracting	\$ 2,460,000	Subcontractor	8.21%	\$ 534,259	\$ 2,994,259	9.23%	
11.01c	Food Service	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 400,295	3	\$ 81,845	Smith & Greene	\$ 318,450	Subcontractor	1.06%	\$ 5,976	\$ 324,426	1.00%	
<b>May 9, 2018 Bid Results</b>																	
09.02c	Acoustical Ceilings and Treatments	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 514,058	1	\$ 142,458	Performance Contracting	\$ 371,600	Subcontractor	1.24%	included w/9.01	included w/9.01	0.00%	
09.03c	Carpet & Resilient Flooring	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 368,702	3	\$ (152,898)	Beresford	\$ 521,600	Subcontractor	1.74%	\$ (104,937)	\$ 416,663	1.28%	
09.04c	Ceramic Tile	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 66,569	2	\$ (34,278)	Great Floors	\$ 100,847	Subcontractor	0.34%	\$ 853	\$ 101,700	0.31%	
11.02c	Athletic Equipment	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 60,873	TBD	\$ 60,873	No Bid	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%	
11.03c	Stage Equipment	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 21,339	1	\$ (18,661)	Stagecraft	\$ 40,000	Subcontractor	0.13%	\$ 1,516	\$ 41,516	0.13%	
<b>May 25, 2018 Bid Results</b>																	
03.02c	Site Concrete	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 781,703	1	\$ 7,929	Lease Crutcher Lewis	\$ 773,774	GC/CM - Self Perform	2.58%	included w/3.01	included w/3.01	0.00%	
05.02c	Miscellaneous Steel	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 619,618	1	\$ (57,282)	Ryhe Metals	\$ 676,900	Subcontractor	2.26%	included w/5.01	included w/5.01	0.00%	
06.01c	Rough Carpentry, Specialties, Door Install	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 640,790	1	\$ 9,194	Lease Crutcher Lewis	\$ 631,596	GC/CM - Self Perform	2.11%	included w/3.01	included w/3.01	0.00%	
06.02c	Casework & Finish Carpentry	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 765,712	2	\$ 227,085	Frontier Door	\$ 538,627	Subcontractor	1.80%	\$ 53,664	\$ 592,291	1.83%	
08.01c	Doors, Frames & Hardware - Supply	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 244,902	1	\$ (35,934)	Builders Hardware & Sur	\$ 280,836	Subcontractor	0.94%	\$ 27,337	\$ 308,173	0.95%	
08.03c	Coiling Doors/OH Doors	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 21,212	0	\$ 21,212	TBD	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%	
08.04c	Operable Partitions	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 90,021	1	\$ 13,431	Advanced Tech	\$ 76,590	Subcontractor	0.26%	\$ 8,433	\$ 85,023	0.26%	
10.01c	Signage	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 71,258	2	\$ 28,538	Division 10	\$ 42,720	Subcontractor	0.14%	\$ 32,066	\$ 74,786	0.23%	
10.02c	Building Specialties							N/A	N/A	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%		
32.01c	Landscape & Irrigation	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 1,449,589	1	\$ 715,101	Specialized Landscaping	\$ 734,488	Subcontractor	2.45%	\$ 318,886	\$ 1,053,374	3.25%	
32.03c	Fencing	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 218,257	1	\$ (13,743)	SeaWest Construction	\$ 232,000	Subcontractor	0.77%	\$ 3,472	\$ 235,472	0.73%	
<b>August 17, 2018 Bid Results</b>																	
09.05c	Paintings, Coatings & Wallcoverings	07/30/18	05/08/18	05/15/18	08/17/18	Lewis Redmond Office	\$ 372,015	2	\$ 139,855	Fawcett	\$ 232,160	Subcontractor	0.77%	\$ 45,440	\$ 277,600	0.86%	
12.01c	Window Treatments	07/30/18	05/08/18	05/15/18	08/17/18	Lewis Redmond Office	\$ 143,529	3	\$ 80,105	Iris	\$ 63,424	Subcontractor	0.21%	\$ 32,450	\$ 95,874	0.30%	
32.02c	Asphalt Paving & Striping	07/30/18	05/08/18	05/15/18	08/17/18	Lewis Redmond Office	\$ 439,192	2	\$ 112,487	NW Asphalt	\$ 326,705	Subcontractor	1.09%	\$ 58,489	\$ 385,194	1.19%	
<b>Bid Package Subtotal</b>							<b>\$ 32,271,712.79</b>		<b>\$ 2,300,741</b>	<b>\$ -</b>	<b>\$ 29,970,972</b>		<b>100%</b>	<b>\$ 32,430,592</b>	<b>100%</b>		
Payment and Perf Bonds									\$ 0	incl above							
Bid Contingency										incl above							
<b>Subtotal</b>										<b>\$ -</b>	<b>\$ 29,970,972</b>	<b>\$ -</b>	<b>\$ 32,430,592</b>				
General Conditions										\$ 719,993			\$ 719,993				
Negotiated Support Svcs										\$ 2,601,502			\$ 2,601,502				
3.730% Fee										\$ 1,318,704			\$ 1,318,704				
2.500% GC/CM Contingency										\$ 806,793			\$ -				
<b>Project Totals</b>										<b>\$ -</b>	<b>\$ 35,417,964</b>	<b>\$ -</b>	<b>\$ 37,070,791</b>				
										WSST By Owner							
										Pre Con Services \$ 285,000				\$ 285,000			



GC/CM Self Performance Tracking Sheet

Attachment C: GC/CM Self-Performance Tracking Sheets

Project **Mead Elementary School**  
 General Contractor **Lease Crutcher Lewis**  
 Architect **BLRB**  
 Project Manager **OAC**  
 Construction Start Date **April, 2018**  
 Subst Comp Date **8/26/2019**  
 Building SF **79,056**  
 Site Acreage **16.02**

Contract Basis		Final Contract Close-Out Requirements	
GC/CM - Self Perform (< 30% of MACC)	16%	GC/CM - Self Perform %	16%
MC/CM (Bid > \$3M)	NO	MC/CM Audit Required	NO
EC/CM (Bid > \$3M)	NO	EC/CM Audit Required	NO

Construction Management Plan							Bidding Process							Procurement			Construction		Close-Out Process
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Location	Bid Package Budget Estimate	# Bids Received	Variance between Budget & Low Bid	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM- Self Perform)	% of MACC	Approved Change Orders	Final Contract Total	% of Final MACC			
<b>February 23, 2018 Bid Results</b>																			
03.01c	Structural Concrete	02/09/18	02/13/18	02/15/18	03/02/18	OAC Seattle	\$ 3,309,048	1	\$ (219,814)	Lease Crutcher Lewis	\$ 3,528,862	GC/CM - Self Perform	10.99%	\$2,094,252	\$ 5,623,114	16.45%			
05.01c	Structural Steel	02/02/18	02/05/18	02/15/18	02/28/18	LCL Office	\$ 2,562,762	3	\$ (88,238)	Rhye Metals	\$ 2,651,000	Subcontractor	8.26%	\$ 950,431	\$ 3,601,431	10.54%			
31.01c	Earthwork & Utilities	02/02/18	02/05/18	02/15/18	02/23/18	LCL Office	\$ 3,335,607	2	\$ (561,393)	Interwest Construction II	\$ 3,897,000	Subcontractor	12.14%	\$ 562,546	\$ 4,459,546	13.05%			
31.02c	Geothermal Wells	02/02/18	02/05/18	02/15/18	02/23/18	LCL Office	\$ 466,606	2	\$ 26,606	Getility	\$ 440,000	Subcontractor	1.37%	\$ (8,813)	\$ 431,187	1.28%			
<b>March 30, 2018 Bid Results</b>																			
02.01c	Demolition & Abatement	03/09/18	03/12/18	03/21/18	03/30/18	LCL Office	\$ 453,479	5	\$ 70,879	Dickson	\$ 382,600	Subcontractor	1.19%	\$ -	\$ 382,600	1.12%			
21.01c	Fire Protection	03/09/18	03/12/18	03/21/18	03/30/18	LCL Office	\$ 355,010	3	\$ 45,255	McKinstry	\$ 309,755	Subcontractor	0.96%	\$ 4,290	\$ 314,045	0.92%			
<b>April 5, 2018 Bid Results</b>																			
23.01c	HVAC & Plumbing	03/16/18	03/12/18	03/21/18	04/05/18	LCL Office	\$ 5,298,476	4	\$ 1,463,969	JH Kelly	\$ 3,834,507	Subcontractor	11.94%	\$ 150,237	\$ 3,984,744	11.66%			
26.01c	Electrical	03/16/18	03/12/18	03/21/18	04/05/18	LCL Office	\$ 4,037,718	2	\$ 526,530	Veca Electric	\$ 3,511,188	Subcontractor	10.94%	\$ 478,725	\$ 3,989,913	11.67%			
<b>May 2, 2018 Bid Results</b>																			
04.01c	Masonry	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 995,542	2	\$ (383,128)	J&S Masonry	\$ 1,378,670	Subcontractor	4.29%	\$ 1,136	\$ 1,386,806	4.06%			
07.01c	Metal Siding and Flashings	05/17/18	04/09/18	04/18/18	05/31/18	LCL Office	\$ 854,685	1	\$ 270,005	Insulpro	\$ 584,680	Subcontractor	1.82%	\$ 161,159	\$ 745,839	2.18%			
07.02c	Roofing & Flashings	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 1,029,416	3	\$ 279,416	Waynes Roofing	\$ 750,000	Subcontractor	2.34%	\$ 61,142	\$ 811,142	2.37%			
08.02c	Glass & Glazing	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 1,516,785	2	\$ 214,785	Pacific Window	\$ 1,302,000	Subcontractor	4.06%	\$ 28,895	\$ 1,330,895	3.89%			
09.01c	GWB, Framing & Insulation	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 3,393,522	2	\$ 709,522	Performance Contracting	\$ 2,684,000	Subcontractor	8.36%	\$ 616,882	\$ 3,300,882	9.66%			
11.01c	Food Service	04/06/18	04/09/18	04/18/18	05/02/18	LCL Office	\$ 353,194	3	\$ 49,122	Smith & Greene	\$ 304,072	Subcontractor	0.95%	\$ 26,080	\$ 330,152	0.97%			
<b>May 9, 2018 Bid Results</b>																			
09.02c	Acoustical Ceilings and Treatments	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 576,545	1	\$ 93,345	Performance Contracting	\$ 483,200	Subcontractor	1.50%	w/9.01	included	0.00%			
09.03c	Carpet & Resilient Flooring	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 453,138	TBD	\$ (105,862)	TBD	\$ 559,000	Subcontractor	1.74%	\$ (107,412)	\$ 451,588	1.32%			
09.04c	Ceramic Tile	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 90,126	2	\$ 48,862	Great Floors	\$ 41,264	Subcontractor	0.13%	\$ 20,588	\$ 61,852	0.18%			
11.02c	Athletic Equipment	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 30,178	0	\$ 30,178	No Bid	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%			
11.03c	Stage Equipment	04/13/18	04/23/18	04/25/18	05/09/18	LCL Office	\$ 23,715	1	\$ (10,935)	Stagecraft	\$ 34,650	Subcontractor	0.11%	\$ 745	\$ 35,395	0.10%			
<b>May 25, 2018 Bid Results</b>																			
03.02c	Site Concrete	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 1,110,369	1	\$ 51,038	Lease Crutcher Lewis	\$ 1,059,331	GC/CM - Self Perform	3.30%	w/3.01	included	0.00%			
04.02c	Precast	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 528,513	N/A	\$ 528,513	N/A	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%			
05.02c	Miscellaneous Steel	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 1,321,859	1	\$ 298,659	Rhye Metals	\$ 1,023,200	Subcontractor	3.19%	w/5.01	included	0.00%			
06.01c	Rough Carpentry, Specialties, Door Install	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 744,149	1	\$ 82,450	Lease Crutcher Lewis	\$ 661,699	GC/CM - Self Perform	2.06%	w/3.01	included	0.00%			
06.02c	Casework & Finish Carpentry	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 952,668	2	\$ 348,649	Frontier Door	\$ 604,019	Subcontractor	1.88%	\$ 47,648	\$ 651,667	1.91%			
08.01c	Doors, Frames & Hardware - Supply	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 252,303	1	\$ (58,703)	Builders Hardware & Sur	\$ 311,006	Subcontractor	0.97%	\$ 48,121	\$ 359,127	1.05%			
08.03c	Coiling Doors/OH Doors	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 45,863	TBD	\$ 45,863	No Bid	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%			
08.04c	Operable Partitions	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 132,544	1	\$ 8,974	Advanced Equipment	\$ 123,570	Subcontractor	0.38%	\$ 2,731	\$ 126,301	0.37%			
10.01c	Signage	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 71,275	2	\$ 23,780	Division 10	\$ 47,495	Subcontractor	0.15%	\$ 51,555	\$ 99,500	0.29%			
10.02c	Building Specialties - Included in 06.01							N/A	\$ -	N/A	\$ -	Subcontractor	0.00%	\$ -	\$ -	0.00%			
32.01c	Landscape & Irrigation	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 751,503	1	\$ 164,395	Specialized Landscaping	\$ 587,108	Subcontractor	1.83%	\$ (58,475)	\$ 528,633	1.55%			
32.03c	Fencing	05/04/18	05/08/18	05/15/18	05/24/18	OAC Seattle	\$ 179,974	1	\$ (85,026)	SeaWest	\$ 265,000	Subcontractor	0.83%	\$ 30,164	\$ 295,164	0.86%			
<b>August 17, 2018 Bid Results</b>																			
09.05c	Paintings, Coatings & Wallcoverings	07/30/18	05/08/18	05/15/18	08/17/18	Lewis Redmond Office	\$ 358,452	2	\$ 30,892	Fawcett	\$ 327,560	Subcontractor	1.02%	\$ 58,591	\$ 386,151	1.13%			
12.01c	Window Treatments	07/30/18	05/08/18	05/15/18	08/17/18	Lewis Redmond Office	\$ 148,657	3	\$ 83,948	Iris	\$ 64,709	Subcontractor	0.20%	\$ 39,103	\$ 103,812	0.30%			
32.02c	Asphalt Paving & Striping	07/30/18	05/08/18	05/15/18	08/17/18	Lewis Redmond Office	\$ 493,114	2	\$ 137,934	NW Asphalt	\$ 355,180	Subcontractor	1.11%	\$ 37,002	\$ 392,182	1.15%			
<b>Bid Package Subtotal - MACC</b>							<b>\$ 36,226,795</b>		<b>\$ 4,120,470</b>		<b>\$ -</b>		<b>100%</b>	<b>\$ 34,183,219</b>	<b>\$ 34,183,219</b>	<b>100%</b>			

Payment and Perf Bonds												Incl above			
Bid Contingency												Incl above			
<b>Subtotal</b>												<b>\$ -</b>	<b>\$ 32,106,325</b>	<b>\$ -</b>	<b>\$ 34,183,219</b>
General Conditions												\$ 719,960			
Negotiated Support Svcs												\$ 2,413,267			
3.730% Fee												\$ 1,197,566			
2.5000% GC/CM Contingency												\$ 802,658			
<b>Project Totals</b>												<b>\$ -</b>	<b>\$ 34,106,549</b>	<b>\$ -</b>	<b>\$ 38,697,348</b>



WSST By Owner  
 Pre Con Services \$ 285,000



Project **Timberline Middle School**  
 General Contractor **Lydig Construction**  
 Architect **McGrahaman**  
 Project Manager **OAC**  
 Construction Start Date **7/15/2017**  
 Subst Comp Date **6/30/2019**  
 Building SF **134,000**  
 Site Acreage **21.70**

Contract Basis		Final Contract Close-Out Requirements	
GC/CM - Self Perform (< 30% of MACC)	29%	GC/CM - Self Perform %	29%
MC/CM (Bid > \$3M)	YES	MC/CM Audit Required	COMPLETED
EC/CM (Bid > \$3M)	YES	EC/CM Audit Required	COMPLETED

Bidding Process														Construction		Close-Out Process
Construction Management Plan																
Bid Package #	Bid Package Description	Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Location	Bid Package Budget Estimate	# Bids Received	Variance between Budget & Low Bid	Low Bidder	Bid Total	Package Type (Subcontractor, MCCM, ECCM, GCCM-Self Perform)	% of MACC	Approved Change Orders	Final Contract Total	% of Final MACC
<b>Early Release Packages</b>																
BP 01	Geothermal Loops	2/13/2017	02/03/17	02/08/17	03/02/17	Lydig Const	\$ 1,180,377	2	\$ (14,486)	Geo Loop Tec	\$ 1,194,863	Subcontractor	2.32%	\$ (26,000)	\$ 1,168,863	2.08%
BP 02	Earthwork & Utilities	03/16/17	03/16/17	03/21/17	03/29/17	Lydig Const	\$ 2,966,199	3	\$ (516,702)	SCI	\$ 3,482,901	Subcontractor	6.77%	\$ 421,635	\$ 3,904,536	6.94%
<b>MEP Bid Packages</b>																
BP 15	Mechanical (MC/CM)			01/05/00	01/15/00	Lydig Const	\$ 8,801,128	4	\$ (331,348)	Holmberg	\$ 9,132,476	MC/CM	17.74%	\$ 1,278,833	\$ 10,411,309	18.51%
BP 16	Electrical (EC/CM)			01/05/00	01/15/00	Lydig Const	\$ 6,026,878	3	\$ (156,085)	D&S	\$ 6,182,963	EC/CM	12.01%	\$ 666,586	\$ 6,849,549	12.18%
BP 17	Fire Protection	03/16/17	04/18/17	04/23/17	05/03/17	OAC Seattle	\$ 650,873	3	\$ 79,103	Fireshield	\$ 571,770	Subcontractor	1.11%	\$ 8,010	\$ 579,780	1.03%
<b>Remaining Bid Packages</b>																
BP 03	Structure - Concrete, Steel, Precast, Retroplating	03/16/17	03/16/17	03/21/17	04/14/17	LWSD SSC	\$ 10,146,440	1	\$ 276,440.00	Lydig	\$ 9,870,000	GC/CM - Self Perform	19.18%			
BP 07.2	Doors/Hardware	04/01/17	04/01/17	04/06/17	05/17/17	OAC Seattle	\$ 810,998	1	\$ (209,002)	Lydig	\$ 1,020,000	GC/CM - Self Perform	1.98%			
BP-18A	Miscellaneous Specialties - Arch, Steel, Asphalt	04/01/17	04/01/17	08/10/17	OAC Seattle		\$ 3,595,041	1	\$ (143,959)	Lydig	\$ 3,739,000	GC/CM - Self Perform	7.27%			
BP-18A	Elevators		07/13/17		07/11/17	OAC Seattle	\$ 149,626	1	\$ 626	Lydig	\$ 149,000	GC/CM - Self Perform	0.29%	\$ 1,310,094	\$ 16,088,094	28.60%
BP 04	Masonry	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 1,086,759	4	\$ (291,674)	Henson Company	\$ 1,378,433	Subcontractor	2.68%	\$ (2,069)	\$ 1,376,364	2.45%
BP 05	Metal Flashing and Panels	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 1,702,814	3	\$ (616,486)	Northshore Exteriors	\$ 2,319,300	Subcontractor	4.51%	\$ 102,754	\$ 2,422,054	4.31%
BP 06	Roofing and Roofing Flashings	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 1,430,084	3	\$ 290,509	Axiom	\$ 1,139,575	Subcontractor	2.21%	\$ 37,370	\$ 1,176,945	2.09%
BP-13	Kichen Equipment and Residential Appliances	03/16/17	03/16/17	03/21/17	04/25/17	Lydig Const	\$ 648,142	2	\$ (86,353)	Smith & Greene	\$ 734,495	Subcontractor	1.43%	\$ 61,424	\$ 795,919	1.42%
BP 08	Glazing and Aluminum Systems	03/16/17	08/02/19	08/07/19	08/17/19	Lydig Const	\$ 2,319,776	2	\$ 19,343	Pacific Windows	\$ 2,300,433	Subcontractor	4.47%	\$ 291,616	\$ 2,592,049	4.61%
BP 09	Insulation, Vapor Barrier, Exterior Sheathing	03/16/17	03/16/17	03/21/17	04/04/17	Lydig Const	\$ 2,470,262	3	\$ (429,338)	Vanderlip	\$ 2,899,600	Subcontractor	5.63%	\$ 178,831	\$ 3,078,431	5.47%
BP 10	Acoust ceiling, Acoust Panels & Specialty Ceilings, GWB	04/01/17	04/01/17	04/06/17	05/04/17	Lydig Const	\$ 1,100,991	1	\$ 262,963	Forrest Sound	\$ 838,028	Subcontractor	1.63%	\$ 79,464	\$ 917,492	1.63%
BP 11	Paint and Wall Coverings	03/11/17	03/11/17	03/16/17	04/11/17	Lydig Const	\$ 478,057	2	\$ (171,310)	Purcell Painting	\$ 649,367	Subcontractor	1.26%	\$ 71,922	\$ 721,289	1.28%
BP 12	Tile & Resilient Flooring	03/16/17	03/16/17	03/21/17	04/11/17	Lydig Const	\$ 368,327	3	\$ (193,033)	Rubensteins	\$ 561,360	Subcontractor	1.09%	\$ (17,476)	\$ 543,884	0.97%
BP 14	Carpet	03/16/17	04/25/17	04/30/17	04/25/17	OAC Seattle	\$ 151,629	3	\$ 22,675	Great Floors	\$ 128,954	Subcontractor	0.25%	\$ 24,967	\$ 153,921	0.27%
BP 20	Casework and Finish Carpentry	04/01/17	04/01/17	04/06/17	08/03/17	Lydig Const	\$ 1,319,081	1	\$ 68,241	Genothen	\$ 1,250,840	Subcontractor	2.43%	\$ 89,801	\$ 1,340,641	2.38%
BP-19	Wood Floors		08/09/17		08/03/17	Lydig Const	\$ 206,168	2	\$ (34,102)	Northern Hardwoods	\$ 240,270	Subcontractor	0.47%	\$ 2,249	\$ 242,519	0.43%
BP-23	Landscape & Irrigation	04/01/17	04/01/17	04/06/17	08/09/17	OAC Seattle	\$ 1,342,378	2	\$ (188,444)	Specialized	\$ 1,530,822	Subcontractor	2.97%	\$ 162,636	\$ 1,693,458	3.01%
BE-22	Chainlink Fence	03/16/17	03/16/17		08/02/17	Lydig Const	\$ 105,858	1	\$ (45,062)	Secure A Site	\$ 150,920	Subcontractor	0.29%	\$ 22,270	\$ 173,190	0.31%
BP-21	Asphalt (see BP-18)											Subcontractor	0.00%	\$ -	\$ -	0.00%
	Tree Clearing											Subcontractor	0.00%	\$ 15,700	\$ 15,700	0.03%
<b>Bid Package Subtotal - MACC</b>							<b>\$ 49,057,886</b>		<b>\$ (2,407,484.00)</b>		<b>\$ 51,465,370</b>		<b>100%</b>	<b>\$ 56,245,987</b>	<b>100%</b>	
											Incl above					
											Incl above					
<b>Subtotal</b>											<b>\$ 51,465,370</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,245,987</b>		
	General Conditions						\$ 1,056,000				\$ 69,480		\$ 1,125,480			
	Negotiated Support Svcs						\$ 1,926,790				\$ (36,882)		\$ 1,889,908			
4%	Fee (Includes P&P Bonds and Insurance)						\$ 2,002,206				\$ 212,873		\$ 2,215,079			
2%	GC/CM Contingency						\$ 1,286,634				\$ (1,286,634)		\$ -			
	Fiber CO (Moved to Different PO)										\$ (102,892)		\$ (102,892)			
<b>Project Totals</b>											<b>\$ 57,737,000</b>		<b>\$ (1,144,055)</b>	<b>\$ 61,373,561</b>		

Pre Con Services \$ 210,761 \$ 210,761  
 WSST By Owner By Owner



Project **District-Wide Portables**  
 General Contractor Forma Construction  
 Architect Studio Meng Strazzara  
 Project Manager OAC  
 Construction Start Date 6/20/2020  
 Subst Comp Date Varied per site (August through November 2020)  
 Building SF 18,000 (20 Portable Classrooms)  
 Site Acreage N/A - Portables

<b>Contract Basis - Heavy Civil GC/CM</b>		<b>Final Contract Close-Out Requirements</b>	
GC/CM - Self Perform (< 50% of MACC)	39%	GC/CM - Self Perform %	46%
MC/CM (Bid > \$3M)	NO	MC/CM Audit Required	COMPLETED
EC/CM (Bid > \$3M)	#REF!	EC/CM Audit Required	COMPLETED

Bidding Process														Construction		Close-Out Process
Bid Package #	Bid Package Description	Construction Management Plan				Procurement						Approved Change Orders	Final Contract Total	% of Final MACC		
		Bid Package Publish Date	Advertise Date	Pre Bid Conference Date	Bid Date	Bid Location	Bid Package Budget Estimate	# Bids Received	Variance between Budget & Low Bid	Low Bidder	Bid Total				Package Type (Subcontractor, MCM, ECCM, GCCM- Self Perform)	% of MACC
BP 10.0	BUILDING & SITE SPECIALTIES	5/18/2020	5/15/2020	04/2020	05/28/20	Virtual / BuildingConnected.com	\$ 515,265	1	\$ 13,865	FORMA CONSTRUCTION	\$ 501,400	GC/CM - Self Perform	39.01%	\$ 217,766	\$ 719,166	45.70%
BP 26.1 (Alternates)	ELECTRICAL TRENCHING (ALT)	5/18/2020	5/15/2020	04/2020	05/28/20	Virtual / BuildingConnected.com	\$ 232,360	2	\$ 101,460	PELLCO CONSTRUCTION INC	\$ 130,900	Subcontractor	10.19%	\$ (45,900)	\$ 85,000	5.40%
BP 31.0	SITework & UTILITIES	5/18/2020	5/15/2020	04/2020	05/28/20	Virtual / BuildingConnected.com	\$ 518,465	3	\$ (134,435)	PELLCO CONSTRUCTION INC	\$ 652,900	Subcontractor	50.80%	\$ 116,533	\$ 769,433	48.90%
<b>Bid Package Subtotal - MACC</b>							<b>\$ 1,266,090</b>		<b>\$ (19,110.00)</b>		<b>\$ 1,285,200</b>		<b>100%</b>	<b>\$ 1,573,599</b>	<b>100%</b>	
Payment and Perf Bonds											Incl above					
Bid Contingency											Incl above					
<b>Subtotal</b>											<b>\$ 1,285,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,573,599</b>	
General Conditions											\$ 134,592		\$ 243,842			
Negotiated Support Svcs											\$ 143,176		\$ (6,894)	\$ 106,282		
5.67% Fee (Includes P&P Bonds and Insurance)											\$ 88,636		\$ 22,551	\$ 111,187		
3.3% GC/CM Risk Contingency											\$ 42,412		\$ (37,792)	\$ 4,620		
<b>Project Totals</b>											<b>\$ 1,694,016</b>		<b>\$ 57,115</b>	<b>\$ 2,039,530</b>		
Pre Con Services													\$ 26,400			
WSST												By Owner		By Owner		

