



Rick Ring
Assistant Superintendent of Business
Services
Clover Park School District #400

18 April 2020

Project Review Committee
c/o State of Washington Department of Enterprise Services
Engineering & Architectural Services
P.O. Box 411476
Olympia, Washington 98504-1476

Attention: Talia Baker, Administrative Support

Dear PRC Members.

Please find enclosed, the Clover Park School District #400 (CPSD) GC/CM Self (Re)-Certification application for our Agency's use of the GC/CM contracting delivery method over the next three years.

In 2017, CPSD was certified for self-certified for determining use of Alternative Public Works delivery methodology per allowances in the Revised Code of Washington. Over the last three years, we have finalized construction on one project delivered via the GC/CM method and are two-thirds of the way through our final planned project from the 2016 bond program that our voters approved. We have long used the GC/CM method for delivering projects and expect to use it in the future. We have enjoyed its flexibility and results overall in our chosen projects.

As the needs for construction and adaptation of projects to the specific needs are annual exercises for review, we expect to continue using GC/CM delivery on future projects. Most of our team is unchanged through the past several years; predating our agency certification. We have proven ourselves to have the necessary qualifications, background, experience in delivering projects, and believe that proven success positions us as prime candidates for remaining a Public Agency with the ability to self-determine project delivery methods whether traditional Design – Bid – Build, or through Alternative Public Works authorized in RCW 39.10.

In 2016, an on-going Facilities Advisory / Bond Planning Committee was established, planning regular meetings to prepare a Long-Term Masterplan for potential future capital bonds. CPSD has also since established a Bond Planning Committee to prepare a long-term capital plan and pass a bond.

Agency Self-Certification to utilize GC/CM for three years allowed CPSD to proceed with selecting a GC/CM contractor for our new middle school during schematic design, saving valuable time, and it has also allowed the district more speed and flexibility overall; having lifted the need to present before your Committee, and also concurrently with our Facilities Advisory Committee, plan target /select any future GC/CM projects that comply with RCW 39.10 Requirements without delay of added bureaucratic measures. Additionally, CPSD has retained Parametrix for GC/CM procurement and advisory services and as needed for project and construction management services.

We look forward to your review of our application, the subsequent questions and feedback, and the opportunity to present our request to the PRC on July 27, 2017. Thank you in advance for your consideration of our application and request.

Rick Ring
Assistant Superintendent of Business Services
Clover Park School District #400
(253) 583-5011 | ring@cloverpark.k12.wa.us

cc:File

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): **Clover Park School District #400**
- b) Address: **10903 Gravelly Lake Drive SW, Lakewood, WA 98499**
- c) Contact Person Name: **Rick Ring** Title: **Asst. Superintendent of Business Services**
- d) Phone Number: **253-583-5011** E-mail: **rring@cloverpark.k12.wa.us**
- e) Effective Dates of current Certification **27 July 2017- 27 July 2020** 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

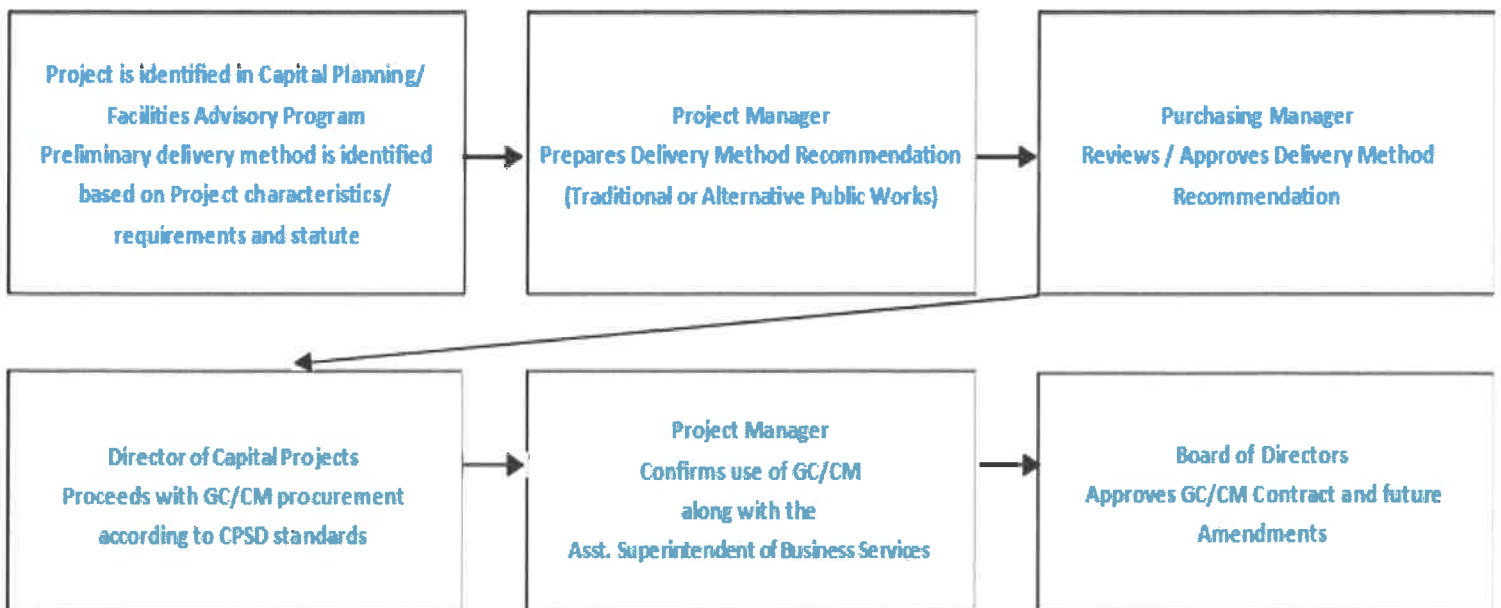
(RCW 39.10.270 (2)(a)) Limit response to two pages or less.

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.

There have been no changes to the processes used in determining whether projects are appropriate for Alternative Public Works delivery methods. Our selection of contracting methods is based upon which method most aligns with any Project's given requirements and characteristics. Provisions within RCW 39.10 dictate the best method based on key criteria.

For more illustrative information on how the District determines the method to use for their Project, please see the flow chart below and sample internal form provided in Attachment A:



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.

Clover Park School District has completed several successful GC/CM projects with their staff and selected teaming partners over the last decade plus. Our relationship with Joint Base Lewis/McChord also dictates a level of Federal Coordination and added complexity which the GC/CM method helps accommodate. Given that K12 construction projects tend to be of complex phasing and on occupied sites, we see a lot of need for alternative delivery on our projects for better expectations on both process and outcomes. Since 2006, we have been working closely with JBLM for evaluating building conditions and other partnering needs including managing projects leveraging funds from Federal Grants, and have subsequently designed and constructed over 6 new facilities on base via GC/CM.

Our Purchasing Manager, Latanya Figueroa, has participated in every project since then. Bill Coon, our Director of Capital Projects, has shown he has the background and experience to directly manage GC/CM projects, with the District supplementing future needs with internal staff and qualified project management consultants as appropriate.

The rest of our Project Delivery team is comprised of nearly the exact same staff who presented in 2017 for the Agency's first GC/CM Self-Certification, other than two changes- two at the Board, and one at the District Superintendent level. Every member of the listed team has participated in an earlier phase of and/or they are participating in the active GC/CM project currently in construction. In addition to the last three years, all practitioners on our direct Project team have worked on delivering completed, successful, GC/CM projects over the past several years as you will see in our project history summary table below.

None of our projects have incurred schedule delays, cost overruns, or significant disputes/litigation of any kind during this period or in recent history regardless of delivery method.

Despite our self-certification for GC/CM authorization, only one project in our certification period of the last three years was selected for GC/CM Delivery. That Project is Thomas Middle School (formerly known as Iva Alice Mann Middle School). Thomas MS is scheduled to be completed in September 2020. The Thomas MS project (Formerly Mann MS) was determined to meet the statutory requirements in RCW 39.10 as a GC/CM project due to the need for construction on an occupied site, with phased delivery (construction on occupied site, occupancy of new building, demolition of old building following new bldg. occupancy). Our previous project, Evergreen Elementary, was also selected for GC/CM delivery due to it being involved in multi-jurisdictional funding, and other requirements it faced due to it being located on an active Military Installation. We have included Evergreen due to our desire to show how we complete projects, albeit that we do not have one complete Project to show you from start to finish over this period. Evergreen was in closeout nearly all of 2017 and so we believe the data is relevant to the interests being asked about in this application.

Overall, the added flexibility of our District being able to self-determine the designation of our project(s) under APD if statutory requirements were met, but without the added bureaucracy, has been very helpful to our organization in terms of timing and multiple other factors. Our current project in planning is a capital improvement to Clover Park High School, and we are planning on recommending GC/CM; having met statute by being an occupied site and multi-phased delivery (TBD).

The following table illustrates Clover Park's Experiential History managing Projects since 2006; all of which were delivered successfully, both on time and under budget; and were constructed mostly via the GC/CM Delivery method:

Project	Year	GMP Orig. Contract Amount	Construction Actual	Cost Diff.	Budget % Savings	Delivery Method
Lakeview ES	2006	\$15,648,948	\$14,939,616	\$709,332	4.53%	D/B/B
Lakeview ES Addition	2016	\$6,740,163	\$6,416,176	\$323,987	4.81%	D/B/B
Lakes HS Renovation	2006	\$80,436,074	\$80,407,497	\$28,577	0.03%	GC/CM
Hudtloff MS	2010	\$47,478,648	\$43,808,874	\$3,669,774	7.73%	D/B/B
Harrison Prep/Four Heroes ES	2010	\$75,000,000	\$68,702,038	\$6,297,962	8.40%	D/B/B
Hillside ES	2013	\$32,947,967	\$30,365,905	\$2,582,062	7.84%	GC/CM
Carter Lake ES	2012	\$31,146,555	\$28,726,335	\$2,420,220	7.77%	GC/CM
Meriwether ES	2014	\$35,707,527	\$30,271,636	\$5,435,891	15.22%	GC/CM
Rainier ES	2014	\$38,588,472	\$33,323,220	\$5,265,252	13.64%	GC/CM
Beachwood ES	2015	\$39,547,554	\$33,490,215	\$6,057,339	15.32%	GC/CM
Evergreen ES	2016	\$50,377,281	\$47,965,528	\$2,411,753	4.79%	GC/CM
Thomas MS	2018	\$72,000,000	Underway	TBD	TBD	GC/CM

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.

There have been minimal changes to agency personnel with management and construction experience using Alternative Contracting Procedures/ Project Delivery in the last three years.

The District Project Team only had one Personnel change (at the District Superintendent level- Ron Banner; replacing Debra LeBeau), and we now feature two new Board members who have come into District over the over the course of the Self-Certification term; Anthony Veliz (2019) and Alyssa Pearson (2017).

Alyssa has participated in some of the activity on our current GC/CM project, and Anthony has participated in meetings discussing the potential new High School project. In addition to the board members, we had a vacancy at the time of our first GC/CM Certification and have since hired a new Director of Maintenance & Operations (John Boatman) who adds to our team an extensive background in GC/CM delivery, but not within the certification period.

John has a background in architecture and project delivery in K12, and worked as augmented consultant staff prior to onboarding with the District; having familiarity with all our schools. All other currently planned personnel for future District projects remain unchanged from our original agency self-certification application.

A Matrix of recent GC/CM experience (last 10 years) for our team members is below, and an updated Organizational Chart for our District can also be found as Attachment B at the end of this application.

Team Member	GC/CM Project Name	Beachwood ES	Evergreen ES	Carter Lake ES	Hillside ES	Meriwether ES	Rainier ES	Thomas MS	CPHS Additions (TBD)
Rick Ring (Asst. Superintendent)		x	x			x	x	x	x
Latanya Figueroa (Purchasing Mgr.)		x	x	x	x	x	x	x	x
William Coon (Dir. of Capital Projects)			x					x	x
John Boatman (M&O Director)								x	x
Ron Banner (New Superintendent)								x	x
Marty Shaffer (Board President)		x	x	x	x	x	x	x	x
Carole Jacobs (Board VP)		x	x	x	x	x	x	x	x
Paul Wagemann (Director)		x	x	x	x	x	x	x	x
Alyssa Anderson Pearson (Director)								x	x
Anthony Veliz (Director)									x

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.

There have been no audit findings over the current/previous certification period.

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	Project Description	Project Number	Projected Cost	Actual Cost	DB or GC/CM?	Project data sent to CPARB? Y/N	Completed	Status
Evergreen ES	Replacement Elementary School @ JBLM	CP 456	50.3 MM	38.7MM	GC/CM-As Planned-Skanska USA	Y (ICOS)	Yes	Complete
Thomas MS	Replacement Middle School; combining Woodbrook MS and combining population with Mann MS at Old Mann site	CP 440	54.5 MM	TBD	GC/CM-As Planned-Korsmo	Y (ICOS)	No	Underway
Clover Park HS	High School Additions; long term capital plan	TBD	BOND	TBD	TBD	N	No	Planned

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.

Our projects over the last 3 years have been limited. Evergreen Elementary School was in closeout in 2017 as we entered the self-certification period, and despite conducting multiple small capital projects over the period, none met the need for us to select GC/CM for delivery method until we began design for our new Middle School, which we anticipated the need for in our Capital Bond planning just prior to our self-certification period. Our two middle schools would be combined on a singular campus, in an occupied site as the new school was constructed.

Due to the limitations we had over these three years, we have elected to show relevant data we believe JLARC is looking for in the interest of showing data details from a start to finish, albeit not on the same project. The completion of Evergreen ES pre-dates the JLARC requirement for final project detail reporting from January 2019, and our current middle school project under construction is not complete therefore no final report has been compiled or sent.

We are happy to report on successful procurement for our projects, and have self-performance compliance details summarized below, as well as providing supplemental data as asked for in the question, shown in the Subcontracting Plans for each project as Attachment B and C at the end of this application.

Summary info: Evergreen ES Subcontracting Plan & associated Self-Performance totals, with self-performance summary info detailed in tables below. Self-Performed work totaling 22.07% of final GMP at project closeout. See additional Project Subcontracting Plan information detailed in Attachment C1:

Project	GC/CM	Final MACC/GMP	Self-Performed Work Type	Cost total	Self-Perform % to GMP @ Closeout
Evergreen Elementary School	Skanska	\$36,428,491	Concrete & Flatwork	\$2,135,044	5.86%
			Structural Package	\$5,902,920	16.20%
			Totals:		22.07%

Summary Info: Dr. Claudia Thomas MS Subcontracting Plan & associated Self Performance totals; Self-Performed work totaling 24.5 (YTD) of the final GMP. See additional Project Subcontracting Plan information detailed in Attachment C2:

Project	GC/CM	Final MACC/GMP	Self-Performed Work Type	Cost total	Self-Perform % to GMP @ YTD 01 Mar 2020
Dr. Claudia Thomas Middle School	Korsmo	\$54,311,772	Architectural Misc.	\$2,736,964	5.04%
			Concrete & Structural Steel	\$9,898,054	18.22%
			Waterline	\$671,546	1.24%
			Totals:		24.50%

7. Subcontractor Outreach

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

In accordance with RCW 39.19.010, the Clover Park School District encourages inclusion of OMWBE qualified firms on their project, and mirrors the Governor's aspirational goals for diverse business inclusion in its contracts by OMWBE certified firms. In accordance with RCW 43.60A.200 and RCW 39.26.240, the state of Washington encourages participation in contracts that are exempt from competitive bidding under RCW 39.26.125 by firms certified by Department of Veteran Affairs. In accordance with RCW 39.26.005, the state of Washington encourages participation in all its contracts by Washington small businesses

All Proposers, including diverse owned firms, must submit a copy of the firm's Diverse Business Inclusion Plan for consideration in our Procurement practice. The Inclusion Plan should demonstrate in detail the specific strategies, approaches, and steps your firm will use in seeking to help meet or exceed the state's aspirational diverse business participation goals.

We will continue to maximize opportunity for these businesses as best as we can for bolstering community support as well as to foster greater success stories alongside our local minority and women owned businesses.

Those aspirational goals are:

- 10% Minority Owned Business certified by WA OMWBE
- 6% Women Owned Business certified by WA OMWBE
- 5% Veteran Owned Business certified by WA OMWBE
- 5% WA Small Business self-identified in the WA E-Business Solution
(<http://www.des.wa.gov/services/contractingpurchasing/business/pages/WEBSRegistration.aspx>)

Attachment D for this application shows a working template form the District is now considering using in its procurement efforts for Alternative Public Works, to assist in achievement of state and local inclusion goals as stated above.

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) Rick Ring

Title: Assistant Superintendent Business Services + Capital Projects

Date: 4/19/2020



RECOMMENDATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER
(GC/CM) CONTRACTING PROCEDURE
Internal Review and Approval Form

Project Name: _____

Project Construction Cost: _____

Anticipated Construction Start Date: _____

Anticipated Occupancy Date: _____

In order to qualify to use the GC/CM contracting procedure, projects must meet at least one of the following criteria:

1. If the implementation of the project involves complex scheduling, phasing or coordination, what are the complexities?
2. If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on the occupants that must be addressed?

Note: please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to drawings or sketches.

3. If the involvement of the GC/CM is critical during the design phase, why is this involvement critical?
4. If the project encompasses a complex or technical work environment, what is this environment?
5. If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
6. If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?



Provide a detailed explanation of why use of the GC/CM contracting procedure is appropriate for the proposed project:

Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

1. How this contracting method provides a substantial fiscal benefit, or
2. How the use of the traditional method of awarding contracts in a lump-sum (the “design-bid-build” method) is not practical for meeting desired quality standards or delivery schedules.
3. In the case of heavy civil GC/CM, describe why and/or how the heavy civil contracting procedure serves the public interest.



GC/CM Delivery Method Recommended by:

Project Manager
Clover Park School District

Date: _____

GC/CM Delivery Method Recommendation Confirmation:

Latanya Figueroa
Clover Park School District
Purchasing Manager

Date: _____

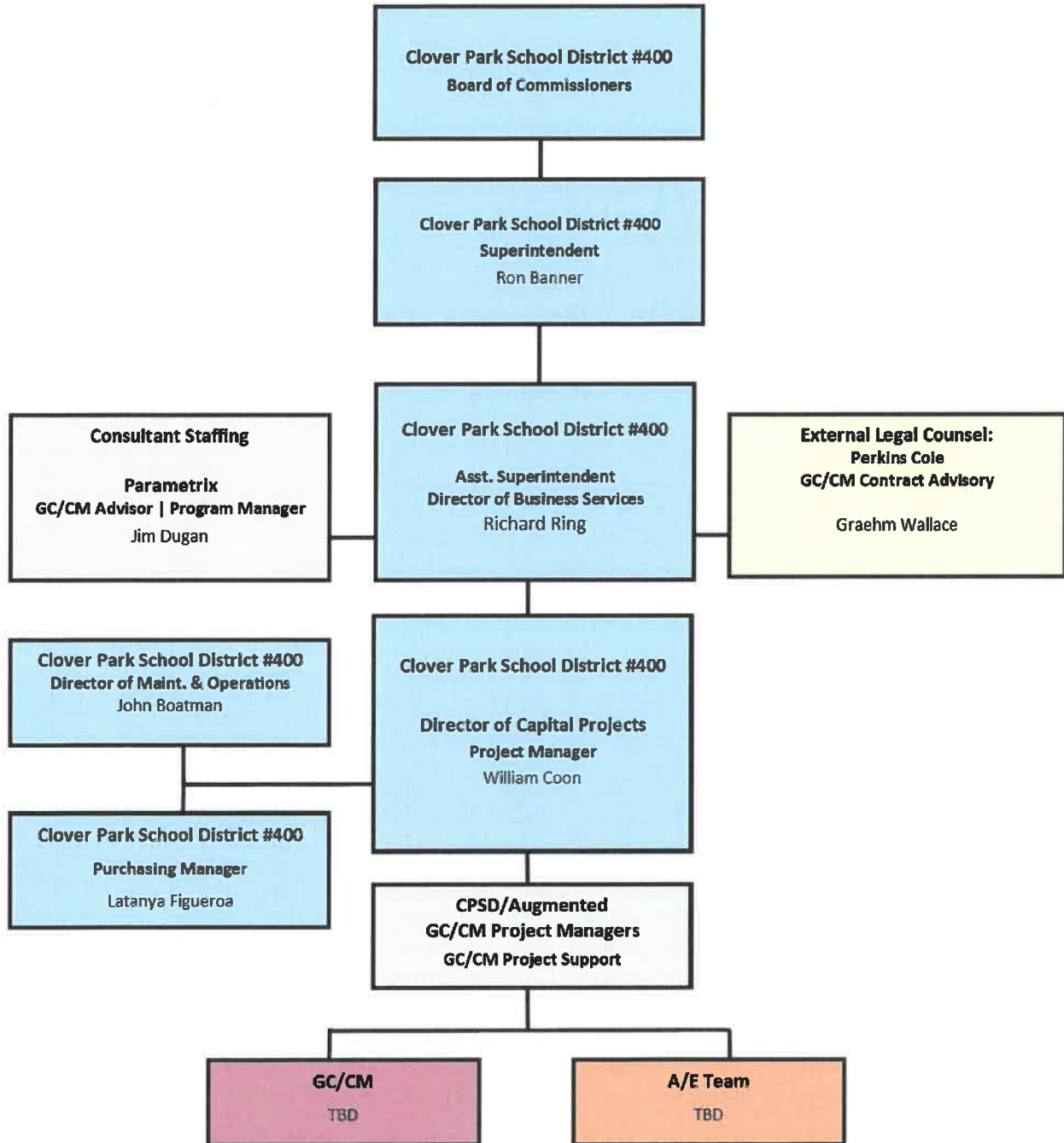
GC/CM Delivery Method Director Level Approval:

William Coon
Clover Park School District
Director of Capital Projects & Project Manager

GC/CM Delivery Method Superintendent Final Approval:

Rick Ring
Clover Park School Assistant Superintendent

CLOVER PARK SCHOOL DISTRICT #400 GC/CM PROJECT ORGANIZATION CHART



EVERGREEN PROJECT PROCUREMENT PLAN

Clover Park School District
Skanska USA Building Inc.

Phase	Bid Package #	Bid Package Descriptions		
			Final Contract	Awarded Subcontractor

CPSD Front Funded	BP #2.01E	Sitework Utilities and Earthwork	3,600,282	Active
	BP #5.01E	Structural Package - Fdn, Superstructure & Misc.	5,902,920	Skanska
			9,503,202	

Balance Of Subcontractors	BP #2.03E	Landscaping / Ballfields	562,009	Specialized
	BP #2.06E	Asphalt Paving	509,030	Lakeside
	BP #3.01E	Site Concrete, Flatwork, Furnishings & Equipment	2,135,044	Skanska
	BP #4.01E	Masonry	1,913,982	Keystone
	BP #6.01E	Casework & Cabinetry	1,178,348	PCI
	BP #7.01E	Roofing & Waterproofing (flashing)	1,400,395	Waynes Roofing
	BP #8.01E	Curtainwall and Glazing (Flashing)	1,103,803	Sound Glass
	BP #15.01E	Mechanical - (Plumbing, HVAC & TAB)	4,979,112	Betschart
	BP #16.01E	Electrical	4,312,191	Excel
	BP #8.02E	Doors and Hardware (including Aluminum Door HDW)	755,039	WAH
	BP #9.01E	Drywall, Gauge Metal Framing & Siding (Flashing)	3,367,308	DLH
	BP #9.02E	Ceramic Tile	235,481	Spectra
	BP #9.03E	Flooring - Carpet incl walkoff mat	208,900	Beresford
	BP #9.04E	Flooring - VCT & RB	149,823	Spectra
	BP #9.05E	Gym Flooring	77,278	Brandsen
	BP #9.06E	Painting	320,785	Diverse Coatings
	BP #9.07E	ACT Incl. Acoustical Wall panels	482,533	Acoustics NW
	BP #9.08E	Flooring - Terrazzo	293,216	North American Terrazzo
	BP #10.01E	Specialties - (Finish Carpentry, Toilet Accessories, Gym, Classroom)	818,828	ISEC
	BP #11.01E	Kitchen Equipment	299,392	Smith and Greene
BP #14.01E	Vertical Transportation	269,892	TKE	
BP #15.02E	Fire Protection	510,088	Columbia Fire	
			25,882,477	
		total for direct subcontract work:	35,385,679	

		NSS (including builders risk insurance)	\$1,042,812	
		MACC	36,428,491	

		Fee	\$1,472,073	
		General Conditions	\$844,927	
		Final GMP	38,745,491	

Attachment C2: Subcontracting Plan / Summary Data: Dr. Claudia Thomas Middle School

Bid Packaging Plan

Mann Middle School Replacement- Lakewood, WA

Last Updated: 9/28/18 (Based on 90% CD Estimate)

*BP estimate number includes: BP estimate, sub bonding, design contingency, and escalation

Bid Phase	Sub BP No.	Bid Package Title / Description	Spec. Sections	Spec Description	Korsmo 90% CD Estimate	Apparent Low Responsive Base Bid Result	Apparent Subcontractor	Percent Variance (Actual Base Bid vs. Confirmed)	Variance (Actual Base Bid vs. Confirmed)	Date Bid Package "On Street"	Date Bids Due	Bid Time	Duration (Cal. Days)	GCCM Self Perform (Y/N)	Early Bid Pckg? (Y/N)	Notes / Comments
Early Phase Waterline Documents 5/7/18	NMS-01	Waterline Installation	TBD	Waterline Construction; Partial Demo; Landscape Restoration; Curb and Gutter; AC Patching	\$671,548	\$621,829	Korsmo	-7%	(\$49,719)	5/14/18	5/31/18	1:30 PM	17	Y	Y	
100% CD Documents 7/13/18	NMS-02	Site Construction, Utilities, and Earthwork	028300, 311000, 312000, 312510, 321210, 321540, 334100, 334600	Clearing and Site Demolition, Earth Moving, Erosion Control, Asphalt Paving, Crushed Stone Surfacing, Storm Utility	\$5,120,699	\$5,168,700	Tahista	1%	\$48,001	7/30/18	8/30/18	2:00 PM	31	N	N	
100% CD Documents 7/13/18	NMS-03	Concrete and Structural Steel	010000, 022401, 033710, 034810, 051200, 053100, 055000, 061540, 071200, 071310	Shotcrete, Precast Architectural Structural Steel Framing, Steel Decking, Metal Fabrications, Cross Laminated Timber, Reinforced Concrete Walling	\$9,896,054	\$9,853,342	Korsmo	0%	(\$42,712)	7/30/18	8/30/18	2:30 PM	31	Y	N	
100% CD Documents 7/13/18	NMS-04	Masonry	Div 4	CMU Veneer	\$1,715,152	\$1,495,000	Keyatone	-13%	(\$220,152)	8/6/18	9/5/18	2:00 PM	30	N	N	
100% CD Documents 7/13/18	NMS-05	Mechanical	Div 22, Div 23	Plumbing, HVAC	\$8,276,320	\$6,470,000	Eagle Harbor	-22%	(\$1,806,320)	8/6/18	9/5/18	2:30 PM	30	N	N	
100% CD Documents 7/13/18	NMS-06	Electrical	122413, Div 26, Div 27, Div 28	Roller Window Shades, Electrical, Communications, Electronic Safety and Security	\$7,271,729	\$5,991,000	Premier Power	-18%	(\$1,280,729)	8/6/18	9/5/18	3:00 PM	30	N	N	
100% CD Documents 7/13/18	NMS-07	Fire Protection	Div 21	Fire Suppression	\$725,124	\$505,000	Columbia	-30%	(\$220,124)	8/6/18	9/5/18	3:30 PM	30	N	N	Low bidder (Emerald Fire) pulled due to bid error
100% CD Documents 7/13/18	NMS-08	Passenger Elevators	Div 14	Elevators	\$161,993	\$159,228	Puget Sound	-2%	(\$2,765)	8/13/18	9/7/18	2:00 PM	25	N	N	
100% CD Documents 7/13/18	NMS-09	Food Service	114000	Food Service Equip	\$647,972	\$621,990	TRI-Mark GHI Group	-4%	(\$25,982)	8/13/18	9/7/18	2:30 PM	25	N	N	
100% CD Documents 7/13/18	NMS-10	Doors and Hardware	081110, 081410, 083110, 085610, 087100	Hollow Metal Doors and Frames, Flush Wood Doors, Access Doors and Frames, Fiberglass Doors and Frames, Finish Hardware	\$872,648	\$631,061	WAH	-28%	(\$241,587)	8/13/18	9/7/18	3:00 PM	25	N	N	
100% CD Documents 7/13/18	NMS-11	Aluminum Openings	084110, 084410, 084430, 088000, 088300	Aluminum-Framed Entrances and Storefronts, Glazed Aluminum Curtain Walls, Sloped Glazing Assemblies, Glazing, Mirrors	\$1,431,447	\$1,225,000	Sound	-14%	(\$206,447)	8/13/18	9/7/18	3:30 PM	25	N	N	
100% CD Documents 7/13/18	NMS-12	Drywall and Insulation	070000, 022400, 072110, 072710, 092110.23, 092210, 092900, 093110	Acoustic Insulation, Foamed-in-Place Insulation, Weather Resistant Barriers and Air Barriers, Gypsum Board, Shaft Wall	\$4,097,751	\$3,604,500	Vanderlip	-12%	(\$493,251)	8/13/18	9/7/18	4:00 PM	25	N	N	
100% CD Documents 7/13/18	NMS-14	Architectural Sheet Metal	072710, 074210.10, 074230, 079200	Formed Metal Wall Panels, Sheet Metal Flashing and Trim, Exterior Solid Phenolic Rainscreen Siding	\$1,839,806	\$1,138,245	Axiom	-38%	(\$701,561)	8/20/18	9/14/18	2:30 PM	25	N	N	Alternate for scope switch not included; at GCCM discretion
100% CD Documents 7/13/18	NMS-15	Roofing	075410, 077200	PVC Roofing, Roof Accessories	\$1,841,971	\$1,097,000	Wayne's	-40%	(\$744,971)	8/20/18	9/14/18	3:00 PM	25	N	N	
400% CD Documents 2/13/18	NMS-17	Site Concrete	304040	Concrete Paving (includes GIP curbs)	\$0		#DIV/0!			8/20/18	9/14/18		25	N	N	Deleted and moved to civil to increase sub-tier coverage

Attachment C2: Subcontracting Plan / Summary Data: Dr. Claudia Thomas Middle School

100% CD Documents 7/13/18	NMS-18	Wood Athletic Flooring	006466	Wood Athletic Flooring	\$247,653	\$164,020	Brandson	-34%	\$144,000	8/27/18	9/21/18	1:00 PM	25	N	N	
100% CD Documents 7/13/18	NMS-19	Painting	0170200, 090123, 090300, 090900	Joint Sealants, Gypsum Veneer Plastering, Interior Painting, Staining and Transparent Finishing, High-Performance Coatings	\$455,682	\$396,725	NW Complete	-13%	\$396,725	8/27/18	9/21/18	1:30 PM	25	N	N	Award to 2nd low responsive bidder due to all addenda acknowledged
100% CD Documents 7/13/18	NMS-20	Acoustic Tile/Panels/Ceiling	095123, 098432	Acoustical Tile Ceilings, Sound Absorbing Wall Units	\$668,164	\$765,000	Acoustics NW	17%	\$116,836	8/27/18	9/21/18	2:00 PM	25	N	N	
100% CD Documents 7/13/18	NMS-21	Flooring (Tile, Carpet, Resilient)	093013, 090513, 090516, 090519, 090566, 090913	Ceramic Tiling, Resilient Base and Accessories, Resilient Sheet Flooring, Resilient Tile Flooring, Resilient Athletic Flooring, Tile Carpet	\$883,636	\$788,686	Legacy	-11%	\$814,950	8/27/18	9/21/18	2:30 PM	25	N	N	
100% CD Documents 7/13/18	NMS-16	Casework/Finish Carpentry	123216, 123623.13, 123661	Manufactured Plastic-Laminate-Faced Casework, Plastic-Laminate-Clad Countertops, Simulated Stone Countertops	\$1,609,038	\$1,033,955	Frontier	-36%	\$911,466	8/20/18	9/27/18	4:00 PM	38	N	N	
100% CD Documents 7/13/18	NMS-22	Landscaping	321243, 328000, 329113, 329200, 329300	Irrigation Systems, Soil Preparation, Turf and Grasses, Landscape Planting	\$1,921,799	\$1,464,500	Johnson Bros.	-24%	\$1,464,500	8/27/18	9/27/18	2:00 PM	31	N	N	
100% CD Documents 7/13/18	NMS-23	Demo and Abatement (Post Building Construction)	Div 1 and Div 2	Hazmat: Demo	\$1,216,724	\$688,332	NW Abatement	-43%	\$528,392	8/27/18	9/27/18	2:30 PM	31	N	N	
100% CD Documents 7/13/18	NMS-13	Architectural Miscellaneous	020900, 034819, 055213, 055700, 057200, 061000, 061900, 072100, 073500, 079200, 09110, 110140, 116823, 116950, 122310, 130000, 131200, 329119.13, 329300	Pipe and Tube Railings, Decorative Metal Railings, Rough Carpentry, Sheathing, Specialties, Fall Protection, Gymnasium Equipment, Gymnasium Dividers, Scoreboard, Bleacher Seating, Horizontal Sliding Gate, Site Furnishings	\$2,736,984	\$2,734,368	Korsmo	0%	\$2,734,368	8/27/18	9/27/18	3:00 PM	31	Y	N	

	Korsmo 90% CD Estimate	Apparent Low Responsive Base Bid Result	Bid Savings (95% Est. vs. Actual w/ Alts)	Percent Variance (Total Bids vs. 90% CD Est.)
Bid Package Bids to-date:	\$ 54,311,772	\$ 46,597,481	\$ (7,714,291)	-14.20%
Totals: Bid Package Sum (Complete):	\$ 54,311,772	\$ 46,597,481	\$ (7,714,291)	-14.20%

Attachment D: Diversity & Inclusion: Sample Inclusion Form

Clover Park School District # 400		
Public Works Diversity & Inclusion Plan Template		
<p>Voluntary goals for certified diverse business participation: Of the total contract work, what is the percentage of diverse business participation proposed for this project, including the prime and subcontracting/joint venturing/ partnering on this project?</p>		
<p>1. Anticipated Certified Diverse Business Participation (Goals)</p>		
State Certification Category	WA State / Clover Park SD Goals	Anticipated % of Contract Amount (Goals)
Minority Owned Business	10%	
Women Owned Business	6%	
Veteran Owned Business	5%	
Small / Mini/ Micro Business	5%	
<p>2. Would you please describe your firm's efforts to identify diverse business subcontractors for this proposal?</p>		
<p>3. Planned efforts by the firm to meet or exceed the voluntary inclusion goals to include but not limited to the following:</p> <p>a. General Description;</p> <p>b. Mentoring, training and capacity building programs;</p> <p>c. Prompt payment, retainage and dispute resolution</p>		
<p>4. A description of firm's planned efforts at outreach to the diverse business community</p>		
<p>5. A description of your firm's process for ensuring diverse businesses have enough time and information to provide your agency with bids/quotes</p>		
<p>6. Provide an explanation of how your firm ensures diverse businesses understand the bid and specifications, and are able to learn ways to improve if they are NOT selected (i.e. pre-bid meetings, public project debriefings, etc.)</p>		
<p>7. Provide a description of how your firm considers diverse businesses in the development of bid packages</p>		
<p>8. Does your firm employ any "Diversity Inclusion Expert"? If so, what is their name?</p>		
<p>9. Provide a list of projects (5 max) with data showing diverse business participation and performance against stated project goals in the last 5 years</p>		
<p>10 Provide a statement of your firm's awareness and commitment to reach out to diverse businesses and helping WA state reduce the disparity of participation by minority and women owned businesses in WA state Public Works contracts</p>		
<p>11. Provide description of proposer's educational and training programs to communicate the firm's expected employee behaviors and performance relative to implementing the Diverse Business Inclusion Plan</p>		
<p>12. Provide any supplemental information you would like to include as part of your plan</p>		