



**FEDERAL WAY
PUBLIC SCHOOLS**
Each Scholar: A voice. A dream. A **BRIGHT** future.

Department of
Capital Projects

October 19, 2020

Talia Baker, Administrative Support
Project Review Committee
State of Washington Department of Enterprise Services
1500 Jefferson St. SE
Olympia, WA 98501

RE: Federal Way School District GC/CM Project Application for Olympic View K-8 School

Dear Ms. Baker and PRC Members:


Federal Way School District is pleased to submit for consideration our 4th GC/CM project application as part of the 2017 Capital Bond Phase II Program.

Previous applications were replacement projects for the MLW (Mirror Lake, Lake Grove, and Wildwood) Elementary Schools, Thomas Jefferson High School, and the combined Star Lake Elementary/Totem Middle School project. All of those projects are currently under construction in various phases and running smoothly.

Olympic View is currently an elementary school that is being replaced with a K-8 school. The start of the project was delayed by several months due to the unknown schedule and cost impacts of the COVID 19 pandemic on our existing construction projects. Once the impacts were quantified and assessed, the District approved the Olympic View project to proceed.

However, the delayed start has compressed our timeline for design and for the procurement of the GC/CM. In order to have the GC/CM on board prior to the completion of the Schematic Design phase, we need to complete the selection process and submit it to the school board for approval on January 12th, 2021. Working backwards through the RFP schedule while avoiding the holidays gets us to a 1st Publication of Advertisement date of November 18, 2020. We have discussed this with multiple GC's including those currently working within the District and have vetted/adjusted our schedule in accordance with their feedback, and they are excited to submit on the project. All advertisements and RFQ documents will be noting that this procurement is pending approval by the PRC on December 3, 2020.

Sincerely,

DocuSigned by:

F61817957CB04E4...

Michael Swartz
Executive Director of Capital Projects
Mobile-253-391-9243

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): [Federal Way School District No. 210](#)
- b) Address: [33330 8th Avenue South, Federal Way, WA 98003](#)
- c) Contact Person Name: [Michael Swartz](#) Title: [Executive Director Capital Projects](#)
- d) Phone Number: [\(253\) 391-9243](#) E-mail: mswartz@fwps.org

1. Brief Description of Proposed Project

- a) Name of Project: [Olympic View K-8 School](#)
- b) County of Project Location: [King](#)
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
 - o [As part of the 2017 bond, the Federal Way School District intends to begin their fourth GC/CM project by replacing the existing Olympic View Elementary School with a new K-8 School. The existing building is approximately 47,000 sf and has a student population of 450 students. The new building is expected to be approximately 67,000 sf and have a student capacity of 575 students. The students will be relocated to a swing site at another location during construction.](#)
 - o [The project is being designed by McGranahan Architects and will be starting the Schematic Design phase in Nov. 2020. Construction is scheduled to begin in Feb. 2022, and to be completed in July 2023. The schedule is tight \(32 months from starting design to occupancy\) due to delays while the impacts from COVID 19 to the bond program were being assessed, and the completion date cannot be moved without blowing the budget with 12 months of escalation costs and swing site expenses. We believe that hiring a GC/CM firm to assist in the preconstruction estimating, value engineering, constructability reviews, permitting hurdles, phased construction, and moving coordination will be critical to the project's success.](#)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 3,615,000
Estimated project construction costs (including construction contingencies):	\$33,580,000
Equipment and furnishing costs	\$ 2,167,000
Off-site costs	\$ 500,000
Contract administration costs (owner, cm etc.)	\$ 1,800,000
Contingencies (design & owner)	\$ 2,089,000
Other related project costs (briefly describe)	\$ 689,000
Sales Tax	\$ 3,560,000
Total	\$48,000,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

- o [The projects are fully funded through the Federal Way Public Schools 2017 Bond, approved by voters in November 2017.](#)

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

a) Procurement;

GC/CM Procurement Schedule	Date
1st Publication of Advertisement	Wednesday, November 18, 2020
2nd Publication of Advertisement	Wednesday, November 25, 2020
Statements of Qualifications Due	Wednesday, December 9, 2020
Notice of Shortlisted Firms for Interviews	Friday, December 11, 2020
Interviews Conducted	Thursday, December 17, 2020
Sealed Price Proposals Due	Tuesday, January 5, 2021
Add GCCM Approval to the Board Agenda	Friday, January 8, 2021
School Board Approval	Tuesday, January 12, 2021

b) Hiring consultants if not already hired; and

- Federal Way Public Schools, through a public procurement process, selected CBRE|Heery to provide program/project and construction management services for the entire bond program. The District independently procured McGranahan as their architectural firm for this project earlier this year.
- Internally the District employs Michael Swartz (Executive Director of Capital Projects), Mike Benzien (Executive Director of Maintenance and Operations) and Sally McLean (Chief Finance and Operations Officer) who each have Capital Bond experience, as well as experience within the GC/CM delivery method.
- Other consultants that are already under contract include: Perkins Coie LLP (legal), AHBL (surveying), AESI (Geotech), AHBL (SEPA consultant), Stantec (noise analysis), TENW (traffic analysis), Tree Resource (tree inventory), PBS (hazmat), ESA (critical areas), and RC Group (estimating).

c) Employing staff or hiring consultants to manage the project if not already employed or hired.

(See Example on Design & Construction Schedule)

Task	Start	Completion
Procurement		
Design Team Procurement	Jun-20	Nov-20
GC/CM Procurement	Nov-20	Jan-21
Phase 1 Bid Packages	Sep-21	Nov-21
Phase 2 Bid Packages	Dec-21	Mar-22
Design		
Programming	Aug-20	Oct-20
Schematic Design	Nov-20	Jan-21
Design Development	Feb-21	Apr-21
Construction Documents	Apr-21	Oct-21
Permitting		
SEPA	Dec-20	Jun-21
Land Use	Jan-21	Sep-21
Phase 1 - Demo & Earthwork	Sep-21	Oct-21
Phase 2 - Building Permit	Sep-21	Apr-22
Construction	Nov-21	Dec-21
Phase 1 - Demo & Earthwork	Jan-22	Apr-22
Phase 2 - Building & Sitework	May-22	Aug-23
Moving		
Owner Move-Out	Jun-21	Jul-21
Owner Move-In	Jun-23	Jul-23

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the GC/CM contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
 - The project schedule is aggressive through the design and construction phases in order to complete the school by the summer of 2023. To mitigate schedule impacts, multiple bid packages for early demolition, abatement, and grading will be awarded through the GC/CM process. Early site investigations have identified poor soil conditions that will require an aggregate pier system. This will require an early bid package for the design/build subcontractor to design the piers, submit the design to the city for approval, and then install the aggregate piers before foundations can start. Including our GC/CM partner allows detailed phasing coordination of the work to occur in order to stack construction packages in a way that keeps the project moving along efficiently.
 - The site poses unique challenges for limited access during construction. Densely forested and sloped areas at the perimeter of the site will restrict access and require coordination with existing traffic patterns to create construction logistics plans to minimize impacts on the community. The GC/CM process enables the incorporation of realistic plans to best phase the project and assist in the overall site design.
 - Bringing a GC/CM onto the team early in the design phase will help us deliver a better project by allowing the team to fully vet the design and construction schedules, analyze project direction options (including site layout, materials, and systems), and be involved in early discussions with the jurisdiction.
 - Current uncertainties caused by the COVID 19 pandemic have created a potentially volatile bid market. The GC/CM will provide recommendations on how to approach possible risks to the budget and schedule. They will also provide the team with real time information on changes to escalation, material and labor supply, and the overall construction market. The GC/CM process allows us more flexibility with bid procurement strategies and timing allowing the project to maximize value with different subcontractor bid packages.
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?
 - N/A

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 the drawings or sketches that you provide under Question 8.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
 - We have a tight budget, and this current construction environment is experiencing wild swings in subcontractor pricing and cost escalation making the bidding conditions unpredictable. Having a GC/CM throughout the design phase will provide accurate and detailed cost information directly from the subcontractor market as the design progresses. This will greatly increase the Owner's opportunity to design a project that will not exceed the budget.
 - Due to limited areas of soil with infiltration capacity, multiple site options will be required early in the design process to confirm storm detention requirements can be met without adverse effects on the program needs for traffic flow, parking, and operations. The GC/CM process will help to evaluate optimum solutions by participating in forensic testing and providing valuable input regarding cost and schedule.
 - With the GC/CM process, the project will have the ability to tailor and procure early bid packages, long-lead materials, and complete early demolition and site work which includes soil remediation and the installation of aggregate piers. It will also open-up opportunities for early

procurement of highly volatile long lead items (like steel) based on real-time cost understanding of the market to help save on rising costs.

- Involving the GC/CM and selected subcontractors during the design process allows the design team to vet their assumptions with the construction team, minimizing potential constructability issues and eliminating costly solutions. In addition, a real time ongoing value engineering process can occur by utilizing the GC's cost estimating abilities and access to subcontractors and suppliers pricing expertise.
 - With a condensed timeline and a fixed completion date, assistance through the design phase in finding ways to execute early packages of work and find ways to build the building in the most effective manner will provide value to the owner in getting the project completed for the start of school.
- If the project encompasses a complex or technical work environment, what is this environment?
 - Per the Geotech investigations and site borings, the site contains fill dirt throughout that is not suitable for supporting the building foundation. Aggregate piers will need to be installed so that the building is supported by the native soils below the fill. The GC/CM process utilizes the ability for early bid packages for the design-build geo-pier subcontractor scope.
 - Per early investigations, the site appears to have inadequate fire flow pressure required to meet jurisdiction standards. Evaluation of various designs for off-site utility upgrades and potential on-site equipment during the design phases will benefit from the GC/CM process.
 - The existing building that is to be demolished contains an abundance of asbestos containing materials (ACM's) throughout the building. Some of the ACM's include: vinyl floor tiles and mastic, black speaker box coating, popcorn ceilings, hard mudded fittings, marble crete, silver paint on roofing, and cement asbestos piping. The hazmat report cautions that there is likely to be ACM's not yet detected throughout the construction, so the demo work is going to have to be closely coordinated with the hazmat consultant in order for newly-exposed materials to be tested as they appear. This work is scheduled to be executed in Phase 1 prior to receiving the building permit. Having a GC/CM onboard will allow us to better coordinate this work in relation to the main construction and to keep the site under the control of one prime contract while bidding out the rest of the subcontractor scopes.
 - 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?
 - N/A
 - 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?
 - N/A

5. 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:

- How this contracting method provides a substantial fiscal benefit; or
 - Open-book cost accounting of the work brings transparency to the actual value of the work to be constructed.
 - Selection of the GC/CM is based largely on qualifications and experience relevant to the specific nature and challenges of this project including experience with projects of this nature, strategic

construction schedule planning, coordination on a tight urban site, storm drainage and temporary erosion and sediment control and successful residential neighborhood relations.

- Being part of pre-construction, the GC/CM will understand the scope of work long before bidding it to their subcontractors and will have additional time to write detailed bid package that define all the risks and expectations of the subcontractors – thus increasing the odds of success.
 - The GC/CM will participate in setting the schedule and the timeline expectations when putting the project out to bid in order to build-in enough delay contingency to successfully deliver the project on time.
 - The GC/CM provides the pre-construction cost estimating, and thus is invested in the design being completed within the available budget.
 - The GC/CM participates actively in the constructability reviews throughout the design process resulting in cost-effective value-based solutions that have buy-in from the subcontractors.
 - Top-tier contractors are more likely to compete for this project if it is not procured as design/bid/build. This provides a higher likelihood of it being completed on-time and to a high level of quality.
 - GC/CM's are motivated to build their reputations with the Owner by performing to a maximum level and acting as a partner instead an adversary. This also reduces the risk of litigation.
 - The phasing of bid packages and buy-out flexibility allows the GC/CM and Owner to work together to anticipate the bidding market and the best time to bid each package.
 - With GC/CM delivery, cost and schedule predictability is much higher than that with the design-bid-build method as the contractor is on board throughout the design and construction, providing constant cost and schedule information.
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
 - Design/Bid/Build (DBB) doesn't really allow for early demolition, geo-pier, and earthwork packages to be bid-out, contracted, and constructed separate from the rest of the scopes of work since the general contractors are competing against each other for the entire project scope. GC/CM is beneficial since it can provide a phased approach with early bid packages being executed and the work being performed while simultaneously bidding out the Phase 2 subcontractor bid packages.
 - With DBB, constructability issues and design errors are often not raised by the bidding contractors until after the project is awarded. This results in major changes being priced at change order rates rather than being included in the competitive bidding process. Cost overruns can become a burden for future projects funded by the 2017 Bond Measure.
 - In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
 - N/A

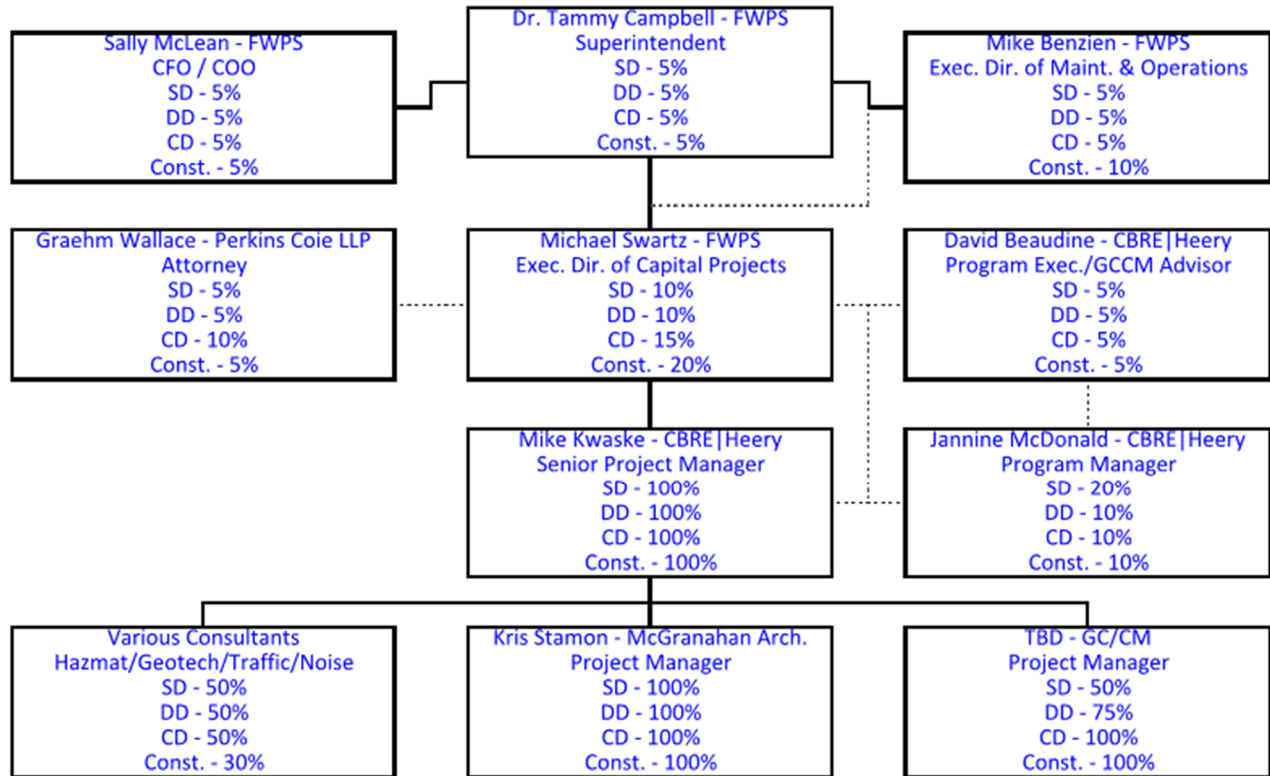
6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
 - FWPS has successfully managed the design and construction of five major school projects (Thomas Jefferson, Star/Totem, Lake Grove, Mirror Lake, and Wildwood) totaling over \$350M in the past 3 years using the GC/CM contracting procedure.
 - FWPS has retained CBRE|Heery to provide program and project management services for their Capital Bond Program. With over twenty (20) successful GC/CM projects on their resume, CBRE|Heery is committed to sharing their GC/CM knowledge and expertise with the district as they have throughout the program in order to increase chances of a successful project throughout all phases of the project.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.

FWPS Project Organization Chart
Olympic View K-8 School



Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)

- Staff and consultant short biographies (*not complete résumés*).
 - See below.
- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
 - See below.
- The qualifications of the existing or planned project manager and consultants.
 - **Michael Swartz – Executive Director of Capital Project, FWPS**

Mr. Swartz oversees the entire Capital Projects department for the District. In addition to his two years of experience as executive director overseeing the current bond program, he brings 30 years of experience in education. Mr. Swartz acts as direct liaison between the Capital Projects team to the Superintendent and her cabinet.

Michael Swartz's Project Experience			
Project Names	Project Value	Project Type	Role
Mirror Lake Elementary School	\$42M	GC/CM	Exec. Dir.
Lake Grove Elementary School	\$41M	GC/CM	Exec. Dir.
Wildwood Elementary School	\$41M	GC/CM	Exec. Dir.
Thomas Jefferson High School	\$127M	GC/CM	Exec. Dir.
Star Lake / Totem Middle School	\$107M	GC/CM	Exec. Dir.

○ **Mike Kwaske – Senior Project Manager, CBRE|Heery**

Mr. Kwaske, a certified construction manager (CCM), will be the lead full-time project manager devoted to this project and will manage the day to day activities through all phases of the project. Mike has 22 years of project management experience, including the last 6 years in K-12. Mike's experience includes all phases of construction having worked 13 years as an owner's representative, 9 years as a general contractor, and 10 years in the trades, and he will bring his experience from the CMGC method in Oregon with him as well as his understanding of RCW 39.10 to deliver upon this project successfully.

Mike Kwaske's Project Experience			
Project	Project Value	Project Type	Role
Grant High School Modernization	\$158M	GC/CM	Sr. PM
IP 17 (Improvements for 20 Schools)	\$22M	D-B-B	Sr. PM
IP 16 (Improvements for 7 Schools)	\$16M	D-B-B	Sr. PM
IP 15 (Improvements for 4 Schools)	\$7M	D-B-B	CM
IP 14 (Improvements for 6 Schools)	\$13M	D-B-B	CM
Bellevue Children's Academy (TI)	\$2M	GC/CM	CM
Urban Storage & Worklofts @ Tully's	\$27M	GC/CM	CM
Puerta Azul (127 home community)	\$48M	GC/CM	Sr. PM
Wren Creek Estate	\$10M	GC/CM	CM

○ **Kris Stamon – Project Manager, McGranahan Architects**

Kris's expertise lies in both the design and documentation of projects, and he is typically involved in all phases from programming through construction. He has 18 years of experience as an architect, and has extensive experience in the K-12 market having spent the majority of his career designing schools. Kris is a strong technical architect who works closely with the District, our in-house team, and our design consultants to ensure the quality of our construction documents.

Kris Stamon's Project Experience			
Project	Project Value	Project Type	Role
Star Lake / Totem Middle School	\$107M	GC/CM	Project Manager
Birney Elementary School	\$27M	GC/CM	Project Manager
Grant Center for the Expressive	\$23M	GC/CM	Project Manager
UW Tacoma Y Student Center	\$27M	DB	Project Manager
Chehalis Elementary Schools	\$46M	DBB	Project Manager

○ **David Beaudine –Managing Director & GC/CM Advisor, CBRE|Heery**

David Beaudine, a Managing Director with CBRE | Heery provides oversight and GC/CM assistance for the Federal Way Bond Program. David's role is providing oversight and guidance throughout the entire bond program. David has over 18 years of industry experience with majority of that working within Washington State K-12. David's experience includes assisting the Spokane School District through two of their largest GC/CM projects as project manager on the Rogers and Ferris High School projects. Most recently David is advising the West Valley Yakima, Mead and Puyallup School Districts on their current GC/CM project. In addition, David serves as CBRE | Heery's Washington lead, as well as the company's K-12 market leader for Washington. David recently was re-appointed as a member of the PRC and will be providing guidance to the overall program related to best practices established and learned by the committee.

David Beaudine's Project Experience			
Project	Project Value	Project Type	Role
Apple Valley & Summitview Elem.	\$69M	GC/CM	Prog. Man./GCCM Advisor
Mead Elementary School #11	\$26M	GC/CM	Prog. Man.
Highland Middle School	\$52M	GC/CM	Prog. Man.
New Quincy High School	\$81M	DBB	Prog. Man./Sr. PM
Newtech Skills Center Addition	\$13M	GC/CM	Sr. PM
Mullan Road Elementary School	\$16M	GC/CM	GCCM Advisor
Ferris High School	\$98M	GC/CM	Sr. PM
Rogers High School	\$64M	GC/CM	Project Manager
Roosevelt High School	\$94M	GC/CM	Assistant PM

○ **Jannine McDonald – Program Manager, CBRE|Heery**

Jannine McDonald is the Program Manager with CBRE|Heery for Federal Way Public School District's bond program. She is a registered architect with more than 30 years of experience in architecture, project management and construction management on both public and private projects. Jannine developed her skillset in design, management, contract negotiations and team leadership on various project types including office buildings, high-rise residential towers, industrial facilities, hospitals, higher education, and K-12 facilities. She has provided project and program management for construction projects using traditional DBB, DB, IPD and P3 delivery methods.

Jannine McDonald's Project Experience			
Project	Project Value	Project Type	Role
Mirror Lake Elementary School	\$42M	GC/CM	Program Manager
Lake Grove Elementary School	\$41M	GC/CM	Program Manager
Wildwood Elementary School	\$41M	GC/CM	Program Manager
Thomas Jefferson High School	\$127M	GC/CM	Program Manager
Star Lake / Totem Middle School	\$107M	GC/CM	Sr. Project Manager
Flintridge Preparatory School Expansion	\$24M	GC/CM	Op. Director / PM Leader
El Modena High School Expansion	\$37M	DBB	Op. Director / PM Leader
Santa Monica High School Discovery Bld.	\$118M	GC/CM	Op. Director / PM Leader

- **Graehm Wallace – Legal Counsel, Partner, Perkins Coie LLP**

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities including preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects.

In addition to having provide the GC/CM contracts for all of Federal Way School District's current GC/CM projects, Graehm has also prepared them for Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Lake Stevens, Mead, Mount Vernon, Port Townsend, Shoreline, Spokane, Seattle, Tacoma, Tahoma, and Vancouver School Districts.

Graehm has over 23 years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction management, GC/CM, design-build, and bidding. He has also provided legal advice during construction, claim prosecution, and defense work.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
 - CBRE|Heery has been contracted, and Mike Kwaske is intended to be the Project Manager from start to finish.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
 - Olympic View K-8 is the 6th project in this bond program. The first 5 projects are in various stages of completion – with 2 of them (Lake Grove and Wildwood) scheduled to achieve TCO by December 2020. All project controls are in-place and running smooth, and FWPS is heavily invested in using eBuilder for all cost and document controls.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
 - CBRE|Heery is contracted to the District to provide continuous owner representation on these projects from programming through design, construction, and closeout. Management services have been provided since the passing of the bond and have been continually updated to align with project experiences and District procedures. The services CBRE|Heery will provide include full project controls, tracking, monitoring, compliance, and reporting relative to established budget and schedule parameters with dedicated integration and coordination with District capital projects accounting system.
 - Weekly meetings occur between CBRE|Heery team along with the District's Capital team which promotes active dialogue and open communication. In addition to this, there is a monthly meeting that provides updates to the Superintendent on the projects.
 - Authority for changes related to the project scope and budget is that of the District per school board policy. Michael Swartz has signing authority for the District on all contracts, but all amendments and change orders go to Dr. Campbell for signature.

- A brief description of your planned GC/CM procurement process.
 - CBRE|Heery will lead the procurement process in close coordination with District capital project staff and legal counsel, Perkins Coie LLP.
 - The RFQ and RFP process will be a 3-step process, which involves proposals, interviews and submittal of sealed bids for the general conditions and fee percentage based upon the preliminary MACC, each of which will be weighted as part of the final score. A recommendation to the school board will be performed by utilizing a panel that will include District Representatives and the CBRE|Heery personnel.
- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.
 - The District will be utilizing Perkins Coie LLP’s standard GC/CM contract terms and language (modified based upon FWPS’s best practices and experiences) for its GC/CM agreements.
 - This contract was used on the previous 5 projects and has proven to be very detailed and thorough in describing the GC/CM’s processes, requirements, and deliverables per the RCW 39.10.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization’s construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

Project Name	Project Description	Contracting Method	Planned Start	Actual Start	Planned Finish	Current Finish	Planned Budget	Current Budget	Reason for Budget or Schedule Overruns
Lake Grove Elementary	Full replacement of existing school.	GC/CM	Mar-18	Mar-18	Aug-20	Dec-20	\$39.6M	\$40.7M	Schedule: Building permit delays. Budget: Building permit delays, weather delays, and COVID 19 impacts.
Wildwood Elementary	Full replacement of existing school.	GC/CM	Mar-18	Mar-18	Aug-20	Dec-20	\$39.5M	\$41.6M	Schedule: Building permit delays. Budget: Building permit delays, weather delays, and COVID 19 impacts.
Mirror Lake Elementary	Full replacement of existing school.	GC/CM	Mar-18	Mar-18	Aug-20	Jun-21	\$40.6M	\$41.8M	Schedule: Building permit delays and change to occupied site. Budget: Building permit delays, weather delays, and COVID 19
Thomas Jefferson High School	Full replacement of existing school.	GC/CM	Feb-18	Mar-18	Nov-21	Jul-21	\$137.6M	\$127.0M	Schedule: Saved time. Budget: Saved money.
Star Lake Elementary & Totem Middle School	Full replacement of two existing schools.	GC/CM	Jan-18	Sep-18	Aug-22	Aug-22	\$107.0M	\$107.4M	Schedule: Saved time. Budget: Holding steady.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

- An overview site plan (*indicating existing structure and new structures*)
 - See attached Exhibit A – OLV Project Description.
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

- o See attached Exhibit A – OLV Project Description.

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

- o Audits are currently being performed on the three previous projects by MWL Advisory, LLC. No findings are available yet.

10. Subcontractor Outreach

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

- o The Federal Way School District is a very diverse community with 74% of the 23,000 students being classified as non-white. We are committed to the pursuit of equity and equality amongst our staff and students, and approach all decisions with this mission being a top consideration.
- o Regarding the buy-out process related to the capital projects, we are looking into ways to engage the MWESB firms in and around our community to make sure they are aware of the publicly advertised bid packages in an effort to increase their involvement.

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. 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.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____
E61817957CB04E4

Name (please print): Michael Swartz (public body personnel)

Title: Executive Director Of Capital Projects

Date: 10/19/2020

Knowledge of Olympic View K-8

Project Understanding

Olympic View Elementary School is nestled between two communities with different socio-economic characteristics. Yet, the District is one community and students come to school with a wide range of hopes, strengths and needs to address in their learning. This project one of eight schools that were part of the successful 2017 Bond.

The scope of work includes the replacement of the existing Elementary School with a new K-8 school to support 575 students equally distributed across all grades. The new facility will be approximately 67,000 s.f. with program spaces in accordance with the State Student Space Allocations.



Anticipated Key Issues

This initial predesign phase will evaluate the anticipated key issues and outline parameters for the design and construction phase. The following are anticipated key issues based on our preliminary project understanding of the scope of work for Olympic View K-8.

Education/Curriculum

- K-8 School Setup, Elementary and Middle School needs
- Existing Olympic View culture and Key Programs

Site

- Explore and Identify best approach for project; construct new school while scholars are on-site or utilize ES24 for temporary housing
- If an occupied site with phased construction is utilized, construction access and staging appear very limited. Integrating the potential GC/CM partner as early as possible in the design solution will be crucial
- Perform geotech testing, wetlands, traffic analysis, and hazardous abatement survey as early as possible to identify any factors that may affect cost budgeting
- Improve vehicular traffic and enhance pedestrian access and safety
- Minimize impacts to neighbors
- Design to integrate CPTED principals to enhance safety and security
- Maintain mature tree buffer at perimeter separating school from single family houses
- Create a welcoming, easily identifiable Main Entry
- Identify Storm and Water infrastructure requirements early and allocate costs in budget
- Identify off-site requirements early and allocate costs in budget

Building

- Land-use regulations including building height limitations, setbacks, modulation and articulation of form
- Maximize program area to meet school's current and future needs
- Building design zoned to allow separation of younger and older scholars, while also allowing opportunities for mentorships

Permitting

- The land use review and approvals will be the critical path through the design process. The project most likely will need to request a height variance approval and maybe others. A key milestone will be a conceptual design that conveys the major site design elements, building massing and façade fenestration. This will need to occur as early as possible to allow ample time for the approval to occur and not affect permitting
- The SEPA process should be fairly straight forward since the site is currently a school use and other impacts to the site will be minimal. This process still takes time and should be started as soon as the conceptual design is set
- Site and Civil design will need to be released to move ahead of the building design to allow for a complete site permit submittal early in the CD phase. This will provide the City with ample time to review the site permit and have approvals before the start of construction
- Early construction packages (abatement, demolition and site preparations) could be a possibility on this project if scholars are off-site. This could provide the district with an accelerated construction schedule and reduced costs



Preliminary Site Analysis of Olympic View K-8



1. Welcoming Entry
2. Hard Surface Play Area
3. Provide Intuitive Site Security / Zoning
4. Grass Play Area
5. Improve Vehicular/Bus Circulation and Add On-Site Parking
6. Utilize North-South Orientation for Classrooms, Provide Daylight and Energy Savings
7. Steep Slope
8. Landscape / Tree Buffer, Preserve to Minimize Impact to Neighbors
9. Improve Pedestrian Access

Preliminary Site Studies of Olympic View K-8



L- Shape Option

The main entry is easily visible from the street, providing a welcoming beacon to the community. The site layout provides a layered security approach with good visibility by administrators and a distinct threshold between public and private. At the heart of the core learning zone is a courtyard for active learning that connects scholars to nature while providing dedicated space for social emotional learning. The middle school classrooms are oriented for an improved connection between the playground, outdoor learning area and sports field. Parking for Pre-school area allows for walk-up and drop.



U- Shape Option

The central location of the community connection programs provide convenient access to shared use by young and older scholars. All classrooms are set 50 feet back from public areas, and are oriented for improved energy use and reduced glare. At the heart of the core learning zone is a courtyard for active learning that connects scholars to nature while providing dedicated space for social emotional learning. Separate zones are created that access community connections spaces equally.

- | | |
|----------------------------------|-------------------------------------|
| 1. Buses | 7. 2-Story Middle School Classrooms |
| 2. Drop Off at Entry | 8. Whole Child Learning Courtyard |
| 3. Parking / Pre-School Parking | 9. Age Specific Play Area |
| 4. Entry Courtyard | 10. Sports Field |
| 5. Community Connection Spaces | 11. Security Fence |
| 6. 2-Story Elementary Classrooms | |



- | | |
|--------------------------------|-------------------------------|
| 1. Buses | 6. 3-Story Classroom Wing |
| 2. Drop Off at Entry | 7. Playground |
| 3. Parking | 8. Sports Field |
| 4. Entry Courtyard | 9. Security Fence |
| 5. Community Connection Spaces | 10. Existing School Footprint |

Occupied Site Option

The location of the new school allows for scholars to safely stay on site during construction and benefit from the experience of watching their new school be constructed. The main entry is located deep into the site for separation from the traffic and allows for easy supervision. The location of the community connect programs are adjacent to the playground and benefit from the views to the adjacent trees. A three story classroom wing takes advantage of the existing tree buffer to provide vertical separation of age groups within a smaller building footprint. The distance from the public right of way provides increased safety while the location of the fields provides better community access for after-hours use.

Moving Forward with Olympic View K-8

We have been inspired in our work on Star Lake/Totem, fulfilling the District’s Guiding Principles, understanding the characteristics of the Federal Way community and bringing the greatest value for their investment.

We are excited about Olympic View K-8 as another opportunity to help the District innovate in meeting scholars’ unique educational needs and create a place that reflects the aspirations of Olympic View’s culture well into the future.

We look forward to helping you define that vision and a plan to make it real!

FWPS Design Oversight Committee Guiding Principles

- Advances Strategic Goals
- Learner Centered
- Equity of Opportunity
- Personalized Environments
- Sustainability
- Safety
- Community Connections
- Aesthetics
- Right Size for Growing Communities



FEDERAL WAY SCHOOL DISTRICT NO. 210
33330 8th AVENUE SOUTH
FEDERAL WAY, WASHINGTON 98003

RESOLUTION NO. 2020-31

RESOLUTION AUTHORIZING USE OF ALTERNATE PUBLIC WORKS CONTRACTING METHOD – GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)

WHEREAS, the Federal Way School District will be undertaking the project at Olympic View K-8 School financed through a November 2017 voter approved bond; and

WHEREAS, RCW 39.10.200 authorizes the Federal Way Public Schools to use the GC/CM procedure for certain school projects after approval by the Capital Project Advisory Review Board's Project Review Committee; and

WHEREAS, RCW 39.10.280 authorizes the GC/CM procedure for a specific project after a determination that the use of the alternative public works contracting procedure will serve the public interest;

WHEREAS, there are compelling reasons for the utilization of alternative construction contracting via the GC/CM contracting process; and

WHEREAS, the use of the GC/CM process will serve the public interest because the use of the traditional lump sum award to the lowest responsible bidder method is not practical to meet the quality standards, design requirements, delivery schedule, construction means and methods, community concerns, student safety and educational delivery concerns during construction; and

WHEREAS, it is required that the Federal Way School District Board of Directors approve the use of GC/CM contracting for the purposes of obtaining state match funds;

NOW THEREFORE, be it resolved that the Federal Way School District No. 210 Board of Directors approve use of the General Contractor/Construction Manager (GC/CM) procedure for the new-in-lieu replacement project at Olympic View K-8 School and that the Board of Directors in accordance with OSPI provisions in the D-5 application, certifies that it will comply with the requirements as defined in RCW 39.10.

ADOPTED BY the Board of Directors of the Federal Way School District No. 201, King County, Washington, in a regular meeting thereof held on the 13th day of October 2020.

BOARD OF EDUCATION
FEDERAL WAY PUBLIC SCHOOL DISTRICT NO. 210

ATTEST:

DocuSigned by:
Dr. Tammy Campbell
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Superintendent

BOARD OF DIRECTORS:

DocuSigned by:
Geoffrey McInally
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President

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Judy Dair
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Director

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Director