Renton SCHOOL DISTRICT
SERVICE | EXCELLENCE | EQUITY

CAPITAL PLANNING AND CONSTRUCTION

June 19, 2020

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

RE: Renton School District GC/CM project application for Elementary School #16

Dear Ms. Baker and PRC members,

Renton School District is please to submit for consideration our first General Contractor/Construction Manager (GC/CM) project application, as one of our major capital bond projects passed by voters on November 5, 2020.

This is our first GC/CM venture. However, as we have identified in our application, we have new internal leadership, staff, and project managers in our capital planning and construction area. We have engaged in GC/CM training and have also contracted with consultants, rich in GC/CM experience, to guide us in delivering a successful GC/CM project. Due to the complexities of this new elementary school and the site conditions, which are well outlined in our application package, we believe this alternate delivery method would allow the District to mitigate conditions and help our team to minimize risk on scope, schedule and budget.

The assigned district project manager is recently experienced in the GC/CM procurement process and has also represented state school owners on the recent GC/CM RCW review committee. With additional GC/CM guidance and consultation by Hainline and Perkins Coie, the selection of Brent Planning Solutions and Hutteball & Oremus Architecture, we believe we have solid team to move this project forward.

I look forward to your review of our application and our opportunity on July 23rd to present our project to the Project Review Committee.

Sincerely,

Matt Feldmeyer
Executive Director, Capital Planning & Construction

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): **Renton School District**
b) Address: **7812 S. 124th Street**
c) Contact Person Name: **Traci Brewer-Rogstad** Title: **Project Manager & Senior Program Director**
d) Phone Number: **425-204-4472** E-mail: **traci.brewerrogstad@rentonschools.us**

1. Brief Description of Proposed Project

a) Name of Project: Elementary School #16
b) County of Project Location: King
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

Renton School District's new elementary school is being built to accommodate growth and over-enrollment at nearby existing elementary schools. The District has purchased and assembled 11 tax lots and is working to also purchase two (2) public right-of-way parcels within the municipal boundaries of the City of Renton. This purchase was made after an extensive search for properties that would accommodate a new elementary school within the service area boundaries. The site is approximately 11.17 acres. Due Diligence review identified steep slopes and sensitive soils within the site. Early site reconnaissance also identified wetlands, one of which is in the western section of the property and one located in northeast section of the property. It has been determined that the development potential would be greatly improved by the removal of the northeastern wetland – which will require a complicated process involving federal, state and local jurisdictions. Additional sites were reviewed as possible locations for off-site wetland creation but did not meet the requirements for the area to be within the same drainage basin. The option to use a wetland bank created by the City of Renton provided an opportunity to mitigate the removal of the northeastern wetland. Careful planning and construction coordination are necessary to protect and preserve the remaining wetlands and their buffers. This process will continue in parallel during the design of the elementary school.

The new campus will serve up to 650 students (K-5), in a 77,000 SF building accommodating 28-30 classrooms. District program requirements include separate bus and parent pick-up/drop-off circulation patterns and safe pedestrian access. The design needs to consider minimizing principal arterial street queuing, providing staff and visitor parking, and ensure appropriate access for building operations and maintenance vehicles. Additional required improvements include outdoor play fields, covered play areas, inclusive playground equipment, and the ability to utilize the natural setting for outdoor learning. Design of site access will be challenging in order to provide clear and safe circulation patterns for students/staff and parent traffic. Early coordination will be required to determine appropriate frontage improvements and modifications/additions to utilities that may require additional rights-of-way.

2. Projected Total Cost for the Project:

A. *Project Budget*

Costs for Professional Services (A/E, Legal etc.)	**$ 5,800,000**
Estimated project construction costs (including construction contingencies):	**$ 42,000,000**
Equipment and furnishing costs	**$ 2,000,000**
Off-site costs	**$ 2,000,000**
Contract administration costs (owner, cm etc.)	**$ 620,000**
Contingencies (owner)	**$ 2,600,000**
Other related project costs (permits, utilities, printing)	**$ 500,000**
Sales Tax	**$ 4,480,000**
Total	**$ 60,000,000**

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*

Funding for new construction of Elementary School #16 was included in the November 2019 bond and was approved by voters on November 5, 2019.

3. Anticipated Project Design and Construction Schedule

Please provide:
The anticipated project design and construction schedule, including:

a) Procurement;
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

See Attachment A Project Schedule

Project Milestones:

PHASE I:	
Project Management Consultant Hire	December 2019
Site Demolition	May – August 2020

PHASE II:	
A/E Firm Selection & Hire	December 2019 - March 2020
Program Development	April – July 2020
PRC Application/Submittal	June 2020
GC/CM RFQ Advertisements	July 2020
(process continuation subject to PRC approval)	
PRC Presentation	July 2020
Shortlist, Interview, RFP, Select GC/CM	August – September 2020
Schematic Design	August – November 2020
Design Development	December 2020 – April 2021
SEPA, CUP + Permitting	December 2020 – February 2022
Army Corp of Engineers Permitting	October 2020 – October 2021
Construction Documents	May 2021 – Feb 2022

PHASE III	
Site Work/Building Construction	March 2022 – July 2023
Occupancy	August 2023

4. **Why the GC/CM Contracting Procedure is Appropriate for this Project**
Please provide a detailed explanation of why use of the 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?
- 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?

  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?
- If the project encompasses a complex or technical work environment, what is this environment?
- 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?
- 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?

As outlined below, the District's new Elementary School #16 meets two of the six criteria for use of GC/CM delivery.

The project involves complex scheduling, phasing, and coordination

This project is divided into three phases.

- Phase I allows for site prep - permitting, abatement and demolition of single-family residences on most lots and an abandoned collapsed structure.
- Phase II provides for project team coordination, planning, and design. Throughout this phase, there are many complex scheduling, phasing, and coordination issues that would benefit greatly from the GC/CM project delivery approach. Successfully meeting the requirements for managing the wetlands, according to the Army Corps of Engineer's preferred approach is critical. It will require further analysis and a timely application submittal - to allow for review and processing. The team will also need to work with the local jurisdictions to establish a mechanism for purchasing wetland banking credits, as mitigation for the wetland removal.

  Site conditions, in addition to the existence of the wetlands, provide additional design and schedule constraints. This supports the desire to bring on a GC/CM as early in the schematic design process as possible. Gaining the knowledge and experience of a contractor to this project will be advantageous early in the design of the project. This could enable the District to save on cost and to manage risk to the schedule.

  The site is served by major arterials. Utilities are located in the right-of-way to the south. Overhead high voltage power lines exist in the right-of-way to the north, along the edge of the property. Water, storm sewer, sanitary sewer, natural gas, power, telephone and cable all have mixed presence at outer edges of the property. Surface water run-off leaves the site to both the north and south, to two separate drainage basins. Rerouting utilities that bisect the properties and performing downstream improvements will need further investigation. With constrained access on all edges of the property, full analysis and discussion regarding frontage improvements, relocation of overhead power, and right-of-way dedication may be problematic.
- Phase III – Construction - the schedule may support an early bid package for site work which could include excavation and underground utilities.

All the above reasons support the need and advantage of having a GC/CM's early input, scheduling expertise, phasing knowledge, and ability to coordinate multiple factors in developing the design. Having the GC/CM's buy-in prior to construction increases the likelihood of successful implementation of that design during construction.

The Involvement of the GC/CM is critical during the design phase

Site planning and permitting challenges add complexity to the design of this elementary school. Early involvement of the GC/CM during the preconstruction phase is critical to successfully plan the work, maximize opportunities for value and schedule coordination, and to evaluate opportunities for development of an efficient phased-construction plan.

GC/CM input to early cost modeling, constructability, planning, phasing, and scheduling will provide the team with valuable information and help to plan and execute the project according to the District's budget, schedule and quality standards.

Removing a wetland requires a higher level of caution and care for the wetland and the buffer area that is remaining. Plans to keep the western wetland require contractors with knowledge of working around critical areas in a way that protects the size of the remaining wetland. The wetland that will remain requires a larger buffer which could limit site access, egress, and staging during construction. Early knowledge of the GC/CM's logistical needs will be crucial in developing the site plan.

Community coordination and communication are also very important. The District desires to further develop good-neighbor relationships. With existing developments on all four corners of the property, including a community church, and challenges with access and egress, construction activity will be watched carefully. These factors will need to be taken into consideration during both design and construction. Having a GC/CM on board during design will assist the district in providing more accurate and timely information to the public.

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
- 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.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

The public, when it approves a bond issue, expects the District to deliver a quality school project on time and within the stated budget. On complex projects such as Renton Elementary School # 16, the GC/CM delivery method can reduce the District's risk and increase the probability of achieving those objectives. Early GC/CM involvement in planning, scheduling and estimating adds more certainty to the schedule and reduces the risk of delays, as compared to delays that are commonly experienced in the design-bid build method. This increase in certainty and reduction in risk is a fiscal benefit to the community that voted for the bond measure.

The Renton School District desires to deliver its promises to voters, and to minimize risk of scope, schedule and budget. With current site conditions and wetlands on-site, there is great risk for cost escalation and schedule extension. By engaging the contractor early, we are building an integrated design and construction team to support responsible decision making, accurate estimating, schedule predictability, and project coordination. These site conditions combined with schedule and budget would present even more challenges that could increase risk in a typical design-bid-build project.

The GC/CM procurement method, as compared to traditional design-bid-build, allows the District to mitigate risk in errors and omissions by having a construction professional in the design process. Intent and conditions are discussed and understood at a higher level and earlier in the process, which ultimately minimize unknown costs further along in the project. Options can be fully vetted, with the knowledge of the builders, while discovering more opportunities to save on schedule and cost. These efforts provide for more certainty and optimization of scope, schedule, and budget.

6. **Public Body Qualifications**
Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles.
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)*.
- 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 Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)
- The qualifications of the existing or planned project manager and consultants.
- 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.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed. A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

Renton School District Qualifications

The District has assembled an experienced and qualified team for design and management of Renton Elementary School #16. **Matt Feldmeyer**, Executive Director of Capital Planning & Construction, with over twenty (20) years' experience in design and management of building projects has overall responsibility for the project. **Traci Brewer-Rogstad**, who has direct GC/CM experience, is the District's Project Manager. The District has augmented its management team by contracting with **Hainline** for project management support, construction management and as a GC/CM advisor to assist and advise on the procurement process and consulting as appropriate at all stages of the project, including controls, schedule impact, constructability and potential conflicts or disputes. The District also retains **Perkins Coie attorney, Graehm Wallace** to provide legal services and guidance on all GC/CM matters, including procurement, RFQ and RFP development, contract drafting and any legal issue that could arise throughout the project. **Hutteball and Oremus**, a local architecture firm who is very well-versed in alternate project delivery, has been selected and engaged on this project since March 2020.

Project Organization

See Attachment B – Project Organization Chart

Staff and Consultant Short Biographies and recent project experience

Matt Feldmeyer, R.A. – Executive Director of Capital Planning & Construction, Renton School District. Mr. Feldmeyer is a registered architect with more than 20 years of experience in the areas of architecture and capital project management. He has worked for the Capital Planning & Construction office at Renton School District for four years. Prior to working with Renton School District, Matt worked for the capital projects offices at Seattle University, WA State Dept. of Health, and WA State DSHS/DES. Matt has provided project and program management for capital construction projects utilizing traditional, alternate, and small works project delivery methods. Matt has developed his skillset in design, management, and team leadership on a wide range of project types including office remodels, laboratories, juvenile justice facilities, higher education, K-12, and many more. His experience completing projects as an architect, project manager, and director will provide for a high level of success in managing the team that will complete Renton School District's New Elementary 16.

Matt Feldmeyer - Recent Projects

			Role During Phases		
Project Name	**Project Size**	**Type**	**Planning**	**Design**	**Construction**
Renton School District - Sartori Elementary School	$45m	D/B/B	PM	PM	PM
Seattle University - Center for Science and Innovation	$230m	CM at risk	PM	PM	
Seattle University - Clinical Performance Lab Modernization	$3m	CM at risk	PM	PM	PM
WA DSHS - Fircrest Building Upgrades	$1.4m	D/B/B	PM	PM	PM
WA DOH - HVAC Upgrades Environmental/Chemical Wing	$3.5m	ESCO	PM	PM	
WA DOH - HVAC Upgrades Communicable Disease Wing	$3m	D/B/B	PM	PM	PM
WA DOH - BSL3 Laboratory Addition	$5.5m	D/B/B	PM	PM	PM
Jill's House - Cancer Treatment Patient Housing	$14m	Design-Build	Architect	Architect	Architect
Von Lee Theatre - Historic Preservation/Conversion to mixed-use	$8m	CM at risk	Architect	Architect	Architect
Indiana University Police Department Headquarters	$5m	Design-Build	Architect	Architect	Architect

Traci Brewer-Rogstad - Project Manager & Senior Program Director, Renton School District
Ms. Brewer-Rogstad has over 25 years' experience in varying levels of project management in both public and private industry. She joined Renton School District in January 2020 and is responsible for the program delivery of all bond projects in the recently passed 2019 bond. She will be the District's Project Manager on this project and will be responsible for the day-to-day management, as well as the District's primary point of contact. While employed with Northshore School District, she was very involved in five (5) large GC/CM projects and as the Director, had direct management oversight over the capital bond planning, long-range planning and many smaller fixed price projects. Ms. Brewer-Rogstad has participated in many DB and GC/CM training sessions, 2018 DBIA annual conference, and is an appointed member of the GC/CM RCW Review Committee, representing school owners on a statewide basis. Prior to working in K-12 capital projects, Ms. Brewer-Rogstad spent 6 years consulting in public transportation planning and operations; and 12 years as a director and executive with Washington State Ferries, managing multiple locations and routes and was involved in many terminal and vessel design & construction projects.

Traci Brewer-Rogstad - Recent Projects

			Role During Phases		
Project Name	**Project Size**	**Type**	**Planning**	**Design**	**Construction**
Northshore School District					
Inglemoor HS Concert Hall & Music Building	$38m	GC/CM	PM	Director & GC/CM selection	
ES#21 - Ruby Bridges ES	$80m	GC/CM	PM	support PM/ GCCM Selection	Director
CC expansion	$50m	GC/CM	PM	support PM/ GCCM Selection	Director
WHS phase #3	$22m	GC/CM	n/a	n/a	asst PM
North Creek HS	$110m	GC/CM	n/a	PM support	PM support Director
Choice HS CP4	$40m	ESCO	PM/Director	PM/Director	n/a
Skyview Plynth replacement	$.5m	D/B/B	PM	PM	PM
Frank Love roof/hvac	$4m	ESCO	asst PM	asst PM	asst CM
Woodmoor roof/hvac	$7m	ESCO	asst PM	asst PM	asst CM

Kyle McLeod – (Consultant to RSD) Program and Project Manager, Hainline
Mr. McLeod has more than 19 years of experience in project management, construction management on public projects. Prior to Hainline and while with Bellevue School District, Kyle managed more than $400m in Capital Construction projects. Kyle's successes encompass large and small projects for both new construction and building modernizations. Kyle has also managed field improvements and field installations on green sites, site renovations, MEP upgrades, roofing replacements, photo-voltaic and geothermal systems from design through permitting and installation, cafeteria buildouts and retrofits, and a myriad of small quick-hitting retrofits. His knowledge and proven ability to manage teams on complex projects will lend itself well to assisting the District in managing Renton School District's New Elementary School #16.

Kyle McLeod - Recent Projects

			Role During Phases		
Project Name	**Project Size**	**Type**	**Planning**	**Design**	**Construction**
Bellevue School District - Puesta del Sol Elementary School	$59m	D/B/B	PM	PM	N/A
Bellevue School District - Stevenson Elementary School	$59m	D/B/B	PM	PM	PM
Bellevue School District - Wilburton Elementary School	$61m	D/B/B	PM	PM	PM
Bellevue School District - Transitions Facility	$8m	D/B/B	PM	PM	PM
Bellevue School District - Enatai Elementary School	$44m	D/B/B	PM	PM	PM
Bellevue School District - Odle Middle School	$63m	D/B/B	PM	PM	PM
Bellevue School District - Transportation Maintenance	$18m	D/B/B	PM	PM	PM
Bellevue School District - Cherry Crest Elementary School	$36m	D/B/B	PM	PM	PM
Bellevue School District - Spirit ridge Elementary School	$33m	D/B/B	PM	PM	PM
Bellevue School District - Ardmore Elementary School	$26m	D/B/B	PM	PM	PM
Bellevue School District - WISC Data Center and TI	$14m	D/B/B	PM	PM	PM

Kevin Oremus is an owner and partner of Hutteball + Oremus Architecture and will be actively involved as the Principal-in-Charge (PIC) for this project. Mr. Oremus brings 33 years of experience in K-12 architectural design, having completed over 200 projects in 38 different public-school districts throughout western Washington. He has recently completed a $68M GCCM multi-phased high school project for Anacortes School District, is in construction of a $28M GCCM/ECCM project for Northshore School District's new Concert Hall at Inglemoor High School.

Kevin Oremus - Recent Projects

			Role During Phases		
Project Name	**Project Size**	**Type**	**Planning**	**Design**	**Construction**
Mukilteo School District – Discovery Elementary Addition	$18m	GC/CM	PIC	PIC	PIC
Northshore School District - Inglemoor HS Concert Hall & Music Building	$28m	GC/CM, EC/CM	PIC	PIC	PIC
Anacortes School District – Anacortes HS Addition & Modernization	$68m	GC/CM	PIC	PIC	PIC
Highline Public Schools - Des Moines Elementary School	$40m	D/B/B	PIC	PIC	PIC
Granite Falls School District – Granite Falls High School	$34m	D/B/B	PIC	PIC	PIC

Katie Pond is an owner and partner of Hutteball + Oremus Architecture and will be actively involved as the Design Principal (DP) for this project. Ms. Pond will utilize her 12 years of experience in programming and K-12 design to facilitate an innovate and successful design process. Her resume includes the recently completed $68M GCCM Anacortes High School, and the $18M GCCM Discovery Elementary Addition which has just entered the Schematic Design phase.

Katie Pond - Recent Projects

			Role During Phases		
Project Name	**Project Size**	**Type**	**Planning**	**Design**	**Construction**
Mukilteo School District – Discovery Elementary Addition	$18m	GC/CM	DP	DP	DP
Northshore School District - Inglemoor HS Concert Hall & Music Building	$28m	GC/CM, EC/CM	DP	DP	DP
Anacortes School District – Anacortes HS Addition & Modernization	$68m	GC/CM	DP	DP	DP
Kent School District – New Valley Elementary	$37m	D/B/B	DP	DP	DP
Kent School District – Kent Academy Facility	$28m	D/B/B	DP	DP	DP

Richard Shiroyama – (GC/CM Scheduling and project controls consultant to RSD), Hainline
Richard Shiroyama, PE, a 27-year construction industry veteran, is Hairline's Project Controls Manager and works with a wide variety of clients, including public and private owners, and contracting firms. Richard is considered one of the most knowledgeable and accurate schedulers in the business. He specializes in construction scheduling, review and analysis of contractor's project schedules and schedule delay analysis. Richard has provided scheduling review services for several GC/CM projects.

Chuck Hartung – (GC/CM advisor to RSD), Hainline
Mr. Hartung has over 40 years of experience in architecture, project management, construction management and construction consulting on both public and private projects. His architectural experience includes direct responsibilities as project manager, project architect, drawings and specifications preparation, phase planning, value engineering, cost and change analysis, contract preparation and negotiations. He has served directly as Project Manager and/or Owner's Representative on complex multi-million-dollar GC/CM and GMP projects. Through those roles, he has developed a thorough understanding of management and decision processes as they pertain to design and construction. Mr. Hartung has provided GC/CM advisory and project management assist services to the Edmonds School District on six completed and current GC/CM school projects. He has provided similar services to the Bethel School District on their design-build projects. He has provided value engineering, constructability review, and change cost analysis on numerous other public and private building projects.

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. For example, Graehm has prepared GC/CM contracts for the following School Districts: Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, Port Townsend, Puyallup, Seattle, Shoreline, Spokane, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm; also for Columbia County Health System, Grays Harbor Public Hospital District, Lake Chelan Community Hospitals, Chelan County PUD, and Spokane Public Libraries; as well as for the Cities of Oak Harbor and Spokane. Graehm has twenty-four 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. Graehm also provides legal advice during construction, claim prosecution, and defense work.

Laura Brent, AICP, owner of Brent Planning Solutions offers a balance of professionalism and visionary leadership to the environmental/land use planning field. As a Land Use/Environmental Planner with over 40 years of expertise in both public and private sector planning, Ms. Brent's background includes permitting of special districts / educational facilities for new construction, modernizations and remodels; preparation and processing of environmental and shoreline permitting; site feasibility studies; authoring and representation of Environmental Impact Statements (EISs); coordination with local and state agencies; process permitting for various jurisdictions; and hearing representation. Her area of expertise includes administration of the State Environmental Policy Act (SEPA) with emphasis on implementation of Lead Agency status, project permitting, public/private liaison for public projects, and project management. While representing over 400 public agency projects, Ms. Brent has provided permitting expertise on a federal, state and local level. Experienced as project manager for large public facilities through the design, permitting, and environmental review phases, Ms. Brent has provided consultant services through construction of educational facilities. Also. very experienced in the GC/CM process, as Project Environmental Manager she has a key member of the project management design team on several Northshore School District GC/CM projects.

Description of Project Controls

The Capital Planning & Construction office routinely updates the administration and School Board on the progress of design and construction of projects. Specific recommendations of contractor selections and contracts are also presented to the Board for approval. On Elementary School #16, the Board will be briefed, and approvals requested at the end of each design phase, and for approval of the GMP Amendment prior to the start of construction.

During design and construction, the provisions of the modified Agreement AIA A133 will be followed. These provisions include regularly scheduled meetings with design and contractor representatives, phase end document reviews, phase end cost estimate and schedule updates, and value engineering and constructability processes. During construction, the General Conditions and Division 1 General Requirements that are being developed for this project, and that will be issued with the Request for Proposal will define monthly schedule updates, progress reporting, cost reporting, and issue tracking requirements. The GC/CM will be responsible to submit and discuss with the District on a pre-established basis.

The District has retained Perkins Coie LLP to provide legal consultation regarding this project. Perkins Coie is preparing a draft and final AIA A133 Agreement and A201 General Conditions documents to be used in the GC/CM procurement process. They will also continue to advise on procurement and other Project-related issues throughout the project.

In addition, the District has retained Hainline to assist and advise on GC/CM processes and implementation including scheduling, document reviews and other specific consultation as requested.

Description of the District's GC/CM Procurement Process

The District will use an RFQ / RFP procurement process designed to attract qualified, experienced, and highly capable GC/CM contractors. Upon receipt of approval by the Project Review Committee for authorization to use the GC/CM procurement method, the District will receive Statement of Qualifications from proposers, shortlist the most qualified submitters and issue a Request for Proposal (RFP) to shortlisted contractors. Note, prior to PRC approval, the District plans to issue a "conditioned" Request for Qualifications (RFQ) for interested proposers. That is being done to expedite the procurement process along, in order to ensure a GC/CM can be selected and able to provide pre-construction services during the schematic design phase. A selection committee composed of construction & planning staff, advisors, and a representative from an adjacent neighborhood school will evaluate and select a short list from among the proposers. Interviews will be conducted, scored, and sealed bids for general conditions and fee will be received. Each component will be weighted as part of the final score and selection.

As indicated in the selection schedule (see page12), the GC/CM will be selected during the schematic design phase. The District has a long-term relationship and consulting contract with Perkins Coie LLP. The District has retained them for specific contract development, ongoing updates and to provide consultation throughout the procurement process and as needed for this project. Perkins Coie has extensive experience counseling clients on GC/CM projects and has assisted the District on its previous projects. Graehm Wallace, Attorney, Perkins Coie is currently working with the District to prepare and draft a final AIA A133 Agreement and A201 General Conditions documents to be used in the GC/CM procurement process. Graehm will continue to advise on procurement and other project-related issues as they arise.

In addition to retaining Perkins Coie, the District has retained Hainline to assist and advise on GC/CM processes and this selection process. Hainline has extensive experience with GC/CM procurement and is guiding the District in best practices procurement and contract development and will continue to provide consultation through closeout.

GC/CM Proposed Selection Schedule

RSD School Board approval to use GC/CM	09.02.19
PRC application submittal	06.20.20
RFQ, RFP & final draft contract review (District, Hutteball + Oremus (architect) Hainline & Perkins Coie)	06.22 - 7.13.20
1st RFQ Advertisement for GC/CM	07.15.20
2nd RFQ Advertisement for GC/CM	07.22.20
PRC Agency Approval	07.23.20
Receive SOQ from interested firms	08.05.20
Notify GC/CM short-list	08.13.20
Issue RFP to Finalists	08.14.20
Conduct site visits	08.18.20
Interviews	08.25.20
Last Day for Questions Prior to Proposal	09.01.20
Final Proposals (GC's & Fee pricing) Due	09.09.20
Public Bid Open & Issue Results to Finalists	09.09.20
Receive and negotiate GC/CM pre-construction services	09.15.20
Submit docs to RSD School Board for approval (pending completion of appeal period)	09.16.20
RSD School Board Approval of GC/CM selection	09.27.20 (proposed)

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 Number, Name, and Description
   - Contracting method used
   - Planned start and finish dates
   - Actual start and finish dates
   - Planned and actual budget amounts
   - Reasons for budget or schedule overruns

Over the past 10 years the District has constructed over $300 million, worth of school related construction. Attached is a chart representing the larger school construction projects.

See Construction History Attachment

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:

- A overview site plan *(indicating existing structure and new structures)*
- 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.*

See Attachment C and Attachment D

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.

Renton School District has had no audit findings on any construction projects.

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

The Renton School District is a very diverse and culturally rich community. The district consists of approximately 15,500 students, which includes 74% minority student enrollment. We are committed to removing barriers and pursuing outcomes that enable all students to realize their potential and maximize their future opportunities. Through our Core Values of Service, Excellence and Equity, we work to consistently improve and support family and community engagement; excellence in learning and teaching; and removing barriers and supporting student success.

It is the desire of the District to replicate this commitment in all procurement opportunities, wherever possible, in keeping with the District's 2018 Affirmative Action 5-year Plan and School Board Policy No. 5010. We ask our contractors to utilize available outreach opportunities and encourage small, women and minority-owned business participation – in keeping with District policies. We work with many local community partners to provide mentorship, local business engagement, and resources for the students and families throughout our community. We strive to have our diverse community be represented in the work that we do through hiring of vendors, contractors, and consultants.

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.

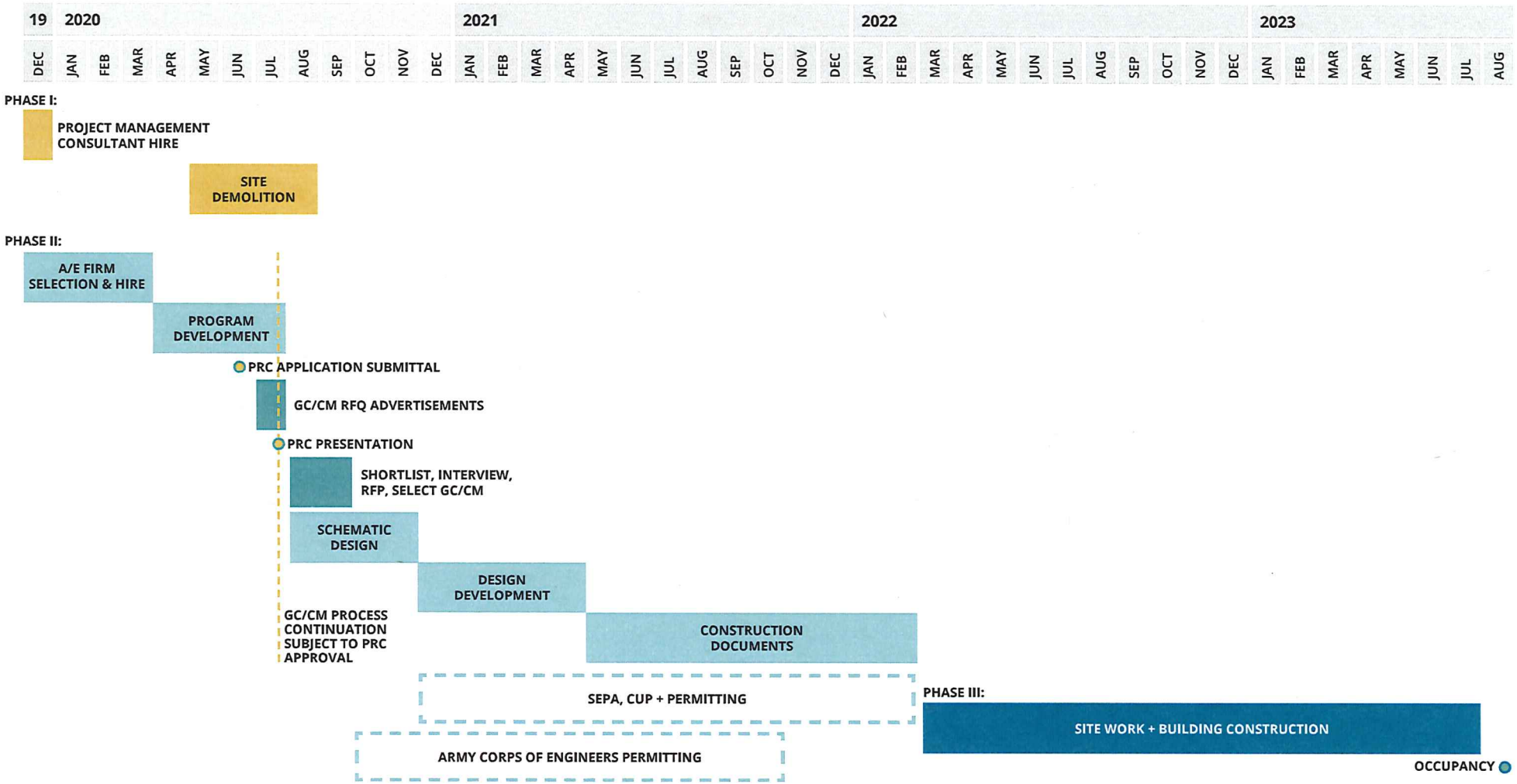
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Traci Brewer Rogstad

Name *(please print)*: Traci Brewer Rogstad *(public body personnel)*

Title: Project Manager + Senior Program Director

Date: Friday 6-19-2020



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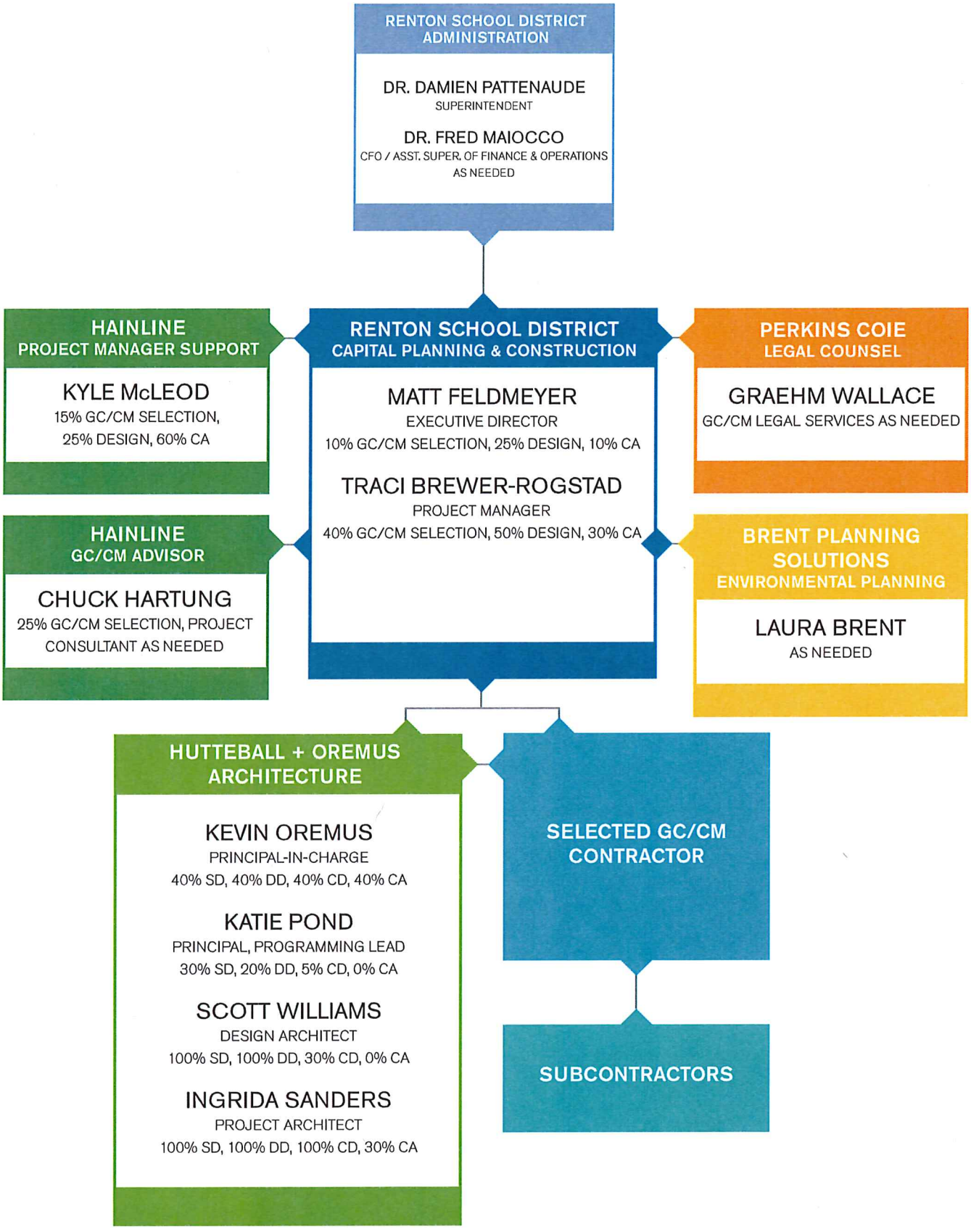
ANTICIPATED PROJECT DESIGN + CONSTRUCTION SCHEDULE
ELEMENTARY SCHOOL #16
RENTON SCHOOL DISTRICT


RENTON SCHOOL DISTRICT ADMINISTRATION
DR. DAMIEN PATTENAUDE
SUPERINTENDENT
DR. FRED MAIOCCO
CFO / ASST. SUPER. OF FINANCE & OPERATIONS
AS NEEDED
HAINLINE
PROJECT MANAGER SUPPORT
KYLE McLEOD
15% GC/CM SELECTION,
25% DESIGN, 60% CA
RENTON SCHOOL DISTRICT
CAPITAL PLANNING & CONSTRUCTION
MATT FELDMEYER
EXECUTIVE DIRECTOR
10% GC/CM SELECTION, 25% DESIGN, 10% CA
TRACI BREWER-ROGSTAD
PROJECT MANAGER
40% GC/CM SELECTION, 50% DESIGN, 30% CA
PERKINS COIE
LEGAL COUNSEL
GRAEHM WALLACE
GC/CM LEGAL SERVICES AS NEEDED
HAINLINE
GC/CM ADVISOR
CHUCK HARTUNG
25% GC/CM SELECTION, PROJECT
CONSULTANT AS NEEDED
BRENT PLANNING SOLUTIONS
ENVIRONMENTAL PLANNING
LAURA BRENT
AS NEEDED
HUTTEBALL + OREMUS ARCHITECTURE
KEVIN OREMUS
PRINCIPAL-IN-CHARGE
40% SD, 40% DD, 40% CD, 40% CA
KATIE POND
PRINCIPAL, PROGRAMMING LEAD
30% SD, 20% DD, 5% CD, 0% CA
SCOTT WILLIAMS
DESIGN ARCHITECT
100% SD, 100% DD, 30% CD, 0% CA
INGRIDA SANDERS
PROJECT ARCHITECT
100% SD, 100% DD, 100% CD, 30% CA
SELECTED GC/CM CONTRACTOR
SUBCONTRACTORS

Renton School District - Construction History (10 years)

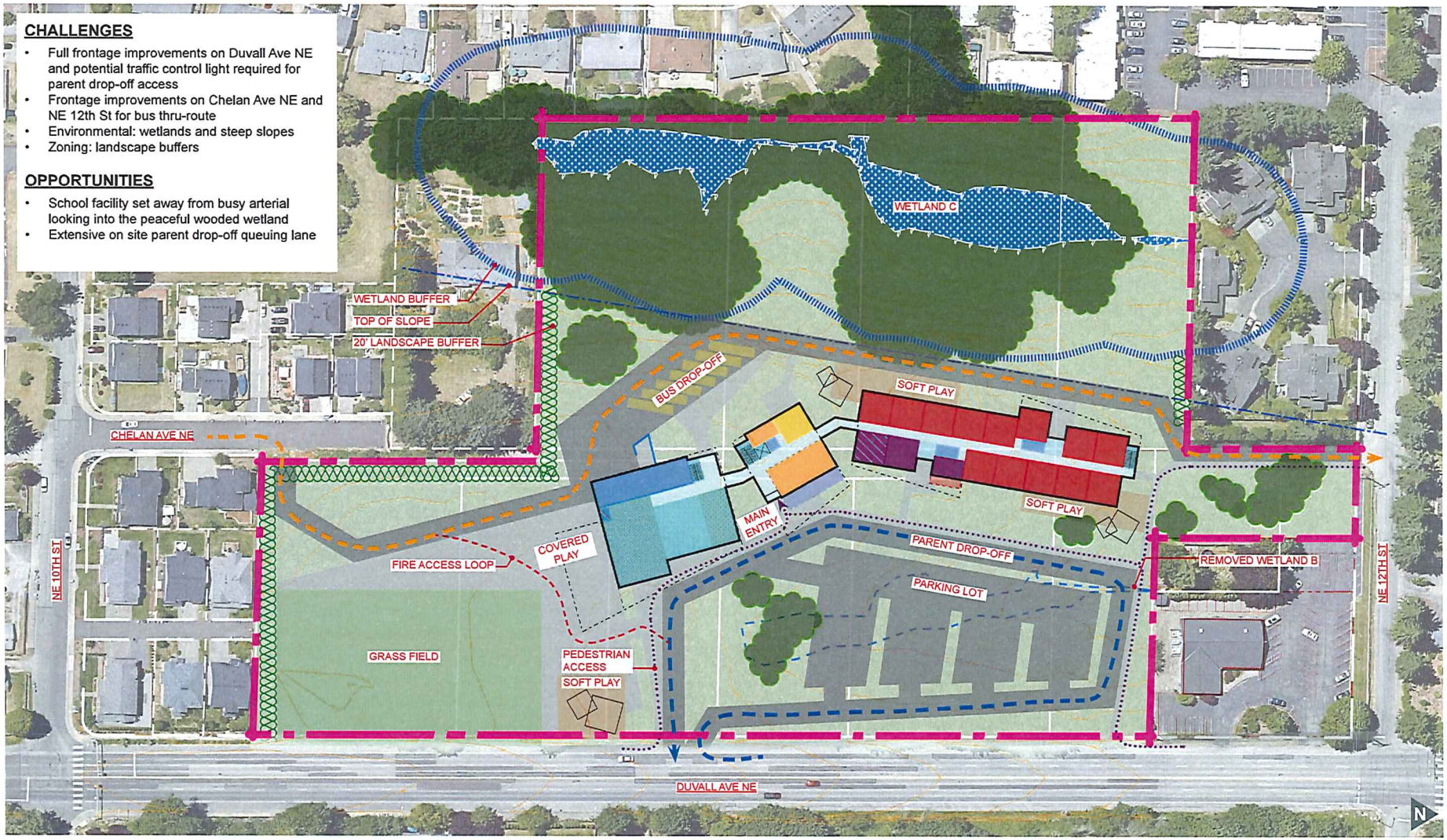
Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
Sartori Elementary School	New choice elementary school near downtown Renton.	D/B/B	Apr-17	Jul-18	Apr-17	Aug-18	$31.5M	$35.0M	Low bid came in 10% over estimate. District decided to add funding to the project, rather than redesign & re-bid.
Risdon Middle School	New middle school on old Hazelwood Elementary site	D/B/B	Aug-14	Aug-16	Aug-14	Apr-17	$29.5M	$36.7M	Program expanded (increased student capacity); material delivery delays, worker shortage, union strike.
Renton Academy	Renovation of Spring Glen facility to house Renton Academy program	D/B/B	Nov-13	Aug-14	Nov-13	Aug-14	$8.5M	$8.5M	
Talley High School (formerly Secondary Learning Center)	Construction of new alternative high school (Talley High) on existing Black River site.	D/B/B	Aug-10	Jul-12	Aug-10	Jul-12	$22.5M	$22.6M	Additional jurisdictional requirements
Hazen High School Addition	Hazen High School 12 classroom addition plus renovation of existing spaces	D/B/B	Jun-10	Aug-11	Jun-10	Aug-11	$9.6M	$8.9M	

CHALLENGES

- Full frontage improvements on Duvall Ave NE and potential traffic control light required for parent drop-off access
- Frontage improvements on Chelan Ave NE and NE 12th St for bus thru-route
- Environmental: wetlands and steep slopes
- Zoning: landscape buffers

OPPORTUNITIES

- School facility set away from busy arterial looking into the peaceful wooded wetland
- Extensive on site parent drop-off queuing lane



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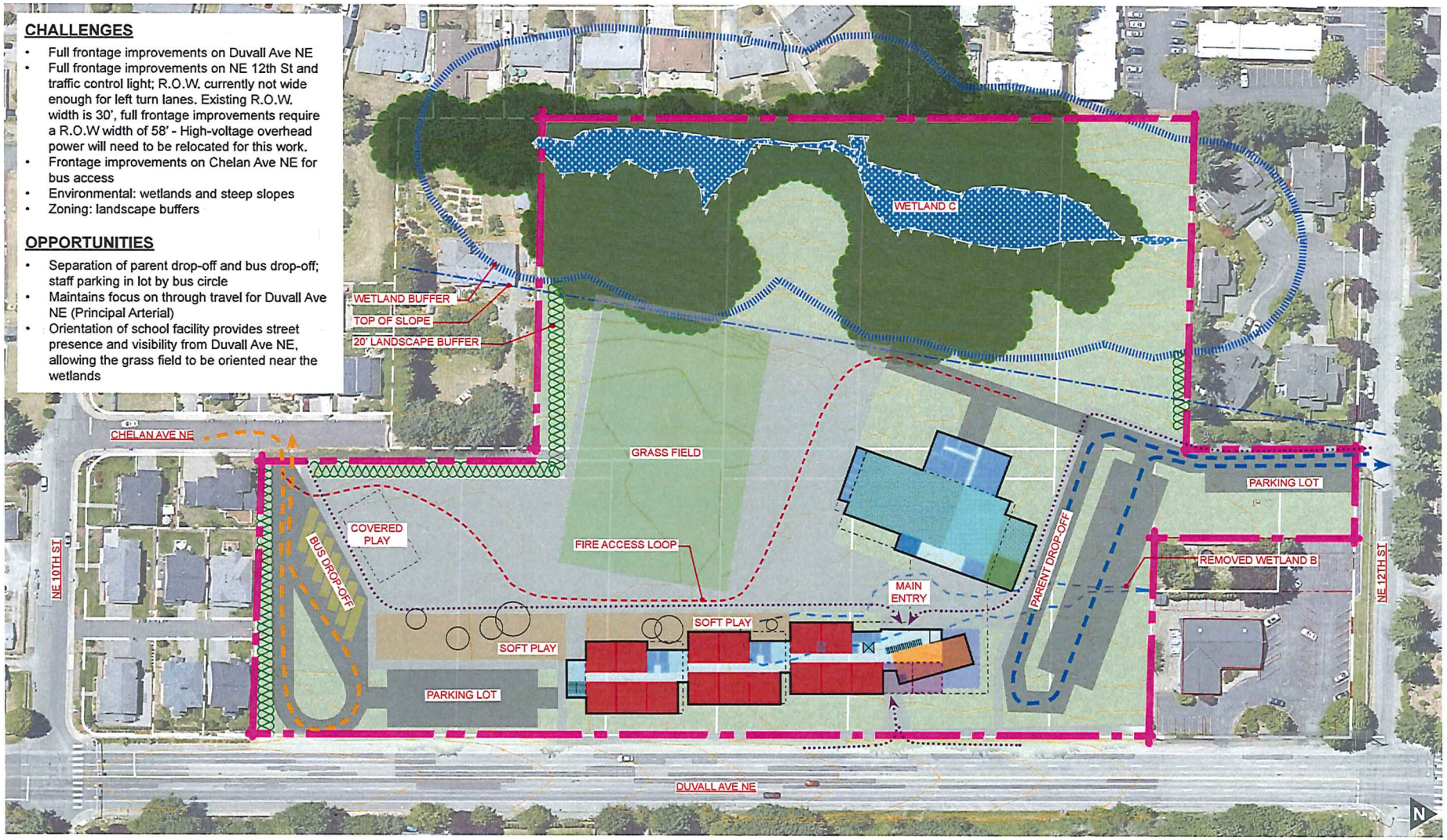
PRELIMINARY CONCEPTUAL STUDY 1
RENTON ELEMENTARY SCHOOL #16
RENTON SCHOOL DISTRICT

CHALLENGES

- Full frontage improvements on Duvall Ave NE
- Full frontage improvements on NE 12th St and traffic control light; R.O.W. currently not wide enough for left turn lanes. Existing R.O.W. width is 30', full frontage improvements require a R.O.W width of 58' - High-voltage overhead power will need to be relocated for this work.
- Frontage improvements on Chelan Ave NE for bus access
- Environmental: wetlands and steep slopes
- Zoning: landscape buffers

OPPORTUNITIES

- Separation of parent drop-off and bus drop-off; staff parking in lot by bus circle
- Maintains focus on through travel for Duvall Ave NE (Principal Arterial)
- Orientation of school facility provides street presence and visibility from Duvall Ave NE, allowing the grass field to be oriented near the wetlands



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PRELIMINARY CONCEPTUAL STUDY 2
RENTON ELEMENTARY SCHOOL #16
RENTON SCHOOL DISTRICT