

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

APPLICATION FOR CERTIFICATION OF PUBLIC BODY
*RCW 39.10 Alternative Public Works Contracting –
General Contractor/Construction Manager (GC/CM)*

The PRC will only consider complete applications. Incomplete applications may delay action on your application. Responses to Questions 1-9 should not exceed 15 pages (*font size 11 or larger*).

Identification of Applicant

- (a) Legal name of Public Body (your organization): **Mukilteo School District No. 06**
- (b) Mailing Address: **9401 Sharon Drive, Everett WA 98204**
- (c) Contact Person Name: **Karen Mooseker** Title: **Executive Director of Support Services**
- (d) Phone Number: **425.356.1239** E-mail: **moosekerkw@mukilteo.wednet.edu**

1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM under Alternative Contracting Procedure (*RCW 39.10.270 (2)(a) Limit response to two pages or less.*)

Please submit a process chart or list showing: (1) The steps your organization takes to determine that use of the procedure is appropriate for a proposed project; and (2) The steps your organization takes in approving this determination. Also submit the written guidelines or criteria that your organization uses in determining whether this alternative contracting procedure is appropriate for a project. If the public body's organizational structure is sub-divided into agencies, divisions or departments discuss how the public body makes experience and qualification determination on a divisional or department level.

See Attachments A (Project Approval Flow Chart) & B (GC/CM Recommendation Form). The Project Approval Flow Chart shows the process Mukilteo School District will use for approval to use the GC/CM process. The GC/CM Recommendation form shows what criteria the district will use to determine if a project qualifies for GC/CM. This form will be completed and go through an approval process for each project considering use of GC/CM.

2. Project Delivery Knowledge and Experience

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

Please describe your organization's knowledge and experience in delivering projects over the past 10 years, including the complexity of projects your organization built. Describe delivery methods, management structures, and project controls utilized.

Knowledge & Experience

School districts are dependent on voter-approved ballot measures for capital funding to construct or renovate buildings. Mukilteo School District (MSD) has a strong history of voter support for its capital bonds and levies spanning over 40 years. Recently approved measures include bonds in 2014 and 2020 and levies in 2016 and 2022. The 2014, \$119.5 million Capital Projects Bond funded a new elementary school, a new kindergarten center, various school additions and renovations as well as building systems and field improvements. In February 2020, MSD passed a \$240 million Capital Projects Bond funding seven major addition and renovation projects, various building system improvements, security upgrades, and field & tennis court upgrades. The 2016 and 2022 capital levies funded many smaller building projects as well as the purchase and siting of portables to meet the district's growth needs.

All new schools, renovation & addition projects in the 2014 Bond used the traditional Design-Bid-Build (DBB) delivery method. Lake Stickney Elementary was the only project not completed on an occupied campus. The new kindergarten center, Pathfinder, was built on a portion of land an existing elementary used as part of their play field & outdoor learning area. Other additions & renovations completed on fully

operational campuses include: a building replacement and addition at Olympic View Middle School; renovation to a building at Explorer Middle School; a women's locker room addition at Mariner High School; and gym/multi-purpose room and kitchen addition at Discovery Elementary School. Several building system improvements across the district, such as HVAC upgrades, used ESCO contracts.

All projects in the 2020 Capital Bond will be completed on fully operational, occupied school campuses. In January 2020, MSD received project approval from PRC for its first GC/CM project; a classroom addition and expansion at Discovery Elementary. This project was successfully completed within budget this fall. Challenger & Horizon Elementary Schools' additions & renovations were bundled together as one GC/CM project because of their similar scopes and proximity (1.3 miles apart in the same jurisdiction). Project approval from PRC for this work was received in September 2020. Construction at these two sites started simultaneously in summer 2022. Mariner High School Addition & Renovation is MSD's third GC/CM project (PRC approval in March 2021) and went through an extensive community visioning process to determine scope and is now in permitting. Additionally, several HVAC system improvements for a total of \$30million have been completed using ESCO. There are three more large school replacement projects remaining in the 2020 Capital Bond, all of which will require master planning and determining a complex phased approach on occupied campuses. These projects will be evaluated for use of the GC/CM process.

MSD has also completed multiple smaller projects such as roofing and flooring, security improvements, fields, and small additions using bond and levy funds. These projects were completed using the DBB method, Small Works Roster, or utilizing interlocal agreements with approved purchase groups.

MSD has a school construction history spanning several decades working closely with its three jurisdictions. The District maintains an experienced internal capital facilities staff of executive, financial, risk management and administrative experts to support the project management staff. The District also has legal professionals and consultants to provide flexible and responsive solutions to meet the needs of all capital projects. For an organizational chart please refer to Attachment D.

Management Structures & Project Controls

Authorization and funding for school construction and maintenance projects is through voter-approved bond and levy measures. Bond resolutions, approved by the Board of Directors, include the bond amount, list of projects and authorized uses of bond proceeds. The current 6-year Capital Bond was approved by our community of voters on February 11, 2020.

Capital projects are planned and directed by the Executive Director of Support Services, Ms. Mooseker, and Director of Capital Projects, Ms. Henderson. Ms. Mooseker works with the Assistant Superintendent of Business, Human Resources, and Technology, and Director of Business Services, on enrollment projections and any boundary adjustments to balance enrollment with school capacities. Ms. Mooseker works with Ms. Henderson on planning for facility development, project method determination, and management of all capital funds.

Ms. Henderson, Director of Capital Projects, is responsible for management of the entire capital program and individual projects in all phases from planning through closeout and warranty. She oversees the Capital Projects Department staff, contractors, and consultants. She works with Mr. Mannix, Director of Facilities, on design standards and inclusion of maintenance and operations teams on projects. Ms. Henderson directs the Budget Analyst on the overall Capital Budget, individual project budgets, procurement and contracts. Ms. Henderson also directs the work of Project Managers, Mr. Gomez and Mr. LaFranchi, who provide daily management of projects including input on costs, schedules, and project decisions. Mr. Gomez and Mr. LaFranchi review cost impacts with Ms. Henderson and Ms. Stenvall to determine the appropriate approval process for compliance with board policies and procedures. Project Managers work with GC/CM and Architect to ensure pay applications are reflective of work completed prior to approval and Ms. Stenvall reviews for accuracy prior to processing payment. We have learned when a GC/CM provides a draft pay application for early feedback that it speeds up approval and payment for the final pay application. Ms. Waltman provides general project support for all projects on an administrative level.

Ms. Mooseker and Ms. Henderson are responsible for ensuring all RCWs, board policies and procedures relating to construction projects including procurement, change orders, and close-out are followed. The Budget Analyst, Ms. Stenvall, supports these efforts and ensures all required documentation is in place. The school board is involved in approving various aspects of projects per board policy including contractor selection, change orders, and project completion.

Mukilteo School District supplements staff with consultants as needed. MSD works with Pacific Law Group on contract documents and any legal questions or issues that come up on a project. Parametrix provides GC/CM advise and construction management or general project support on an as needed basis.

3. Personnel with Construction Experience Using Various Contracting Procedures

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

Please provide a chart with your organization's current personnel with construction experience using the contracting procedure and briefly describe their experience *(for example, the type of project, the length of time they worked on the project, the tasks they performed, and the percent of time devoted to each task)*. Only identify those public body personnel that you reasonably expect will be with your organization over the next three years. Do not include outside consultants.

See Attachment C (Personnel Chart) & D (Organizational Chart)

4. Management Plan and Rationale for Alternative Contracting Projects

(RCW 39.10.270 (2)(b)(iii)) Limit response to one page or less.

Please provide your typical management plan or protocol that you would use to manage a GC/CM project. Your plan should address the typical roles, types of positions with specific responsibilities, and also list any advisory or oversight roles (by expertise).

Attachments A & B illustrate how MSD determines if a project is suitable for the GC/CM delivery method. Once a project is confirmed to meet the statutory requirements for GC/CM project delivery, the Director of Capital Projects leads the GC/CM solicitation and selection process with oversight from the Executive Director of Support Services. The public solicitation and award of GC/CM is conducted as a competitive process in compliance with RCW 39.10.360. The selection process involves at least one Project Manager, Budget Analyst, and Support Technician. The Director of Equity, Family & Community Partnerships reviews each of the inclusion and outreach plans submitted by potential GC/CMs to provide feedback. The Director of Capital Projects works with outside counsel, Pacific Law Group, to ensure all contract documents are up to date. The Director of Capital Projects works with the Budget Analyst to ensure compliance with all laws & board policies. During construction, the Project Manager manages day to day activities for the project. The Project Manager meets regularly with the Director of Capital Projects to discuss project status including schedule, school impacts, and budget. The Project Manager reviews cost issues with the Director of Capital Projects and Budget Analyst. Any change orders follow board policy and procedures. On a monthly basis the Budget Analyst reviews the project budget with the Project Manager and Director of Capital Projects. The Support Technician provides administrative support for all projects from selection to closeout. Ms. Henderson oversees regular Owner, Architect, Contractor meetings held throughout the project. Throughout the GC/CM process, from selection to closeout, the district engages support from Parametrix, alternative delivery advisor & construction management, as needed. The district engages Pacific Law Group for any legal questions as needed.

5. Contracting Procedures *(RCW 39.10.270 (2)(b)) Limit responses to two pages or less.*

Please provide a table with the following information for a maximum of twenty-five (25) public works projects with a total cost of at least \$5M each that your organization has managed over the past 10 years:

- Name of project
- Description of project
- Total project cost
- Method of delivery (GC/CM or other)

- Lead Design Firm (including current contact information)
- General Contractor or GC/CM (including current contact information)
- Planned construction start at authorization date
- Planned completion date
- Actual construction start date
- Actual completion date
- Reason for schedule overrun (if any)
- Original budget at authorization (not including land acquisition)
- Final Cost
- Reason for cost overrun (if any)

**If the public body has fewer than twenty-five (25) applicable projects, it may list projects under \$5 million if they believe them to be relevant.*

***If the public body has more than twenty-five (25) applicable projects, they should state the number of projects they have managed and provide a list of the twenty-five (25) projects it believes are most relevant.*

[See Attachment E \(MSD Project History\)](#)

6. Demonstrated Success in Managing at Least One Project Using GC/CM Contracting Procedure Within the Last Five Years (RCW 39.10.270 (2)(b)) *Limit response to one page or less.*

In addition to the information provided in response to Question 6 about projects that your organization has managed using the alternative contracting procedure, please provide a narrative discussion with the following information:

- Appropriateness of the alternative contracting method used for the project(s).
- Lessons learned from your experience.

Since passing our 2020 Capital Bond, MSD has received approval for three GC/CM projects which are in different stages of progress from permitting to closeout.

Discovery Elementary Addition, a new classroom building on a shared occupied elementary and middle school site, is MSD's first GC/CM project. The GC/CM method ensured success of this project through management of site logistics, navigation of rapidly changing market conditions, well thought out procurement and outreach plans, and strong communications with design team, jurisdictions, and school staff. This project entered the permitting process during the early days of the COVID-19 pandemic when jurisdictional reviews slowed significantly. The GC/CM was able to help the project team quickly address any permitting concerns and adjusted bid packages to include an alternative start date to minimize any impact from permit delay. This proved to be an essential strategy as we received a permit with less than a week to the alternative start date. Knowing timing issues with jurisdictions/agencies, the GC/CM led multiple meetings with all jurisdictions/agencies to ensure we were on track to start school and get our TCO. The GC/CM identified materials that were beginning to show longer lead times and we were able to do an early bid package for steel decking. The GC/CM and design team worked to minimize impacts from rapidly increasing construction material and labor cost escalation, and supply chain issues to keep us on schedule and in budget. We learned flexibility and being open to alternative means and methods are necessary to support the project team with timely decisions related to unpredictable markets. Overall, this project is a success and something the community can be proud of thanks to the collaborative GC/CM process.

Challenger Elementary and Horizon Elementary Additions & Renovations are similar in scope and bundled together under one GC/CM contract. With construction on one side of a wall while gym class is held on the other, it was critical to have the GC/CM involved in early logistics planning. We were finalizing design for both sites when construction material and labor cost escalation, and supply chain issues started to rapidly increase. The GC/CM was able to provide creative design ideas along with current market estimates allowing for quick decisions on scope adjustments. We worked with the GC/CM and architect to determine alternates that made sense for the project. With construction cost escalation and supply chain challenges, the project team was able to determine bid packages that made sense in the current market

including multiple early bid packages. Given the market, we had to make some tough decisions to rebid a couple packages that came in over budget and/or with limited response. Not only was this a lesson in being flexible in means/methods and alternatives to manage budget, but also how critical it is to support and push the GC/CM in their outreach efforts. This summer the project started in phases to accommodate permit delays and we continue to work with the school administration to ensure impacts to school operation are successfully managed as construction moves forward.

Mariner High School Addition is the most recent GC/CM contract, and the project is in the permitting phase. This project is located on an occupied campus and requires the main hallway to be partially demolished along with the library and career/counseling center. Contractor input has been critical in refining scope and logistics plans. The contractor has done multiple investigations of existing conditions to help refine construction plans and budgets. The knowledge of site conditions has helped navigate discussions with jurisdictions around scope and permitting as well as with staff around construction logistics. There have been a few scope additions from jurisdictional requirements and quick turn around on estimated costs from the contractor has been key in our decision making. Lessons learned so far at Mariner is that the ability for a contractor to do multiple site & building investigations as we finalize systems to tie into an older building is critical to make quick and informed decisions to keep us on schedule and tracking with budgets. We have been able to utilize the contractor's knowledge of the construction market to plan and change our bid schedule to ensure we can get the best value.

In addition to lessons learned from project implementation, we also take away learnings from each GC/CM selection process. After GC/CM selection we offer debriefs with any contractor involved in the selection process. Debriefs include seeking input from the contractor to give us an opportunity to learn how our selection process can be improved. As a result, we have modified our RFQ, interview process, and scoring to be clearer, allowing contractors to present themselves to the best of their ability. As a result of the input received during these debriefs and questions during RFP, we work with our legal counsel to continually improve our contract documents. We are committed to this continuous learning and improvement in our process.

7. Ability To Properly Manage the Public Body's Capital Facilities Plan

(RCW 39.10.270 (2)(b)(vi)) Limit response to one page or less.

As part of this statutory requirement, the PRC needs to determine that the public body has the appropriate project planning and budgeting experience. In addition to the information that's been requested in previous questions, please provide other information to assist the PRC to determine whether the organization has project planning and budgeting experience.

Both the Capital Facilities Plan (CFP) and our bond planning process are based on evaluating the needs for our district as we grow and our buildings age. Enrollment projections and classroom capacities are a big piece of both the CFP and bond planning process to determine and prioritize needs. In 2018, efforts to gather data and create a bond planning task force began in anticipation of a 2020 bond. The Executive Director of Support Services and Director of Capital Projects worked to compile enrollment data, conduct site and building assessments, and gather other known needs to guide the Capital Projects bond planning efforts. The District led a Capital Projects Bond Planning Task Force (CPBPTF) to determine a set of projects to include in a 6-year \$240 million dollar bond including multiple school additions, building replacements, security & building system improvements, and athletic field work. The CPBPTF recommendations were approved by the school board and then voted on by our community. The Director of Capital Projects creates a draft schedule for the entire bond program to make sure there are correct resources in place to support all projects. The Executive Director of Support Services approves this schedule and any changes. The bond projects and schedule are then incorporated into our current Capital Facilities Plan (CFP). Since the 2020 Capital Bond passed, we have maintained the schedule for major projects and adjusted some of the smaller field and building system projects due to COVID-19 and supply chain issues. We have three major projects remaining in the 2020 Bond that will require master planning, determining a phased approach, and construction of the first phase school replacements.

The Budget Analyst provides monthly project and program reports with analysis for all Capital Funds to the Executive Director of Support Services and Director of Capital Projects. The Budget Analyst maintains a cash flow projection for the duration of the bond to ensure our spending is where we plan, and this is also used to help determine when bonds will be sold. The monthly reports provide status of bond, levy, impact fee, and SCAP dollars. This ensures we are tracking all dollars in the Capital Fund so adjustments can be made when necessary to support projects. Monthly project reports are sent to Project Managers so they can track their project budgets with status of the project and consider impact of any upcoming costs and alert the Director of Capital Projects to any issues arising. Having multiple people looking at budget reports regularly and communication between Project Managers, Budget Analyst and Director of Capital Projects ensures we are aware of impacts early and plan for necessary adjustments on a project or program level.

8. Ability to Meet the Requirements of Chapter 39.10 of the Revised Code of Washington

RCW 39.10.270 (2)(b)(vii) Limit Response to one page or less.

Please provide any information not presented in your answers to Questions 2-7 further demonstrating your organization's ability to meet the requirements of this chapter:

MSD staff is experienced in K12 construction and alternative procurement, specifically GC/CM. Ms. Mooseker, Ms. Henderson, and Ms. Stenvall have all completed the AGC GC/CM training series. We embrace the opportunity to use different methods to get the most project value for our community. Our variety of experience ensures we are prepared to take on all aspects of a project including determining the best method for procurement, selection of project teams (design & construction), day to day project management, and closeout. With varying areas of expertise, we can support one another and ensure we are following all laws and policies. We keep up to date with RCW changes by tracking legislation and being part of various industry specific groups. These groups also allow us to have a pulse on what is happening in the construction market. The Executive Director of Support Services, Ms. Mooseker, is a member of CPARB. The Director of Capital Projects, Ms. Henderson, has attended GC/CM Committee meetings to stay on top of recent RCW changes and has participated on a sub-committee for GC/CM best practices. Ms. Mooseker and Ms. Henderson meet with Executive Directors and Directors of other local school districts monthly to discuss legislation impacting our work. Ms. Henderson and Ms. Stenvall, both participated in CPARB's Business Equity/Diverse Business Inclusion Committee. Having staff involved in various groups ensures we stay current on changes and continually learn about topics such as MWBE participation, Small Works, and best practices for compliance with RCW39.10. We take our responsibility to be informed and capable of delivering high value projects to our community very seriously. Part of that responsibility is choosing the right procurement method which our experience and resources allows us to do.

9. Resolution of Audit Findings on Previous Public Works Projects

(RCW 39.10.270 (2)(c) Limit response to one page or less.

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.

Mukilteo School District has received zero audit findings on the projects identified in Question 7.

10. GC/CM Self Performance

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

[See Attachment F \(GC/CM Self Performance Data\).](#)

11. Subcontractor Outreach

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

As part of the RFQ process we require the GC/CM to submit their plan to ensure small, women, and minority-owned businesses are encouraged to participate in bidding for our projects. We also require the GC/CM to provide their history of goals and results for subcontractor outreach. As part of the scoring, the District evaluates the plan for subcontractor outreach ensuring small, women, and minority-owned businesses are included. MSD's Director of Equity reviews the outreach plans along with the selection committee. Once a contractor is selected, the Director of Equity works with the Director of Business Services, the Director of Capital Projects, and the contractor to determine small, woman and minority-owned and local business participation goals. We also work with the contractor to assist with their outreach plan and connect them to local resources. Because we track small, women, and minority-owned businesses on our Small Works Roster we are able to share that with the contractor. When the contractor creates fliers for upcoming work, we share that at district events and display in school district offices. Outreach and progress to our goals are reviewed on a regular basis with the contractor. Discovery Elementary was our first project to track these goals and we will continue to monitor this on all our large projects. As a result of this work, we started tracking goals with use of our small works roster on all district public works projects as well.

During our recent round of architect selections, we discussed the importance of MWBE inclusion during interviews. We discussed our diverse district demographics and MSDs goal of inclusion. When talking about consultant selection with architects we asked to identify MWBE firms and the possibility of teaming smaller MWBE firms with larger firms for work. It is important that our design team supports our inclusion goals and can help us access even more consultants and contractors for our projects. As this was done recently, we are hoping to see success and find ways to improve upon this and formally incorporate MWBE goals into architect selection.

For construction projects and architect/engineer rosters we have published advertisements on OMWBE's website beginning a few years ago. As our contractors have taken our projects to various groups such as Tabor 100 and NAMC we see the importance of connecting more closely with such organizations for advertising and seek to expand those efforts.

We are committed to growing in this area. We continue to evolve our selection process and contracts to appropriately weigh the importance of MWBE inclusion. Because our capital funding for these projects comes from our local community through voter-approved ballot measures, we strive to ensure our local businesses, contractors, and consultants also benefit from our project opportunities. We have added tracking of local business participation to our DBI efforts as an additional internal measure of project success.

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 the 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 attend any relevant applicable training. If the PRC approves your request for certification, you also agree to provide additional information if requested. The Public Body may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

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

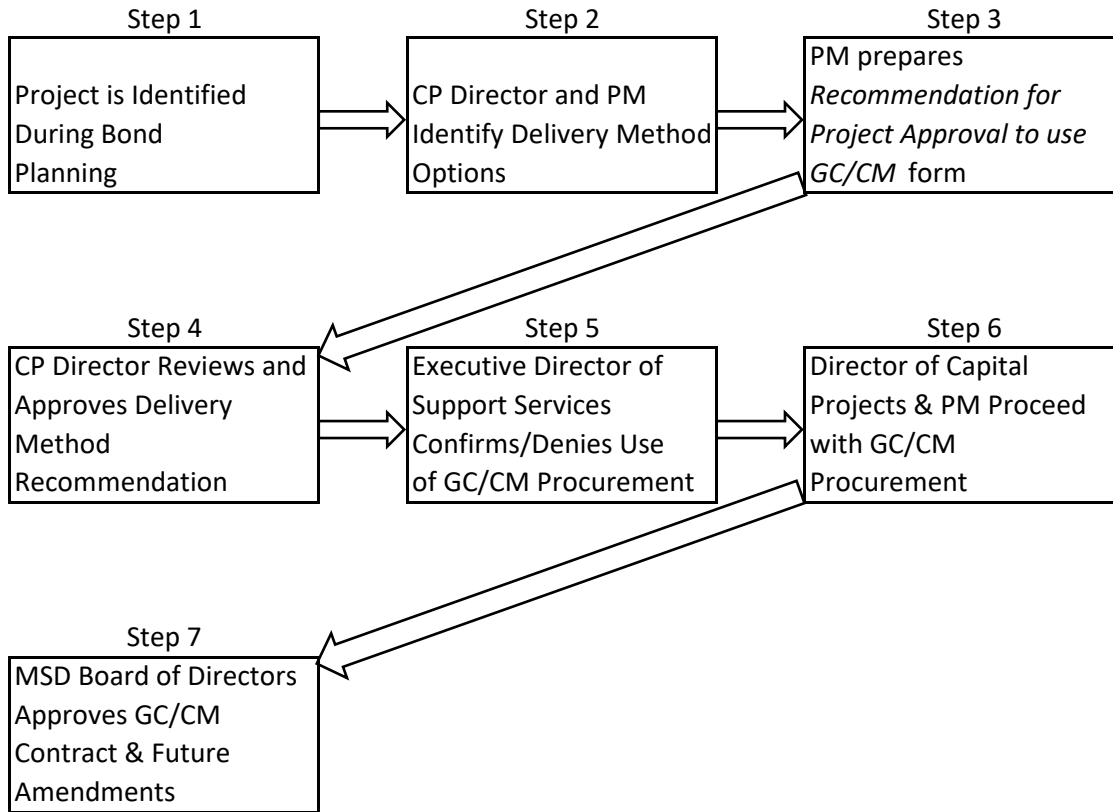
Signature: Karen Wilson

Name (please print): Karen Mooseker (public body personnel)

Title: Executive Director of Support Services

Date: 10-17-2022

Mukilteo School District
General Contractor/Construction Manager (GC/CM) Project Approval Flow Chart



CP - Capital Projects
PM - Project Manager

*See *Recommendation for Project Approval to use GC/CM form*

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

Project Information

Project Name: Enter Project Name

Project Architect: Enter Architect Name

Total Project Budget: Enter Total Budget

Proposed GMP for construction only: Enter Construction Cost

Scope of Work Summary: Describe the project scope in a short paragraph

GC/CM Qualifying Criteria (RCW 39.10.340)

If the answer to any of the questions below is Yes then the GC/CM procurement methodology can be considered for the project

- Is the project to be occupied during the construction phase? Yes No
Explain: If Yes provide a short explanation

- Is the site very constricted with limited access? Yes No
Explain: If Yes provide a short explanation

- The project is very complex or technical requiring high level of expertise? Yes No
Explain: If Yes provide a short explanation

- Implementation involves complex phasing, scheduling or coordination? Yes No
Explain: If Yes provide a short explanation

- The project requires work in historic building or in neighborhood which is very active and requires project input? Yes No
Explain: If Yes provide a short explanation

- Is involvement of a GCCM critical during the design stage due to complexity? Yes No
Explain: If Yes provide a short explanation

- Budget success requires involvement of a GCCM during the design stage? Yes No
Explain: If Yes provide a short explanation

Public Benefit of GC/CM

Provide information on how use of the GC/CM contracting procedure will serve the public interest.

- How this contracting method provides a substantial benefit
If applicable provide explanation

ATTACHMENT B

- How the use of the traditional method of awarding contracts in a lump sum (Design/Bid/Build) is not practical for meeting desired quality standards or delivery schedules
If applicable provide explanation

I recommend GC/CM Delivery Method over Design-Bid-Build. Yes No

GC/CM Delivery Method Recommended by:

Project Manager
Mukilteo School District

Date

Reviewed for Concurrence by:

Director of Capital Projects
Mukilteo School District

Date

GC/CM Delivery Method Recommendation Confirmation:

Executive Director of Support Services
Mukilteo School District

Date

Mukilteo School District Personnel with Construction Experience

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Karen Mooseker	Ms. Mooseker has over 20 years of experience in the public sector, the last 9+ years in K-12 facilities and capital projects including oversight of projects delivered using traditional DBB, ESCO, and GC/CM methods. As Executive Director of District Support Services (DSSC) at Mukilteo School District (MSD) for the past 5 years, she oversees several business units including Capital Projects. She provides high level guidance and oversight to ensure functional and financial success ensuring successful delivery of all Capital Bond & Levy projects. Under her leadership, MSD has received successful project approval for 3 GC/CM Projects. Prior to MSD, Ms. Mooseker was Director of Capital Projects for Northshore School District (NSD) where she provided oversight of all capital planning & construction including four GC/CM projects. Ms. Mooseker led NSD's agency certification approval to use GC/CM. She currently is a member of CPARB representing school districts and participates in several CPARB committees.	MSD - Lake Stickney Elementary	\$35M	D/B/B			Executive Director of DSSC
		MSD - Pathfinder Kindergarten Center	\$35M	D/B/B			Executive Director of DSSC
		MSD - Olympic View MS Gym & Music Bldg	\$17M	D/B/B			Executive Director of DSSC
		MSD - Discovery Elementary Addition	\$28M	GC/CM			Executive Director of DSSC
		MSD - ESCO 8 Fairmount Upgrades	\$6.2M	ESCO			Executive Director of DSSC
		MSD - Challenger & Horizon Renov. & Addn.	\$26M	GC/CM			Executive Director of DSSC
		MSD - Mariner High School Renov. & Addn.	\$17M	GC/CM			Executive Director of DSSC
		MSD - ESCO 9 Four Schools	\$10.2M	ESCO			Executive Director of DSSC
		MSD - ESCO 10 Five Schools	\$10M	ESCO			Executive Director of DSSC
		NSD - North Creek HS	\$125M	GC/CM			Director of Capital Projects
		NSD - Woodinville HS Ph 3	\$14.2M	GC/CM			Director of Capital Projects
		NSD - Frank Love HVAC & Roof Upgrade	\$3.8M	ESCO			Director of Capital Projects
		NSD - Woodmoor HVAC, Roof, & Windows	\$6.5M	ESCO			Director of Capital Projects
		NSD - Maltby Site ES #21	\$66.3M	GC/CM			Director of Capital Projects
NSD - Skyview/CC Addition	\$48.1M	GC/CM			Director of Capital Projects		

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Shelly Henderson	Ms. Henderson has over 25 years of experience in K-12 capital construction in varying capacities. As Director of Capital Projects at Mukilteo School District (MSD) since 2018, Ms. Henderson is responsible for execution of all projects in the \$240million 2020 Capital Bond and 2022 Capital Levy. She manages budgets and schedules at a project and program level and works with Ms. Mooseker and MSD leadership to implement the GC/CM process. She was instrumental in helping MSD receive successful project approval for 3 GC/CM projects. Ms. Henderson leads the GC/CM selection process and manages related contracts. As a Capital Projects Planning Administrator at both MSD and Northshore School District (NSD,) Ms. Henderson managed the day to day activities of construction, ensured project budgets & schedules were maintained, managed occupancy logistics and closeout processes. Previous to that, her work in Capital Projects included management of all contract & procurement, project & program budgets, and assisting with construction management for change orders and documentation, working with	MSD - Discovery Elementary Addition	\$28M	GC/CM			Director of Capital Projects
		MSD - ESCO 8 Fairmount Upgrades	\$6.2M	ESCO			Director of Capital Projects
		MSD - Challenger & Horizon Renov. & Addn.	\$26M	GC/CM			Director of Capital Projects
		MSD - Mariner High School Renov. & Addn.	\$17M	GC/CM			Director of Capital Projects
		MSD - ESCO 9 Four Schools	\$10.2M	ESCO			Director of Capital Projects
		MSD - ESCO 10 Five Schools	\$10M	ESCO			Director of Capital Projects
		MSD - Pathfinder Kindergarten Center	\$35M	D/B/B			PM-Closeout
		NSD - Maltby Site ES #21	\$66.3M	GC/CM			Assist PM, Budgets & Contracts
		NSD - Skyview/CC Addition	\$48.7M	GC/CM			Assist PM, Budgets & Contracts
		NSD - Woodinville HS Phase III	\$14.2M	GC/CM			Budget Coordinator
		NSD - Canyon Park JH Phase II	\$11.7M	D/B/B			Budget Coordinator
		NSD - Transportation Center	\$13.6M	D/B/B			Budget Coordinator
		NSD - Frank Love HVAC & Roof Upgrade	\$3.8M	ESCO			Budget Coordinator

ATTACHMENT C

	contractors on site. Ms. Henderson participates in CPARB committees including Business Equity/Diverse Business Inclusion and General Contractor/Construction Manager.	NSD - Woodmoor HVAC, Roof, & Windows	\$6.5M	ESCO	Budget Coordinator		
		NSD - Canyon Creek HVAC Improvements	\$5M	ESCO	PM	PM	PM
		NSD - North Creek HS	\$125M	GC/CM	Assist PM, Budgets & Contracts		

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Amy Stenvall	Ms. Stenvall has worked in K-12 for 22 years, starting out in the classroom and transitioning to Capital Projects 13 years ago. As the Budget Analyst for Mukilteo School District (MSD), Ms. Stenvall provides budget and contract oversight, leads the OSPI funding process, oversees procurement, and manages public works paperwork. Ms. Stenvall participates in selection processes for GC/CM and architects. During her 10 years as the Assistant Budget Coordinator at Northshore School District (NSD), Ms. Stenvall provided budget support, daily accounting, monitored public works documentation, and supported OSPI funding process.	MSD - Discovery Elementary Addition	\$28M	GC/CM			Budget Analyst
		MSD - ESCO 8 Fairmount Upgrades	\$6.2M	ESCO			Budget Analyst
		MSD - Challenger & Horizon Renov. & Addn.	\$26M	GC/CM			Budget Analyst
		MSD - Mariner High School Renov. & Addn.	\$17M	GC/CM			Budget Analyst
		MSD - ESCO 9 Four Schools	\$10.2M	ESCO			Budget Analyst
		MSD - ESCO 10 Five Schools	\$10M	ESCO			Budget Analyst
		NSD - North Creek HS	\$125M	GC/CM			Assistant Budget Coordinator
		NSD - Woodinville HS Phase III	\$14.2M	GC/CM			Assistant Budget Coordinator
		NSD - Woodmoor HVAC, Roof, & Windows	\$6.5M	ESCO			Assistant Budget Coordinator
		NSD - Canyon Creek HVAC Improvements	\$4.9M	ESCO			Assistant Budget Coordinator
		NSD - Maltby Site ES #21	\$66.3M	GC/CM			Assistant Budget Coordinator
		NSD - Skyview/CC	\$48.7M	GC/CM			Assistant Budget Coordinator

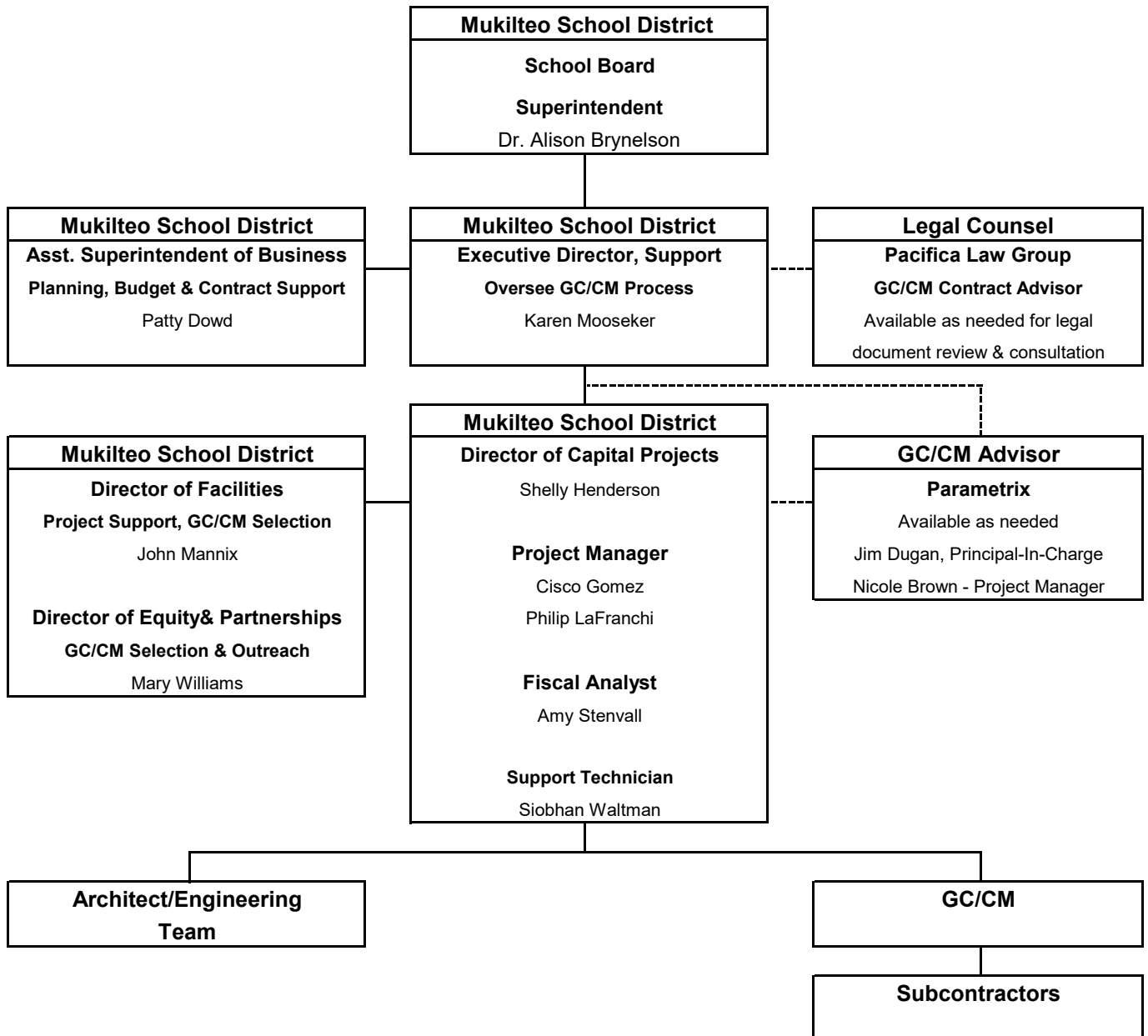
Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Cisco Gomez	Mr. Gomez has over 16 years in facility maintenance support and oversight including the last 10 years in higher education and K-12 supervising and implementing projects. During his 5 years at Mukilteo School District (MSD) he has been the Maintenance & Grounds Supervisor until becoming a Project Manager in Capital Projects. His background includes reviewing drawings & specifications, participating in creation of district building system standards, and guiding contractors understanding of our systems. Mr. Gomez also manages a number of smaller projects including TI work, mechanical upgrades, and system improvements. Prior to MSD, Mr. Gomez spent 8 years at Edmonds Community College (ECC) as a Project Manager. At ECC he managed four ESCO projects, many system upgrades, and renovations as well as asset management. Mr. Gomez is currently a member of ECC Facilities & Operations Committee as well as Chair of Washington Association of Maintenance and Operation Administrators (WAMOA) Region 9.	MSD - Lake Stickney Elementary	\$35M	D/B/B	Review Const. Docs		
		MSD - Pathfinder Kindergarten Center	\$35M	D/B/B	Review Const. Docs		
		MSD - Olympic View MS Gym & Music Bldg	\$17M	D/B/B	Review Const. Docs		
		MSD - Discovery Elementary Addition	\$28M	GC/CM	Review Const. Docs		
		MSD - ESCO 8 Fairmount Upgrades	\$6.2M	ESCO	Review Const. Docs		
		MSD - Challenger & Horizon Renov. & Addn.	\$26M	GC/CM	Review Const. Docs		Assist PM
		MSD - Mariner High School Renov. & Addn.	\$17M	GC/CM	Review Const. Docs		
		MSD - ESCO 9 Four Schools	\$10.2M	ESCO	Review Const. Docs		PM
		MSD - ESCO 10 Five Schools	\$10M	ESCO		PM	PM
		ECC - The Beresford Hall	\$2M	D/B/B	PM	PM	PM
		ECC - Bridge Improvements	\$1M	D/B/B	PM	PM	PM
		ECC - Snohomish Hall Renovation	\$1.5M	D/B/B	PM	PM	PM
		ECC - Maltby Hall	\$2.5M	D/B/B	PM	PM	PM
		ECC - Mechanical System Upgrades	\$8M	ESCO	PM	PM	PM

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Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Philip LaFranchi	Mr. LaFranchi has a degree in architecture and a broad construction management background spanning 11 years with experience in K-12 and commercial development. Mr. LaFranchi recently joined the Mukilteo School District (MSD) Capital Projects team as a Project Manager after 5 years with Issaquah School District (ISD) where he oversaw the planning, design, and construction of multimillion dollar renovations and ground up projects. He has been involved in all phases of construction including planning, budget analysis, consultant and GC selection, design review, construction administration, project closeout and project turnover. Mr. LaFranchi also manages various smaller projects. In addition to his experience in K-12 he has also worked for Schnitzer West as a coordinator.	MSD - Challenger & Horizon Renov. & Addn.	\$26M	GC/CM			PM
		MSD - Mariner High School Renov. & Addn.	\$17M	GC/CM			PM
		MSD - ESCO 10 Five Schools	\$10M	ESCO			PM
		ISD - New Administration Center	\$15M	D/B/B	PM	PM	PM
		ISD - Sunset Elementary Addn & Renov	\$9M	D/B/B			PM - Closeout
		ISD - Cougar Ridge	\$13M	D/B/B			PM - Closeout
		ISD - Endeavour Elementary	\$9M	D/B/B			PM
		ISD - Discovery Elementary	\$9M	D/B/B			PM
		ISD - Liberty HS Stadium Support Bldgs	\$4M	D/B/B		PM	PM
		ISD - Beaver Lake MS Renovation	\$9M	D/B/B		PM	PM
ISD - Holly Street Early Learning Center Renov	4.5M	GC/CM		PM	PM		

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Patty Dowd	Patty Dowd was recently promoted to Assistant Superintendent of Business, Human Resources, and Technology. Prior to this role she was the Executive Director of Business Services at MSD for 10 years providing financial and budgetary oversight on all projects addressed. Her career spans 25 years in K-12 finance roles spanning multiple, successful capital bond and levy cycles.	MSD-Lake Stickney Elementary	\$35M	D/B/B			Executive Director of Business Svcs
		MSD-Pathfinder Kindergarten Center	\$35M	D/B/B			Executive Director of Business Svcs
		MSD-Olympic View MS Gym & Music Bldg	\$17M	D/B/B			Executive Director of Business Svcs
		MSD-Discovery Elementary Addition	\$28M	GC/CM			Executive Director of Business Svcs
		MSD - ESCO 8 Fairmount Upgrades	\$6.2M	ESCO			Executive Director of Business Svcs
		MSD - Challenger & Horizon Renov. & Addn.	\$26M	GC/CM			Executive Director of Business Svcs
		MSD - Mariner High School Renov. & Addn.	\$17M	GC/CM			Executive Director of Business Svcs
		MSD - ESCO 9 Four Schools	\$11.2M	ESCO			Executive Director of Business Svcs
		MSD - ESCO 10 Five Schools	\$10M	ESCO			Executive Director of Business Svcs

Mukilteo School District Organizational Chart for GC/CM Projects



Mukilteo School District Project History

Project Name	Project Description	Delivery Method	Architect	Contractor	Planned Start	Planned Completion	Actual Start	Actual Completion	Original Budget	Final Cost	Reason for Schedule or Budget Overrun
Mariner HS Renovation & Addition	New student center, library, career & counseling center. Relocate student store & improve circulation	GC/CM	Integrus Architecture	Spee West Construction	Jun-23	Sep-24			\$25M		
Challenger Elementary & Horizon Elementary Renovation & Additions	Add new gym, kitchen & covered play. Improvements to multi-purpose & music rooms. New community room at Challenger & new play structures at Horizon	GC/CM	Dykeman Architects	Cornerstone General Contractors, Inc.	Jun-22	Aug-23	Aug-22		\$34M		
ESCO Ph 10 - Five Schools	HVAC Improvements at Horizon, Endeavour, Harbour Pointe, Olympic View, and Mariner	ESCO	McKinstry	McKinstry	May-22	Sep-22	May-22		\$11M		Procurement Delays (COVID-19)
ESCO Ph 9 - Four Schools	HVAC improvements at Columbia, Discovery, Kamiak, and Picnic Point	ESCO	McKinstry	McKinstry	Jun-21	Sep-21	Jun-21	Jan-22	\$14M	\$10.2M	Procurement Delays (COVID-19)
Discovery Elementary Addition	New building with 16 classroom and instruction support spaces	GC/CM	Hutteball + Oremus	Cornerstone General Contractors, Inc.	Apr-21	Aug-22	Oct-21	Oct-22	\$30M	\$28M	Permit Delays (COVID19)
Fairmount HVAC, Roof & Flooring	HVAC improvements, new roof, hallway and multi-purpose room flooring	ESCO	McKinstry	McKinstry	Jun-20	Sep-20	Jun-20	Sep-20	\$6.5M	\$6.2M	
KA Field House & Storage Bldg	Renovate training and student storage rooms, construction of new storage building	D/B/B	McGranahan Architects	Pellco Construction	Dec-19	Apr-20	Dec-19	Jul-20	\$1.3M	\$1.1M	COVID19 Stay at Home order
Mariner HS Women's Locker Room	Construction of a new women's locker room	D/B/B	McGranahan Architects	Reynolds General Contracting, Inc.	Nov-18	Aug-19	Nov-18	Dec-19	\$3.1M	\$4.3M	Weather Delays and unsuitable soils
Olympic View MS Gym & Music Building	Construction of new building on existing MS campus to include main gymnasium & locker rooms, music instruction & practice rooms, exercise rooms, general instruction classrooms, support spaces, covered porch and new central courtyard	D/B/B	McGranahan Architects	Cornerstone General Contractors, Inc.	Jun-16	Dec-17	Jun-16	Nov-17	\$17.8M	\$17M	
Pathfinder Kindergarten Center	Construction of new kindergarten center on existing Fairmount Elementary School site.	D/B/B	DLR Group	BNCC, Inc.	Apr-16	Jul-17	May-16	Sep-17	\$35M	\$35M	
Lake Stickney Elementary	Demolition of existing structures on site and construction of new elementary school	D/B/B	DLR Group	Colacurcio Brothers, Inc.	Apr-15	Jul-16	May-15	Aug-16	\$33.5M	\$35M	Added classroom pod with 5 classrooms and support space
Explorer House 1/TLC	Renovation and addition to accommodate administrative offices, CBTC classroom and life-skills learning spaces, science kit distribution center	D/B/B	McGranahan Architects	Western Ventures Construction, Inc.	Oct-14	Jul-15	Oct-14	Jun-15	\$9M	\$7.2M	N/A

Contact information for Architect & Contractor can be provide upon request

GC/CM Self Perform (SP) Summary

Project Name	Contractor	Bid Plan			Bid Opening			Construction			RCW 39.10 Compliant
		Total MACC	Self-Perform	SP %	Total MACC	Self-Perform	SP %	Total MACC	Self-Perform	SP %	
Discovery Addition	Cornerstone General Contractors	\$ 16,362,860	\$ 1,892,930	11.6%	\$ 17,215,868	\$ 926,000	5.4%	\$ 17,243,395.60	\$ 986,719.88	5.7%	Yes
Challenger & Horizon Additions & Renovations	Cornerstone General Contractors	\$ 20,859,138	\$ 4,314,637	20.7%	\$ 24,332,817	\$ 4,391,000	18.0%				Yes
Mariner High School Addition	Spee West Construction	\$ 17,382,664	\$ 4,754,698	27.4%							Yes

GC/CM Self Perform (SP) Tracking Sheet

Project: Discovery Addition
 GC/CM: Cornerstone General Contractors

Bid Package Description	Bid Package Plan			Bid Opening Results				Construction		
	SP Pkg	Bid Estimate	% of Total	# Bids Rec'd	Low Bidder	Bid Amount	% of Total	Approved Changes	Final Cost	% of Total
BP-03.1 Building Concrete	Y	\$ 882,892	5.4%	2	Cornerstone GCI	\$ 801,000.00	4.7%	\$ 60,719.88	\$ 861,719.88	5.4%
BP-05.1 Steel Erection		\$ 492,454		2	PCS Erectors	\$ 298,900.00	1.7%	\$ 10,762.95	\$ 309,662.95	1.9%
BP-05.2 Steel Fabrication		\$ 932,067		6	AI Industries	\$ 887,860.00	5.2%	\$ 12,590.00	\$ 900,450.00	5.6%
BP-05.3 Steel Deck Supply		\$ 245,430		1	SEI	\$ 232,773.00	1.4%	\$ -	\$ 232,773.00	1.5%
BP-06.1 Casework & Finish Carpentry		\$ 551,190		4	Pacific Cabinets	\$ 477,360.00	2.8%	\$ 3,134.50	\$ 480,494.50	3.0%
BP-07.1 Metal Panels, Sidings & Flashings		\$ 782,114		2	Northshore Exteriors	\$ 1,260,200.00	7.3%	\$ (457.00)	\$ 1,259,743.00	7.9%
BP-07.2 Roofing		\$ 288,454		6	SQI	\$ 220,278.00	1.3%	\$ 10,632.52	\$ 230,910.52	1.4%
BP-08.1 Aluminum Window Systems & Glass		\$ 330,889		3	Reflections	\$ 447,127.00	2.6%	\$ 9,899.00	\$ 457,026.00	2.9%
BP-08.2 Openings	Y	\$ 304,498	1.9%	2	Washington Best Finishes	\$ 256,599.00	1.5%	\$ 7,377.00	\$ 263,976.00	1.6%
BP-09.1 Metal Framing & GWB		\$ 894,822		6	Washington Best Finishes	\$ 858,165.00	5.0%	\$ 29,998.29	\$ 888,163.29	5.5%
BP-09.2 Acoustical Ceilings & Treatments		\$ 253,641		3	Acoustics West	\$ 196,000.00	1.1%	\$ -	\$ 196,000.00	1.2%
BP-09.3 Carpet		\$ 72,991		1	Beresford	\$ 90,000.00	0.5%	\$ -	\$ 90,000.00	0.6%
BP-09.4 Resilient		\$ 68,518		1	Beresford	\$ 99,000.00	0.6%	\$ 1,399.00	\$ 100,399.00	0.6%
BP-09.5 Tiling		\$ 85,349		2	Quality Floors	\$ 108,400.00	0.6%	\$ 79,401.38	\$ 187,801.38	1.2%
BP-09.6 Painting, Coatings, & Sealants		\$ 106,922		4	Lorn Coatings	\$ 72,438.00	0.4%	\$ 5,484.03	\$ 77,922.03	0.5%
BP-10.1 Construction Specialties	Y	\$ 705,540	4.3%	2	Washington Best Finishes	\$ 974,514.00	5.7%	\$ 29,856.00	\$ 1,004,370.00	6.3%
BP-14.1 Elevators		\$ 109,128		2	Cornerstone GCI	\$ 125,000.00	0.7%	\$ -	\$ 125,000.00	0.8%
BP-21.1 Fire Sprinklers		\$ 113,872		3	Apollo	\$ 91,932.00	0.5%	\$ 1,494.69	\$ 93,426.69	0.6%
BP-22.1 Mechanical		\$ 1,910,020		2	Pipe Construction	\$ 1,903,425.00	11.1%	\$ 30,455.00	\$ 1,933,880.00	12.1%
BP-26.1 Electrical		\$ 1,631,777		7	Seahurst	\$ 1,674,938.00	9.7%	\$ 54,776.73	\$ 1,729,714.73	10.8%
BP-31.1 Earthwork & Utilities		\$ 2,228,737		4	Continental Dirt	\$ 2,534,995.00	14.7%	\$ 141,425.00	\$ 2,676,420.00	16.7%
BP-31.2 Storm Detention Vault		\$ 301,058		1	Concrete Structures	\$ 518,662.00	3.0%	\$ -	\$ 518,662.00	3.2%
BP-32.1 Asphalt Paving		\$ 362,770		3	Northwest Asphalt	\$ 368,302.00	2.1%	\$ 10,241.27	\$ 378,543.27	2.4%
BP-32.2 Site Concrete		\$ 398,330		1	Caliber Concrete	\$ 369,000.00	2.1%	\$ 8,800.64	\$ 377,800.64	2.4%
BP-32.3 Landscape & Irrigation		\$ 600,543		5	RE Sides	\$ 576,000.00	3.3%	\$ 71,614.09	\$ 647,614.09	4.0%
Total Cost of Work		\$ 14,654,006				\$ 15,442,868.00			\$ 16,022,472.97	
Unawarded		\$ 179,770				\$ 211,108.00			\$ 147,892.35	
Contingency		\$ 593,351				\$ 626,159.00			\$ 137,297.28	
Negotiated Support Services		\$ 935,733				\$ 935,733.00			\$ 935,733.00	
Total MACC		\$ 16,362,860				\$ 17,215,868.00			\$ 17,243,395.60	
Self Perform Amount		\$ 1,892,930	11.6%			\$ 926,000.00	5.4%		\$ 986,719.88	5.72%
Compliance with RCW 39.10.390			Yes				Yes			
Self Perform may not exceed 30% of MACC										

GC/CM Self Perform (SP) Tracking Sheet

Project: Challenger & Horizon Addition & Renovations

GC/CM: Cornerstone General Contractors

Bid Package Description	Bid Package Plan			Bid Opening Results				Construction		
	SP Pkg	Bid Estimate	% of Total	# Bids Rec'd	Low Bidder	Bid Amount	% of Total	Approved Changes	Final Cost	% of Total
BP-03.1 Cast In Place Concrete	Y	\$ 915,787	4.4%	1	Cornerstone GC	\$ 1,070,000	4.4%			
BP-04.1 Masonry		\$ 214,816		5	Cascade Construction	\$ 233,737				
BP-05.1 Steel & Wood Structure	Y	\$ 2,526,203	12.1%	1	Cornerstone GC	\$ 2,887,000	11.9%			
BP-05.3 Steel Deck Supply		\$ 120,517		2	Steel Encounters	\$ 113,678				
BP-06.1 Casework & Finish Carpentry		\$ 262,535		1	Frontier Door & Cabinet	\$ 410,211				
BP-07.1 Metal Panels, Siding & Flashings		\$ 847,215		2	Axiom CC	\$ 859,600				
BP-07.2 Roofing		\$ 637,900		5	Waynes	\$ 631,100				
BP-08.1 Aluminum Window Systems & Glass		\$ 156,076		2	Reflection Industries	\$ 181,270				
BP-08.2 Openings	Y	\$ 413,361	2.0%	2	Washington Best Finishes	\$ 445,000				
BP-09.1 Metal Framing & GWB		\$ 470,748		3	Vanderlip	\$ 582,000				
BP-09.2 Acoustical Ceilings & Treatments		\$ 270,961		1	Acoustics West	\$ 257,000				
BP-09.3 Carpet		\$ 40,460		2	Great Floors	\$ 23,700				
BP-09.4 Resilient		\$ 133,958		2	Beresford	\$ 178,900				
BP-09.4A Resilient Athletic		\$ 118,039		1	Beresford	\$ 196,900				
BP-09.5 Tiling		\$ 26,851		3	Quality Floors	\$ 27,600				
BP-09.6 Painting, Coatings & Sealants		\$ 148,812		5	Halili	\$ 167,793				
BP-10.1 Construction Specialties	Y	\$ 459,286	2.2%	2	Washington Best Finishes	\$ 753,000				
BP-11.1 Foodservice Equipment		\$ 970,832		2	Smith & Greene	\$ 849,454				
BP-21.1 Fire Sprinklers		\$ 360,204		2	Fireshield	\$ 337,000				
BP-22.1 Mechanical		\$ 2,962,032		4	Pipe	\$ 3,373,000				
BP-26.1 Electrical		\$ 2,495,486		3	Milne	\$ 2,656,500				
BP-26.2 Emergency Generator Supply		\$ 138,506		1	Cornerstone GC	\$ 133,000	0.5%			
BP-31.1 Earthwork & Utilities		\$ 2,050,216		2	Titan	\$ 3,471,190				
BP-31.2 Storm Water Vault Supply		\$ 313,461		1	Cornerstone GC	\$ 301,000	1.2%			
BP-32.1 Play Equipment		\$ 222,860		2	Landscape Structures	\$ 214,665				
BP-32.2 Asphalt Paving		\$ 279,146		3	Granite	\$ 668,500				
BP-32.3 Site Concrete		\$ 348,046		1	Caliber	\$ 333,500				
BP-32.4 Landscape & Irrigation		\$ 99,792		2	Specialized	\$ 121,487				
Total Cost of Work		\$ 18,004,106				\$ 21,477,785		\$ -	\$ -	
Unawarded		\$ 143,690				\$ 143,690				
Contingency		\$ 864,859				\$ 864,859				
Negotiated Support Services		\$ 1,846,483				\$ 1,846,483				
Total MACC		\$ 20,859,138				\$ 24,332,817				
Self Perform Amount		\$ 4,314,637	20.7%			\$ 4,391,000	18.0%			
Compliance with RCW 39.10.390 Self Perform may not exceed 30% of MACC			Yes				Yes			

GC/CM Self Perform (SP) Tracking Sheet

Project: Mariner High School Addition

GC/CM: Spee West Construction

Bid Package Description	Bid Package Plan			Bid Opening Results				Construction		
	SP Pkg	Bid Estimate	% of Total	# Bids Rec'd	Low Bidder	Bid Amount	% of Total	Approved Changes	Final Cost	% of Total
BP-02.1 Structural and Select Demolition		\$ 740,480								
BP-03.1 Concrete Building Foundation & Slabs	Y	\$ 924,537	5.3%							
BP-04.1 Masonry Veneer		\$ 216,763								
BP-05.1 Steel Joist & Deck (Supply Only)		\$ 353,532								
BP-05.2 Structural & Misc. Steel	Y	\$ 1,354,663	7.8%							
BP-06.1 Casework & Finish Carpentry		\$ 384,299								
BP-07.1 Sheetmetal Flashings, Siding & Wall Panels		\$ 213,868								
BP-07.2 Thermoplastic Membrane Roofing		\$ 573,821								
BP-07.3 Applied Fireproofing		\$ 244,950								
BP-08.1 Openings	Y	\$ 268,108	1.5%							
BP-08.2 Aluminum Storefronts & Glazing		\$ 577,878								
BP-09.1 GWB Assemblies		\$ 1,123,592								
BP-09.2 Tiling		\$ 28,809								
BP-09.3 Acoustical Ceilings & Wall Coverings		\$ 328,541								
BP-09.4 Paintings & Coatings		\$ 184,433								
BP-09.5 Carpeting		\$ 66,331								
BP-09.6 Resilient Flooring & Accessories		\$ 92,574								
BP-10.1 Specialties	Y	\$ 438,101	2.5%							
BP-11.1 Food Service Equipment		\$ 96,175								
BP-21.1 Fire Sprinklers		\$ 218,424								
BP-22.1 Plumbing & HVAC Complete		\$ 2,134,900								
BP-26.1 Electrical Complete		\$ 2,430,392								
BP-31.1 Earthwork & Utilities	Y	\$ 1,641,942	9.4%							
BP-32.1 Landscape & Irrigation		\$ 228,836								
BP-32.2 Artificial Field Turf		\$ 683,190								
BP-32.3 Site Concrete & Paving	Y	\$ 127,347	0.7%							
Total Cost of Work		\$ 15,676,486				\$ -		\$ -	\$ -	
Unawarded		\$ 268,163								
Contingency		\$ 478,339								
Negotiated Support Services		\$ 959,676								
Total MACC		\$ 17,382,664	27.4%							
Self Perform Amount		\$ 4,754,698	27.4%							
Compliance with RCW 39.10.390 Self Perform may not exceed 30% of MACC			Yes							