

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

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting
General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)

The PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB) project delivery process. **Incomplete applications may delay action on your application.**

Identification of Applicant

- a) Legal name of Public Body (your organization): **Tacoma School District No. 10 (Planning & Construction)**
- b) Mailing Address: **3223 S Union Ave, Tacoma, WA 98409**
- c) Contact Person Name: **Morris Aldridge** Title: **Executive Director of Planning & Construction**
- d) Phone Number: **253-571-3350** E-mail: **maldrid@tacoma.k12.wa.us**
- e) Expiration Date of current Certification: _____ GC/CM **01/28/24** DB
- f) Type of Certification Being Sought: _____ GC/CM DB

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

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

Provide your agency's processes. If there have been any changes to your agency's processes since certification/recertification addressing items (a) and (b) below, please submit the revised process chart or list with the reasoning for the changes.

- (a) The steps your organization takes to determine that use of GC/CM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

There have been no significant changes to the TPS self-determination processes since our January 2021 agency certification to self-determine and utilize Design/Build delivery.

2. Project Delivery Knowledge and Experience

(RCW 39.10.270 (3)(b)(i)) Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

- (a) Include the status of each alternative delivery project [*planned, underway, or completed, projects, start and completion dates, and projected/actual construction cost*]. Describe cost overruns or schedule delay, and any Litigation and Significant Disputes on any Alternative Delivery Project since Previous certification/recertification.

Refer to Attachment #1 for table of the Districts DB projects.

- (b) List lessons learned from your experience.

3. Personnel with Construction Experience Using the Contracting Procedure

(RCW 39.10.270 (3)(b)(ii)) Limit response to two pages or less.

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the previous certification. Provide a current organizational chart and highlight changes since previous certification/recertification. Do not include outside consultants.

Refer to Attachment #2 for table of District's personnel with DB management and construction experience since our January 2021 agency certification.

Refer to Attachment #3 for District's Organizational Chart.

Changes Since Previous Certification

- In March 2021, Joshua Garcia replaced Carla Santorno as the TPS Superintendent. Prior to becoming the TPS Superintendent, Mr. Garcia served for nine years as the TPS Deputy Superintendent. In ascending from Deputy Superintendent to Superintendent, Mr. Garcia brings continuity of leadership as well as institutional knowledge of the District's capital bond program, capital projects and utilization of alternative project delivery.
- We have added Cheri Estrada, Executive Director of Purchasing to our table showing DB experience of TPS staff. Ms. Estrada has been an integral part of our DB procurement process, working with Planning and Construction staff and consultants to establish a consistent procurement process and develop the procurement documents (RFQ & RFP) that are utilized to procure our DB Team partners for our capital projects.
- Our previous certification application identified Julius Pallotta and Kris Anderson as Project Managers and staff members of TPS Planning and Construction. Although both Julius and Kris remain Project Managers for the District, they are no longer staff members of TPS Planning and Construction, have other responsibilities and are therefore have not been listed on our staff experience chart for this recertification application. TPS is augmenting our staff with APD Consultants to augment our experience and provide PDB Advisory and PM/CM Consultant services on our PDB projects. We currently have Consultant Master Agreements with Parametrix, OAC and Vanir for these services.

4. Resolution of Audit Findings on Previous Public Works Projects

(RCW 39.10.270 (3)(c)) Limit response to one page or less.

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification/recertification application, please specify the project, briefly state those findings, and describe how your organization is resolving them.

TPS has had no audit findings on any public works projects since our January 2021 agency certification.

5. Project Data Collection

Please provide a matrix listing all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body's capital plan projected to start within the next three (3) years.

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method *[DB, or GC/CM - either actual or as-planned]*
- Is the project complete *[Yes or No]*

Project Title: **Lowell Elementary School Replacement**

Description: Replacement of existing elementary school on a very small site located in a dense, urban, residential neighborhood.

TPS Project Number: TBD

Project Value/Const Value: \$46,582,000 (total), \$33,740,000 (design/const.)

Delivery Method: Progressive Design-Build (anticipated)

Project Status: Not complete. (Planning for Procurement in Q4 of 2023.)

Project Title: **Whittier Elementary School Replacement**

Description: Replacement of existing elementary school in an urban, residential neighborhood. Existing school is anticipated to remain occupied and operational during construction of new school and then will be demolished to create playfields when new school is completed.

TPS Project Number: TBD

Project Value/Const Value: \$48,538,000 (total), \$35,203,000 (design/const.)
Delivery Method: Progressive Design-Build (anticipated)
Project Status: Not complete (Planning for Procurement in Q4 of 2023.)

Project Title: Jennie Reed Elementary School Modernization

Description: Modernizations and upgrades to an existing elementary school located in a dense, urban neighborhood. Existing school is anticipated to remain occupied and operational during construction and construction will be phased to minimize impacts on operations.

TPS Project Number: RFQ 23035C

Project Value/Const Value: \$6,890,000 (total), \$5,200,000 (design/const.)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In procurement)

Project Title: TPS Roofs Upgrades/Replacement Bundle – Multiple Facilities

Description: Assess and develop condition reports for the roofs at multiple facilities throughout the District. Utilize the condition reports to prioritize and provide cost estimates for roofing upgrades and/or replacements so that work can be prioritized against the available budget. Once prioritization and projects are confirmed, contractor to design, permit and construct upgrades and/or replacement projects. It is anticipated that work will be phased/staggered over a two-year period and that there may be multiple, concurrent construction taking place at multiple sites throughout the District.

TPS Project Number: RFQ 23034C

Project Value/Const Value: \$5,034,599 (total), \$3,700,000 (design/const.)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In procurement)

Project Title: TPS & Port of Tacoma Maritime Center

Description: Project is a partnership between TPS and the Port of Tacoma to construct a TPS Maritime Skills Center and a Port of Tacoma Maritime Center facilities on a Port-owned parcel of land in the Port of Tacoma.

TPS Project Number: RFQ 23024C

Project Value/Const Value: \$73,000,000 (total), \$56,220,000 (design/const.)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In procurement)

Project Title: Oakland High School Historic Modernization

Description: Modernization of a historic, 1912 vintage, three-story masonry school building that is located on a small site in a dense urban neighborhood.

TPS Project Number: TSD-23-038

Project Value/Const Value: \$44,000,000 (total), \$32,417,000 (design/const.)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In design)

Project Title: Bryant Montessori School Replacement

Description: Replacement of an existing elementary school on a very small site located in a dense, urban, residential neighborhood.

TPS Project Number: TSD-22-116

Project Value/Const Value: \$53,940,000 (total), \$39,700,720 (GMP)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In construction)

Project Title: Willie Stewart Academy – 9th & Broadway Building Tenant Improvements

Description: Tenant improvements in a portion of an existing building located in a commercial neighborhood in downtown Tacoma to accommodate a K-12 program.

TPS Project Number: TSD-22-126

Project Value/Const Value: \$8,700,000 (total), \$6,472,560 (GMP)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In construction)

Project Title: **Tacoma Online Learning - 9th & Broadway Building Tenant Improvements**

Description: Tenant improvements in a portion of an existing building located in a commercial neighborhood in downtown Tacoma to accommodate a K-12 program.

TPS Project Number: TSD-22-040

Project Value/Const Value: \$5,000,000 (total), \$3,639,759 (GMP)

Delivery Method: Progressive Design-Build

Project Status: Complete

Project Title: **Indoor Air Quality Upgrades – Multiple Facilities**

Description: Assess and develop condition reports for the existing HVAC and DDC controls systems at multiple facilities throughout the District. Utilize the condition reports to prioritize and provide cost estimates for HVAC and controls system upgrades so that work can be prioritized against the available budget. Once prioritization and projects are confirmed, contractor to design, permit and construct HVAC and controls system upgrade projects. It is anticipated that work will be phased/staggered over a two-year period and that there may be multiple, concurrent construction taking place at multiple sites throughout the District.

TPS Project Number: TSD-22-075

Project Value/Const Value: \$17,482,000 (total), \$12,477,260 (current GMP w/ one more expected)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In construction)

Project Title: **Swimming Pool Upgrades – Multiple Facilities**

Description: This project involves existing facility survey/evaluation/recommendations, design and construction of swimming pool system and infrastructure upgrades at multiple school sites across the District. The project involves phased work and simultaneous construction taking place at multiple facilities across the District.

TPS Project Number: TSD-22-041

Project Value/Const Value: \$11,500,000 (total), \$10,214,292 (current GMP w/ one more expected)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In construction)

Project Title: **Safety and Security Upgrades Bundle – Phase 2**

Description: This project involves design and construction of security and safety upgrades at multiple school sites across the District. There will be standardization of systems and system components and there is simultaneous construction taking place at multiple facilities across the District. The project is phased with multiple GMPs.

TPS Project Number: TSD-22-222

Project Value/Const Value: \$23,200,000 (total), \$17,490,843 (GMP)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In construction)

Project Title: **Safety and Security Upgrades Bundle – Phase 1**

Description: This project involves design and construction of security and safety upgrades at multiple school sites across the District. There will be standardization of systems and system components and there is simultaneous construction taking place at multiple facilities across the District. The project is phased with multiple GMPs.

TPS Project Number: TSD-21-146

Project Value/Const Value: \$8,300,000 (total), \$7,499,623 (GMP)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In close-out)

Project Title: **Synthetic Field, Track and Tennis Court Bundle**

Description: This project includes construction of new and/or replacement athletic fields, tennis courts and track and field facilities at multiple school sites throughout the district. The scope of work includes, but is not limited to, athletic facility design, permitting, demolition of existing facilities, site preparation and construction of new facilities, related infrastructure and appurtenances.

TPS Project Number: TSD-21-091

Project Value/Const Value: \$34,000,000 (total), \$26,256,353 (current GMP w/ one more expected)

Delivery Method: Progressive Design-Build
Project Status: Not complete (In construction)

Project Title: **Fawcett Elementary School Replacement**

Description: Replacement of an existing elementary school on a very small site located in a dense, urban, residential neighborhood.

TPS Project Number: TSD-21-075

Project Value/Const Value: \$45,828,000 (total), \$33,800,000 (GMP)

Delivery Method: Progressive Design-Build

Project Status: Not complete (In close-out)

6. GC/CM Self Performance *(complete only if requesting GC/CM recertification)*

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.

Not applicable. (This recert is for DB, not GC/CM.)

7. Subcontractor Outreach

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

In 2016, the Tacoma School Board and our community partners signed a Tacoma Public Schools Community Inclusion Commitment (see attached) that set practices and goals for new construction and maintenance related construction projects that included, but are not limited to:

- Set a 30% goal for local businesses, headquartered in Pierce County.
- Adopted the Governor's diverse business goals of:
 - 10% minority-owned business enterprises (MBE)
 - 6% woman-owned business enterprises (WBE)
 - 5% small business enterprises (SBE)
- Requirement for prime contractors to include "voluntary inclusion plans" in all bid packages greater than \$300,000 which will utilize subcontractors.
- Require prime contractors to report and make available to the District and community partners:
 - Monthly percentages of MBE, WBE and SBE utilized on the project
 - Prevailing wage intents and affidavits
 - Monthly certified payrolls
 - Monthly invoices paid to subcontractors
 - Monthly apprenticeship utilization percentages

The goal of this document and the resulting policies is to support the local community and economy by increasing the participation of local businesses and WA State OMWBE certified MBE, WBE and SBE, investing the tax-payer dollars back into the community, as well as helping to build a strong, diverse, professional community that will be able to tackle the increasing demands in the construction related industries in the Seattle/Tacoma area, the greater Puget Sound region and Washington State.

Specific to our Design-Build projects, our RFQ and RFP documents:

- Include a copy of the 2016 Tacoma Public Schools Community Inclusion Commitment.
- Specifically state the Local, MBE, WBE and SBE goals, as well as the apprenticeship requirements for the project.
- Encourage the prime, DB Contractor to include local and diverse businesses on their team as contractor partners, design consultants, subcontractors and suppliers.
- Include MBE/WBE/SBE & Local scoring criteria that carry significant scoring/weighting and require the prime DB Contractor to provide:

- MBE/WBE/SBE & Local utilization goals and actual utilization achieved on their 3 most recently completed projects.
- A summary of the outreach efforts used to recruit and involve MBE/WBE/SBE & Local businesses on each project.
- A summary and examples of past successes of MBE/WBE/SBE businesses on prior projects.
- A summary of how they have assembled or aligned project work to offer increased opportunities, participation and mentorship for MBE/WBE/SBE businesses.
- A project-specific plan to increase opportunities and encourage MBE/WBE/SBE & Local businesses to participate in the project.
- A project-specific plan to recruit, mentor and involve MBE/WBE/SBE & Local businesses on the project.
- Proposed method to track and report MBE/WBE/SBE & Local business participation and status to the District on a monthly basis.
- Include a copy of and require the prime DB Contractor to complete and attach a copy of the Tacoma Public Schools Design-Build Team Inclusion Plan with their proposal.
- Include draft Contract Documents (Agreement & General Conditions) that state the District's inclusion goals as well as outreach and inclusion-specific language, requirements, processes and procedures.


The Progressive Design-Build project delivery method and the inherent flexibility it offers in the procurement of design consultants, subcontractors and suppliers has allowed Tacoma Public Schools the opportunity to succeed at achieving their diversity and inclusion goals in a manner that has not been afforded in any other delivery method. Please refer to Attachment #4 for a table of projects that have been completed and/or are currently under construction utilizing PDB and the related diversity and inclusion statistics for those projects.

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 information in a timely manner and understand that failure to do so may delay action on your application.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB and attend any relevant applicable training. If the PRC approves your request for recertification, you also agree to provide additional information if requested. Public Bodies may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

Signature: 
Name: (please print) Morris A. [unclear]
Title: Ex. Dir. Planning + Construction
Date: 9/17/23

ATTACHMENT #1 – TPS Design/Build Experience in the Last Three Years

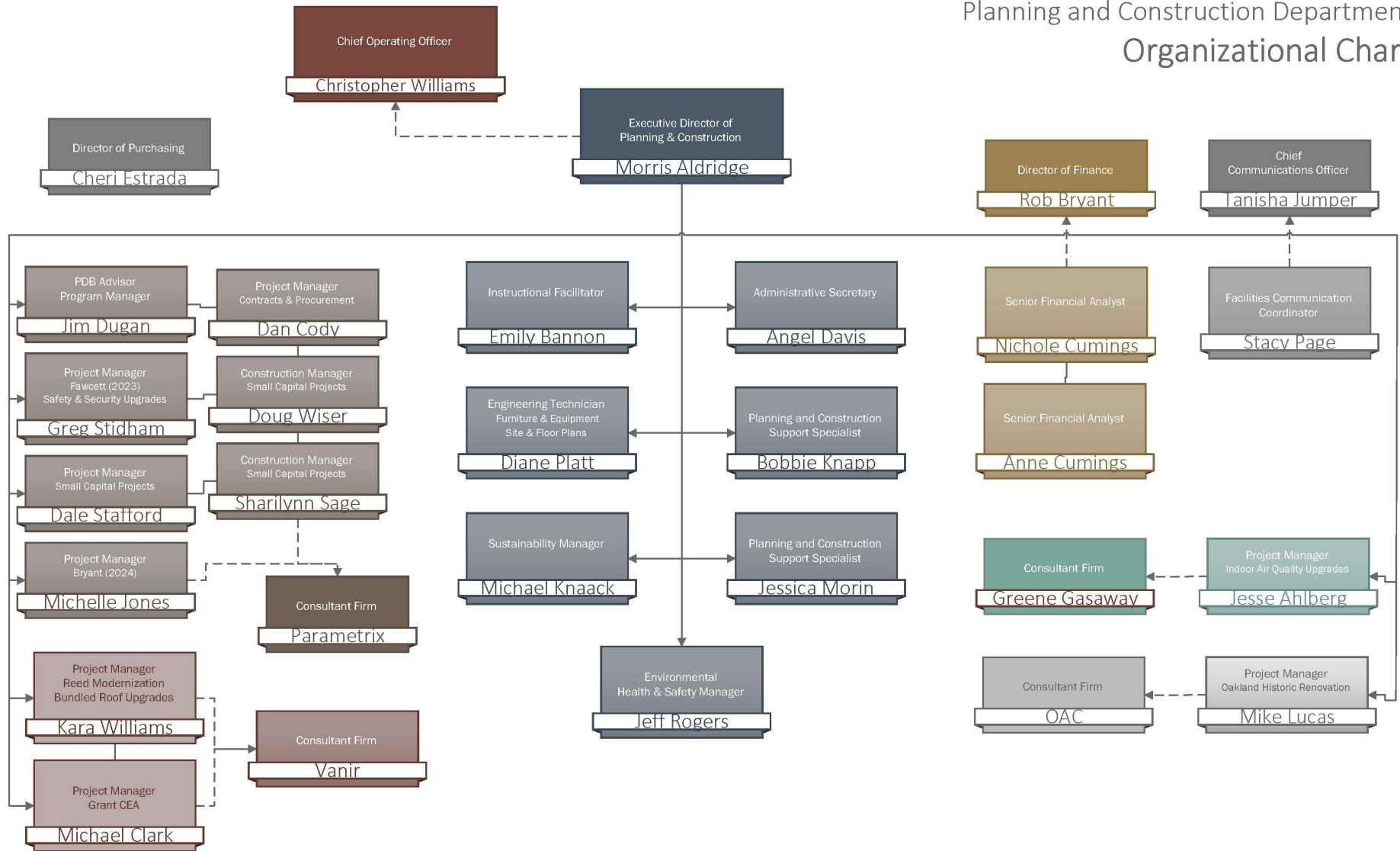
#	Project Name	Delivery Method	Status	Const. Start	Substantial Completion	Construction Budget/Cost	Cost Over-runs	Schedule Delays	Litigation or Disputes	Additional Comments
1	Lowell Elementary School Replacement	PDB	Planning	TBD	TBD	\$33.74M (budget)	TBD	TBD	TBD	RFQ to be released in Oct/Nov of 2023
2	Whittier Elementary School Replacement	PDB	Planning	TBD	TBD	\$35.2M (budget)	TBD	TBD	TBD	RFQ to be released in Oct/Nov of 2023
3	Jennie Reed Elementary School Modernization	PDB	Procurement	06-24 (anticipated)	10-25 (anticipated)	\$5.2M (budget)	TBD	TBD	TBD	RFQ to be released August 2023
4	TPS Roof Upgrade/ Replacement Bundle	PDB	Procurement	06-24 (anticipated)	10-25 (anticipated)	\$3.7M (budget)	TBD	TBD	TBD	RFQ to be released in August of 2023
5	TPS & Port of Tacoma Maritime Center	PDB	Procurement	01-25 (anticipated)	04-26 (anticipated)	\$56.22M (budget)	TBD	TBD	TBD	Joint project between TPS and Port of Tacoma
6	Oakland High School Historic Modernization	PDB	Design	06-24 (anticipated)	07-25 (anticipated)	\$28.77M (budget)	TBD	TBD	TBD	
7	Bryant Montessori School Replacement	PDB	Construction	06-23	07-24 (anticipated)	\$31.65M (budget) \$39.7M (GMP)	TPS increased budget for construction escalation and scope increases, utilizing TPS bond program contingency.	TBD	TBD	
8	Willie Stewart Academy – 9 th & Broadway Bldg.	PDB	Construction	07-22	08-23 (anticipated)	\$3M (budget) \$6.47M (GMP)	TPS increased budget for scope increase and construction escalation, utilizing TPS bond program contingency.	TBD	TBD	Phased construction. Ph 1 complete, Ph 2 under construction
9	Tacoma Online Learning Center – 9 th & Broadway Bldg.	PDB	Complete	02-22	08-22	\$5M (budget) \$3.64M (final)	Value Engineering identified costs savings.	N/A	N/A	
10	Indoor Air Quality Upgrades – Multiple Facilities	PDB	Construction	07-22	12-23	\$13.2M (budget) \$12.48M (current GMP)	TBD	TBD	TBD	Phased construction and phased GMPs at multiple facilities.
11	Swimming Pool Upgrades Bundle	PDB	Construction	07-22	01-24 (anticipated)	\$5M (budget) \$10.22M (GMP)	TPS added roof & HVAC scope that was identified as future small capital projects to take place as part of this contract.	TBD	TBD	Phased construction and phased GMPs at multiple facilities.
12	Safety and Security Upgrades Multiple Facilities Phase 2	PDB	Construction	08-22	01-25 (anticipated)	\$15M (budget) \$17.5M (GMP)	TPS increased scope and budget, utilizing TPS bond program contingency.	TBD	TBD	Phased construction and phased GMPs at multiple facilities.
13	Safety and Security Upgrades Multiple Facilities Phase 1	PDB	Closeout	12-21	06-23	\$6.25M (budget) \$7.5M (GMP)	TPS increased scope and budget, utilizing TPS bond program contingency.	Added scope pushed the schedule out.	TBD	Phased construction and phased GMPs at multiple facilities.
14	Synthetic Fields, Tracks and Tennis Courts Bundle	PDB	Construction	04-22	TBD	\$20M (budget) \$26.26M (current GMP)	TPS increased scope and budget, utilizing TPS bond program contingency.	Some delays created by facilities originally to be built on Metro Parks Tacoma properties. City permit delays.	TBD	Phased construction and phased GMPs at multiple facilities. Still one more GMP to be set.
15	Fawcett Elementary Replacement	PDB	Construction	04-22	TBD	\$24.8M (budget) \$33.8M (GMP)	TPS increased budget for construction escalation and scope increases, utilizing TPS bond program contingency.	TBD	TBD	
16	Skyline Elementary School Replacement	PDB	Closeout	07-21	08-22	\$31.58M (budget) \$29.8M (final)	N/A	N/A	N/A	
17	Downing Elementary School Replacement	PDB	Complete	04-21	10-22	\$31.58M (budget) \$31M (GMP)	N/A	N/A	N/A	Remaining DB Contingency used for betterments.
18	Hunt Middle School Replacement Phases 1 & 2	PDB	Complete	01-20	08-22	\$48.5M (Ph. 1 budget) \$10M (Ph. 2 budget) \$54.56M (Ph. 1 & 2 final GMP)	N/A	Was some delay in getting project closed out.	N/A	Phased project. Ph. 1 budget was included in the 2013 bond & the Ph. 2 budget was in the 2020 bond.
19	Boze Elementary School Replacement	PDB	Complete	03-19	06-21	\$25.5M (budget) \$27M (final)	N/A	N/A	N/A	Remaining DB Contingency used for betterments.

		Jennie Reed Elementary School Modernization	\$5.2M	\$6.89M	PDB	06-24	10-25	Exec. Dir. P&C	Exec. Dir. P&C			
		TPS Roofs Upgrade/ Replacement Bundle	\$3.7M	\$5M	PDB	06-24	10-25	Exec. Dir. P&C	Exec. Dir. P&C			
	TPS Executive Director of Planning and Construction 2017-current	TPS & Port of Tacoma Maritime Center	\$56.22M	\$73M	PDB	01-25	04-26	Exec. Dir. P&C	Exec. Dir. P&C			
	26 years of experience in K-12 planning and operations	Oakland High School Historic Modernization	\$28.77M	\$44M	PDB	06-24	07-25	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C		
	34 years of experience as K-12 teacher and principal	Bryant Montessori School Replacement	\$32.42M	\$53.94M	PDB	06-23	07-24	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	
Morris Aldridge – Executive Director of Planning & Construct.	DB projects: planning = 2, underway = 9, completed = 5	Safety and Security Upgrades Multiple Facilities Phase 2	\$17.49M	\$23.2M	PDB	08-22	01-25	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	
	4 years CMAR (GC/CM) experience	Willie Stewart Academy – 9 th & Broadway Bldg.	\$6.47M	\$8.7M	PDB	07-22	08-23	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	
	Current vice president DBIA Western Washington Chapter	Indoor Air Quality Upgrades – Multiple Facilities	\$12.48M	\$17.48M	PDB	07-22	12-23	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	
	Featured speaker on DB delivery at regional and national events	Swimming Pool Upgrades Bundle	\$10.2M	\$11.5M	PDB	07-22	01-24	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	
		Tacoma Online Learning Center – 9 th & Broadway Bldg.	\$3.64M	\$5M	PDB	02-22	08-22	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C
		Safety and Security Upgrades Multiple Facilities Phase 1	\$7.5M	\$8.3M	PDB	12-21	05-23	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C	Exec. Dir. P&C
		Jennie Reed Elementary School Modernization	\$5.2M	\$6.89M	PDB	06-24	10-25	Director of Purchasing	Director of Purchasing			
		TPS Roofs Upgrade/ Replacement Bundle	\$3.7M	\$5M	PDB	06-24	10-25	Director of Purchasing	Director of Purchasing			
		TPS & Port of Tacoma Maritime Center	\$56.22M	\$73M	PDB	01-25	04-26	Director of Purchasing	Director of Purchasing			
	TPS Director of Purchasing 2021-current	Oakland High School Historic Modernization	\$28.77M	\$44M	PDB	06-24	07-25	Director of Purchasing	Director of Purchasing	Director of Purchasing		
Cheri Estrada – Director of Purchasing	TPS Purchasing Buyer 2008-2021	Bryant Montessori School Replacement	\$32.42M	\$53.94M	PDB	06-23	07-24	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing	
	13 years of purchasing experience for capital projects	Safety and Security Upgrades Multiple Facilities Phase 2	\$17.49M	\$23.2M	PDB	08-22	01-25	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing	
	DB projects: planning = 2, underway = 9, completed = 5	Willie Stewart Academy – 9 th & Broadway Bldg.	\$6.47M	\$8.7M	PDB	07-22	08-23	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing	
		Indoor Air Quality Upgrades – Multiple Facilities	\$12.48M	\$17.48M	PDB	07-22	12-23	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing	
		Swimming Pool Upgrades Bundle	\$10.2M	\$11.5M	PDB	07-22	01-24	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing	
		Tacoma Online Learning Center – 9 th & Broadway Bldg.	\$3.64M	\$5M	PDB	02-22	08-22	Purch. Buyer	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing
		Safety and Security Upgrades Multiple Facilities Phase 1	\$7.5M	\$8.3M	PDB	12-21	05-23	Purch. Buyer	Purch. Buyer	Purch. Buyer	Director of Purchasing	Director of Purchasing
		Jennie Reed Elementary School Modernization	\$5.2M	\$6.89M	PDB	06-24	10-25	Sr. Fin. Analyst	Sr. Fin. Analyst			
		TPS Roofs Upgrade/ Replacement Bundle	\$3.7M	\$5M	PDB	06-24	10-25	Sr. Fin. Analyst	Sr. Fin. Analyst			

		TPS & Port of Tacoma Maritime Center	\$56.22M	\$73M	PDB	01-25	04-26	Sr. Fin. Analyst	Sr. Fin. Analyst			
	Senior Financial Analyst TPS Planning and Construction 2015-2023	Oakland High School Historic Modernization	\$28.77M	\$44M	PDB	06-24	07-25	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst		
Anne Cumings – Senior Financial Analyst	Senior Financial Analyst 2009-2015	Bryant Montessori School Replacement	\$32.42M	\$53.94M	PDB	06-23	07-24	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	
	DB projects: planning = 2, underway = 9, completed = 5	Safety and Security Upgrades Multiple Facilities Phase 2	\$17.49M	\$23.2M	PDB	08-22	01-25	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	
	Completed AGC Design-Build Workshop 2018	Willie Stewart Academy – 9 th & Broadway Bldg.	\$6.47M	\$8.7M	PDB	07-22	08-23	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	
		Indoor Air Quality Upgrades – Multiple Facilities	\$12.48M	\$17.48M	PDB	07-22	12-23	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	
		Swimming Pool Upgrades Bundle	\$10.2M	\$11.5M	PDB	07-22	01-24	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	
		Tacoma Online Learning Center – 9 th & Broadway Bldg.	\$3.64M	\$5M	PDB	02-22	08-22	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst
		Safety and Security Upgrades Multiple Facilities Phase 1	\$7.5M	\$8.3M	PDB	12-21	05-23	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst	Sr. Fin. Analyst

Attachment #3 – District Org Chart

Planning and Construction Department Organizational Chart



ATTACHMENT #4 – TPS Progressive Design-Build - Diversity & Inclusion Statistics

#	Project Name	Status	MBE (10% Goal)	WBE (6% Goal)	SBE (5% Goal)	Local (30% Goal)	Comments
1	Boze Elementary School Replacement	Complete	30%	3%	7%	82%	
2	Hunt Middle School Replacement Phases 1 & 2	Complete	15%	17%	9%	80%	
3	Downing Elementary School Replacement	Complete	21%	3%	12%	80%	
4	Skyline Elementary School Replacement	Closeout	9%	2%	2%	48%	
5	Fawcett Elementary Replacement	Construction	16%	5%	1%	59%	Project is approximately 95% complete.
6	Synthetic Fields, Tracks and Tennis Courts Bundle	Construction	3%	5%	37%	55%	Project is approximately 94% complete.
7	Safety and Security Upgrades Multiple Facilities Phase 1	Closeout	69%	4%	0%	98%	
8	Safety and Security Upgrades Multiple Facilities Phase 2	Construction	64%	7%	0%	97%	Project is approximately 32% complete.
9	Swimming Pool Upgrades Bundle	Construction	2%	0%	1%	18%	Project is approximately 52% complete.
10	Indoor Air Quality Upgrades – Multiple Facilities	Construction	11%	2%	0%	39%	Project is approximately 30% complete.
11	Tacoma Online Learning Center – 9 th & Broadway Bldg.	Complete	37%	3%	0%	79%	
12	Willie Stewart Academy – 9 th & Broadway Bldg.	Construction	31%	1%	1%	65%	Project is approximately 70% complete.
13	Bryant Montessori School Replacement	Construction	TBD	TBD	TBD	TBD	Project began construction in May 2023 and is only 9% complete.

Note that the above information is pulled directly from the District’s Inclusion tracking program (B2G Now). The District’s system is set up to only allow a business that is “certified” in multiple categories to be recognized in one category.