



Highline Public Schools
Request for Qualifications (RFQ)
For General Contractor / Construction Manager (GC/CM) Services

EVERGREEN HIGH SCHOOL PROJECT

Deadline for RFQ Submissions: November 14, 2022

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TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	PROJECT DESCRIPTION.....	3
3.	SCHEDULE	5
4.	SCOPE OF GC/CM SERVICES	5
5.	SELECTION AND AWARD PROCESS	7
6.	QUESTIONS AND ISSUANCE OF ADDENDA	8
7.	QUALIFICATIONS SUBMITTAL REQUIREMENTS	10
8.	CONTENTS OF SOQS AND EVALUATION CRITERIA.....	11
9.	REFERENCE CHECKS.....	21
10.	SHORTLIST.....	21
11.	INTERVIEWS	22
12.	FINAL PROPOSALS.....	23
13.	FINAL SELECTION	24
14.	PUBLIC DISCLOSURE.....	24
15.	DEBRIEFING AND PROTEST PROCEDURES	26
16.	CANCELLATION AND REJECTION OF QUALIFICATIONS.....	26

Attachments

- Attachment A – Aerial Map of Existing Site
- Attachment B – Phase 1 Construction
- Attachment C – Phase 2 Construction
- Attachment D – Phase 3A Construction
- Attachment E – Phase 3B Construction
- Attachment F – Final Site Plan
- Attachment G – Project Schedule
- Attachment H – PRC Application

1. INTRODUCTION

- 1.1 Request for Qualifications: Highline School District (the District) is requesting Statements of Qualification (SOQ) from qualified general contractors to provide General Contractor / Construction Manager (GC/CM) services in connection with the District's Evergreen High School Project (the Project).
- 1.2 Use of GC/CM: The Project will utilize the GC/CM alternative public works contracting procedure authorized by RCW.39.10. The District's use of the GC/CM procedure for the Project was approved by the State of Washington's Project Review Committee (PRC) on September 23, 2022.
- 1.3 Reasons for Using GC/CM: The District has determined that the Project meets the criteria established by RCW 39.10.340 for use of the GC/CM procedure. Among the most important factors in this determination were the following: (1) the Project involves complex scheduling, phasing, and coordination, (2) the Project involves construction on a site with multiple facilities that must remain operational during construction, (3) involvement by a GC/CM is critical during final design phases, and (3) the Project encompasses an exceedingly complex and technical work environment.
- 1.4 Overview of GC/CM's Role: A qualified GC/CM is being selected to perform preconstruction services and, if a Guaranteed Maximum Price (GMP) is established, to construct the Project (both as described elsewhere in this RFQ).
- 1.5 Selection Process: The GC/CM selection process will take place over multiple steps. The first step consists of submission and evaluation of Statements of Qualifications (SOQ) in accordance with the criteria set forth in this RFQ. Based on the evaluation of SOQs, the District will establish a list of the most qualified finalists, to which the District will subsequently issue an RFP. The RFP will include additional Project information and requirements, including the draft Agreement to be entered into between the GC/CM and the District, the General Conditions, and Division 01 Specifications. In addition, the RFP will include instructions for participation by finalists in interviews.

Following interviews, finalist firms issued the RFP will be asked to submit sealed Final Proposals that shall include:

- (a) A Percent Fee amount on the estimated Maximum Allowable Construction Cost (MACC). The Final Proposal Form (provided with the

RFP) shall be used by finalists to submit their Percent Fee amount. For scoring purposes, the Percent Fee will be multiplied by the estimated MACC for the Project to determine a total proposed Fee.

After a final MACC has been negotiated between the District and the selected GC/CM, the total Fee to be included in the Agreement will be established by the following formula:

$$(RFP \text{ Proposed Fee Percentage}) \times (\text{Negotiated MACC}) = \text{Fee Amount}$$

- (b) A fixed amount for detailed Specified General Conditions work based on scope items identified in the RFP documents.

The Final Proposal with the lowest sum total amount of (a) the total proposed Fee and (b) the fixed Specified General Conditions work, shall score the full 300 points possible for the price criterion. Proposals containing higher sum total amounts will be scored proportionally lower on the price evaluation criterion.

- 1.6 Final Selection: The District will select the finalist with the highest total score based on interviews and Final Proposals to enter into the Agreement. As part of the interview process, the District may consider information provided in a firm's initial SOQ, but SOQ scores will not be used to determine the most qualified finalist.
- 1.7 Funding: The District is intending to fund the Project through bond proceeds from the upcoming Proposition 1 Bond. The Proposition 1 Bond will be presented to voters on November 8, 2022. If the bond is unsuccessful, this RFQ will be cancelled and the GC/CM procurement process will be terminated.
- 1.8 Agreement: The District intends to negotiate and execute an Agreement with the selected GC/CM utilizing modified AIA-A133 and AIA-A201 documents. The Contract will require School Board approval before work commences. The Contract will establish an agreed, fixed fee for the GC/CMs preconstruction services.
- 1.9 Negotiation of MACC and GMP: The District anticipates that at or near the completion of preconstruction activities (but no earlier than ninety percent (90%) completion of construction documents as required by RCW 39.10.370), the GC/CM and the District will enter into negotiations to establish a final Maximum Allowable Construction Cost (MACC) and corresponding Guaranteed Maximum

Price (GMP) for construction of the Project. Upon agreement on the MACC and GMP, an amendment to the Agreement will be executed. Construction will then commence, including soliciting bids for subcontract bid packages. While in general subcontract bids will not be issued until a GMP is established, the District and the selected GC/CM may agree to certain early release of bid packages as follows:

- (a) The GC/CM may bid some major bid packages before agreement on the MACC and GMP (RCW 39.10.370 (2)) with District approval.
- (b) The District may, at its option, authorize the GC/CM to proceed with bidding and award of bid packages and construction before receipt of complete plans and specifications (RCW 39.10.370 (3)).

- 1.10 Unsuccessful MACC and GMP Negotiation: If agreement on the MACC or GMP cannot be reached, the District may, in its discretion, either negotiate with the next-highest-scored firm, competitively advertise and bid the work (or a portion of the work) and award a contract to the lowest responsible bidder, or take any other appropriate and authorized actions as may be most beneficial to the Project.
- 1.11 Cost of Responding to RFQ and RFP: All costs incurred by firms choosing to participate in this RFQ and RFP process shall be borne by Proposers.
- 1.12 Questions: All inquiries about this RFQ are to be directed, in writing, to the individuals identified in Section 6 of this RFQ.
- 1.13 Project Pre-Proposal Meeting: An informational Pre-Proposal Meeting will be held to discuss qualifications requirements, provide additional information, and to respond to questions. The meeting will be held on the date and time and at the location indicated in Section 3 of this RFQ.
- 1.14 Site Visit: Interested firms are invited to attend the Site Visit, which will be held at the time of the Pre-Proposal Meeting. The Site Visit will include a walk through and orientation of the site and existing buildings.

2. PROJECT DESCRIPTION

- 2.1 Summary:

- 2.2 The Evergreen High School Replacement Project consists of approximately 210,000 square feet new construction including all classrooms, laboratories, Career and Technical Education (CTE) spaces, common spaces, gymnasium and fitness rooms, auditorium and performing arts classrooms, library, food service production kitchen, administration, and office space and all circulation, mechanical and electrical spaces including mechanical attics. New sitework includes grading, construction of new below grade utilities, paved and planted courtyards and teaching spaces, parking areas, roads, sidewalks, ball fields and tennis courts, and off-site right-of-way improvements.

Construction of the Project is planned over three phase. Phase 1 will commence in May 2023 with an early works site package. Phase 2 will involve construction of the new Evergreen High School building. Substantial Completion of Phase 2 is anticipated in May 2025, with occupancy and classes to follow in Fall semester 2025. Phase 3 will involve demolition of the existing Evergreen High School and construction of the playfield. Substantial completion of Phase 3 is anticipated in June 2026.

2.3 Project Cost and Schedule:

- (a) The estimated Maximum Allowable Construction Cost (MACC) for the Project is \$135,000,000, not including Washington State Sales Tax (WSST).
- (b) The Project design and construction schedule is identified below and outlined in further detail in Attachment G:

Project Schedule	Start	Finish
Programming (Ed Specs)	June 2020	June 2022
Schematic Design	June 2020	April 2022
Design Development	May 2022	August 2022
Construction Documents	September 2022	June 2023
Site Development Review/ Building Department Review/Permitting	October 2022	June 2023
Phase 1 - Early Works (Site Utilities and Grading) Package(s) Bid	March 2023	April 2023
Pre-Issuance Construction Authorization (PICA) Approved by King County	May 2023	May 2023
Phases 1 - Early Works Construction Package(s) Commences	May 2023	August 2023
Phase 2 - Full Building Construction	August 2023	May 2025
Full Building Substantial Completion		May 2025



Full Building Punch list/Final Completion/Closeout	May 2025	July 2025
Owner Full Building Move-In	July 2025	August 2025
Phase 3 - Demolition and Playfields Construction	June 2025	June 2026
First Day of School		September 2025
Full Building Correction Period	June 2025	June 2026
Playfield Correction Period	June 2026	June 2027
Final Contract Closeout	June 2026	September 2026

2.4 Other Considerations:

The Project involves a number of challenging elements that must be considered during the preconstruction and construction phases. These complexities are discussed in detail in Attachment H.

3. SCHEDULE

The following is the current schedule for the GC/CM selection process and contracting. The District reserves the right to modify the schedule in its discretion.

GC/CM Selection Schedule	Date
PRC Application	August 22, 2022
PRC Presentation	September 23, 2022
First Publication of RFQ for GC/CM Services	October 14, 2022
Second Publication of RFQ for GC/CM Services	October 21, 2022
Project Information Meeting Evergreen HS 2:00 PM Cafeteria	November 1, 2022
Questions Regarding RFQ Due by 2:00 PM	November 4, 2022
Final Addenda Issued (if applicable)	November 9, 2022
SOQ Submittal Deadline	November 14, 2022
Evaluation Committee Scoring of SOQs Received	November 18, 2022
Notification of Most Qualified Finalists & Issuance of RFP	November 23, 2022
Interviews with Short-Listed Firms	December 2, 2022
Pre-Pricing Meeting	December 6, 2022
Final Proposal Submittal Deadline & Opening	December 13, 2022
Notify Finalists of Scoring and Most Qualified GC/CM	December 15, 2022
Pre-Con Work Plan Finalized	December 20, 2022
School Board Approval of GC/CM Selection	January 18, 2023
GC/CM Agreement Executed	January 23, 2023
Commencement of Pre-Con Services	January 30, 2023

4. SCOPE OF GC/CM SERVICES

The GC/CM will be involved in two distinct stages of project delivery for this Project. Initially the GC/CM will provide designated preconstruction services; thereafter, if a GMP is established, construction services will commence as summarized below:

4.1 Preconstruction Services: The GC/CM will work collaboratively with the District and Architect, as a member of the Project team, to review significant aspects of the Project. The preconstruction services will be performed over a period of approximately 6-7 months. Among the tasks the GC/CM will perform during preconstruction are the following non-exclusive list of tasks:

- site review
- constructability review of plans and specifications
- develop recommendations regarding means and methods, safety and security, schedules, and coordination of the work,
- identify potential cost saving measures,
- develop procurement strategies for long lead materials
- develop subcontract bid packaging plans, and
- perform other tasks related to avoidance/mitigation of Project risks.

The GC/CM shall provide necessary consulting expertise to the District to ensure that the program scope is maximized and the construction budget and the Project schedule are met. In addition, the GC/CM will provide cost estimating and tracking for the Project and will work with the Owner on reconciling cost estimates. Proposing teams may suggest additional preconstruction services in their response to this RFQ.

4.2 Construction Services: If a MACC and GMP are agreed upon for the Project and an amendment to the Agreement for construction services is executed between the District and the GC/CM, the GC/CM shall provide full general contracting services for construction of the Project in accordance with the requirements of the Contract Documents and RCW 39.10, except to the extent work is specifically indicated in the Contract Documents to be the responsibility of others or by the Owner. If early subcontract bidding and work occurs, the District and the GC/CM may initially enter into amendments to the Agreement for a portion of the MACC and GMP only.

More detailed information about the scope of work for preconstruction services and construction services may be provided in the RFP.

5. SELECTION AND AWARD PROCESS

The procurement of GC/CM services will be accordance with the District's policies and procedures and other applicable laws, regulations, and procedures. The District is contracting for GC/CM services in accordance with the process authorized by RCW 39.10.340 through 39.10.410.

The process for selection of the GC/CM for preconstruction and construction services is as follows:

- 5.1 Submittal of Qualifications: Firms interested in the Project may submit SOQs in accordance with the requirements set forth in this RFQ. In order to be considered further, all Proposers must meet the responsibility criteria set forth in RCW 39.04.350. Proposers must be registered with the Washington State Department of Labor and Industries in accordance with RCW 18.27.020 as of the SOQ submittal deadline.
- 5.2 Evaluation of Qualifications: The first step in the selection process will consist of evaluation of the SOQs received in response to this RFQ and in accordance with the evaluation criteria set forth in this RFQ.
- 5.3 Reference Checks: Concurrent with the evaluation of SOQs, the District may, in its discretion, conduct reference checks, as described Section 9 of this RFQ.
- 5.4 Announcement of Shortlist: Based on evaluation of SOQs, including any reference checks, the District will announce a shortlist of most qualified finalists and will issue a Request for Proposals (RFP) to these firms. The RFP will include draft Contract Documents and other pertinent information. Pursuant to the terms of the RFP, Finalists will be invited to interview and submit Final Proposals.
- 5.5 Interviews: Interviews with all shortlisted finalists will be conducted. During interviews, finalists will be invited to comment on the draft Contract Documents and other matters. Interviews will be scored in accordance with the scoring criteria set forth below.
- 5.6 Final Proposals: After interviews with all finalists are complete, firms will submit a Final Proposal including a Percent Fee and a fixed amount for the detailed Specified General Conditions Work. These scores will be evaluated and considered with the interview scores. The Proposer with the highest total score

based on the interview and Final Proposal scores will be invited to enter into the Agreement in the form provided with the RFP.

- 5.7 Start of MACC and GMP Negotiations: The District and the GC/CM will begin MACC and GMP negotiations in compliance with RCW 39.10.370.
- 5.8 Completion of MACC and GMP Negotiations: MACC and GMP negotiations will take place prior to execution of an amendment to the Agreement for construction services, unless the District and the GC/CM agree that the GC/CM may bid and award some subcontract packages early under the options provided for in Chapter 39.10 RCW. The GC/CM shall not be reimbursed for the MACC negotiations in excess of the agreed fee for Preconstruction Services. Following successful negotiations of the MACC and GMP, the District and the GC/CM will finalize and execute an amendment to the Agreement for construction phase services.
- 5.9 Failure to Negotiate MACC: Should the GC/CM and District not agree on a satisfactory MACC and/or GMP, the District shall terminate the negotiations, and may, in its discretion, either negotiate with the next highest scored firm, competitively advertise and bid the work (or a portion of the work) and award a contract to the lowest responsible bidder with a responsive bid, or take any other appropriate and authorized actions as may be most beneficial to the Project. Should the District choose to terminate the negotiations due to failure to successfully negotiate a MACC and/or GMP, such termination will be effective upon written notification to the GC/CM. If for any reason the District and the selected GC/CM do not enter into an amendment to the Agreement for construction services after the GC/CM's performance of the preconstruction services, the GC/CM shall have no recourse whatsoever against the District for such failure to enter into an amendment to the Agreement.
- 5.10 Compliance with RFQ and RFP: Failure by a Proposer to comply with the requirements of this RFQ or RFP may result in the District declaring the SOQ or Final Proposal "non-responsive."

6. QUESTIONS AND ISSUANCE OF ADDENDA

- 6.1 Questions: After complete review of the solicitation documents, if a Proposer has questions or needs clarification of the solicitation documents, the Proposer shall submit a written question *by email only* to both of the following individuals:

Ellie Daneshnia
Executive Director of Capital Planning & Construction
Ellie.daneshnia@highlineschools.org

Robin Brown
Project Manager
Highline School District/Vanir Construction Management, Inc.
robin.brown@vanir.com

Inquiries shall reference the appropriate section and paragraph number of the solicitation documents. Questions must be received by the District no later than the date specified in Section 3 of this RFQ.

- 6.2 No Other Contact: All inquiries about this RFQ shall be made in accordance with the directions above. Proposers who contact any other District employee, Board member, or consultant with questions may have their SOQ and/or Final Proposal declared non-responsive.
- 6.3 Addenda Response to Questions: The District will provide written answers to questions only via addenda which shall be sent by email to all Proposers who have requested a copy of the RFQ from the District's Project Manager or otherwise indicated their interest in the Project. It is the responsibility of Proposers to verify that they have obtained all addenda issued. Only questions answered with changes to the RFQ and issued by formal written addenda shall be binding. Oral interpretations shall be without legal effect.
- 6.4 Revisions to RFQ: If it becomes necessary to revise any part of this RFQ, addenda will be issued and sent by email to proposers who have obtained a copy of the RFQ from the District's Project Manager or otherwise indicated their interest in the Project. If addenda are issued, the time and date set for submittal of SOQs may be changed by the District to enable Proposers to take into account the addenda in preparing their SOQs.
- 6.5 Other Provisions Unchanged: If an addendum is issued amending this RFQ, all provisions that are not modified remain unchanged.

7. QUALIFICATIONS SUBMITTAL REQUIREMENTS

- 7.1 Qualification Submittal Requirements: SOQs must be submitted in (1) electronic PDF format, and (2) one original bound paper copy. SOQs may not exceed 20 pages in total (excluding Letters of Interest and all attachments). The paper copy should be in an 8 1/2" by 11" format. Proposers may "double side" the printing of their SOQ; however, for the purposes of page limitations of the qualifications outlined in the RFQ, each side of a printed page is considered a separate page.

SOQs must be submitted via email in PDF format on or before the date and time specified in Section 3 of this RFQ, to the following two e-mail addresses. Receipt will be acknowledged.

Ellie Daneshnia

Executive Director of Capital Planning & Construction, Highline Public Schools
Ellie.daneshnia@highlineschools.org

Robin Brown

Project Manager

Highline School District / Vanir Construction Management, Inc.
robin.brown@vanir.com

In addition, one (1) paper copy of SOQs must be mailed on or before the date and time specified in Section 3 of this RFQ, to the following address:

Highline Public Schools

Attn: Ellie Daneshnia

Executive Director of Capital Planning & Construction

17810 8th AVE S., BLDG A

Burien, WA 98148

- 7.2 Conflicts: In the event of any conflicts between the paper copy and electronic PDF copy of the SOQ, the PDF copy will prevail.
- 7.3 Late Qualifications: SOQs may not be submitted to the District after the date and time specified in Section 3. In the event that an SOQ is delivered after the qualifications submission deadline, the SOQ may not be accepted or considered.

- 7.4 Submittals: No oral, FAX, or telephonic SOQs or subsequent modifications to such SOQs will be considered except as specified herein.
- 7.5 Reviewing Qualifications: The District will make such reviews and investigations, as it considers necessary and appropriate for evaluation of the SOQs. Approval and award of the Agreement will be made pursuant to District policies and is subject to the approval of the Highline School Board.
- 7.6 Clear and Responsive Qualifications: The District has made every effort to include enough information with this RFQ for a firm to prepare a responsive SOQ. Proposers are encouraged to submit the most comprehensive and competitive information possible. Qualifications that do not respond completely or sufficiently to the evaluation criteria in this RFQ may be rejected as non-responsive, or may receive correspondingly lower scores for those criteria, which may result in the SOQ not scoring high enough to be considered further.

8. CONTENTS OF SOQS AND EVALUATION CRITERIA

Firms shall submit SOQs meeting the following content requirements. The District reserves the right to request additional information from Proposers.

- 8.1 General SOQ Format: SOQs must address each of the evaluation criteria set forth below in a clear, comprehensive, and concise manner and in the format prescribed below. In order for the District to adequately compare and evaluate qualifications and Project approach objectively, all SOQs must be submitted in accordance with the following format in terms of order, should be clearly separated with tabs (including electronic tabs), and labeled by response to specific requests and criteria. SOQs should be prepared simply and economically, providing straightforward and concise information that will enable the District to quickly access pertinent information. SOQs should avoid duplication of information.
- 8.2 SOQ Outline: SOQs shall be organized as follows:
- (a) Letter of Interest: The Proposer may include a Letter of Interest with the SOQ not to exceed two (2) pages. The Letter of Interest may contain any information desired by the proposer but is not required by this RFQ.
 - (b) Responses to Evaluation Criteria. Responses must not exceed 20 pages.

- (c) Resumes. No page limitation.
- (d) Accident Prevention Program. No page limitation.
- (e) Bonding Agent Letter. No page limitation.
- (f) Draft Bid Packaging Plan. No page limitation.

Evaluation Criteria: The Evaluation Criteria to be used in evaluating the SOQs and maximum number of points assigned for each criterion are outlined below. In responding to the Evaluation Criteria, the Proposer should organize its qualifications so that the qualifications are clearly illustrated for each Evaluation Criteria.

No.	Evaluation Criteria for SOQs	Maximum Points
1	Proposer's Qualifications and Capacity to Perform the Work	200
2	Qualifications and Technical Competence of Key Personnel	200
3	Proposer's Past Experience and Performance	200
4	Proposer's Approach to Executing the Project	200
5	Past Performance Utilizing DBE and SBE Entities and Inclusion and Outreach Plans	200
Total for Qualifications:		1000

SOQs shall include the following content to address the Evaluation Criteria:

Proposer's Qualifications and Capacity to Perform the Work: 200 Points

8.3 Organization:

- (a) History and Structure of Firm: Provide a brief description of the history and structure of the firm including, but not limited to the following: the date it was established, any former name(s), type of ownership or legal structure, state of incorporation, Proposer's Federal Tax ID number.
- (b) Organizational Structure: Describe the organizational structure of the firm, and whether the firm is a corporation, joint venture, or other legal entity. Identify how the organizational structure will result in an integrated and cohesive team for managing the Project.
- (c) Joint Ventures: If the firm is a joint venture, describe the component parts and identify projects where the joint venture partners have had experience working together in the past in managing projects similar in

size, scope, and complexity to this Project. Describe the specific responsibilities of each member of the joint venture. The Proposer should specify the degree of control each member of the Joint Venture will exercise, the distribution of profit and loss, and identification of work responsibilities each member will exercise. Include a copy of the joint venture agreement as part of the SOQ. If applicable, the copy of the joint venture agreement shall not be included in this page count limitation.

8.4 Management:

- (a) **Capabilities and Experience:** Describe the capabilities and experience of your firm in managing, performing, and completing large and complex projects (with special emphasis on high school projects such as the Project described in this RFQ) that would enable your firm to be successful in performing the work of this Project. The description should address your firm's experience with providing the following:
 - (i) Construction management services including but not limited to the following: ensuring quality of construction work, controlling costs, meeting schedules, facilitating cooperation with other members of the Project team and third-party interests, and responsiveness to owner's requests.
 - (ii) Negotiating the construction cost with owners.
 - (iii) Developing and publicly bidding subcontract bid packages for projects.
- (b) **Management and Planning Tools:** Describe the management and planning tools your firm will use to ensure an effective project.
- (c) **Communications:** Describe your firm's internal communication and coordination protocols between all levels of the organization who will be working on this Project. Describe communication and coordination protocols between your firm and any external members of your GC/CM team. Describe how your team will work to establish productive relationships with the Owner, Architect, and third parties. Provide examples of community outreach programs and successful communication techniques used on similar projects.

8.5 Workloads:

- (a) Historical Volume of Work: What has been your firm's annual volume (in dollars) of construction for the past five (5) years (2017-2021)?
- (b) Anticipated Volume: What is the anticipated construction volume and plan for the next three (3) years? How would your firm's projected workload affect the capacity and capability of your firm to manage and perform the work of this Project? How would your firm ensure it has the capacity to perform the work? What steps would your firm take and commitments would your firm make to ensure that adequate resources are applied to this Project?

- 8.6 Bonding Capacity: Describe your firm's current bonding capacity and address the ability of the firm to provide separate Payment and Performance bonds for this Project, each in the amount of one hundred percent (100%) of the GMP. Include a signed letter from your bonding agent committing to bond your firm for this Project in the event your firm is selected. This letter is not included in the page total and should be provided as an attachment. The letter should also include contact information for your bonding agent.

Qualifications and Technical Competence of Key Personnel: 200 Points

- 8.7 Background and Experience of Key Personnel: Describe the abilities, specialized experience, technical competence, and qualifications of the firm's professional key personnel that will comprise the proposed Project Team.
- (a) Identify, at a minimum, the corporate executive dedicated to the Project, the project manager for preconstruction and construction services, the lead superintendent(s), the project engineer, the cost estimator, the scheduler, and the safety officer (key personnel).
 - (i) List the name and title of the key personnel to be assigned to the Project Team and their proposed role and responsibilities on this Project.
 - (ii) Describe the familiarity of each of the key personnel with GC/CM, CM/GC, or Construction Manager at Risk projects or other public project experience that is relevant to this Project.

- (b) Demonstrate the qualifications and experience of the key personnel to be assigned to this Project by listing three (3) past or current projects performed by each of the key personnel including the following:
 - (i) Project name, location, and brief description of project including its size, scope, and complexity.
 - (ii) Description of the individual's position and responsibilities on the projects.
 - (iii) Whether the individual worked for the GC/CM, subcontractor, or other.
 - (iv) Relevance of the project experience to the work required for this Project, including project delivery methods, such as GC/CM or similar contracting methods.
 - (v) Contact information for each project including the owner and firm employing the key individual. References may be contacted by the District and used as part of the evaluation process.
 - (c) Identify whether any of the key personnel have successfully worked together on previous projects similar in size, scope, and complexity to this Project. Identify and describe the projects.
 - (d) Describe the extent of involvement of the key personnel assigned during each phase of the Project (preconstruction and construction) expressed as a percentage (100% = full time).
 - (e) Provide a copy of resumes for all key personnel with the history of employment, education, work experience, length of time with the firm, and any other information the selection committee might find useful in evaluating the qualifications and abilities of the individuals proposed. Resumes shall be provided as an Appendix and will not count against the page limit.
- 8.8 Organizational Chart: Provide an organizational chart showing the overall organizational structure for the key personnel to be assigned to the Project. Provide a separate chart for the preconstruction and construction phases.

Demonstrate the continuity of key personnel between the preconstruction and construction phases.

8.9 Availability of Key Personnel: Discuss the availability and commitment of the key personnel identified for the entire Project (preconstruction services and construction).

- (a) Note: By submitting an SOQ, the Proposer agrees to dedicate the key personnel identified in the SOQ for the entire duration of the Project, and shall not substitute any key personnel except in the event the individual departs the company.

Proposer's Past Experience and Performance: 200 Points

8.10 List of Similar and/or Complex Projects: Provide a list of projects your firm has completed that are most relevant to this Project in terms of size, complexity, schedule, type of work, and project impacts. Experience with high school improvement projects is preferred. For each project, provide the following information:

- (a) Project name and a description of the project.
- (b) Owner's name and contact information including name, position, telephone number, and e-mail address of a representative of the client's organization who is familiar with your work.
- (c) Description of the preconstruction services your firm performed and how such services are similar to the services to be required for this Project.
- (d) An explanation of how your firm's experiences on these projects will help you successfully complete the Project described in this RFQ.
- (e) Owner's original estimated cost for the project.
- (f) Original Total Contract Amount as identified in the contract between the GC/CM and Owner.
- (g) Final Total Contract Amount.
- (h) Explanation of the reasons for any difference between the Original and Final Total Contract Amount.

- (i) Original Substantial Completion date for the project as identified in the contract between GC/CM and Owner.
- (j) Actual Substantial Completion date.
- (k) Explanation of the reasons for any difference between the Original and Actual Substantial Completion date

8.11 Description of Past Performance. Describe how your firm will utilize its past experience to ensure completion of the Project on time and on budget.

Proposer's Approach to Executing Project: 200 Points

8.12 Project Issues:

- (a) Project Challenges: Identify and describe the major complexities and challenges to successful completion of the Project, and how your firm proposes to approach them. Your response should include at least the following:
 - (i) Describe your firm's understanding of the scope of this Project.
 - (ii) Provide an outline Project Delivery Plan that discusses your firm's approach to construction and completing the Project, including but not limited to the following:
 - (A) Your firm's proposal for creative phasing and sequencing for the Project.
 - (B) What early procurement of subcontracts, equipment, or materials you would propose, if any.
 - (C) An outline of a preliminary construction schedule within the constraints outlined in the RFQ.
 - (iii) Address the Project challenges identified in Attachment H of this RFQ.
- (b) GC/CM Challenges: Identify and discuss key challenges and issues in using the GC/CM process and how your firm would manage those challenges and issues on this Project. Highlight experience with Washington State RCW 39.10 GC/CM projects, followed by experience

with other alternative methods of contracting. Specifically address at least the following issues:

- (i) Describe your firm's understanding and knowledge of GC/CM contracting as authorized by Chapter 39.10 RCW and how such knowledge, along with your experience with non-GC/CM projects, would enable you to successfully partner with and support the District, and complete the GC/CM delivery for the Project described in this RFQ.
- (ii) The purpose and expected use of a risk contingency account.
- (iii) A discussion of the strategic issues your firm would consider in developing a Subcontract Plan that identifies the subcontract bid packages to be advertised. Discuss your firm's process for actually developing the complete subcontract bid packages. Identify any issues or challenges your firm typically encounters in developing subcontract bid packages. Submit an example of a subcontract bid package your firm has developed on a previous project that demonstrates your abilities and qualifications to perform this task.
- (iv) A discussion of your firm's subcontract bidding and selection procedures and requirements, and how they are in compliance with RCW 39.10.
- (v) How your firm would ensure quality subcontractors through either subcontractor bidder eligibility or subcontractor responsibility criteria, and how your firm would manage these processes to be in compliance with RCW 39.10.
- (vi) The strategies your firm would employ to ensure that you are able to successfully negotiate a MACC and GMP acceptable to the District within the District's budget. Identify the risks and challenges that may impact the ability of your firm and the District to successfully negotiate a MACC and GMP on this Project.
- (vii) A discussion of the advantages and disadvantages for this Project of using either of the early subcontract bidding options permitted in RCW 39.10.370 (2) and (3).

- (viii) How your firm would administratively manage, track, and invoice for the various separate cost categories that comprise the MACC and GMP.
- (c) Coordination and Interface Management: Describe your approach to ensuring effective coordination between the various disciplines required for the Project.

8.13 Pre-Construction Issues:

- (a) Philosophy: Describe your firm's philosophy and approach to providing preconstruction services.
- (b) Critical Preconstruction Activities: Identify the preconstruction activities that you see as being most important to the success of the Project and elaborate on the anticipated benefits of those activities to the Project.

8.14 Construction Issues:

- (a) Self-Performed Work: Indicate the scope of work your firm proposes to submit bids on to self-perform, whether this is work your firm customarily performs, your experience performing this work, and the advantages to the Project if your firm were the low bidder on such subcontract bid packages. The GC/CM selected for this Project, including any subsidiaries of the GC/CM or joint venture partners, may not perform more than thirty percent (30%) of the negotiated MACC and will be subject to the requirements of RCW 39.10.390.
- (b) Quality Control: Provide a summary of your firm's approach to developing and implementing quality control plans and programs during construction, addressing, at a minimum, the following:
 - (i) Quality assurance and inspections.
 - (ii) Coordination and management of subcontract work to ensure quality of work.
 - (iii) Coordination of commissioning.
 - (iv) Description of quality control organization your firm plans to employ.

- (v) Describe the levels and authority of the individuals to be assigned quality control responsibilities on this Project. Describe the role and degree of independence that is proposed for the individual(s) or firm(s) responsible for quality control and how corrections to adverse inspections will be managed.
- 8.15 Safety Issues: Describe your proposed approach and commitment to ensure the safety of workers and the public on this Project.
 - (a) Accident Prevention Program: Submit a copy of your firm's Accident Prevention Program.

Past Performance Utilizing DBE and SBE Entities and Inclusion and Outreach Plans: 200 Points

- 8.16 Commitment to Diversity, Equity, and Inclusion. The District is deeply committed to supporting outreach and inclusion efforts on the Project. Describe how your team will partner with the District in this effort.
- 8.17 Knowledge of Market: Describe your firm's familiarity with the local labor and subcontracting market and the capability and tools of your firm in working with subcontractors to generate viable and competitive prices.
- 8.18 Past Performance Utilizing SBE and DBE Entities: Describe your firm's past performance in utilization of disadvantaged business enterprises (DBE), small business entities (SBE), and locally-owned businesses. For the past five (5) K-12 construction projects your firm completed, provide a summary of percentage participation levels of DBE and SBE entities on the project. Describe challenges your firm has faced in encouraging SBE and DBE participation on your projects and proactive steps your firm has taken to address these challenges.
- 8.19 Outreach and Inclusion Plans. Describe your firm's planned outreach and inclusion efforts for ensuring that local contractors, SBE/DBE entities, and individual workers have sufficient information about and are encouraged to bid on subcontract bid packages on this Project.
- 8.20 Bid Packaging. Discuss your firm's strategies and approach for arranging and packaging subcontract bid packages to encourage the participation of local

contractors and individual workers. Provide draft bid packaging plans designed to support SBE and DBE participation in the Project.

9. REFERENCE CHECKS

In connection with evaluating SOQs, the District will, in its discretion, conduct reference checks by contacting those individuals identified by Proposers with their qualifications in response to this RFQ. In addition, the District may contact references not listed.

Reference checks will not be scored separately but will be used to validate information included in the SOQs submitted by proposing firms and may be taken into account in evaluating the SOQ scoring criteria set forth above.

10. SHORTLIST

After evaluating SOQs and conducting reference checks as needed, the District will announce a shortlist of most qualified finalists. Finalists will be issued an RFP and invited to interview and submit Final Proposals in accordance with the following requirements.

11. INTERVIEWS

Interviews will be conducted with all shortlisted finalists. Prior to the interview, the District may provide the firms with a list of questions to respond to in the interview. The selection committee may also ask other questions during the interview that were not provided ahead of time.

At a minimum, the corporate executive dedicated to the Project, the project manager, the superintendent, cost estimator, and other key personnel responsible for preconstruction and construction services shall attend interviews. For the interview, finalists will be evaluated based on the following evaluation criteria:

No.	Evaluation Criteria for Interviews	Maximum Points
1	Demonstration of Proposer's Qualifications and Capacity to Perform the Work	100
2	Demonstration of Qualifications and Technical Competence of Key Personnel	100
3	Demonstration of Proposer's Past Experience and Performance	100
4	Demonstration of Proposer's Approach to Executing the Project	100
5	Demonstration of Past Performance Utilizing DBE and SBE Entities and Inclusion and Outreach Plans	100
6	Overall Quality of Presentation, Responses to Questions	200
Total for Interviews:		700

12. FINAL PROPOSALS

- 12.1 Instructions: The form and format of the Final Proposals, instructions regarding information required, and other details of submittals will be provided in the RFP.
- 12.2 Assigning Points Based on Prices: The shortlisted Proposers will be requested to submit a Final Proposal for their Percent Fee based on the estimated MACC and a fixed amount for the detailed Specified General Conditions Work. Final Proposals will be evaluated as follows:
- Low Conforming Proposal shall score the full 300 points.
 - Other Final Proposals will receive points based on the following formula:

Low Conforming Proposal Price divided by the Contractor's Proposal Price multiplied by 300 (total points available).
- 12.3 Two Prices Requested: Proposers invited to submit Proposals will submit two (2) price amounts on a Proposal Form to be provided. The first price amount shall be the Percent, and the second shall be a fixed amount for the detailed Specified General Conditions Work. The definitions of the Percent Fee and Specified General Conditions Work will be specifically defined in the RFP to be provided to those firms selected to submit Final Proposals.
- 12.4 Calculating the Total Proposal Amount: The dollar amount of the Percent Fee and the fixed dollar amount for the detailed Specified General Conditions (SGC) Work will be added together to determine a single number for the Total Proposal Amount.
- 12.5 Time Period for Validity of Total Price Offer Amount: By submitting a Proposal, all Proposers agree that the Percent Fee and fixed SGC amounts included in the Proposal Form shall be valid throughout the Project.
- 12.6 Irregularities: In completing the Proposal Form, the Proposer must enter a number for the Percent Fee amount and the detailed Specified General Conditions Work. No other entries, modifications, qualifications, or exclusions shall be made to the Proposal Form. Failure to comply in full with these requirements shall be grounds for a Final Proposal being declared non-

responsive. The District reserves the right to reject any or all Proposals, and to waive any non-material irregularities in the Proposal received.

- 12.7 Data for Proposal Form: The name, address, and Proposer's Washington State Contractor registration number shall be typed or printed on the Proposal Form in the space provided, along with the other information required on the Form.
- 12.8 Filling out the Proposal Form: Proposals must be (1) submitted on the forms furnished by the District or on copies of those forms, and (2) manually signed in ink.
- 12.9 Completion of Proposal Form: Proposers shall submit proposal amounts in the format provided in the Proposal Form. Only the amounts and information asked for in the Proposal Form furnished will be considered. All proposal amount spaces should be completed.
- 12.10 Proposal Envelope: The Proposer should clearly identify the Project name and RFP number on the outside of the envelope.

13. FINAL SELECTION

The Proposer with the highest total score (total possible: 1000 points) resulting from the District's scoring of (a) the Interview (700 points) and (2) the Final Proposal (300 points) will be selected to provide the preconstruction services and to enter into MACC and GMP negotiations. In the event of a tie in total score, the Proposer with the lowest conforming Total Proposal Amount will be selected.

Prior to execution of the Agreement, the District may perform a review of the selected Proposer's financial status and capacity to perform the work. The selected Proposer shall comply with requests for information that are deemed necessary by the District to perform a reasonable review of the firm's financial status. The District reserves the right to reject any Proposer prior to award in the event that the District's analysis of the Proposer's financial status and capacity indicates, in the District's judgment, that the Proposer will not be able to successfully perform the work.

Prior to execution of the Agreement, the District will verify that the selected Proposer meets the mandatory responsibility criteria as outlined in RCW 39.04.350.

14. PUBLIC DISCLOSURE

- 14.1 Property of the District: SOQs and Proposals submitted in response to this RFQ and the RFP shall become the property of the District.
- 14.2 SOQs and Proposals are Public Records: Pursuant to Chapter 42.56 RCW, SOQs submitted under this RFQ and Proposals shall be considered public records and, with limited exceptions, will be available for inspection and copying by the public. Except to the extent protected by state and or federal laws, including RCW 39.10.470, SOQs and Proposals shall be considered public documents and available for review and copying by the public. Proposing firms will be responsible for establishing any exemption to public disclosure at their own cost and risk, and shall indemnify and hold harmless the District in any action challenging the disclosure of public records.

15. DEBRIEFING AND PROTEST PROCEDURES

- 15.1 Debriefing: Proposers may request a debriefing within ten (10) calendar days of being notified of the selection of the top ranked firm. Debriefings may include a review of the debriefed Proposer's points for each evaluation criteria, overall ranking, the strengths and weaknesses of its SOQ and presentation in the Interview, and answers to questions regarding the selection process.
- 15.2 Protests: Interested parties have a right to seek resolution of any concerns, issues, or perceived wrongs associated with this RFQ by filing a written protest in accordance with the following procedures. Failure to file the protest in accordance with the following procedures will result in a waiver of the protest.
- (a) Form of Protest. A Proposer protesting for any reason the District's selection of shortlisted finalists or any other issue related to this SOQ solicitation may file a written protest. The written protest shall include the name of the protesting GC/CM, contact information for the protesting GC/CM's designated representative, a detailed description of the specific factual and legal grounds for the protest, copies of all supporting documents, a description of the specific relief requested, and evidence that all entities with an interest in the protest have been given notice of the protest.
 - (b) E-Mail Addresses for Submission of Protests. Protests shall be submitted *by email only* to both of the following individuals:

Ellie Daneshnia
Executive Director of Capital Planning & Construction
Ellie.daneshnia@highlineschools.org

Robin Brown
Project Manager
Highline School District/Vanir Construction Management, Inc.
robin.brown@vanir.com

- (c) Deadline for Protests. Protests based on any terms of the RFQ and/or RFP must be submitted at least four (4) business days prior to the date established for submission of SOQs or Final Proposals, as applicable. Protests based on the District's selection of shortlisted finalists in response to the SOQ must be submitted within four (4) business days of the District's announcement of the most qualified finalists. Protests based on the District's selection of a winning Proposer must be received within four (4) business days of the District's announcement of the winning Proposer. Protests based on any other circumstances must be received by the District within four (4) business days after the protesting Proposer knows or should have known of the facts and circumstances upon which the protest is based.
- (d) Decision on Protest. Upon receipt of a written protest, the District will investigate and consider the protest. The District may provide any other affected GC/CMs the opportunity to respond in writing to the protest. If the protest is not resolved by mutual agreement of the protesting GC/CM and the District, District will review the issues raised in the protest and furnish a final and binding written decision to the protesting GC/CM and any other affected GC/CMs.
- (e) Condition Precedent. Timely and proper compliance with and exhaustion of these protest procedures shall be a condition precedent to any otherwise permissible judicial consideration of a protest
- (f) Sole Remedy. By submitting an SOQ, the Proposer consents to the procedure outlined above as its sole remedy and shall have waived any claim against the District because of actions taken under this procedure.

- 15.3 No Objections: By submitting an SOQ in response to this RFQ, the Proposer agrees that the process, evaluation criteria, and requirements described in this RFQ are fair and proper, and that the Proposer has no objection to any provisions of the RFQ. If the Proposer does not object to any of the provisions of this RFQ in accordance with the protest procedures set forth above, the Proposer shall be deemed to have waived their rights to any future protest of the provisions of this RFQ.

16. CANCELLATION AND REJECTION OF QUALIFICATIONS

The District reserves the right to reject any and all SOQs and/or Proposals at any time in the selection process and to choose not to award and/or execute a contract(s) at any time, even after a notice of selection has been issued. Proposers acknowledge that a notice of selection confers no right of contract. The District may cancel the procurement and reject all qualifications for any reason. A decision by the District to cancel the procurement and/or enter into a contract will not result in any claims or causes of action for costs or damages by any Proposers against the District.

END

ATTACHMENT A

Existing Evergreen High School

- Existing Evergreen High School campus built in 1950s.
- Track and field to remain in operation - upgraded in 2021.
- Cascade Middle School and Evergreen Aquatic Center share the site with Evergreen HS; total property area = 41 acres.
- Evergreen High School area = 25 acres.
- Evergreen HS, Cascade MS, and Evergreen Community Aquatic Center to remain operational throughout construction.

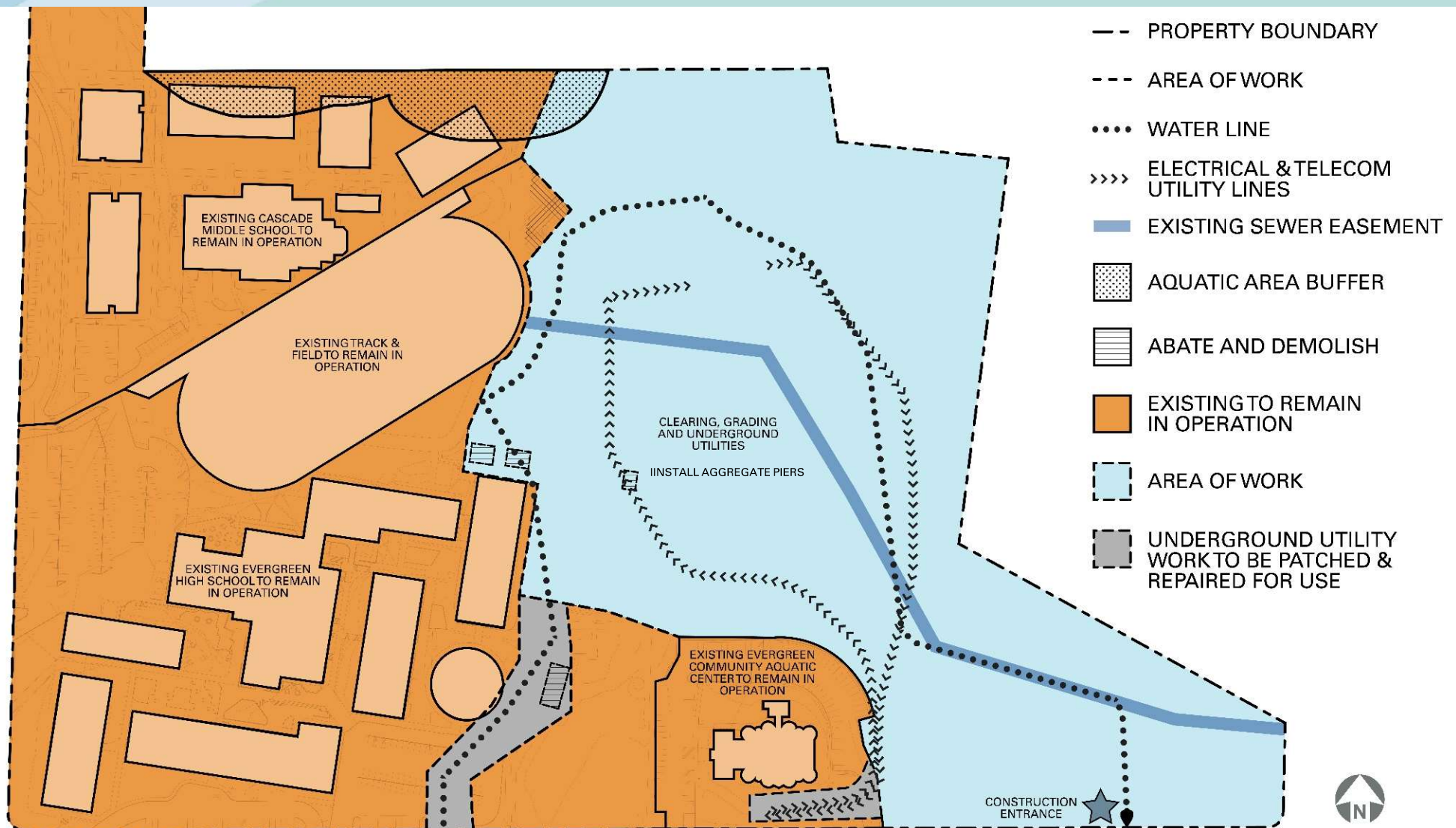


ATTACHMENT B

Evergreen High School – Phase 1

May 2023 – August 2023

- Site clearing, grading, and underground utilities; install aggregate piers.
- 66,000 cu yd of cut; 41,000 cu yd of fill; net total 25,000 cu yd of cut.
- Demolish existing portables with early demolition permit.

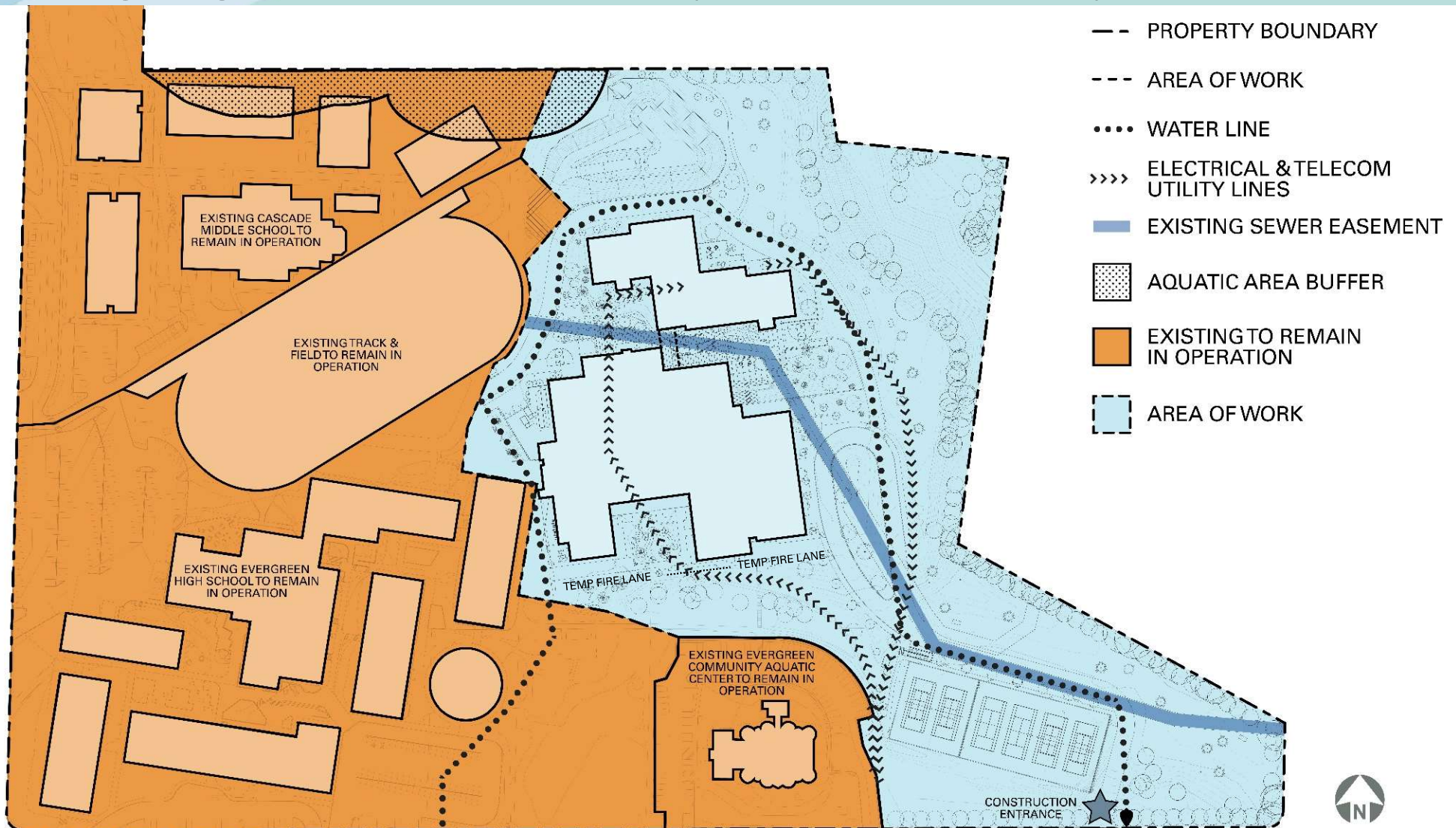


ATTACHMENT C

Evergreen High School – Phase 2

August 2023 - May 2025

- Build new Evergreen HS buildings, bus loop / fire lane, tennis courts. Install temporary fire lane at south side of building.
- Two buildings connected by a pedestrian walkway = 212,000 sf. Student capacity = 1200.
- Existing Evergreen HS, Cascade MS, and Aquatic Center to remain operational.

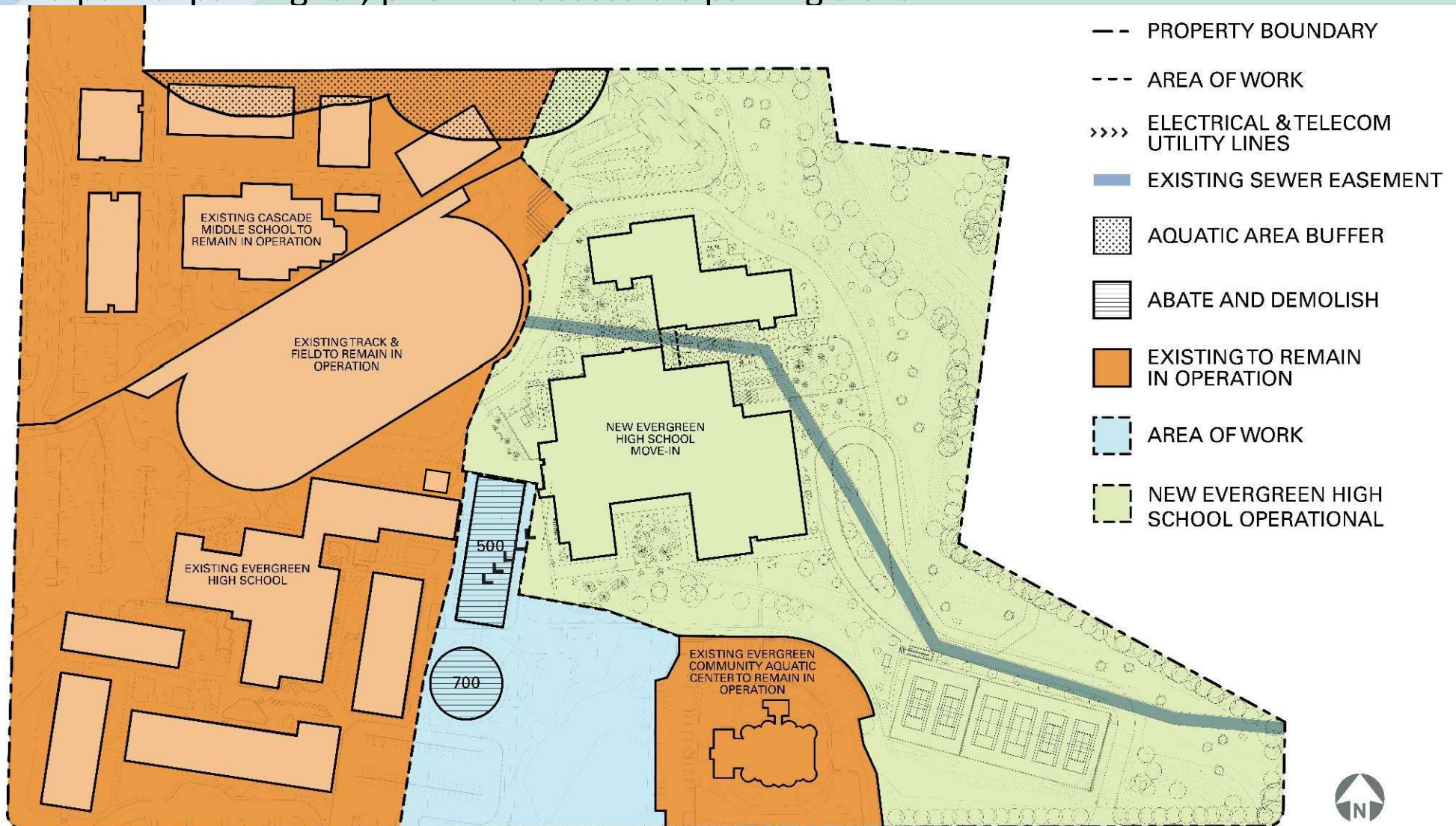


ATTACHMENT D

Evergreen High School – Phase 3A

June – August 2025

- Abate and demolish existing Bldgs. 500 and 700 – cannot demolish early due to full utilization.
- Build vehicular road / fire lane for front entry access and turn-around – may be temporary.
- Build partial parking lot; prioritize accessible parking stalls.

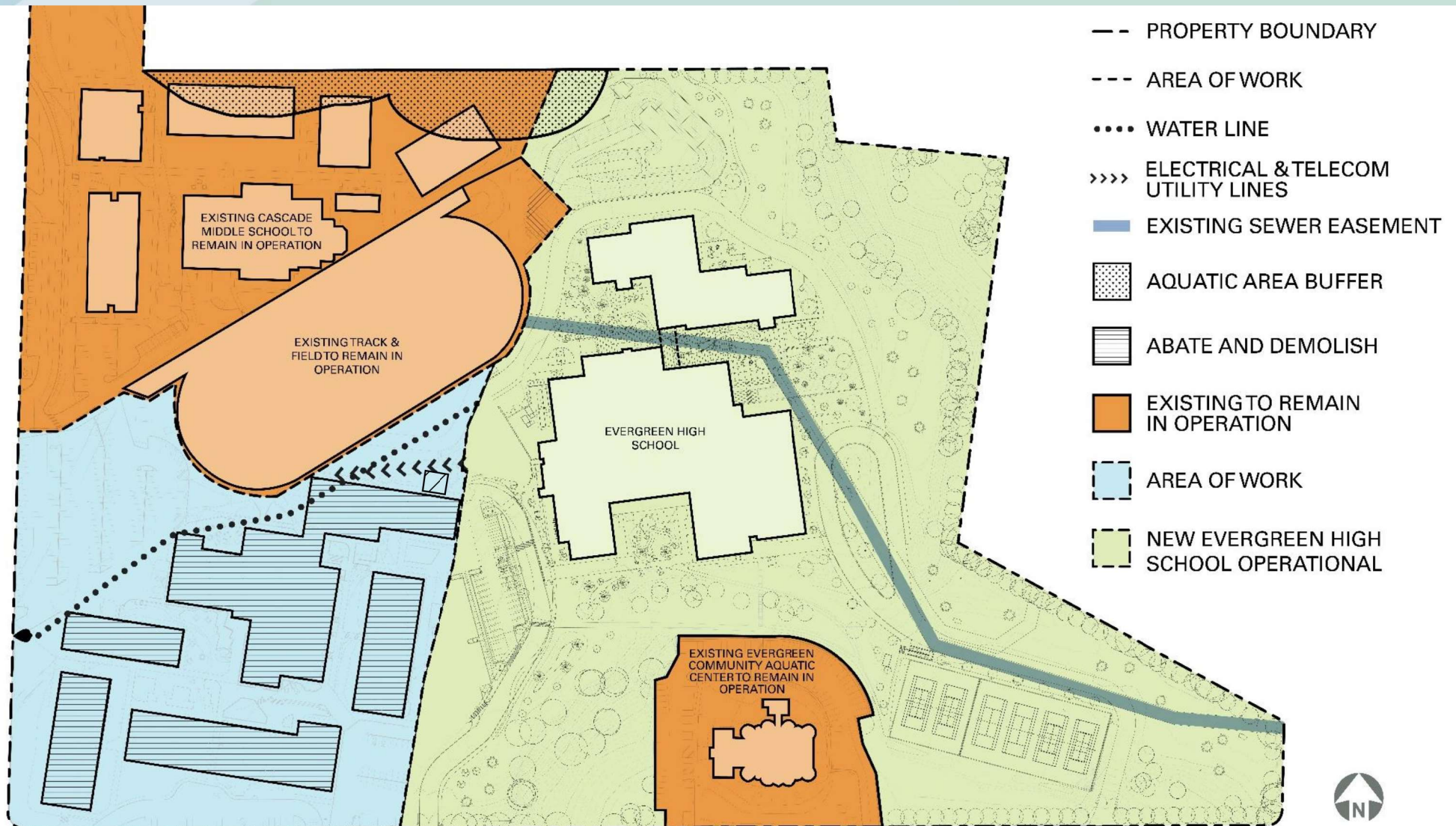


ATTACHMENT E

Evergreen High School – Phase 3B

September 2025 – June 2026

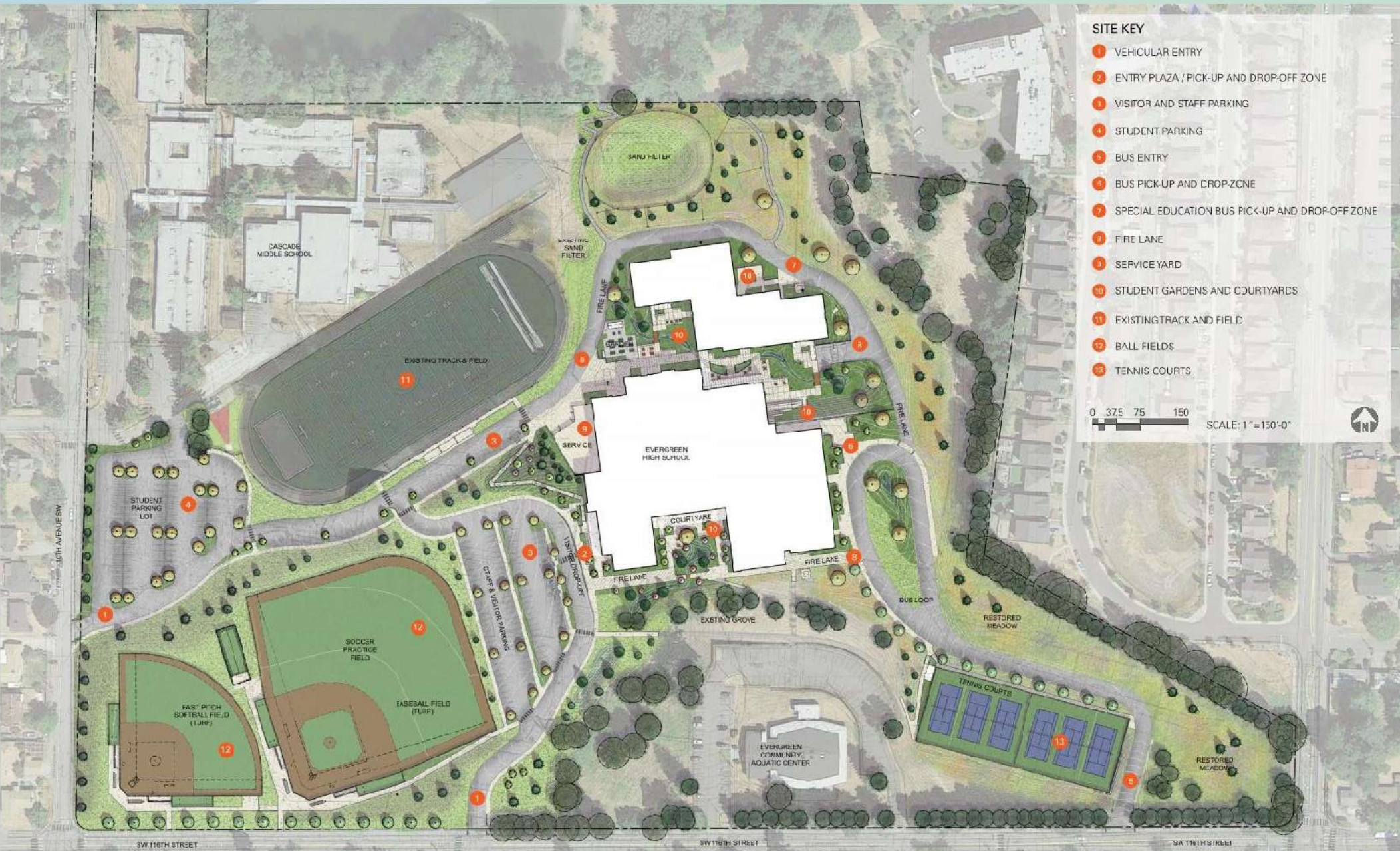
- New Evergreen High School buildings are in operation.
- Abate and demolish remaining existing campus buildings.
- Site grading, ball fields, and related site features.
- Complete parking lot and vehicular road at main campus entry and west parking lot.



ATTACHMENT F

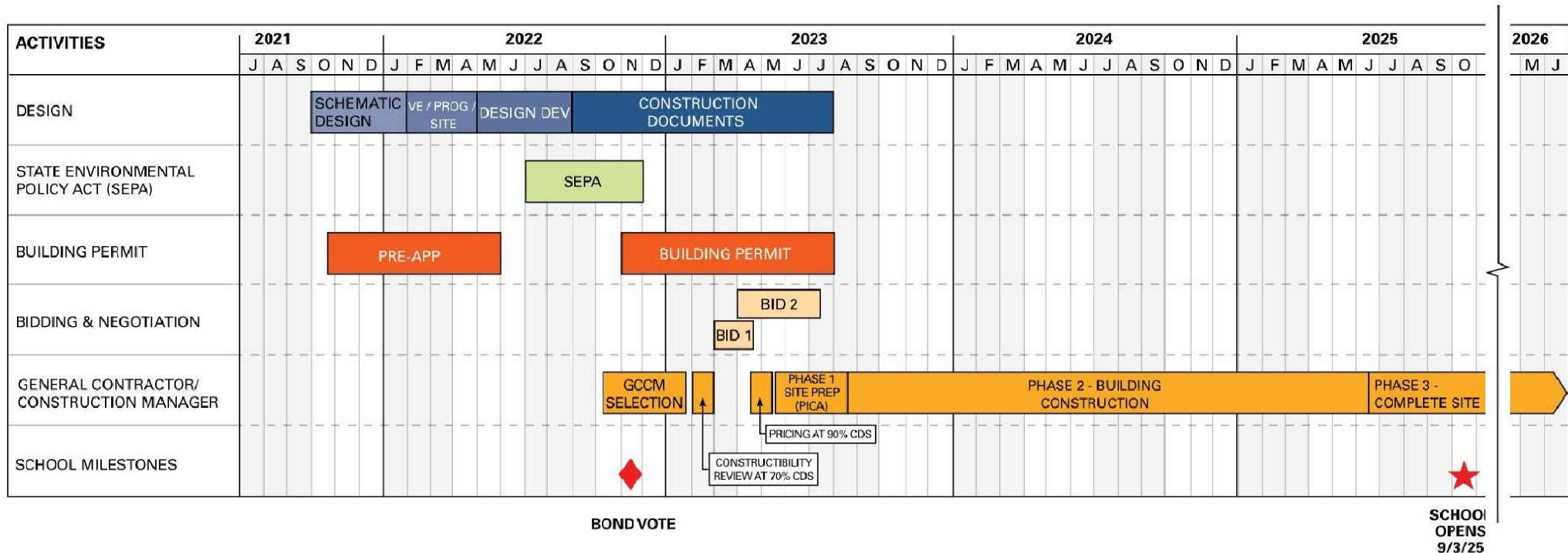
Evergreen High School – Site Plan

- July 2026 - Evergreen High School campus is complete.
- Total new school building area = 212,000 sf with student capacity of 1200.



ATTACHMENT G

Project Schedule



ATTACHMENT H

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

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

The 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): **Highline Public Schools**
- b) Mailing Address: **17810 8th Avenue South, Building A, Burien WA 98148**
- c) Contact Person Name: **Ellie Daneshnia** Title: **Executive Director, Capital Planning & Construction**
- d) Phone Number: **(206) 631-7500** E-mail: **Ellie.Daneshnia@highlineschools.org**

1. Brief Description of Proposed Project

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

The Evergreen High School Replacement consists of approximately 210,000 square feet new construction including all classrooms, laboratories, Career and Technical Education (CTE) spaces, common spaces, gymnasium and fitness rooms, auditorium and performing arts classrooms, library, food service production kitchen, administration, and office space and all circulation, mechanical and electrical spaces including mechanical attics. New sitework includes grading, construction of new below grade utilities, paved and planted courtyards and teaching spaces, parking areas, roads, sidewalks, ball fields and tennis courts, and off-site right-of-way improvements.

The Evergreen High School Replacement project construction is planned to commence in May 2023 with an Early Works package. Substantial completion of the new replacement high school is anticipated in May 2025 and occupancy and classes for Fall semester 2025

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$16.47
Estimated project construction costs (including construction contingencies):	\$155.20
Equipment and furnishing costs	\$7.80
Off-site costs	\$0.38
Contract administration costs (owner, cm etc.)	\$6.36
Contingencies (design & owner)	\$9.90
Other related project costs (permits, insurance, utility charges and T&I)	\$1.62
Sales Tax	<u>\$15.60</u>
Total	<u>\$213.33</u>

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*

Highline Public Schools (HPS) plans to fund the project costs for the new Evergreen High School through a combination of voter-approved bonds from November 2016 and 2022 bond issues and School Construction Assistance Program (SCAP) funding from the Office of Superintendent of Public Instruction (OSPI). To date, existing funding from the 2016 bond has been applied to design the Project through 70% Construction Documents. Funding for the remainder of the Project design as well as construction of the Project is contingent on passage of the November 2022 bond.

A summary of HPS's funding plan is included below:

2016 Bonds Funds Phase I	\$ 8,046,888
2022 Bond Funds (anticipated November 8, 2022)	\$187,965,206
SCAP Funding	\$ 17,317,413
Total Funding	\$213,329,507

3. Anticipated Project Design and Construction Schedule

Please provide: [Please see the schedule table below.](#)

The anticipated project design and construction schedule, including:

- Procurement; (including the use of alternative subcontractor selection, if applicable)
- Hiring consultants if not already hired; and
- Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

Project Schedule	Start	Finish
Programming (Ed Specs)	June 2020	June 2022
Schematic Design	June 2020	April 2022
Design Development	May 2022	August 2022
Construction Documents	September 2022	June 2023
Site Development Review/ Building Department Review/Permitting	October 2022	June 2023
Early Works (Site Utilities and Grading) Package(s) Bid	March 2023	April 2023
Pre-Issuance Construction Authorization (PICA) Approved by King County	May 2023	May 2023
Early Works Construction Package(s) Commences	May 2023	July 2023
Full Building Construction	August 2023	May 2025
Full Building Substantial Completion		May 2025
Full Building Punch list/Final Completion/Closeout	May 2025	July 2025
Owner Full Building Move-In	July 2025	August 2025
Demolition and Playfields Construction	August 2025	June 2026
First Day of School		September 2025
Full Building Correction Period	June 2025	June 2026
Playfield Correction Period	June 2026	June 2027
Final Contract Closeout	June 2026	September 2026

GC/CM Schedule	Start	Finish
PRC Application	July 2022	August 22, 2022
PRC Presentation	September 22, 2022	September 22, 2022
First Publication of RFP for GC/CM Services	October 7, 2022	October 7, 2022
Second Publication of RFP for GC/CM Services	October 14, 2022	October 14, 2022
Project Information Meeting (Date Subject to Change)	Week of October 24	October 28, 2022
Proposal Submittal Deadline	November 4, 2022	November 4, 2022
November 8, 2022 Bond Vote	November 8, 2022	November 8, 2022
Evaluation Committee Scoring of Proposals Received	November 8, 2022	November 9, 2022
Notify Proposers of Most Qualified Finalists & Invite to Submit RFFP and Interview	November 10, 2022	November 10, 2022
Interviews with Short-Listed Firms	November 18, 2022	November 19, 2022
RFFP Submittal Deadline & Opening	November 30, 2022	November 30, 2022
Notify Proposers of Scoring and Most Qualified GC/CM	December 1, 2022	December 1, 2022
Pre-Con Work Plan Finalized (included in RFFP)	December 2, 2022	December 15, 2022
School Board Approval of GC/CM Selection	December 7, 2022	December 7, 2022
GC/CM Agreement w/Pre-Con Services Executed	December 16, 2022	December 16, 2022
Pre-Con Services	December 19, 20	June 30, 2023
MACC Estimate/Negotiation of Early Works Package(s)	March 2023	April 2023
School Board Approval of Early Works Package(s) MACC/GMP	May 3, 2023	May 3, 2023
Preliminary GMP Amendment Executed for Early Works Package(s)	May 5, 2023	May 5, 2023
MACC Estimate/Negotiation for Full Building and Playfields	May 2023	July 2023
School Board Approval of MACC/GMP for Full Building and Playfields	July 7, 2023	July 7, 2023
Final/Comprehensive GMP Amendment Executed	July 23, 2023	July 23, 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:

During early planning phases for the Evergreen High School Replacement Project, HPS planned to use traditional Design-Bid-Build (DBB) contracting for the project. There were several reasons for this approach, including that, at that time, HPS had not completed its first GC/CM project, Highline High School. As the design for the Evergreen High School project developed, the complexity of the project increased significantly, and it became apparent that consideration of the GC/CM delivery model was appropriate. In particular, the project team identified several complicated factors impacting the site development and construction phasing that require early and extra attention from a qualified and skillful GC/CM. A detailed description of these issues is included below.

In addition, HPS has recently completed its first successful GC/CM project, Highline High School. With this experience in hand, HPS now feels confident it can successfully execute the Evergreen High School Replacement project using the GC/CM model.

HPS recognizes starting the GC/CM process sooner may have provided additional benefit to this project. However, HPS believes that the project can still benefit immensely from utilizing GC/CM project delivery.

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

Early Works Phase: The project requires sophisticated phasing, including commencement of early site grading on an occupied site. The GC/CM alternative allows HPS to begin early works early in the project schedule, an option that is not available with standard DBB scenario. This phased schedule will allow the project to be completed by the Fall 2025 school year. Furthermore, the site is complicated by soils classifications that require aggregate piers at perimeter footings. Utilizing a GC/CM partnership for early site work ensures this work is completed safely on an occupied school site.

Utility Coordination: The site contains two active school campuses (Evergreen and Cascade Middle School) that will remain in session during construction. There are critical utilities on the site that support the two schools, which must be maintained during construction, as well as off-site neighborhoods and businesses. The early site work plan requires coordination expertise to protect and work around the existing utility corridors and also bring in new supporting utilities for the new Evergreen High School that will be located on the same campus.

Demolition Phase and Coordination: Final construction phases include the abatement and demolition of the old Evergreen High School on the project site. This work will also occur while school is in session and students and staff are present. A GC/CM's expertise will be crucial to maintaining student and staff safety during these phases.

- 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.

Occupied School Site: Two schools occupy the project site, the existing Evergreen High School and Cascade Middle School. Both schools will remain open and active during all phases of the project. The new Evergreen High School will be constructed on this shared campus. The GC/CM will take on the planning of utility management. It will be paramount to keep water and sewer services operational to both existing schools during the early site work phase, construction phase and also during demolition and final site improvements phase for both school campuses and the surrounding neighborhoods. Impacts to existing school operations during construction include reduction of on-site playfields and outdoor PE space, school bus pick-up and drop-off, and modification of some pedestrian pathways to and through the site. Involvement by a GC/CM in managing these impacts is crucial to the success of the project.

Pedestrian safety and travel corridors must be part of GC/CM's purview throughout the courses of the construction phases. Student pedestrians must be kept safe during construction phases from early site work through demolition and final site work. Access to parking areas, sports fields, and facilities as well as routes to and from the campus must be coordinated with the utmost care by the GC/CM.

Construction sequencing will require involved reorganization over the summer of 2025 for all the school pedestrian and vehicular traffic routes and patterns including school bus pick-up and drop-off. The GC/CM will have the expertise to sequence the work and phasing to reduce impacts from construction noise, dust, and light, for example, from impacting the students, staff and surrounding neighbors.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

As noted above, HPS's initial intent was to utilize DBB for delivery of the Evergreen High School. However, during the design, the team realized that there are many complicated factors impacting the

site development and construction phasing that require early and extra attention from a qualified and skillful GC/CM. In this instance, the GC/CM will be on-boarded at roughly 90% Construction Documents. However, the input of GC/CM on the early site work phase is crucial to HPS's schedule and construction start date in July 2023.

Permit Conditions: The schedule and phasing will also be adversely impacted by the current permit processing timelines. King County has advised the HPS that the permitting review time is at least six months and possibly longer, up to a year. The GC/CM's input on the project schedule and phasing during the final design and permitting phases will assist HPS in making prudent, efficient, and timely decisions. It will also assist in establishing a realistic construction schedule that will meet critical deadlines and phasing requirements. In addition, HPS plans to start early grading and utilities work through the use of a Pre-Issuance Construction Authorization (PICA) through King County as part of an early works package prior to full building permit issuance, and a GC/CM partnership allows HPS to take full advantage of PICA option.

Early Procurement: GC/CM involvement during final design, early works planning, and construction will also create a window for early procurement of long-lead time materials and equipment and an expedited start of construction work. A DBB delivery does not allow HPS to take advantage of this option. HPS needs leadership from the GC/CM to navigate current supply-chain and escalation impacts with the intent to avoid delay to the project schedule.

- If the project encompasses a complex or technical work environment, what is this environment?
The site requires attention to protecting the environment. The project site is impacted by Hicklin Lake, a Category II wetland and Type F Aquatic area.

The project documents require protection for mature trees on the campus as well as protective setbacks from the wetland, and neighboring park boundaries.

The site is surrounded by public buildings and spaces that need to be monitored to reduce impacts from construction noise, light, and dust.

The site is impacted by an existing sewer line that is more than 50-years old and its associated easement. This critical utility must not only be protected during construction but also kept operational to support the schools on the site and surrounding neighborhoods.

All major utilities will be replaced. The phasing is critical to keep all HPS buildings in service and operational during construction as well as the surrounding neighborhoods.

- 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?
Not applicable.
- 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?
Not applicable.

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 Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The project site's complexities, as well as HPS's commitment made to the voters to open Evergreen HS Fall 2025 requires a General Contractor that has experience in successfully working on complex construction sites. The selection of the GC/CM is mainly based upon their qualifications and experience. Additionally, the successful GC/CM contractor will need experience in working on occupied sites with tight spaces. GC/CM solicitation will more likely lead to top-tier Contractors who prefer to compete based upon qualifications. This will result in a higher likelihood of timely completion, quality assurance and project safety.

The GC/CM contractor will need to immediately start developing a phasing plan and early site grading and utility procurement and construction packages before the final permit is issued. King County permitting process can take up to 9 months, however, King County does allow site work including site utilities to start through their Pre-Issuance Construction Authorization (PICA) process. This enables the project to commence up to three months earlier than conventional D-B-B delivery. This will mitigate some of the escalation risk associated with these early work packages, allow for the initial work to be performed while the existing schools are not occupied and provide greater assurance of the construction schedule to open for the beginning of the school year, 2025.

Another fiscal benefit is to have the GC/CM performance of an early estimate of the project rather than waiting for bids to be received via the D-B-B process. Budget concerns can be addressed early on, and schedule can be maintained. Having the GC/CM on board at the 90% CD phase, while not ideal, will provide valuable input as the designers finish their drawings. There will be time to incorporate design suggestions from the GC/CM which will have the potential to provide bid alternates to maintain the budget.

In this current market, early procurement of long lead items and materials is necessary not only to hedge the escalation risk but also to mitigate construction schedule risk. The GC/CM will be able to work with the design team to get commitments from subcontractors and suppliers for those scopes that are historically long lead.

- 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.

The GC/CM delivery method provides substantial a public benefit over traditional D-B-B as it allows for current market-based cost estimates, tighter coordination of building materials, a more responsive bidder environment, more control over complex schedules, and ongoing value analysis and constructability process.

A GC/CM Contractor has greater control in the organization of bid packages, the establishment of sub-bidder qualifications, and the selection of subcontractors compared to the D-B-B process. This reduces the potential for non-responsible bidders and the submittal of non-responsive bids.

A GC/CM Contractor will prepare a feasible and safe construction plan. This is especially beneficial for a project of this type where construction will occur directly adjacent to operational school facilities and a populated residential neighborhood. This opportunity for construction planning input during the bidding of subcontractor packages is not available in D-B-B.

The development of the master project schedule by a GC/CM Contractor, along with input from HPS, Vanir and the design team, results in a more detailed, market-driven, accurate and realistic CPM

schedule. This results in earlier procurement packages which are more in line with the GC/CM's construction schedule and more efficient installation of the work.

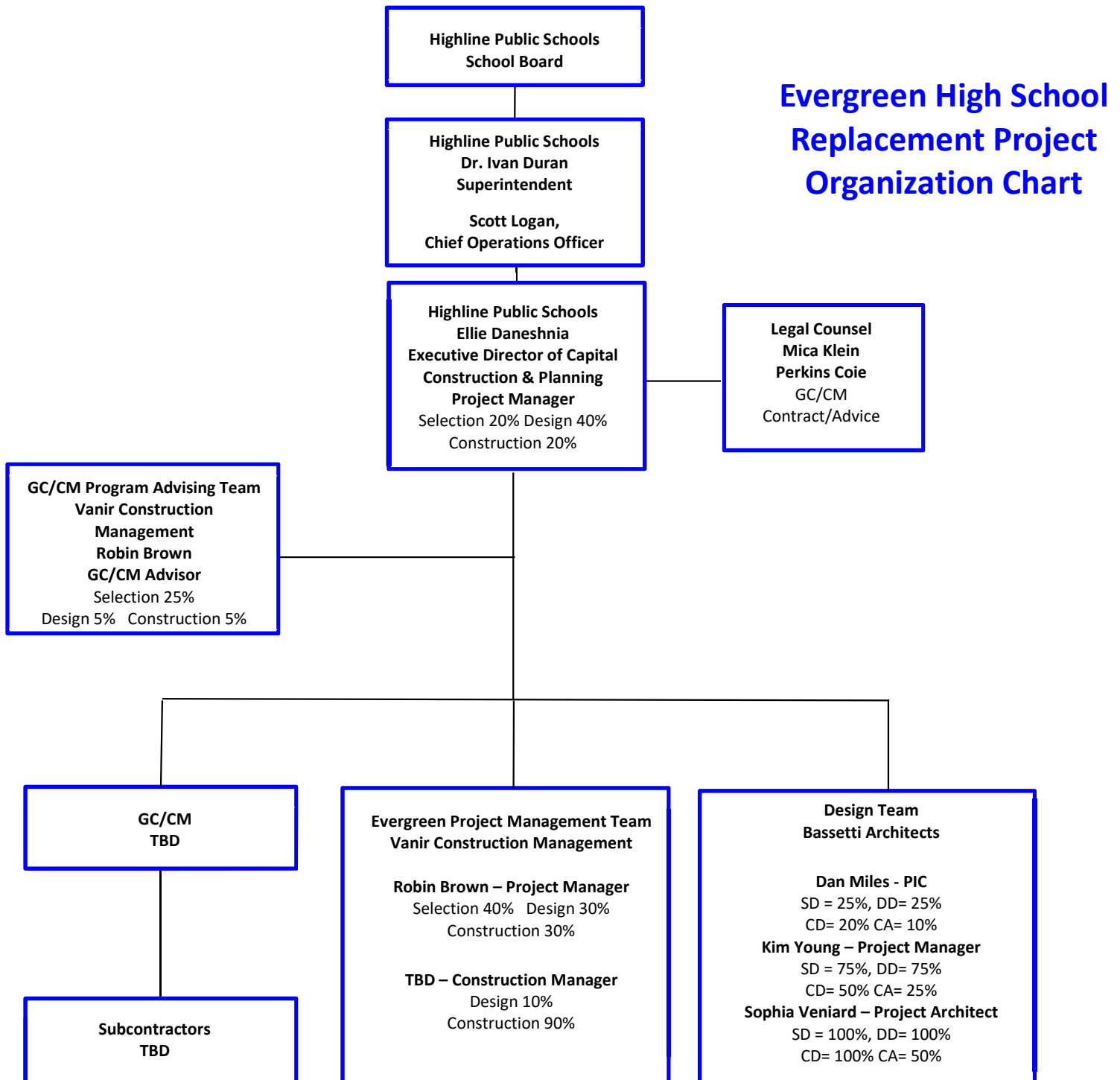
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
Not applicable

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
The Highline Public School has successfully completed the Highline High School Replacement Project using the GC/CM delivery model. This was a \$125M new construction build. The project schedule was heavily impacted by the pandemic shutdowns and supply chain delays. HPS managed the GC/CM to a successful completion of the project on time to open for Fall 2021 classes and within program budget. Even with the challenges of the Covid-19 pandemic, the project was completed without claims or compromise to the educational specifications and ambitions or end-user's expectations. HPS is utilizing the same experienced Architects and Construction Management firms who completed the Highline High School Replacement project on the Evergreen High School Replacement Project.

- 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*).
See short biographies below.
- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)

Ellie Daneshnia, Executive Director of Capital Planning & Construction (Highline School District)

Role: Ellie Daneshnia, the Executive Director of Capital Planning and Construction for HPS, will be in the role of Senior Project Manager for the Evergreen High School Replacement Project. Ms. Daneshnia will oversee all phases of the project and is responsible for the financial performance of the project and the teams.

Relevant Experience: Ellie served as the consultant supporting the \$377M Highline School Bond Program. She assisted in the planning, design, construction, inspection, and management of the projects for Highline HS, Glacier MS and Olympic HS Projects. Later on, Ellie was employed by HPS and she provided oversight for all phases of 2016 Bond project through completion. She is responsible for the financial performance of the project and the team.

Project	Project Value	Delivery Method	Role	Timeframe
Highline HS Replacement	\$125M	GC/CM	Deputy Director of Planning and Construction and Project Manager	2017 - 2022
Glacier Middle School	\$82M	D-B-B	Senior Project Manager	2017 - 2022
Olympic HS Renovation	\$30M	D-B-B	Senior Project Manager	2017 - 2022

Robin Brown, DBIA, Senior Project Director (Vanir Construction Management)

Role: Robin Brown will lead the Vanir team through the planning, design, permitting, procurement, construction, and closeout phases of all projects. Robin has extensive K-12 public school experience on major bond programs.

Relevant Experience: Robin has served as the Development Program Manager/Regional Director of Construction for the Los Angeles Unified School District's \$21 billion program; Bond Program Manager for Pasadena Unified School District's \$365 million Measure TT Bond Program, and other major school District facilities capital improvement bond programs.

Project	Project Value	Delivery Method	Role	Timeframe
Highline HS Replacement	\$125M	GC/CM	Program and Project Manager	2017 - 2022
Glacier Middle School	\$82M	D-B-B	Program and Project Manager	2017 - 2022
Des Moines Elementary School	\$58M	D-B-B	Program and Project Manager	2017 - 2022
Olympic HS Renovation	\$30M	D-B-B	Program and Project Manager	2017 - 2022
Puget Sound Skills Center	\$19M	D-B-B	Program and Project Manager	2017 - 2022
Edward R. Roybal Learning Center	\$202M	GC/CM*	Director of PM/CM Team	2005 - 2008
Helen Bernstein High School	\$182M	D-B-B	Director of PM/CM Team	2004 - 2008

Hawkins High School	\$192M	GC/CM*	Director of PM/CM Team	2010 – 2012
Miguel Conteras High School	\$169M	GC/CM*	Director of PM/CM Team	2004 - 2006
Sotomayor High School	\$231M	GC/CM*	Director of PM/CM Team	2008 - 2011

*Projects in California were contracted as a Lease/Lease Back method which is similar to GC/CM

Dan Miles, AIA, Assoc. DBIA Principal-In-Charge (Bassetti Architects)

Role: Bassetti's office experience with GC/CM delivery is extensive, with current projects including two secondary schools for the Federal Way School District, one in design documents and one just completing construction, a middle school rebuild in construction, and two secondary schools in various design phases for the Seattle School District.

Relevant Experience: As Principal in Charge of the Evergreen High School project, Mr. Miles will be responsible for overseeing the production of all project phases. He has led many large, complex, and phased occupancy school projects over his 30-year career. Dan is very familiar with the issues involved in alternative delivery methods outside of the DBB process, and has an Associate DBIA accreditation. He understands the benefits of GC/CM delivery such as early collaboration with and information sharing among the owner, design team, and construction team. This fosters clear lines of communication and project protocols early in the design process, allowing the cross discipline teams to work together in creating solutions that meet the established parameters. Balancing aesthetic and educational planning considerations with schedule and budget constraints is embedded in these early design process discussions.

Project	Project Value	Delivery Method	Role	Timeframe
Highline HS	\$117 M	GC/CM	Principal in Charge	2018-2021
Fire Station #5	\$3.38M	GC/CM /D-B-B	Managing Principal	2015-2017
Thomas Jefferson HS	\$99.4 M	GC/CM	Managing Principal	2019-2022
Bishop Blanchet HS	\$6.2 M	Negotiated	Managing Principal	2017-2019
St. Luke Church	\$2.8 M	Negotiated	Managing Principal	2021-2022

Kim Young, AIA, LEED AP BD+C, Senior Project Manager (Bassetti Architects)

Role: As project manager, Kim is involved in all aspects of the project from early design through construction, overseeing the design and consultant teams, and serving as the primary contact with the Owner. She understands the importance of developing a partnership with the GC/CM to foster teamwork in order to deliver a project that meets the owner's needs, schedule, and budget utilizing the expertise of all parties.

Relevant Experience: For the past 15 years, Kim has been focused on educational projects with alternative delivery methods in both the public and private sectors. Her experience includes complex, phased projects on occupied sites, finding solutions to challenging site constraints, working closely with jurisdictions and their permitting processes, and community outreach. Kim works closely with project GC/CM partners to best utilize the expertise the GC/CM brings to the table based on the phase of design and works closely together during construction to come up with solutions that meet the design intent while providing efficient, cost-effective solutions

Project	Project Value	Delivery Method	Role	Timeframe
Cougar Mountain Middle School	\$80M	PDB	PM	2021
Juanita High School	\$98M	GC/CM	PM	2015-2020
Assumption St Bridget School	\$5M	Negotiated	PM	2016-2019
Seattle Academy of Arts and Sciences STREAM Building	\$16M	Negotiated	PM	2011-2014
Epiphany School	\$11M	Negotiated	PM	2007-2009

Sophia Veniard, AIA, LEED AP BD+C Project Architect (Bassetti Architects)

Role: In her role as Project Architect, Sophia is primarily responsible for the technical design, code analysis, consultant coordination and oversees document production of the project. She is the day to day contact with consultants and ensures the building systems are integrated and coordinated with the structure and envelope design. She understands the importance of developing a partnership with the GC/CM to foster teamwork in order to deliver a project that meets the owner's needs, schedule, and budget utilizing the expertise of all parties.

Relevant Experience: Prior to joining Bassetti in 2021 and going to work on the Evergreen HS project, Sophia recently worked on a number of public educational projects in California, where alternative project delivery models are structured a bit differently. She has worked with General Contractors during design phases to outline optimal phasing and sequencing on occupied school sites. She is adept at communicating design ideas and collaborating with General Contractor's on how design and educational program priorities can most efficiently be implemented into the projects.

Project	Project Value	Delivery Method	Role	Timeframe
Terra Linda HS Gym & Frontage	\$20M	GC/CM*	Project architect / Project manager	2020-2021
Encinal HS Campus Modernization	\$42M	GC/CM*	Project architect / Project manager	2017- 2020
Dartmouth MS Wing 4 Modernization	\$3M	CM at risk	Project architect	2019
Freedom HS Maintenance Facilities	\$5M	CM at risk	Project architect	2019
San Mateo Union HS District Office Building	\$50M	GC/CM*	Project architect	2017-2018

*Projects in California were contracted as a Lease/Lease Back method which is similar to GC/CM

Mica Klein, Partner (Perkins Coie)

Role: HPS is represented by Perkins Coie LLP's Construction Group. Perkins Coie has deep experience with Chapter 39.10 RCW alternative project delivery, and has represented numerous public agencies in connection with complex GC/CM projects.

Mica Klein, Partner, will serve as the School District's lead attorney. Mica's practice focuses on complex public construction and dispute resolution. As a Partner with Perkins Coie's Construction Group, Mica specializes in structuring, drafting, negotiating, and implementing complex agreements for large-scale, \$20M+ public projects. Among these projects, Mica has successfully counseled numerous clients on all aspects of GC/CM procurement.

Mica will be supported by Andrew Greene, Firmwide Chair of Perkins Coie's Construction Group, in her representation of HPS. Andrew has almost 20 years of experience advising clients on a diverse array of construction law issues and projects. He has provided GC/CM-specific assistance and project counsel support for dozens of public entities, including school districts, universities, ports, and park districts.

- The qualifications of the existing or planned project manager and consultants.

The team consisting of HPS, Vanir Construction Management and Bassetti Architects is a proven team who have completed the Highline High School Replacement project with GC/CM delivery. The project was completed successfully by this proven team in 2021. Please refer to the biographies and project experience tables noted above for pertinent details regarding this team's qualifications.

- 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.

Ellie Daneshnia, the Executive Director of Capital Planning and Construction, will be in the role of Senior Project Manager for the Evergreen High School Replacement Project. Ms. Daneshnia will oversee all phases of the project and is responsible for the financial performance of the project and teams. HPS, along with Vanir Construction Management, will team together to administer the project completely through final construction. Funds for these services will be provided by the successful passage of the November 2022 bond.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Please see the tables above in the staff and consultant biographies. Please also see HPS's project experience in our response to Item 7.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

The Evergreen High School Replacement project will be managed by HPS's Capital Planning and Construction Department. As of June of 2021, this Department, under the guidance of Ellie Daneshnia, successfully completed the Highline High School Replacement Project using GC/CM delivery. The Evergreen HS Replacement project will be overseen by Ms. Daneshnia. Her project team has pertinent experience managing and administering school and public construction projects and will be provided with adequate time, resources, and staff support to successfully manage the project.

Ms. Daneshnia will manage the contractual obligations of the design team, GC/CM consultant and GC/CM Contractor. She will monitor all project communications and meet regularly with the Capital Projects staff to review project status and address critical tasks and issues. Ms. Daneshnia will meet as needed with the School Board Building Program Subcommittee and Assistant Superintendent of Business and Operations to review the project and any Change Modifications. HPS follows the District's set policies and OSPI guidelines for any approval Change Modification Authorization. HPS will utilize Construction Change Authorization to authorize changes to the construction if needed to avoid a delay to the project schedule.

HPS's Capital Projects Department staff will be supported by Vanir who specializes and excels in Program, Project Management and Construction Management and GC/CM project delivery. Vanir will provide the GC/CM Advisory and support role through all GC/CM phases of the project. Vanir will report to the Executive Director of Capital Projects and will work directly with HPS staff, the design team and GC/CM to nurture a successful project.

During the remainder pre-construction phase, the GC/CM will be required to investigate and develop a schedule for early procurement, early bid work packages, and phased construction. They will also develop a subcontracting bid plan and schedule for bidding. The Architect's construction documents will be integrated with the GC/CM bidding and construction plan concurrently. The design team will conduct early and frequent meetings with the permit agencies, local jurisdictions having authority, and other

code officials prior to permit submittal to ensure that the plan review process flows smoothly and plan review comments that affect the project scope and cost will be limited.

Project cost control will be exercised by adherence to the designated project scope, schedule, and budget. Construction cost estimates by HPS and the GC/CM Contractor have, and will continue to be, reconciled at the end of each phase of the project development. Value analysis and constructability review measures will be ongoing and will be a consistent agenda item at project coordination meetings. Market prices will be regularly monitored for impacts to cost estimates and project material costs. Once the MACC is negotiated, the GC/CM, District, and the Architect will continuously evaluate the construction documents to determine if there are changes that may impact the MACC. If deviations arise, adjustments will be made to keep the project on budget and within the established MACC.

The roles and responsibilities that have been established for HPS, design team, GC/CM Advisor, and GC/CM Contractor have been tailored to create a successful GC/CM process that is properly managed and will help support a project that will be completed safely, on time and within budget.

- A brief description of your planned GC/CM procurement process.

Our procurement process will match the same process the project team used for Highline High School and will include the following:

- Developing a thorough RFP with clear expectations for phasing, safety and early works.
- Marketing the project to potential GC/CM candidates
- Soliciting and ranking Statements of Qualifications submitted
- Interviewing the firms shortlisted
- Soliciting pricing proposals for fee and supplemental conditions from the highest ranked firms
- Recommendation of Award to School Board

- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.
HSD's legal counsel at Perkins Coie LLP have developed a GC/CM construction agreement for use on the project. The agreement, written on modified AIA A133 / A201 documents, contains all terms required by the RCW 39.10 statutory scheme.

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

Highline School District - Construction History (6 years)										
Project #	Project Name	Project Description	Contracting Method	Planned Construction Start	Planned Construction Finish	Actual Start	Actual Finish	Planned Project Budget	Actual Project Budget	Reason for Budget or schedule overrun
1	Highline High School Replacement Project	Demolition of existing high school and construction of new high school	GC/CM	Jul-19	Jul-21	Jul-19	Jul-21	\$148.M	\$148M	Project was completed during the pandemic and was delivered within original program budget and schedule.
2	Glacier Middle School	Demolition of existing high school and construction of new middle school	D-B-B	Apr-18	Jul-19	Apr-18	Aug-19	\$83.9M	\$91.4M	Added Production Kitchen and District wide Cold and Storage, Delay due to brace frame conflicts.
3	Des Moines Elementary School	New school construction	D-B-B	May-18	Jul-19	Jun-18	Aug-19	\$55.4M	\$57.8M	Additional offsite street improvements and additional grading requirements. Delay due to delayed Corp of Engineers permit.
4	Olympic Interium High School Reconstruction	Reconstruction of Olympic	D-B-B	Sep-17	Jul-18	Sep-17	May-19	\$17.2M	\$30.8M	Several buldings were deemed unsafe after construction commenced and needed to be demolished. Constructed modular buildings to replace lost program. Delay due to redesign and construction.
5	Puget Sound Skills Center Health Science Building (PSSC)	New bulding on existing campus	D-B-B	Mar-16	Mar-16	Jul-17	Aug-17	\$19.4M	\$19.5M	Added off-stie improvements. Delay due to completing off-site improvments.

8. Preliminary Concepts, sketches or plans depicting the project

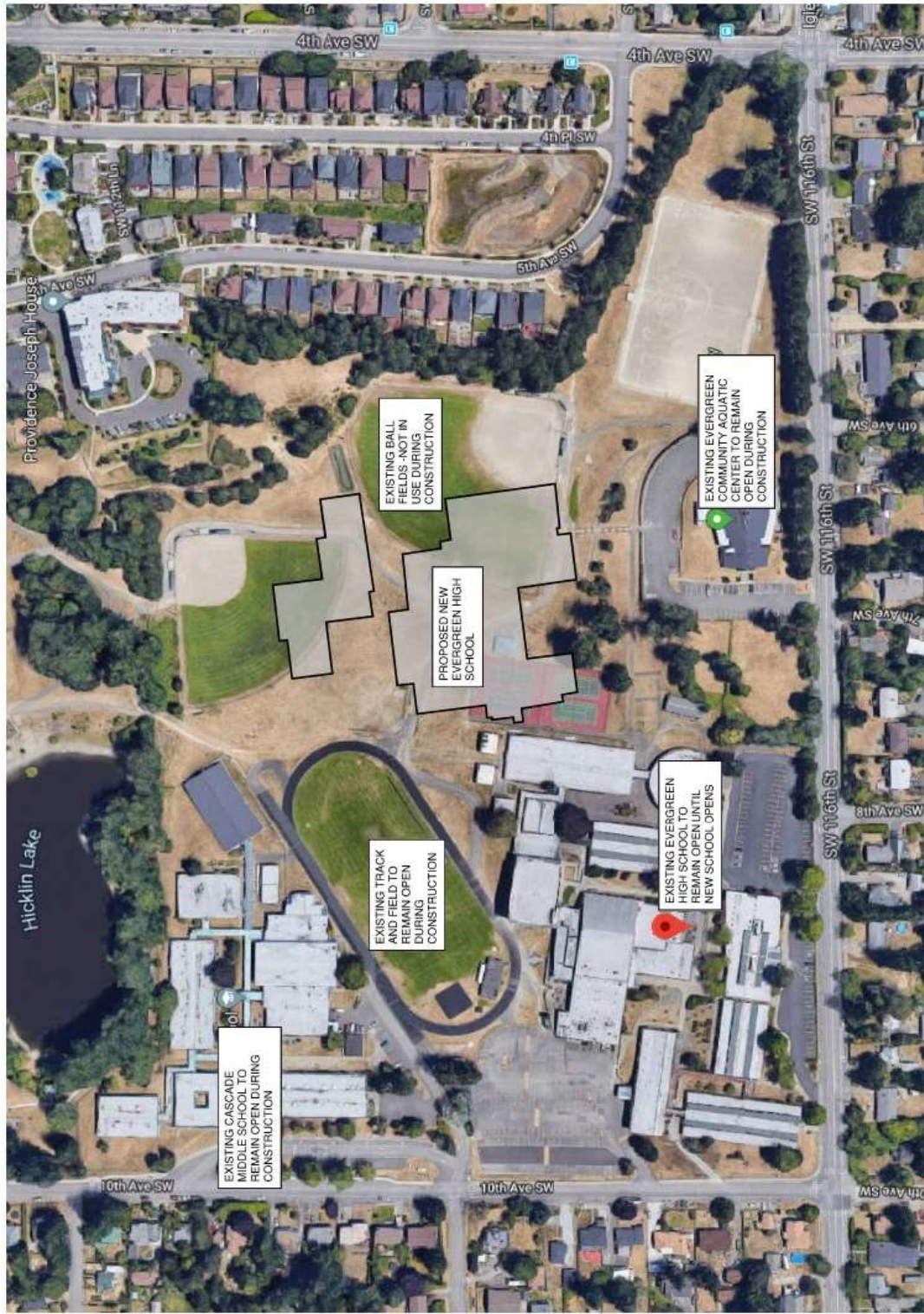
To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution.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

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

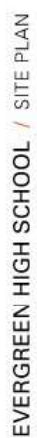
Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

Please see the following sketches depicting the site:

Existing site plan
Proposed site plan
Phasing plan



Proposed Site Plan



Existing Aquatic Center to remain in operation.

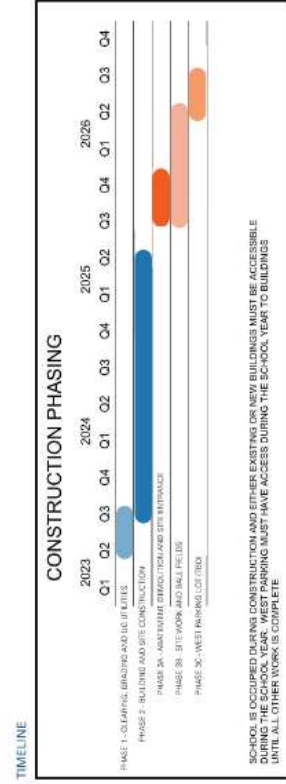
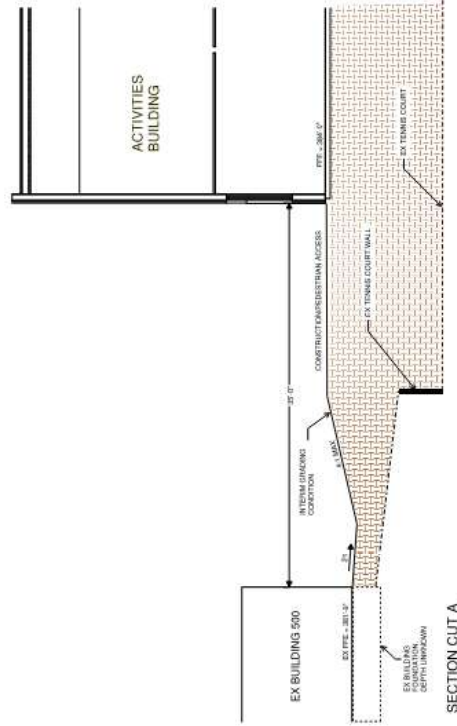
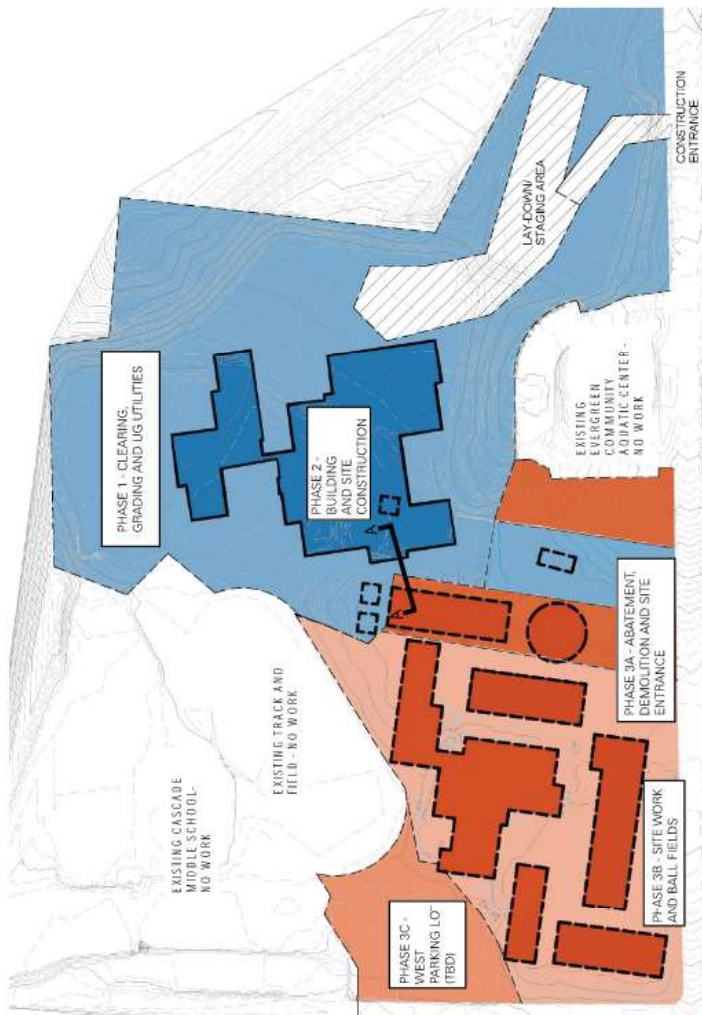
AUGUST 2022



bassetti
architects

Phasing Plan

EVERGREEN HIGH SCHOOL / PHASING PLAN



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.

Not applicable.

10. Subcontractor Outreach

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

HPS is deeply committed to ensuring an inclusive environment on all its projects. HPS's contracting outreach efforts include:

Outreach:

- Conduct SBE, MBE, and WBE outreach in the Daily Journal of Commerce, with the Office of Minority and Women's Business Enterprises (OMWBE), WA Procurement Technical Assistance Center, and through communication with organizations such as the National Association of Minority Contractors (NAMC) and Tabor 100.
- Conduct in-person and virtual networking events with participation from District's leadership and project teams.
- Utilize and research the OMWBE's Directory of Certified Firms.
- Individually meet with each SBE, MBE, and WBE firms to provide education on our District's strengths, capabilities, expectations and discuss areas for partnership.

These activities serve as a catalyst for HPS to develop meaningful relationships with each SBE, MBE and WBE and identify our partners in support of executing HPS's and the public's expectations.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package**.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

Not applicable.

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 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 you also agree to provide additional information if requested. 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: Ellie Daneshnia Digitally signed by Ellie Daneshnia
DN: C=US, E=Ellie.daneshnia@highlineschools.org,
O=Highline School District, OU="Executive Director
of Capital Planning and Construction", CN=Ellie
Daneshnia
Date: 2022.08.22 15:23:28-07'00'

Name (*please print*): Ellie Daneshnia (*public body personnel*)

Title: Executive Director of Capital Planning and Construction

Date: August 22, 2022