



ORTING SCHOOL DISTRICT

ADVERTISEMENT: REQUEST FOR QUALIFICATIONS

GC/CM SERVICES FOR

NEW ORTING ELEMENTARY SCHOOL REPLACEMENT AND ORTING HIGH SCHOOL ADDITION

Submittal Deadline: Wednesday, February 18th, 2026, at 3:00 PM

Orting School District requests qualifications from General Contractor/Construction Managers (GC/CM) for the New Orting Elementary School and Orting High School Addition project using the procurement permitted under Chapter 39.10 of the RCW, as amended, for selected school projects for public works contracting in lieu of sealed bids.

To support the goals outlined in the OSD Long Range Growth and Capital Facilities Plan, the district will utilize the GC/CM delivery model to construct an approx. 700 student new Orting Elementary School Replacement. Concurrently, the project will include a 200-student High School Addition, demolition of the existing Old Gym, and various upgrades. Additional scope elements include field and parking lot improvements to enhance safety and traffic flow, as well as other site modifications to accommodate the new elementary school. Significant piling work is anticipated, and the district has obtained PRC approval to employ the Alternative Subcontractor Selection Process for the piling subcontractor should the selected GC/CM determine it is advantageous.

Conceptual design work is underway with NAC as the Architect of record. Design and preconstruction services are to begin in April 2026. The project is targeting Substantial Completion by June of 2029, with occupancy scheduled for the start of the Fall 2029 school year.

The GC/CM shall deliver comprehensive, high-quality service throughout the project. Responsibilities include developing and maintaining schedules, managing phasing and logistics, and collaborating closely with design consultants. The GC/CM will oversee and estimate design budgets, implement contingency strategies, and coordinate environmental and hazardous materials investigations and plans. Additional duties include directing construction best practices, organizing design investigations, assist with material and building systems selections, and soliciting and managing subcontractor and supplier bid packages. These efforts must ensure safe, efficient, and superior construction services that meet the full scope of OSD program requirements - on time and within budget.

Interested firms may obtain a copy of the Request for Qualifications from the District Website at <https://www.ortingschools.org/district/construction/2025-bond-projects> or contact Cliff Fries, Executive Director of Business & Operations, at friesc@orting.wednet.edu. The Request for Qualifications outlines the information necessary to understand this selection process and the documentation required for submitting proposals. All submissions will be electronically received by Cliff Fries, Executive Director of Business & Operations at friesc@orting.wednet.edu.

The Project name and submittal date must appear in the title of the email submission, along with the submitting firm's name. Any firm failing to submit its qualifications in accordance with the procedures outlined in the Request for Qualifications may be considered non-responsive.

Questions should be addressed to Cliff Fries, Executive Director of Business & Operations, via e-mail friesc@orting.wednet.edu. **There will be a non-mandatory pre-proposal conference for this project on Thursday, February 5th, 2026, 3:00 p.m.** The conference will be held via GOOGLE MEET. Please go to <https://www.ortingschools.org/district/construction/2025-bond-projects> for the conference link. The particulars of the project, the selection process, schedule, and the elements of the contract will be discussed at that time.

Orting School District encourages the participation of Minority Owned and Women Owned Business Enterprises in this Request for Qualifications.

Orting School District
Cliff Fries, Executive Director of Business & Operations

Advertised in the Seattle Daily Journal of Commerce – Friday, January 23rd and Friday, January 30th, 2026