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CWE/LRE GC/CM RFQ Pre-Submittal Meeting

Nov 12, 2026
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Crestwood and Liberty Ridge elementary projects reviewed with scopes and budgets and selection timelines.

Crestwood Elementary project scope and improvements

- Reconfiguring administration, special education, and classroom common spaces with wall and ceiling modifications.
- Adding less than 10 sq ft of new square footage at the reception area.
- Replacing existing vertical cedar siding with dark charcoal metal panels.
- Replacing exterior doors and windows for energy upgrades and access control security.
- Performing minor masonry patching, seismic joint replacement, brick cleaning, and anti-graffiti coating.
- Replacing heat pumps in kind while integrating with the existing HVAC system.
- Upgrading classroom casework, plumbing fixtures, and low-voltage electrical data infrastructure.
- Demolishing staff courtyard and library concrete structures to integrate new walkways.
- Modifying parking lot circulation, entry lighting, and landscaping to improve campus security.
- Adding 6 classroom portables to support phased construction while the school remains occupied.

Liberty Ridge Elementary project scope and site improvements

- Reconfiguring the parking area and main entry plaza to improve vehicle circulation and parent pickup.
- Shifting the bus pickup and drop-off loop to the east side of the school.
- Widening 209th Avenue Court by 12 ft at the 120th intersection to add turn lanes.
- Replacing wood siding with metal panels and cleaning masonry with an anti-graffiti coating.
- Replacing thermal windows, doors, and selectively replacing deteriorated gutters and downspouts.
- Upgrading building systems with in-kind heat pump replacements, new domestic hot water, and a fire alarm system.

- Reconfiguring the front office, special education classrooms, and adding small group areas in common areas.
- Replacing classroom operable walls with permanent walls and installing new casework and sinks.
- Retaining and cleaning existing restroom floor and wall tile while replacing fixtures, paint, and trim.

Procurement strategy and project timeline

- Firms may pursue either single or dual GCCM projects with a defined staffing strategy for efficiency.
- Prioritizing local subcontractors within East Pierce County, followed by Pierce County and Washington State.
- Targeting construction to start in summer 2027 with portables mobilized by the end of summer 2027.
- Anticipating a 16 to 22-month construction duration, with a worst-case completion date in summer 2029.
- Submitting building permits through Pierce County as the AHJ.
- Setting SOQ submissions for the 1st and issuing the RFP for pricing on the 8th.

Next steps

[Marina Tanay] Post Documents: Publish the meeting transcript and presentation to the project website.

[Marina Tanay] Update Calendar: Update the project website with the official selection calendar.

[Marina Tanay] Coordinate Site Visits: Identify suitable dates for facility tours and communicate the schedule to interested parties.

[The group] Address Questions: Respond to project inquiries submitted by participants after the meeting concludes.

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Attachments CWE/LRE GC/CM RFQ Pre-Submittal Meeting Link to slides

Summary

Crestwood and Liberty Ridge Elementary projects reviewed with scopes and budgets and selection timelines.

Crestwood and Liberty scopes
Crestwood Elementary requires extensive interior reconfigurations and exterior metal siding updates. Liberty Ridge Elementary encompasses similar building system upgrades and site improvements for parking.

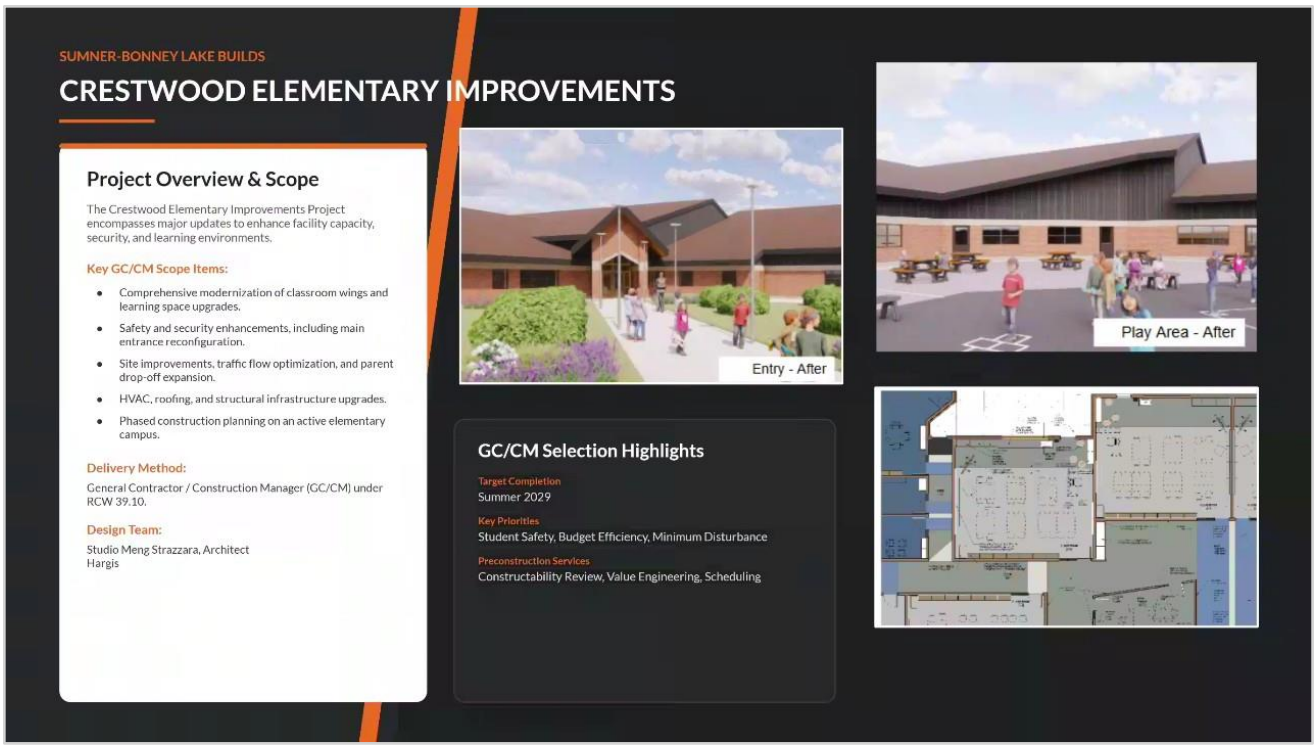
Budgets and selection timeline
Budgets for both projects are identical. Statement of Qualifications submissions are due on November 30.

Schedule and site visits
Construction start is anticipated for the summer of 2027 with portables mobilizing for staging. Official site visits will be scheduled upon request via email chat entries.

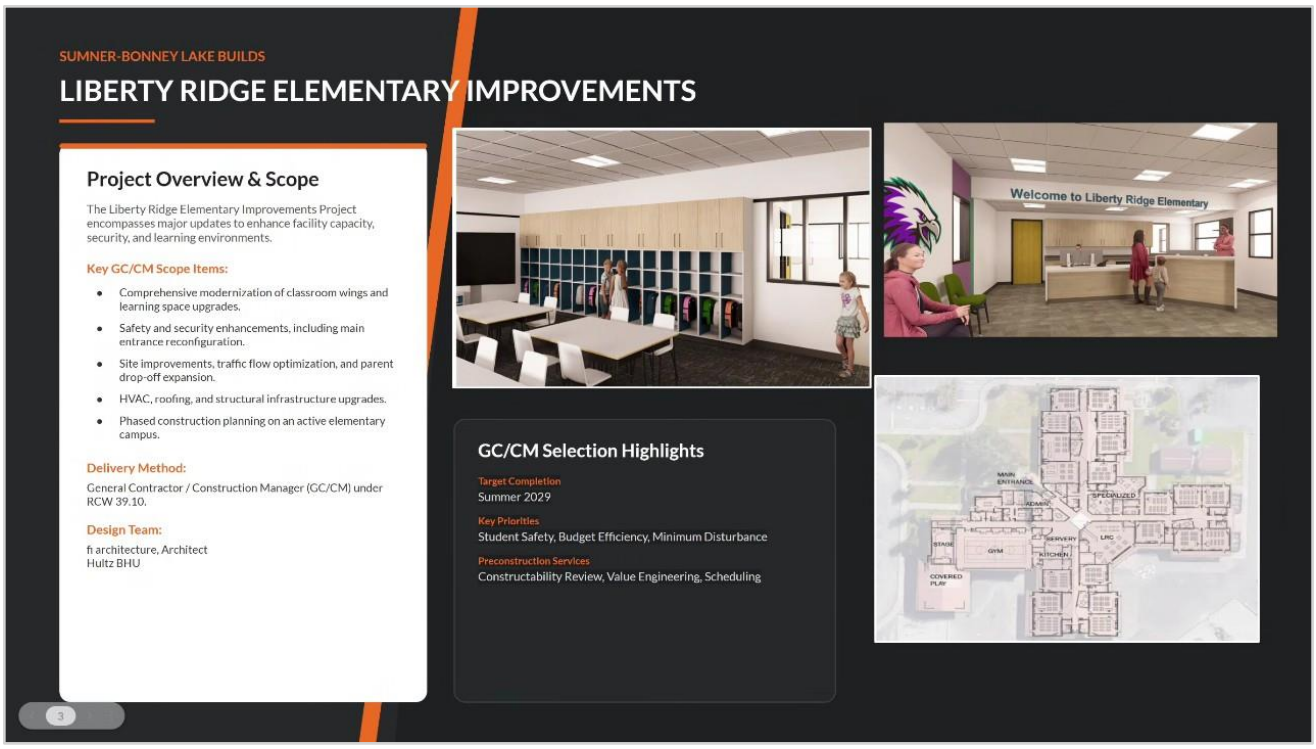
Details

Meeting Introductions and Attendance: Marina Tanay opened the meeting and led introductions for representatives across the Sumar Bonnie Lake School District and various construction and architectural firms. Participants included Matthew Guilanians, John Boatman, Ashley Degraffenreid, Jolee Boulet, Robert Landa, Jennifer Butler, Jeremy Mohler, Scott Bosian, Patrick McQueen, Morgan Roth, Flynn McNally, Irma Dore, Steve Massey, Sarah Carlson, Craig Tyler, David Carver, Doug Palmer, John Neeley, Payton Reed, Rebecca Kline, Ryan Thompson, Sarah Fischer, Steve Hehr, and Hans Hansen. Marina Tanay noted that meeting notes and presentations would be published on the website.

Crestwood Elementary Project Scope: Robert Landa presented the project scope for Crestwood Elementary, a 30-year-old facility built in 1995 that requires tenant improvements throughout the existing building. Key interior work includes a major reconfiguration of the administration space, special education spaces, and classroom common spaces involving wall and ceiling demolition and replacement, structural modifications, and a minor addition of less than 10 square feet at the reception area. Additional interior updates cover the library, classrooms, music room, staff workroom, casework, plumbing fixtures, and a lighting evaluation. Exterior improvements feature replacement wood siding with dark charcoal metal siding, door and window replacements for energy upgrades and security, minor masonry patching and seismic joint replacement, mechanical yard fencing updates, heat pump replacements in kind, and plumbing fixture replacements. Site improvements include demolishing a staff courtyard privacy wall and a library stepped platform, reskinning a generator enclosure, repairing the irrigation system, modifying parking for better vehicle circulation, and updating entry lighting and landscaping for security. The project will also add six classroom portables to support phased construction while the school remains occupied.



Liberty Ridge Elementary Project Scope: Jennifer Butler detailed the project scope for Liberty Ridge Elementary, describing a 49,700-square-foot building on a 10.3-acre site with a scope very similar to Crestwood. Major site work involves reconfiguring the parking area and main entry plaza for improved vehicle circulation and parent drop-off, shifting the bus pickup to the east side, and widening 209th Avenue Court by 12 feet at the 120th intersection to add separate turn lanes. Exterior work includes replacing wood siding with metal panels, cleaning and resealing masonry with an anti-graffiti coating, roof cleaning, selective gutter and downspout replacements, window and door replacements, and mechanical yard updates. Building systems upgrades encompass heat pumps, domestic hot water heating, lighting controls, and a new fire alarm system. Architectural reconfigurations involve moving front office walls for better sightlines, reconfiguring special education and specialized classrooms, building out small group areas in common areas, removing operable walls in favor of permanent walls, and installing new casework, sinks, flooring, paint, trim, and ceilings while retaining student restroom floor and wall tile. The project will maintain the building footprint and operate on an occupied site with phased student and staff relocations.



Project Budgets, Dual Pursuit, and Local Subcontractor Preferences: Marina Tanay stated that the budgets for both elementary projects are identical. Firms may choose to pursue a dual project approach, though they must define a clear staffing strategy to maintain efficiency and project dedication with distinct key personnel. Regarding local participation, the district expressed a primary preference for local subcontractors within the district, a secondary preference for East Pierce, and a broader preference for Pierce County and Washington State.

Selection Timeline and Deadlines: Marina Tanay outlined the selection timeline, noting that questions regarding the selection process are due by noon on the 16th, Statement of Qualifications submissions are due at 3:00 p.m. on November 30th, shortlisted finalist teams will be notified the next day, and the Request for Proposal for pricing will be issued on the 8th of December. Marina Tanay committed to publishing a clear calendar on the web.

DESCRIPTION	STATUS/DURA
GC/CM PROCUREMENT	
GC/CM RFQ Advertisement #1	10/30/26
GC/CM RFQ Advertisement #2	11/6/26
Pre-Submittal Meeting	11/12/26, 3:00
Questions regarding Selection Process due	11/16/26 by 12:
GC/CM SOQ's Due	11/30/26 by 3:0
SBLSD Selection Committee SOQ Review and Scoring Finished	12/1/26
Notify Shortlisted Finalist Teams	12/1/26
Issue RFP to begin pricing	12/8/26
GC/CM Interactive Meetings	12/18/26
SBLSD Open Proposals	1/4/27, 9:00 AM
SBLSD Board Approval of GC/CM Selection	1/20/27
Begin Pre-Construction Services	Feb 2027

Construction Schedule and Site Visits: Matthew Guilanians stated that permit submission and construction start in earnest are anticipated for the summer of 2027, with portables mobilized by the end of summer 2027 to facilitate a leapfrog staging process. The project duration is estimated between 16 to 18 months and up to 20 to 22 months, with a worst-case summer 2029 date listed in public documents pending General Contractor Construction Manager input. Addressing a request from Patrick McQueen, Marina Tanay offered to schedule official site visits and requested that participants input their email addresses into the chat to receive invitations.

Design Team Meetings and Contracting Preferences: Scott Bastiani inquired about design team meetings, prompting Marina Tanay and Matthew Guilanians to explain that internal owner-architect meetings are held back-to-back on the same day with travel time allocations between sites to maintain open collaboration. When Scott Bastiani asked about contracting preferences for single versus dual project awards, Matthew Guilanians responded that they have no strict preference and want to keep the competition open.

Clarification on Request for Qualifications and Active Projects: Sarah Carlson asked for clarification regarding references to phase 2 General Contractor Construction Manager and other General Contractor Construction Manager partners in the Request for Qualifications. Marina Tanay clarified that the other three partners correspond to three ongoing projects,

while phase 2 refers to Sumner High School to foster collaborative relationships and shared outreach rather than construction schedule coordination.

Portables Procurement and Authority Having Jurisdiction: Sarah Fischer asked about the procurement of portable classrooms, and Matthew Guilanians responded that portables are currently being handled separately, though they might be folded in later. In response to an inquiry from Steve Massey, Matthew Guilanians confirmed that both project locations fall under Pierce County as the Authority Having Jurisdiction.