SUMNER-BONNEY LAKE

BUILDS

CRESTWOOD/LIBERTY RIDGE GC/CM



SUMNER-BONNEY LAKE BUILDS

CRESTWOOD ELEMENTARY IMPROVEMENTS

Project Overview & Scope

The Crestwood Elementary Improvements Project encompasses major updates to enhance facility capacity, security, and learning environments.

Key GC/CM Scope Items:

- Comprehensive modernization of classroom wings and learning space upgrades.
- Safety and security enhancements, including main entrance reconfiguration.
- Site improvements, traffic flow optimization, and parent drop-off expansion.
- HVAC, roofing, and structural infrastructure upgrades.
- Phased construction planning on an active elementary campus.

Delivery Method:

General Contractor / Construction Manager (GC/CM) under RCW 39.10.

Design Team:

Studio Meng Strazzara, Architect
Hargis





GC/CM Selection Highlights

Target Completion
Summer 2029

Key Priorities
Student Safety, Budget Efficiency, Minimum Disturbance

Preconstruction Services
Constructability Review, Value Engineering, Scheduling



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LIBERTY RIDGE ELEMENTARY IMPROVEMENTS

Project Overview & Scope

The Liberty Ridge Elementary Improvements Project encompasses major updates to enhance facility capacity, security, and learning environments.

Key GC/CM Scope Items:

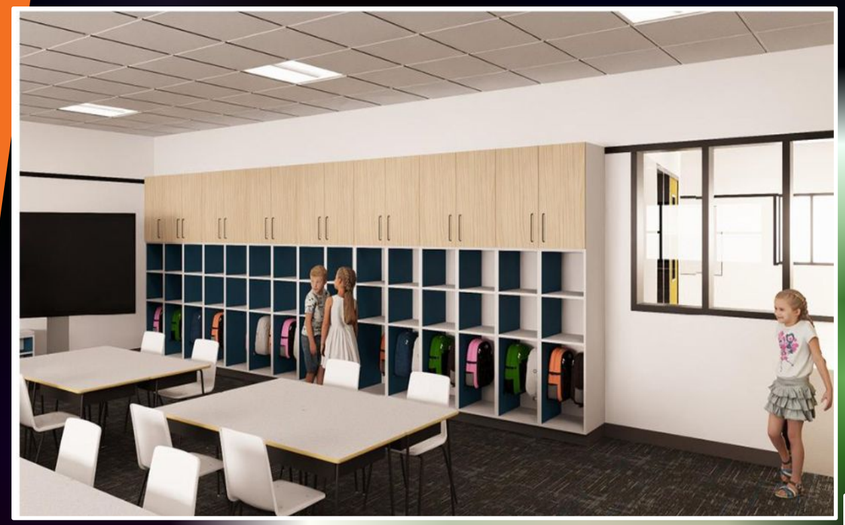
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Design Team:

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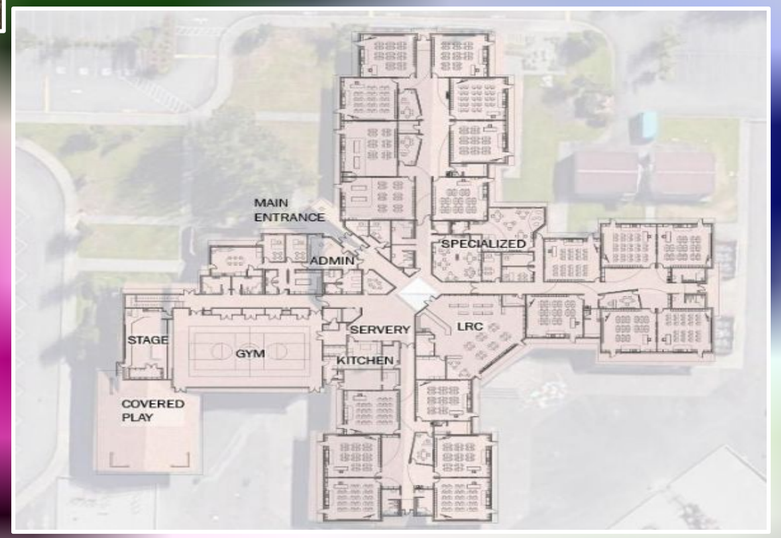


GC/CM Selection Highlights

Target Completion
Summer 2029

Key Priorities
Student Safety, Budget Efficiency, Minimum Disturbance

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SUMNER-BONNEY LAKE BUILDS

ESTIMATED PROJECT BUDGETS

EQUAL BUDGET ALLOCATION: Both Crestwood & Liberty Ridge Elementary School projects are assigned identical budget frameworks.

Crestwood Elementary

Project Budget Breakdown

Total Project Budget

$17.885M

Cost Allocations:

- **Construction Costs:** $11.1M
- **Professional Services:** $2.1M
- **Contingencies (Design & Owner):** $2.0M
- **Sales Tax:** $1.1M
- **Equipment & Furnishings:** $0.75M
- **Contract Administration:** $0.75M

Liberty Ridge Elementary

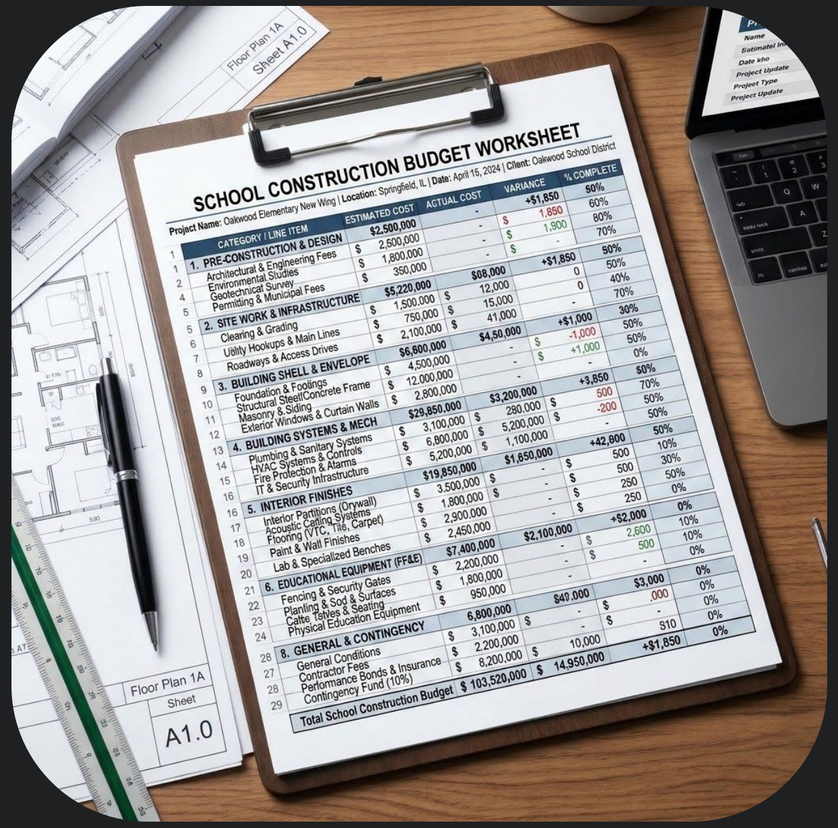
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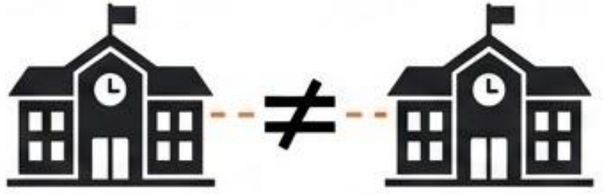
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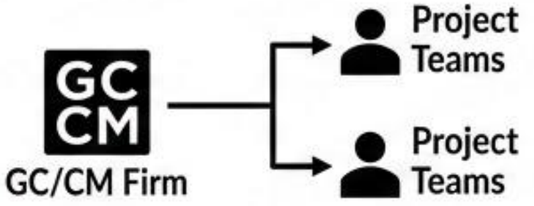
PROJECT CLARIFICATIONS: CRESTWOOD & LIBERTY RIDGE SCOPES

EQUAL BUDGET ALLOCATION: Both Crestwood & Liberty Ridge Elementary School projects are assigned identical budget frameworks.



SCOPE COMPARISON: NOT IDENTICAL

- **UNIQUE POPULATIONS** with unique needs
- **SUBTLE DIFFERENCES** between sites



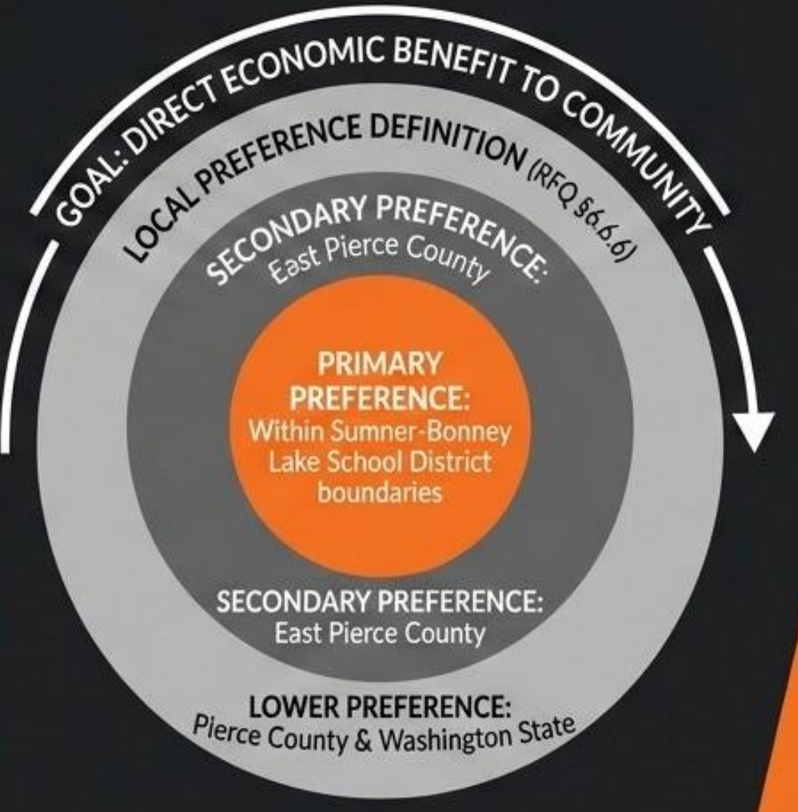
DUAL PROJECT PURSUIT STRATEGY

ONE GC/CM CAN PURSUE BOTH

ABSOLUTELY!

STAFFING APPROACH IS KEY

- Strategize for efficiency while maintaining project dedication
- Specific key personnel could vary



DESCRIPTION	STATUS/DURATION
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 PM
Questions regarding Selection Process due	11/16/26 by 12:00 PM
GC/CM SOQ's Due	11/30/26 by 3:00 PM
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

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THANK YOU