



## Application for Project Approval GC/CM Delivery

Elementary School #15  
March 23, 2023

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### Agenda

1. Introduction
  - ▶ Bellingham Promise
  - ▶ Equity, Diversity, & Inclusion
  - ▶ Sustainability
2. Project Team
3. Project Scope
4. Schedule
5. Budget and Funding
6. Meets RCW 39.10
7. Questions



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# *the* Bellingham Promise

### vision

**We, as a community,** make a collective commitment to ensure that every child will empower every child to discover and develop their passions, contribute to their community, and achieve the highest quality of life. Raising and producing life.

### mission

**We collectively commit** that our students are cared for, challenged, and inspired, they will graduate from our schools prepared for success. All students will be exceptional in their own way, with strong learning, and ready for the widest range of educational and vocational options to support a diversity of life choices.

### core beliefs

**We believe:**

- all children should be loved.
- the whole child is important, not just academics.
- every child can learn at high levels.
- early learning and development are critical.
- learning is lifelong and essential to a high quality of life.

- compassion and service build community.
- teaching children to do their best involves self-reflection and reaching higher.
- diversity enhances a strong and healthy community, and together we achieve more than alone.

### outcomes

**We develop students and graduates who are...**

- KNOWLEDGE**
  - readers and writers,
  - scientists and mathematicians,
  - historians and global thinkers,
  - artists and performers,
  - artisans and technicians,
  - multilingual readers and speakers,
  - skilled users of technology and information.
- CHARACTER**
  - leaders, collaborators
  - dependable and responsible people,
  - confident individuals who continuously challenge themselves,
  - respectful and compassionate humans,
  - honest and ethical individuals who act with integrity,
  - healthy, active individuals,
  - critical thinkers and problem solvers,
  - effective communicators, innovators and creators, and
  - well-rounded community members engaged with the broader world.
- ACTION**
  - healthy, active individuals,
  - critical thinkers and problem solvers,
  - effective communicators, innovators and creators, and
  - well-rounded community members engaged with the broader world.

### key strategies

**We will accomplish this by focusing on...**

- Equity, Diversity and Inclusion**

We envision and strive for a more diverse, inclusive and equitable organization. Focus areas include, but are not limited to: race and ethnicity, gender identity and sexual orientation, socioeconomic status, ability, language and culture.
- Early Childhood Education**

We support the growth and learning of our youngest children through pre-kindergarten programs. We invest in a strong early childhood program because of its powerful long-term return for our students and community.
- Great Teaching with Strong Support**

High quality instruction occurs every day in every classroom, where we establish a safe and engaging learning environment. We support culturally-responsive instruction and differentiated learning experiences for all students, and a diverse staff reflective of our students.
- Innovation and Flexibility**

We support the diverse needs and interests of our students by being innovative and flexible. We embrace change and creative thinking and know that this requires a high level of trust and engagement with our community.
- A One Schoolhouse Approach**

Our schools are part of a larger One Schoolhouse approach, where we share the best of each other. We provide an equitable distribution of resources and services to ensure excellence for all students.
- Student, Family, and Community Engagement**

We support the growth and learning of our students through partnerships with families and community partners, to support the success of all students.



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## Equity, Diversity And Inclusion

### Equity, Diversity and Inclusion

**Equity, Diversity, and Inclusion**

**ESD 618**

**Event Calendar**

**Research and Resources**

**Workshops and Presentations**

Serving all aspects of The Bellingham Promise, equity, diversity, and inclusion supports equitable change in academic, social, and cultural development. We support teaching & learning, professional development, community engagement, and human resources, co-creating opportunities for growth, dialogue, and access.

Bellingham Public Schools continues to sharpen our focus on equitable change, recognizing the benefits of growth in our community. We are proud to be a constant work in progress. We are committed to providing and sustaining inclusive education for each student in our district.

To accomplish our mission, we will develop and support initiatives to:

- Remove institutional and systemic barriers to success.
- Increase equitable access to resources.
- Integrate diverse cultures, heritages, and identities in our classrooms, policies, and practices, and
- Advance and amplify historically silenced voices and stories in education.

The **2023-24 Cultural Calendar, *rasitas*** is an online archive and resource with links and teaching tools.

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Director of Equity, Diversity and Inclusion  
360-678-6532

**Christina Buckley**  
Administrator  
360-678-6532

**Lorita Nelson**  
Executive Administrative Assistant, Teaching and Learning & Equity, Diversity and Inclusion  
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Assistant Principal  
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**Isabel Walker**  
Executive Director, Family Engagement  
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**Jay Jordan**  
Assistant Superintendent, Teaching and Learning  
360-678-6532



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# The Sustainability Framework in Bellingham Public Schools

## ACTIONS FOR TODAY AND TOMORROW

**Foundational statement:** Sustainability should inform everything we do. It is imperative we invest in actions that protect our students, staff, and families. We pledge to take bold steps to build a bright and healthy future for our community through a systemic commitment to sustainability.



**Vision:** Bellingham Public Schools will meet the needs of the present community without compromising the ability of current and future generations to meet their own needs in the future.

**Core beliefs:**

- We believe
- sustainability should inform everything we do,
  - the Earth is worth protecting,
  - in teaching stewardship for current and future generations, and
  - in investing in actions that produce the greatest return.

**Categories for change:**

**Strategic priorities:**

Bellingham Public Schools has a responsibility to stakeholders – students, families and staff – to provide safe, healthy facilities and environments in which to learn, teach, work and play. To act on this, we must:

- strive to be a carbon positive school district by 2040,
- strive to be a zero-waste school district by 2035,
- strive to be a responsible water district by 2040,
- align district policy and procedure with the climate action plans of other agencies, such as the City of Bellingham and United Nations, and act systematically and consider sustainability in every decision made by Bellingham Public Schools.

**Tactical areas of focus:**

ENERGY

WATER

WASTE

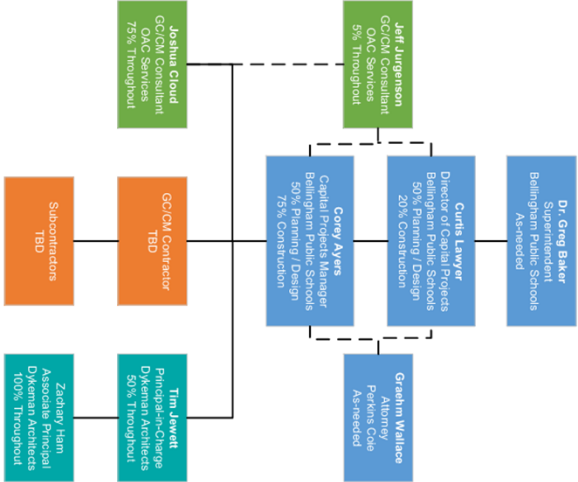
TRANSPORTATION

TEACHING & LEARNING

MAINTS & CULTURE

Bellingham Public Schools  
A collective commitment

# Project Team



## Project Management Expertise

### Curtis Lawyer, Capital Projects Director, Bellingham Public Schools

- 20+ years' experience on education projects including BPS, U.C. Berkeley, and San Francisco United School District.
- Design-Bid-Build, GC/CM and Alternative Delivery experience on projects totaling over \$650M.
- Civil Engineering EIT, completed the AGC of Washington's GC/CM workshop, and is an Associated Design Building Professional with the DBIA.

### Corey Ayers, Capital Projects Manager, Bellingham Public Schools

- 10+ years' experience in the AEC industry, working with design and construction firms.
- Bachelor of Arts in Architecture and a Bachelor of Science in Construction Management from the UW.
- Successful completion of Sehome HS and Sunnyland ES, both GC/CM projects.



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## Architect

### Tim Jewett, AIA, Dykeman Architects

- Principal in Charge
- Licensed Architect
- Over 30 years experience including 18+ in GC/CM / K12 projects
- Over \$509 million in GC/CM / K12 Projects
- Completed the AGC GC/CM Workshop
- Design Build professional with an Associate DBIA certification

### Zachary Ham, A4LE, Dykeman Architects

- Associate Principal & Project Manager
- BS in Architecture, Master of Architecture
- 15+ years' experience, including GC/CM, and an extensive project portfolio of K-12 schools in Washington
- Completed the AGC GC/CM workshop



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## Legal

### Graehm Wallace, Perkins Coie

- Partner
- Over 25 years experience in all areas of construction
- Experience includes several projects with Bellingham School District and dozens of other districts in Washington state
- Listed in Chambers USA "America's Leading Lawyers" in 2019 and 2020



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## GC/CM Advisory

### Jeff Jurgensen, GC/CM Consultant, OAC Services

- Certified Construction Manager, DBIA, CPE, PMP
- Almost 30 years of construction experience
- Worked on 15+ major capital GC/CM projects in WA state
- Extensive GC/CM and alternative project delivery experience

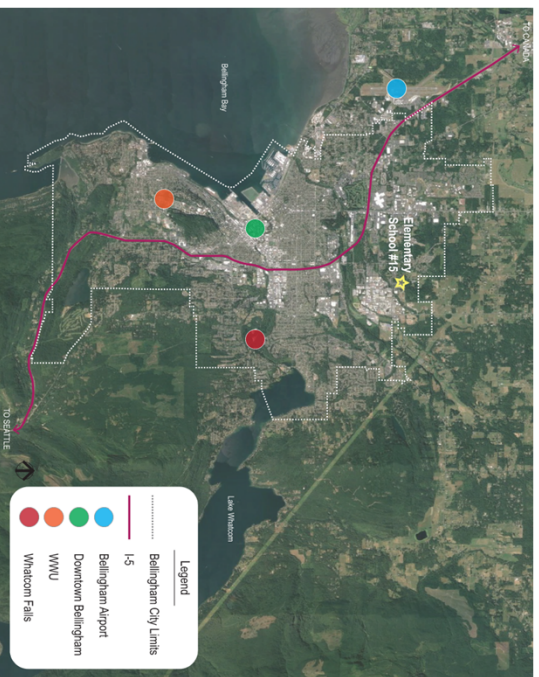
### Joshua Cloud, GC/CM Consultant , OAC Services

- DBIA, LEED AP, LFA
- Completed AGC of Washington's GC/CM workshop
- 20+ years of construction management experience doing public and private projects in the Northwest
- GC/CM experience includes Seattle Public Utilities and Bellingham Public Schools projects
- Worked for 2 years on King County's \$240M Design-Build Children & Family Justice Center as Owner's Representative



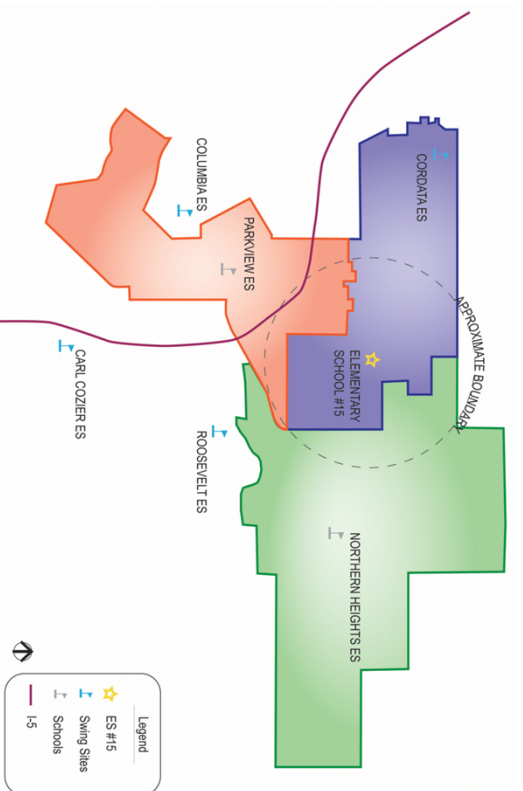
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## Elementary School #15



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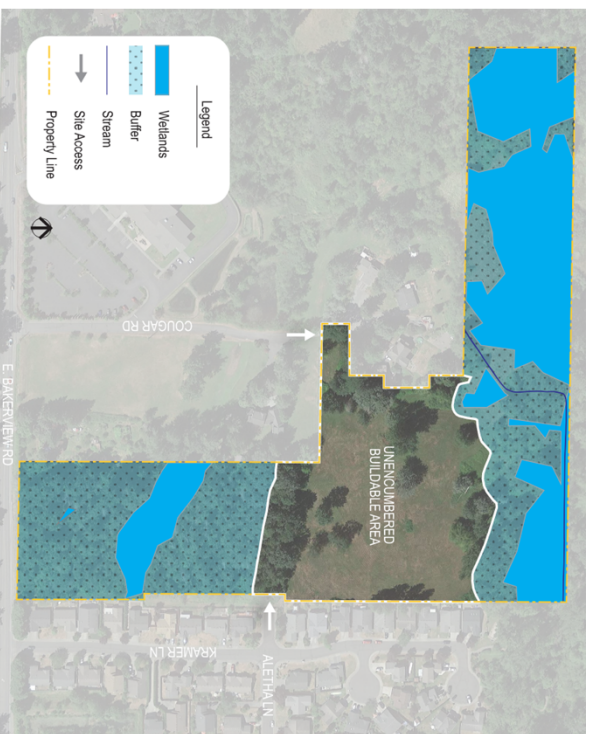
## Elementary School #15



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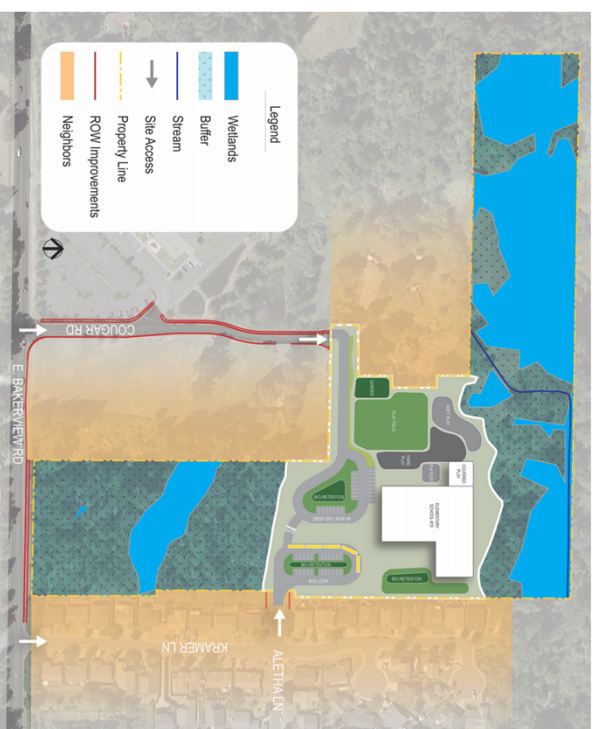


## Elementary School #15



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## Elementary School #15



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## Schedule

GC/CM Selection Process	
Submit Application to PRC	Feb 21, 2023
PRC Presentation and Determination	March 23, 2023
1 <sup>st</sup> Advertisement for GC/CM	March 24, 2023
2 <sup>nd</sup> Advertisement for GC/CM	March 31, 2023
Non-Mandatory Pre-Submittal Meeting	April 4, 2023
Receive Statement of Qualifications	Apr 13, 2023
Notify GC/CM Finalists	Apr 20, 2023
GC/CM Interviews	April 28, 2023
Issue RFP to Finalists	April 28, 2023
Submit & Open Fee Proposals	May 10, 2023
Board Approval of GC/CM Selection	May 18, 2023
Building Construction	Jun 4, 2024 - Aug 11, 2025
Site Substantial Completion	Aug 11, 2025
Project Closeout	Sep 9, 2025 - Nov 17, 2025

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## Budget

Costs for Professional Services (A/E, Legal etc.)	\$3,750,000
Estimated construction costs (GMP - including 5% construction contingency):	\$37,500,000
Equipment and furnishing costs	\$1,470,000
Contract administration costs (owner, cm etc.)	\$1,282,440
Contingencies (design & owner)	\$1,875,000
Other related project costs (Permits, Utilities, Surveys, Printing, etc.)	\$649,200
Sales Tax	\$3,473,360
<b>*Total</b>	<b>\$50,000,000</b>

\*\$50M in funding for Elementary School #15 was included in the 2022 bond program, approved by voters February 2022.

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## RCW 39.10.340

### The project meets 3 of the 6 criteria of the RCW:

- ▶ Implementation of the project involves complex scheduling, phasing, and coordination.
  - ▶ Site is:
    - ▶ Surrounded by wetlands
    - ▶ Located in a Rural Neighborhood not used to construction activity
    - ▶ In need of significant jurisdictional Utility & Traffic upgrades
  - ▶ School completion for the start of 2025/2026 School Year is a requirement!
- ▶ The involvement of the GC/CM during the design phase is critical to the success of the project.
  - ▶ Net Zero Ready aspirations need early involvement from Owner, Designers, and Construction team to meet goals.
- ▶ The project encompasses a complex/technical work environment.
  - ▶ All of the above!
- ▶ OUR TEAM IS EXPERIENCED AND READY TO GO!



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## PRC Application for Project Approval

## Questions?



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