BETHEL SCHOOL DISTRICT
Spanaway, WA

REQUEST FOR QUALIFICATIONS (RFQ)

GC/CM SERVICES FOR
NEW BETHEL HIGH SCHOOL

STATEMENTS OF QUALIFICATIONS SUBMITTAL DEADLINE:
STATEMENTS OF QUALIFICATIONS DUE BY 1:00 P.M. ON JANUARY 17, 2023

STATEMENTS OF QUALIFICATIONS SUBMITTAL DELIVERY ADDRESS:
BETHEL SCHOOL DISTRICT
CONSTRUCTION AND PLANNING
5410 184TH STREET EAST
PUYALLUP, WA  98375

Copy to: scoccia@bethelsd.org and jdryden@bethelsd.org
1. Introduction
The Bethel School District (District) is requesting Statements of Qualifications (SOQ) from qualified contractors to provide General Contractor/Construction Manager services for its upcoming New Bethel High School project (Project). SOQs are due by the date and time indicated on the Cover Sheet and Section 5 of this Request for Qualifications (RFQ). The District intends to complete the GC/CM selection process by the end of February 2023, as further detailed in the schedule in Section 7 of this RFQ. This RFQ and any subsequent additions or amendments will be posted on the District’s website at www.bethelsd.org. Please check the District website frequently for addenda to the RFQ which will be published only on the website. Questions should be directed, via email, to Sara Coccia, Director of Construction and Planning, at scoccia@bethelsd.org; copy to Jeff Dryden, Assistant Director of Construction and Planning, at jdryden@bethelsd.org.

2. Project Description and Background Information
The New Bethel High School project (Project) will involve construction of a comprehensive high school on 98 acres of rural land, of which approximately 35 acres will be set aside in critical area tracts. The Project is a significant, major new construction project for the District.

The New Bethel High School will replace the existing Bethel High School and is designed to house a population of 2,000 students. The two-story main building will be approximately 285,000 square feet, with multiple wings and courtyard areas. In addition, the Project will involve construction of student, staff, and bus parking areas; tennis courts; sports fields, including an artificial turf football field; and associated site and off-site infrastructure improvements. The site is located in Graham, Washington, at the intersection of 77th Avenue East and 224th Street East with primary vehicle access from 224th and secondary access for busses from 70th Avenue East. The site has fifteen (15) wetlands, including one large Category I wetland.

The building and site designs were previously finished and construction documents were completed in May 2021. However, during design, the Pierce County Stormwater Manual was updated to include new, more stringent threshold methodologies, including hydrogeology assessment, to evaluate the project’s stormwater discharge on the large Category I wetland. The results of groundwater monitoring and hydrogeological evaluation resulted in revisions to the design of the project’s stormwater facilities.

The Project will comply with all Office of the Superintendent of Public Instruction (OSPI) requirements for State construction matching funds, including compliance with the Washington Sustainable Schools Protocol (WSSP).
The anticipated Maximum Allowable Construction Cost (MACC) for the Project is $168,450,000, not including Washington State Sales Tax. The MACC is comprised of all Costs of the Work, including Specified General Conditions and Negotiated Support Services costs, and the GC/CM’s Contingency. The MACC does not include the GC/CM’s Fee.

The Design Team for the Project is:

- Architect – NAC Architecture
- Structural Engineer – Coughlin Porter Lundeen
- Civil Engineer – Sitts & Hill Engineers
- Mechanical Engineer – BCE Engineers
- Electrical Engineer – BCE Engineers
- Landscape Architect – Weisman Design Group

The School District also has engaged the following consultants:

- Cost Estimator – RC Cost Group
- Geotechnical Engineer – Migizi Group, Inc.
- Surveyor – Sitts & Hill Engineers
- Hydrogeologist – Aspect Consulting
- Wetland and Habitat – Raedeke Associates
- Lighting Study – Stantec
- Noise and Air Quality – Landau Associates and Ramboll
- Cultural Resources - Historical Research Associates, Inc.
- State Environmental Policy Act Documentation – EA Engineering, Science, and Technology
- Traffic – Heffron Transportation
- GC/CM Consultant – Hainline
- District Construction Counsel – Perkins Coie
- District Land Use Counsel – Mary J. Urback PLLC

3. Project Schedule – Design and Construction

The following schedule indicates tentative design and construction targets. Additional preliminary schedule information will be provided in the Request for Proposals (RFP) issued to shortlisted finalists. The project schedule will be further developed in collaboration with the GC/CM. The current GC/CM procurement schedule is separately addressed in Section 7.

<table>
<thead>
<tr>
<th>Previous Design Phases</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design</td>
<td>December 12, 2019</td>
</tr>
<tr>
<td>Design Development</td>
<td>April 15, 2020</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>May 18, 2021</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Assessment Phase</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Assessment Updates</td>
<td>December 2022 – February 2023</td>
</tr>
<tr>
<td>GC/CM Design Evaluation, Estimating, VE, Scheduling</td>
<td>March 1 – May 2023</td>
</tr>
</tbody>
</table>
**Note:** The current construction start date is contingent upon approval of the Conditional Use Permit (CUP).

### 4. GC/CM Scope of Services and Issues

**4.1 Approach** - The GC/CM is being brought onto the Project team when the design and documentation of the New Bethel High School project is largely completed. Therefore, the preconstruction design phases on the Project will differ from the traditional schematic design, design development and construction document phases the GC/CM typically participates in. For this Project, the District has outlined a process starting with an intensive Assessment Phase, followed by a Design Modification Phase. Both phases are anticipated to be relatively short, with the need for multiple preconstruction tasks to be performed concurrently. The more traditional bidding and construction phases will follow. The District will seek the GC/CM’s input in formulating the final preconstruction plan, but the selected GC/CM must be prepared to quickly engage and devote the necessary resources if this approach is to be successful.

**4.2 Qualities** – The District is seeking a GC/CM firm to participate as a member of the team in collaboration with the District, its architect, and other Project consultants during the Assessment Phase, Design Modification Phase, and bidding and construction phases of the New Bethel High School Project. The GC/CM must be skilled in all aspects of GC/CM delivery, including but not limited to assessment of previously prepared design documents, preparing construction estimates, value engineering, analyzing alternative designs, critical path scheduling, local labor and material procurement conditions, constructability reviews of progress documents, phasing and sequencing of work, construction methods and alternatives and planning and executing work on sites with environmental considerations. The GC/CM must have the ability to clearly coordinate and communicate with team members during the design and construction phases. In addition, it is imperative that the GC/CM have a thorough knowledge of the local labor, material and...
subcontracting markets in order to assist during the design phase and attract a stable of qualified subcontractors during bidding. Experience working in Pierce County and with Pierce County permitting authorities is advantageous.

The following qualities are particularly relevant and important to the District:

- GC/CM project staff with demonstrated expertise and experience on projects of similar size
- GC/CM project staff with demonstrated expertise and experience on project sites with environmental considerations
- Availability and commitment of necessary staff to perform multiple concurrent tasks early in the project Assessment Phase
- Expertise in planning, managing and performing complex site stormwater and erosion control measures
- Desire for clear and cooperative communication
- Emphasis on trust, collaboration, and shared goals
- Demonstrated commitment to equity and inclusion
- Explicit and fair balance of risk/reward for all parties
- Definitive design and construction phase scheduling to provide ample time for District staff to review and comment on planning, cost, schedule and procurement information

The GC/CM’s responsibilities will be further described in the Agreement and related Division 00 and 01 contract documents, which will be provided to shortlisted firms with the RFP.

4.2 Project Issues

The New Bethel High School Project presents a number of challenges for the District. The District elected to engage a GC/CM in light of these challenges, which are summarized below.

- **Complex Scheduling, Phasing and Coordination**
  Complex site stormwater management and permitting issues create scheduling, phasing and coordination complexity.
  
  - Stormwater Design and Management: Changes in regulations and additional information on site conditions required the redesign of the stormwater management system for the project. That design is currently underway and will be submitted to authorities for approval in 2023. The evaluation of site conditions resulted in preparation of a complex design which will require careful management during construction. Associated with design of the stormwater facilities is construction of temporary stormwater and erosion control measures, which are intended to provide wetland protection during the two-year construction period. The planning, implementation and monitoring of that plan may affect construction phasing and sequencing of other portions of the project.
Permitting: As indicated above, the site development plans for the stormwater facilities will be submitted for review in early 2023 with approval anticipated in the summer/fall of 2023. A Conditional Use Permit (CUP) is required for approval of the project which entails both review by multiple County departments and a hearing process before the County’s Hearing Examiner. Therefore, there is uncertainty in the time period to complete the CUP process, which could impact a start date for construction. No work can commence until the CUP is approved and issued. The building permit has already been applied for and is conditionally approved pending completion of site development review of the stormwater plans and the CUP process. Therefore, scheduling flexibility is critical and input from the GC/CM is necessary to determine cost considerations and timing as it may relate to early bidding, long lead procurement, start of construction during winter months, etc.

Start of Construction: Occupancy of the facility at the start of the 2026 school year is a primary objective. The start of construction is permit-dependent as described above and currently anticipated to be in the during the first quarter of 2024.

• **Budget Constraints**
  The District takes its planning and construction budgets very seriously. The community expects the District to develop good quality facilities, including the New Bethel High School, at a fair and reasonable cost. It is important for the GC/CM to provide thorough construction estimates and cost control procedures throughout the preconstruction and construction so the Project is delivered within budget. Please note, the project budget has been adjusted for an anticipated construction start in early spring 2024 with completion in 2026. It is critical that the GC/CM review both existing estimates and make their own estimates of existing as well as modified designs to validate the budget.

• **Uncertain and Volatile Market**
  The Project is proceeding following a previous design period and a very uncertain construction period in an area market that until just recently has been extremely busy. That condition has at times created lack of contractor interest, reduced subcontractor availability, pricing problems, and challenges in material procurement and scheduling. It is imperative that the GC/CM have a thorough knowledge of current area market conditions, material and labor costs, and subcontractor availability. The District expects the GC/CM to be able to communicate and advise on these matters and to be equipped to make adjustments as needed to deliver the Project as planned within budget.

5. **SOQ Submittal Process**
SOQs are due no later than January 17, 2023 at 1:00pm. Please provide submittals in written form to Bethel School District, Construction and Planning, 5410 184th Street East, Puyallup, WA 98375, with a PDF copy via email to scoccia@bethelsd.org and jdryden@bethelsd.org.
Firms must submit six paper copies of the SOQ to the address above and a PDF of the SOQ via email. SOQs must be limited to no more than 30 typed pages 8 ½ by 11 inch (no less than 11 point type), excluding covers, resumes and project data sheets. The Accident Prevention Program (APP) shall be provided with the PDF submission only. Please do not submit a paper copy of the APP.

6. SOQ Contents & Selection Criteria

SOQs should respond directly to each of the following criteria in the order presented below.

A. Firm General Qualifications (weighting 5%)

Provide the following information:

- Firm history and capabilities, including description of the types of projects or services the firm normally performs and the relative dollar value of each
- Firm location and proximity to the Project
- General K-12 school experience, including list of recent school projects with construction completion dates and total construction cost
- Recent, current, and projected workloads, including capacity to perform the project within the timeframes indicated

B. Firm GC/CM Experience & Past Performance on Similar Complex Projects (weighting 15%)

Provide project information on up to five similar projects (ideally GC/CM). Include for each project: brief project description, services provided, and start / finish dates of service.

- Original estimated GMP at start of design, agreed GMP at start of construction and final actual contract cost
- State specifically how the project is similar to the New Bethel High School project, especially in terms of size and site complexity
- Owner reference name with contact information
- Indicate names of personnel included in your proposal who participated in the project

C. Firm Experience on Projects Involving Environmental Considerations (weighting 12%)

Provide project information on up to three similar projects where work was performed on sites with environmental considerations. Focus on projects with wetlands and stormwater considerations. (If the project is listed above, reference the above project and provide supplemental information only.)
• A description of the environmental conditions encountered
• Measures taken to plan for and implement potentially changing temporary site controls, including phasing, site usage, access, noise and safety concerns
• Unique or complex situations including wetlands and stormwater
• Lessons learned (successes and failures)

D. Team’s Experience and Technical Competence (weighting 13%)

Provide the following information with proposed staffing for this Project:

• Organizational chart indicating Project roles
• Proposed team members
  o Indicate role and years of experience in that role
  o List similar project experience (indicate if GC/CM project)
  o Provide 3 owner or architect references
  o Length of service with company
• Experience of this team working together
• Role/job description/expected time involvement for selected personnel
• Resumes for key team members proposed for the Project

E. Team’s Approach to Providing Preconstruction Services (weighting 15%)

Address your team’s approach and ability to provide the following. Provide examples where applicable.

• Cost Estimating: Describe the specific approach you will use in preparing estimates as it relates to the anticipated phases of this project
• Scheduling:
  o Collaboration with architect and Owner on assessment scheduling
  o Address how you would approach phasing and sequencing of the schedule relative to uncertainly of permit timing and how that may affect the start of construction
• Design Document Reviews;
  o Assessment of the existing design documents
  o Personnel commitment and process description
  o Constructability approach – provide example descriptions
  o On-going document review and quality control
• Multiple Concurrent Assessment Tasking
  o Address the firm’s ability and approach to immediately commit the personnel and resources necessary to accomplish
concurrent multiple estimating, scheduling and review tasks in the initial Assessment Phase during the first several months of the Project

- Stormwater Management:
  - Address who and / or how your team will provide expertise in review of stormwater management systems and how that may affect construction scheduling and phasing
- Subcontractor Planning. Approach to subcontractor scope packages as it pertains to this Project and the market
- Use of technology and BIM models in providing services

F. Team’s Approach to Bidding and Construction Phase Services (weighting 8%)

Address your team’s approach and ability to provide the following. Provide examples where applicable.

- Strategies to attract subcontract bidders
- Approach to anticipate and mitigate supply chain and procurement delays and issues
- Approach to anticipate and address general market escalation
- The scope of work for the Project your firm would propose to self-perform, and why, a description of your ability to perform that work, and a summary of your past performance of this scope of work on other projects
- Use of allowances in subcontract packages
- Approach to negotiated support services
- Use of technology during construction
- Ability to address unexpected challenges
- Change management process
- Ability to meet time and budget requirements

G. Team’s Experience Working in Pierce County (weighting 8%)

Provide the following information:

- Project experience in Pierce County, including description of recent projects (indicate if GC/CM project)
- Permitting experience in Pierce County
- Strategy for dealing with permitting hurdles
- Expectation for working with Pierce County PALS, including any specific instances of overcoming hurdles
H. Diversity and Inclusion (weighting 10%)

Address your team’s approach to diversity, equity, and inclusion. Provide examples where applicable. Include:

- Outreach and inclusion plans for utilizing small business entities (SBE) and disadvantaged business enterprises (DBE) as subconsultants, subcontractors, and suppliers for the project
- Past performance in the utilization of SBEs and DBEs, including summary of participation levels of SBEs and DBEs on most recent five K-12 projects performed by your firm
- Strategy for design of bid packages in a manner that increases participation by SBEs and DBEs

I. Safety and Risk Programs (weighting 5%)

Address your team’s approach to project safety and worker health.

- L&I safety record/rating (provide additional explanation(s) as needed)
- Accident Prevention Program (provide copy)
- Risk management program

J. Project Closeout Procedures (weighting 5%)

Provide the following information.

- The contractual substantial and final completion dates for your five most recent projects over $40 million and the actual dates of substantial and final completion
- Standard project closeout procedures
- Proposed staffing specific to closeout phase (if any)

K. Firm’s Legal Record (weighting 4%)

Any lawsuits, claims, charges, or judgments against or the GC/CM team within the last 5 years (including explanation, if desired)
7. GC/CM Selection Schedule

The following are tentative target dates for selection of the District’s GC/CM.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertise and Issue RFQ for GC/CM Services</td>
<td>December 9, 2022</td>
</tr>
<tr>
<td>Receipt of Statements of Qualification</td>
<td>January 17, 2023</td>
</tr>
<tr>
<td>Announce Shortlist and Issue RFP for GC/CM Services</td>
<td>January 20, 2023</td>
</tr>
<tr>
<td>Interviews of Shortlisted Firms</td>
<td>February 8-9, 2023</td>
</tr>
<tr>
<td>Receive Cost Proposals and Select GC/CM</td>
<td>February 14, 2023</td>
</tr>
<tr>
<td>GC/CM Notified of Intent to Award</td>
<td>February 17, 2023</td>
</tr>
<tr>
<td>Board Approval</td>
<td>February 28, 2023</td>
</tr>
<tr>
<td>Agreement with GC/CM Executed</td>
<td>March 1, 2023</td>
</tr>
</tbody>
</table>

The District’s selection panel for this Project is expected to include the following members:

**District Staff**
- Sara Coccia – Director of Construction and Planning
- Paul Marquardt – Executive Director of Operations
- Jeff Dryden – Assistant Director of Construction
- Jamie Glenisky – Project Manager

**Consultants**
- Philip Riedel, Architect – NAC
- Chuck Hartung, Project Management – Hainline

In addition, the selection panel will include Mica Klein, District Construction Counsel – Perkins Coie, and Mary J. Urback PLLC, District Land Use Counsel, as non-voting / consulting members.

Members of the selection panel will review properly submitted SOQs and score them using the criteria and weighting listed above. Based on this scoring, the District will create and announce a shortlist of firms to interview and to submit cost proposals. The results of this review are for determination of the shortlist firms only.

Shortlisted firms will be provided the RFP, including interview instructions and instructions for submitting a final cost proposal, along with other written materials (preliminary design documents, preliminary project schedule, modified AIA A133-2017 and A201-2017 forms, and related Division 00 and 01 documents). Sealed cost proposals will be due from all shortlisted firms after the interviews at the date and time indicated in the RFP and will be opened in public at that time.

The District selection panel will conduct interviews in accordance with the instructions provided in the RFP. As part of the interview process, the selection panel may consider information provided in a firm’s initial SOQ submission. Following interviews with shortlisted firms, the selection panel will score the firms using the following selection criteria and weighting. Specific details will be provided in the RFP.
The selection panel’s scoring shall account for 75% of the firm’s final score. Following interviews, sealed cost proposals will be received and reviewed for the remaining 25% of the final score calculation. The District will then announce the highest-scored firm.

Members of the selection panel will meet with the highest-scored firm and finalize the pre-construction services fee. District staff will recommend selection and award of the agreement at a regular District Board of Directors meeting. Upon receiving Board approval, District staff will issue a notice of award and, upon contract execution, the GC/CM will be issued a notice to proceed with pre-construction services.

8. Protest Procedure

Procedure. A GC/CM protesting for any reason the District’s selection of shortlisted firms or any other aspect arising from this SOQ solicitation, shall cause a written protest to be filed with and received by the District within four (4) business days after the District’s announcement of shortlisted firms. (Intermediate Saturdays, Sundays and legal holidays are not counted as business days.) The written protest shall include the name of the protesting GC/CM, a detailed description of the specific factual and legal grounds for the protest, copies of all supporting documents, and the specific relief requested.

The written protest shall be delivered in person to:

Sara Coccia
Director of Construction and Planning
Bethel School District
516 - 176th Street East
Spanaway, WA 98387-8399

A copy of the written protest shall be simultaneously sent via email to scoccia@bethelsd.org.

<table>
<thead>
<tr>
<th>Score Component</th>
<th>Available Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demonstration of Firm Qualifications, Experience, and Past Performance</td>
<td>5</td>
</tr>
<tr>
<td>Demonstration of Team’s Experience and Technical Competence</td>
<td>12</td>
</tr>
<tr>
<td>Demonstration of Team’s Experience with Sitework, Stormwater Monitoring and Controls, and Environmental Considerations</td>
<td>13</td>
</tr>
<tr>
<td>Demonstration of Approach to Executing the Project</td>
<td>10</td>
</tr>
<tr>
<td>Case Study and Overall Interview Performance</td>
<td>10</td>
</tr>
<tr>
<td>Responses to Panel Questions and Comments</td>
<td>10</td>
</tr>
<tr>
<td>Demonstration of Firm’s Past Performance in Utilizing SBE and DBE Entities and Inclusion Plan</td>
<td>5</td>
</tr>
<tr>
<td>Capacity to Perform the Work</td>
<td>5</td>
</tr>
<tr>
<td>Scope of Self-Performed Work and Past Performance of This Scope</td>
<td>5</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>75</strong></td>
</tr>
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</table>
**Consideration.** 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 within six (6) business days of the District’s receipt of the protest. If no reply is received from the District during this six (6) business day period, the protest will be deemed rejected.

**Waiver.** Failure to comply with these protest procedures will render a protest waived.

**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.

**Attachments:**
Exhibit 1: Site Plan
Exhibit 2: Floor Plan
Exhibit 3: Project Renderings
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Exhibit 2: Floor Plan
Exhibit 3: Project Renderings