



Brandy Fox

As a project manager/owner's representative, Brandy brings a unique perspective and background to projects. She has over 30 years of experience in the architecture/engineering/construction community and has served as a representative of the project owner and the design team. She understands how to navigate the complexities of public and private construction projects and where the challenges lie. She has been involved in more than 150 projects, bringing depth of experience and perspective, particularly in budgeting, scheduling, permitting, staff involvement in the design process, and the creative, successful execution of the work.

SELECT PROJECTS & CLIENTS

The Evergreen School

Project Manager for a campus expansion that includes a 24,000 SF Early Learning Center and renovating recaptured space in the current buildings. Scheduled for completion in 2026.

Mercer Island School District

Program / Project / Construction Manager for the District's \$101M 2014 Bond, including a new 77,000 sf Elementary School, a 93,000-sf addition to the Middle School, a 15,000 sf addition to the High School, and multiple small projects, including the current Progressive Design Build project for Mary Wayte Pool renovations. (On contract, Capital Projects Manager from 1995-2006, and 2013–present.)

Seattle Girls' School

Project / Construction Manager for site acquisition and the Phase 1 building and site development. Project Manager for the Phase 2 addition of a new gym/multipurpose room. Phase 1 was completed in 2022, and Phase 2 was completed in 2025.

National Nordic Museum

Project/Construction Manager for the new Nordic Spirit Shelter, East Garden Renovation, and the grant funded Solar and Battery Energy Storage System project scheduled for completion in 2026.

Our Redeemer's Lutheran Church

Project / Construction Manager for \$3M partial renovation of this historic Ballard church. Completed 2021.

Vashon Island School District

Program / Project / Construction Manager for the District's \$10.5M 2017 Bond. Work included bond package development with the Board, scoping and estimating the work, design, and construction management. Projects include a new synthetic track and field, minor remodels of the alternative high school, middle school locker rooms, multiple re-roofing projects, painting, furniture, and flooring replacement. In addition, various small works projects funded by the District's Cap/Tech Levy and future bond planning. (On contract, Capital Project Manager from 2016 – 2022.)

Seattle Public Schools

Closeout activities on seven schools from the BEX III Levy, summer relocation of the Accelerated Progress Program (APP), a 500-student school, into a new home. (2011)

Tacoma School District

Project / Construction Manager for the new \$74 million Mt. Tahoma High School and a \$16 million addition at Wilson High School. (2000 – 2006)

City of Federal Way & Muckleshoot Indian Tribe

Provided expertise and assistance in selecting a Project / Construction Manager for construction projects. (2005)

City of Mercer Island

Project / Construction Manager for the construction phase of the City's new Community Center Project. Completed 2006.

Quileute Tribal School

Project / Construction Manager for a new gym and cultural facility. The BIA funded the project, which was built on Tribal grounds through the design-build process with Mortensen Construction. Completed 2005.

The Overlake School

Project/Construction manager for their initial construction program, which included new performing and visual arts buildings, a new gym, a synthetic infill sports field, a tennis facility, and numerous small projects. Work included extensive permitting with King County, including wetlands, streams, SEPA, CUP, traffic concurrency, building, and grading. (1998 – 2006)



EDUCATION/CERTIFICATION

Bachelor of Science, Boise State University / City University, 1989
Project Management Certification, Washington State University, 1991

WORK HISTORY

Note: Brandy closed her company, CPM Inc., in 2006 to take an extended leave of absence and explore the world with her husband aboard their sailboat *Restless*. She returned in 2008 and again in 2011 for short work periods as noted below. After 7 years and 40,000 miles of sailing, she, her husband, and *Restless* arrived back in Seattle. Brandy re-established CPM Inc. as CPM Seattle, Inc. in late 2013.

CPM Seattle, Inc.: November 2013 – present

President, Project Manager. Complete program/project/construction management for various public and private clients, focusing on educational and community buildings.

Seattle Public Schools: February 2011 – October 2011

On staff as a Project Manager and responsible for the closeout of 7 separate construction projects with various technical, legal, and contract issues requiring resolution before OSPI and the School Board acceptance. Also worked on various miscellaneous projects, including moving the 500-student north end APP or Accelerated Progress Program to its temporary lodgings at Lincoln High School in the Wallingford neighborhood.

Alliance Construction Management: February 2008 – September 2008

Project Manager. Filled in for the owner, Liz LeRoy, while she was on maternity leave. Liz contracted with most of Brandy's clients when she closed CPM in 2006. Work during this period was for those same clients (Mercer Island SD, Tacoma SD, The Overlake School).

CPM Inc.: April 1997 – May 2006

President and Project Manager. Complete program/project/construction management services for various public and private clients focusing primarily on schools. Work included a broad range of services, from initial planning of bond/levy programs to specific project planning, design, bidding, and construction administration/observation to final closeout. Most of these client relationships lasted for many years. They included miscellaneous projects such as portables, maintenance plans, and representation of the clients at City, County, and State negotiations and committees.

Meng Associates (now Studio Meng Strazzara): January 1989 – March 1997

Managing Principal and Project Manager. Management of in-house architectural/engineering design and VE projects, along with stand-alone services as project/construction manager for outside clients. Project-specific responsibilities are consistent with those provided with CPM. As managing principal, responsible for fee negotiations and contracting with clients and sub-consultants as well as day-to-day operations, personnel, accounting, and financial health of a 30-person Seattle Architectural and Engineering Firm.

Bassetti Norton Metler Rekevics (now Bassetti Architects): December 1986 – December 1988

Receptionist and Administrative Assistant. Assisted the firm's managing principal in developing and implementing computerized custom software for project scheduling and project management.

