North Pines Middle School
Replacement & Demolition

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Project Approval

Submitted by
Central Valley School District
June 30, 2016

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9

1. **Identification of Applicant**
   (a) Legal name of Public Body (your organization):
   Central Valley School District

   (b) Address:
   19307 E. Cataldo Ave.
   Spokane Valley, WA 99016

   (c) Contact Person Name:
   Mr. Ben Small
   Superintendent of Schools

   (d) Phone Number: **509-228-5400**
   Fax: **509-228-5439**
   E-mail: **bsmall@cvsd.org**

2. **Brief Description of Proposed Project.**

   The proposed North Pines Middle School Replacement & Demolition will encompass building a new 84,600 sf middle school on a 14 acre site that currently houses a 105,000 sf occupied middle school, play and ball fields, and parking on one of the busiest arterial streets in the Spokane Valley. This existing facility will remain occupied duration all phases of the project. Upon completion of the new middle school, the existing structures will be demolished and the new site work to compliment the new school will be completed.

3. **Projected Total Cost for the Project:**

   A. Project Budget (in $ millions)

Professional Services (AE, CM, Legal Etc.)	$3.1
Construction (including construction contingencies)	$19.0
Equipment and Furnishing	$0.8
Off-site costs	$0.5
Contingencies (design and owner)	$1.8
Other related project costs	$0.8
Sales tax	$1.5
Total	**$27.5**

B. Funding Status
Please describe the funding status for the whole project.

The district passed a general obligation capital projects bond in February 2015 in the amount of $121,900,000 which is allowing the district to renovate and expand 5 elementary schools, 1 middle school as well as build 1 new in lieu replacement elementary school.

The North Pines middle school was to be on the 2018 bond program. However, due to proactive and timely project and budget management, the district is able to complete the North Pines Middle School Project under the 2015 Capital Bond Program and existing budget.

4. Anticipated Project Design and Construction Schedule
Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.
  (See Attachment B for an example schedule.)
- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

Preliminary Project Milestones

Project Review Committee Process	July 2016
Interview Architects/Hire Architects	July 2016
Issue GC/CM RFQ/RFP	July/August 2016
Select GC/CM	Aug/Sept 2016
Begin Design	August 2016
Begin GMP Negotiation	May/June 2017
Execute GMP	July/August 2017
Early Site work bids/construction	April 2017
Begin Construction	July 2017
Move-in	Aug 2018

5. Why the GC/CM Contracting Procedure is Appropriate for this Project
Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

  Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

The North Pines Middle School Renovation/Addition meets three statute criteria:

1) The project is complex & highly complicated

- Occupied sites require detailed phasing plans to allow ongoing education and promote safety of children, staff and parents. The site is very small, at 14 acres with an occupied 550 student 105,000 sf middle school with fields, and we will now build an 84,600 sf new middle school with parking. Upon occupying the new facility the existing facility will be torn down.
- The site is located on one of the busiest arterials in the Spokane Valley in the middle of a very active neighborhood. There is minimal lay down area. Phasing and site circulation plans will require early involvement, and coordination by the GC/CM. The site will be occupied by students and staff during construction. Completing detailed preconstruction site safety, phasing, noise and dust mitigation plans is critical to project success while maintaining a healthy learning environment.

2) Involvement of GC/CM is critical during design

Involvement of the GC/CM during design is critical for the following reasons:

- The District solicited for professional architectural services in mid-June with selection of the A/E firm by mid-July. It is the District's intent to secure a firm with Washington State GC/CM experience.
- In order to capitalize on funding options to help solve the high growth capacity needs in the district we have an 8.5 month design schedule. By including a GC/CM into the design process it will speed up the design process as they will assist the district and design team in making timely and cost effective decisions.
- The GC/CM cost estimating and subcontracting expertise will help guide the design within the set budget. The construction market in the state of Washington is getting very active and we feel a GC/CM on board will help guide the team to make good decisions which saves time by continuing to move forward and not back. With the timing of this project so crucial to meet the funding criteria we don't have time to go backwards.

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest

GC/CM will increase the predictability of outcome
Engaging the contractor early in the design process will increase the predictability of outcome for the project through careful and detailed phasing plan development, accurate cost estimating and strategic subcontractor buyout. Estimating the actual cost of difficult projects in tight quarters can be difficult and result in unpleasant, late-in-the-schedule surprises for design-bid-build projects. Having the GC/CM on board will allow the district bid packages earlier and holding bids for 30 to 60 days or longer if they deem prudent.

Selecting and retaining a contractor team of professionals through a qualifications process will help provide the best available construction talent for the project over design-bid-build.

GC/CM will help ensure student and staff safety during construction
The contractor will be responsible to work closely with school staff to develop a detailed construction phasing plan defining work areas, safety and sound barriers, traffic routes and work hours. This phasing/safety plan will allow construction to proceed as efficiently as possible while maintaining a safe and healthy learning environment.

Reducing Construction Schedule - The potential for the GC/CM and the CVSD project team to plan and schedule for early site and procurement bid packages ahead of the summer 2017 bid timeframe reduces the potential for cost increases. Critical construction activities can then be the main focus of the GC/CM and project team if less risky elements can be constructed ahead of the critical components of the work.

Open Book Accounting - The GC/CM alternative contract delivery method allows for open book cost accounting and verification process. This will allow CVSD staff to maintain a comfort level throughout the project.

Broader Reach of Qualified Subcontractors - Retaining a contractor via the GC/CM method is much more likely to result in predictable costs and broader subcontractor bid coverage. The GC/CM and CVSD can work together to develop a subcontracting plan that meets strict project requirements with local or specialty contractors resulting in increased competition, and if needed pre-qualified subcontractors.

7. Public Body Qualifications
Please provide:

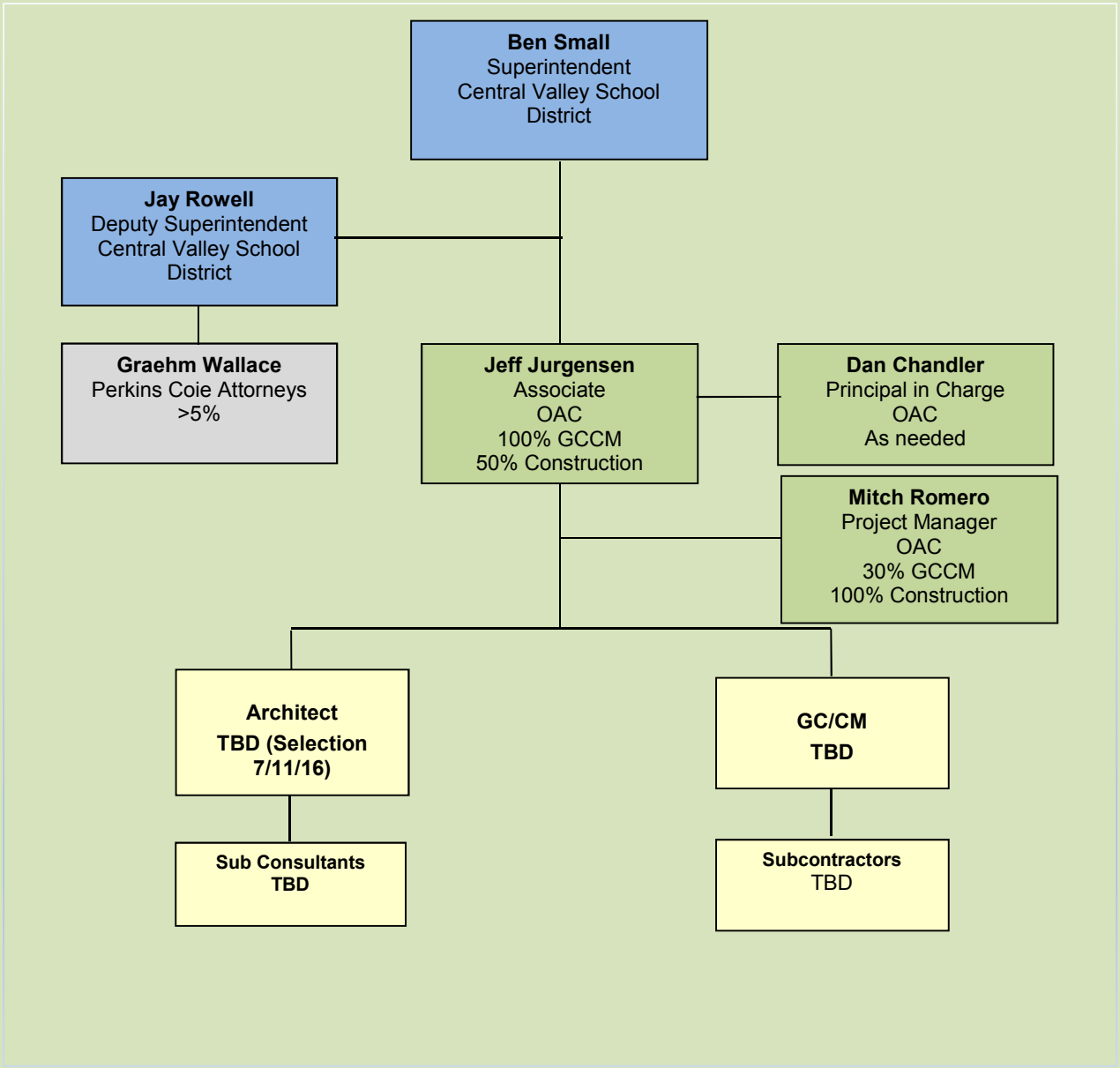
- A description of your organization's qualifications to use the GC/CM contracting procedure.
- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles.

  Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)
- Staff and consultant short biographies (not complete résumés).
- Provide the ***experience and role on previous GC/CM projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

  (*See Attachment D for an example.)*
- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

Project Organization Chart



THE PROJECT TEAM

Mr. Ben Small, Superintendent, Central Valley School District
Mr. Small will be the overall project lead and retain decision making authority on all matters related to the design and construction as delegated by the School Board. Mr. Small and the Central Valley School District have arranged with the region's top experts to advise him.

Mr. Jay Rowell, Deputy Superintendent, Central Valley School District
Mr. Rowell is in charge of the 2015 Bond Program for the school district. OAC Services meets with Mr. Rowell and school staff weekly to discuss every project whether it is in planning phase or under construction. Mr. Rowell takes a very active role in all of the projects associated with the school district. He has also been to the AGC GC/CM training course.

Mr. Graehm Wallace, Partner, Perkins Coie
Although the District's general counsel is Roy Koegen of Koegen/Edwards, they will be utilize Perkins Coie and Graehm Wallace to assist with GC/CM related issues for this project. Mr. Wallace and his firm are highly respected throughout the industry for their knowledge in RCW 39.10. He is the attorney of record on the other GC/CM projects within the district.

Dan Chandler, Principal, OAC Services Inc.
Mr. Chandler has 30+ years of construction experience and will serve as the resource for the project should his services be needed. Mr. Chandler's role is to support Jeff Jurgensen and the School District during entire project.

Mr. Chandler's background includes extensive experience in all construction delivery methods including GC/CM (negotiated), Design-Build and Design-Bid-Build. His practice includes clients in the public, private and not-for-profit sectors.

Jeff Jurgensen, Associate, OAC Services Inc.
Mr. Jurgensen and OAC Services Inc. were selected by the Central Valley School District to directly oversee all aspects of the design and construction of their capital bond program. He and OAC will lead the GC/CM selection process through design, construction and closeout. Mr. Jurgensen has over 26 years of construction industry experience including 16 years as a project management consultant and cost estimator in the Spokane area. His experience includes projects throughout the Northwest using a variety of delivery methods including GC/CM, Design-Build and Design-Bid-Build. He has recently led the GC/CM process on the Evergreen Middle School as well as the Opportunity, Sunrise, Chester and Greenacres Elementary Schools for the Central Valley School District

Architect
To Be Determined by July 11, 2016. The district is in the process of advertising for design firms and has requested they have GC/CM experience. OAC will be involved in the selection process and guide the school district and assist the school district. There are many qualified local and regional design firms with this experience. The A/E will be determined prior to the PRC presentation for this project.

Organizational Controls & Planned GC/CM Process
We will utilize the same controls and processes utilized on past projects including the most recent GC/CM delivery projects. Preparation of the GC/CM RFP and selection process will be based on the OAC's internal methods that have been refined over the years, along with the latest lessons-learned items from other school districts and universities, including current projects at Central Valley School District, Spokane Public Schools, Clover Park School District, and Tahoma School District. OAC also possesses extensive GC/CM experience with Washington State University and the City of Spokane.

We utilize an open selection process in order to promote as much competition as we can within the contracting community.

The District plans to utilize a three-phased GC/CM selection model:

1. Public outreach followed by a Request for Qualifications
    a. Focusing on relevant experience, proposed team and approach
    b. Short list three or four firms for interviews
2. Extensive Interviews with site and office visits as optional
    a. Gather more information regarding team proposed, approach and experience
3. Fee and Specified General Conditions Bidding
    a. Maximizing a combination of qualifications and value based approach

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Listed on the next page.

Project Name	*Project Number*	*Project Description*	*Total Project Cost*	*Method of Delivery*	*Lead Design Firm*	*General Contractor /GCCM*	*Planned Constr. Start*	*Planned Finish*	*Actual Start*	*Actual Finish*	*Original Construction Budget*	*Final Construction Cost*	*Reason for cost overrun*
Chester Elementary	101-14-10-S	63,500 sf remodel and addition	$20,163,876	GC-CM	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Lydig Construction 11001 E Montgomery Spokane, WA 99206	3/1/2016	4/14/2017	3/1/2016	4/14/2017	$14,168,736	$14,694,243**	**Job is anticipated to finish on time and had increases in scope.
Spokane Valley Tech phase 1	403-04-12-B	12,000 sf remodel	$2,431,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Blews Construction 509.928.6227 bonnie@blewsconstruction.com	8/22/2012	12/21/2012	8/22/2012	1/9/2013	$1,736,482	$1,603,151	None, Cost reduction.
Spokane Valley Tech phase 2	422-13-11-B	7,100 sf remodel	$1,737,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Blews Construction 509.928.6227 bonnie@blewsconstruction.com	3/17/2014	4/17/2014	3/17/2014	3/17/2014	$1,240,484	$1,290,491	Estimated construction costs. NOC has been held due to clearing a pending lien.
Central Valley High School	235-00-06-B	239,540 sf building. New in lieu.	$40,793,000	D-B-B	NAC, Steve McNutt, 509.838.8240, smcnutt@NACARCHITECTURE.com	Garco, Clancy Welsh, 509.535,4688, clancy@garco.com	8/18/2000	4/15/2002	8/18/2000	6/1/2002	$29,137,974	$29,856,201	Additions during construction.
University High School	236-00-06-B	239,540 sf building. New in lieu.	$45,342,000	D-B-B	NAC, Steve McNutt, 509.838.8240, smcnutt@NACARCHITECTURE.com	Lydig Construction, Attn: Larry Swartz, 603 N Havana, Spokane, WA 99202	9/15/2000	4/15/2002	9/15/2000	9/8/2002	$32,387,300	$33,242,104	Additions during construction.
Liberty Creek Elementary	444-15-10-B	74,000 sf building new	$21,628,000	D-B-B	MMEC Architecture & Interiors 1 N. Monroe, Suite 200 Spokane, WA 99201	TW Clark Construction LLC 1117 N. Evergreen Road Spokane Valley, WA 99216	1/15/16	5/27/17	1/15/16	5/27/17**	$15,913,818	$15,300,000**	**It is anticipated the change contingency will be utilized in betterment of project and will be completed on time.
Evergreen Middle School	100-14-10-S	104,000 sf Building remodel and add	$32,114,367	GC-CM	ALSC Architects203 N Washington, Suite 400, Spokane, WA 99201	Garco Construction 4114 E Broadway Ave, Spokane, WA 99202	2/11/16	4/15/17	2/11/16	4/15/17**	$19,721,793	$18,064,615	**Job is currently under way anticipated to use Change Order budget for improvements.
Greenacres Elementary School	101-14-10-S	70,000	21,497,444	GC-CM	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Lydig Construction 11001 E Montgomery Spokane, WA 99206	3/1/2016	8/15/2017	3/1/2016	8/15/2017**	$15,835,341	$15,498,901**	**Job is anticipated to finish on time and under budget

9. Preliminary Concepts, sketches or plans depicting the project

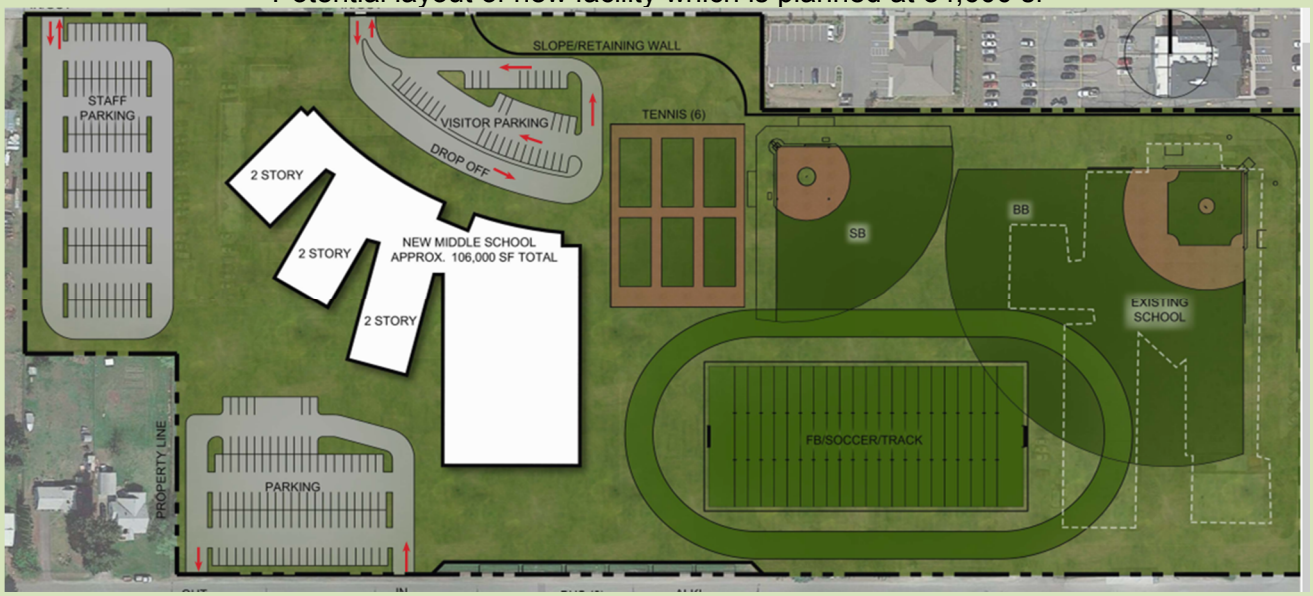
To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- An overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Photo of existing site, with apartments the district owns and is demolishing

Potential layout of new facility which is planned at 84,600 sf



10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on <u>any</u> project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

The District reports there have been no audit findings on the projects listed in this application.

Caution to Applicants

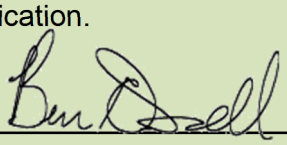
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: 

Name: (please print) Ben Small

Title: Superintendent

Date: 6/30/2016