

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Ephrata School District #165**
- b) Mailing Address: **111 4th Avenue NW, Ephrata, WA 98823**
- c) Contact Person Name: **Tim Payne** Title: **Superintendent**
- d) Phone Number: **509-754-2474** E-mail: **tpayne@ephrataschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Ephrata School District 2023 Projects**
- b) County of Project Location: **Grant**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The Ephrata School District 2023 Projects include proposed improvements to three of the school district's existing facilities: Grant Elementary, the Performing Arts Center (PAC), and the Beezley Springs Annex building. Located nearby to one another on the same school campus block, each of these aging facilities have been identified through district planning processes to be in need of improvements to better serve the current and future needs of the students, staff, and community. Accomplishing the needed improvements within the constraints of available funding, and the complex scheduling and phasing required to complete the work in a safe and timely manner within occupied buildings are two of the greatest challenges of this project that require collaboration with a GC/CM.

Grant Elementary is an existing 31,400 SF single story building serving Grades K-5. The school was originally built in 1957 with 1980s era additions, and the proposed improvements include modernization of the existing building focused on improving security, accessibility and functionality of the school. An approximately 7,900 SF addition to the elementary is also planned to house a new multi-purpose gymnasium and music classroom. The Performing Arts Center (PAC), originally built in 1952, is a 34,900 SF building including a performing arts auditorium, gymnasium, and supporting spaces. The focus at this building is to demolish and replace the existing outdated auditorium with a new auditorium to better support the school performing arts program and the greater community. Built in 1932, the Beezley Springs building is adjacent to the main Ephrata High School building and includes supplementary high school classroom space, office space, and a gymnasium. At this facility, the modernization will include a remodel to create a secure entry for improved safety, and updates to interior finishes. While the overall project will largely be focused on building improvements, some related sitework will also be necessary. The majority of the sitework will occur at Grant Elementary around the planned addition, while sitework for PAC and Beezley will be less extensive.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$3,798,240
Estimated project construction costs (including construction contingencies):	\$26,525,780
Equipment and furnishing costs	\$974,448
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$696,208
Contingencies (design & owner)	\$0

Other related project costs (briefly describe) Permits, Utility Fees, Third Party Inspections, Legal, Bid Advertising, etc.	\$1,210,630
Sales Tax	\$2,157,987
Total	\$35,363,293

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The project is funded through a \$27 million capital projects bond approved by Ephrata voters in February 2019 for multiple projects throughout the District including the Ephrata High School Performing Art Center project, Beezley Springs project, and the Grant Elementary project. State matching assistance from OSPI is anticipated for these projects and those funds will become available in July 2023.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

GC/CM Procurement Schedule	
Date	Activity
December 19, 2022	Submit PRC Application
January 26, 2023	PRC Presentation
January 31, 2023	Advertisement for Request for Qualifications published. (First Notice)
February 7, 2023	Advertisement for Request for Qualifications published. (Second Notice)
February 9, 2023	Pre-Proposal Conference
February 23, 2023	Statement of Qualifications Due
February 23 – March 1, 2023	SOQ scoring and short-listing of firms
March 2, 2023	Notification of Highly Qualified Firms with Draft Contracts
March 9, 2023	Interviews with Short-Listed Firms
March 10, 2023	Notification to Most Highly Qualified Firms to Submit RFFP
March 16, 2023	RFFP Submissions and Public Opening
March 27, 2023	School Board Approve GC/CM Selection and Award Pre-construction Services
March 2023-June 2023	GC/CM Preconstruction Services
June 2023-July 2023	MACC Estimate/Negotiations
July 24, 2023	School Board Approval of GMP

Design and Construction Schedule	
Date	Activity
Complete	Programming
Complete	AE Consultant Procurement
Complete	Schematic Design
Complete	Design Development
January 23, 2023	School Board Approval to use GC/CM

March – June 2023	Construction Documents
May 2023	90% Constructability Review
May 2023	Permit Submittal and Review
June 30, 2023	OSPI D7 Deadline for state funding
July 2023	Subcontractor bidding for Phase 1 (Bid Package 1)
July – August 2023	Subcontractor bidding for Phases 2-4 & Site (Bid Package 2)
Phase 1 – Mobilization and Temporary Classrooms in Beezley	
August 1-31, 2023	Phase 1 Construction (Beezley)
Sept. 1-15 2023	Move elementary classrooms from P2 area into Beezley
Phase 2 – Grant Elementary Gym Addition and SE Area Modernization	
Sept. 16, 2023 – Aug. 15 2024	Phase 2 Construction (Grant ES)
August 16-31, 2024	Move elementary classrooms from P3 area into P2 area
Phase 2 – PAC	
Sept. 16, 2023 – Feb. 16, 2025	Phase 2 Construction (PAC)
Feb. 16, 2025	PAC Substantial Completion
March 16, 2025	PAC Final Completion
Phase 3 – Grant Elementary NW Area Modernization	
Sept. 1, 2024 – May 31, 2025	Phase 3 Construction (Grant ES)
June 1-15, 2025	Move elementary classrooms out of Beezley
July 15, 2025	Grant Elementary Substantial Completion
August 15, 2025	Grant Elementary Final Completion
Phase 3 - Beezley	
Sept. 1, 2024 – July 15, 2025	Phase 3 Construction (Beezley Classroom area)
June 15 2025 – July 15, 2025	Phase 3 Construction (Beezley Gym area)
July 15, 2025	Beezley Substantial Completion
August 15, 2025	Beezley Final Completion
Site Phase – Grant Elementary, PAC, and Beezley Sitework	
June 15 – August 15, 2024	Major sitework for Phase 2 (Grant ES and PAC)
June 15 – July 15, 2025	Major sitework for Phase 3 (Grant ES and Beezley)
Project Completion	
July 15, 2025	Project Substantial Completion
August 15, 2025	Project Final Completion

- a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*

The Ephrata School District, through a public procurement process, selected ESD 112 Construction Services Group (CSG) to provide project and construction management services. Also through a public procurement process, the Ephrata School District selected Design West Architects to lead the design team and provide architectural services. Both firms have teams located in eastern Washington and can provide staffing that has the appropriate technical and GC/CM experience.

- b) Hiring consultants if not already hired; and

All consultants are secured and have made commitments to the project.

- c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

ESD 112 Construction Services Group (CSG) has already been engaged to act as the District's Project/Construction Manager for this project as part of the District's 2019 bond projects.

4. 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?

The complex scheduling, phasing, and coordination this project involves is a primary reason that the GC/CM delivery method is being pursued. Phasing, scheduling, sequencing and coordination of the work across multiple buildings must be thoughtfully planned in order to allow school operations to continue while construction progresses in partially occupied buildings. Each building location that is part of this project poses a unique set of challenges and complexities.

Currently, Grant Elementary has approximately 450 students enrolled in grades K-5. The existing building contains 19 classroom spaces as well as a Multipurpose Room, Library, Administration and other supporting spaces. Additionally, five adjacent portable buildings serve this school, primarily as classroom space for the upper grade levels. Because there is not enough extra space or capacity elsewhere in the school district to accommodate displacing the full Grant Elementary student body, the modernization must be completed in phases. The construction within Grant Elementary is currently planned to occur over two phases which will displace 9-10 classrooms at a time, or roughly a third of the total students. While the district can temporarily absorb some displaced students using existing spaces, temporary classrooms will be required in order to complete this project. The existing gym in the Beezley Springs building has been identified as the best location for these temporary classrooms, since it is nearby and temporary classrooms can be built within at a relatively low cost. Additionally, it will be critical for the existing portables at Grant Elementary to remain in operation over the full course of construction, as they provide classroom space for about a third of the students. The remaining third of the students will occupy roughly half of the main building while the other half undergoes construction, requiring two phases to complete the work.

Both the Beezley Springs building and the Performing Arts Center (PAC) are ancillary buildings that are part of Ephrata High School, which has an enrollment of nearly 900 students. The construction phasing of the Beezley Springs building is interdependent with the work at Grant Elementary; six temporary classroom spaces will need to be constructed in the Beezley gym before work can begin at the elementary, the temporary classrooms must remain in use until Grant is completed, and finally the temporary classrooms will be removed and the gym restored to its previous function. The Performing Arts Center is not directly dependent on the Grant Elementary or Beezley Springs construction, but has complexities of its own. Part of the existing structure will need to be demolished and rebuilt while the gym, weight room, and wrestling room remain available for regular use.

Construction scheduling for the project will be complex. The project involves multiple interdependent phases, work must occur in more than one building at the same time, and the construction schedule must accommodate constraints set by the overall district school calendar. Additionally, the project scope includes upgrades to building systems requiring mechanical and electrical equipment that commonly come with long lead times; early involvement of the contractor helps to ensure long lead items are accommodated in the schedule to avoid delays. Overall, it will be critical for each phase of the project to be completed on schedule to minimize disruptions to school functions.

Phasing is another aspect of this project that is not simple. Preliminarily, the project is divided into three main phases of work. Phase 1 will include construction of the temporary classrooms in Beezley Springs. This phase contains a relatively small portion of the work and will be issued as an early bid package to allow construction to get an early start immediately after the state funding is finalized and released. Once Phase 1 is complete, the school district will move Grant Elementary Classrooms into

these spaces, vacating the Phase 2 area of Grant Elementary for construction to begin. The Grant Elementary gym addition will occur in Phase 2 in order to get the added space available for use as soon as possible. The addition will also include the new head end for electrical, mechanical and fire protection systems – this allows the new systems to serve the addition and Phase 2 modernization area, while the existing systems remain in place to serve the occupied area of the building. Meanwhile, Phase 2 will also include the work at the PAC. At the end of Phase 2, the school district will move into the newly completed half of Grant Elementary, vacating the Phase 3 construction area. Phase 3 work will include modernization of the second half of Grant Elementary, extending the new utilities and building systems installed in the previous phase. Additionally, the modernization in Beezley will occur in Phase 3. As soon as Grant Elementary is fully completed, elementary classrooms will be moved out of the temporary locations in Beezley to their permanent locations, and the temporary classrooms will be removed. Furthermore, the sitework associated with each of the buildings will be structured to occur over the two summer break periods, to take advantage of both ideal weather conditions for construction and the low use period while classes are not in session. Some sitework, in particular related to utilities, is expected to occur outside the summer months and close coordination with the contractor will be necessary to accomplish this work.

Careful coordination will be required to accomplish the work within occupied existing buildings. The project team will need to work together to coordinate utilities, building systems, networking, phasing, scheduling, site access, and other details of the project.

- 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 8.

This project involves construction at three different facilities, all of which must continue to operate to varying degrees throughout the course of construction. Furthermore, the construction will occur on a school campus site where other adjacent buildings remain occupied and fully functional.

Safety of all students and staff is a primary concern. Special care must be taken to provide and maintain safe walking routes between buildings, as well as to and from parking lots, drop-off areas, play areas, fields, and public streets and sidewalks. Temporary measures will also be required to ensure emergency egress routes are maintained at all times. The contractor must also be able to coordinate access to the project site for deliveries and construction activities.

Additionally, careful planning will be critical in regards to utilities serving the campus and occupied buildings. The contractor will need to understand existing utility systems and be able to schedule shutdowns at appropriate times, along with ensuring that life safety, IT and other building systems remain operational. Because the existing portables at Grant Elementary have several systems interconnected with the main building, it will take careful planning to keep the portables operational during the construction at the main building. In addition, sitework will occur in close proximity to existing utilities, potentially impacting a school building or the entire campus if damaged or not properly coordinated.

Grant Elementary, the PAC, and Beezley, will all require construction to occur within part of each building while other areas of the building remain occupied. To minimize disruptions to the occupants, it will be essential for the contractor to provide appropriate barriers for safety, as well as to mitigate noise, dust, and fumes. Additionally, disruptive work and utility shut downs will need to be scheduled during off hours.

Another impact of this project is that the occupants of each building will need to move multiple times to accommodate the phased construction. The proposed phasing plan is designed to minimize the

number of moves, and for the moves to occur over summer breaks; it will be essential for the contractor to stay on schedule to reduce disruption to educational functions.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

Involvement of the GC/CM during the design phase is extremely critical and one of the main reasons this delivery method is being pursued. A skilled GC/CM will provide key input to decision making during design to align project scope with the available funding, and assist in developing a successful plan for completing the project within occupied buildings over multiple phases with an aggressive schedule.

The GC/CM's involvement during the design phase is especially critical in our current construction market, where cost escalation is high, subcontractors and suppliers are near capacity, supply chain issues are common, and bidding conditions have become more unpredictable, all resulting from the pandemic. In particular, the unprecedented inflation that has occurred in the market over the past year has created a tremendous challenge to the District and project team in delivering the promised scope of work to the Ephrata community. The 2019 bond funding and master budget for these projects was developed pre-pandemic and costs have risen to an extremely higher degree than the historically normal rate of escalation. As a result, creative design solutions and value engineering are essential to making the best use of funds to meet the needs of the school district on this project. Having a qualified GC/CM involved will add another level of cost estimating to the project, adding immense value to the task of balancing scope and budget.

In addition to providing pre-construction costing input, the GC/CM's experience and buy-in will be essential to ensuring the phasing details and durations that are set during design are able to realistically be implemented. Having the GC/CM engaged in the design phase will help to minimize constructability issues and allow the team better opportunities to complete the project on schedule.

The GC/CM's involvement during design will provide value to the Ephrata School District in the form of constructability reviews, value analysis, construction document quality control, and other design phase deliverables. As a team with the GC/CM, we will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all commitments made to the local community.

- If the project encompasses a complex or technical work environment, what is this environment?

This project encompasses a complex work environment, primarily due to the work occurring within and adjacent to existing buildings that need to remain occupied and operational throughout the course of construction. Construction activities will need to be managed continually to ensure the safety of the students and staff. Both careful planning and implementation of the work will be critical to keep existing building systems operational and avoid disruptions to the occupants.

Additionally, a unique technical aspect of the project is retrofit floodproofing work that is required to meet current FEMA regulations as applicable to each building. Grant Elementary, Beezley Springs, and the PAC are all located within a floodplain, and were constructed prior to any floodplain requirements being established.

- 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?
Not applicable to this project.
- 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?

Not applicable to this project.

5. 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 Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The GC/CM contracting method provides a significant risk management benefit of scheduling and phasing work to allow for the school facilities to be completed on time while mitigating the ongoing risk of cost escalation. It also allows for the use of a Target Value Design by the design team and contractor, which will aid in the project staying on budget throughout the entire design and construction process.

The GC/CM Contractor will participate in the allocation of risk. Construction delay claims are expensive, take time to resolve, and impact the scope, schedule, and budget of the project. The GC/CM Contractor is part of the decision-making process during pre-construction, participating in the estimating, constructability, and schedule development. Because of this arrangement, the chance of costly litigation is likely reduced for the public. Additionally, the GC/CM contractor regularly brings current marketplace capital cost realities to the project in both the preconstruction and construction phases of the work. The access to current costs has become especially valuable in the current market where prices have been increasing rapidly.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

The traditional design-bid-build delivery method does not provide the opportunity nor the incentive for a Contractor to fully understand, account for, bid and manage the construction within existing, occupied buildings. Many of the design decisions will require thoughtful approaches to phasing and sequencing of work. The ability for the GC/CM to participate in early decision making provides realistic approaches to these challenging construction processes.

By engaging the contractor early in the design process, many constructability issues can be mitigated or even avoided during construction. Constructability issues and design errors are often not raised by bidding contractors until after the project is awarded in the traditional design-bid-build delivery method. This results in changes being priced at change order rates rather than being included in the competitive bidding process.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

Not applicable to this project.

6. Public Body Qualifications

Please provide:

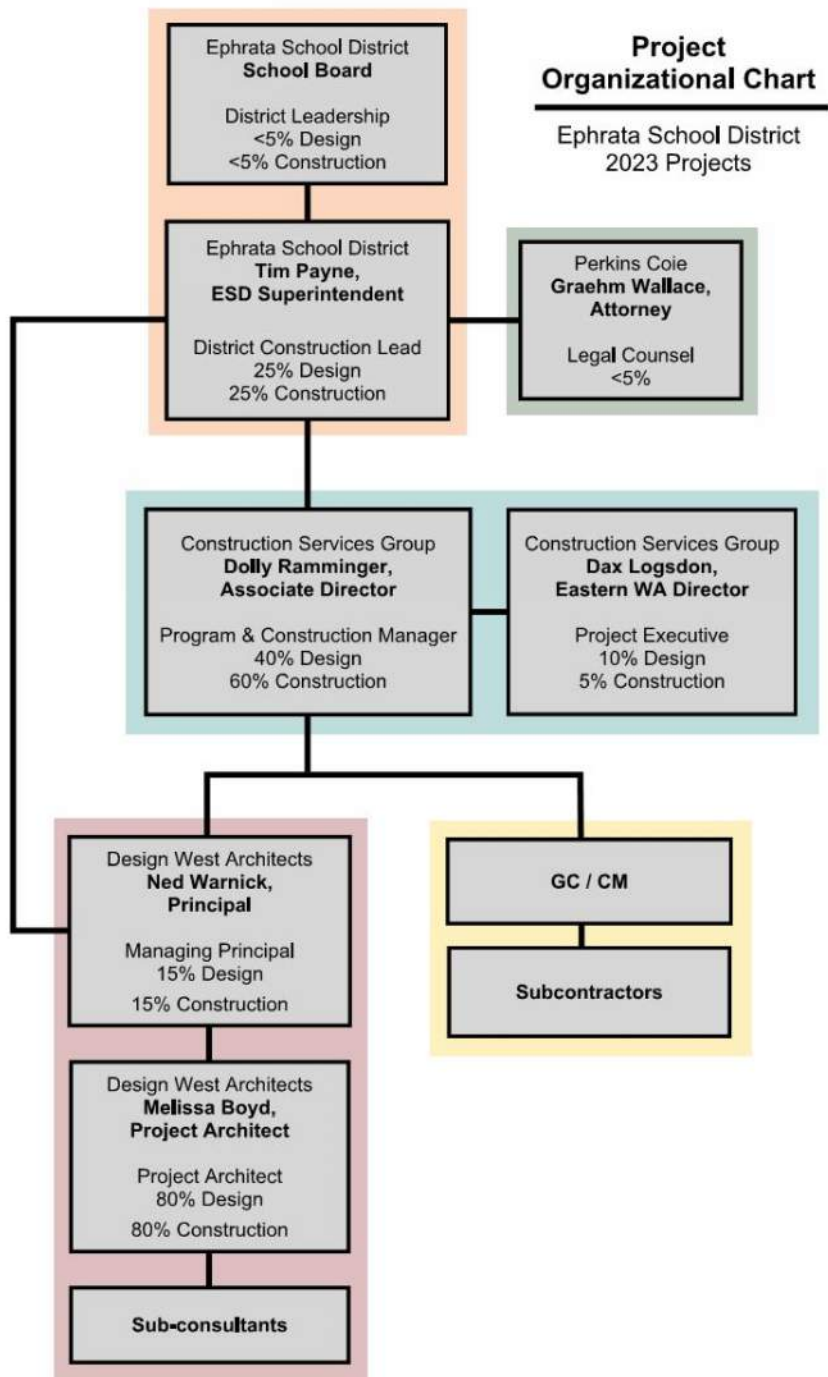
- A description of your organization's qualifications to use the GC/CM contracting procedure.

While the Ephrata School District does not have previous experience utilizing the GC/CM delivery method, the District has hired Construction Services Group (CSG) to provide GC/CM Program Management and PM/CM services throughout the course of the project. In addition, the District has hired Graehm Wallace of Perkins Coie as their construction attorney and Design West Architects as their prime design consultant.

Members of the CSG team have managed GC/CM projects since they were first allowed as an alternative delivery method within Washington State. Graehm Wallace and the Perkins Coie team have provided legal and contract related services to dozens of clients using the GC/CM delivery method.

Design West Architects has recent experience working with the GC/CM delivery model, particularly with the design and construction of complex phased school projects.

- 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 Example on Project Organizational Chart)



- Staff and consultant short biographies (*not complete résumés*).

Please see below.

- 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 *Example Staff/Contractor Project Experience and Role*. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please see below.

- The qualifications of the existing or planned project manager and consultants.

Tim Payne, Superintendent, Ephrata School District

Role on this project: District Construction Lead

Tim Payne has served as the Superintendent of the Ephrata School District since 2019. He has both lead and been closely involved in the district’s two recent large capital improvement projects – the modernization and addition of Columbia Ridge Elementary, and modernization of Ephrata Middle School. Prior to serving the Ephrata School District, Tim was the Superintendent at College Place Public Schools for 18 years, where he was instrumental to the College Place High School, Davis Elementary School and Sager Middle School construction projects. Tim focuses on providing positive, strategic leadership, and fosters communication and collaboration amongst the appropriate district staff throughout the entire course of each project.

Dax Logsdon, Eastern Washington Director, Construction Services Group

Role on this project: Project Executive

Dax Logsdon serves as the Eastern Washington Director of CSG. He has over twenty years of experience in school construction management and planning. Prior to working at CSG, Mr. Logsdon spent five years working as a project manager for a general contracting firm that primarily focused on school construction projects. Mr. Logsdon’s experience in managing various school renovations and additions from the general contracting perspective brings an added value to the project owner.

Mr. Logsdon has spent the last 18 years dedicated to owner-based construction management for school projects. He has managed over \$1 billion dollars in school construction projects.

Dax does an exceptional job of communicating with the respective parties such as District Capital Project support personnel, School Board members, superintendents, architects and contractors. He is also an important liaison with various state, county and federal officials. He keeps the District's best interest his top priority. His skills, work ethics and determination are the reason his projects are done on time and on budget.

Representative Projects for Dax Logsdon

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Ephrata High School Gym & PAC <i>Ephrata School District</i>	\$35.3M	TBD	Program Manager	Jan 2021 to Current
Beezley Springs Modernization <i>Ephrata School District</i>	\$35.3M	TBD	Program Manager	Jan 2021 to Current
Grant Elementary <i>Ephrata School District</i>	\$35.3M	TBD	Program Manager	Jan 2021 to Current

Fran Rish Stadium Improvements <i>Richland School District</i>	\$14.5M	GC/CM	Program Manager	Sep 2018 to Sept 2022
Ephrata Middle School <i>Ephrata School District</i>	\$28.6M	D-B-B	Program Manager	Feb 2019 to Current
Columbia Ridge Elementary <i>Ephrata School District</i>	\$22.4M	D-B-B	Program Manager	Feb 2019 to Current
Hanford High Athletic Field <i>Richland School District</i>	\$7.2M	D-B-B	Program Manager	Oct 2018 to July 2021
Richland High School Theater Remodel <i>Richland School District</i>	\$7.7M	D-B-B	Program Manager	April 2018 to Aug 2021
Teaching Learning & Administration Center (TLAC) <i>Richland School District</i>	\$11.6M	D-B-B	Program Manager	Jan 2018 to Nov 2020
Prosser High School Prosser School District	\$52.2M	D-B-B	Program Manager	Feb 2018 to April 2019
Belmont Elementary Richland School District	\$17.5M	D-B-B	Program Manager	May 2017 to Aug 2019
Leona Libby Middle School <i>Richland School District</i>	\$28.0M	D-B-B	Program Manager	June 2014 to Aug 2017
Wiley Elementary Modular <i>Richland School District</i>	\$4.5M	D-B	Program Manager	Jan 2016 to Oct 2017
Richland High Modular <i>Richland School District</i>	\$4.3M	D-B	Program Manager	Jan 2016 to Aug 2017
Hanford High Modular <i>Richland School District</i>	\$4.0M	D-B	Program Manager	Jan 2016 to July 2017
Three Rivers Homelink <i>Richland School District</i>	\$5.5M	D-B	Program Manager	June 2014 to Aug 2015
Marcus Whitman Elementary <i>Richland School District</i>	\$16.3M	D-B-B	Program Manager	May 2014 to Aug 2017
Sacajawea Elementary <i>Richland School District</i>	\$15.0M	D-B-B	Program Manager	April 2014 to Aug 2015
Lewis & Clark Elementary <i>Richland School District</i>	\$15.5M	D-B-B	Program Manager	July 2013 to March 2016

Dolly Ramminger, Associate Director, Construction Services Group

Role on this project: Program & Construction Manager

Dolly Ramminger serves as the Eastern Washington Associate Director of CSG. She has over 30 years of construction industry experience in program management, project management, cost management, quality management, contract management, accounting, and document control. She has 12 years of experience in K-12 construction management.

Dolly focuses on developing long-term relationships, fostering collaboration with owners, architects, and contractors and adapting project approaches to align with specific client needs to deliver quality school projects on time and within budget. She keeps the best interest of the district her top priority.

Representative Projects for Dolly Ramminger

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Ephrata High School Gym & PAC <i>Ephrata School District</i>	\$35.3M	TBD	Program Manager	Jan 2021 to Current
Beezley Springs Modernization <i>Ephrata School District</i>	\$35.3M	TBD	Program Manager	Jan 2021 to Current
Grant Elementary <i>Ephrata School District</i>	\$35.3M	TBD	Program Manager	Jan 2021 to Current
Ephrata Middle School <i>Ephrata School District</i>	\$28.6M	D-B-B	Program Manager	Feb 2019 to Current
Columbia Ridge Elementary <i>Ephrata School District</i>	\$22.4M	D-B-B	Program Manager	Feb 2019 to Current

Ned Warnick, AIA, LEED AP, Principal – Design West Architects

Role on this project: Managing Principal

Ned has been with Design West Architects since 1997. Ned has developed specific professional areas of expertise that are invaluable to the Design West Team. He is the building code expert for all of our offices, regularly attending code conferences to remain on top of constantly changing building codes. Ned is a LEED Accredited Professional and strives to include sustainable design features in all of his projects. Ned works closely with the owner to ensure that we are creating the most efficient code compliant buildings, for the best value, to the client.

Representative Projects for Ned Warnick

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Grant Elementary, PAC, and Beezley Modernizations <i>Ephrata School District</i>	\$35.3M	TBD	Managing Principal	April 2021 to Current
Ephrata Middle School <i>Ephrata School District</i>	\$28.6M	D-B-B	Managing Principal	April 2021 to Current
Columbia Ridge Elementary <i>Ephrata School District</i>	\$22.4M	D-B-B	Managing Principal	April 2021 to Current
Apple Valley Elementary <i>West Valley (Yakima) School District</i>	\$22M	GC/CM	Principal	April 2019 to July 2021
Summitview Elementary <i>West Valley (Yakima) School District</i>	\$22M	GC/CM	Principal	April 2019 to July 2021
Groff Elementary <i>Moses Lake School District</i>	\$14.5M	D-B-B	Managing Principal	2019 to Current
Lincoln Middle School <i>Pullman School District</i>	\$10.3M	D-B-B	Managing Principal	2019-2020
Kamiak Elementary <i>Pullman School District</i>	\$19.1M	D-B-B	Managing Principal	2016-2020

Marie Curie STEM Elementary <i>Pasco School District</i>	\$17.8M	D-B-B	Project Architect	2014-2016
Leona Marshal Libby Middle School <i>Richland School District</i>	\$28.0M	D-B-B	Project Architect	2013-2016
Pasco High School Modernization & Addition <i>Pasco School District</i>	\$3.5M	GC/CM	Project Architect	2009-2012
Davenport Elementary and Middle School Modernization & Addition <i>Davenport School District</i>	\$11.1	D-B-B	Project Architect	2009-2012

Melissa Boyd, AIA, Project Architect – Design West Architects

Role on this project: Project Architect

Melissa joined Design West in 2013 and has worked on projects for many school districts in Eastern Washington. She has successfully completed several phased remodel and addition K-12 school projects over the years. Her organized and methodical approach to project management will ensure a smooth process from beginning to closeout.

Representative Projects for Melissa Boyd

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Grant Elementary, PAC, and Beezley Modernizations <i>Ephrata School District</i>	\$35.3M	TBD	Project Architect	2022-present
Royal High School Modernization & Additions <i>Royal School District</i>	\$12M	D-B-B	Project Architect	2019-2021
Royal Middle School Modernization & Addition <i>Royal School District</i>	\$6M	D-B-B	Project Architect	2019-2021
Red Rock Elementary Modernization <i>Royal School District</i>	\$13M	D-B-B	Project Architect	2017-2020
Museum of Art Washington State University	\$10.5M	D-B	Project Manager	2016-2017
Leona Marshal Libby Middle School <i>Richland School District</i>	\$28.0M	D-B-B	Project Manager	2014-2017
Royal Intermediate School <i>Royal School District</i>	\$12.4M	D-B-B	Project Manager	2013-2015
Royal High School Classroom Addition <i>Royal School District</i>	\$1.2M	D-B-B	Project Manager	2013-2014

Graehm Wallace, Capital Legal Counsel, Partner, Perkins Coie LLP

Role on this project: Legal Counsel

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities including preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for the following School Districts: Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, Port Townsend, Puyallup, Seattle, Shoreline, Spokane, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm; also for Columbia County Health System, Grays Harbor Public Hospital District, Lake Chelan Community Hospitals, Chelan County PUD, and Spokane Public Libraries; as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-four years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution, and defense work.

- 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.

Construction Services Group (CSG) was selected for PM/CM services. CSG is under contract with the District and is serving as the owner representative / capital bond program manager.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Over the past three years, the Ephrata School District, CSG, and Design West Architects have worked together on two other major construction projects as a team. Additionally, CSG and Design West Architects have a long history of successfully completing school projects with numerous other school districts in the state of Washington, including many renovation projects of a similar nature.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

The project team will take advantage of processes that have been successful over the past three years of construction in the District. The roles and responsibilities of the School District, the School Board, CSG, Design West, and their consultants, have been established.

The project manager for the District, CSG, provides continuous owner representation from programming through construction closeout. CSG monitors the various activities and deliverables and keeps the appropriate party clear on their respective work throughout the life of the project. Regular meetings occur between CSG, the Ephrata School District Superintendent and other District representatives, and Design West Architects promoting continuous communication and discussions on ongoing projects. The School District's representatives actively attend and participate in all design and construction meetings throughout the duration of the project.

- A brief description of your planned GC/CM procurement process.
One of CSG's responsibilities is to provide guidance on the GC/CM procurement process. As such, the District will follow CSG's standard procurement protocols, including those described in this application. CSG approaches all GC/CM procurements by following these standard procedures.

For many projects, the traditional project delivery method of hiring an architect, designing the facility, and then introducing it to the construction community by advertising it for bid is appropriate. Awarding work to the lowest responsive and responsible contractor, with an excellent set of construction documents, on what may be considered a more simple site with limited building and site development constraints is the traditional, preferred project delivery method.

With traditional 'design-bid-build' projects – especially on limited, atypical, or difficult to develop sites – waiting for contractor involvement until bid day is often too late. The owner and design team usually do not have contractor input on construction means and methods until the construction documents are complete and the project is ready to begin construction. Since alternative contracting methods are available to public agencies in the state of Washington, CSG supports the opportunity for school districts to solicit approval for use of an alternative project delivery process.

Determining Use of Alternate Project Delivery:

Utilizing an alternative public contracting method in the state of Washington requires approval from the Capital Projects Advisory Review Board, Project Review Committee, CPARB, PRC. The criteria for doing so is limited to that stipulated in RCW 39.10, Alternative Public Works.

Upon review of the RCW 39.10 criteria, further consideration must be given to budget, schedule, and the collective experience of the proposed project team. Also, it is important to determine if the issues of difficulty driving the GC/CM considerations can't be addressed in traditional delivery methods with enhanced specification and process.

Once a project leader has determined that GC/CM is appropriate, a memo to file, listing the reasoning for pursuing, is created. Then a meeting with the Director and Senior Regional Manager(s) is held to discuss and gain concurrence for moving forward.

The discussion in this policy is focused on consideration of GC/CM in lieu of traditional Design/Bid/Build. Similar analysis would occur if/when a Design/Build delivery method may be considered.

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

The District has retained Perkins Coie to develop the GC/CM contract terms in full compliance with RCW 39.10 requirements. Perkins Coie is one of the leading legal firms for construction law in the State of Washington and has extensive GC/CM experience in the State of Washington. Contract terms and language will be modified by Perkins Coie based on Ephrata School District's best practices and experiences.

7. 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 Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- 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

See attached Exhibit A

8. 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. (See *Example concepts, sketches or plans depicting the project.*) At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)

See attached Exhibit B

- 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.

See attached Exhibit B

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

The Ephrata School District has no audit findings on any of the projects identified in Question 7.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

The Ephrata School District is committed to monitoring and following all public works laws and applicable requirements. The District encourages participation of small, women, and minority-owned businesses in all their bidding processes. Part of the GC/CM selection scoring will evaluate the General Contractor's efforts to solicit and contract with these types of businesses. The District will expect the Contractor to prepare an outreach plan as part of their preconstruction services. This plan may contain such things as preparing bid packages below the required bonding threshold, direct solicitation of certified SBE, DBE, MWBE suppliers and subcontractors, and conducting preconstruction outreach meetings prior to issuance of the bid package solicitations.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package.**
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

Not applicable (to be determined after GC/CM approval).

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 information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature:  _____

Name (please print): Tim Payne _____ (public body personnel)

Title: Superintendent _____

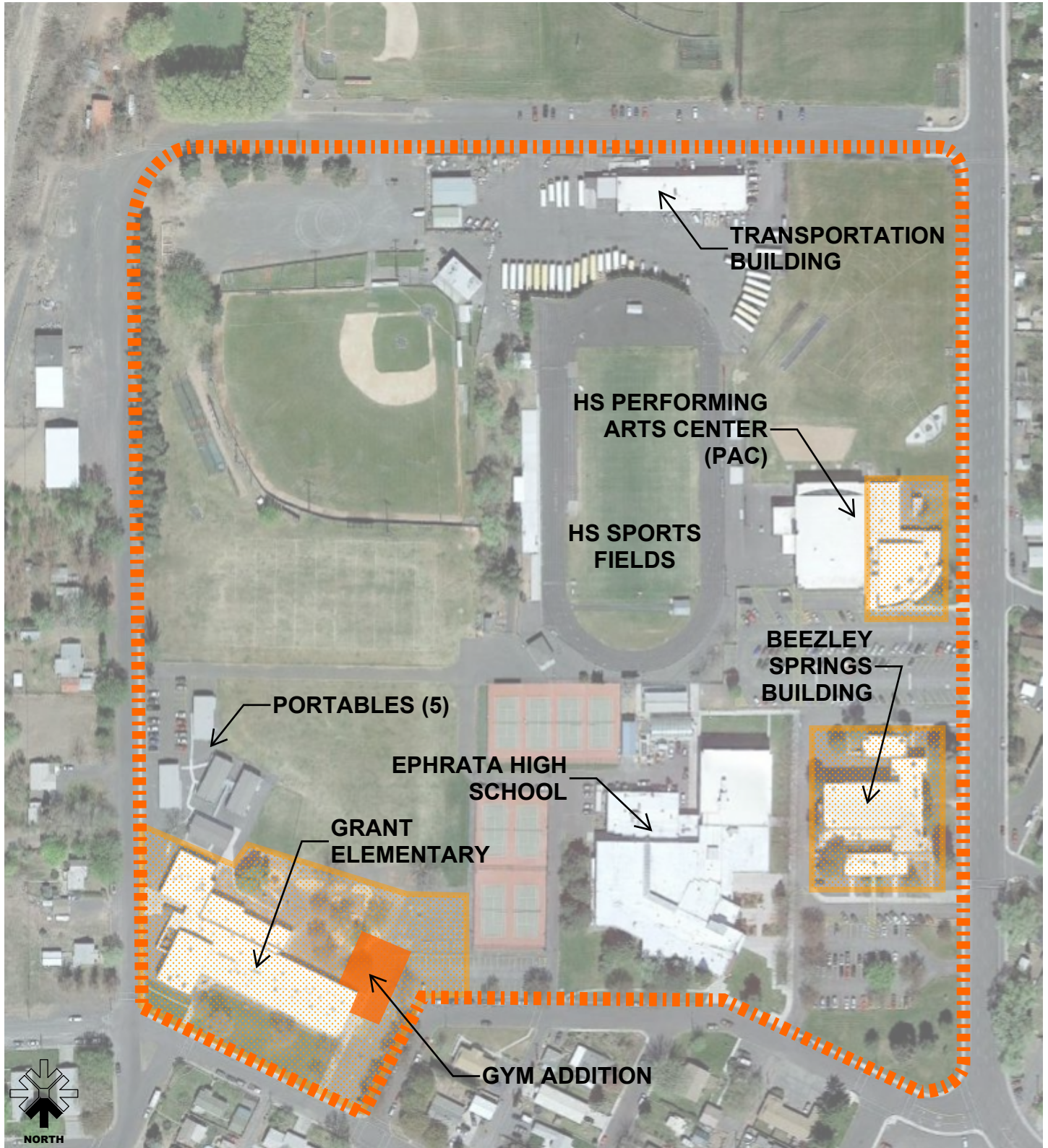
Date: 12/19/22 _____

EXHIBIT A



Ephrata School District 2023 Projects

EPHRATA SCHOOL DISTRICT
Construction History

<i>Project Name</i>	<i>Project Description</i>	<i>Total Project Cost</i>	<i>Delivery Method</i>	<i>Lead Design Firm</i>	<i>General Contractor</i>	<i>Planned Constuction Start</i>	<i>Planned Finish</i>	<i>Actual Start</i>	<i>Actual Finish</i>	<i>Original Construction Budget</i>	<i>Final Construction Budget</i>	<i>Reason for Budget / Schedule Overrun</i>
Ephrata HS Gym & Performing Arts Center	Modernization of existing facility	\$12.7M	GC/CM	Design West Architects	TBD	August 2023	March 2025					
Beezley Springs	Modernization of existing facility	\$7.5M	GC/CM	Design West Architects	TBD	August 2023	August 2025					
Grant Elementary	Modernization and Addition of existing elementary school	\$15.1M	GC/CM	Design West Architects	TBD	August 2023	August 2025					
Ephrata Middle School	Modernization and Addition of existing middle school	\$28.6M	D-B-B	Design West Architects	Fowler General Construction	July 2020	December 2022	October 2020	TBD	\$23.1M	TBD	Impacted due to pandemic
Columbia Ridge Elementary	Modernization and Addition of existing elementary school	\$22.4M	D-B-B	Design West Architects	Fowler General Construction	May 2020	August 2022	October 2020	TBD	\$17.5M	TBD	Impacted due to pandemic

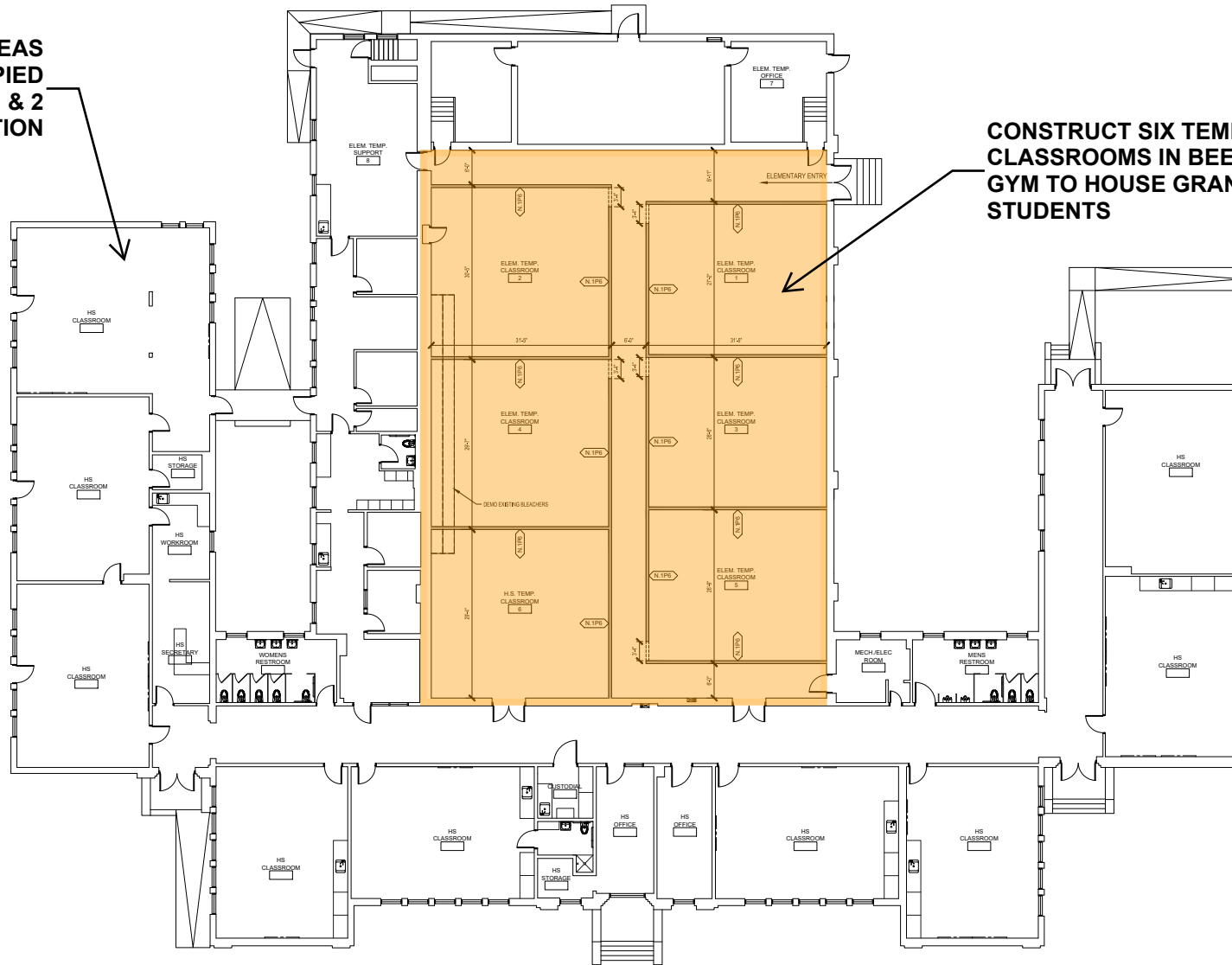


EXISTING SITE PLAN

-  APPROXIMATE AREA OF PROJECT SCOPE
-  OUTLINE OF SCHOOL CAMPUS

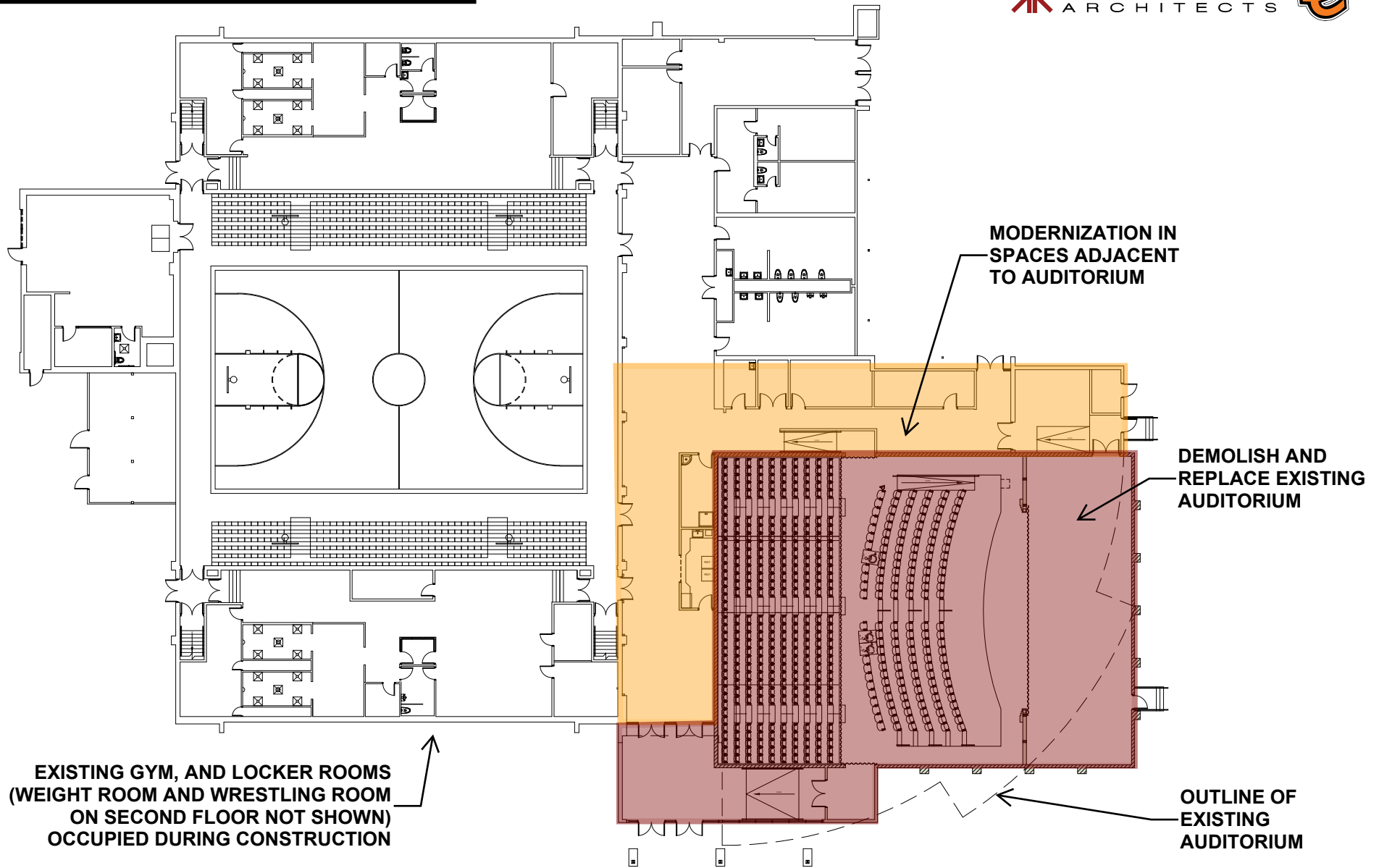
**EXISTING AREAS
REMAIN OCCUPIED
DURING PHASE 1 & 2
CONSTRUCTION**

**CONSTRUCT SIX TEMPORARY
CLASSROOMS IN BEEZLEY SPRINGS
GYM TO HOUSE GRANT ELEMENTARY
STUDENTS**



BEEZLEY SPRINGS BUILDING | PHASE 1
22,505 SF EXISTING
N.T.S.

- BUILDING ADDITION
- AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
- OCCUPIED AREA OF BUILDING



**EXISTING GYM, AND LOCKER ROOMS
(WEIGHT ROOM AND WRESTLING ROOM
ON SECOND FLOOR NOT SHOWN)
OCCUPIED DURING CONSTRUCTION**

**MODERNIZATION IN
SPACES ADJACENT
TO AUDITORIUM**




**DEMOLISH AND
REPLACE EXISTING
AUDITORIUM**

**OUTLINE OF
EXISTING
AUDITORIUM**



PERFORMING ARTS CENTER (PAC) | PHASE 2

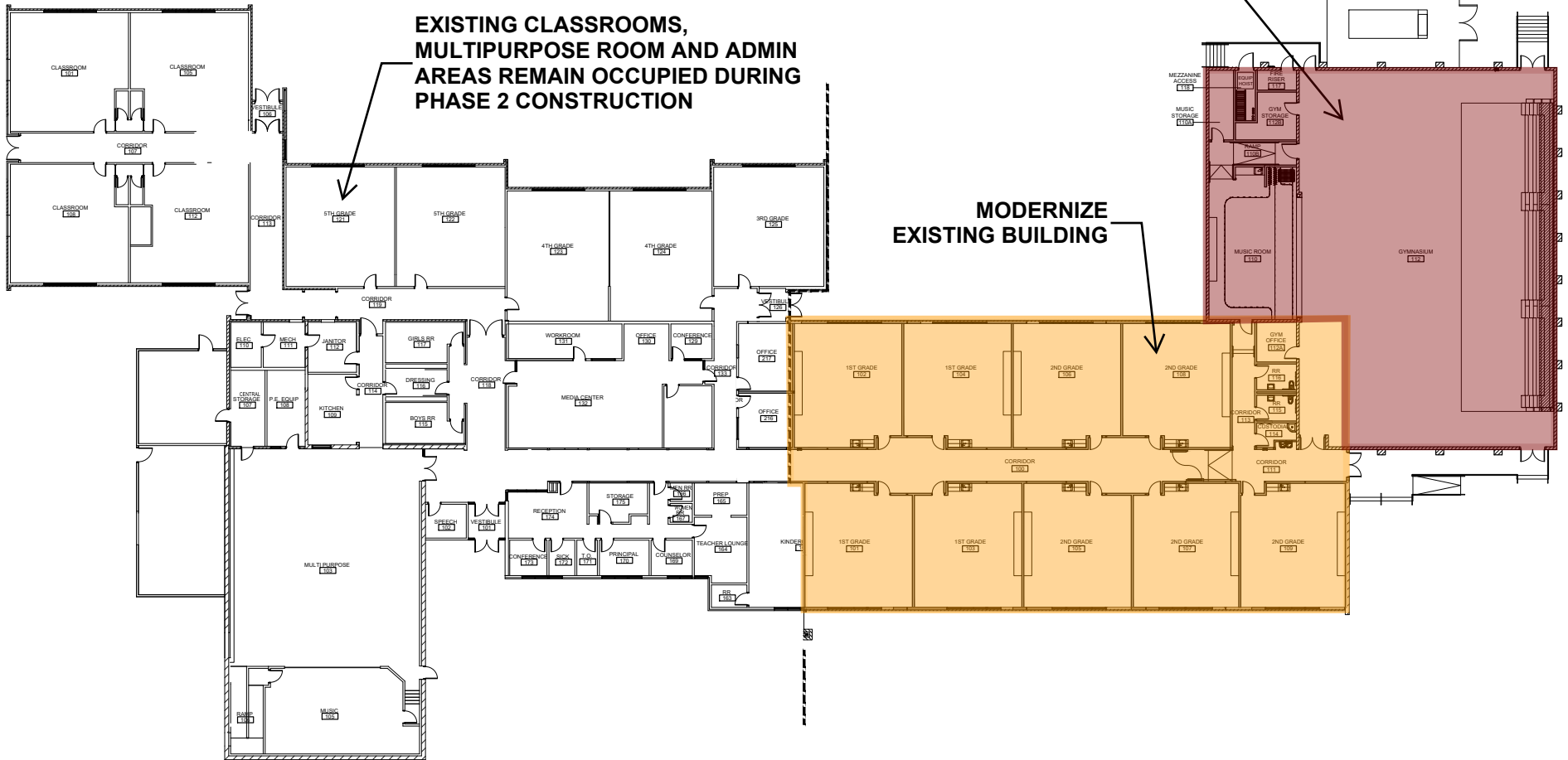
34,900 SF EXISTING / ~700 SF NET ADDITION
N.T.S.

-  BUILDING ADDITION
-  AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING

GYM ADDITION WITH NEW CHILLER, FIRE SPRINKLER RISER, AND ELECTRICAL SERVICE

EXISTING CLASSROOMS, MULTIPURPOSE ROOM AND ADMIN AREAS REMAIN OCCUPIED DURING PHASE 2 CONSTRUCTION

MODERNIZE EXISTING BUILDING

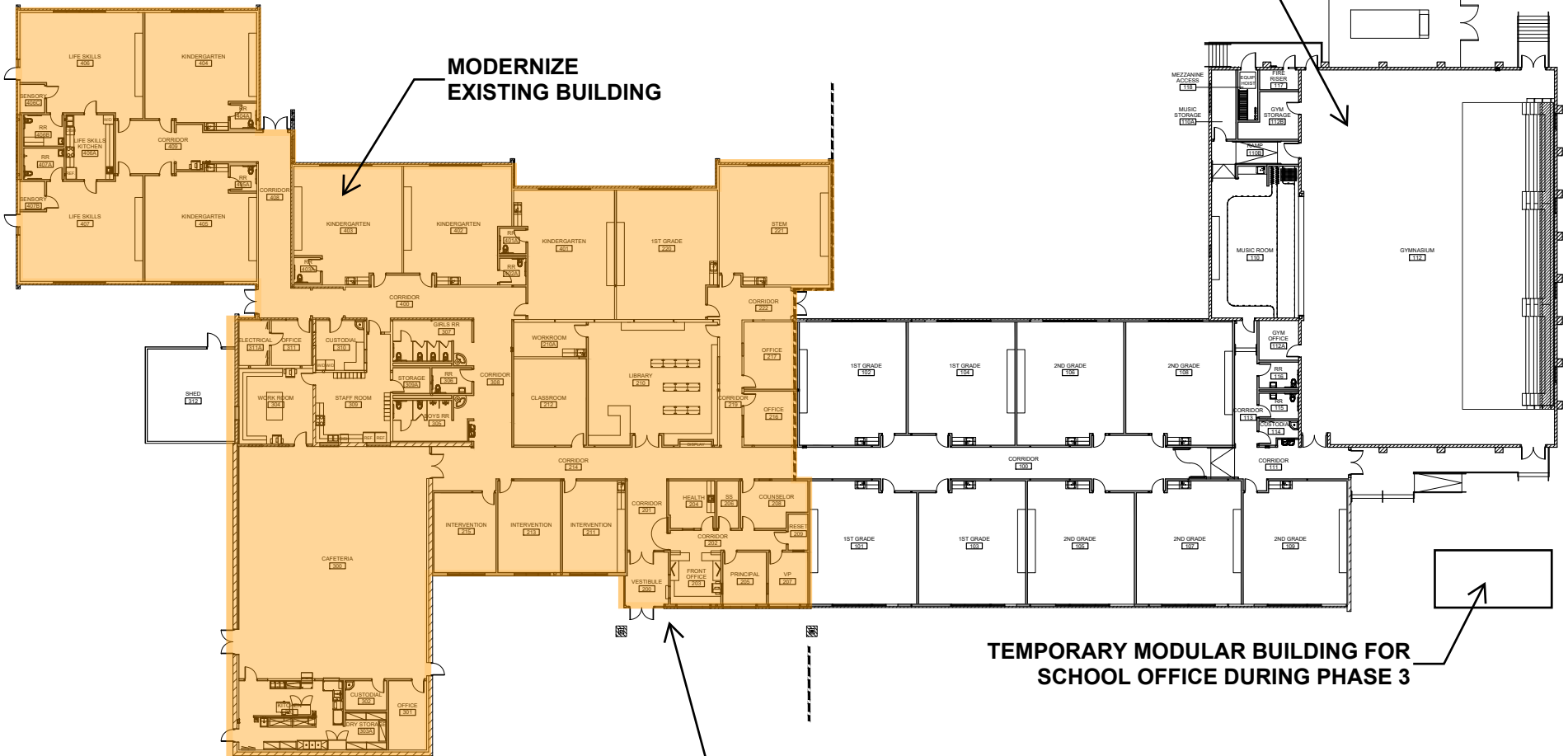


- BUILDING ADDITION
- AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
- OCCUPIED AREA OF BUILDING





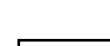
GRANT ELEMENTARY SCHOOL | PHASE 2
 31,366 SF EXISTING / 7,927 SF ADDITION
 N.T.S.

STUDENTS MOVE INTO THE COMPLETED AREA OF THE BUILDING DURING PHASE 3 CONSTRUCTION



TEMPORARY MODULAR BUILDING FOR SCHOOL OFFICE DURING PHASE 3

REMODEL ADMIN AREA TO CREATE SECURE ENTRY

-  BUILDING ADDITION
-  AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING



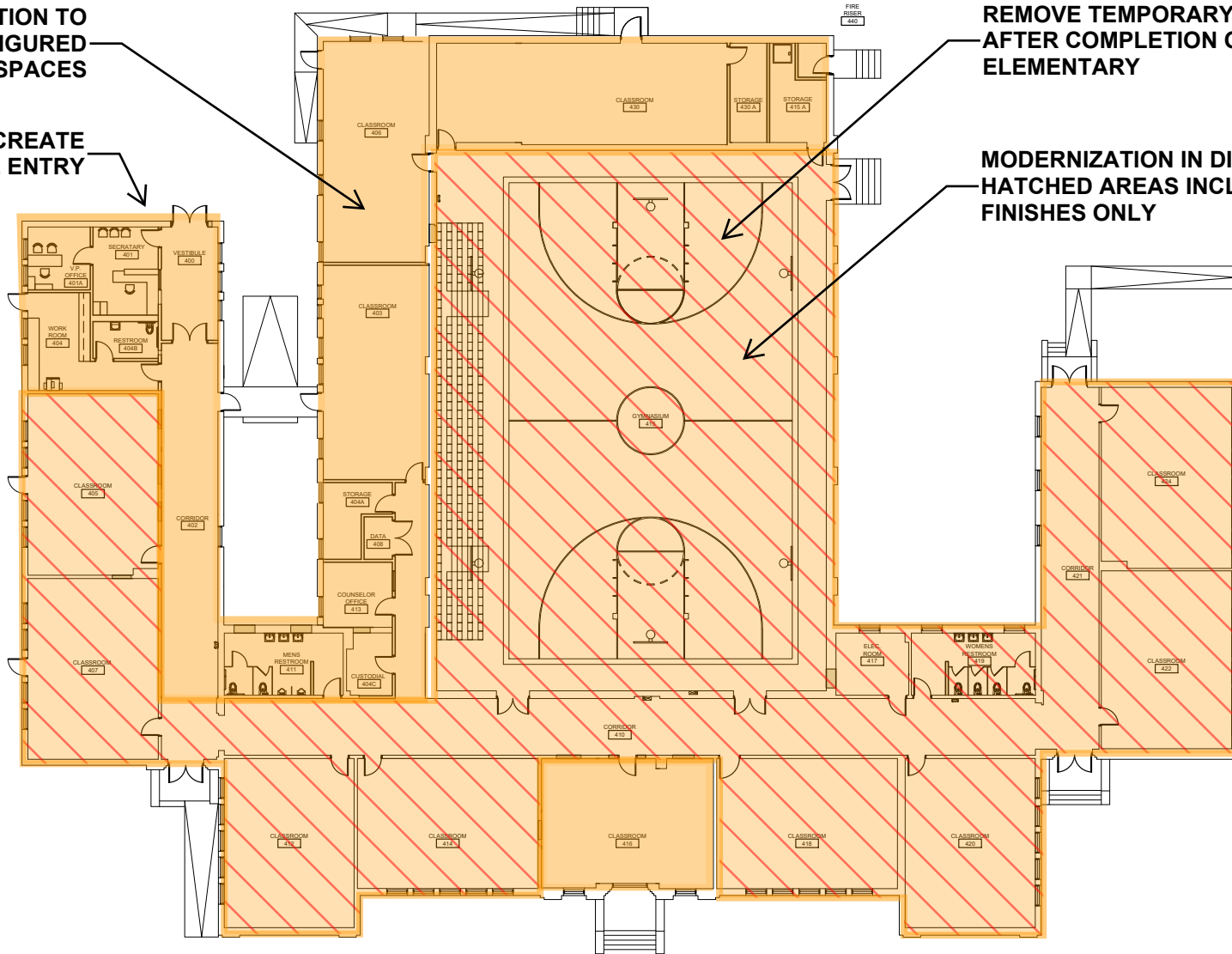
GRANT ELEMENTARY SCHOOL | PHASE 3
31,366 SF EXISTING / 7,927 SF ADDITION
N.T.S.

MODERNIZATION TO INCLUDE RECONFIGURED SPACES

REMOVE TEMPORARY CLASSROOMS AFTER COMPLETION OF GRANT ELEMENTARY




REMODEL TO CREATE SECURE ENTRY

MODERNIZATION IN DIAGONAL HATCHED AREAS INCLUDES FINISHES ONLY



BEEZLEY SPRINGS BUILDING | PHASE 3

22,505 SF EXISTING
N.T.S.

-  BUILDING ADDITION
-  AREA OF CONSTRUCTION WITHIN EXISTING BUILDING
-  OCCUPIED AREA OF BUILDING