



# **Opportunity Elementary Renovation/Addition Project**

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

## **Application for Project Approval**

**Submitted by  
Central Valley School District  
January 2, 2015**

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 Opportunity Elementary School Renovation/Addition will be a single GC/CM contract. It does not make sense to bundle with Sunrise Elementary due to the distance between the two schools. We also recognize the fact there are smaller contractors with public GCCM experience and with private negotiated work experience that have difficulty using a large part of their bonding capacity in one project when they have 5 project managers to keep busy. A single school GCCM would be attractive to a wider range of contractors.

**Opportunity Elementary School**

This project consists of the renovation and modernization of the existing 42,388 SF facility built in 1968 and construction of a 26,000 SF addition to house up to 624 elementary school students. This facility will be occupied during construction on a constricted site. Renovation work includes demolition of all interior construction, new interior finishes, new mechanical and electrical systems, and code-required structural upgrades.

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

#### A. Project Budget

The proposed project budget shown below covers costs for both sites. (\$ millions)

Professional Services (AE, CM, Legal Etc.)	\$2.1
Construction (including construction contingencies)	\$15.0
Equipment and Furnishing	\$.70
Off-site costs	\$.50
Contingencies (design and owner)	\$.80
Other related project costs	incl
Sales tax	\$1.1
<b>Total</b>	<b>\$20.3</b>

#### B. Funding Status

Please describe the funding status for the whole project.

The district is voting on a general obligation capital projects bond in February 2015 in the amount of \$121,900,000 for this project as well as 5 other elementary school projects and renovation of a middle school. With this \$121.9 million in bond revenue, the district is anticipating receiving approximately \$58 million in funding from the OSPI construction assistance program.

### 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	Jan 2015
Interview Architects/Hire Architects	Completed
Pass Capital Projects Bond	Feb 10, 2015
Certify Bond Election	Mar 1, 2015
Issue GC/CM RFQ/RFP & Interview	Mar 1, 2015
Select GC/CMs'	Apr 20, 2015
Begin Design	Aug 1, 2015
Begin Construction	July 2016
Move-in	Dec 2017

## 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 Opportunity Elementary School meets three statute criteria:

#### 1) The project is complex

The Opportunity Elementary School project involves complexity in four major areas:

- Occupied sites require detailed phasing plans to allow ongoing education and promote safety of children, staff and parents.
- The buildings have not had renovations or additions and were built over 4 decades ago. There is likely to be limited documentation on existing conditions, increasing the risk to the owner for unforeseen conditions. Designers rely upon as-builts and existing information while contractors rely on knowledge and existing conditions, and will visit the sites regularly to perform inspections and assist the design team.
- City of Spokane Valley building department has limited staff and routinely experiences a high volume of work. Having a contractor assist with the planning and design will allow more time to the design team and owner team to work with the AHJ in coordinating the permitting.
- As with any project being funded with the assistance of OSPI, there is the chance that state assistance may not be available when needed. By having our team together and in place and beginning early after bond passage we should be ahead of other districts with the required D-Forms allowing us to get in the queue faster for funding.

#### 2) The project is occupied

- The site will be occupied by students and staff during construction. Completing detailed construction phasing, noise and dust mitigation plans during the pre-construction phase will be critical to project success while maintaining a healthy learning environment.

### 3) Involvement of GC/CM is critical during design

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

- Securing a highly qualified contractor in an increasingly busy market will greatly increase the likelihood of project success. Spokane area school districts are currently planning over \$500 million in bond issues for the February 2015 ballot. This volume of work will likely strain the local capacity making it critical for the district to obtain top contractor talent prior to the bond vote. This highly attractive project is already generating interest among local contractors.
- The GC/CM cost estimating and subcontracting expertise will help guide the design within budget. Recent evidence on multiple projects indicate cost escalation is accelerating across the region making accurate and strategic cost forecasting critical to project success.

### 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 highly 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 renovation projects can be difficult and result in unpleasant, late-in-the-schedule surprises for design-bid-build projects.

Retaining a contractor team of professionals through a qualifications process will help provide the best available construction talent for the project over a design-bid-build delivery method, lessening the risk of uncertain contractors/subcontractors.

#### **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.

### 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.)*

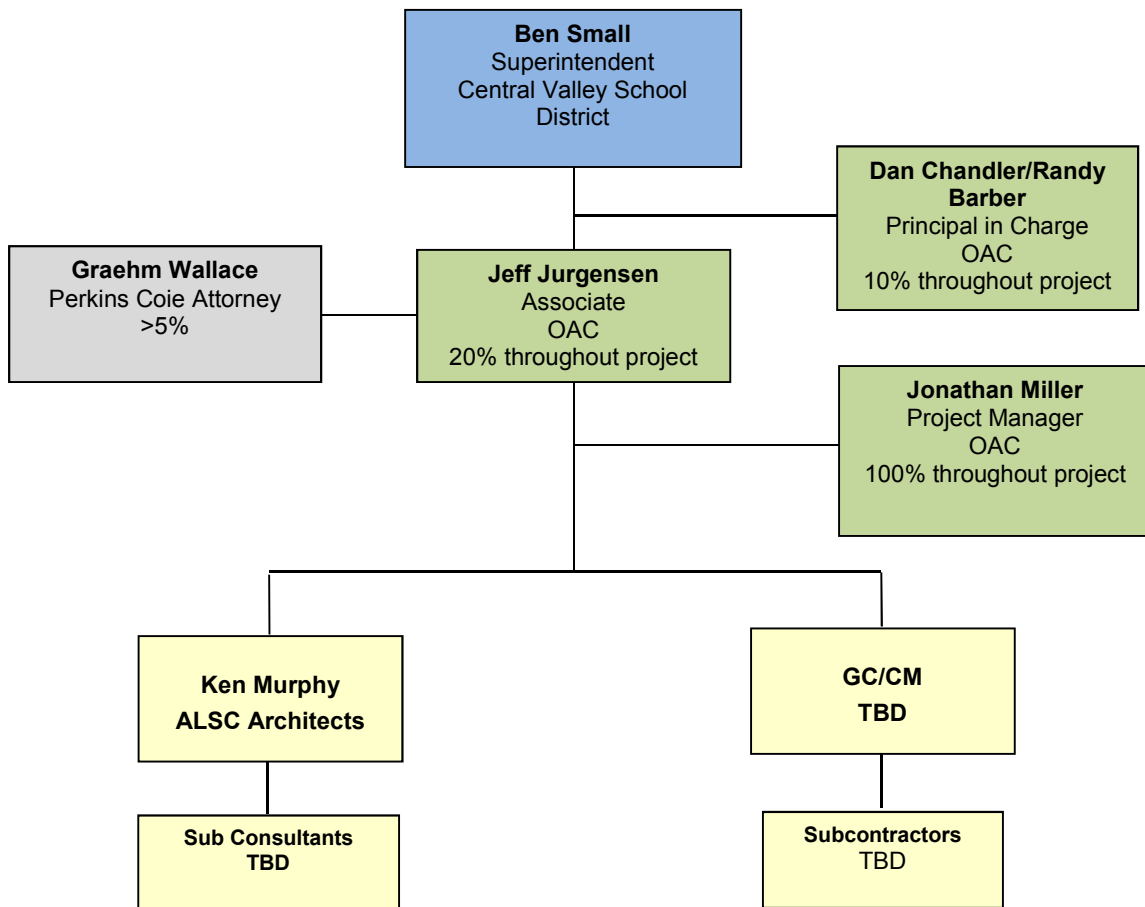
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GC/CM projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.  
(See Attachment D for an example.)
- The 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.

**GC/CM Project Manager** –Central Valley School District has retained OAC Services, Inc. (OAC) to provide Project and Construction Management Services for their entire 2015 Capital Bond Program. OAC's Jeff Jurgensen has been involved with the district's facilities committee since 2010 and provided guidance for the district.

**GC/CM Consulting Commitment** – With over twenty-seven (27) successful GC/CM Projects on the OAC resume, OAC is committed to share their GC/CM knowledge and expertise with the district to increase the chances of a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy and closeout.

**Value Engineering and Constructability Review Services** – OAC will lead these efforts with an integrated team from the GC/CM staff and the project team. This will help maximize the level of pre-construction effort for the district.

## Project Organization Chart



## THE PROJECT TEAM

### Mr. Ben Small, Central Valley School District Superintendent

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. Graehm Wallace, Partner, Perkins Coie

Although the district's general counsel is Roy Koegen of Koegen/Edwards, they will be utilizing Graehm Wallace of Perkins Coie to assist them 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. They have worked with school districts across the state with alternative delivery method projects and are one of the most highly-regarded firms in the state for their knowledge of Washington State Public works.

**Dan Chandler, Principal, OAC Services Inc.**

Mr. Chandler has 30 years of construction experience and will serve as the GC/CM expert for the project should his services be needed. Mr. Chandler's role is to support Jeff Jurgensen and Randy Barber during the GC/CM application, selection process and through the GMP negotiation phases and during construction.

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

**Randy Barber, Principal, OAC Services Inc.**

Mr. Barber has 30 years of construction experience and will serve as the Principal in Charge for this project. He will be involved throughout the construction phases for guidance and overall support. His work history includes assisting 4 school districts with GC/CM projects. He is also very familiar with the GC/CM process and RCW 39.10 in which it is based upon.

**Jeff Jurgensen, Associate, OAC Services Inc.**

Mr. Jurgensen and OAC Services Inc. were selected by Central Valley School District to serve as the overall program/project manager directly overseeing all aspects of the design and construction of their capital bond program. He and the other OAC staff will lead the GC/CM selection process through design, construction and closeout.

Mr. Jurgensen has over 25 years of construction industry experience including 14 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 Hutton Elementary and Mullan Road Elementary for Spokane School District as well as participated in the GC/CM Agency approval for Spokane School District, the first school district to receive the approval. He also led the Nine Mile Falls School District through their first GC/CM project in 2007, the first district in the state to receive project approval under the revised statutes.

**Jonathan Miller, Project Manager, OAC Services Inc.**

Mr. Miller has been with OAC for 8 years. He has worked on several GC/CM projects such as Clover Park SD and Nine Mile Falls SD as well as has taken the AGC class offered in Seattle WA. He will be involved in these projects 100% throughout and will be working with Jeff Jurgensen and Dan Chandler to further his knowledge. He will be the onsite rep as well.

**Ken Murphy, ALSC Architects**

Ken Murphy and ALSC Architects have been selected for the designer of record on this project and has been a part of several K-12 GCCM projects throughout the years. Ken has personally been the architect of record on Mullan Road Elementary School and Clovis Point Middle School. He was a part of the ALSC team on the following GCCM projects, WSU Football Operations Building; WSU Martin Stadium Expansion; Hospice House of Spokane and North Spokane Hospice House as well as the Inland Power and Light Headquarters building in Spokane.

**Organizational Controls**

Mr. Jurgensen will work with the district personnel to develop the controls and reporting systems to effectively manage the scope, schedule and budget for the project. Previously established project controls and reporting systems will be referenced to effectively manage the project. Project management tools and procedures will be utilized to manage communications, track/report progress, and monitor the budget. OAC will share their experience in managing GC/CM projects with the district and will proactively consult on issues and concerns. Schedule progress will be tracked on a monthly basis against the master schedule for the program. The project budget will be tracked against the approved baseline budget on a monthly basis.



### **Planned GC/CM Process**

The district and OAC are planning on using a modified AIA 133 GC/CM – Owner Agreement along with the modified AIA 201 General Conditions developed in close coordination with their legal counsel. In addition, the district is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process will be based on an OAC standard document modified to lessons learned from other public owners and past OAC GC/CM projects. The process will include the selection criteria, interviews, scoring, and final selection evaluations.

### **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.**

<b>Project Name</b>	<b>Project Number</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>Method of Delivery</b>	<b>Lead Design Firm</b>	<b>General Contractor /GCCM</b>	<b>Planned Constr. Start</b>	<b>Planned Finish</b>	<b>Actual Start</b>	<b>Actual Finish</b>	<b>Original Construction Budget</b>	<b>Final Construction Cost</b>	<b>Reason for cost overrun</b>
Energy Savings Project	383-10-03-B and 384-10-03-B	Upgrade lighting, controls and HVAC in 13 schools	\$3,654,000	D-B-B, pricing by Unit Costs	McKinstry Dave Ray 509.625.7235 davidra@McKinstry.com	McKinstry Dave Ray 509.625.7235 davidra@McKinstry.com	6/14/2010	8/20/2012	8/1/2010	2/14/2011	\$2,610,217	\$2,486,813	Completed on time & under budget
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.
Adams Elementary	280-02-04-B	46,879 sf remodel	\$6,874,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Kearsley Construction, PO Box 706, Veradale, WA 99037	8/5/2002	7/15/2003	8/5/2002	9/3/2003	\$4,910,442	\$5,144,206	Additions during construction.
McDonald Elementary	281-02-04-B	46,505 sf remodel	\$6,789,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Leone and Keeble Construction, PO Box 2747, Spokane WA 99220-2747	7/26/2002	5/30/2003	7/26/2002	8/23/2003	\$4,849,366	\$5,084,019	Additions during construction.
South Pines Elementary	313-03-08-B	45,956 sf remodel	\$8,225,000	D-B-B	ALSC, Ken Murphy 509.838.8568 kmurphy@alscarchitects.com	Leone and Keeble Construction, PO Box 2747, Spokane WA 99220-2747	8/13/2004	8/1/2005	8/13/2004	8/24/2006	\$5,875,275	\$6,206,712	Additions during construction.

**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:

- A 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*

**Attachments 1 – 5 after the signature page show the existing site plan with possible phasing and schematic plans.**

**10. Resolution of Audit Findings on Previous Public Works Projects**

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

**NO AUDIT FINDINGS.**

**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

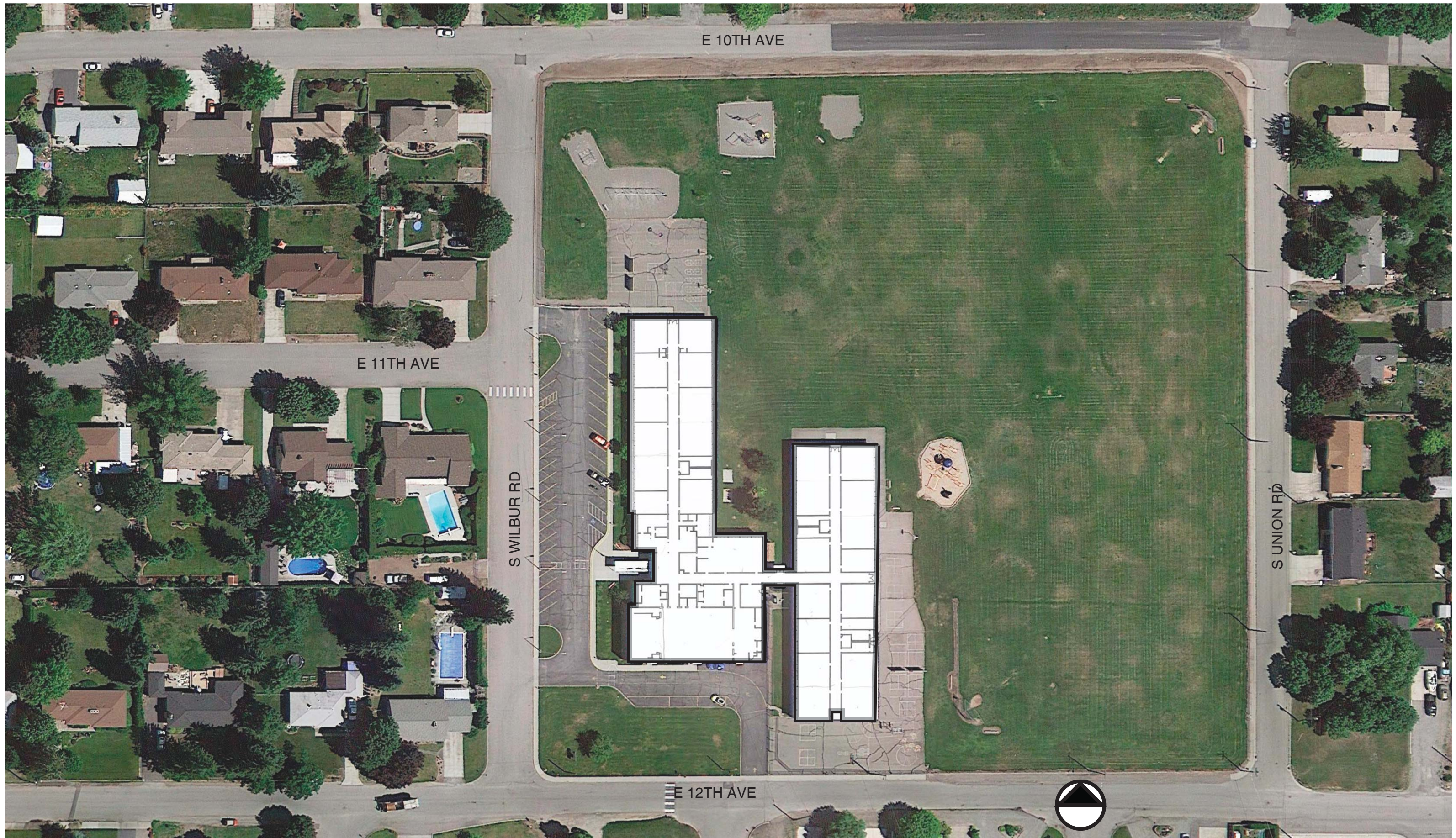
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: 

Name: (please print) Ben Small

Title: Superintendent

Date: 12/31/14



**CENTRAL VALLEY SD**  
OPPORTUNITY ELEMENTARY SCHOOL  
12/15/2014

EXISTING CONDITIONS

**ALSC** ARCHITECTS

