



**Mead School District  
Midway Elementary School Modernization and  
Additions Project**

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

**Application for Project Approval**

**Submitted by:  
Mead School District No. 354**

**April 27, 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)  
 or DESIGN-BUILD (D-B) ALTERNATIVE 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. *(Note: A **Public Body** that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than **\$10 million** is not required to submit information for Questions 7 or 8.)*

**1. Identification of Applicant**

- (a) Legal name of Public Body (your organization): **Mead School District No. 354**
- (b) Address: **2323 East Farwell Road  
Mead, WA 99021**
- (c) Contact Person Name: **Ned Wendle**  
 Title: **Director of Facilities and Planning**
- (d) Phone Number: **(509) 465-7657**  
 Fax: **n/a**  
 E-mail: **ned.wendle@mead354.org**

**2. Brief Description of Proposed Project**

The Midway Elementary School Modernization and Additions project for the Mead School District represents a comprehensive modernization of an occupied elementary school that was built over 35 years ago and is in need of renovations to bring the facility up to current codes and standards and meet the District’s needs for enhanced functionality of spaces. The school was designed in the late 1970’s by ALSC Architects of Spokane using a similar design as another school in the district, Shiloh Hills Elementary. The renovations will include the following improvements to the building: improved safety, ADA accessibility, single point-of-entry security access, acoustics, indoor air quality, energy performance and sustainable design. As part of the project, an addition of approximately 10,000 square feet will be added for a new gymnasium and additional classrooms to support State-mandated lower class size and full day kindergarten. The existing gymnasium at will be renovated into a cafeteria/multi-purpose room space. The following chart provides specific details for the project:

School	Designed Capacity	Current Enrollment	Year Built	SF Existing	SF Planned Additions	Total SF
Midway	550	578	1980	49,763	10,000	59,763

Mead School District is growing steadily in enrollment over the past several years and will continue to grow based on current projections. Midway Elementary was designed to house 550 students and is full. The current enrollment of is 578 and is expected to increase over the next 5-10 years until new schools can be added to the District's inventory. Lower class size and full-day Kindergarten mandates by the State of Washington are also putting additional pressure on the building for space.

The Midway Elementary School Modernization and Additions project is funded by the 2015 Bond measure approved by the voters last year. The school district is seeking approval to use the GC/CM procurement method for this project in order to take advantage of the GC/CM's expertise in helping the district address complex scheduling issues and temporary housing issues or occupant phasing issues. Using traditional procurement methods for this project will affect the schedule, increase cost risk/uncertainty and will adversely impact the quality of education delivered to the students.

As part of the 2015 bond the current Northwood Middle School is scheduled to be replaced with a new facility. This project was approved by the PRC as a GC/CM alternative delivery in July of 2015 and the project is currently in the later stages of design. The contractor, Garco Construction of Spokane, has been on board for approximately 6 months and is currently bidding the early site packages. GMP negotiations are expected to be completed in June/July of 2016.

**See Attachment C for Preliminary Site Plan**

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$ 1,900,000
Estimated project construction costs (including construction contingencies):	\$13,750,000
Equipment and furnishing costs	\$ 400,000
Off-site costs	\$ 50,000
Contract administration costs (Owner, CM etc)	\$ 375,000
Contingencies (design & owner)	\$ 1,000,000
Other related project costs (utility fees, permits, bid advertising, moving costs, etc.)	\$ 200,000
Sales Tax	\$ 1,228,960
<b>Total</b>	<b>\$18,903,960</b>

Consistent with RCW 39.10.350 (1)(c), the District has more than the required 5% budget contingencies for this project.

**B. Funding Status**

Please describe the funding status for the whole project.

The project is fully funded. On February 10, 2015, Mead voters approved a \$69.5 million general obligation capital projects bond for three flagship construction projects. The District is also eligible for \$32.1 million in state funding assistance from OSPI, for a total project budget of \$101.6 million. For this project specifically, the

budget is made up of \$10,165,534 of local funding and it is anticipated that this project will qualify for an addition amount of \$8,738,426 in State construction assistance.

**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.)*

Consultant Selection and Hiring:

The Mead School District has secured their project management team for this project. Ned Wendle, Director of Facilities and Planning is working directly with Greg Brown, AIA of OAC Services who will serve as the Project Manager for this project. The architect, MMEC Architecture and Interiors, has been selected in part due to their outstanding GC/CM experience. (Please see an expanded narrative of each team members' qualifications in Item 7.)

Outline Schedule:

(See Attachment A for a copy of the project design, GC/CM selection process, and construction schedule.)

Complete Planning Documents	May 15, 2016
Begin Design	May 16, 2016
Advertise and Release RFQ	June 1, 2016
Hold Pre-Proposal Conference	June 14, 2016
Receive SOQ's Short List	June 24, 2016
Interviews	June 30, 2016
Fee Proposals	July 7, 2016
Award Contract	July 18, 2016
Complete Design and Construction Documents	June 2016 – March 2017
Owner Approves Subcontractor/Bid Package Buyout Plan	September 2016
Early Site/Bid Package	April 2017
Subcontractor Buyout	April/May 2017
Negotiate MACC	May 31, 2017
Construction	June 2017 – August 2018
Commissioning and move-in	August – September 2018

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

The Project is currently in the Educational Specifications stage and will not be past 30% drawings or schematic design until the GC/CM is on board. The drawings attached to this application are of a conceptual nature for discussion purposes only.

## 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 Midway Elementary Modernization and Additions Project meets the statute criteria as follows:**

### 1) The project involves complex scheduling, phasing and coordination

The Midway project has several elements of complexity that must be addressed:

- An occupied site requires detailed phasing plans to lessen the impact and disruption to educational learning and to promote safety of children, staff, parents and the general public.
- There is a limited laydown and staging area, which will require close coordination with the school.
- An occupied elementary school will create the opportunity for potential safety issues. Safety is paramount and having GC/CM participation as early as possible will be critical to explore all options and finalize the safest alternatives.
- There will be extensive demolition, hazmat abatement, temporary portable classrooms and pathways, utility interruptions and potential dust and noise issues. The GC/CM can help mitigate these issues during the design phase.

## **2) The project involves construction at an existing facility that must continue to operate during construction**

- Midway Elementary School will be occupied during the modernization and construction of this addition. The school is currently full and has two portable classrooms on site. More temporary portable classrooms will be added to house students during construction which will add to the site congestion. The District does not have the ability to relocate students off-site for this project. Therefore, the contractor must work around young children, staff, parents, and buses.
- Midway serves a suburban residential population and therefore a significant number of students walk to school and others are driven by parents. Safety of these students and daily drop off requirements will be critical.

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

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

- The GC/CM-developed phasing plan will help reduce the cost of construction, minimize the disruption to educational process and increase the safety of students, staff, and the community as a whole.
- Due to a tight budget, having a GC/CM throughout the design phase will provide accurate and detailed cost information as the design progresses. The GC/CM will also provide input into the products and materials used to optimize the return on investment. An on-going value engineering and constructability review process will be beneficial to the project.
- The local Spokane market is extremely busy and stretching the limits of the local subcontractors. With this in mind, in a traditional design-bid-build, the lowest responsive and responsible bids may exceed allocated funds. Having a qualified GC/CM on board provides accurate cost estimates throughout the duration of design and lowers cost risk. The GC/CM will partner with Mead School District its consultants, and the entire team to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all commitments made to the local community.
- The site is in close proximity to neighbors. Creating an effective plan to minimize dust, sound, traffic circulation and other disruptions will play an important role in determining the success of the project, and to keep the community happy for future bond endeavors.

## **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 benefit the public by increasing predictability and reducing financial risks.**

With GC/CM delivery, cost and schedule probability is much higher than with the design-bid-build method as the contractor is on board throughout design and construction, providing constant cost and schedule information.

Retaining a contractor via the GC/CM method is much more likely to result in predictable costs and broader sub-contractor bid coverage. By working with the GC/CM contractor in the development of a subcontracting plan and leveraging their contracts and relationships, local interest in the project will be heightened, increasing competition and local participation.

Additional fiscal benefit will be gained through using the GC/CM's expertise in value engineering and constructability reviews to assist in developing a complete, understandable and cost-effective construction document set. Collaborating with the GC/CM in building a safe, simple and productive construction phasing plan is critical to the success of this project and minimizing impacts to the District's operations.

## **Design-Bid-Build Increases Fiscal Risks**

While delivering this project via the traditional design-bid-build process is possible, the occupied campus and its close proximity to the neighbors make the project relatively unattractive when there will be cleaner jobs to bid. The use of the GCCM process helps resolve potential issues earlier in the process and make the project more attractive to subcontractors to bid. This bond program is the first to pass in 10 years. Having any setbacks along the project and bond schedule could cost the district the confidence of the community for future bond programs.

## **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** – Mead School District has retained OAC Services, Inc. (OAC) to provide project and construction management services for their entire 2015 Capital Bond Program. Greg Brown will be the Program Manager for Mead and will provide guidance for the District.

**GC/CM Consulting Commitment** – With over thirty-six (36) successful GC/CM projects worth in excess of \$1 billion dollars on their resume, OAC is committed to sharing 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 approach will help maximize the level of pre-construction effort for the district.

**The Project Team:**  
(See Attachment B for Project Organization Chart)

**Mr. Wayne Leonard – Assistant Superintendent, Mead School District**

*Role on this project: Capital Fund Manager*

Mr. Leonard oversees the business operations for Mead School District. Under his leadership, all of the financing, contracts, invoicing and change orders will be processed. He will also be advising the design committee relating to budgetary decisions to help the project remain within budget.

**Ned Wendle - Director of Facilities and Planning, Mead School District**

*Role on this project: Project Point of Contact for Mead School District*

Mr. Wendle 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. Wendle and the Mead School District have arranged with the region's top experts to advise him. Mr. Wendle has completed the AGC GC/CM training to further his understanding of the GC/CM process and the critical role he will play throughout the duration of the project. Ned is currently serving this same role for the Northwood Middle School GC/CM project approved by the PRC in 2015.



**Greg Brown, AIA, Program Manager, OAC Services Inc.**

*Role on this project: Project Manager for Mead School District*

Mr. Brown and OAC Services Inc. were selected by the Mead 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 OAC will lead the GC/CM selection process through design, construction and closeout. Mr. Brown has over 31 years of construction industry experience, and has spent the last twelve years as the Director of Capital Projects and Planning for Spokane Public Schools, the second largest district in the state of Washington. Mr. Brown has also led bond programs and/or managed projects for Bethel, Puyallup and Tacoma School Districts. His experience includes projects throughout the northwest, using a variety of delivery methods including GC/CM, and design-bid-build.

Mr. Brown led Spokane Public Schools as the first district in the state to receive GC/CM Public Body approval. In his time at Spokane Public Schools, Mr. Brown worked on nine GC/CM projects and has extensive knowledge on GC/CM procurement, and the advantages that GC/CM has over traditional procurement methods. Mr. Brown resides in the Mead School District and lives a few blocks from Midway Elementary School.

**Representative Project Experience for Greg Brown** (All Spokane Public Schools, unless noted otherwise)

Project	Project Value	Tasks Performed	Time Involved
Northwood Middle School Replacement- <b>Mead School District (GC/CM)</b>	\$41.0 M	Bond Program Manager/Project Manager	March 2015 to Present
Salk Middle School Replacement <b>(GC/CM)</b>	\$36.0 M	Director of Capital Projects: Oversight on all aspects of project	September 2014 to February 2015
Mullan Road Elementary Modernization <b>(GC/CM)</b>	\$16.0M	Director of Capital Projects: Oversight on all aspects of project	April 2013 to February 2015
North Central Commons Addition <b>(GC/CM)</b>	\$14.0M	Director of Capital Projects Oversight on all aspects of project:	September 2014 to February 2015
North Central STEM Classroom Addition <b>(GC/CM)</b>	\$15.0M	Director of Capital Projects: Oversight on all aspects of project	April 2013 to February 2015
NEWTECH Skills Center Addition <b>(GC/CM)</b>	\$13.0M	Director of Capital Projects: Oversight on all aspects of project	April 2013 to February 2015
Hutton Elementary Replacement <b>(GC/CM)</b>	\$24.0M	Director of Capital Projects: Oversight on all aspects of project	April 2013 to February 2015
Ferris High School <b>(GC/CM)</b>	\$97.7M	Director of Capital Projects: Oversight on all aspects of project	April 2010 to August 2014
Rogers High School <b>(GC/CM)</b>	\$64.5M	Director of Capital Projects: Oversight on all aspects of project	February 2005 to July 2009
Shadle Park High School <b>(GC/CM)</b>	\$74.0M	Director of Capital Projects: Oversight on all aspects of project	January 2006 to July 2010

Westview Elementary School (DBB)	\$17.0M	Director of Capital Projects: Oversight on all aspects of project	April 2010 to July 2012
Ferris Gymnasium/Health and Fitness Facility (DBB)	\$14.9M	Director of Capital Projects: Oversight on all aspects of project	2004 to 2007
Lidgerwood Elementary School Replacement (DBB)	\$ 9.0M	Director of Capital Projects: Oversight on all aspects of project	2003 to 2006
Lincoln Heights Elementary School Replacement (DBB)	\$ 11.0M	Director of Capital Projects: Oversight on all aspects of project	2003 to 2006
Ridgeview Elementary School Replacement (DBB)	\$ 10.0M	Director of Capital Projects Oversight on all aspects of project:	2003 to 2006
Graham-Kapowsin High School Bethel School District (DBB)	\$47.0M	Director of Capital Projects: Oversight on all aspects of project	2001 to 2003
New Cougar Mountain Junior High School Bethel School District (DBB)	\$18.0M	Director of Capital Projects: Oversight on all aspects of project	2001 to 2003

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

*Role on this project: Principal for OAC Services*

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 Greg Brown and his team 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.

**Rusty Pritchard, CCM,, Senior Project Manager, OAC Services Inc.**

*Role on this project: Internal GC/CM procurement QA, Project Manager*

OAC Services Inc. was selected by the Mead School District to serve as the overall program/project manager directly overseeing all aspects of the design and construction of their capital bond program. Mr. Pritchard's role will be to perform internal GC/CM quality assurance process compliance. He will stay close to the project throughout design and construction and assist Mr. Brown to incorporate previous Owner's lessons learned while serving currently on the Project Review Committee. As a needed, Mr. Pritchard can easily fill in for Mr. Brown. Mr. Pritchard has over 38 years of construction industry experience in the public and private sectors. He is a seasoned Washington State alternate public works GC/CM, Design-Bid-Build and Design-Build practitioner for K-12, higher education and municipal owners. He is a Certified Construction Manager from CMAA.

Mr. Pritchard was involved in one of the first K12 GC/CM demonstration projects (Clovis Point Intermediate School) and has been the Owner's Representative on two other K12 GC/CM project. Currently he is a project manager on two City of Spokane GC/CM heavy civil projects providing the City with GC/CM procurement, design and construction

services. Mr. Pritchard resides in the Mead School District, and like Mr. Brown desires to provide the Mead voters the best possible educational facilities envisioned by the Board of Directors and the District.

**Representative Project Experience for Rusty Pritchard**

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Wellpinit High/Middle School Modernization <b>(GC/CM)</b>	\$17.1 M	Owner Representative in all Phases	March 2010 – January 2013
Steilacoom High School Addition and Modernization <b>(GC/CM)</b>	\$31.0M	Program Manager and Owner Representative in all phases of capital improvements	January 2005 to March 2009
Clovis Point Intermediate School <b>(GC/CM)</b>	\$13.0M	Construction Manager in GC/CM procurement and design phases	September 2002 to January 2003
City of Spokane Next Level Treatment Facility <b>(GC/CM)(Heavy Civil)</b>	\$125.0M	Project Manager in Design/Construction Phases	April 2016 to present
City of Spokane CSO #26 facility <b>(GC/CM)(Heavy Civil)</b>	\$31.0M	Project Manager in Design/Construction Phases	April 2016 to present
New Pioneer Middle School (DBB)	\$34.0M	Program Manager and Owner Representative in all phases of capital improvements	January 2005 to March 2009
Chloe Clark Elementary School Addition (DBB)	\$7.0M	Program Manager and Owner Representative in all phases of capital improvements	January 2005 to March 2009
Anderson Island Multipurpose Room Addition (DBB)	\$1.0M	Program Manager and Owner Representative in all phases of capital improvements	January 2005 to March 2009

**Doug Mitchell, Principal, AIA, LEED AP, MMEC Architecture and Interiors**

*Role on this project: Lead Principal, MMEC Architecture*

Doug Mitchell will manage the architectural delivery of design and coordination with the GC/CM throughout this project. Doug has over 30 years of experience and is a founding principal of MMEC. He brings to all projects a broad based background ranging from work as a construction laborer to construction manager, from basic drafting to award winning design. Mr. Mitchell has extensive experience in various public and private project delivery types, including 5 GC/CM projects for Kennewick School District, Washington State University and Spokane Public Schools.

**Representative Projects for Doug Mitchell**

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Sunset View Elementary Remodel and Addition	\$12.7M	Principal-in-charge: Programming, Design, Construction	August 2011 to July 2012

<b>(GC/CM)</b> Kennewick School District		Phases	
Cascade Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$13.0M	Principal-in-charge: Programming, Design, Construction Phases	July 2012 to June 2013
Lincoln Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$12.9M	Principal-in-charge: Programming, Design, Construction Phases	July 2013 to June 2014
Hutton Elementary Modernization & Addition <b>(GC/CM)</b> Spokane Public Schools	\$24.0M	Principal-in-charge: Programming, Design, Construction Phases	June 2014 to August 2015

**Walt Huffman, Principal, AIA, MMEC Architecture and Interiors**

*Role on this project: Managing Principal, MMEC Architecture*

As a principal with over 20 years of architectural design and management experience, Walt's knowledge in the field of education architecture has made him an integral part of MMEC Architecture & Interiors. Walt is a member of AIA, NCARB and A4LE (Association for Learning Environments, formerly Council of Educational Facilities Planners International- CEFPI) and has managed and designed a number of diverse projects ranging from multi-phase commercial facilities to both Higher Ed and K-12 educational projects. His elementary school experience includes multiple projects for Spokane Public Schools, Kennewick School District and Central Valley School District. His most recent experience is with Hutton Elementary where the GC/CM delivery method was used. His attention to detail and creativity make him a valuable member in the design of learning and teaching environments.

**Representative Projects for Walt Huffman**

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Sunset View Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$12.7M	Pre-Design Principal: Programming	August 2011 to July 2012
Cascade Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$13.0M	Pre-Design Principal: Programming	July 2012 to June 2013
Lincoln Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$12.9M	Pre-Design Principal: Programming	July 2013 to June 2014
Hutton Elementary Modernization & Addition <b>(GC/CM)</b> Spokane Public Schools	\$24.0M	Pre-Design and Design Principal: Programming, Design, Construction Phases	June 2014 to August 2015

**Heidi Pierce, AIA, Project Manager, MMEC Architecture and Interiors**

*Role on this project: Architect's Project Manager*

Heidi Pierce will serve as the Architect's Project manager with primary responsibilities for interacting with the Mead School District, OAC Services and the GC/CM. Ms. Pierce has 20 years of experience on a variety of project types, including commercial, educational and historic renovation projects. Since joining MMEC Architecture and Interiors in 2004, she has taken a lead role on three GC/CM school projects for Kennewick School District, as well as several design-bid-build projects. As with these projects, she will have the primary day-to-day responsibilities for this Project.

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Sunset View Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$12.7M	Architect's Project Manager: Programming, Design, Construction Phases	August 2011 to July 2012
Cascade Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$13.0M	Architect's Project Manager: Programming, Design, Construction Phases	July 2012 to June 2013
Lincoln Elementary Remodel and Addition <b>(GC/CM)</b> Kennewick School District	\$12.9M	Architect's Project Manager: Programming, Design, Construction Phases	July 2013 to June 2014
Hutton Elementary Modernization & Addition <b>(GC/CM)</b> Spokane Public Schools	\$24.0M	Project Architect: Specifications	June 2014 to August 2015

**Graehm Wallace, Partner, Perkins Coie**

*Role on this project: Legal Counsel*

Although the District's general counsel is Roy Koegen, of Koegen/Edwards, they will be utilizing Perkins Coie and Graehm Wallace 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 advised school districts across the State on the details and aspects of alternative delivery methods.

**Organizational Controls**

Mr. Brown will work with the District personnel to develop the controls and reporting systems to effectively manage the scope, schedule, and budget for the project. He will utilize OAC's standard project budgeting tools, and project management websites to manage communications, monitor progress in order to meet school district requirements. 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**

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 Spokane Public Schools, Clover Park School District, Central Valley School District and Tahoma School District, as well as Washington State University and the City of Spokane. We have an open selection process in order to promote as much competition as we can within the contracting community.

The District plans to use 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, site and office visits
  - 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.**

<b>Project Name</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>
Northwood Middle School Replacement	120,000 sq. ft. replacement building on occupied campus	\$41,000,000	GC/CM	ALSC Architects Ken Murphy 509-838-8240 kmurphy@alscarchitects.com	Garco Construction Clancy Welsh 4114 East Broadway Spokane, WA 99202	05/2016	04/2018	05/2016	Under way	\$29,045,000	Under way	N/A
Mountainside Junior High School	115,260 sq. ft. building. New construction	\$31,889,778	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Lydig Construction, Larry Swartz 603 N. Havana, Spokane, WA 99202	09/2006	06/2008	09/2006	09/2006	\$23,901,907	\$31,889,778	Hyperinflation, lack of subs in a robust market.
Prairie View Elementary School	57,713 sq. ft. elementary school, new construction	\$16,867,812	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Northwestern Construction of Washington, Inc. Randy Smith 210 N. Helena Street Spokane, WA 99202	06/2006	09/2007	06/2006	08/2007	\$16,867,812	\$16,867,812	On time and on budget
New Bus Garage	Replace collapsed mechanic building	\$1,700,000	Negotiated Contract: Emergency build due to a collapsed building	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Lydig Construction, Larry Swartz 603 N. Havana, Spokane, WA 99202	01/2010	09/2010	01/2010	09/2010	\$1,700,000	\$1,430,000	Under budget and on time
Mead High School Modernization	Comprehensive modernization and 24,921 sq. ft. addition	\$31,500,000	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Swank Enterprises Dewey Swank 750 West Reserve Kalispell, Mt 59901	06/1998	09/2001	06/1998	09/2001	\$31,500,000	\$31,065,000	Under budget and on time
New Mt. Spokane High School	230,177 sq. ft. high school, new construction	\$23,200,000	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Lydig Construction, Larry Swartz 603 N. Havana, Spokane, WA 99202	05/1996	09/1997	05/1996	08/1997	\$22,636,500	\$23,200,000	Owner scope changes

**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*

Attachment C: Pages 1 – 6, located after the signature page show the existing site plan with possible phasing and conceptual 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.

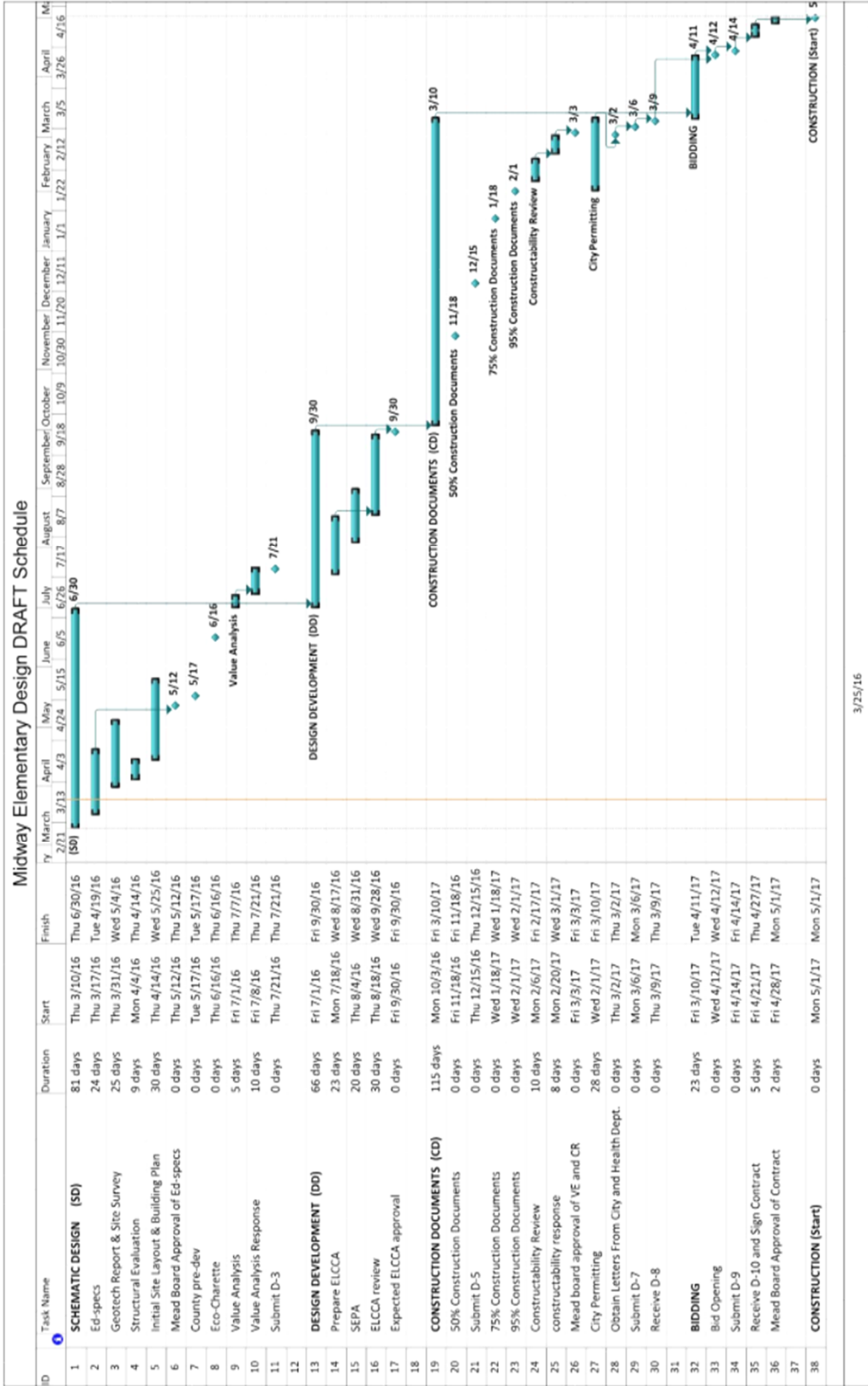
Signature: 

Name: (please print) Ned P. Wendle

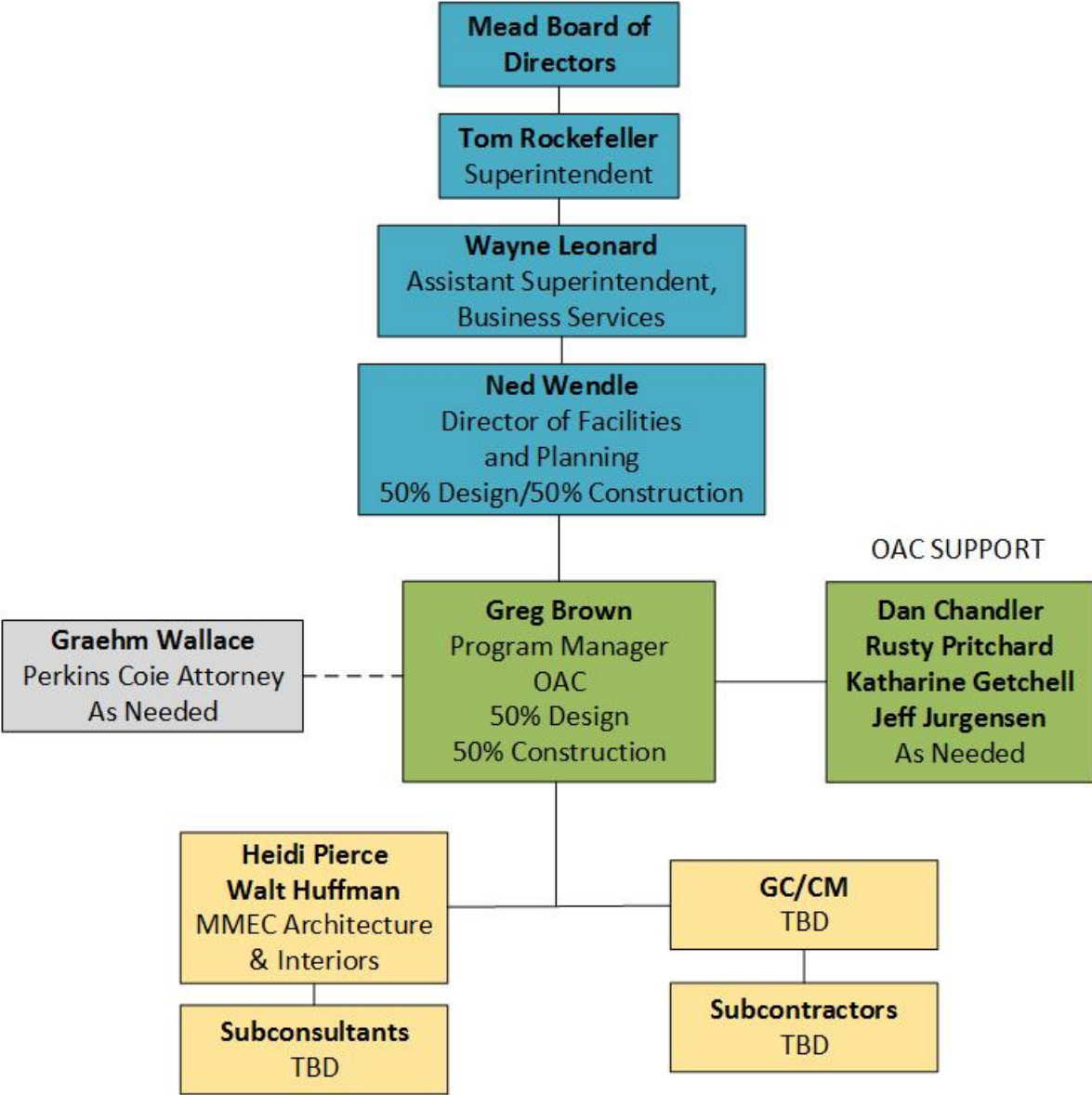
Title: Director of Facilities and Planning

Date: 04-27-16

# ATTACHMENT A: PROJECT SCHEDULE DRAFT

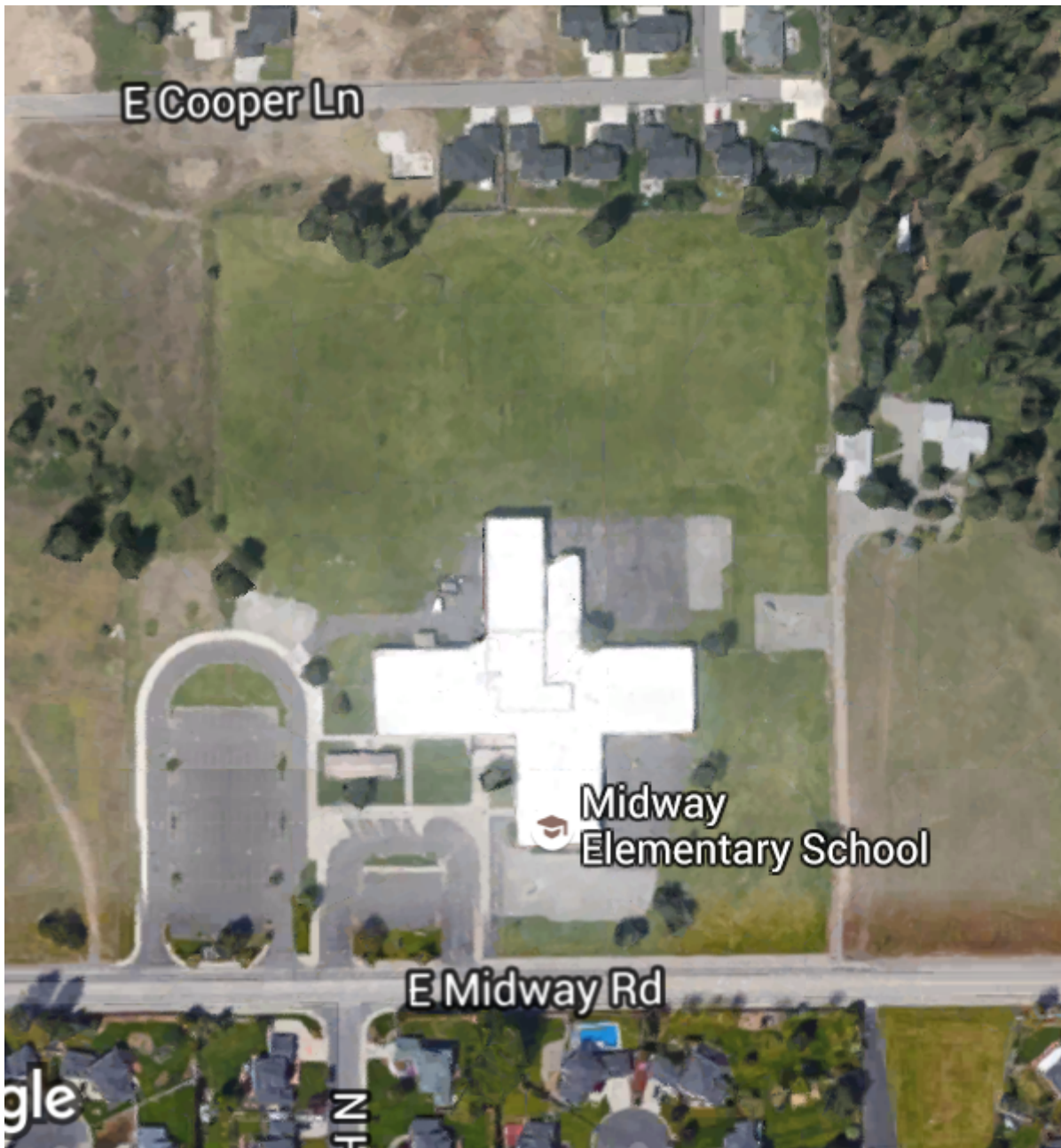


**ATTACHMENT B: PROJECT ORGANIZATION CHART**



**ATTACHMENT C: PRELIMINARY DESIGN CONCEPTS**

6 pages



**AERIAL VIEW OF EXISTING SCHOOL**



**MEAD SCHOOL DISTRICT**  
Midway Elementary School - Existing Plan & Site  
4/18/2016

**MMEC**  
ARCHITECTURE • INTERIORS

**EXISTING PLAN AND SITE**



**MEAD SCHOOL DISTRICT**  
Midway Elementary School - Existing Aerial View  
4/18/2016

**MMEC**  
ARCHITECTURE • INTERIORS

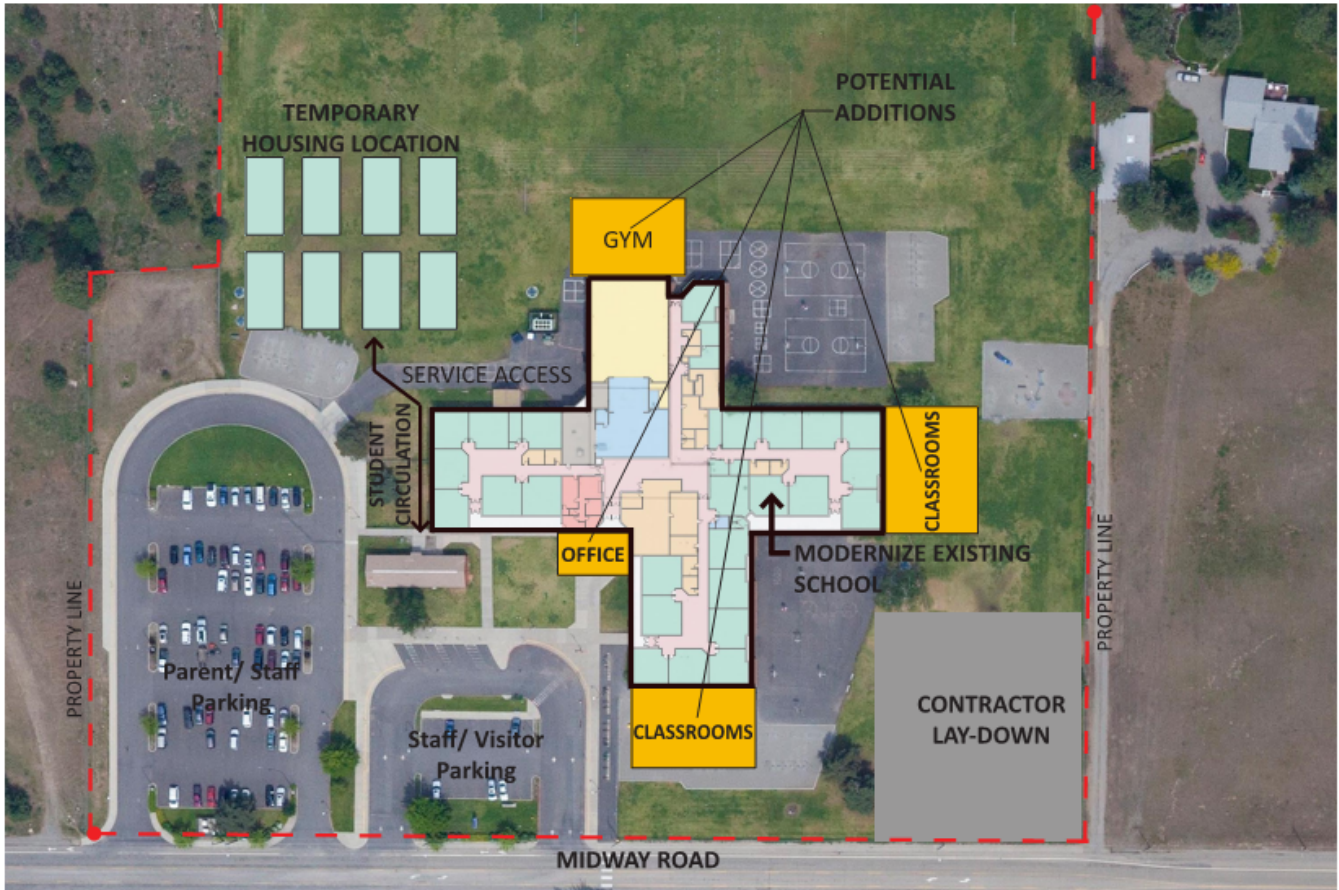
## **AERIAL VIEW OF EXISTING SCHOOL**



**MEAD SCHOOL DISTRICT**  
Midway Elementary School - Concept Visualization  
4/18/2016

**MMEC**  
ARCHITECTURE ■ INTERIORS

## **AERIAL VIEW OF DESIGN CONCEPT**

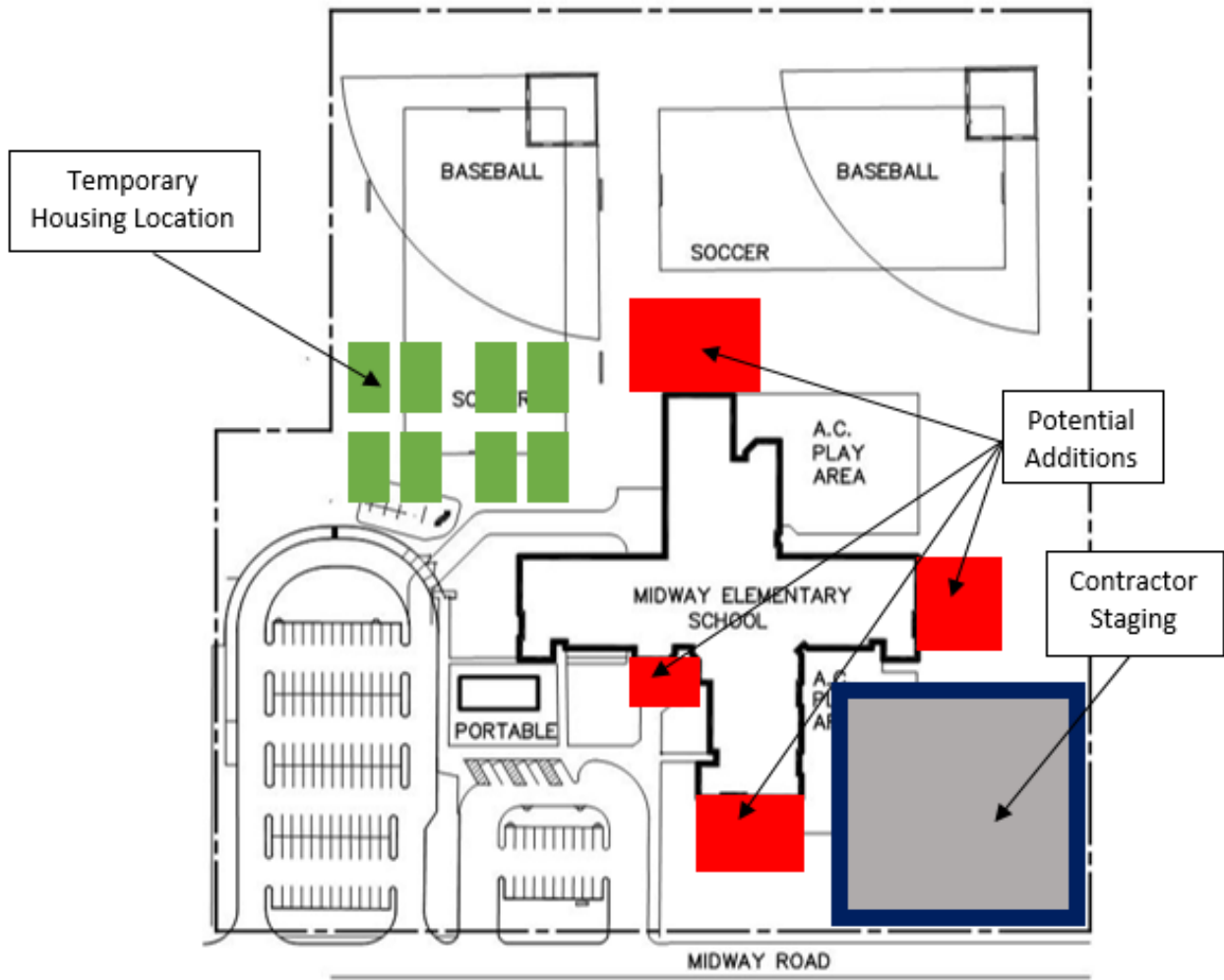


**MEAD SCHOOL DISTRICT**  
 Midway Elementary School - Site Use & Development  
 4/18/2016



**SITE USE DESIGN CONCEPT**





**CONCEPTUAL SITE PLAN**

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