City of Wenatchee
Public Works Department
1350 McKittrick Street
PO Box 519
Wenatchee, WA 98807

October 20, 2023

Talia Baker, PRC Administrative Support
Department of Enterprise Services
Engineering & Architectural Services
Post Office Box 41476
Olympia, WA 98504-1476

RE: City of Wenatchee GC/CM Project Application for the Wenatchee Valley Museum and Cultural Center Rehabilitation & Addition Project

Dear Project Review Committee Members:

The City of Wenatchee (City) Public Works Department is pleased to submit its application for project approval using the general contractor/construction manager (GC/CM) alternative public works contract delivery, pursuant to RCW 39.10.

The City is initiating a major expansion and renovation project, the Wenatchee Valley Museum and Cultural Center Rehabilitation & Addition Project (Project).

Enclosed for your consideration is our application to use the GC/CM contracting procedure to design and construct the Project. The City and its consultant team have thoroughly analyzed the different possible delivery methods. Based on our analysis, we have concluded the GC/CM process provides the most desirable features and benefits to the City and the public that it serve. The GC/CM contracting method is well suited for our Project's objectives to ensure significant collaboration between designer, contractor, and the City to maximize value in achieving the City's program goals while designing and constructing the Project within the budget and timeframe. This Project contains a number of risks including working within two existing occupied historic buildings and careful coordination to ensure funding requirements are met; along with other risks further defined in our application that lend the Project to benefiting from early contractor involvement.

The Project meets the requirements for the GC/CM alternate contracting procedure stated in RCW 39.10.340. We are eager to add a GC/CM partner to our team to provide the collaborative effort of creative design and construction solutions to ensure Project success.

If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 888-3663 or eschafer@wenatcheewa.gov. Thank you for your consideration of our application.

Sincerely,

Elisa Schafer
Facilities Manager
Public Works Department

State of Washington

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): **City of Wenatchee**
b) Mailing Address: **PO Box 519, Wenatchee, WA 98807**
c) Contact Person Name: **Elisa Schafer** Title: **Facilities Manager**
d) Phone Number: **(509) 888-3663** E-mail: **eschafer@wenatcheewa.gov**

1. Brief Description of Proposed Project

a) Name of Project: **Wenatchee Valley Museum & Cultural Center Rehabilitation & Addition**
b) County of Project Location: **Chelan County**
Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The Wenatchee Valley Museum & Cultural Center, is a caretaker of the story of the Wenatchee Valley, and its current site is in need of a re-anchoring into its community. This Project aims to reimagine the museum as a welcoming space that helps visitors understand the cultural breadth and communal spirit of this part of Washington State. The Project goal is to make the museum a frontline of vision, not just a place for artifacts. The buildings become part of the exhibit collection and function as a tool to interpret the voice of the place.

The museum currently operates out of two historic landmarked post offices built in 1918 and 1938 and currently owned by the City of Wenatchee. The design and construction efforts will include rehabilitation of both historic existing structures and a new, daylit two-story addition that replaces the existing skybridge creating a new physical connection at ground level and introducing much needed improvements to circulation throughout the Museum and Cultural Center. On the exterior, the rehabilitation of the historic buildings will include necessary work to repair the exterior finishes, windows, and doors in order to maintain the buildings' historic character. On the interior of the historic buildings the majority of building systems, including mechanical and electrical systems, and plumbing fixtures will be rehabilitated or replaced and there will be voluntary structural upgrades. A full building sprinkler system will be part of the life and safety upgrades needed for continued museum functionality. Secretary of Interior Standards for Historic preservation will guide the design process, with review by Wenatchee Historic preservation Board and Department of Archaeology and Historic Preservation. The new 'Welcome Hall' building between the two landmarked buildings will clarify access and circulation, providing new arrival programming to a space that embraces the urban downtown area, the neighboring park, and stitches together the three floors of both existing buildings. ADA access improvements, installation of a Code compliant stairway and a 3-story elevator will be part of the improved circulation pathways provided by the new central space. The project will be pursuing at minimum LEED Silver certification as required by project funding which will introduce an additional layer of coordination and consideration to the project. Site improvements will include new landscaping, a new accessible approach and plaza.

c) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes \ (No)**
(if no, applicant must apply separately at a later date utilizing Supplement B*)*

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.) $ **4,240,000**

Estimated project construction costs (including construction contingencies):	$ **19,055,000**
Equipment and furnishing costs	$ **525,000**
Off-site costs	$ **incl in Const.**
Contract administration costs (owner, cm etc.)	$ **300,000**
Contingencies (design & owner)	$ **2,800,000**
Other related project costs (briefly describe)	$ **410,000**
(survey, geotech, permitting, bid advertising, etc.)	
Alternative Subcontractor Selection costs	$**N/A**
Sales Tax	$ **1,670,000**
Total	***$ 29,000,000***

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*

Project Funding:

$29,000,000 proposed construction budget:

Private Philanthropy – Capital Campaign goal: $15,000,000
This goal was tested through a fundraising feasibility study. This study was conducted by Barness Group in 2022.

Capital Campaign 2023 – 2026: $15,000,000
Current funding from private philanthropy secured (January 2023 – October 2023), cash in hand and pledges: $6,720,000
Campaign Plan: $7,452,000 to be raised between November 2023 and June 2025; $828,000 to be raised between June 2025 and June 2026

Additional funding:
Additional funding secured from public agencies: $5,410,000
$3,660,000 – secured
$1,750,000 – Federal tax credits available at the end of project

Pending requests:
$6,250,000 – Washington State 2025 Biennium Capital Projects budget
$1,000,000 – State Capital Heritage Grant
$1,000,000 – Building for Arts Grant
$340,000 – Chelan County Lodging Tax (2024 and 2025)
$828,000 – NEH Capital Infrastructure Grant

Total project funding:
Secured private and public funding: $12,130,000
Pending Funding: $16,870,000

Bridge financing will be in place by Fall 2024

3. Anticipated Project Design and Construction Schedule

Please provide:
The anticipated project design and construction schedule, including:

a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

OVERVIEW SCHEDULE	
	TARGET DATE
Select Architect	Complete
Owner's Advisor Procurement	November 2023
Project Review Committee (PRC) Meeting/Approval	November 20, 2023
GC/CM RFP Advertisement	November 27, 2023
Receive GC/CM RFP's, Review and Shortlist	January 2024
GC/CM Interviews	January 2024
Request for Final Proposals – Notice of Award	February 2024
Concept Design – Complete	January 2022
Schematic Design – Complete	September 2023
Design Development	January 2024 – May 2024
Construction Documents	October 2024 – April 2025
Permitting	March 2025
Subcontractor Bidding, MACC Negotiations	March 2025
Construction	April 2025 – June 2026
Occupancy	July 2026

d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)* **N/A**

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?

  This project will occur in an occupied, historic building which will involve complex scheduling, phasing and coordination.

  - **This project is renovating two existing historic buildings, constructed in 1918 and 1938, and listed in the National Historic Register. Work also involves the removal and preservation of the historic assets on display within, prior to work in all areas.**
  - **The scope of the project includes significant structural restoration to both the interior and exterior spaces. Coordination and careful phasing of the work is necessary to ensure the longest possible use of the building for museum and cultural programming operations as well as to allow for the most efficient transfer of artifacts and programming to a new location for the duration of the construction work.**
  - **The construction of the addition will require careful sequencing and sensitive approach to stitching into the existing historic facades, as well as in the excavation process for the new foundation.**

- 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 an existing facility that needs to maintain its programming operation for as much of the planned yearly cycle as possible as well as be able to do phased transfer of operations and artifact while some of the work on the exterior is under way.**

-

  - **Safety, first and foremost, must be maintained for all during the course of construction.**
  - **Maintaining proper access and egress through the operating museum areas is critical to the safety of the museum patrons and staff.**

- **Work must be sequenced to allow for the phased removal of artifacts and programming infrastructure to off-site locations.**
- **Coordination of the construction activities must be carefully planned with the contractor and building owner to ensure efficiencies are maintained throughout the construction cycle.**

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

  Involvement of the GC/CM is critical during the design phase for the following reasons:
  - **Continuous collaboration with the City/Museum, Design team, and GC/CM through the design phase will establish a trusting relationship to plan and execute the project in order to meet the desired cost, schedule, and quality goals.**
  - **Executing a project in an historic building with GC/CM onboard during the design phase will allow for familiarity with the existing conditions to make constructability adjustments early on. These early explorations will reduce the number of unforeseen conditions that may arise in a building of this age and status.**
  - **There are a number of important systems and process decisions that will need to be made through the Design Development and early Construction Document phases. Having the GC/CM part of the decision making will both allow for those decisions to be better informed from cost, constructability, and scheduling perspective and will give the GC/CM first hand understanding of how and why those decisions were made, which will minimize on time spent during construction figuring this out and potentially needing to make costly changes.**
  - **Scheduling and phasing for construction are best outlined during the Design Development phase for efficiency and refinement as the details of the project get worked out and drawn.**
- If the project encompasses a complex or technical work environment, what is this environment?

  The project encompasses a complex/technical work environment:
  - **The mechanical, electrical, plumbing (MEP), and fire safety upgrades planned for this project are significant. Coordinating with the existing systems to either remove or work around to install the new systems will require an in-depth evaluation of the current environment. Routing of the new systems will require careful planning to minimize modifications of and prevent damage to the historic fabric in the existing buildings. A GC/CM is better able to evaluate the systems during Design Development to create a plan of action best suited for the project.**
  - **The interface between the new addition and historic facades and interiors will introduce added complexity to the construction process and will be a big effort in design and detailing. Having the design and historic preservation team working with the GC/CM in these early stages of figuring out how the complex connections will happen will be instrumental in the GC/CM's ability to put together a clear plan for the construction work around this unique aspect of the project and put the right team in place who can execute the work.**
- 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?

  The existing buildings were constructed in 1918 & 1933 and are listed on the National Historic Register. Restoration work to include:
  - **Exterior envelop repair to correct spalling brick and stone, repoint mortar, and provide an overall cleaning of the building.**
  - **Historic exterior wood window & door restoration, requiring paint removal, reglazing, and wood sash/frame repair.**
  - **Connection from the new addition to the existing building needs will be a specialized operation to maintain historic significance.**
- 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? **N/A**

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

    - **By allowing the City/Museum to incorporate qualifications and experience as determining factors in selecting a contractor, the relationship between the City, the Museum, the Contractor, and the Design team are established in the spirit of teamwork where all parties are promoting a project of success.**
    - **With the GC/CM on board from design through construction, active cost-estimating, value engineering, and ongoing constructability review will yield substantial benefits to the owner and the public by mitigating impacts to cost and schedule.**
    - **The GC/CM procurement method allow the City/Museum to mitigate risk in errors and omissions by integrating the Contractor in the design process. Project intent and existing conditions are understood at a higher level earlier in the process, reducing the cost impacts of the unknown.**
    - **The GC/CM is able to align expectations and compile scopes of work to better fit current conditions and marketplace. The packages are able to be structured in a way to maximize value and interest from subcontractors. OMWBE participation is increased**.
    - **The GC/CM process mandates the City additional cost control options during the Maximum Allowable Construction Cost (MACC) negotiations to ensure the project maintains budget and is therefore completed under the expectations promised to the public.**
    - **The GC/CM will assist in scheduling for project buy-out and construction to mitigate the risk of volatile market conditions and fluctuations in work force.**

- 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.

    - **Construction phasing is difficult in a traditional DBB scenario when factoring in the impact to employees and the public, who visit the museum on a daily basis. Devising a plan for the safe passageway through the construction site will benefit from a contractor's point of view during construction.**
    - **Traditional DBB projects have a greater risk of incurring cost relative to errors and omissions with no contractor insight and little constructability review during the design phase.**
    - **The risk of higher cost post-bid change orders is greater in the traditional DBB method due to unforeseen conditions or modifications to the design. These changes often take longer to work through resulting in project schedule delays.**
    - **DBB does not allow for transparency in cost issues during construction**.
    - **Safety is our #1 goal. Working collaboratively with a GC/CM creates a positive working environment resulting in safe project operations.**

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

6. Public Body Qualifications

Please provide:

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

  The City of Wenatchee, along with the Wenatchee Valley Museum & Cultural Center staff have assembled a quality management and design team with notable alternate delivery experience and involvement in complex projects. The City and Museum also plan to hire a qualified

Owner's Advisor consultant to assist with GC/CM delivery guidance. Services the Owner's Advisor will provide include procurement, validation, design/construction phasing support, and other services as needed.

The Wenatchee Valley Museum & Cultural Center Rehabilitation & Addition Project will be led by the City's Facilities Manager, Elisa Schafer and closely supported by Marriah Thornock, Executive Director (WVMCC).

- 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)*

  See Appendix A for the City of Wenatchee's Project organizational chart.

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

  Laura Gloria, City Administrator, City of Wenatchee

  Ms. Gloria has served in the Executive Services Director role since February of 2020 and formerly served as the Deputy City Manager in Fresno, California. Ms. Gloria has nine years of public service experience and has led a variety of complex projects including the schematic design of the $16 million dollar Wenatchee Convention Center expansion project, and spearheaded the environmental assessment for the over $187 million dollar Confluence Parkway project.

  Rob Jammerman, Public Works Director, City of Wenatchee

  Rob is the City Public Works Director. Rob directs the City's major utility operations, including water, wastewater, and solid waste, as well as the engineering services streets departments. He leads a staff of about 80 employees and manages operating and capital construction budgets totaling more than $20-40 million a year. Rob has worked for the City since March 15, 2018. Rob will provide major Project oversight, communications with city council, and strategic decision making.

  Elisa Schafer, Facilities Manager, City of Wenatchee

  Elisa is the City Facilities Manager with over 5 years of experience in design, construction, and management of public works projects ranging in size from $50,000 to $17 million. Elisa has completed the AGC GC/CM Workshop. Elisa currently oversees all commercial capital improvement projects and the day-to-day building maintenance for the City. For this Project, Elisa will act as the City's project manager and serve as the main point of contact with the Owner's Advisor and GC/CM.

  Prior to joining the City in 2018, Elisa worked as a logistics manager on a $69 million capital project for a local school district. Prior to that, Elisa spent 20 years in the private contractor and environmental consulting realm as a project engineer, project consultant and contract administrator.

Name	Summary of Experience	Project Name	Project Size	Project Type	Role during Project Phase		
					Planning	Design	Construction
Elisa Schafer	Facilities Manager for the City of Wenatchee with more than 20 years of experience in completing private and public infrastructure projects.	Wenatchee Convention Center Expansion & Renovation Project	$16M	DBB	Project Manager	Project Manager	2024
		Wenatchee City Hall Renovation	$11M	DBB	Project Manager	Project Manager	Project Manager
		Social Security Building Renovation	$2.4M	DBB	Project Manager	Project Manager	Project Manager
		Cascade School District Capital Improvement Project	$69M	DBB	None	None	Logistics Manager
		Bremerton Dredging Project	$20M	DBB	None	None	Project Engineer
		Allen Street Bridge Replacement	$24.5M	DBB	None	None	Project Engineer

Nataliann Tutino, Senior Financial Analyst, City of Wenatchee

Nataliann is the Senior Financial Analyst for the City. She is responsible for budget preparation, coordination, analyzation, and monitoring for the Public Works Department. She prepares financial reports and assists with annual audits. On this project, she will coordinate, prepare, submit, and report on monetary obligations associated with the Project. She will work directly with the team to monitor the Project budget and audit if necessary.

Courtney Tiffany, Operations Manager, Wenatchee Museum and Cultural Center

Courtney is responsible for the operations of several areas at the Museum, including curatorial services, facilities and security, visitor services and admission, facility rentals, contract management, grant management, risk management, and information technology. She holds a master's degree in library and information science, has 15 years of experience overseeing a large public library, and previously led a capital campaign and a $4.5 million remodel.

Brett Riley, Board of Directors, Operations Committee & Finance Committee, Wenatchee Museum and Cultural Center

Brett has over 13 years of project management experience with direct management or executive supervisory responsibility for over 20 Design Bid Build or GC/CM projects in the state of Washington and Michigan with an estimated value of $171 million. The cross section of these projects included partnerships and collaborations with six (6) federal, (4) state, and a multitude of community representatives and individual land owners. His experience, along with the vast experience on the WVMCC leadership and Executive Board, will ensure a successful completion of the proposed Wenatchee Valley Museum Expansion project.

Mark Johnson, Principal in Charge, Signal Architecture & Research

With over 25 years of experience delivering sustainable public and private projects, Mark brings a place based, integrative approach to his work. He is a design collaborator, drawing the best from clients, teammates, and community members alike, and his leadership excels at a range of projects types and scales. His work with cultural institutions, municipalities, and communities has allowed him to develop a keen eye toward architecture and landscape as a system, and true sustainability of place.

Name	Project Name	Project Size	Project Type	Role during Project Phase		
				Planning	Design	Construction
Mark Johnson, Signal Architecture & Research	Mercer Slough	$15M	GC/CM	Architect	Architect	Architect
	Icicle Creek Music Center	$6M	GC/CM	Architect	Architect	Architect
	Encompass Pediatric Therapy Center	$6.8M	GC/CM	Architect	Architect	Architect
	Harlequin Productions Theater Remodel	$3M	GC/CM	Architect	Architect	Architect
	Coos History Museum	$6M	DBB	Architect	Architect	Architect
	Edgewood, University Place, Lacey Memory Care Centers	$18M	GC/CM	Architect	Architect	Architect
	Northwest Railway Museum Archives	$4M	DBB	Architect	Architect	Architect
	Fort Warden Makers Square	$15M	DBB	Architect	Architect	Architect
	Georgetown Wet Weather Treament Station	$275M	DBB	Architect	Architect	Architect

Andy Cluness, Senior Cost Consultant, RC Cost Group

Andrew Cluness is a principal / senior cost consultant with ARC Consultants. Andrew brings eighteen years of extensive knowledge of the construction management industry and for the last 15 years has been based in Seattle, WA. He has led estimating services on projects ranging in scope and size from $1 million to $2.2 billion for private and public sector clients. From contract inception to completion, Andrew has provided both pre and post-contract duties including estimating, value engineering and negotiating of contracts and change orders.

Name	Project Name	Project Size	Project Type	Role during Project Phase		
				Planning	Design	Construction
Andy Cluness, RC Cost Group, Inc.	Chelan County PUD	$105M	GC/CM	None	Lead Estimator	None
	Aki Kurose Middle School	$150M	GC/CM	None	Lead Estimator	None
	Vancouver Operations Center	$165M	GC/CM	None	Lead Estimator	None
	Sea-Tac International Airport South Concourse Expansion	$1.5 Billion	GC/CM	None	Lead Estimator	None
	Sea-Tac International Airport Industrial Water Treatmen Plant	$185M	GC/CM	None	Lead Estimator	None
	Sea-Tac International Airport Concourse C Gating Expansion	$330M	GC/CM	None	Lead Estimator	None
	University of Washington Burke Museum	$65M	GC/CM	None	Lead Estimator	None
	Jackson Elementary School	$40M	DBB	None	Lead Estimator	None
	City of Tumwater Maintenance and Operations Center	$35M	DBB	None	Lead Estimator	None
	John Rogers Elementary School	$70M	GC/CM	None	Lead Estimator	None

	New Bethel High School	$170M	GC/CM	None	Lead Estimator	None
	Newport High School	$115M	DBB	None	Lead Estimator	None

Brian Rich, Historic Preservation Consultant, Richaven Architecture & Preservation

Brian has over 28 years of experience as a Historic Preservation Architect and Construction Manager working on educational, institutional, and cultural projects. He is able to anticipate owner's needs, consultant requirements, and quickly evaluate design scenarios for their ability to be executed and meet the project's goals. Brian's career has focused on future-proofing historic buildings by discovering how to renew them while respecting their historic character. With over 20 years' experience reviewing historic preservation projects for their appropriateness as a landmarks commissioner and grant reviewer, Brian's historic experience has focused on when and where to apply preservation best practices and where compromise is recommended.

Brian Markham, Structural Engineer, Arup

Brian is the Arup Seattle Office Leader and structural engineer. He is focused on creating strong design collaborations supported by deep construction knowledge. He has a broad range of project management and structural engineering experience on complex building projects throughout all delivery methods – DB, GC/CM, DBB, etc. Coordination is crucial to his achievements of delivering on ambitious plans for his clients.

- 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.)*

  Included above with bios.

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

  Qualifications are described within the biographies above.

- 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.

  The project manager is not interim.

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

  The City staff have been involved in many design and construction projects as summarized in the short experience biographies listed above and in Appendix C. The City will be hiring an Owner's Advisor to assist in the areas within the alternative delivery process to round out our combined team.

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

  A project management plan (PMP) will be prepared for the Project that defines the City's organizational roles, responsibilities, authority, decision making, workplans, workflows, escalation, quality management, safety, and communication processes. The PMP will be implemented by the City's Owner Advisor (TBD). The PMP will define the following management controls:

<u>Project Cost Management</u>: The Project Cost Management Plan will ensure that the project stays within budget. The City/Museum, along with the GC/CM and Design team, will determine the resources necessary to create a successful project (staffing/equipment/materials). An independent cost estimate will be generated throughout the design process. This independent evaluation of the project will allow for a transparency when negotiating the MACC and ultimately determines the Total Construction Cost (TCC) once the design reaches the 90% stage.

<u>Project Risk Management:</u> The City/Museum and the Owner Advisor will conduct ongoing risk assessment and management assessments as part of the workplan to identify circumstances that may influence the Project outcome. This includes identifying risks relative to cost and schedule. The project contingency budgets will be reviewed to forecast remaining risk exposure and probability. Contract changes with be reviewed against projected risk exposure for potential contingency shortfalls.

<u>Project Schedule Management:</u> The City/Museum will identify milestone dates in the RFP and RFFP, such as the dates grant funding is to be obligated. A draft baseline Project schedule for construction will be required as part of the GC/CM contract, establishing comments for achieving the grant funding timelines and requirements. Updated schedules will be required monthly with two-week look ahead schedule delivered weekly. The Owner Advisor will review baseline and monthly schedules and, if compliant, will suggest approval by the City/Museum.

<u>Project Decision Making:</u> With the collaborative nature of the GC/CM delivery method, the City's objective is to have decision making happen at the lowest level possible. To facilitate effective decision making, a decision escalation ladder will be established as part of the PMP. The Owner Advisor will investigate, evaluate, and advise the City on possible decisions as the Project advances. Decisions related to cost and schedule will be escalated to Elisa Schafer for consideration, approval, or to be further escalated to the applicable leadership positions.

<u>Project Communication:</u> The Project communication plan addresses the City, Museum, GC/CM, and Design team's communication with each other, with Project stakeholders, and the public. Public communication supports the City's commitment to keep the public aware of the pending Project activities.

- A brief description of your planned GC/CM procurement process.

  The City and Museum staff will work with the Owner's Advisor and the legal team to develop a GC/CM RFP process in compliance with RCW 39.10. The RFP will be advertised publicly in the Daily Journal of Commerce, The Wenatchee World, and with the omwbe.wa.gov website. The procurement process will be a request for proposals, an interview process, and a request for final proposals (submittal of sealed bids for general conditions and few percentages). City and Museum staff, along with our Owner's Advisor and the Design team, will make up the GC/CM selection team will score each step in the process to determine the GC/CM. The selection team will make a recommendation to the Wenatchee City Council for their approval.

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

  The City will work with the appropriate legal counsel on developing the GC/CM contract terms.

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.)*

See Appendix B for the City of Wenatchee's construction history.

- 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

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:

See Appendix C for the City of Wenatchee's concepts, sketches, and plans for the Project.

- An overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
Note: *Applicant may utilize photos to further depict project issues during their presentation to the PRC.*

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 City of Wenatchee has no audit findings.

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

As part of the GC/CM RFQ process, we will ask the GC/CM to submit their inclusion plan to ensure local contractors along with local, small, women, and minority owned businesses (OMWBE) are encouraged to participate in bidding this project. The GC/CM plan will include their outreach efforts to ensure OMWBE subcontractors have sufficient information about subcontract bid packages on this project. Their RFQ will include the GC/CM's strategies and approach to arranging/packaging subcontract bid package to encourage the participation of OMWBE subcontractors.

Once the GC/CM is selected, the City will work closely with the GC/CM to assist with their outreach plan and connect them to local resources.

11. **Alternative Subcontractor Selection**
- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over $3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, *one per each desired subcontractor/subcontract package*. **N/A**

- 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.
  N/A
- 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.
  If the alternative subcontractor method is selected in partnership with the GC/CM we will complete the necessary documentation and submit to the PRC for consideration at a future meeting.

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.

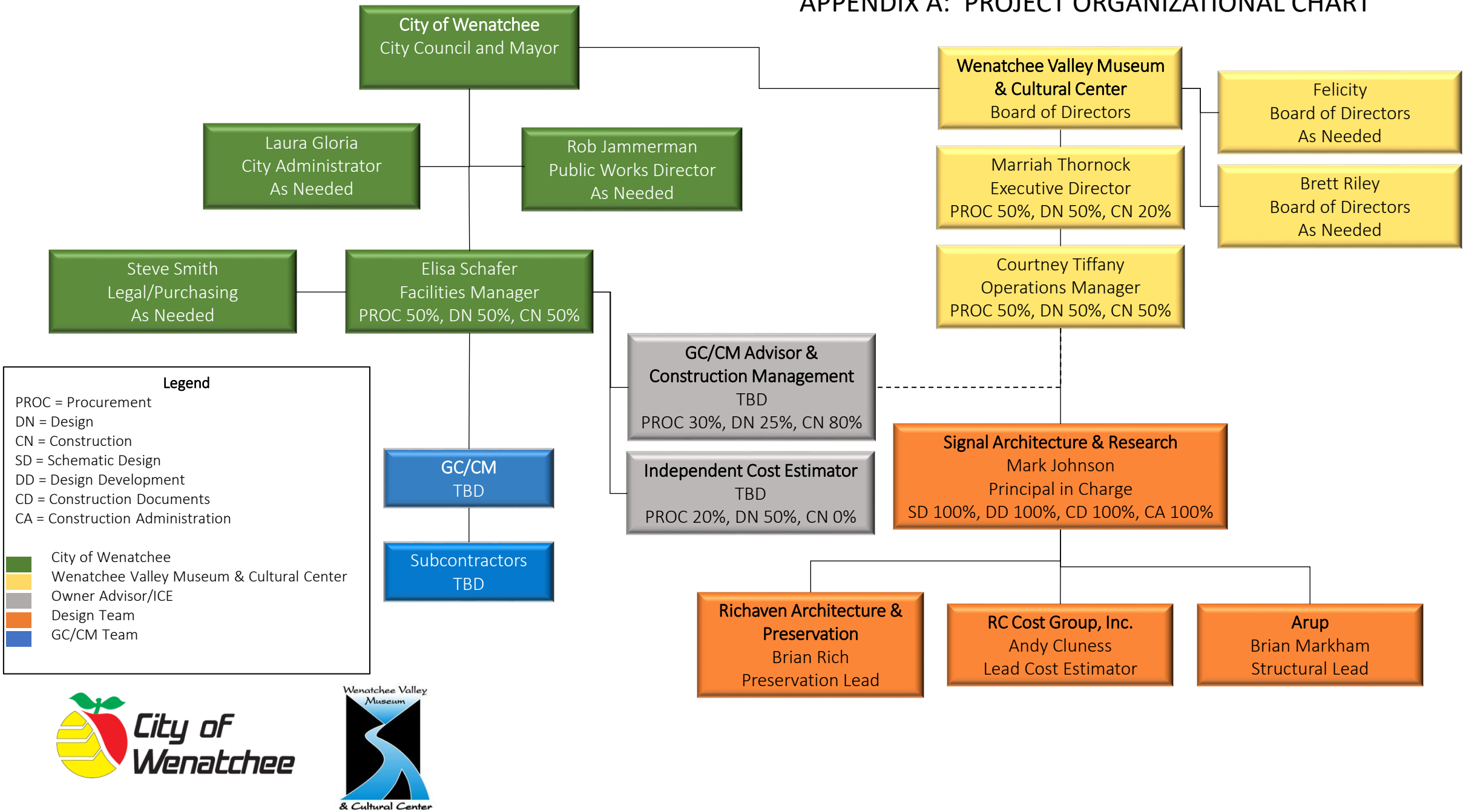
Signature: Elisa Schafer

Name *(please print)*: Elisa Schafer *(public body personnel)*

Title: Facilities Manager – Public Works Department

Date: October 20, 2023

APPENDIX A: PROJECT ORGANIZATIONAL CHART



City of Wenatchee

Wenatchee Valley Museum & Cultural Center

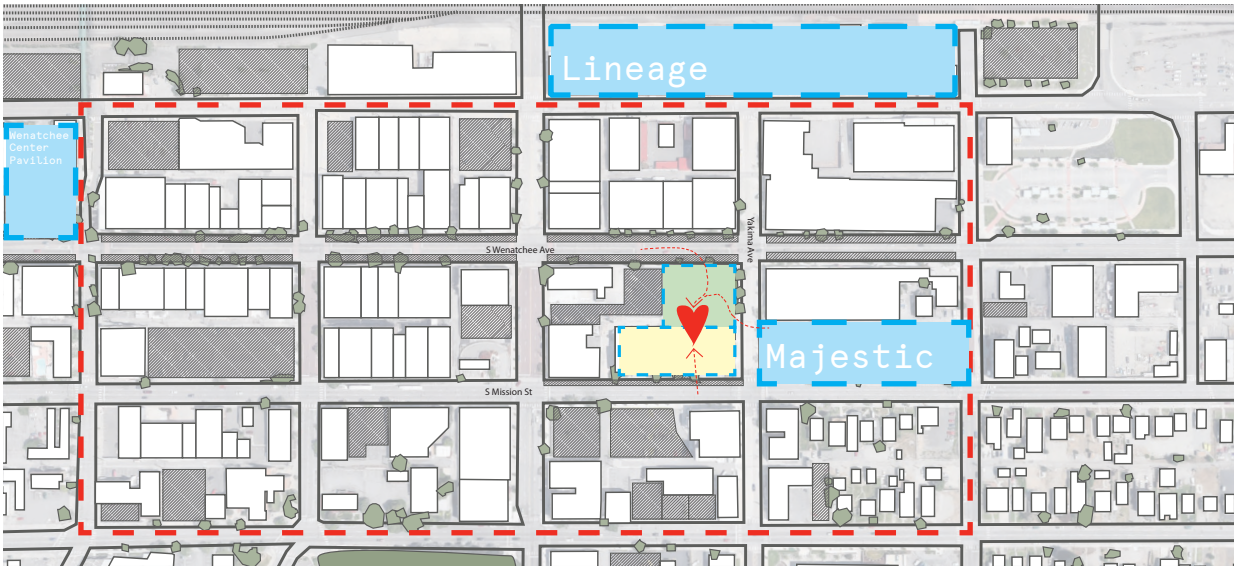
Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrur
1	Red Apple Road	0.5 miles of an urban major collector with roundabout, sidewalk and water main.	DBB	4/16/18	8/24/18	4/16/18	8/24/18	$1,496,687	$1,570,720	Budget overrun due to additional work. Replaced existing 16" valve with new valve, added bid item for combination inlet, added a sewer doghouse manhole.
2	McKittrick-Wenatchee Ave. to Pine St.	0.2 miles of an urban major collector, bike lanes, ADA compliant sidewalks, storm water structures and illumination.	DBB	4/23/18	8/20/18	4/23/18	12/7/18	$866,416	$918,082	Budget Change Orders to include; Non-contract work, installation of additional conduit and pull boxes for future fiber connection between city facilities, remediation of unsuitable subgrade, installation of retaining walls. Schedule overrun due to suspension of work to procure materials for retaining wall and handrail.
3	Olds Station Sewer Expansion-Phase 1	Sanitary sewer service to the Sunnyslope and Olds Station areas from a new 12" sewer line.	DBB	6/4/18	2/10/20	6/4/18	3/16/20	$6,223,311	$6,278,882	City requested to add some vertical piping and brackets in the wetwell, additional telemetry antenna mast to allow for ethernet powered radio, replace existing catch basin, and relocate hotbox.
4	Skyline Reservoir	16-inch transmission line was re-routed from beneath a private driveway into the Skyline right-of-way.	DBB	6/8/20	9/23/20	6/8/20	10/26/20	$736,616	$882,340	Unanticipated utility conditions were encountered during preliminary potholing which required realignmen and extension of the storm drain to accommodate an alternate location for the drain line air gap.
5	2019 Pavement Preservation	Chipsealed over 15 miles of mostly arterial streets throughout the town.	DBB	7/15/19	9/2/19	7/15/19	9/20/19	$2,909,300	$2,990,349	Extended bike lanes, re-application of markings that were properly installed and lost due to traffic. Schedule overrun due to suspension of work to allow for procurement of seal coat material.
6	Peachey St. Basin Water Quality Retrofit	Installation of hydrodynamic separators, media filter cartridges and dry wells at multiple sitess. Including 245 feet of 36 inch storm drain pipe.	DBB	8/11/22	11/11/22	8/11/22	11/16/22	$1,267,468	$1,594,140	Field conditions required additional storm drain construction. Extending the limits required more asphalt and concrete sidewalk to be replaced, this included compliance with ADA requirements.
7	Tacoma Avenue	REconstruct 1250 feet of Tacoma Ave including curb, gutter, and sidewalk to both sides of the roadway, ADA ramps, roadway paving, and widening.	DBB	5/10/21	8/25/21	6/1/21	10/11/21	$1,134,509	$1,195,655	Additional excavation and backfill due to multiple waterline leaks exposed during excavation. Material availability resulted in a revised product for the infiltration chamber. Project start date delayed due to procurement of the stormwater infiltration chamber materials. Schedule overrun due to scheduling conflicts with outside entities relocating overhead lines and abandoned power poles and unforeseen force account work not shown in the contract plans.

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrur
8	City Hall Remodel-SSA	Remodel of the old City Hall Building located at 129 South Chelan St.	DBB	2/25/20	9/12/20	2/25/20	9/9/20	$2,107,000	$2,549,301	Modification of restrooms, increased width of landing, modified landscape, addition of irrigation plan, additional abatement and replacement of existing concrete storm sewer line with PVC are items that contributed to budget overrun.
9	Federal Building Remodel	55,608 sf of tenant improvement to an existing 76,900 sf office building.	DBB	6/14/21	5/24/22	6/14/21	11/14/22	$8,634,000	10,703,948	
10	2020 Pavement Preservation	Spot pavement repairs, edge planing, and a thin HMA overlay (1"). Replaced or built 200 curb ramps.	DBB	6/1/20	10/25/20	6/1/20	11/11/20	$3,027,649	$3,017,068	13 additional days were added due to additional excavation and backfill needed for unsuitable soils and an unmarked irrigation pipe requiring coordination and repair.
11	WWTP Digester 4	3-story mechanical control building for relocated gas handling improvement.	DBB	3/14/22	385 wk days	3/14/22	in progress	$14,410,134	TBD	Equipment Procurement has delayed project completion
12	Pershing & Poplar Sewer Extension	Sewer service to 51 properties currently underserved within the City Limits.	DBB	3/21/22	5/31/22	3/21/22	in progress	$892,192	TBD	Project suspended due to a delay of procurring materials on site and a suspension of work due to winter weather restrictions. 111 additional working days added due to irrigation and utility conflicts and additional work resulting from existing soil conditions requiring additional trenching.
13	Walla Walla Stormwater Retrofit	Removed existing rock swales and installed several underground infiltration facilities.	DBB	9/6/22	11/16/22	9/6/22	in progress	$2,030,636	TBD	Additional working days approved due to a conflict with existing utilities which required storm design revisions. Additionally, work was suspended due to inclement weather.
14	2022 Pavement Preservation	Overlayed over 2 miles of urban minor arterial streets.	DBB	7/25/22	10/24/22	7/25/22	11/21/22	$3,418,973	$3,159,138	Schedule overrun was due to scheduling issues with subcontractors.

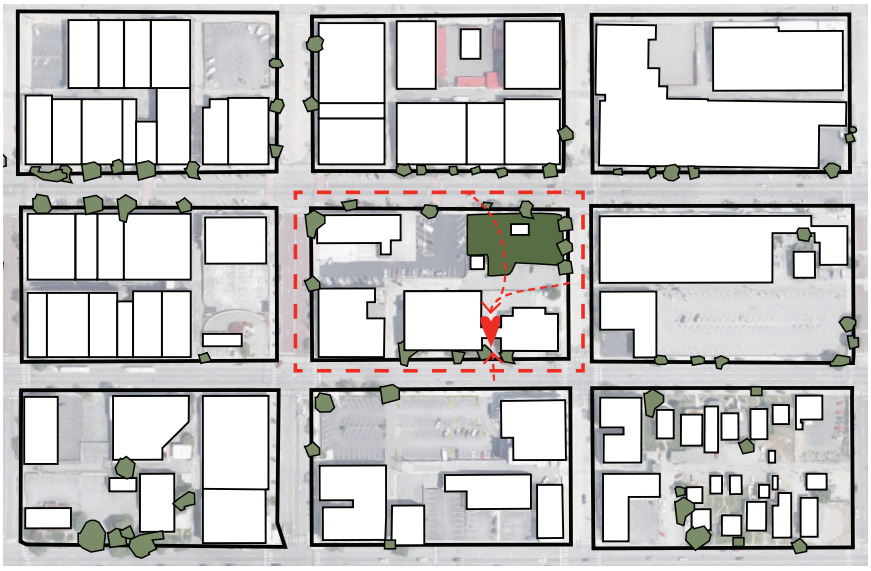
SIGNAL

Wenatchee Valley Museum and Cultural Center
Rehabilitation and Addition

EXISTING WEST FACADE



The project creates a stronger connection between the museum and downtown, opening it up visually and physically through the new addition.



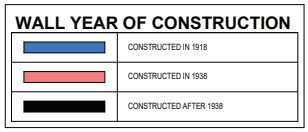
SITE DIAGRAMS

signalarch.com
206.772.4618 | info@signalarch.com

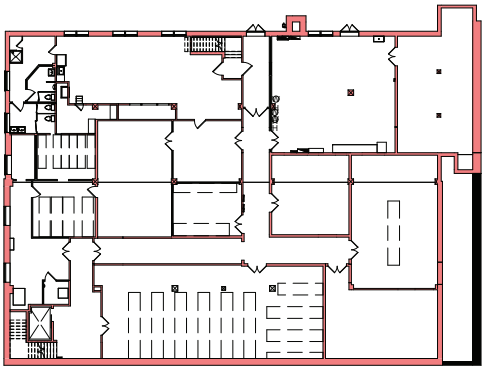
Architecture + Research

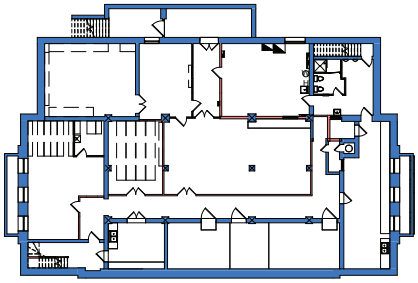
Wenatchee Valley Museum and Cultural Center
Rehabilitation and Addition

EXISTING HISTORIC BUILDINGS

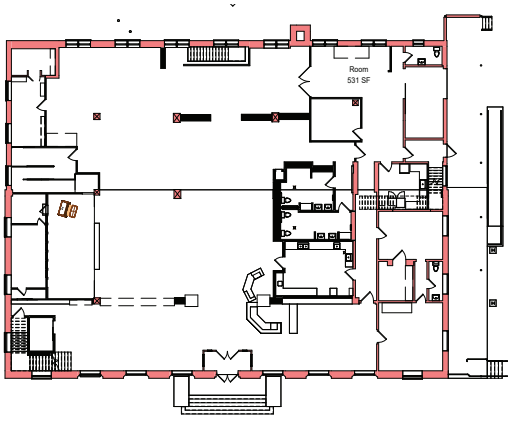


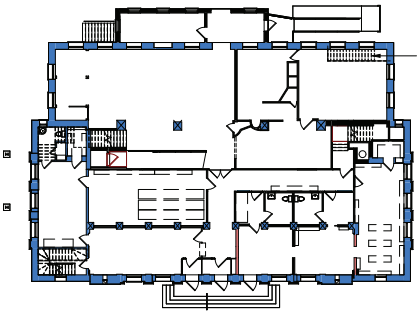
BASEMENT



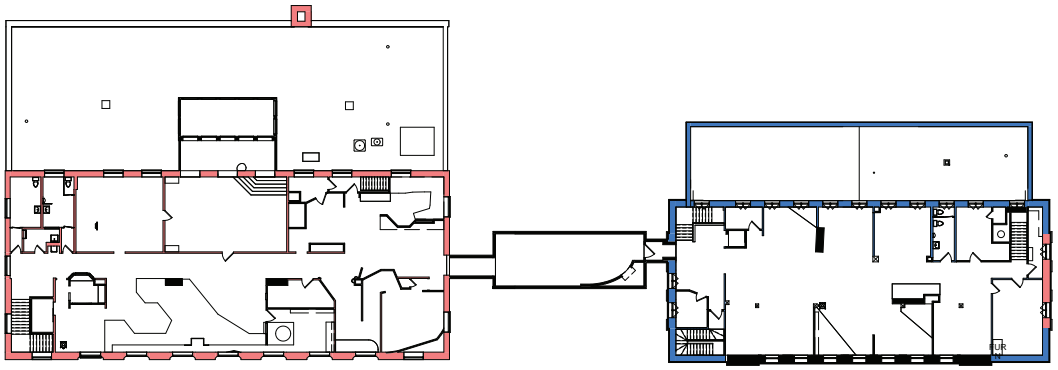


LEVEL 1





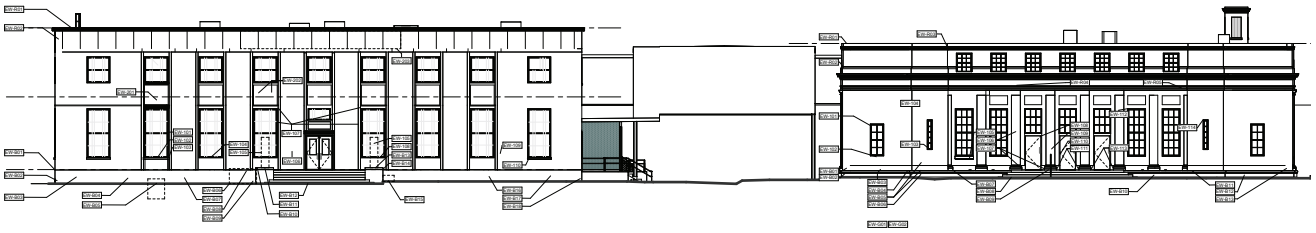
LEVEL 2



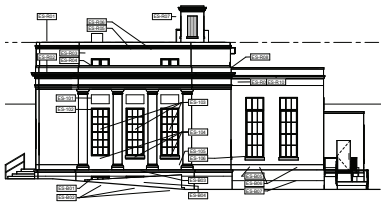
signalarch.com
206.772.4618 | info@signalarch.com

Wenatchee Valley Museum and Cultural Center
Rehabilitation and Addition

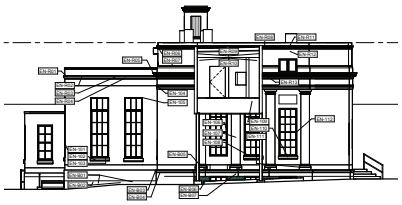
EXISTING BUILDING ELEVATIONS
WITH NOTES FOR EXTERIOR HISTORIC REHABILITATION WORK



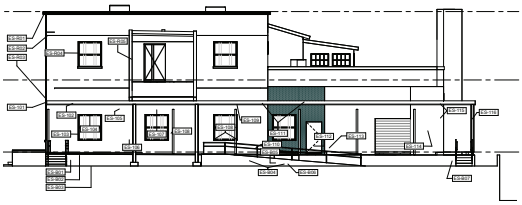
WEST FACADE



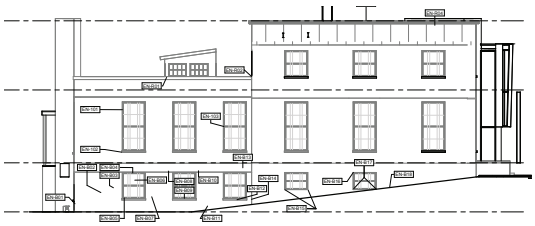
SOUTH FACADE OF SOUTH BUILDING



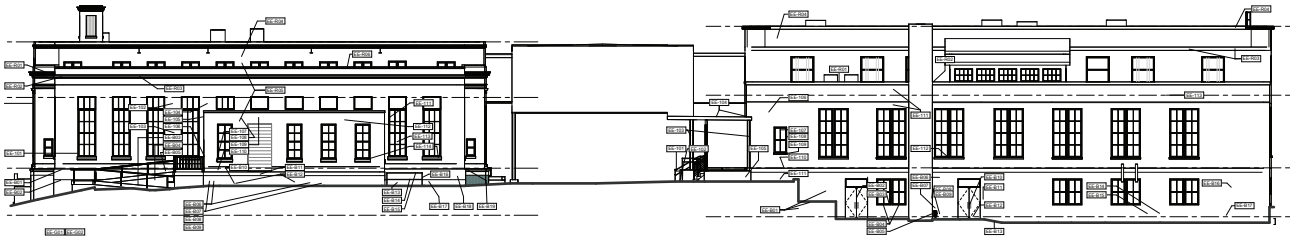
NORTH FACADE OF SOUTH BUILDING



SOUTH FACADE OF NORTH BUILDING



NORTH FACADE OF NORTH BUILDING

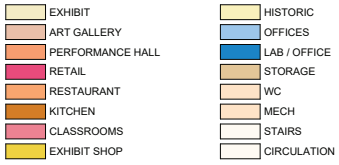


EAST FACADE

signalarch.com
206.772.4618 | info@signalarch.com

Wenatchee Valley Museum and Cultural Center
Rehabilitation and Addition

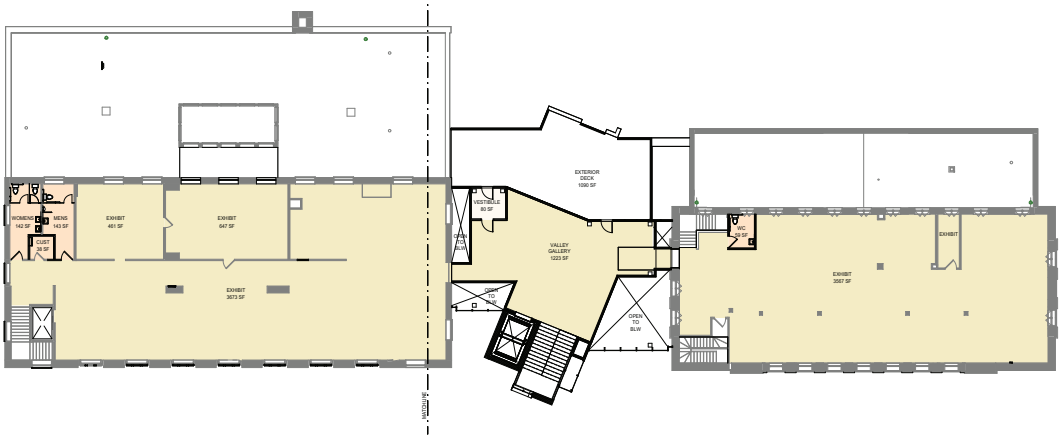
PROPOSED BUILDING FLOOR PLANS



BASEMENT

LEVEL 1

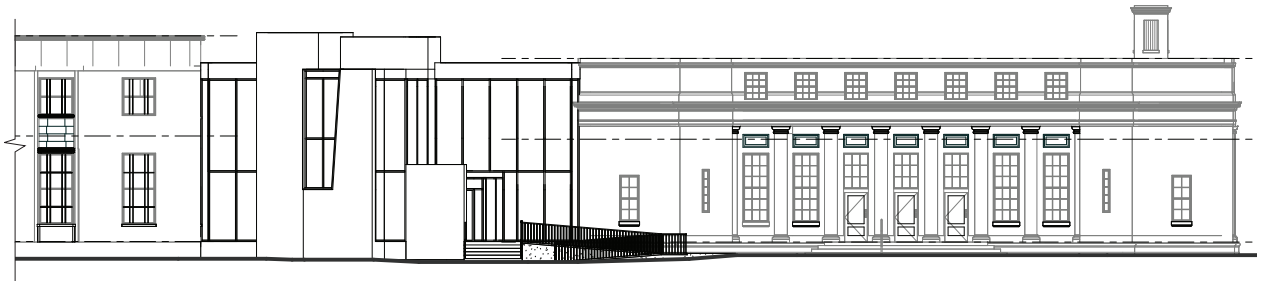
LEVEL 2



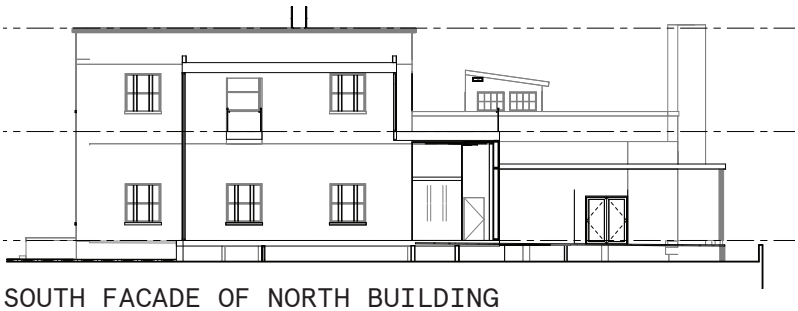
signalarch.com
206.772.4618 | info@signalarch.com

Wenatchee Valley Museum and Cultural Center
Rehabilitation and Addition

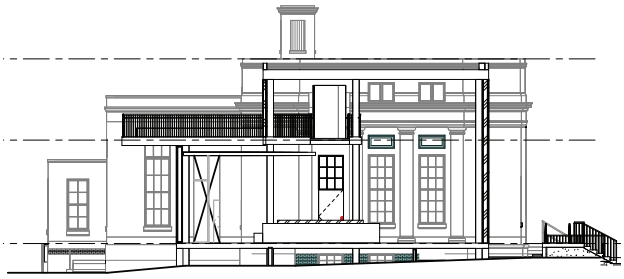
SELECT PROPOSED BUILDING ELEVATIONS



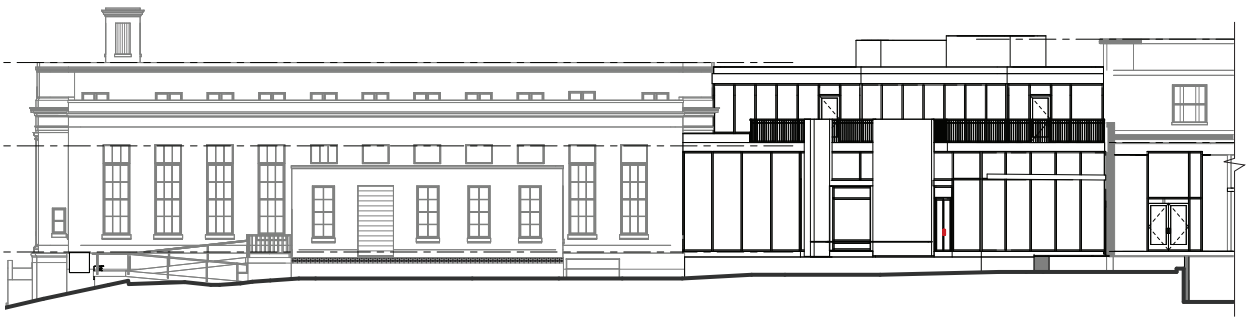
PARTIAL WEST FACADE



SOUTH FACADE OF NORTH BUILDING



NORTH FACADE OF SOUTH BUILDING



PARTIAL EAST FACADE

signalarch.com
206.772.4618 | info@signalarch.com

Wenatchee Valley Museum and Cultural Center
Rehabilitation and Addition

SELECT VIEWS OF PROPOSED DESIGN

EAST APPROACH
ALLEY AND PLAZA

NEW WELCOME HALL
LOOKING AT SOUTH
BUILDING AND WEST
ENTRANCE

WEST APPROACH

signalarch.com
206.772.4618 | info@signalarch.com