KALAMA SCHOOL DISTRICT #402

Eric Nerison	Superintendent
Gerri Brewer-Harkleroad	Business Manager
Kim Engelmann	District Support Specialist
Jennifer Steward	Executive Secretary
Kalama MS/HS	(360) 673-5212
Kalama Elementary	(360) 673-5207

548 CHINA GARDEN ROAD
KALAMA, WASHINGTON 98625
PHONE: (360) 673-5282
FAX: (360) 673-5228

Excellence and a Quality Education for Every Student

August 20, 2018

Project Review Committee
c/o State of Washington Department of Enterprise Services
Engineering & Architectural Services
P.O. Box 41476
Olympia, WA 98504-1476

Attn: Talia Baker, Administrative Support

Dear PRC Members,

Please find attached our application for approval to utilize GC/CM project delivery, in accordance with RCW 39.10, for the Kalama School District's elementary school replacement and new secondary school projects.

The Kalama School District has engaged the services of ESD112's Construction Services Group as pre-bond development consultant and subsequently as Project Management/Construction Management consultant for our new elementary and secondary school projects. CSG's executive leadership and construction project manager have extensive experience in GC/CM project delivery in Washington State.

Our new school project demonstrates some considerable safety, logistical and operational difficulties. We look forward to the opportunity to partner with a qualified GC/CM to assist us in keeping our children safe while construction of our new school is underway in the heart of campus. We believe the GC/CM process provides us the best opportunity for protecting our students as well as the public's investment in our new schools.

We have secured the design services of BLRB Architecture who has extensive experience in alternative delivery project. We also have engaged the legal assistance of Graehm Wallace of Perkins Coie.

The district has not seen any new or renovation work since the mid 1990's. However, we are confident in our project team's understanding, experience and successful track record with initiating and completing GC/CM projects.

We are excited about the potential to construct this project using the GC/CM delivery method. We look forward to your review of our application and the opportunity to present our project to the Project Review Committee. Please contact me should you have any questions.

Sincerely,

Eric Nerison
Superintendent
Kalama School District #402

KALAMA SCHOOL DISTRICT No. 402

NEW SECONDARY SCHOOL & ELEMENTARY SCHOOL REPLACEMENT

Application for Project Approval
GC/CM Delivery

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

Submitted by: Kalama School District No. 402
Kalama, WA
August 20, 2018

State of Washington

KALAMA SCHOOL DISTRICT No. 402

Capital Projects Advisory Review Board, Project Review Committee

APPLICATION FOR PROJECT APPROVAL TO USE THE

GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)

METHOD FOR PROJECT DELIVERY

CONTENTS

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) 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 1-7 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: Kalama School District, No. 402
b) Address: 548 China Garden Road, Kalama, WA 98625
c) Contact Person Name: Eric Nerison Title: Superintendent
d) Phone Number: 360-673-5282 E-mail: eric.nerison@kalama.k12.wa.us

Brief Description of Proposed Project

a) Name of Project: Kalama Secondary School and New Elementary School
b) County of Project Location: Cowlitz
c) Please describe the project in no more than two short paragraphs. –

The existing High School was built in1938 and has not seen significant upgrades in decades. Kalama Elementary school last saw a modernization on their school in 1994. The K/12 campus houses all students for the district. The district is experiencing rapid growth. Acquiring land has not been economically feasible for new school sites. The district existing school property will be reoriented to allow for expansion, while keeping recreational fields on the property as well.

This project will add a new middle school /secondary school building in the heart of the campus. Also, a new elementary school will be constructed on school property across the street from the main campus. A final element of the project will be to raze the existing elementary school upon completion of the new schools to improve circulation and address parking needs.

The two school building projects will be awarded under one total project agreement to capture efficiencies in volume and adjacency.

1. Projected Total Cost for the Project:

Kalama Elementary School Replacement			
Project Budget			
Costs for Professional Services (A/E, Legal etc.)	$	3,213,939	Includes AE and all related and VE, Cx, CR, Archeology, Geotech, etc.
Estimated project construction costs (including construction contingencies):	**$**	**32,845,151**	Includes GCCM Fee, Pre-Con Services, Contingency
Equipment and furnishing costs	$	894,598	Includes Technology
Off-site costs	$	400,000	Storm Drainage, ROW improvement, walks and signals
Contract administration costs (owner, cm etc.)	$	820,000	
Contingencies (design & owner)	$	1,608,785	
Other related project costs (briefly describe)	$	745,371	Permits, Utility Connections, moving expenses, advertising, printing, other Misc Project co
Sales Tax	$	2,355,774	
Total	**$**	**42,883,618**	
Kalama SECONDARY MS HS Additon			
Project Budget			
Costs for Professional Services (A/E, Legal etc.)	$	2,250,648	Includes AE and all related and VE, Cx, CR, Archeology, Geotech, etc.
Estimated project construction costs (including construction contingencies):	**$**	**20,232,949**	Includes GCCM Fee, Pre-Con Services, Contingency
Equipment and furnishing costs	$	801,081	Includes Technology, copiers and misc equip
Off-site costs	$	400,000	Storm Drainage, ROW improvement, walks and signals
Contract administration costs (owner, cm etc.)	$	505,158	
Contingencies (design & owner)	$	991,028	
Other related project costs (briefly describe)	$	822,083	Property Purchase, Permits, Utility Connections, moving expenses, other Misc Project cos
Sales Tax	$	1,451,181	
Total	**$**	**27,454,128**	
Combined total both shcools Project:	**$**	**70,337,746**	

CONSTRUCTION SERVICES GROUP ESD 112

BLRB architects

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 is fully funded through sale of bonds which was completed on the first of June. A small amount of SCAP match funds will also apply.

1. **Anticipated Project Design and Construction Schedule**

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

a) Procurement: The design team, BLRB, has been selected and is currently completing Pre-Design and Educational Specification development phase.

b) Hiring consultants if not already hired; all consultants have been secured and have made commitment to the project.

c) Employing staff or hiring consultants to manage the project if not already employed or hired. ESD 112, Construction Services Group, has been engaged to act as the Agency's Construction Manager for this bond project.

d) Anticipated Project Design and Construction Schedule Please provide: The anticipated project design and construction schedule, including:

Project Milestones	**Milestone Dates**
School Board to approve use of GCCM process.	August 13, 2018
PRC Application	August 20, 2018
Schematic Design Begins	September 15, 2018
PRC Hearing/Approval?	September 27, 2018
First publication of RFP for GC/CM Services	September 28, 2018
Second publication of RFP for GC/CM Services	October 5, 2018
Project Information Meeting (Tentative)	October 9, 2018
RFP Submittal Deadline	October 18, 2018
Review and Rank Submittals	October 19, 2018
Notify Short-List	October 22, 2018
Interviews with Short-Listed Firms	October 25, 2018
Notify Most Qualified Firms & Invite proposal	October 26, 2018
Pre-Con Work Plan Due	November 1, 2018
Proposal Submittal Deadline and Opening	November 1, 2018
Negotiate with selected GC/CM, Notify all firms.	October 30, 2018
School Board Approval of GC/CM Selection –	November 5, 2018
GC/CM Agreement w/ Pre-Con Services Executed	November 10, 2018
Begin Design Development	November 15, 2018
End Design Development	February 28, 2019
Begin Construction Documents	March 1, 2019
95% CD	May 15, 2019
MACC Estimate / Negotiation	June 19, 2019
School Board Approval of MACC / GMP	June 24, 2019
GMP Amendment Executed	June 26, 2019
Construction Begins	July 1, 2019
Anticipated Substantial Completion	December 1, 2020
Anticipated Final Completion	January 10, 2021

2. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

- The overarching complexity is the safety and security of the students who will be attending school in the immediate vicinity in and around the proposed project site. Due to lack of buildable land and the steep slopes around Kalama, developing the center of campus will serve the future needs of the district better than the existing campus layout. The concern for student safety, due to the geography of the project and proximity of adjacent school facilities, has exposed a need for early project involvement by the constructing entity, to develop safe pathways and project operational protocols working around three functioning schools.

- The secondary school project site has only one narrow driveway severely restricting equipment and vehicle access into the construction zone and out. The limited site access, restricted parking and steep slopes will impact material delivery and handling, crane access and hoisting restrictions as well as limited construction vehicle access during school hours. An enhanced level of pre-construction logistical planning with a GC/CM will give operational safety and construction efficiency far greater consideration than a traditional low bid method.

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.*

- The existing high school was built in 1938. The building has not had air conditioning/cooling since its construction. Early autumn and late spring temperatures cause the upper floors of the building to uncomfortable at best. A portion of the project will bring cooling into the existing high school. The work will have to be scheduled around class and school operations, off hours and taking advantage of scheduled breaks. Retro-fitting HVAC upgrade into the existing High School will benefit from early involvement and coordination expertise GC/CM. By providing logistical and operational expertise, the GC/CM will bring design/construct assistance to the process by providing installation and logistical expertise to the implementation development of the plan.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
  - The middle school project site lies in the center of a constricted K/12 complex. With only one kitchen and one gymnasium to serve all grades within the district, students have to traverse the central core to get to their PE classes or lunch room. That traverse occurs across, what will be the construction project site will also impact the current student bus pick-up and drop-off. Construction phasing will require thoughtful pedestrian protections, circulation revisions and focused monitoring of activities during construction. This will include phased relocation(s) for staging bus riders as the project develops. Current facility serves as a rain shelter for recess activities.

These elements and activities will have to be accommodated and relocated as the project impacts access and utilization of the site.

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

  N/A

- 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 school facility does not have an historical designation, either local or national. However the façade of this vintage, red brick building provided the iconic backdrop for the movie "Twilight" and has become a landmark for tourists and curiosity seekers. Aside from its motion picture fame, this eight decade old, unreinforced masonry structure is likely founded directly on basalt bedrock. The rest of the site has bedrock at the surface and otherwise very shallow; rock excavation is anticipated. It will be critical to have a GC/CM on board early that can help inform the discussion/design regarding mitigating vibration from rock excavation, heavy equipment traffic, backfill compaction and eventually demolition of adjacent facilities.
- 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 project does not anticipate utilizing Heavy Civil. While there may be some limited rock excavation, that level of work is of the scope and scale that it is believed that an experienced GC/CM will not need to engage in Heavy Civil CM as part of this project.

3. 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; the greatest opportunity for public benefit on this project begins with the safety and security of Kalama's students. The GC/CM process allows for early involvement in developing and tracking solutions to pedestrian circulation, bus drop off, equipment movement, material handling and coordinating construction phase activities with protecting our students, staff and general public.
- The second benefit is potentially to the budget. The GC/CM will help inform the design regarding appropriate design details that facilitate the surgical nature of the work that must occur in the central core of the K/12 campus.
- Finally, of more urgent concern is the fact that there will be a flood of projects on the street in 2019 due to state budget funding release. It is desired to protect the public's trust to begin the process of securing quality GCCM and subcontractors in a thoughtful fashion and not risk the wild uncertainty of a bidders market in early to mid-point 2019.
- 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. Extensive work analysis and coordination effort is needed to keep school kids separated from construction equipment as they literally share areas on campus. The traditional delivery method does not provide the opportunity nor the impetus for a contractor to fully understand, account for, bid and manage the daily efforts of pedestrian and school bus drop-off/pick-up safety.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest. The project is not pursuing Heavy Civil/CM.

4. Public Body Qualifications

Please provide:

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

  The Kalama School District has had no construction activity since the late 1990's. To advise and assist in the delivery of the $70 million Kalama Schools Bond Program, the Kalama School District had engaged the services of the Construction Services Group, from Educational Service District 112. Construction Services Group has been providing agency construction management to school districts around the state of Washington for twenty five years. CSG project representatives have extensive experience in GC/CM delivery in the state of Washington over the past two decades. To advise on GC/CM form of agreement and contract documents the Kalama District has engaged the services of Perkins Coie.

- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles.
  Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)*

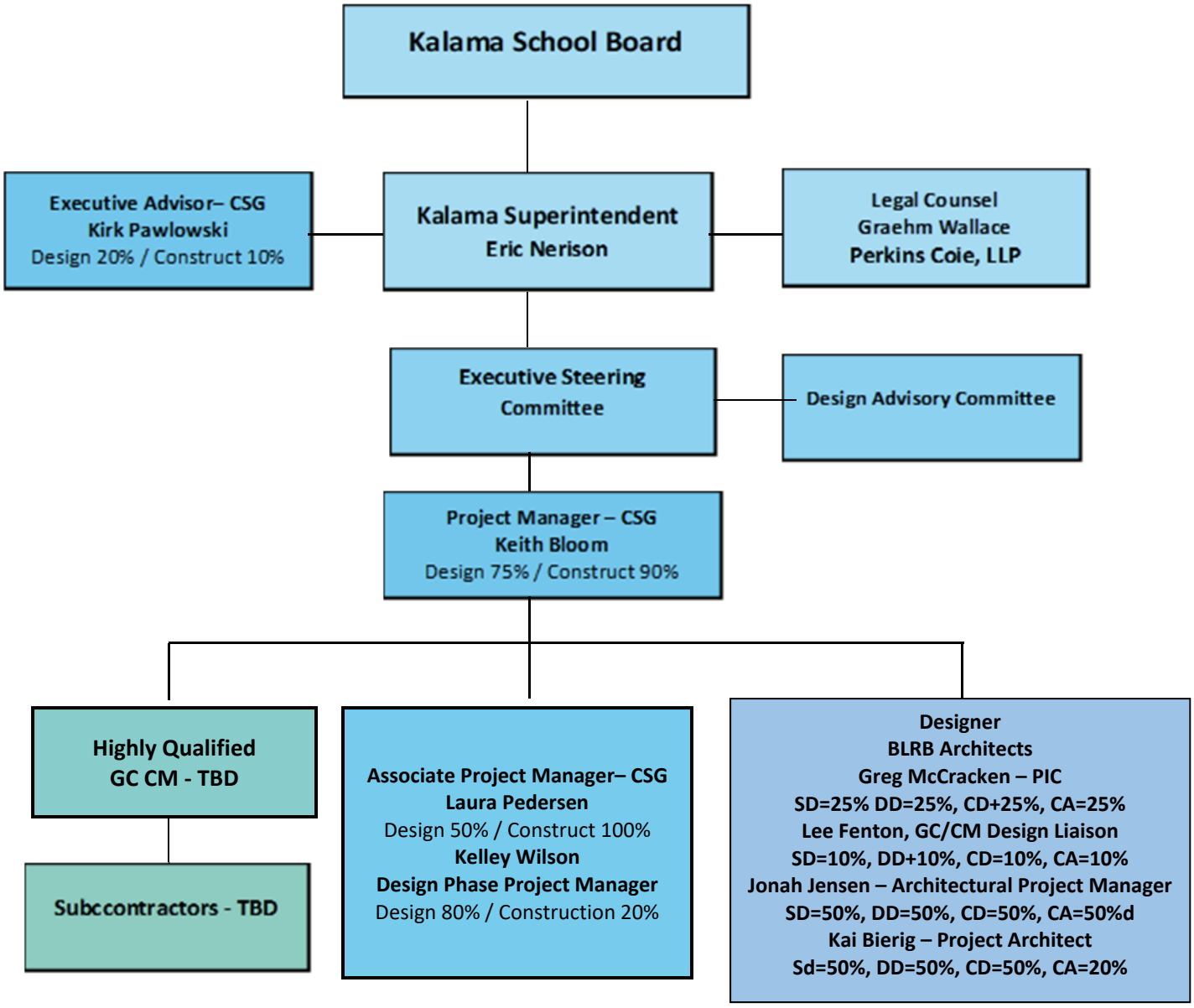
- Staff and consultant short biographies *(not complete résumés)*.

- Provide the ***experience <u>and role</u> 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.)*

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

See following page

KALAMA 2018 SCHOOL BOND PROJECT DELIVERY ORGANIZATION



KALAMA SCHOOL DISTRICT NO. 402 – Eric Nerison

Eric Nerison, Superintendent for the Kalama School District has been leading the district for the past three years. Prior to serving as Superintendent, Mr. Nerison was a school administrator at the elementary, middle and high school levels. He also served as a technology director and a special education director. This broad experience gives him a unique understanding of the operational and facility needs of a school district. Before his career in education, he served as a Hospital Corpsman in the United States Navy.

During Eric's time with the Kalama School District there has been no new school construction work. This past year, under Mr. Nerison's leadership the district was able to present a bond proposal for new school facilities that met with public approval. The new bond funds will enable the school to move forward with replacing and expanding their existing elementary school and secondary school, respectively. Mr. Nerison will provide leadership and oversee the activities of CSG and the project design team throughout the life of the project.

PERKINS COIE LLP - Graehm Wallace

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

EDUCATIONAL SERVICE DISTRICT 112 – CONSTRUCTION SERVICES GROUP EXPERIENCE

The Construction Services Group, **CSG**, at Educational Service District 112, has been assisting school districts manage their capital project delivery process for well over two decades. Serving 290 of the 295 school districts in the state of Washington, CSG has managed over $3B in school facility construction. CSG has recently expanded their management team to include individuals well versed in public works and alternative project delivery. CSG's team is staffed with professionals who have a combined alternative project delivery experience exceeding $1B within the state of Washington.

Kirk Pawlowski – Executive Director (Advisor) CSG

Kirk Pawlowski, AIA, is a health and life sciences and educational facilities architect and former Principal at the Portland, Oregon–Seattle, Washington firm SRG Partnership. Mr. Pawlowski has served as a member of the National Academy of Sciences, Engineering, and Medicine Committees on Strengthening the Disaster Resilience of Academic Research Communities and Assessing the Capital Needs of the National Institutes of Health, as well as the National Institute of Standards and Technology's (NIST) National Resilience Building and Facilities Standing Committee. Kirk is also a member of the Technical Advisory Committee at OSPI representing the Educational Service Districts of Washington and has participated actively in efforts to integrate the GC/CM and Design/Build models into OSPI's SCAP Program.

Kirk Pawlowski – representative experience:

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Casey Eye Institute, Oregon	$28,000,000	GC/CM	OHSU Project	100%
OHSU Hospital Bond	$125,000,000	GC/CM	Consulting Executive	75%
Kaiser Permanente KSMC	$20,000,000	NTE	Kaiser Permanente	65%
State of Oregon Portland	$35,000,000	Design /	Consulting Senior	100%
OHSU Biomedical Research	$60,000,000	GC/CM	OHSU Facilities	25%
OHSU South Hospital	$110,000,000	GC/CM	OHSU Facilities	10%
School of Nursing Facility	$35,000,000	GC/CM	Executive Director	10%
Residence Hall	$24,000,000	GC/CM	Executive Director	10%
Health Science Classroom	$30,000,000	GC/CM	Executive Director	10%
Bio-Tech Life Science	$65,000,000	GC/CM	Executive Director	20%
Compton Student Union	$95,000,000	GC/CM	Executive Director	35%
Veterinary Medical Research	$65,000,000	GC/CM	Executive Director	10%
WSU Global Animal Health	$80,000,000	GC/CM	Executive Director	15%
College of Engineering	$58,000,000	GC/CM	Executive Director	15%
BioProducts, Sciences, and	$32,000,000	Design-	Executive Director	10%
Pharmaceutical and	$68,000,000	GC/CM	Executive Director	5%
Engineering and Computer	$37,500,000	GC/CM	Executive Director	10%
Undergraduate Building	$24,000,000	Design-	Executive Director	20%
Foster School of Business –	$75,000,000	GC/CM	Assistant Vice	5%
Odegaard Library	$20,000,000	GC/CM	Assistant Vice	15%
Animal Care Research	$125,000,000	GC/CM	Assistant Vice	5%
West Campus Central Utility	$20,000,000+	Design-	Assistant Vice	5%
UW West Campus Housing	$450,000,000	GC/CM	Assistant Vice	5%
UW Tacoma Tioga Library	$19,500,000	GC/CM	Assistant Vice	5%
Oregon State University	$24,500,000	CM/GC	Executive Director of	5%
Oregon State University,	$65,000,000	CM/GC	Executive Director of	10%
Oregon State University	$50,000,000	CM/GC	Executive Director of	10%
Oregon State University	$22,500,000	CM/GC	Executive Director of	5%

Senior Construction Phase Manager - Keith Bloom – Keith is a certified construction manager with four decades of capital program, public project delivery experience around the world. With over $5 billion worth of construction project participation at every level, Mr. Bloom has been successfully delivering public works construction in the state of Washington for nearly thirty years. Keith spent most of those with Washington State University where he led many of the University's significant projects and campus development efforts. Keith completed WSU's first GC/CM project in 2000 and went on to manage and oversee $800,000,000 of Higher Education expansion on four campuses around the state before he left WSU in 2012. Keith managed and provided oversight on projects ranging from JOC program, to GC/CM to senior leadership on the first Design/Build project to be completed at WSU. Mr. Bloom has turned his career toward helping K-12 school districts improve the educational environment for our children. Keith brings his vast construction project experience to the school districts served by CSG.

Keith Bloom - representative experience:

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Football Operations, Press	$80,000,000	GC/CM	Executive Director	10%
Bio-Medical Research &	$76,000,000	GC/CM	Executive Director	10%
Vet Medical Research	$96,000,000	GC/CM	Executive Director	10%
Animal Health Research	$45,000,000	GC/CM	Executive Director	10%
Digital Electronic / Clean	$45,000,000	GC/CM	Executive Director	10%
School of Nursing Facility	$35,000,000	GC/CM	Director Construction	20%
Residence Hall	$24,000,000	GC/CM	Director Construction	20%
K. Bloom Continued				
Student Union Building	$86,000,000	GC/CM	Director Construction	20%
Health Science Classroom	$30,000,000	GC/CM	Director Construction	20%
Olympic Avenue Residence	$24,000,000	GC/CM	Director Construction	20%
Football Stadium	$25,000.000	GC/CM	Director Construction	20%
Bio-Technical Life Science	$65,000,000	GC/CM	Director Construction	20%
Bio-Science and Engineering	$35,000,000	GC/CM	Director Construction	20%
Student Recreation Center	$40,000,000	GC/CM	Project Manager	100%
Indoor Practice Facility	$10,000,000	GC/CM	Project Manager	100%
Plant Bio-Science Center	$50,000,000	GC/CM	Quality Assurance	35%
Nuclear Reactor Pool Repair	$5,000,000	Emergency/ DB	Project Manager	100%

Design Phase Project Manager Kelly Wilson - Mr. Wilson has 30 years of experience in all phases of project development. Project experience includes private and public projects for multiple building types including institutional, commercial, educational, and residential. His breadth of management experience includes owning and managing architectural design offices, managing the planning and design of projects and managing the administration of construction. He also has extensive experience in project planning and has assisted many owners in setting budgets and schedules to ensure properly funded projects with well detailed implementation processes.

Laura Pedersen - Assistant Project Manager - Laura Pedersen is a Construction Project Manager for ESD112, Construction Services Group. She has over 25 years of architectural and construction project development, design and construction in the Portland/Vancouver area. In her roles, she has overseen large and small commercial development for private and public entities. Before joining CSG, Laura worked for many years in a diverse range of organizations, including, City of Portland, Clark County, Nike and architectural firms in Portland OR. During this time, Ms. Pedersen provided oversight on projects ranging in cost from $100,000 - $20 million. Laura is focusing her career on assisting K-12 schools in Washington to improve the quality of the student's educational experience. She has a passion to improve environments and provide a safe and healthy experience for all of our students.

BLRB, DESIGN TEAM RESUMES

Greg McCracken, AIA, Principal In Charge // BLRB Architects

Greg is a seasoned project manager and architect with more than 25 years of project management and educational facility planning and design expertise who has completed more than 50 K-12 facility projects. The range of his experience in school planning and design encompasses every element, from facility assessment and bond development to educational programming, design and construction administration. Greg has significant experience with GC/CM delivery for K-12 projects ranging from new schools on undeveloped sites to multi-facility capital improvement packages. The preponderance of Greg's architectural focus has been on K-12 learning environments. He is an active member and regular presenter for several educational associations including the Association for Learning Environments (A4LE), Washington Small Schools Conference and the Washington State School Directors Association (WSSDA).

Greg McCracken's representative GC/CM and alternative delivery projects include:

Olympic Middle School Replacement // Auburn SD
Gresham High School Modernization // Gresham Barlow SD
New Harrison Elementary School // South Lane SD
Troutdale Elementary Replacement // Reynolds SD
Fairview Elementary School Replacement // Reynolds SD
Wilkes Elementary School Replacement // Reynolds SD
New Barnes Butte Elementary School // Crook County SD
Griswold High School, Science & Technology Classrooms & Auxiliary Gymnasium Addition / Helix SD.

Lee Fenton, AIA, LEED AP, GC/CM Design Liaison, BLRB Architects

A principal of the firm, Lee has been with BLRB since 1984. In a 30+ year career exclusively focused on K-12 facility planning and design, Lee has served as principal in charge, project manager, architect and designer on dozens of educational facility projects encompassing every scope, scale and grade level. He is an experienced and adept educational planner and his designs have garnered multiple industry and association awards for both educational and architectural excellence. Lee has an intrinsic understanding of the optimal synergy between the design team and contractor in GC/CM project delivery, and is adept at employing a team approach that integrates the contractor as a design partner and project advocate. Lee is licensed in both Washington and Wyoming and is an active member of several professional organizations including the American Institute of Architects and Association for Learning Environments.

Lee Fenton's representative Experience - *GC/CM Projects*

Centralia High School Modernization & Addition // Centralia SD (2019)
Mead Elementary School Replacement // Lake Washington SD (2019)
Loyal Heights Elementary Historic Rehabilitation & Addition // Seattle SD (2018)
Capital High School Modernization & Addition // Olympia SD (2006)
Astoria High School Modernization // Astoria SD (2003)

Additional Recent K-12 Experience

New Sumner Early Learning Center // Sumner SD (2019)
Genesee Hill Elementary Replacement // Seattle SD (2016)
Silverdale Elementary Mod+Add // Central Kitsap SD (2016)
New Barnes Butte Elementary // Crook County SD (2015)
Chartiers Valley Middle School Replacement // Chartiers Valley SD (2018)
Chinook Middle School Replacement // Bellevue SD (2014)
Baker Middle School Replacement // Tacoma SD (2012)
Sumner High School Modernization // Sumner SD (2020)
Foster High School Modernization // Tukwila SD (2019)
Chartiers Valley High School Modernization // Chartiers Valley SD (2019)

Jonah Jensen, AIA, LEED AP, Project Manager // BLRB Architects
Jonah's16 years of architectural experience have been exclusively focused on K-12 facility planning and design, and encompasses new and replacement schools, capital improvements, modernizations and historic school rehabilitation. He has served as project manager, designer and architect on a wide variety of K-12 projects and his expertise includes assessment, educational planning, committee facilitation, design and phased construction planning. Jonah has completed more than two dozen K-12 facility projects and has been consistently praised by clients for his creative design solutions and collaborative approach to project development.

Jonah' Jensen representative GC/CM experience includes:
Loyal Heights Elementary, Historic Rehab. + Addition // Seattle SD
Stadium High School // Tacoma SD
Gresham High School Modernization // Gresham Barlow SD
Troutdale Elementary Replacement // Reynolds SD
Fairview Elementary School Replacement // Reynolds SD
Wilkes Elementary School Replacement // Reynolds SD

Additional Recent K-12 Projects
Washington Elementary School Mod+Add // Tacoma SD
Maple Lawn Elementary School Mod+Add // Sumner SD
Three Rivers K-8 School Mod+Adds // Bend LaPine SD
South Lake High School Replacement // Seattle SD

Kai Bierig, Project Architect // BLRB Architects
With BLRB since 2016, Kai is a talented and motivated young architect with six years of professional architectural experience. He has served as project architect on a variety of public projects including K-12 and higher education, and brings exceptional project visualization and documentation skills to this team.

Kai's alternative delivery experience includes:
Gresham High School Modernization // Gresham Barlow SD
Lund Family Hall // University of Portland* ** Completed prior to joining BLRB*

Additional Experience*
University of Portland - Pilot House
George Fox University - Brandt Hall
University of Portland - Master Plan
University of Portland - Buckley Center, Franz Hall, Villa Maria
Central Peninsula Hospital - Medical Office Building Addition

See Firm Experience Matrix Below

BLRB GC/CM – ALTERNATIVE DELIVERY PROJECT EXPERIENCE

PROJECT	SCHOOL	STATE	COMPLETED	TYPE	SF	MACC
Centralia	Centralia	WA	2019	Modernization	143,150	$30M
Olympic	Auburn	WA	2019	Replacement	105,000	$54M
Skyview	Northshore	WA	2019	Mod+Add	78,000	$36M
Mead	Lake	WA	2019	Replacement	83,000	$26M
North	Lake	WA	2018	New School	81,500	$24M
Loyal	Seattle	WA	2018	Historic	88,100	$34M
Stadium	Tacoma	WA	2002	Modernization	86,000	$32M
Gresham	Gresham-	OR	2019	Mod+Add	171,000	$85M
Harrison	South Lane	OR	2018	New School	81,000	$26M
Troutdale	Reynolds	OR	2018	Replacement	72,000	$25.5M
Fairview	Reynolds	OR	2018	Replacement	72,000	$25.5M
Wilkes	Reynolds	OR	2018	Replacement	72,000	$25.5M
Barnes Butte	Crook	OR	2015	New School	78,250	$15.4M
Griswold	Helix	OR	2013	Classroom	30,000	$3.6M
Bend High	Bend LaPine	OR	2010	Theater Mod+	–	$2.2M
Astoria High	Astoria	OR	2004	Modernization	134,790	$6.1M
Lewis &	Astoria	OR	2003	New School	40,567	$5.5M
Astor	Astoria	OR	2003	Capital	72,000	$1.5M
Gray	Astoria	OR	2003	Capital	74,000	$1.8M
Astoria	Astoria	OR	2002	Modernization	115,250	$6.1M

- 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. *NA*
- A brief summary of the construction experience of your organization's project management team that is relevant to the project. See above pages 9 - 14.
- A description of the controls your organization will have in place to ensure that the project is adequately manage

  The Kalama School District approaches their organizational controls through a checks and balances system with clear roles and responsibilities for each individual. Controls are grouped into two categories: Organizational Controls and Financial Controls.

Organizational Controls: The Kalama School District has a five-member board that oversees all of the reviews and approvals for the district including the new Kalama Elementary and Secondary schools projects. Board members are elected officials who serve a four year term. The superintendent, who reports to the board, has a cabinet of trusted financial, curriculum development, and operations professionals that oversee various operational roles within the district.

The District has created an Executive Steering Committee to guide the overall $70 million bond program. The Executive Steering Committee is responsible for assisting the Superintendent and School Board with recommendations for reviews and approvals. The Kalama School District's Executive Steering Committee includes the Superintendent, cabinet and a representative from the Kalama School District School Board.

The Executive Steering Committee is responsible for daily management of the project in partnership with its contracted Owner's Representative, the Construction Services Group (CSG) of Educational Service District 112. CSG employs a project executive, project manager, and construction management specialists that assist the District with the management of their project.

Reporting to the Executive Steering Committee is a Design Advisory Committee, created to assist with outreach, engagement, and to make recommendations to the Executive Steering Committee on educational and operational components related to the project.

In addition to the structure identified above, the School District, at the recommendation of the Executive Steering Committee, has contracted with an Architect and their sub-consultants. BLRB Architects was selected to assist with bond development and retained to continue with project design subsequent to bond passage.

The District has engaged the services of Graehm Wallace with Perkins Coie. Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities including preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm has also provided legal advice during construction, claim prosecution and defense work.

The roles and responsibilities of the school district, the School Board, CSG, Architect, and their consultants have been established in the matrix of responsibilities. The project manager for the District, CSG, monitors the various activities and deliverables established in the matrix and keeps the appropriate party on point for their respective work throughout the life of the project.

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

  CSG is actively marketing the project to GC/CM firms throughout the region with outreach by phone and email and hosting a project information meeting for interested parties. Upon approval to utilize the process, we will begin advertising immediately for GC/CM services in accordance with statutory requirements. CSG will guide the district and facilitate the process of selection based upon written qualifications, short listing of the most highly qualified firms, fee evaluation, interview, selection and negotiations of MACC.

  All advertisements are drafted, awaiting approval. Advertising will occur in the district's newspaper of record as well as the Daily Journal of Commerce.

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

  The Kalama School has retained the legal counsel of Perkins and Coie. GC/CM contract documents have been drafted in anticipation of issuing RFQ/P for GC/CM services by end of September.

5. **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.)***

   The Kalama School District has not had significant construction activity on their facilities since the mid 1990's. The Kalama district has engaged the services of Educational Services District 112, Construction Services Group which has extensive school bond development and construction project delivery experience. Construction Services Group has been providing agency construction management services to Washington state school districts for 25 years.

   - 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

   Not Applicable

6. **Preliminary Concepts, sketches or plans depicting the project: See Attachments.**
   To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

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

   Note: *Applicant may utilize photos to further depict project issues during their presentation to the PRC.*

7. **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. NA

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

7. 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. NA

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: Eric Nelison

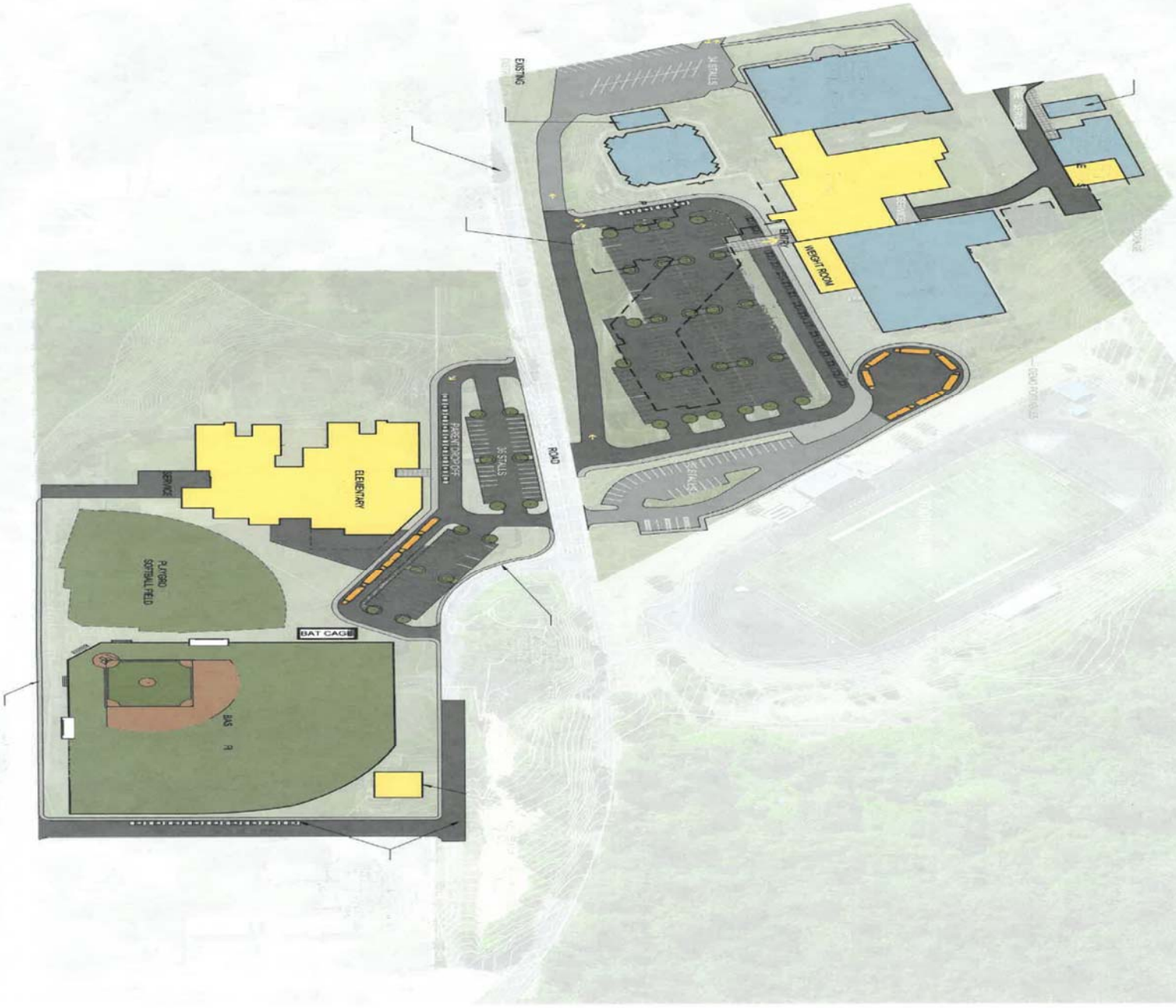
Name *(please print)*: Eric Nelison

Title: Superintendent

Date: 8/17/18

ATTACHMENT A

ATTACHMENT B



CONSTRUCTION SERVICES GROUP ESD 112

BLRB architects