



## **Northwood Middle School Replacement Project**

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

# **Application for Project Approval**

**Submitted by:  
Mead School District**

**June 24, 2015**

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

**APPLICATION FOR PROJECT APPROVAL**

**TO USE THE**

**GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)  
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE**

The CPARB PRC will only consider complete applications. Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. *(Note: A **Public Body** that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than **\$10 million** is not required to submit information for Questions 7 or 8.)*

**1. Identification of Applicant**

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

**2. Brief Description of Proposed Project**

**Northwood Middle School Replacement**

The current Northwood Middle School occupies 15 acres of a 36.5-acre site just north of Spokane, Washington, and is approximately 105,000 sq. ft. in size. A new Northwood Middle School will be built adjacent to the existing fifty-six year old Northwood School on the same site. The new facility will be approximately 115,000 sq. ft., and will house up to 750 students. In addition to the new facility and the old middle school that is being retained, the 36.5-acre site includes an adjacent existing elementary school that will be occupied during the Northwood replacement construction, as well as multiple school and community use athletic fields that will also remain in use during favorable weather periods.

The existing Northwood is in need of major renovations and replacement of internal building systems. The current footprint and building additions would make a modernization project unpractical; thus, replacement is a necessity and replacement creates a higher value than renovation. The current gym and weight room located in the existing school may be retained as part of the new middle school in one of the options being considered. The project budget consists of \$25 million in local bond funds and \$16.4 million in state assistance funding.

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

#### A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 2,927,499
Estimated project construction costs (including construction contingencies):	\$30,599,455
Equipment and furnishing costs	\$ 1,843,148
Off-site costs	\$ 50,000
Contract administration costs (Owner, CM etc)	\$ 853,101
Contingencies (design & owner)	\$ 2,366,597
Other related project costs (utility fees, permits, bid advertising, moving costs, etc.)	\$ 233,240
Sales Tax	\$ 2,526,960
<b>Total</b>	<b>\$41,400,000</b>

#### B. Funding Status

Please describe the funding status for the whole project.

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

### 4. Anticipated Project Design and Construction Schedule

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.  
*(See Attachment B for an example schedule.)*
- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

The project schedule is summarized as follows:

Architect Selection	Completed
PRC Application Submission	June 2015
PRC Presentation	July 23, 2015
Issue GCCM RFP/RFQ	July 27, 2015
Select GCCM	August 30, 2015
Complete Planning Documents (Educational Specifications)	September 1, 2015
Begin Design	September 1, 2015
Early Site/Bid Package	April/May 2016
Complete Design and Construction Documents	June 2016
Negotiate GMP/MACC	June 2016
Buyout Subcontractors / Suppliers	June/July 2016
Construction	August 2016 – April 2018
Commissioning and move-in	May 2018 – July 2018

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

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

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

*Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.*

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

**The new Northwood Middle School project meets statute criteria as follows:**

### 1) The project is complex

The new Northwood Middle School project has several elements of complexity that must be addressed:

- An occupied site requires detailed phasing plans to enable ongoing education and promote safety of children, staff and parents.
- There is a limited laydown and staging area, which will require close coordination with the school.
- The site consists of both an occupied elementary school and an occupied middle school creating the opportunity of potential safety issues. Safety is paramount and having GC/CM participation as early as possible will be critical to explore all options and finalize the safest alternatives.

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

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

- Development of phasing plans for the safety of students and minimize the total cost of construction and disruption to education. The contractor-developed phasing plan will help minimize the cost of construction and protect students, staff, and the community as a whole.
- Due to a tight budget, having a GC/CM throughout the design phase will provide accurate and detailed cost information as the design progresses. The GC/CM will also provide input into the products and materials used to optimize the return on investment.

- The local Spokane market is extremely busy and stretching the limits of the local subcontractors. With this in mind, in a traditional design-bid-build, the lowest responsive and responsible bids may exceed allocated funds. Having a qualified GC/CM on board will provide accurate cost estimates throughout the duration of design. With a qualified team working with Mead School District, together as a team will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all commitments made to the local community.
- The Northwood Middle School site is in close proximity to neighbors. Creating an effective plan to minimize dust, sound, and other disruptions will play an important role in determining the success of the project, and to keep the community happy for future bond endeavors.

## 6. **Public Benefit**

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

### **GC/CM will benefit the public by increasing predictability and reducing financial risks.**

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

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

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

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

While delivering this project via the traditional design-bid-build process is possible, the occupied campus and its close proximity to the elementary school make the project relatively unattractive when there will be cleaner jobs to bid. The use of the GCCM process will help resolve potential issues earlier in the process and make the project more attractive to subcontractors to bid. This bond program is the first to pass in 10

years. Having any setbacks could cost the district the confidence of the community for future bond programs.

## 7. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.  
*Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GC/CM projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.  
*(See Attachment D for an example.)*
- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

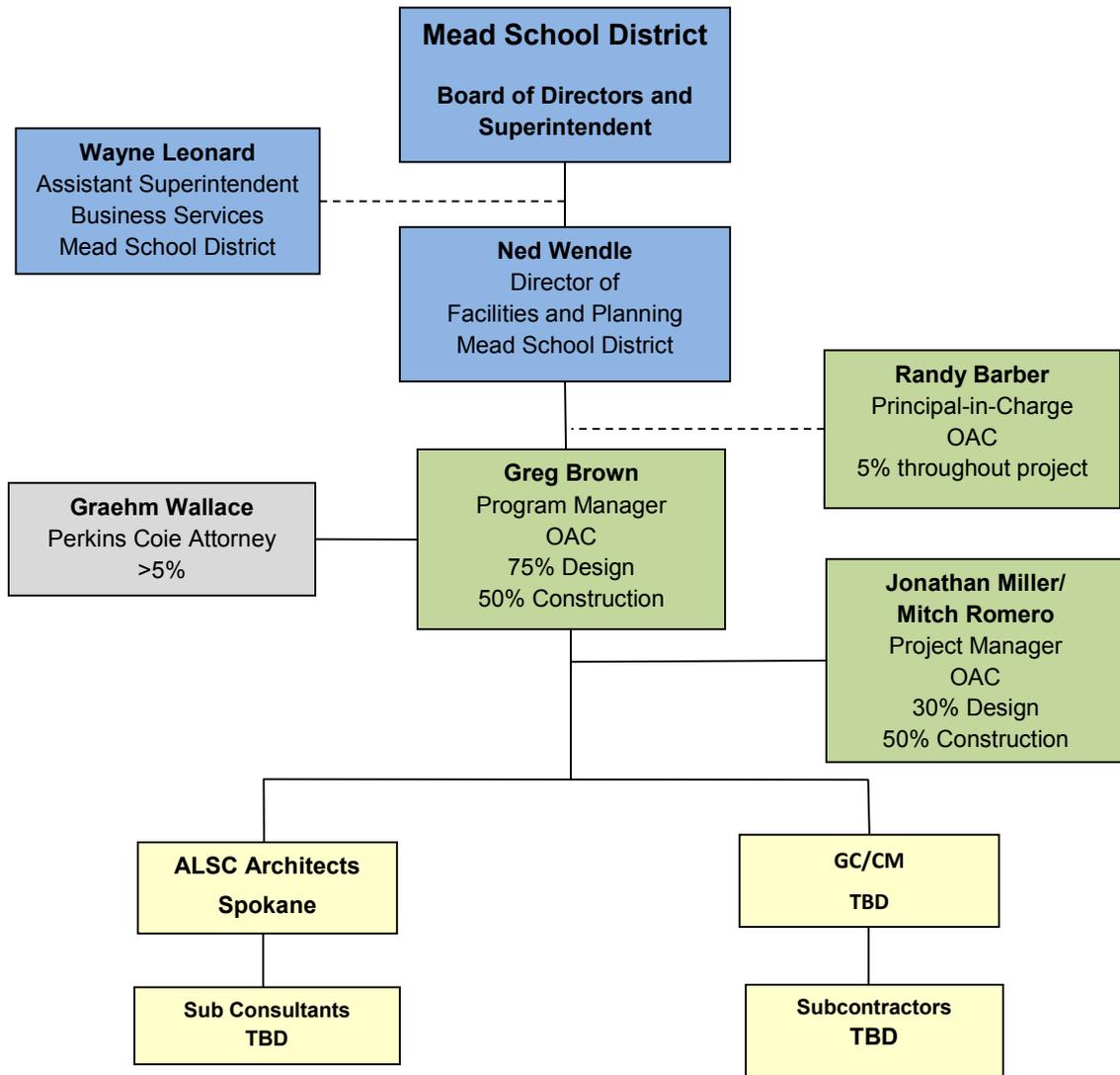
**GC/CM Project Manager** – Mead School District has retained OAC Services, Inc. (OAC) to provide project and construction management services for their entire 2015 Capital Bond Program. Greg Brown will be the Program Manager for Mead and will provide guidance for the District.

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

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

For additional information regarding OAC please refer to Appendix B.

## Project Organization Chart



## The Project Team

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

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

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

Mr. Wendle will be the overall project lead and retain decision making authority on all matters related to the design and construction as delegated by the School Board. Mr. Wendle and the Mead School District have arranged with the region's top experts to advise him. Mr. Wendle has completed the AGC GC/CM training to further his understanding of the GC/CM process and the critical role he will play throughout the duration of the project.

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

Mr. Brown and OAC Services Inc. were selected by the Mead School District to serve as the overall program/project manager directly overseeing all aspects of the design and construction of their capital bond program. He and OAC will lead the GC/CM selection process through design, construction and closeout. Mr. Brown has over 30 years of construction industry experience, and has spent the last twelve years as the Director of Capital Projects and Planning for Spokane Public Schools, the second largest district in the state of Washington. Mr. Brown has also led bond programs and/or managed projects for Bethel, Puyallup and Tacoma School Districts. His experience includes projects throughout the northwest, using a variety of delivery methods including GC/CM, and design-bid-build.

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

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

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Salk Middle School Replacement <b>(GC/CM)</b>	\$36.0 M	Director of Capital Projects	September 2014 to Present
Mullan Road Elementary Modernization <b>(GC/CM)</b>	\$16.0M	Director of Capital Projects	April 2013 to Present
North Central Commons Addition <b>(GC/CM)</b>	\$14.0M	Director of Capital Projects	September 2014 to Present
North Central STEM Classroom Addition <b>(GC/CM)</b>	\$15.0M	Director of Capital Projects	April 2013 to Present
NEWTECH Skills Center Addition <b>(GC/CM)</b>	\$13.0M	Director of Capital Projects	April 2014 to Present
Hutton Elementary Replacement <b>(GC/CM)</b>	\$24.0M	Director of Capital Projects	April 2014 to Present
Ferris High School <b>(GC/CM)</b>	\$97.7M	Director of Capital Projects	April 2010 to Present
Rogers High School <b>(GC/CM)</b>	\$64.5M	Director of Capital Projects	February 2005 to July 2009
Shadle Park High School <b>(GC/CM)</b>	\$74.0M	Director of Capital Projects	January 2006 to July 2010
Westview Elementary School	\$17.0M	Director of Capital Projects	April 2010 to July 2012
Ferris Gymnasium/Health and Fitness Facility	\$14.9M	Director of Capital Projects	2004 to 2007

Lidgerwood Elementary School Replacement	\$ 9.0M	Director of Capital Projects	2003 to 2006
Lincoln Heights Elementary School Replacement	\$ 11.0M	Director of Capital Projects	2003 to 2006
Ridgeview Elementary School Replacement	\$ 10.0M	Director of Capital Projects	2003 to 2006
Graham-Kapowsin High School Bethel School District	\$47.0M	Director of Capital Projects	2001 to 2003
New Cougar Mountain Junior High School Bethel School District	\$18.0M	Director of Capital Projects	2001 to 2003

**Graehm Wallace, Partner, Perkins Coie**

Although the District's general counsel is Roy Koegen, of Koegen/Edwards, they will be utilizing Perkins Coie and Graehm Wallace to assist them with GC/CM related issues for this project. Mr. Wallace and his firm are highly respected throughout the industry for their knowledge in RCW 39.10. They have advised school districts across the State on the details and aspects of alternative delivery methods.

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

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

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

Mr. Chandler has 30 years of construction experience and will serve as the GC/CM expert for the project, should his services be needed. Mr. Chandler's role is to support Greg Brown and Randy Barber during the GC/CM application, selection process and through the GMP negotiation phases and during construction. Mr. Chandler's background includes extensive experience in all construction delivery methods including GC/CM, design-build and design-bid-build. His practice includes clients in the public, private and not-for-profit sectors.

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

Mr. Miller has been with OAC for the last seven years. He has worked on multiple GC/CM projects during that time, and has also completed the AGC's GC/CM class. Mr. Miller has assisted in the Central Valley School District GC/CM procurement. He will be involved in this project 30% (during design) to 50% (during construction) and will assist Greg Brown as needed. A patron of the Mead School District, Jonathan conveniently resides just ten minutes from the Northwood Middle School site.

### Representative Projects Experience for Jonathan Miller

Project	Project Value	Tasks Performed	Time Involved
Lake Spokane Elementary School <b>(GC/CM)</b> Nine Mile School District	\$16.9M (combined)	Project Engineer	2008 to 2009
Nine Mile Falls Elementary School <b>(GC/CM)</b> Nine Mile School District	\$16.9M (combined)	Project Engineer	2008 to 2009
Cheney Middle School Cheney School District	\$38M	Project Engineer	2011 to 2013
Westwood Middle School Cheney School District	\$36M	Project Engineer	2011 to 2013
Snowdon Elementary School Cheney School District	\$20M	Project Engineer	2012 to 2014
Greenacres Elementary School <b>(GC/CM)</b> Central Valley School District	\$20.9M	Project Manager	2015 to Present
Chester Elementary School <b>(GC/CM)</b> Central Valley School District	\$ 19.0M	Project Manager	2015 to Present

### Mitch Romero, AIA, Senior Project Manager, OAC Services Inc.

Mr. Romero is a Washington State Licensed Architect, and a LEED accredited professional with 23 years of experience in design and construction. He was project manager and an owner's representative for Nathan Hale PAC and Cleveland High School in Seattle, Washington, two of the early GC/CM projects under this program. Mr. Romero is currently the project manager for Evergreen Middle School, Sunrise Elementary and Opportunity Elementary GC/CM projects for the Central Valley School District in Spokane Valley.

### Representative Projects for Mitch Romero

Project	Project Value	Tasks Performed	Time Involved
Nathan Hale PS PAA <b>(GC/CM)</b> Seattle School District	\$10.1M	Project Manager	February 2001 to November 2005
Cleveland High School <b>(GC/CM)</b> Seattle School District	\$68.2M	Project Manager	June 2003 to April 2006
Evergreen Middle School <b>(GC/CM)</b> Central Valley School District	\$31.4M	Project Manager	April 2015 to Present
Sunrise ES <b>(GC/CM)</b> Central Valley School District	\$20.7M	Project Manager	April 2015 to Present
Opportunity ES <b>(GC/CM)</b> Central Valley School District	\$21.1M	Project Manager	April 2015 to Present

### **Ken Murphy, Principal - ALSC Architects**

Mr. Murphy and ALSC Architects (ALSC) are identified as the Designer of Record for this project. ALSC and Mr. Murphy have been involved with numerous K-12 school GC/CM projects, as well as many other alternative delivery method projects (design-build, negotiated construction contract). Mr. Murphy's GC/CM experience with ALSC includes Mullan Road Elementary School (Spokane Public Schools), Sunrise Elementary School (Central Valley School District), Opportunity Elementary School (Central Valley School District) and Clovis Point Middle School (Eastmont School District). Other alternative delivery projects completed by Mr. Murphy include the Paschal Sherman Indian School in Omak (design-build) and the Central Spokane YMCA/YWCA (negotiated contract).

Additional GC/CM projects that ALSC has successfully completed include Evergreen Middle School (Central Valley School District), the WSU Cougar Football Complex (Washington State University) and WSU Martin Stadium Expansion (Washington State University). Other alternative delivery method projects (design-build) completed by ALSC include the WSU Wine Science Center, Richland (Washington State University Richland), McCarthy Athletic Center (Gonzaga University), Three Rivers Convention Center (Kennewick) and the Spokane Convention Center Expansion. Additional negotiated construction contract projects include the North Spokane YMCA, Hospice of Spokane Hospice House, North Spokane Hospice House and Inland Power & Light Company Headquarters.

### **Representative Projects for Ken Murphy**

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Mullan Road Elementary School <b>(GC/CM)</b> Spokane Pubic Schools	\$16.0M	Managing Principal ALSC: Architect of Record	August 2013 to Present
Sunrise Elementary School <b>(GC/CM)</b> Central Valley School District	\$20.7M	Managing Principal ALSC: Architect of Record	March 2015 to August 2017
Opportunity Elementary School <b>(GC/CM)</b> Central Valley School District	\$21.1M	Managing Principal ALSC: Architect of Record	March 2015 to August 2017
Westview Elementary School Spokane Public Schools	\$17.0M	Managing Principal ALSC: Architect of Record	April 2010 to July 2012
Clovis Point Middle School <b>(GC/CM)</b> Eastmont School District	\$13.8M	Managing Principal ALSC: Architect of Record	September 2000 to August 2004
Pascal Sherman Indian School <b>(Design-Build)</b>	\$16.5M	Managing Principal ALSC: Architect of Record	March 2003 to May 2005

**Other Representative Projects of ALSC Architects**

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
WSU Cougar Football Operations Building <b>(GC/CM)</b> Washington State University	\$60.0M	Programming, Design, Construction Phases	March 2012 to July 2014
WSU Martin Stadium Expansion <b>(GCCM)</b> Washington State University	\$65.0M	Programming, Design, Construction Phases	July 2011 to August 2012
WSU Wine Science Center <b>(Design-Build)</b> Washington State University	\$23.0M	Design through Construction	July 2013 to February 2015
Spokane Convention Center Expansion <b>(Design-Build)</b> Spokane Public Facilities District	\$17.0M	Design through Construction	May 2013 to January 2015

**Organizational Controls**

Mr. Brown will work with the District personnel to develop the controls and reporting systems to effectively manage the scope, schedule, and budget for the project. He will utilize OAC’s standard project budgeting tools, and project management websites to manage communications, monitor progress in order to meet school district requirements. OAC will share their experience in managing GC/CM projects with the district and will proactively consult on issues and concerns. Schedule progress will be tracked on a monthly basis against the master schedule for the program. The project budget will be tracked against the approved baseline budget on a monthly basis.

**Planned GC/CM Process**

Preparation of the GC/CM RFP and selection process will be based on the OAC’s internal methods that have been refined over the years, along with the latest lessons learned items from other school districts and universities, including Spokane Public Schools, Clover Park, Central Valley and Tahoma School Districts, as well as Washington State University. We have an open selection process in order to promote as much competition as we can within the contracting community.

**8. Public Body (your organization) Construction History:**

Provide a matrix summary of your organization’s construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Listed on the next page.

<b>Project Name</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>Method of Delivery</b>	<b>Lead Design Firm</b>	<b>General Contractor /GCCM</b>	<b>Planned Constr. Start</b>	<b>Planned Finish</b>	<b>Actual Start</b>	<b>Actual Finish</b>	<b>Original Construction Budget</b>	<b>Final Construction Cost</b>	<b>Reason for Cost Overrun</b>
Mountainside Junior High School	115,260 sq. ft. building. New construction	\$31,889,778	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Lydig Construction, Larry Swartz 603 N. Havana, Spokane, WA 99202	09/2006	06/2008	09/2006	09/2006	\$23,901,907	\$31,889,778	Hyperinflation, lack of subs in a robust market.
Prairie View Elementary School	57,713 sq. ft. elementary school, new construction	\$16,867,812	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Northwestern Construction of Washington, Inc. Randy Smith 210 N. Helena Street Spokane, WA 99202	06/2006	09/2007	06/2006	08/2007	\$16,867,812	\$16,867,812	On time and on budget
New Bus Garage	Replace collapsed mechanic building	\$1,700,000	Negotiated Contract: Emergency build due to a collapsed building	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Lydig Construction, Larry Swartz 603 N. Havana, Spokane, WA 99202	01/2010	09/2010	01/2010	09/2010	\$1,700,000	\$1,430,000	Under budget and on time
Mead High School Modernization	Comprehensive modernization and 24,921 sq. ft. addition	\$31,500,000	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Swank Enterprises Dewey Swank 750 West Reserve Kalispell, Mt 59901	06/1998	09/2001	06/1998	09/2001	\$31,500,000	\$31,065,000	Under budget and on time
New Mt. Spokane High School	230,177 sq. ft. high school, new construction	\$23,200,000	D-B-B	NAC Architecture, Steve McNutt 509-838-8240 smcnutt@nacarchitecture.com	Lydig Construction, Larry Swartz 603 N. Havana, Spokane, WA 99202	05/1996	09/1997	05/1996	08/1997	\$22,636,500	\$23,200,000	Owner scope changes

**9. Preliminary Concepts, sketches or plans depicting the project**

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

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

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

[Appendix A, Attachments 1 – 8, located after the signature page show the existing site plan with possible phasing and schematic plans.](#)

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

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

[No Audit Findings](#)

**Caution to Applicants**

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

### Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB

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

Signature: 

Name: (please print) NEA P. WENGLE

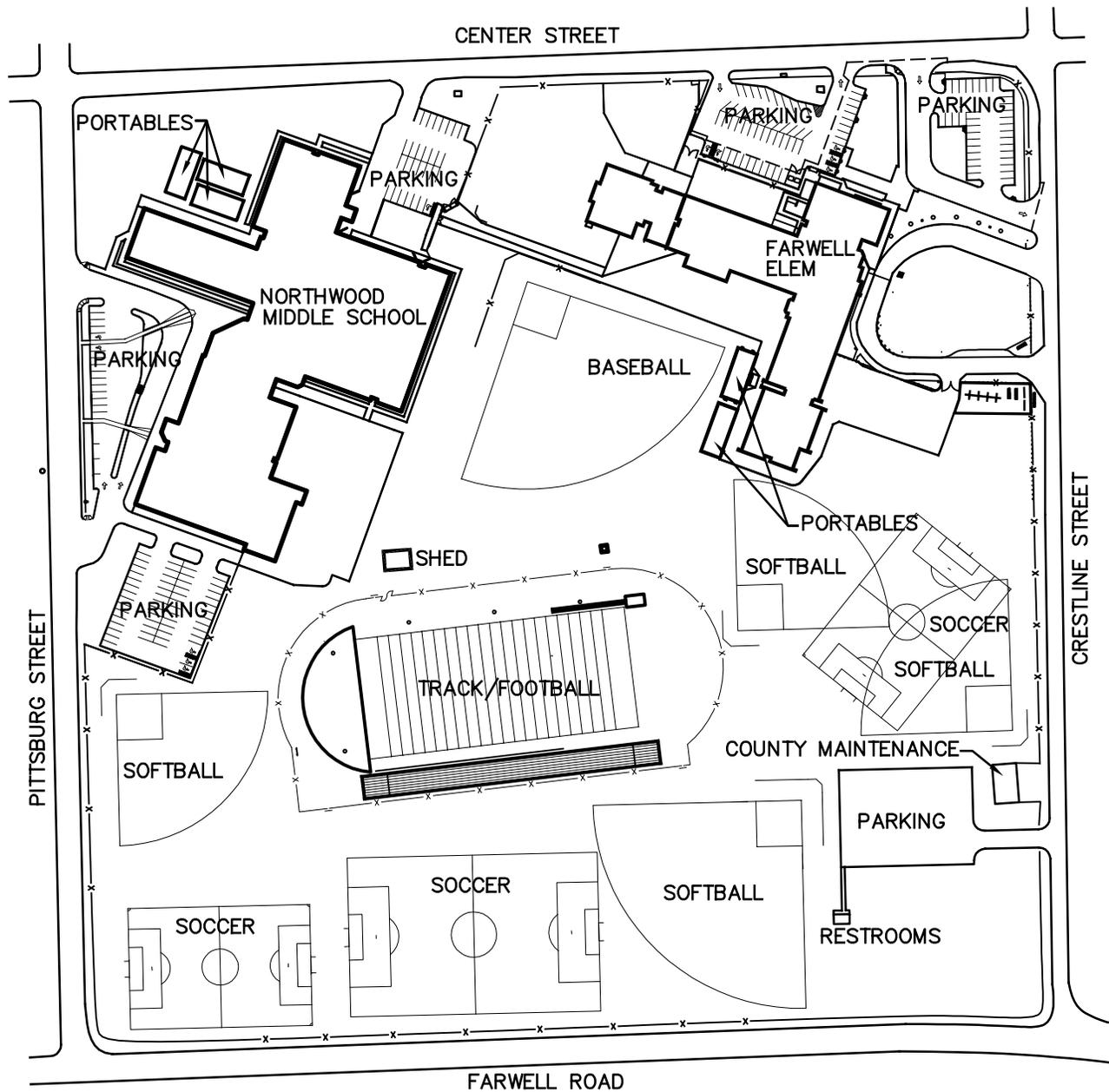
Title: DIRECTOR OF FACILITIES & PLANNING

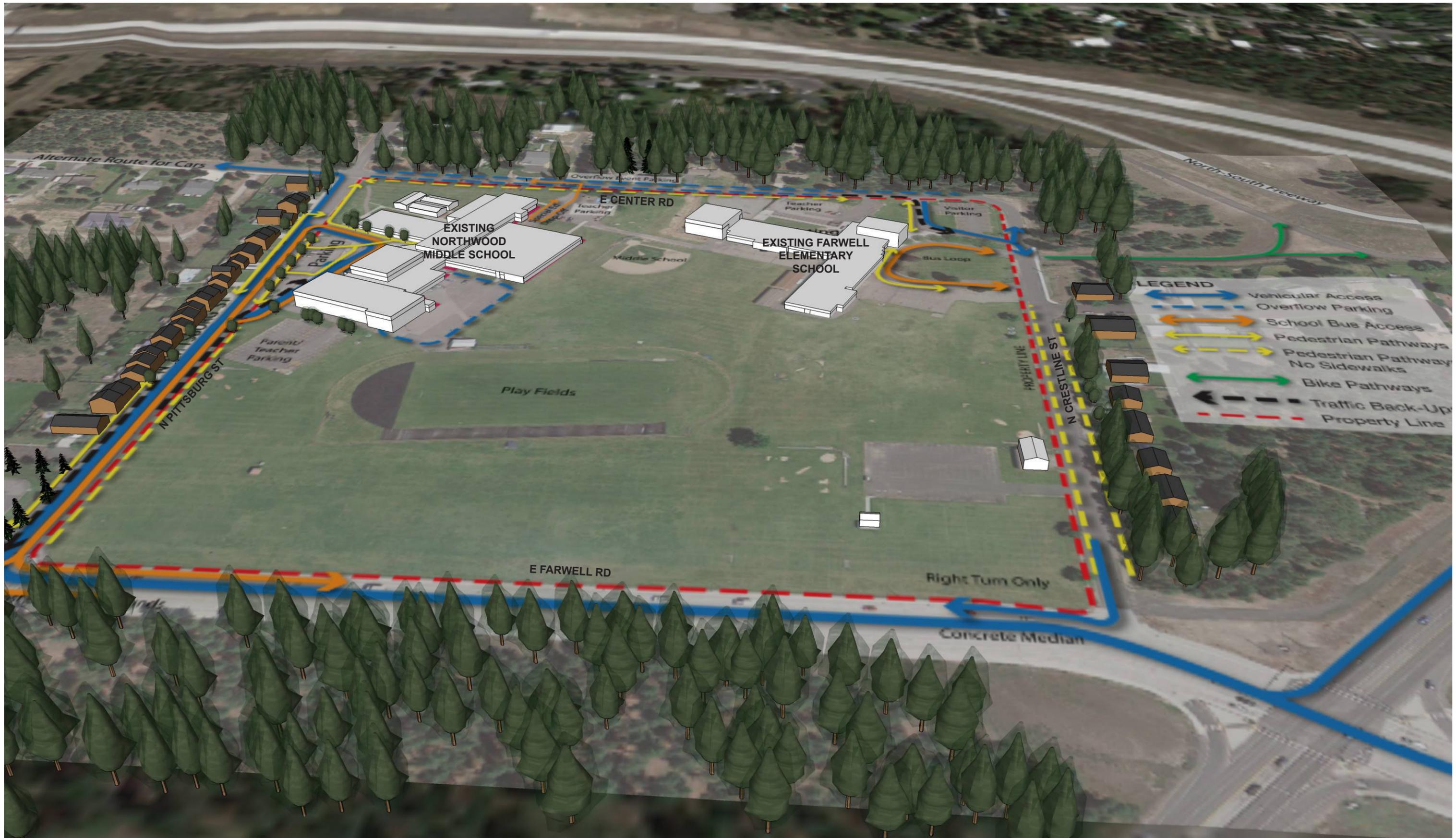
Date: 6 - 24 - 15

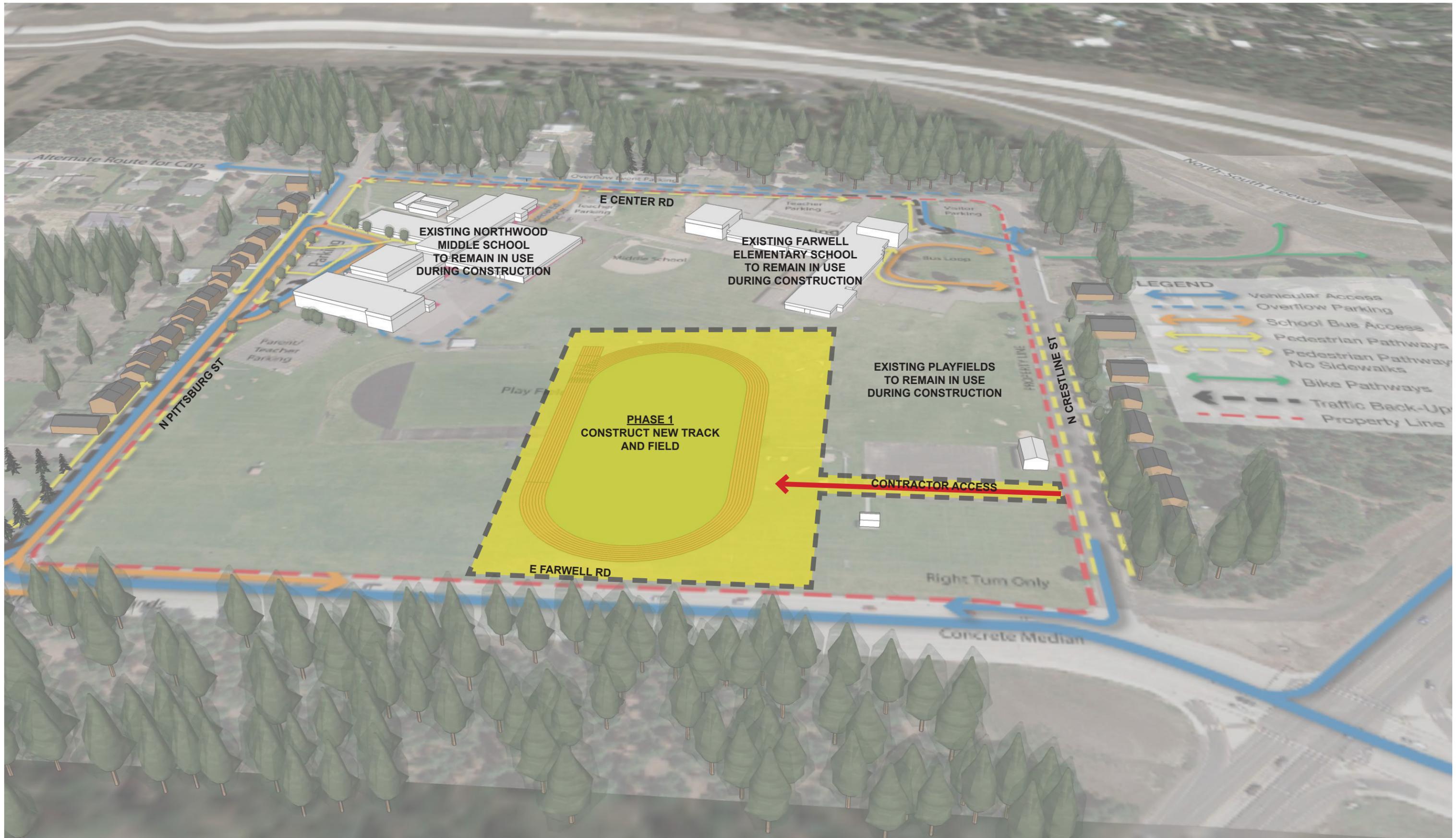
## APPENDIX A

# SITE PLAN - FARWELL/NORTHWOOD

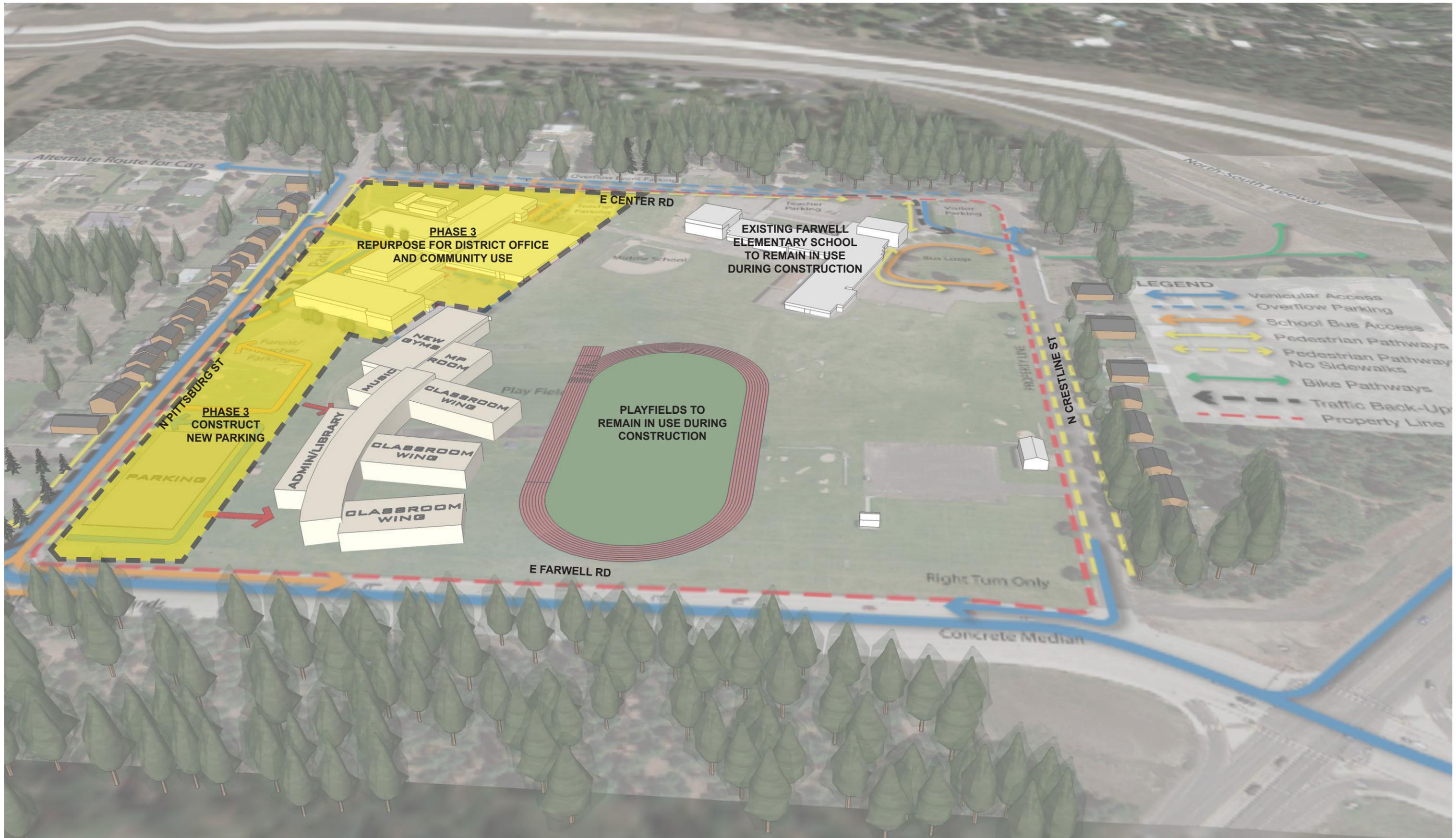
36.5 ACRES



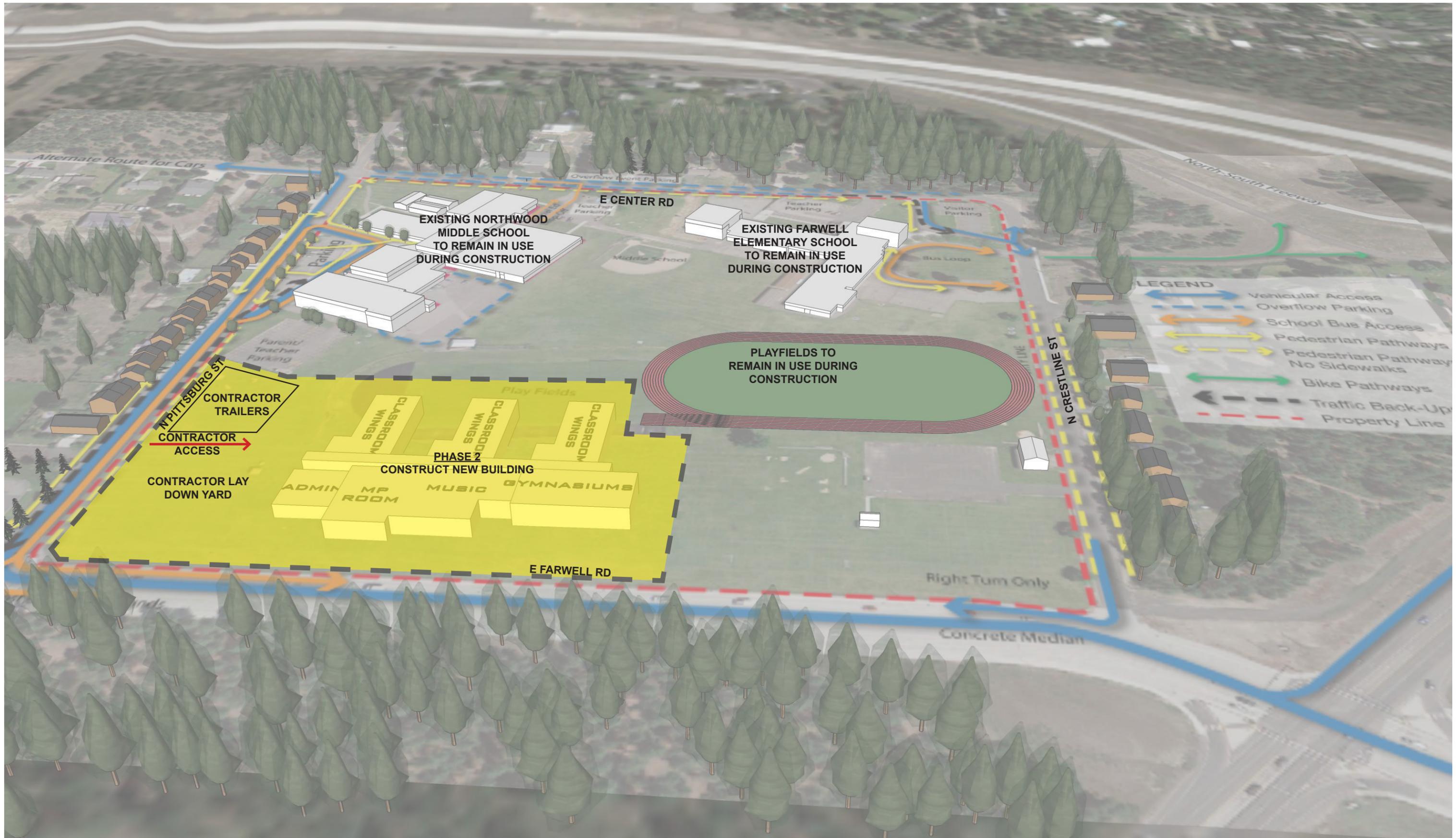
















Snohomish County Courthouse (GC/CM)  
Everett, WA



WSU Visitors Center (Design-Build)  
Pullman, WA



Kenmore City Hall (GC/CM)  
City of Kenmore, WA



Olympia City Hall (Design-Build)  
Olympia, WA



Mason General Hospital (GC/CM)  
Shelton, WA

## APPENDIX B Firm Profile - OAC Services, Inc.

Founded in Seattle in 1955, OAC Services, Inc. (OAC), provides project and construction management (PM/CM) consulting services to public, private, and not-for-profit owners through our offices in Seattle and Spokane, Washington, and San Jose, California.

With approximately 76% of our business coming from repeat clients, OAC's professionals provide a high level of service on every engagement—from strategic guidance on project delivery method selection to the details of project closeout. Led by four principals, OAC's staff members range from Senior Program Managers overseeing \$1 billion programs to Project Engineers and Interns just beginning their careers.

Proud of our involvement in the advancement of Alternative Project Delivery methods, OAC's professionals have managed or consulted on 45 separate GC/CM and Design-Build projects since 2007 in Washington, Alaska, and Montana. In addition, OAC professionals have testified to the Washington Legislature, served on Project Review Boards and Committees, written white papers, and presented to professional organizations representing healthcare, education and public sector owners.

OAC Principal, Dan Chandler, served on the Public Hospital District Project Review Board from 2004 -2007 and the Project Review Committee from 2007-2014.

### Alternative Public Works Experience

OAC Project Managers and Principals have submitted more Project Review Committee applications and completed more Alternative Public Works projects than any other PM/CM firm in Washington since 2007.

- 27 GC/CM projects--\$2.4 billion in value
- 13 Design-Build projects--\$500 million in value (eight for agency-certified WSU)

In addition to Washington experience, OAC's Project Managers have led five alternative delivery public projects in Montana and Alaska.

### Private Sector Negotiated Delivery Experience

Virtually all of OAC's private sector projects are delivered using cost-reimbursable, negotiated delivery, including our extensive work for Microsoft, BECU, and Providence Hospital—equal to approximately 50% of our annual volume. We leverage this highly collaborative experience on behalf of our public clients every day. Serving Microsoft continuously since 1997, OAC has helped build what we believe to be one of the most collaborative, innovative, and integrated delivery models in our region.



Mason County PUD3, Johns Prairie  
Operations Center (GC/CM), Shelton, WA

## OAC By the Numbers

### Current Staff:

- 58 total employees
- 42 PM/CM staff members
- 22 AGC GC/CM trained
- 18 GC/CM experienced
- 7 Design-Build experienced
- 2 DBIA certified



Spring Creek Pedestrian Bridge  
(Design-Build) Winthrop, WA

### Current Project Workload:

- 36 individual Clients
  - 21 Public Clients
  - 11 Private Clients
  - 4 Not-for-Profits
- 104 Active projects (\$100k-\$1.4B)
- 12 GC/CM projects
- 6 Design-Build Projects



Clover Park School Dist., Hillside  
Elementary School (GC/CM)  
JBLM/Lakewood, WA

## OAC Services, Inc. Current Projects Staffing and Commitments

