



235 Sunset Ave.

P.O. Box 1767

Wenatchee, WA 98807-1767

(509) 663-8161

FAX (509) 663-3082

July 1, 2014

Mr. Dan Chandler, Chair
State of Washington Capital Projects Advisory Review Board
Project Review Committee
Department of Enterprise Services
Engineering & Architectural Services
Attention: Robyn Hofstad
PO Box 41476
Olympia, WA 98504-1476

Reference: Wenatchee School District No. 246 Application for Project Approval Using the General Contractor/Construction Manager (GC/CM) Procedure for the Lincoln Elementary School Modernization and Addition Project

Dear Mr. Chandler:

The Wenatchee School District is pleased to submit its application for project approval using the GC/CM procedure as prescribed in RCW 39.10. Alternative Public Works Contracting Procedures.

The Wenatchee School District serves the students of the metropolitan and rural areas of Wenatchee. Our student body of 7,800, the staff and administration is in the process of an exciting educational change which includes a Capital Improvement Program, which will propel our students and better prepare them for the 21st century.

The Lincoln Modernization and Addition Project will take the current 50,000 square foot building, last updated in 1987, and upgrade the complete structure providing a modern functional school that will meet the current and projected future curriculum needs. The modernization includes additional classrooms and the addition of specialty classrooms to provide space to focus on music and art etc. There will also be an addition for a larger gym, additional office space, and kitchen updates. It is intended that this project provide a facility with an improved educational environment suitable to extend the beneficial life of this facility for the next 50 years. The complete modernization will be done in phases while the school is in operation.

Funding for the project is in place. In February, the Wenatchee School District successfully passed a bond initiative in the amount of \$66.5 million. This project is currently budgeted at \$23.7 million. The Wenatchee Community is looking forward to the upgrades on the project as well as implementing other modernization ventures throughout the district.

We have assembled a proven and successful team of construction professionals who have relevant alternative (GC/CM and D/B) contract delivery experience. Hill International, Inc. (PM/CM) and Forte Architects (A/E) will assist and guide the district through the programming, design, procurement, construction and project closeout phases.

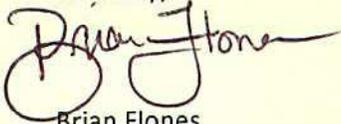
We believe this project meets the requirements for the use of GC/CM as stated by RCW 39.10.340. We feel the Lincoln Modernization Project will possess significant interest by the community and will benefit from the GC/CM procedures by bringing in the contractor early as a team member to support the complex sequencing and scheduling issues related to the renovation of an occupied building.

We are eager to bring a GC/CM partner to our team to ensure this project is a success for our students, staff, and the community in Wenatchee. Hill's project manager John Hultman, PE, leads our efforts for the Lincoln Elementary School Modernization and Addition project. John is a seasoned project manager and has been the PM on two successful GC/CM projects. His knowledge and experience will be instrumental to the success of this project.

If you have questions or require additional information regarding our enclosed application feel free to contact me or John directly. I can be reached at (509) 663-8161 and John can be reached at (509) 995-0367.

Thank you for your consideration of our application. We are poised to begin project design immediately.

Sincerely,

A handwritten signature in black ink that reads "Brian Fones". The signature is written in a cursive style with a large, stylized "B" and "F".

Brian Fones
Superintendent

Enclosure (Application for Project Approval)

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

APPLICATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9

1. Identification of Applicant

(a) Legal name of Public Body (your organization):
Wenatchee School District No. 246

(b) Address:
**235 Sunset Avenue
Wenatchee, WA 98801**

(c) Contact Person Name:
Brian Flonas
Title: **Superintendent**

(d) Phone Number: **509-663-8161**
Fax: **509-663-3082**
E-mail: flonas.b@wenatcheeschools.org

2. Brief Description of Proposed Project.

Please describe the project in no more than two short paragraphs.

The Lincoln Elementary School Modernization and Addition project will involve substantial remodel and modernization. All portions of the current building will be affected with new construction. The current building is an existing single story elementary school located in south Wenatchee. The original 34,812 sf building was built in the late 1950's. In 1987, the existing building was over-framed with trusses and a concrete tile roof installed. At the same time a 15,200 sf addition was done to contain the district's special education program. The addition was a combination of tilt-up concrete and wood frame construction with masonry veneer. In 2006, the HVAC system in the original 34,812 sf building was upgraded, that included creating a mechanical attic above the corridors, removal of existing unit ventilators and installation of new water-source heat pumps. The current site also contains five two-room portables that at the conclusion of the building program will be eliminated from the site.

The proposed modernization projects will reflect the requirements of the completed Educational Specifications and be modernized to optimize the facilities of the past with the additions of the future to accommodate the current needs of the District. Other components of the program include enhanced security, upgraded systems (data, electrical, access, security, communication, etc.), removal of concrete tile roof and installation of new lightweight roofing system, parking lot and site access improvements, and site safety improvements like new fencing and separation of foot traffic from vehicle traffic. School is to be completely ADA accessible.

3. Projected Total Cost for the Project:

A. Project Budget – Lincoln Modernization and Addition

Costs for Professional Services	\$ 2,640,512
Construction GMP, including GC/CM contingency	\$14,734,968
Equipment and furnishing costs	\$ 589,137
Contract administration costs (Owner, CM etc.)	\$ 481,378
Contingencies (design, escalation, owner)	\$ 3,126,232
Other related project costs (plan reviews, permits, etc.)	\$ 933,640
Sales Tax	<u>\$ 1,194,133</u>
Total	\$23,700,000

B. Funding Status

Please describe the funding status for the whole project.

On February 11, 2014 the citizens of Wenatchee approved a \$66.5 million bond program for Phase 1 Projects, this included \$23.7 million dollars for the Lincoln Elementary School Modernization and Addition project. The Lincoln ES project is eligible for state funding through OSPI. Project funding was secured in May 2014.

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.

PROJECT MILESTONES:	EARLY FINISH DATE
Voters Approve Bond	February 11, 2014
Contract for Architectural Services	March 31, 2014
Contract for CM Services	April 1, 2014
Develop Ed Specs	June 30, 2014
PRC Approval for GC/CM	July 24, 2014
GC/CM Selection Process	September 5, 2014
Schematic Design	September 19, 2014
Design Development	November 21, 2014
Construction Documents	January 6, 2015
Bid Packages Complete	March 31, 2015
Construction Begins at Lincoln ES	March 31, 2015
Substantial Completion at Lincoln ES	June 1, 2016

Please refer to Attachment A - Project Schedule

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?

The Lincoln Elementary School Modernization and Addition Project meet the statute criteria as follows:

- **Complex Scheduling, Phasing, Coordination:** Completion of this project will require a detailed phased sequence of work to allow the existing building to remain fully functional while the new and modernization work is safely performed. In a modernization, it will be key to ensure that existing utilities are maintained to limit impacts to the parts of the buildings that remain in use. Due to the adjacency of the other parts of the school, construction activities will need to be carefully scheduled to ensure that normal school operations and traffic patterns are not unreasonably impacted. The site is located within a neighborhood, so traffic is already an issue of concern. Construction activities (i.e., traffic to and from the site) will add to the existing congestion and will need to be carefully scheduled around the start and end of each school day. This will require daily coordination of major construction activities to ensure that they do not occur at the same time as daily school activities. Typical construction activities will also need to be scheduled to not adversely impact the neighbors during the course of the project.
- **Operational Impacts on the Occupants:** Due to the decision to modernize the existing building without moving staff and students to off-site swing space, impacts to the daily lives of the occupants is inevitable. The plan is to build the new wing and once it is complete to occupy it. Then utilize existing portables as swing space as other portions of the building are modernized. Noise and dust pollution from construction activities will primarily impact adjacent occupied spaces and mitigation of this impact will be one of the GC/CM's primary concern, along with occupant safety. GC/CM will ensure that the construction is adequately separated with appropriate barriers, the fact that the building will be in use during construction will complicate the building's ability to operate normally. Consequently, inside and outside activities by staff and students will be greatly impacted until the project is finally completed and will require additional monitoring to mitigate risk from construction activities.
- **GC/CM Involvement in Design is Critical:** In a modernization project to an occupied building, the GC/CM's experience in complex phasing, construction scheduling, sequencing of work and detailed coordination planning to minimize disruption to the educational process and functions of the school will be key to the successful completion of this project. The GC/CM's involvement early in a modernization design will address issues including phasing, site traffic, safety of staff and students and mitigation of construction activity impacts to the educational process. The GC/CM's ability to understand the end goal early in the design process will assist in development of a successful design and construction phasing plan that is sound and safe. Planning around the daily operational commitments of the school's office, kitchen, and overall educational facility will be critical to project success.

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 provides substantial public benefit over traditional design-bid-build by:

- **Fiscal Benefit:** Fiscal responsibility and accountability for state and local funding begins with agreed to practices for accounting of those funds for conformance with OSPI D Form Process. Coordination and development of bid packages; acquisition of supplies and services; coordination with established District account codes; can then be transmitted to all state and local agencies for full and open book accounting.

Actual market condition expertise ensures improved clarity of the design necessary to negotiate a Guaranteed Maximum Price. This also assists in developing strategies to maximize buyout power during the design process using the value engineering and constructability review information applied to marketing the project. In the design phase, GC/CM insight to identify and resolve phasing, sequencing of construction and logistical challenges will save project costs.

The use of the GC/CM process allows the public the benefit of safe facility use during construction. Developed phasing plans will consider the risks first, mitigate and communicate/execute the phasing plans with minimal disruption to educational and extracurricular activities. A safe environment during construction is the District’s top priority. The GC/CM’s experience with complex scheduling to anticipate where major construction impacts occur will assist school administrators and staff to prepare plans for operational relocations minimizing disruptions before they become issues. In addition, minimizing relocation costs is a public fiscal benefit.

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** – The Wenatchee School District has retained Hill International, Inc. (Hill) to provide Project and Construction Management Services for their Phase I Capital Improvement Program. Hill's John Hultman has worked with the District on various projects since 2010 and will lead the project team on the *Lincoln Elementary School Modernization GC/CM project*.
- **GC/CM Consulting Commitment** – With sixteen successful Washington State GC/CM projects on the Hill team resumes, Hill is committed to share their GC/CM knowledge and expertise with the District to ensure a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy, and closeout.
- **Value Engineering and Constructability Review Services** – Hill will lead the Value Engineering and Constructability Review efforts with an integrated team from the GC/CM staff and project team. This effort will help to maximize the value of the preconstruction services for the District.
- **Organization Qualifications** – The Wenatchee School District Facilities Department has experience with the traditional Design-Bid-Build delivery method. This will be the first GC/CM project for the District.

Please refer to Attachment B – Organizational Chart

The Project Team

Bill Grubich, CCM, Vice President, Hill International, Inc.

Bill is a certified construction manager and has over 35+ years of construction management experience using traditional and alternative construction contract delivery methods (DBB, DB and GCCM). He has been involved as either a program/project PIC for numerous K12 and higher educational facility construction programs/projects. Bill is responsible for Hill International's performance and quality assurance of services provided. Additionally, he advises the District senior leadership and Board.

John Hultman, PE, Senior Project Manager, Hill International, Inc.

John is a Professional Engineer and has over 30 years of experience in project and construction management experience using traditional and alternative construction contracting processes in the public sector (US Army Corps of Engineers and Washington State K-12 School construction experience). He is a highly skilled GC/CM practitioner. John will oversee and is responsible to the District and Board on all operational project matters, and serves as the District liaison with external public or private entities. John will work closely with the Hill construction manager to assure all project activity is consistent with the GC/CM delivery approval.

Jeff Soehren, AIA, Construction Manager, Hill International, Inc.

Jeffrey Soehren has more than 37 years of experience in the development, design and construction of a variety of facility projects. His skills include project management, development management, financial analysis, permit process management, design management, value engineering, contract and document review and the implementation of building systems. He is well-versed in all aspects of facility development from inception to occupancy. Jeff will be responsible for the construction management of the Lincoln Modernization and Addition project.

Katharyn Getchell, CCC, PSP, Project Controls Manager, Hill International, Inc.

Katharyn's GC/CM experience includes providing scheduling overview services on the five WSU GC/CM projects, Wellpinit High/Middle School Modernization GC/CM project; Steilacoom High School GC/CM project; Wahluke High School and Clovis Point Intermediate School GC/CM projects. Katharyn's direct responsibility on the Lincoln ES project is to provide monthly project controls (budget reconciliation) and reimbursement claims submittals.

Cheri Belsaas, Scheduler/Document Controls, Hill International, Inc.

Cheri Belsaas has over 24 years of experience in the construction industry. Cheri is experienced in developing and maintaining project schedules utilizing Primavera SureTrak, P3, and P6 scheduling software. Cheri's responsibilities will include master schedule development/updates, construction schedule analysis, and document controls.

Bryan Visscher, Director of Facilities/Risk Management, Wenatchee School District

Bryan has 23 years of experience in construction and maintenance, and 13 years with the Wenatchee School district in facilities. He has been involved in numerous modernization projects within the district, and is currently overseeing the \$9.5 million Wenatchee Valley Technical Skills Center modernization project. As Director of Facilities, Bryan will oversee all phases of design and construction for the District.

J. Thomas Bassett, Principal, Forte Architects

Tom has worked almost exclusively on public works projects since receiving his architectural degree from the University of Washington in 1986. Throughout his career, Tom's focus and primary interest has been the design of effective, supportive learning and teaching environments that foster and encourage success for all students. Tom serves on the OSPI Facilities Department Technical Advisory Committee and sat on the ad hoc committee that produced the Washington Sustainable School Protocol, which is now the standard for all K-12 schools in the state. He has been a LEED accredited professional since 2006.

Please refer to Attachment C – Team Experience

Organizational Controls –

Previously established project controls and reporting systems will be implemented to effectively manage the project scope, schedule, and budget. Project management tools and procedures will be utilized to manage communications, track/report progress, and monitor the project budget. Hill 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. The project budget will be tracked against the approved baseline budget on a monthly basis.

Planned GC/CM Process –

The District is planning on using a modified AIA-133 GC/CM – Owner Agreement along with modified AIA-201 General Conditions developed in close coordination with their legal

counsel. In addition, the District is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

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

The roles and responsibilities of the owner, project/construction management team, architect, and the GC/CM are defined and coordinated through a number of responsibilities and contractual requirements, and deliverables.

Documentation -

Management of the scope, schedule and budget of the project will be of the highest importance to the team in managing and controlling this GC/CM project. Routine cost estimates by the architect and GC/CM throughout the process will be completed and reconciled at each design phase: SD, DD, and CD.

Upon agreement of the MACC the project manager along with the GC/CM will evaluate the documents to determine changes to the project which could adversely affect the MACC as set forth in the agreement. At every phase of design, the design team will forward a list of all changes made to determine their impacts. However, by thoroughly evaluating changes as they arise throughout the process impacts can be minimized.

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: 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

Please refer to Attachment D – Public Project Experience

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

Please refer to Attachment E – Site Plan, Schematic Designs

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.

The District has had 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) BRIAN FLORES
Title: SUPERINTENDENT
Date: 07-01-14

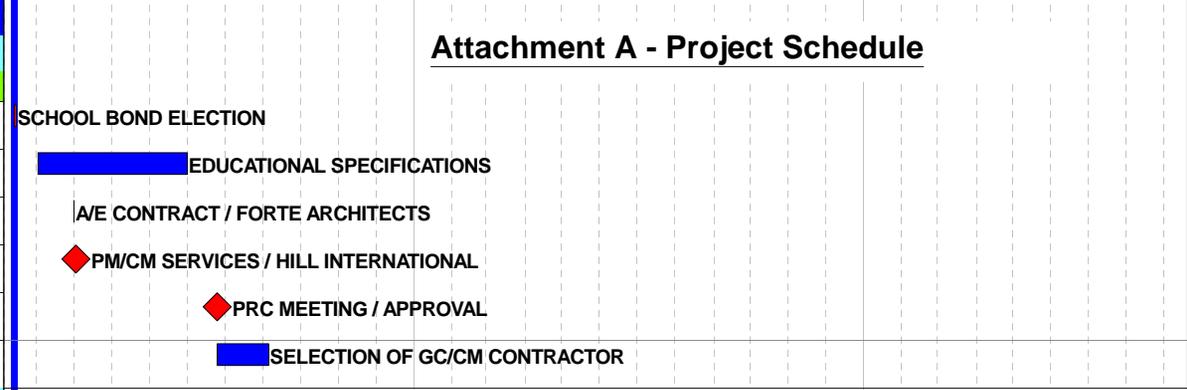
Activity ID	Activity Description	Early Start	Early Finish	2014												2015												2016											
				F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S				

Capital Improvement Program

Programming

Programming / Educational Specs

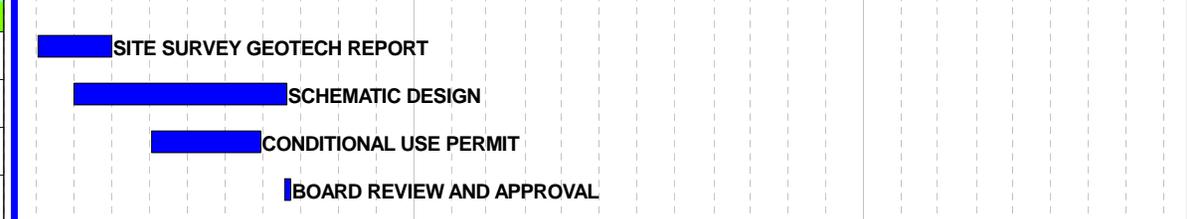
SP010	SCHOOL BOND ELECTION	11FEB14	11FEB14
SP020	EDUCATIONAL SPECIFICATIONS	03MAR14*	30JUN14
SP015	A/E CONTRACT / FORTE ARCHITECTS	31MAR14*	31MAR14
SP025	PM/CM SERVICES / HILL INTERNATIONAL		01APR14
SP035	PRC MEETING / APPROVAL		24JUL14
SP045	SELECTION OF GC/CM CONTRACTOR	25JUL14*	05SEP14



Design Phase

Schematic Design

SD010	SITE SURVEY GEOTECH REPORT	03MAR14*	30APR14
SD015	SCHEMATIC DESIGN	01APR14*	19SEP14
SD020	CONDITIONAL USE PERMIT	02JUN14*	29AUG14
SD025	BOARD REVIEW AND APPROVAL	19SEP14*	23SEP14



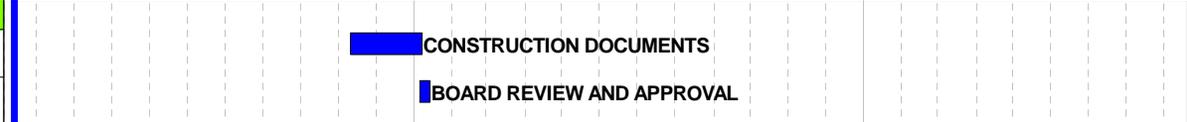
Design Development

SD045	DESIGN DEVELOPMENT	02SEP14*	21NOV14
SD055	BOARD REVIEW AND APPROVAL	21NOV14*	25NOV14



Construction Documents

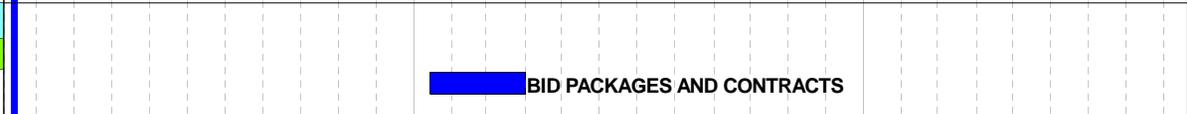
SD060	CONSTRUCTION DOCUMENTS	10NOV14*	06JAN15
SD065	BOARD REVIEW AND APPROVAL	06JAN15*	13JAN15



Bid Phase

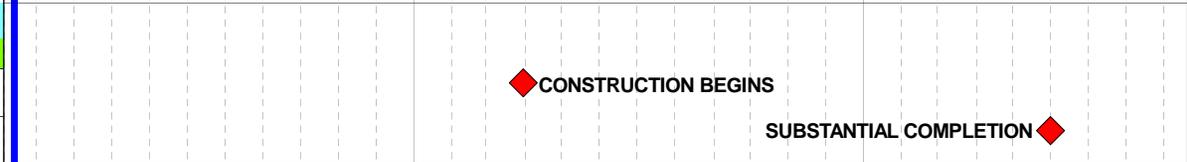
Bid Process / Contract Award

SB015	BID PACKAGES AND CONTRACTS	14JAN15*	31MAR15
-------	----------------------------	----------	---------



Construction Phase

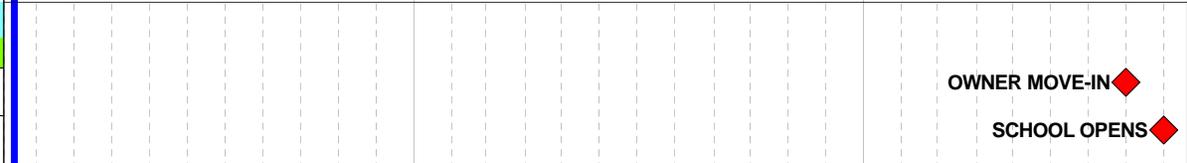
SC050	CONSTRUCTION BEGINS	31MAR15*	
SC070	SUBSTANTIAL COMPLETION		31MAY16



Closeout

Final Completion

SF010	OWNER MOVE-IN	01AUG16*	
SF015	SCHOOL OPENS	01SEP16*	



Start Date	07FEB13
Finish Date	31AUG16
Data Date	11FEB14
Run Date	01JUL14 15:23

Early Bar
 Progress Bar
 Critical Activity

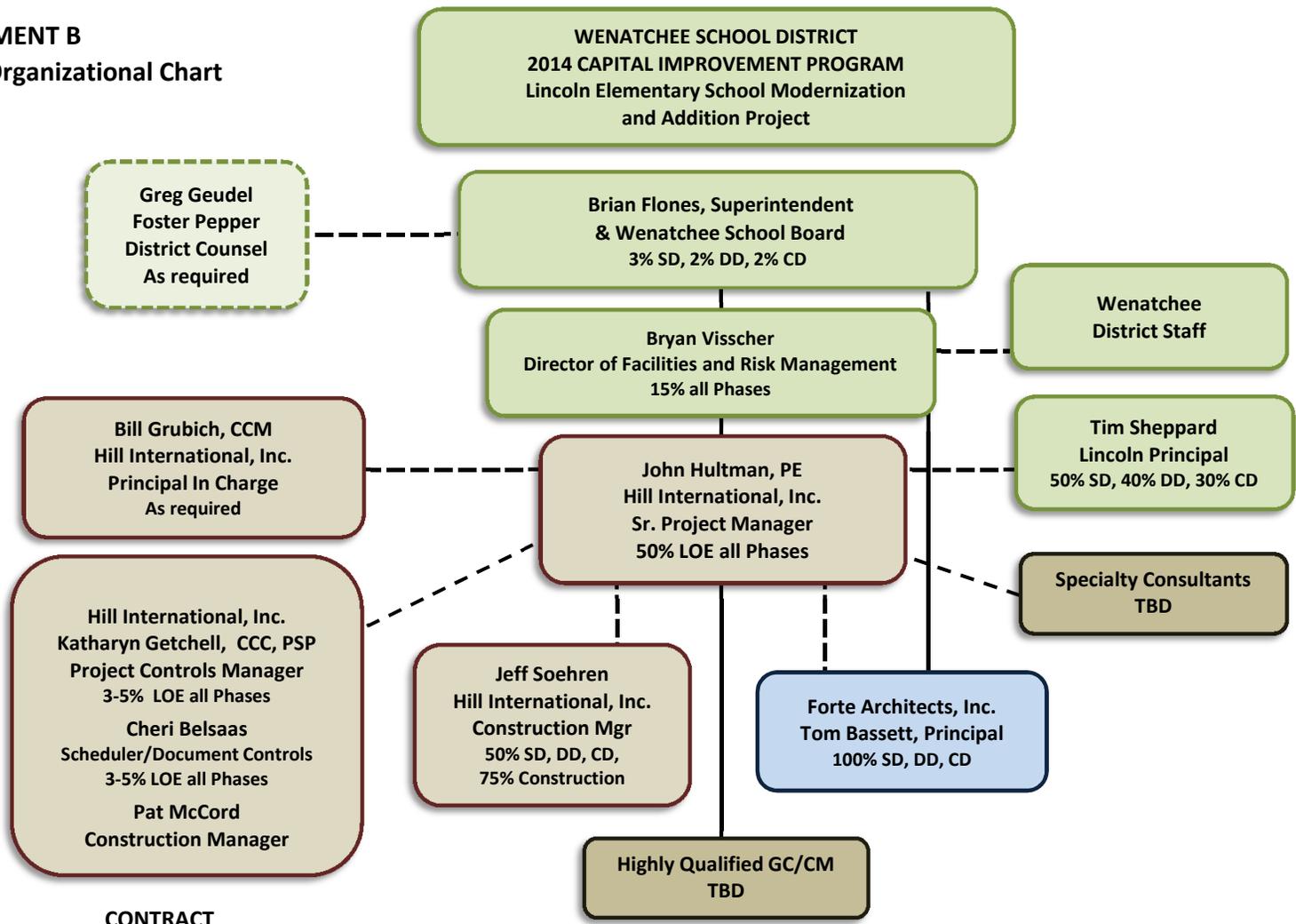
CM01 Sheet 1 of 1

**Wenatchee School District No. 246
Capital Improvement Program
MASTER PROJECT SCHEDULE**

**LINCOLN ELEMENTARY
SCHOOL MODERNIZATION**



ATTACHMENT B
Project Organizational Chart



————— CONTRACT
 - - - - - COORDINATION

LOE = LEVEL OF EFFORT

**ATTACHMENT C
Team Experience**

WENATCHEE SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases		
					Planning	Design	Construct
William (Bill) Grubich, CCM	Principal In Charge, Hill Intl, Inc.	City of Richland Fire Station	\$2.5M	D/B	PIC	PIC	PIC
		WSU Wine Science Ctr	\$23M	D/B	PIC	PIC	PIC
		Spokane Convention Center Completion	\$55M	D/B	PIC	PIC	PIC
		Spokane Convention Center Phase 1	\$50M	GC/CM	PM	PM	PM
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$43M	D/B	PIC	PIC	PIC
		Paschal Sherman Indian School	\$16.5M	D/B	PM	PM	PM
		Spokane International Airport Parking Garage	\$16M	D/B	PM	PM	PM
		Wellpinit High/Middle School Modernization	\$17.8M	GC/CM	PIC	PIC	PIC
		Steilacoom High School Addition & Modernization	\$31M	GC/CM	PIC	PIC	PIC
		Wahluke High School	\$20M	GC/CM	PIC	PIC	PIC
		WSU Student Recreation Building	\$30M	GC/CM	PM	PM	PM
		WSU Teaching and Learning Center	\$24M	GC/CM	PM	PM	PM
		WSU FOB	\$60M	GC/CM	PM	PM	PM
		WSU Health Sciences	\$22M	GC/CM	PM	PM	PM
		SPS Rodgers High School	\$70M	GC/CM	PM	PM	PM
John Hultman, PE	Senior Project Manager, Hill Intl, Inc.	Eastmont School District, Clovis Point Intermediate School	\$15M	GC/CM	PIC	PIC	PIC
		WSU Wine Science Ctr	\$23M	D/B	PM	PM	PM
		East Valley School District Capital Improvement Program	\$55M	D/B/B	PM	PM	PM
		Ellensburg School District, New High School; District Small Projects	\$40M	D/B/B	PM	PM	PM
		Wenatchee Valley Technical Skill Center Modernization	\$9.5M	D/B/B	PM	PM	PM
		Mattawa School District, Wahluke High School	\$20M	GC/CM	PM	PM	PM
Eastmont School District, Clovis Point Intermediate School	\$15M	GC/CM	PM	PM	PM		

**ATTACHMENT C
Team Experience**

WENATCHEE SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATE CONTRACT EXPERIENCE

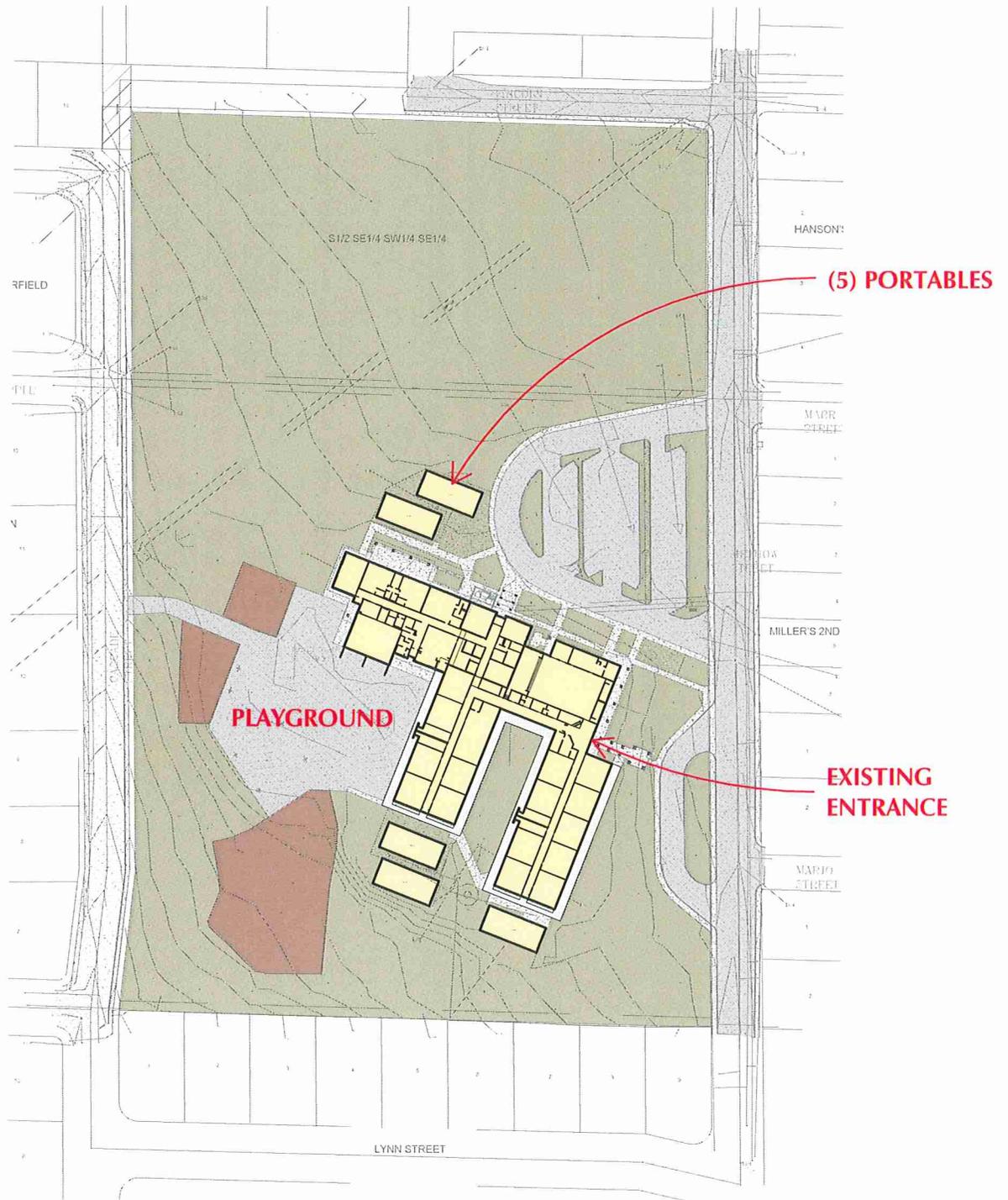
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases		
					Planning	Design	Construct
John Hultman, PE	Senior Project Manager, Hill Intl, Inc.	WSU Wine Science Ctr	\$23M	D-B	PM	PM	PM
Jeffrey Soehren	Construction Manager, Hill Intl, Inc.	Confederated Tribes Coville , Triple government Center	\$36M	Fast Track	PM/CM	PM/CM	PM/CM
		Wenatchee Valley Technical Skill Center Modernization	\$9.5M	D/B/B	---	---	CM
		Cascade SD, Capital Levy Program	\$5M	D/B/B	PM/CM	PM/CM	PM/CM
		Entiat SD, Paul Rumberg ES Modernization	\$8M	D/B/B	PM/CM	PM/CM	PM/CM
		Overlake hospital Expansion	\$95M	CM/GC	PM/CM	PM/CM	PM/CM
		Pullman Regional Hospital	\$35M	CM/GC	PM/CM	PM/CM	PM/CM
Katharyn Getchell, CCC, PSP	Project Controls Manager, Hill Intl, Inc.	City of Richland Fire Station	\$3.5M	D-B	PIC	PIC	PIC
		WSU Wine Science Ctr	\$23M	D-B	PIC	PIC	PIC
		Spokane Convention Center Completion	\$55M	D-B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$43M	D-B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr
		Steilacoom High School Addition & Modernization	\$31M	GC/CM	Project Controls	Project Controls	Project Controls
		Paschal Sherman Indian School	\$16.5M	D-B	Project Controls	Project Controls	Project Controls
		Spokane International Airport Parking Garage	\$16M	D-B	Scheduling	Scheduling	Scheduling
		Wellpinit High/Middle School Modernization	\$17.8M	GC/CM	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr
		Wahluke High School	\$20M	GC/CM	Project Controls	Project Controls	Project Controls
		Clovis Point Intermediate School	\$15M	GC/CM	Project Controls	Project Controls	Project Controls
Non-Public Design-Building Experience							
Forte Architects	Lead design and development process, organized bid documents for owners, provided project administration during construction phase.	Garden Terrace Apartment Upgrades	\$2.12M	D-B	PIC	PIC	CA
		Town Ford Dealership	\$3.2M	D-B	PIC	PIC	CA
		Town Nissan Dealership	\$2.5M	D-B	PIC	PIC	CA
		Stemilt Administration Building	\$5M	D-B	PA	PA	CA
		Gateway Cinema	\$5.7M	D-B	PA	PA	CA

**ATTACHMENT D
Public Project Experience**

Wenatchee School District Project Experience (6 Years)

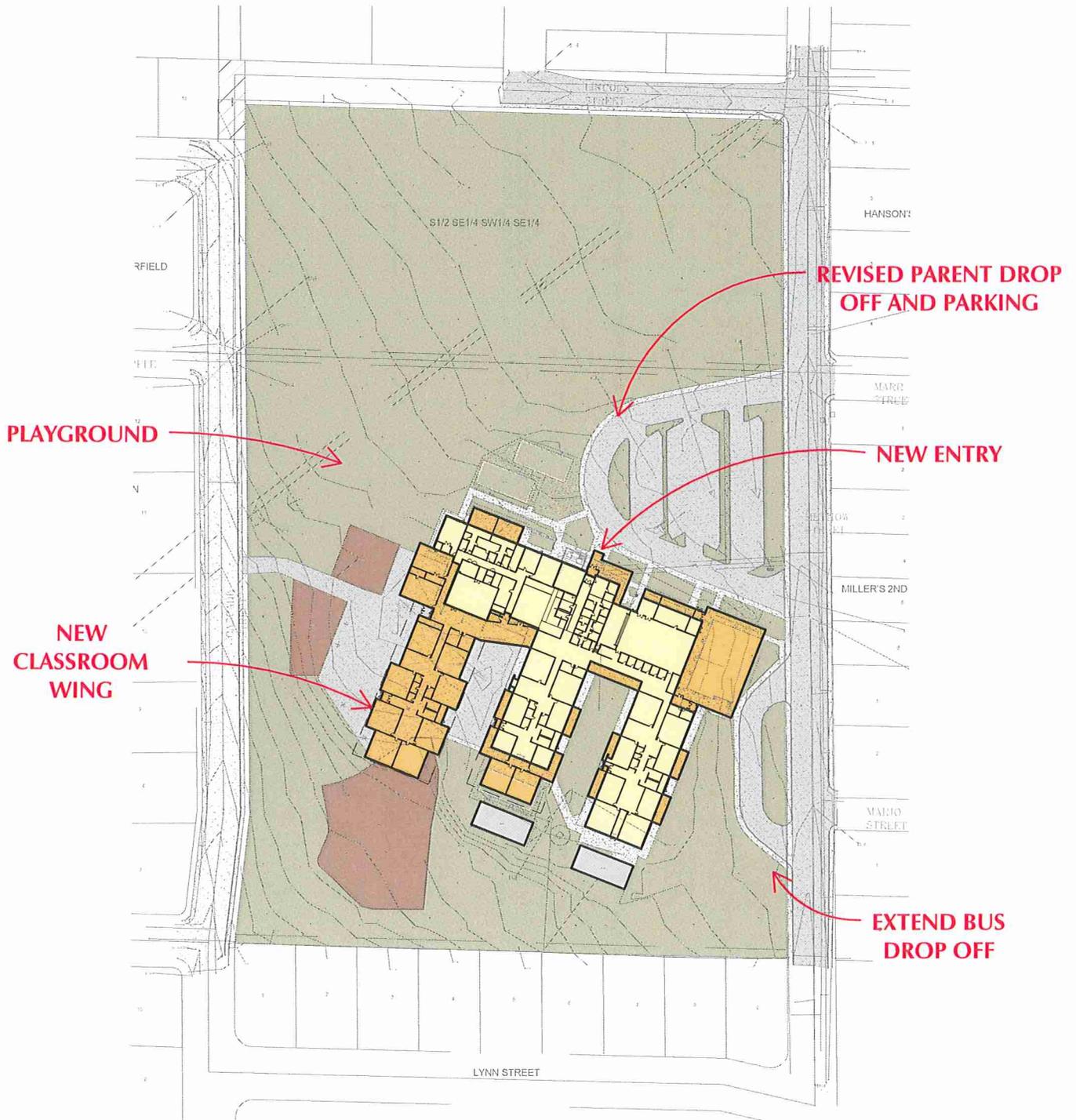
Project Number	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget (Base Bid)	Reason for Budget or Schedule Overrun
1	WTSF Major Works	Modernization + Addition	D-B-B	Nov 13	Dec 14	Nov 13		6.6M	6.0M	In Progress
2	WVTSC Minor Works Improvements PH 2	Modernization + Addition	D-B-B	Mar 12	Sep 12	Mar 12	Oct 12	640K	580K	Owner Change Order Work
3	WVTSC Minor Works Improvements PH 1	Modernization + Addition	D-B-B	Jun 10	Apr 11	Jun 10	Mar 11	1.4 M	1.2M	Owner Change Order Work

Attachment E - Existing Site Plan



EXISTING SITE PLAN

Attachment E1 - Schematic Site Plan



SCHEMATIC SITE PLAN



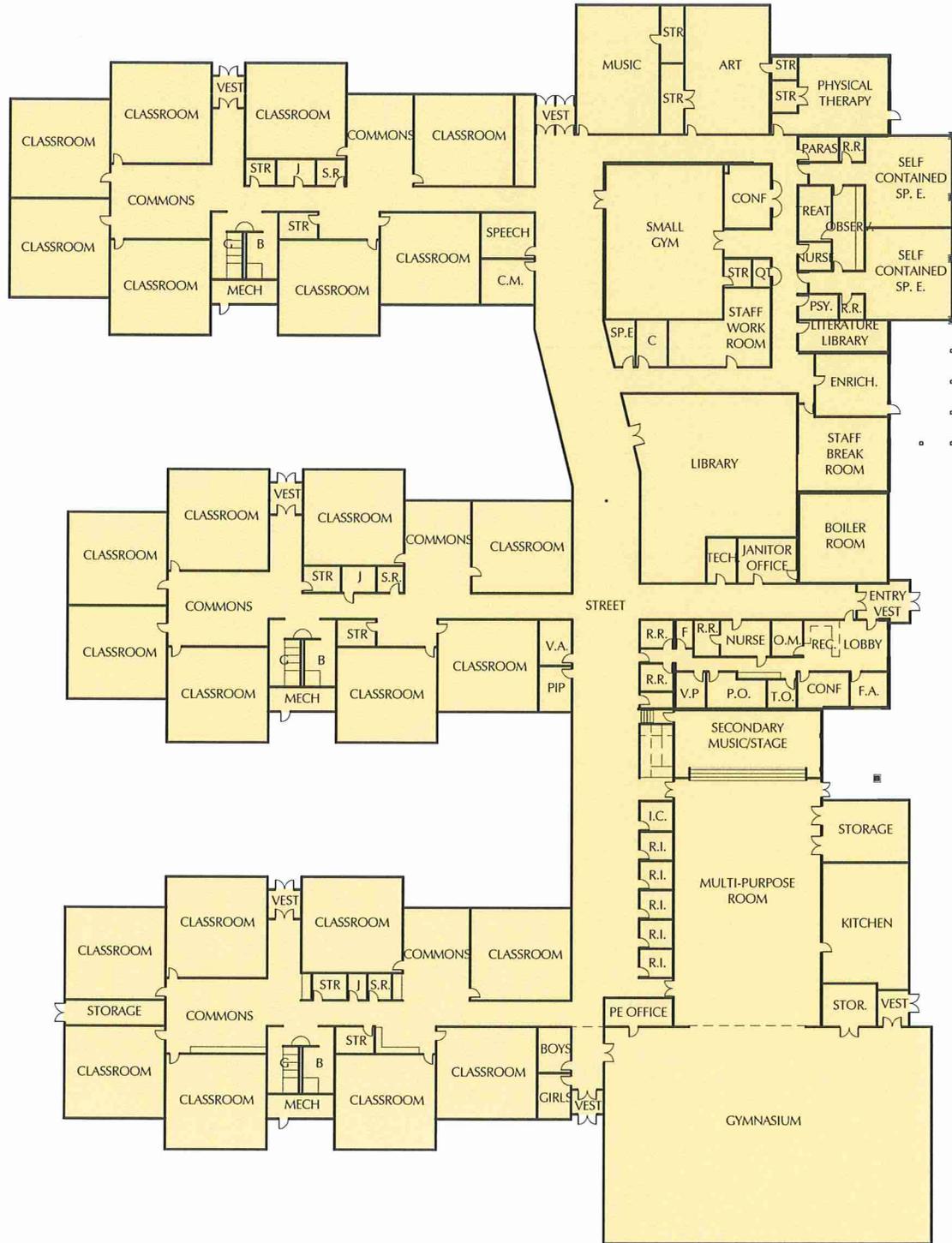
Wenatchee School District #246

ABRAHAM LINCOLN ELEMENTARY SCHOOL ADDITION AND MODERNIZATION

June 26, 2014

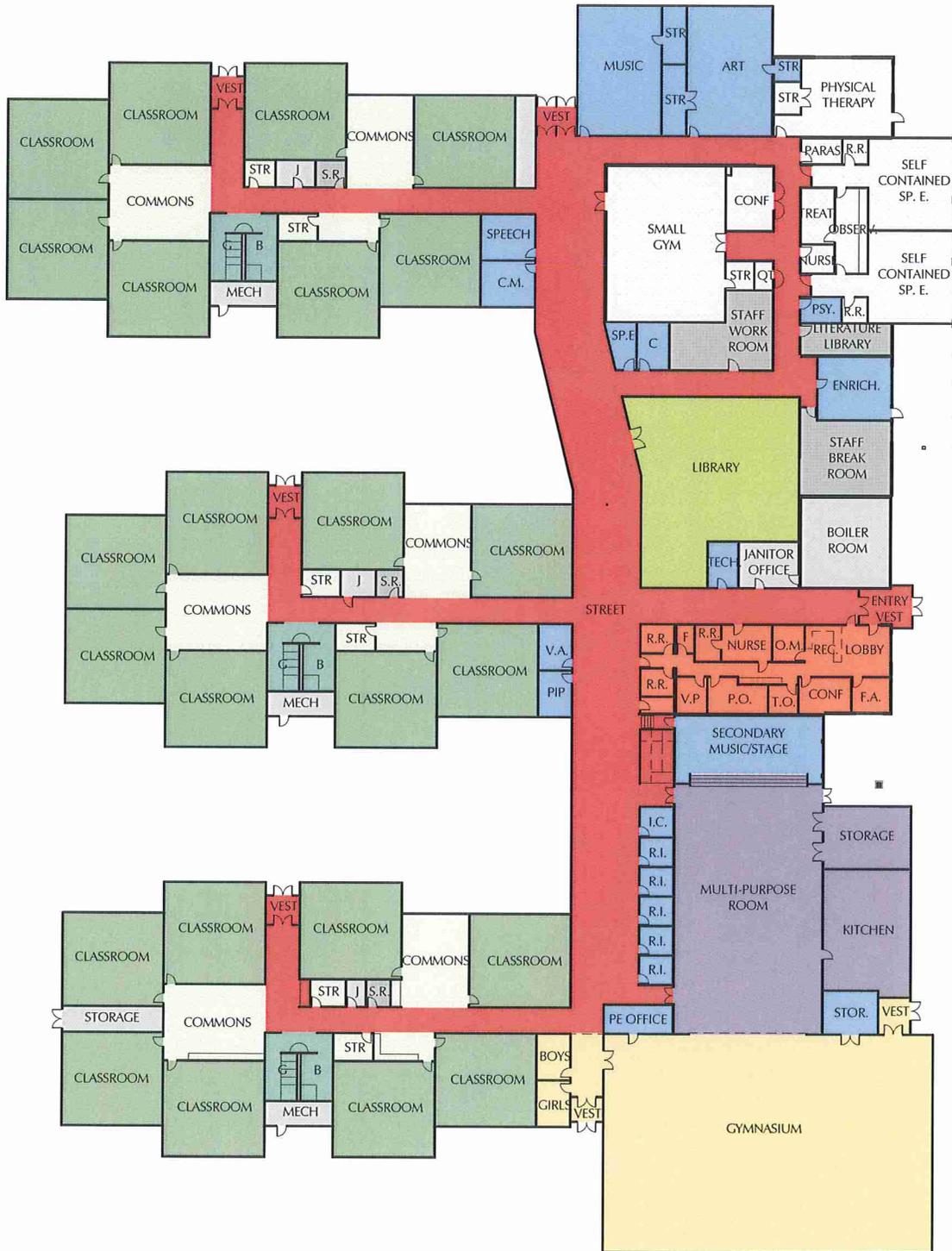
23 South Mission, Suite C, Wenatchee, WA, 98801
PHONE: (509) 235-9555 FAX: (509) 664-0817

Attachment E2 - Schematic Design



SCHEMATIC FLOOR PLAN

Attachment E3 - Schematic Design



SCHEMATIC FLOOR PLAN



Wenatchee School District #246

ABRAHAM LINCOLN ELEMENTARY SCHOOL ADDITION AND MODERNIZATION

June 26, 2014

22 East Main Street Wenatchee, WA 98801
 Phone: (509) 232-3550 FAX: (509) 654-6817