

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 (your organization): [West Valley School District #208](#)
- b) Address: [8902 Zier Road, Yakima, WA 98908](#)
- c) Contact Person Name: [Mike Brophy](#) Title: [Superintendent](#)
- d) Phone Number: [509-972-6000](#) E-mail: BrophyM@wvsd208.org

1. Brief Description of Proposed Project

- a) Name of Project: [Apple Valley & Summitview Elementary Replacements](#)
- b) County of Project Location: [Yakima](#)
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

[The West Valley School District \(District\) is looking to obtain approval to use the General Contractor/Construction Manager \(GC/CM\) alternative public works delivery method for their replacement of both Apple Valley and Summitview Elementary Schools.](#)

[The two buildings currently house \(344\) and \(332\) students in buildings that were built for 232 and 325 respectively, and therefore are utilizing a total of 11 portables between the two of them. The District's student enrollment has continued to grow at a rate of 13% creating a need not only for larger facilities but also for updated spaces in lieu of the existing building which were built in 1956 and 1968. The two elementary schools are to be of similar prototype design, enabling efficiency not only in the design but in the construction.](#)

2. Projected Total Cost for the Project:

A. Project Budget

1. Apple Valley

Costs for Professional Services (A/E, Legal, Special Consultants, etc.)	\$2,375,700
Estimated project construction costs (including construction contingencies):	\$24,173,627
Equipment and furnishing costs	\$1,514,800
Off-site costs	\$700,000
Contract administration costs (owner, cm etc.)	\$875,000
Contingencies (design & owner)	\$2,004,392
Other related project costs (Utilities, Permits, moving, advertising, relo)	\$1,064,815
Sales Tax	\$1,775,785
Total	\$34,484,119

2. Summit View

Costs for Professional Services (A/E, Legal, Special Consultants, etc.)	\$1,816,625
Estimated project construction costs (including construction contingencies):	\$24,493,459
Equipment and furnishing costs	\$1,514,800
Off-site costs	\$700,000

Contract administration costs (owner, cm etc.)	\$875,000
Contingencies (design & owner)	\$1,997,370
Other related project costs (Utilities, Permits, moving, advertising, relo)	\$1,048,043
<u>Sales Tax</u>	<u>\$1,797,737</u>
Total	\$34,243,034

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

On February 12, 2019, the voters for the West Valley School District approved a \$59,000,000 capital projects bond for the replacement of Apple Valley and Summitview Elementary schools at 60.76%. Those funds plus an anticipated state match of approximately \$11,900,000 allow for \$70,900,000 to be utilized to execute these projects.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

a) Procurement;

(See Example on Design & Construction Schedule)

GC/CM PROCUREMENT SCHEDULE

Date	Activity
May 20, 2019	Submit PRC Application
May 30, 2019	Advertisement for Request for Proposals Published (1st Notice)
June 6, 2019	Advertisement for Request for Proposals Published (2nd Notice)
June 11, 2019	Pre-Proposal Conference
June 20, 2019	Statement of Qualifications Due
June 21-25, 2019	SOQ Scoring and Shortlisting of Firms
June 27, 2019	Project Presented to PRC
June 28, 2019	Notification of Highly Qualified Firms with draft contracts
July 16, 2019	Interviews with Short Listed Firms
July 17, 2019	Notification to most highly qualified firms to submit RFFP
July 23, 2019	RFFP submissions and Public Opening
August 12, 2019	School Board Approve GC/CM selection and award Preconstruction Services
Aug 2019 - May 2020	GC/CM Preconstruction Services
May-June 2020	MACC Estimate/Negotiations
June 1, 2020	School Board Approval of GMP

The District is currently in the process of creating their educational specifications for each of the schools. Due to the District’s desire to have the GC/CM on the team prior to the end of schematic design the RFQ process is scheduled soon after the submission of this application and prior to receiving approval. Notification regarding not yet having approval will be clearly given within the RFQ document. The District recognizes the effort being put in and therefore will put off the interviews till receiving approval, if so approved.

The solicitation and receipt of GC/CM SOQ’s ahead of PRC approval is to complete the selection process prior to the end of schematic design. This delay in procurement is due to delays in program startup with staffing and revisions to the original plan related to the schools being vacated earlier than

initially thought to allow for early construction. By bringing the GC/CM on the team as early as possible, we will be able to receive the highest value and allow input related to project phasing, evaluation of best flow of bidding/construction and achieve standardization within the prototype design of the schools.

The District is very limited in usable temporary space and is currently in the process of determining ways in which the current freshman campus can be utilized to temporarily house the students from both schools for the 2019-2020 and 2020-2021 school year.

Design & Construction Schedule

Activity	Start	Finish
Educational Specifications (Both Schools)	April 2019	May 2019
Schematic Design (Both Schools)	June 2019	August 2019
Design Development (Both Schools)	August 2019	November 2019
Construction Docs (Apple Valley)	November 2019	March 2020
Construction Docs (Summit View)	November 2019	March 2020
Permit Review (Apple Valley)	March 2020	May 2020
Permit Review (Summitview)	March 2020	May 2020
Early Demo & Site Work (Apple Valley)	December 2019	April 2020
Early Demo & Site Work (Summitview)	January 2020	June 2020
Main Bidding (Both Schools)	March 2020	April 2020
Construction (Apple Valley)	May 2020	June 2021
Construction (Summitview)	July 2020	August 2021
Occupy (Apple Valley)		July 2021
Occupy (Summitview)		August 2021

- b) Hiring consultants if not already hired; and
Employing staff or hiring consultants to manage the project if not already employed or hired

The West Valley School District, through a public procurement process, selected CBRE | Heery to provide program/project and construction management services. The District independently procured Design West Architects. The Design West team is based out of Kennewick while the CBRE | Heery team is based out of Spokane. Both firms are able to provide staffing that has the appropriate GC/CM experience (See team resume and qualifications).

Internally the District has Angela Von Essen (Assistant Superintendent of Business & Finance) and Sheilah Wood (Director of Finance) who have Capital Bond experience and therefore are experienced in the purchasing and accounting side of capital bond programs.

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

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

This Summitview and Apple Valley Elementary School Project meets three of the statute criteria.

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

The District is currently growing at a rate where additional portables are being required to take on the additional load beyond the current capacity of 350 students. The sooner in which the District can bring online the new 550 student capacity elementary schools, the less the need to spend money on portables that will no longer be needed in the District.

The District has recently determined ways in which they can relocate the students from their freshman campus to the high school, opening that campus for the two elementary schools to occupy. This move significantly impacts the District, but they recognize that by doing this they allow for early execution of the demolition and site work at each site to allow for both schools to be complete for the 2021-22 school year. Meeting this aggressive schedule requires successful project organizing, planning and execution from the design through construction. A collaborative relationship between the School District, Project Manager, Architect, permitting authorities, the State of Washington/OSPI and GC/CM is essential to executing the project on schedule.

In addition, the two new schools will be prototype schools, meaning the same shape/structure/design except for some aesthetics and the site. By bringing a skilled GC/CM on site early, they can help determine the best way to phase the construction so that bid packages can be assembled, and crews can be moved most efficiently from one school to the next to allow for lessons learned to transfer from one project to the next and ultimately saving the tax payer dollar.

To accomplish this aggressive schedule, a skilled GC/CM will have to coordinate both early bid packages and the main bid packages for work to progress in a manner that will result in success for the project. As it is with all schools, a new building opening late is not an option and therefore having the GC/CM in the discussion during design helping with the scheduling, phasing and coordination is key to the overall success of this project.

Project risk drivers, such as volatile cost escalation, subcontractor buyout, materials and labor shortages, site environmental remediation, or otherwise must be identified and mitigated as soon as possible to meet the project schedule and budget constraints. For example, a phased approach to construction to address demolition, utility installation, erosion control, steel procurement and site environmental remediation activities prior to construction. The design-bid-build delivery method which does not allow contractor engagement during project planning and design phases would leave the project more vulnerable to these potential risks.

- 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.

Due to the District making concessions to distribute students throughout the District, the sites will not be occupied during construction, but work will occur in close proximity to neighborhoods.

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

The GC/CM's involvement during the design phase is especially critical in our current regional construction market, where cost escalation is high, subcontractors and suppliers are at capacity, and bidding conditions are unpredictable. The local Yakima area market is busy and stretching the limits of the local subcontractors, which are not as ample as other major markets. 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. The project will have the ability to tailor and procure early bid packages, long-lead materials and complete early demolition and site construction work, including potential environmental remediation, that can be concurrently executed while the design team is completing the construction documents for the building. Involving the GC/CM and selected subcontractors during the design process will allow the design team to vet their assumptions

with the construction team, minimizing potential constructability issues and eliminating unnecessarily costly solutions. In addition to the above, a real-time ongoing value engineering process can occur by utilizing the GC's cost estimating abilities and access to subcontractors and suppliers pricing expertise.

By partnering with the GC/CM, the design team can resolve many of these issues and have real-time costs associated with them by means of early design estimates. The GC/CM's involvement during design will also provide value to the West Valley School District in the form of constructability reviews, value analysis, construction document quality control, and other design phase deliverables. The GC/CM will also provide input into the products, installation methods and materials used to optimize the return on investment especially in the way of a prototype design when contracting methods will move from one building to the next. With a qualified team working with the West Valley 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.

With a condensed timeline and a fixed completion date, assistance through the design phase in finding ways to execute early packages of work and find ways to build the building in the most effective manner will provide value to the owner in getting the project completed for the start of school.

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

The sites are 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 District acting as good neighbors and promoting a community happy for future bond endeavors.

The two buildings are located approximately two miles from one another, therefore requiring strong oversight overall and at each site. A skilled GC/CM will be able to properly man the job and allow information to flow freely between the sites creating maximum efficiencies.

In addition, prior to the existing schools being constructed the sites were orchards. The fields are currently capped with geotextile and import soil. There are potentials for some issues as the new footprints looks to extend beyond that of the existing school footprint which could create some mitigation issues that will push the timelines requiring early remediation as well as assistance in the design to potentially look at ways to execute the project by staying away from areas of concern.

- 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? **N/A**
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project? **N/A**

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For 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 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 contacts 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 construction phasing, 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.

Other specific fiscal benefits include:

- Real-time, subcontractor-verified cost estimates: During the design process, the GC/CM contractor can engage subcontractors to accurately reflect the current market conditions and validate scope and budgets.
- Continual constructability reviews, value analysis and design coordination: This approach will help lower the construction costs and protect the West Valley School District's project budget and limited contingency dollars.
- Responsible bidders and responsive bids: The GC/CM is able to exercise greater control in the assembly and tailoring of bid packages and subcontractor qualifications to reduce the potential for non-responsible bidders and/or non-responsive bids.
- Better control of site activities: The GC/CM will play an important role in the design phase by preparing a construction plan that considers the factors of safety, noise, odor and dust control which is extremely important to the neighborhood. The GC/CM will be able to inform the District of potential risks associated with the site, as mentioned above, allowing appropriate planning for risk reduction strategies prior to breaking ground.
- Complex scheduling: The preparation of a construction schedule by the GC/CM in collaboration with the design team provides a detailed, realistic Critical Path Method schedule accounting for work moving from one site to the other. This schedule will assist the District in timely decision making, coordination with the neighborhood and other interested stakeholders for proper notifications, as well as foreseeing other potential impacts related to the construction of the project.

Design-Bid-Build Increases Fiscal Risks

While delivering this project via the traditional design-bid-build process is possible, the tight timelines and flow of work from one site to the next make the project more complex and therefore unattractive to the average bidder when there will be cleaner jobs to bid. The use of the GC/CM process will help resolve potential issues earlier in the process and make the project more attractive to subcontractors to bid. This district has had problems passing bonds in the past due to various levels of distrust and having any setbacks could cost the district the confidence of the community for future bond programs.

Due to the anticipated early packages, overlapping and sequencing of work, having the possibility of multiple general contractors working on the same can create a lot of difficulties and a finger pointing to potential overlapping responsibilities creating tension and opportunities for claims against the District. Having the GC/CM as the single GC overseeing the work shifts the risk away from the owner and places the burden and responsibility on a single entity who is better suited to manage.

If the schools were to be bid out via the Design-bid-build method separately there would be a loss of efficiency and understanding from one school to the other creating additional costs not only in the bidding but during construction. The single GC/CM over both sites creates a streamlined approach and single point of communication for execution and potential changes.

6. 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 Example on Project Organizational Chart)
- 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 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.
- 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 – West Valley School District has retained CBRE | Heery to provide program and project management services for their Capital Bond Program. David Beaudine will be the Program Manager for the District and will provide guidance from start to finish for the District over the entire program. In addition to David, Senior Program Manager Greg Brown will assist as needed through contracting and GCCM procurement due to his regional experience with Mead and Spokane School District. Becky Hamilton will act as the primary construction manager overseeing the construction phase of the project, Becky has successfully managed multiple education projects and has completed the AGC GC/CM certification class.

GC/CM Consulting Commitment – With over twenty (20) successful GC/CM projects on their resume, CBRE/Heery 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 – CBRE | Heery 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.

The Project Team: (See Attachment A for Project Organization Chart)

Mr. Mike Brophy – Superintendent, West Valley School District

Role on this project: District Leader

Mr. Brophy oversees the entire West Valley School District. Under his leadership all of the processes and procedures will be developed and he will be the ultimate decision maker. He will also be advising the design committee relating to educational programming.

Representative Project Experience for Mike Brophy

Project	Project Value	Tasks Performed	Time Involved
Bethel SD, Spanaway Lake HS Remodel		Facilitated Education Specification meetings with Principals, logistical decisions, and project update meetings	1 hr/week
Bethel SD, Liberty JH		Facilitated Education Specification meetings with Principals, logistical decisions, and project update meetings	1 hr/week

Mrs. Angela VonEssen– Assistant Superintendent, West Valley School District

Role on this project: Assist with Bond Sales

Mrs. Von Essen oversees the finance and operations of the West Valley School District. As directed by the Superintendent, she will assist in what is needed to complete the project.

Please refer to Attachment B

Mrs. Sheilah Wood– Director of Finance, West Valley School District

Role on this project: Process payments and purchases

Mrs. Wood oversees the finances for the West Valley School District. Mrs. Wood reports directly to Ms. VonEssen and will also be assisting with the purchasing and payment of invoices.

Please refer to Attachment B

David Beaudine, CCM, Assoc DBIA, Managing Director, CBRE | Heery

Role on this project: Program Manager

David Beaudine, a Managing Director with CBRE | Heery has been selected to oversee the West Valley Bond Program. David’s role will be to oversee the operations for the project from design through construction and close-out and will work hand in hand with the design team and selected GC/CM. David has over 17 years of industry experience with majority of that working within Washington State K-12. David’s experience includes assisting the Spokane School District through two of their largest GC/CM projects as project manager on the Rogers and Ferris High School projects. Most recently David, as Program Manager, has been guiding the Quincy School District through their current bond program, acting in the same capacity for the Moses Lake School District and assisting in managing the new Mead middle school GCCM Project. In addition, David serves as CBRE | Heery’s central and eastern Washington lead, as well as the company’s K-12 market leader for Washington. David recently completed his term as a member of the PRC providing guidance to the overall program related to best practices established and learned by the committee.

Representative Project Experience for David Beaudine

Project	Project Value	Tasks Performed	Time Involved
New Mead Middle School	\$51.6M	Senior PM	March 2018 - Present
New Quincy High School	\$80.88M	Program Manager & Senior PM	May 2016 - Present
Quincy Junior High Renovation	\$20.4M	Program Manager	May 2016 – August 2018
Quincy ES Additions	\$12.1M	Program Manager	May 2016 – August 2017
NEWTECH Skills Center Modernization	\$8.7M	Senior Project Manager	December 2015 – June 2017
Mullan Road Elementary School (GC/CM)	\$16.2M	GC/CM Assistance	April 2013 – March 2016
NEWTECH Skills Center Addition (GC/CM)	\$13.0M	Senior Project Manager	April 2014 - March 2016
Ferris High School (GC/CM)	\$97.7M	Senior Project Manager	April 2010 - March 2015
Rogers High School (GC/CM)	\$64.5M	Project Manager	February 2005 - July 2009
Roosevelt HS (GC/CM)	\$93.9M	Assistant Project Manager	2004 – June 2006

Greg Brown, AIA, GCCM Contracting Advisor, CBRE | Heery

Role on this project: Program Manager

Greg will assist the CBRE | Heery team through the contracting process and assistance throughout the GC/CM selection process. Mr. Brown has over 34 years of construction industry experience and spent twelve years as the Director of Capital Projects and Planning for Spokane Public Schools (2003 -2015), the second largest district in the state of Washington. Greg has also led bond programs and/or managed projects for Mead, 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.

Representative Project Experience for Greg Brown

(All Spokane Public Schools, unless noted otherwise)

Project	Project Value	Tasks Performed	Time Involved
New Mead Middle School (GC/CM) Mead School District	\$51.6 M	Bond Program Manager	March 2018 to Present
Mead Complex (GC/CM)	\$65.3M	Bond Program Manager	March 2018 to Present
Northwood Middle School Replacement (GC/CM) Mead School District	\$40.0 M	Bond Program Manager	April 2015 to December 2017
Salk Middle School Replacement (GC/CM)	\$36.0 M	Director of Capital Projects	September 2014 March 2015

Mullan Road Elementary Modernization (GC/CM)	\$16.0M	Director of Capital Projects	April 2013 to March 2015
North Central Commons Addition (GC/CM)	\$14.0M	Director of Capital Projects	September 2014 to Present
North Central STEM Classroom Addition (GC/CM)	\$15.0M	Director of Capital Projects	April 2013 to March 2015
NEWTECH Skills Center Addition (GC/CM)	\$13.0M	Director of Capital Projects	April 2014 to March 2015
Hutton Elementary Replacement (GC/CM)	\$24.0M	Director of Capital Projects	April 2014 to March 2015
Ferris High School (GC/CM)	\$97.7M	Director of Capital Projects	April 2010 to March 2015
Rogers High School (GC/CM)	\$64.5M	Director of Capital Projects	February 2005 to July 2009
Shadle Park High School (GC/CM)	\$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

Becky Hamilton, Project Manager, CBRE | Heery

Role on this project: Construction Manager

Becky Hamilton, a construction project manager with CBRE | Heery will manage the day to day activities though construction and close-out and will work hand in hand with the design team and selected GC/CM. Ms. Hamilton has 14 years of experience in the project management industry and has worked on projects for the federal government, state community colleges, and K-12 schools. Her experience includes all phases of construction, including planning and design through commissioning and close-out. Her experience includes all aspects of project management including budget and schedule management, RFI and submittal processing, and change order management, including negotiations. Ms. Hamilton's current project is managing a \$16 million high school addition with the Spokane Public School District and attended and completed the AGC's GC/CM certification course.

Representative Project Experience for Becky Hamilton

Project	Project Value	Tasks Performed	Time Involved
Lewis and Clark High School Classroom & Commons Addition	\$16M	Project Manager	February 2019 - Present
Northern Virginia Community College	\$4M	Project Manager	May 2018 – February 2019
Moses Lake New Elementary School (Pre-Construction and Design)	\$14M	Project Manager	September 2017 – March 2018
Mullan Road Elementary Classroom Addition	\$3M	Project Manager	May 2016 – August 2017
New Genesee Hill Elementary School	\$38M	Project Manager	October 2015 – May 2016

Roxann Robinson, Program Administrator, CBRE | Heery

Role on this project: Program Controls

Roxann Robinson is a highly skilled project administrator and controls professional with over 28 years of experience in administration, and financial controls through all phases of a project from start up to close out. Roxann provides project controls and administrative service to support our K-12 and other public agency clients throughout the state. In addition, Roxann has assisted the CBRE | Heery team in GC/CM procurement for multiple school Districts across the state including Spokane, Lake Washington, Seattle and Snohomish.

Representative Project Experience for Roxann Robinson

Project	Project Value	Tasks Performed	Time Involved
Vashon Island HS	\$41.6M	GCCM Selection Coordinator / Program Management	January 2011 – December 2014
EWU – Patterson Hall	\$34.4M	GCCM Selection Coordinator	February 2011 – June 2011
Bell Elementary	\$31.2M	GCCM Selection Coordinator / Program Management	February 2010 - November 2014
Rush Elementary	\$31.2M	GCCM Selection Coordinator / Program Management	February 2010 – November 2014
Ferris HS	\$87M	GCCM Selection Coordinator	November 2009 – February 2010
Skyline Hospital Addition	\$11.7M	GCCM Selection Coordinator / Program Management	October 2007 – July 2010

Shadle Park HS	\$50M	GCCM Selection Coordinator	September 2005 – December 2005
Rogers HS	\$50.5M	GCCM Selection Coordinator	February 2005 – May 2005
Nathan Hale Performing Arts	\$10M	GCCM Selection Coordinator / Program Management	August 2002 – December 2009
Roosevelt High School	\$93.9M	GCCM Selection Coordinator / Program Management	August 2002 – December 2009
Cleveland High School	\$68.3M	GCCM Selection Coordinator / Program Management	August 2002 – December 2009
Garfield High School	\$102.8M	GCCM Selection Coordinator / Program Management	August 2002 – December 2009
Snohomish High School	\$63.7	GCCM Selection Coordinator	May 2005 – March 2006

Brandon Wilm, AIA, LEED AP, Principal – Design West Architects

Role on this project: Managing Principal

Brandon has been part of the Design West team since 2002. He has worked on a variety of projects ranging from small tenant improvements and building upgrades to complex, multi-building facilities. As Principal of our Kennewick office, Brandon communicates well with owners, facility users, consulting engineers, permitting authorities and contractors to develop consensus among all parties and guide each project to a successful outcome.

Representative Projects for Brandon Wilm

Project	Project Value	Tasks Performed	Time Involved
Three Rivers Homelink (D-B) <i>Richland School District</i>	\$734,500	Point of Contact - Project Lead	April 2015 to June 2015
Delta STEM High School <i>Pasco School District</i>	\$13,373,000	Point of Contact - Project Lead	March 2013 to October 2015
High School Gym Reconstruction (GC/CM) <i>Pasco School District</i>	\$3,292,000	Point of Contact - Project Lead	November 2009 to July 2010

Ned Warnick, AIA, LEED AP, Principal– Design West Architects

Role on this project: Design Architect

Ned has been with Design West Architects since 1997. Ned has developed specific professional areas of expertise that are invaluable to the Design West team. He is the building code expert for all of Design West’s offices, regularly attending code conferences to remain on top of constantly changing building

codes. Ned is a LEED Accredited Professional and strives to include sustainable design features in all his projects. Ned works closely with the owner to ensure that we are creating the most efficient code compliant buildings, for the best value, to the client.

Representative Projects for Ned Warnick

Project	Project Value	Tasks Performed	Time Involved
Commons (CM/GC) <i>University of Idaho</i>	\$15,400,000	Point of Contact - Project Lead	September 1996 to April 2000
Teaching & Learning Center (CM/GC) <i>University of Idaho</i>	\$9,800,000	Point of Contact - Project Lead	September 2001 to May 2005
Living & Learning Community (CM/GC) <i>University of Idaho</i>	\$28,100,00	Point of Contact - Project Lead	May 2002 to June 2004
High School Gym Reconstruction (GC/CM) <i>Pasco School District</i>	\$3,292,000	Project Support	November 2009 to July 2010

Matt Whitish, Architect – Design West Architects

Role on this project: Project Architect

Matt joined the Design West team in May of 2014 and is a Project Architect in our Kennewick office. In addition to his architectural background, Matt brings 8 years of experience in the construction industry as a Project Superintendent and Project Manager. He has a broad background of architectural and construction experience in commercial, educational, medical residential and retail projects. Matt works well with clients and contractors creating a team atmosphere that contributes to the success of each project.

Representative Projects for Matt Whitish

Project	Project Value	Tasks Performed	Time Involved
Hanford High Modular (D-B) <i>Richland School District</i>	\$4,000,700	Point of Contact - Project Lead	October 2016 to March 2017
Richland High Modular (D-B) <i>Richland School District</i>	\$4,332,000	Point of Contact - Project Lead	January 2017 to June 2017
Wiley Elementary Modular (D-B) <i>Richland School District</i>	\$4,499,000	Point of Contact - Project Lead	March 2017 to August 2017
Umatilla School Improvements (CM/GC) McNary Heights Elementary Addition Clara Brownell Middle School Addition Umatilla High School Improvements <i>Umatilla School District</i>	\$10,200,000	Project Support	August 2017 to January 2019

Graehm Wallace, Capital Legal Counsel, Partner, Perkins Coie LLP:

Role on this project: Legal Counsel

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, 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-one 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.

Organizational Controls

Mr. Beaudine is working with District personnel to develop the controls and reporting systems to effectively manage the scope, schedule, and budget for the program. CBRE | Heery will utilize personalized project budgeting tools alongside District internal accounting practice, and project management websites to manage communications, monitor progress to meet school district requirements. CBRE | Heery 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 monthly against the master schedule for the program. The project budget will be tracked against the approved baseline budget monthly. From the District, Angela VonEssen, Assistant Superintendent in charge of Business and Finance, will manage the contractual obligations and direct the CBRE | Heery management team, Design West Architects and the selected GC/CM.

The CBRE | Heery team is set to augment the West Valley staff with highly experience Project/Construction managers who specialize in GC/CM procurement, contract administration, preconstruction, TCC negotiations and construction management. CBRE | Heery has been tasked by the District, alongside them, to develop the necessary controls and protocols and to procure, contract and manage the necessary subconsultants required to support the design and construction. CBRE | Heery will also coordinate with all the local and state authorities for smoother permitting and manage the procurement of equipment and develop a plan for warranty and building turnover.

Weekly meetings between the CBRE | Heery team along with the District's Capital team promote active dialogue and open, transparent communications that will allow for swift decision making each step of the way.

Authority for changes related to the project scope and budget is that of the West Valley School District per board policy and are called upon in specific board resolutions. All needed resolutions for the program and OSPI funding will be coordinated between the District's Superintendent and CBRE | Heery. Authority to sign change orders is currently under review by the District as it has been many years since the last capital bond program. Currently all change orders are to be signed but the school board per District policy. This policy is being reviewed to potentially allow the Superintendent or the Assistant Superintendent limited signing authority to assist in keeping the project moving along on a good timeline.

Planned GC/CM Process

CBRE | Heery will lead the GC/CM procurement process in close coordination with the West Valley School District including the preparation of the GC/CM RFP and selection process which will be based on CBRE | Heery's internal methods that have been refined over the years, along with the latest lessons learned from other school districts, including Spokane Public Schools, Mead, Puyallup and the Seattle School Districts. We have an open selection process to promote as much competition as we can within the contracting community. The intention is to market this project throughout the state to firms with experience in GC/CM and knowledge of the local market. Yakima is centrally located within the state allowing opportunities for contractor from Seattle, Tacoma, Spokane and Tri-City market to potentially propose.

The RFP/RFQ is intended to be a 3-step process, which involves proposals, interviews and submittal of sealed bids for the specified general conditions and fee percentage, based upon the preliminary MACC, each of which will be weighted as part of the final score. A recommendation to the school board will be performed by utilizing a panel that will include District representatives (Facilities, Business, teaching and learning), CBRE | Heery, and a school board member.

Careful considerations will be made in the selection of the GC/CM to make sure that their qualifications related to both construction and pre-construction are in line with the comprehensive services in which the District is desiring and the project will demand due to the current concerns of budgeting, scheduling and community awareness.

The District has engaged with Graehm Wallace, Perkins Coie, to provide GC/CM and construction legal services for the project. Mr. Wallace will be preparing drafts of the AIA A133 agreement and A201 general conditions and will be providing them to the District and OAC for utilization through the procurement. These documents will be provided during the process to the potential GC/CM's to allow for them to review and provide questions so that a final contract is understood before going into the final fee proposals.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- 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
-

For Matrix of West Valley School District's Construction History: See Attachment B.

8. Preliminary Concepts, sketches or plans depicting the project

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

- 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.

See Attachment C, Exhibits 1 – 2

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on *any* project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

There are no Audit Findings.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation

The West Valley School District is committed to not only supporting the local Yakima economy but also in promoting the participation of small, women and minority-owned businesses. As part of our RFQ scoring, the District will be asking applicants to submit their own plan(s) to encourage participation on the project. In addition, as part of the District's sub consultants, will take factor in SBE/MWBE as one of their evaluation factors.

To improve subcontractor interest the district will make it a requirement of preconstruction services for the GC/CM hold outreach open houses to highlight the projects and to explain their bidding process to further encourage SBE/MWBE bid involvement.

CAUTION TO APPLICANTS

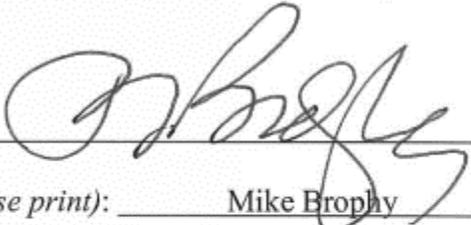
The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria to be approved.

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 may delay action on your application.

If the PRC approves 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. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

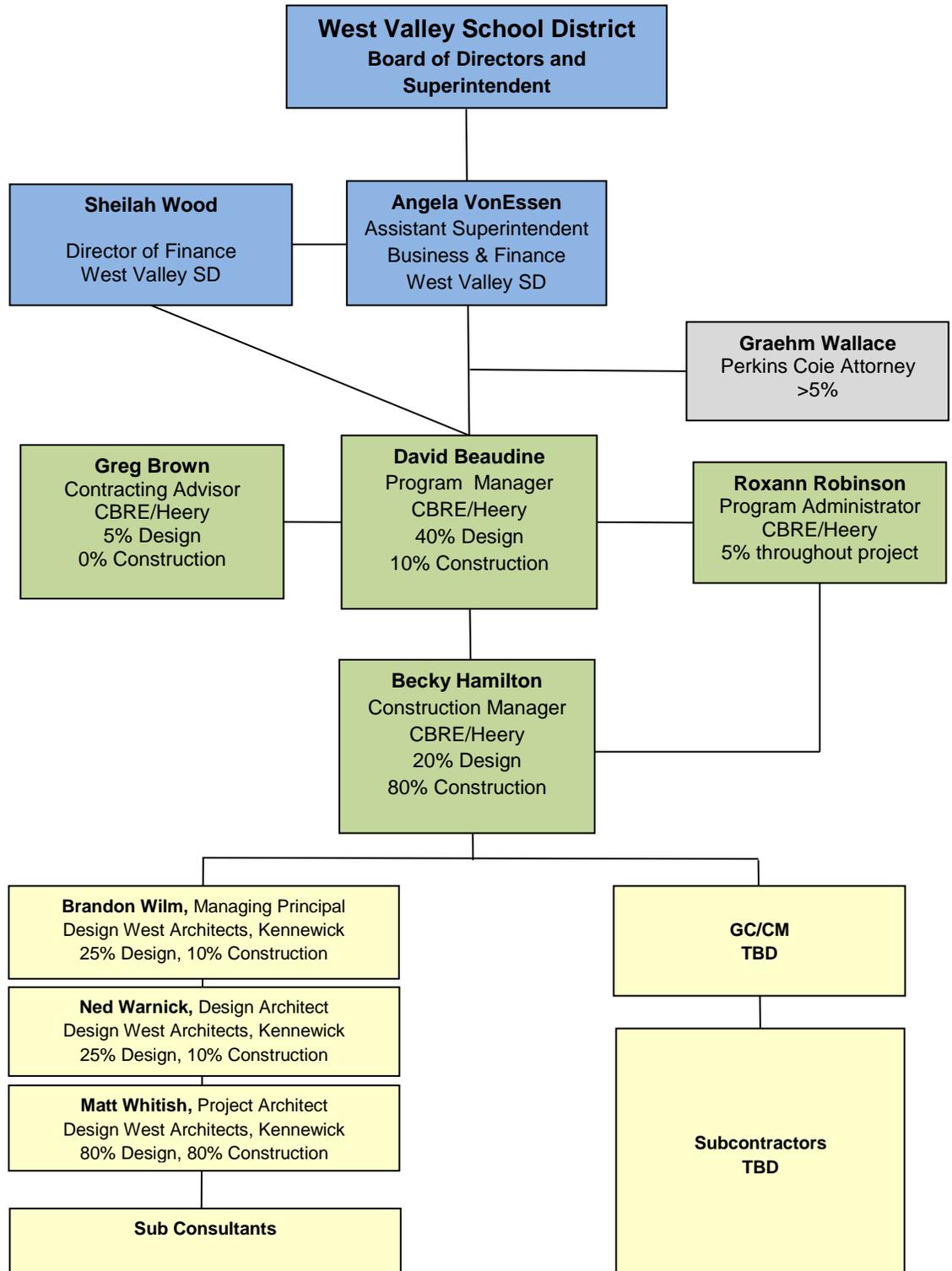
Signature:  _____

Name (please print): Mike Brophy _____ (public body personnel)

Title: Superintendent _____

Date: 5/20/2019 _____

Attachment A: Project Organization Chart



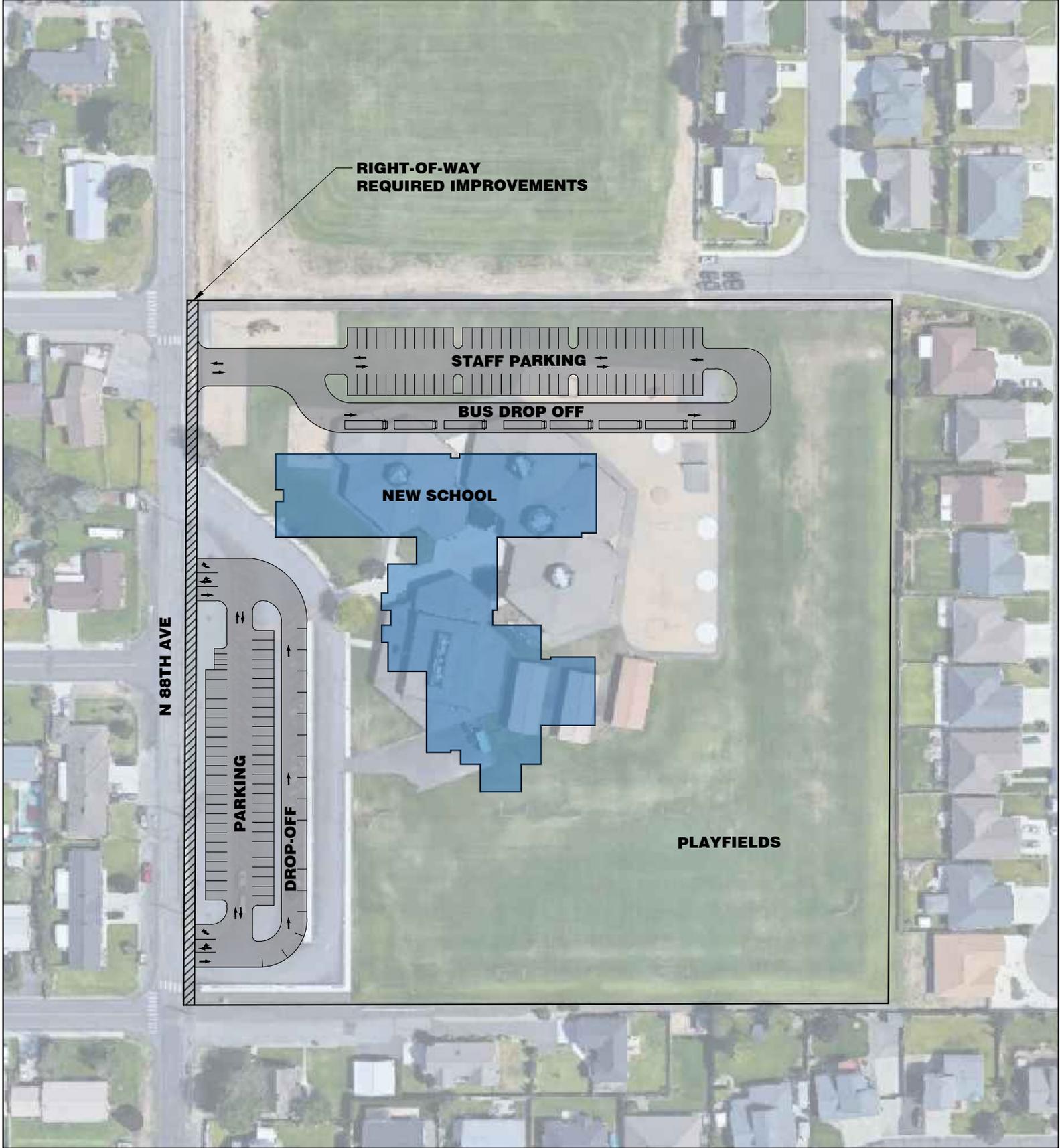
JH Reroof	Reroof the Junior High	\$274,714.39	Labor	None	Leslie & Campbell Inc					\$275,000	\$274,714.39	
MS/JH Security	Security Cameras and Other Installed at Middle Campus	\$126,947.09	Labor	KDF Architecture	M. Sevigny/E3					\$125,000	\$126,947.09	Other Misc Add-ons needed and tax
14-15 Proj												
JH Athletic Field	Junior High Athletic Field Improvements	\$1,573,076		Bora Architecture	KRCI LLC					\$1,573,076	\$1,573,076	
Water Line Install	Install Water Line	\$82,282.53	Labor	None	Cascade Plumbing, Westar Enterprises, Total Control						\$82,282.53	
13-14 Proj												
CN Building Addition	Child Nutrition Building Addition	\$326,626.04	Construction	Loofburrow Wetch	M Sevigny					\$450,000	\$326,626.04	
Elementary Security Mods	Security improvements made at the Elementary Schools	\$389,936.90	Labor	Loofburrow Wetch	M. Sevigny/E3						\$389,936.90	
Apple Valley Elementary Ashpalt	Improvements to Apple Valley Asphalt	\$93,937.74	Labor	None	Columbia Asphalt & Gravel Inc						\$93,937.74	
CO Remodel	Remodel Building for Office Space at Central Office	\$38,641.77	Construction	Meier Architecture Engineering	M Sevigny						\$38,641.77	
HS Machine Room Modification	Machine Shop Modifications at the High School	\$63,317.34	Construction	N/A	M Sevigny						\$63,317.34	
Cottonwood Concrete Plaza	Concrete Plaza at Cottonwood Elementary	\$60,254.80	Construction	N/A	Elliott and Sons Construction						\$60,254.80	
Ramps Project	Ramps at multiple School Locations	\$28,565.94	Construction	N/A	Multiple						\$28,565.94	
Ahtanum Gym Unit	Atanum Gym Unit Serving	\$26,173.58	Labor	N/A	Campbell & Company						\$26,173.58	
Mountainview Reroof and Automated Controls	Reroof Mountainview and install Automated Controls	\$153,325.89	Labor	N/A	Campbell & Company, Standard Plumbing						\$153,325.89	

12-13 Proj												
Apple Valley Striping	Apple Valley Asphalt and Striping	\$97,984.23	Construction /Labor	N/A	M Sevigny						\$97,984.23	
Wireless Project	Wireless Project at Multiple School Locations	\$562,575.76	Labor	N/A	Multiple						\$562,575.76	
Facilities Shop	Facilities Shop Construction/Remodel	\$233,534.49	Construction	Loofburrow Wetch	M Sevigny						\$233,534.49	
Middle School Boiler	Boiler and Wiring for Middle School Boiler	\$220,077.04	Labor	None	Apex Plumbing, Standard Plumbing and Heating						\$220,077.04	
Wide Hollow Elementary Chiller	Wide Hollow Chiller Servicing	\$63,355.83	Labor	None	Multiple						\$63,355.83	
11-12 Proj												
Energy Grant Project	Energy Grant Project at the Junior High and Middle School	\$1,619,571.16	Labor	None	McKinstry Essention, Dept of Enterprises, Fulcrum Environmental					\$1,662,873	\$1,619,571.16	

Total Capital Project Costs from F-196 by Years:

Fiscal Year	12-13	13-14	14-15	15-16	16-17	17-18
F-196 Capital Projects Costs	\$ 2,089,249.87	\$ 1,515,177.61	\$ 1,509,787.09	\$ 1,443,066.62	\$ 952,087.12	\$ 1,251,800.27

** The F-196 above amounts contain project costs started prior to Fiscal Year 2011.



APPLE VALLEY ELEMENTARY

CONCEPTUAL SITE PLAN





PLAYFIELDS

TOP OF SLOPE

N 65TH AVE

STAFF PARKING

BUS DROP OFF

NEW SCHOOL

PARKING

W CHESTNUT AVE

**RIGHT-OF-WAY
REQUIRED IMPROVEMENTS**



NORTH

SUMMITVIEW ELEMENTARY

CONCEPTUAL SITE PLAN

