# 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):
**Ellensburg School District No. 401**

(b) Address:
**1300 E 3rd Ave.**
**Ellensburg, WA 98926**

(c) Contact Person Name:
**Dr. Paul Farris, PhD**
Title: **Superintendent**

(d) Phone Number: **509-925-8013**
Fax: **509-925-8025**
E-mail: **pfarris@eburg.wednet.edu**

**2. Brief Description of Proposed Project.**

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

The Morgan Middle School Modernization and Addition project renovates the historic 1929 and 1935 Morgan buildings, including the auditorium and gymnasium, and builds a new classroom wing which includes support facilities that will be needed with the planned demolition of the 1960s and 1990s wings. The performing arts facility and educational spaces will be renovated and modernized according to the curricular needs of the school district.

The project will include approximately 63,000 sf of modernization and 56,000 sf of new addition. The modernization will preserve and restore the facility's oldest and most historic elements including the original classroom wing, gymnasium, and 700 seat auditorium. The addition will replace aging single story classroom portions that had previously been added but have since outlived their usefulness. The new addition will be placed to celebrate and enhance the original historic façade yet provide comprehensive functional 21st century instruction.

With the replacement of the current sprawling single story wings, the building's footprint on the site will actually be reduced thereby freeing up valuable space for additional outdoor activities currently not possible on the tight 6.8 acre site.

## 3. Projected Total Cost for the Project:

***A. Project Budget – Morgan MS Modernization and Addition***

| | |
|---|---|
| Costs for Professional Services | $ 4,223,760 |
| Construction TCC, including GC/CM contingency | $33,418,674 |
| Equipment and furnishing costs | $ 2,050,067 |
| Contingencies (design, escalation, owner) | $ 1,486,750 |
| Other related project costs (plan reviews, permits, etc.) | $ 820,276 |
| Sales Tax | $ 2,673,494 |
| **Total** | **$44,673,021** |

***B. Funding Status***

Please describe the funding status for the whole project.

On February 11, 2015 the citizens of Ellensburg approved a $31,677,544 bond program for the Morgan Middle School Modernization and Addition project. The Morgan MS project is eligible for state funding through OSPI. Now that the bond passed the School District is currently moving forward with the D process to secure State Match funding.

## 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, 2015 |
| NAC Architecture – Architect of Record | Already Hired |
| Architectural Consultants: Civil, Structural, Landscape, Mechanical, Electrical, Cost Estimator | March 20, 2015 |
| Hill International – Project Management | Already Hired |
| PRC Approval for GC/CM | March 26, 2015 |
| Geotechnical Engineering | March 30, 2015 |
| Regulated Materials Consultant | March 30, 2015 |
| Site Survey | March 30, 2015 |
| Develop Ed Specs | April 14, 2015 |
| GC/CM Selection Process | May 21, 2015 |
| Schematic Design | June 23, 2015 |
| Design Development | September 23, 2015 |
| Construction Documents | April 20,2016 |
| Bid Packages Complete | May 18, 2016 |
| Abatement Begins at Morgan MS | June 10, 2016 |
| Construction Begins at Morgan MS | August 2,2016 |
| Substantial Completion at Morgan MS | February 12,2018 |

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 Morgan Middle School Modernization and Addition Project meet the statute criteria as follows:**

- **Complex Scheduling, Phasing, Coordination:** Morgan Middle School has many challenges to overcome during the process of renovation and adding onto this historic school. The school site is small for a middle school at just under 7 acres and it borders residential neighborhoods on all sides. There is no surge space so most of the students and staff will be housed on the campus during construction. Therefore the successful completion of this project will require exceptional coordination between the school district, architect and the GC/CM contractor. Site safety and the impact of noise are of paramount concern to the ongoing educational curriculum. The team will need to work closely together to develop a detailed phasing plan which carefully sequences the work to allow the existing building to remain fully operational during construction. It will be key to ensure that existing utilities remain operational to limit impacts to the parts of the buildings that remain in use. This will involve careful coordination and planning between the GC/CM, the school and the public utility districts. Prior to demolition of any areas, abatement of regulated materials will need to be carefully phased and scheduled to occur during times when no students or staff are in the building. 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 safe traffic patterns are not unreasonably impacted. Because the school is located within a residential neighborhood, there is a heightened concern from neighbors due to the pending increased construction traffic. Construction activities (i.e., traffic to and from the site) 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:** The School District does not have adequate surge space to house the school during construction; therefore the plan is to modernize the existing building with most of the students and staff in place. The eighth graders will stay at the High School during construction, where they are currently housed due to lack of space at the middle school. The school currently has some portables and will utilize a few more to house some of the classes during construction of certain phases. This will inevitably cause impacts to the students

and staff. The challenge for the team is to work together on a plan which minimizes those impacts.

Site safety will be a paramount responsibility of the GC/CM. Safe walking routes to/from and around the campus need to be identified early, as construction progresses around the site, the safe walking routes will need to be revised. This may need to occur several times and will take close coordination between the GC/CM and the school staff. Emergency planning will need to take place early to identify safe egress routes and a muster area that is located safely away from the building. In addition plans will need to be put in place for emergency vehicle access to all parts of the campus. This will require early coordination with the first responders (fire and police.) Security is a top concern of the School District. Appropriate protocol will need to be established to vet subcontractors by performing background checks. A protocol will need to be established for badging contractors who have work to perform inside the occupied portions of the building during school hours. The GC/CM will also need to work with the school to maintain the District requirements for shelter in place protocols. Noise and dust pollution from construction activities that could impact adjacent occupied spaces are also a big concern. During testing times noisy activates will need to be carefully scheduled as not to disturb the students. Dust can cause all kinds of respiratory problems for students and staff so the GC/CM will need to have measures in place to mitigate the effect of air born particulates.

The mitigation of this impact will be one of the GC/CM's primary concerns, The GC/CM will need to ensure that the construction zones are adequately separated with appropriate barriers. The GC/CM will need to plan these areas carefully as not to impact code required emergency egress routes. All these factors will complicate the students and staff'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 constant monitoring by the GC/CM to mitigate risk during construction activities.

- **GC/CM Involvement in Design is Critical:** A modernization project of this magnitude, in an occupied building, requires the expertise of the GC/CM in complex phasing, construction scheduling, construction means and methods, sequencing of work and detailed coordination planning in order to minimize disruption to the educational process and daily routine of the school. This early coordination during the design phases will be key to the successful completion of this project. Having the GC/CM as a partner during design will allow the design team to investigate different options for construction well before any work activities begin. The GC/CM will be able to inform the design team along the way of cost effective solutions to portions of the design saving both time and money in the long run. The GC/CM's involvement early in a modernization design will address issues including phasing, site traffic, safety of staff and students, constructability 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.

- **Complex Environment:** Schools are complex by their very nature having large numbers of students and staff occupying the building at the same time from early morning to often into the evening hours. Working within the constraints of an occupied site is complex enough, but an environment for children is particularly sensitive. What makes this complex are the many daily procedures that are required to remain in place during the modernization in order to keep the students

safe. Many of these have been outlined above including emergency egress and muster areas, shelter in place, a special needs student population, safe walking routes to buses and parent vehicles to name but a few.

**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 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 includes developing strategies to maximize buying power during the design process and the knowledge gained through value engineering and the constructability review process. The GC/CM process will allow the team to customize the bid packages and create a short list of qualified subcontractors for the major disciplines. This maintains competition while getting the best pool of subcontractors. In the design phase, GC/CM insight to identify and resolve phasing, sequencing of construction and logistical challenges will also 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 in preparing 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.

  *<u>Note</u>: 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 <u>and role</u> on previous GC/CM projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
  (*See 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 Ellensburg School District has retained Hill International, Inc. (Hill) to provide Project and Construction Management Services for the modernization/addition of Morgan Middle School. Hill's David Zeitlin and Tim Mead, who have both successfully worked on several GC/CM projects, will be working with the District. Tim has previously worked for the District on various projects this past year. Together they will lead the project team on the *Morgan Middle School Modernization GC/CM project.*

- **GC/CM Consulting Commitment –** With seventeen successful Washington State GC/CM projects on the Hill team resumes and another six GC/CM projects on the NAC Architecture, Spokane, team resumes, the combined Hill and NAC Architecture team 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 Ellensburg School District has experience with the traditional Design-Bid-Build delivery method. This will be the first GC/CM project for the District. David Zeitlin provided GC/CM training to the Board and Key Staff on February 27, 2015 to assure they are familiar with the process and requirements.

Please refer to Attachment B – Organizational Chart

**The Project Team**

**<u>Dr. Paul Farris, PhD, Superintendent, Ellensburg School District</u>**
Dr. Farris has 26 years of experience in public schools. This includes seven years as a teacher and nineteen years as an administrator. The last seven years Dr. Farris has been the Superintendent of the Ellensburg School District. The district's annual budget exceeds 26 million dollars. During the time that Dr. Farris was the high school building principal for the Ellensburg School district he was directly involved in the $31 million Ellensburg High School Project. Dr. Farris provided the day-to-day input and direction to the architects, building construction manager, and the superintendent of the district in the design and

construction of the 170,000 square foot facility. Since that time he has participated in other major facility projects which included the District-Wide Roof Replacement Projects which included a seismic upgrade to one of the Elementary buildings, the Slab-on-Grade Settlement Mitigation Project at Valley View Elementary School, the Office Addition Security Project at Lincoln Elementary school and is currently involved in the upgrade and installation of the security camera system at each of the districts buildings. For the upcoming Morgan Middle School Project, Paul will serve as a member of the GC/CM team through all phases of design and construction.

**Farley Walker, Executive Director of Business Services, Ellensburg School District**
Mr. Farley Walker has 14 years of experience in K-12 Finance and Operations and has served the Ellensburg School District for 12 years. As the Executive Director of Business Services, he has been involved in a $31 million Ellensburg High School Project and other major facility projects to include a Central Office Remodel, District-Wide Roof Replacement and Restoration Projects, a Slab-on-Grade Settlement Mitigation Project at Valley View Elementary School, and an Office Addition Security Project at Lincoln Elementary School. For the upcoming Morgan Middle School Project, Farley will serve as a member of the GC/CM Team through all phases of design and construction.

**David Zeitlin, Senior Project Manager, Hill International, Inc.**
Mr. David Zeitlin has more than 30 years of experience in program management, project management, architectural design and construction management. David's areas of expertise include team leadership, architecture, program and project management and quality assurance/quality control (QA/QC). His expertise includes the General Contractor / Construction Manager (GC/CM) method of project delivery having successfully lead teams on four major GC/CM projects for Wenatchee School District where he was the program manager over all the projects and the project manager for Lincoln Elementary School. While at Lake Washington School District David was the project manager for the 212,000 square foot Lake Washington High School. His projects consist of several K-12 schools and higher education facilities, corporate offices, retail banking, manufacturing facilities and technology and telecommunications in the United States.

**Tim Mead, Senior Project Manager, Hill International, Inc**.
Mr. Timothy Mead has more than 30 years of experience in the construction industry. Tim's areas of expertise include construction management, cost engineering, contract administration, construction inspection, coordinating with design teams, managing subcontractors, preparing cost estimates, performing constructability reviews and value engineering, preparing requests for proposals (RFPs), evaluating bids and contracts, participating in contract negotiations, monitoring schedules and budgets and reviewing billing and change orders. He also formulated logistical plans for projects that required working in occupied space so as to minimize the disruption of ongoing operations). He is a skilled GC/CM practitioner, using GC/CM on the WSU – BSEL project and less structured version in the private sector. Tim 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. Tim will work closely with the Hill construction manager to assure all project activity is consistent with the GC/CM delivery approval.

**Todd Smith, Senior Construction Manager, Hill International, Inc.**
Mr. Todd Smith has 13 years of experience as a construction and project manager, senior project controls specialist and project engineer, on public and private projects up to $215 million. His construction experience in fast-tracked, occupied and continuous operation facilities is a value added to owners' projects. Todd is able to clearly communicate with individuals working in varying capacities on a project and, having worked his way up in the field, is able to relate to all teams members on a highly effective level.

**Katharyn Getchell, CCC, PSP, Project Controls Manager, Hill International, Inc.**
Ms. Katharyn Getchell'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 Morgan MS project is to provide monthly project controls (budget reconciliation) and reimbursement claims submittals.

**Lorraine Mead, PE. LEED AP, Scheduler, Hill International, Inc.**
Ms. Lorraine Mead will develop the overall Master Plan and Schedule for the program and update regularly. Lorraine will also review and monitor the GC/CM baseline CPM schedule and monthly updates. Lorraine has over 30 years of experience in the construction industry and is experienced in developing and maintaining project schedules utilizing Primavera scheduling software. Lorraine's experience includes public GC/CM and D/B as well as the less structured private GC/CM experience in the State of Washington.

**Tom Golden, Principal In Charge, NAC Architecture**
Mr. Tom Golden has dedicated nearly his entire career to architecture for education including primary, secondary, and higher education projects. During his years with NAC Architecture, he has managed the design for a number of major high school and middle school projects, several of which were modernizations of occupied buildings that involved complex phasing requirements.

**Steve McNutt, Planning and Educational Specifications, NAC Architecture**
One of the founding principals of NAC Architecture, Mr. Steve has McNutt has devoted his career to educational planning and design. He has considerable experience in the leadership position of principal-in-charge, assuming this role for complex projects since the early 1980s. His portfolio spans a broad spectrum of educational projects ranging from K-12 to higher education. Much of Steve's success is due to his effective management style and his willingness to be deeply involved at the program stage, through the design phases, and in the technical specifications. His leadership skills benefit not only the architectural profession and his clients, but also the broader community as epitomized by his role as a past member and president of the Spokane Park Board.

**Melissa McFadgen, Project Manager, Northwest Architecture**
Ms. Melissa McFadgen has an exceptional level of K-12 design experience, including six recent projects for Cheney School District. A wide range of project experience has refined Melissa's ability to adapt to each client's individual needs, recognizing their specific desires for the establishment of the client-architect relationship as well as the creation of the final product. With a strong design background it is her belief that the architect is responsible not only for materializing the client's vision but also developing ideas that take the client beyond their original expectations.

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 the GC/CM project 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 GC/CM – Owner Agreement along with General Conditions developed by Greg Guedel of Foster Pepper, the Districts legal counsel.

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's cost estimator and GC/CM throughout the process will be completed and reconciled at each design phase: Schematic Design (DD), Design Development (DD), and Construction Documents (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. By thoroughly evaluating changes as they arise throughout the process costly 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: Paul J Farris

Name: (please print) PAUL J. FARRIS

Title: SUPERINTENDENT

Date: 3-2-15

# ATTACHMENT A

## MORGAN MIDDLE SCHOOL PROJECT - GC-CM

### Remodel Of and Additions to Existing MMS

| Activity ID | Activity Description | Work Days | Early Start | Early Finish |
|---|---|---|---|---|
| 10000 | BOARD MEETING - NOVEMBER 12, 2014 | 0 | 12NOV14* | |
| 10050 | DEVELOP BOND INFORMATION | 20 | 12NOV14 | 09DEC14 |
| 10130 | DEVELOP MATERIALS FOR BOND COMMUNICATION | 20 | 10DEC14 | 06JAN15 |
| 10140 | PRE-BOND INFORMATION COMMUNICATION TO COMMUNITY | 25 | 07JAN15 | 10FEB15 |
| 10060 | BOND DATE - FEBRUARY 10, 2015 | 0 | | 10FEB15 |
| 10180 | SUBMIT GC-CM APPLICATION | 14 | 11FEB15 | 02MAR15 |
| 10070 | EDUCATION SPECS | 35 | 25FEB15 | 14APR15 |
| 10190 | PRC MEETING FOR GC/CM APPROVAL | 0 | | 26MAR15* |
| 10200 | GC/CM CONTRACTOR SELECTION PROCESS | 40 | 27MAR15 | 21MAY15 |
| 10080 | SCHEMATIC DESIGN | 50 | 15APR15 | 23JUN15 |
| 10090 | DESIGN DEVELOPMENT | 66 | 24JUN15 | 23SEP15 |
| 10100 | CONSTRUCTION DOCUMENTS | 150 | 24SEP15 | 20APR16 |
| 10110 | BID PACKAGES | 30 | 07APR16 | 18MAY16 |
| 10220 | BOARD REVIEW AND APPROVAL | 7 | 21APR16 | 29APR16 |
| 10160 | ABATEMENT/ DEMO/PACKAGE | 80 | 10JUN16* | 29SEP16 |
| 10120 | CONSTRUCTION PERIOD - WILL BE PHASED | 400 | 02AUG16 | 12FEB18 |
| 10210 | CLOSEOUT | 30 | 13FEB18 | 26MAR18 |


ELLENSBURG SCHOOL DISTRICT - REN/ADD
MORGAN MIDDLE SCHOOL PROJECT - GC-CM

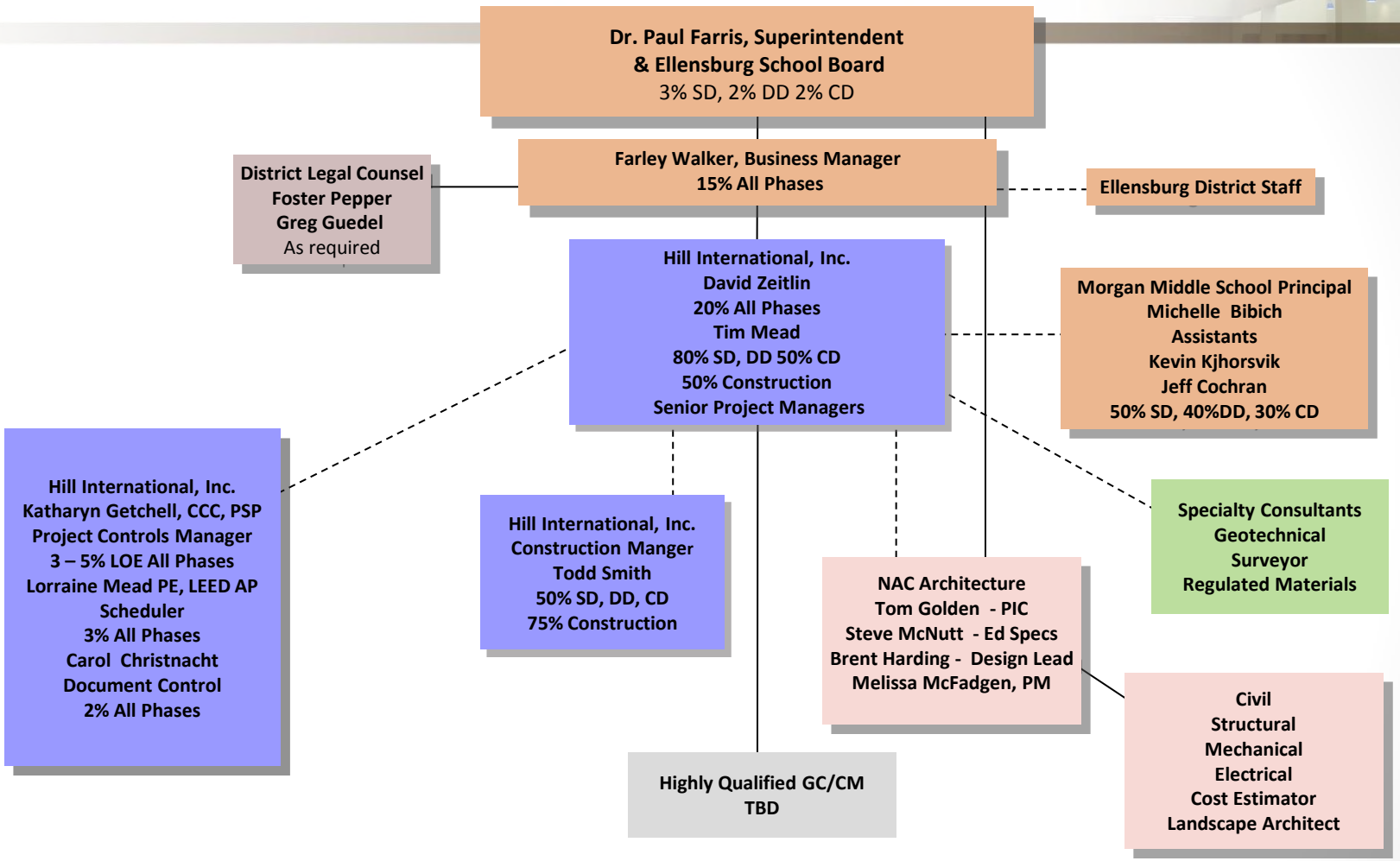


**BOND PROGRAM**
**TEAM FOR A COMMON VISION RECOMMENDATION**
**GC/CM SCHEDULE**

Hill International

# Ellensburg School District

## Morgan Middle School Modernization and Addition Project




Attachment B

## Project Organization Chart

**ATTACHMENT C**

# ELLENSBURG SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATE CONTRACT EXPERIENCE

| | | | | | Role during Project Phases | | |
|---|---|---|---|---|---|---|---|
| **Name** | **Summary of Experience** | **Project Names** | **Project Size** | **Project Type** | **Planning** | **Design** | **Construct** |
| **David Zeitlin** | **Senior Project Manager, Hill Intl, Inc.** | **Wenatchee School District No. 246, Lincoln Elementary School** | $23.7M | **GC/CM** | PM | PM | PM |
| | | **Wenatchee School District No. 246, Washington Elementary School** | $29.5M | **GC/CM** | PM | PM | PM |
| | | **Wenatchee School District No. 246, ECLC** | $6.1M | **GC/CM** | PM | PM | PM |
| | | Wenatchee School District No. 246, Pioneer MS Gym | $6.5M | D/B/B | PM | PM | PM |
| | | **Lake Washington School District - High School Redevelopment** | $82M | **GC/CM** | PM | PM | PM |
| | | Lake Washington SD International Community School Kirkland, WA | $26M | D/B | PM | PM | PM |
| | | Lake Washington SD Rosa Parks Elementary Redmond, WA | $26M | D/B | PM | PM | PM |
| | | Lake Washington SD Northstar Middle School Kirkland, WA | $26M | D/B | PM | PM | PM |
| | | Lake Washington SD Benjamin Franklin Elementary School Kirkland, WA | $26M | D/B | PM | PM | PM |
| | | Lake Washington SD Juanita Elementary School Kirkland, WA | $26M | D/B | PM | PM | PM |
| **Tim Mead** | **Project Manager, Hill Intl, Inc.** | **WSU Bioproducts Science and Engineering Laboratory (Contractor)** | $19M | **GC/CM** | PM | PM | PM |
| | | **Providence Sacred Heart Medical Center, Women's & Surgery Center Expansion** | $80M | **Private GC/CM** | PM | PM | PM |
| | | **Providence Sacred Heart Medical Center, Parking Garage** | $5M | **Private GC/CM** | PM | PM | PM |
| | | Seattle University, School of Law | $18.5M | D/B/B | PM | PM | PM |
| | | **Super Mall Anchor Stores , Auburn, WA** | $12.3M | **Private GC/CM** | PM | PM | PM |
| | | U of W Medical Center | $13.5M | D/B/B | PM | PM | PM |
| | | Ellensburg School District, Lincoln Elementary Administration Addition | $522K | D/B/B | NA | NA | CM |
| **Todd Smith** | **Construction Manager, Hill Intl, Inc.** | **Wellpinit High/Middle School Modernization** | $17.8M | **GC/CM** | CM | CM | CM |

# ELLENSBURG SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATE CONTRACT EXPERIENCE

| | | | | | Role during Project Phases | | |
|---|---|---|---|---|---|---|---|
| **Name** | **Summary of Experience** | **Project Names** | **Project Size** | **Project Type** | **Planning** | **Design** | **Construct** |
| | | **Steilacoom High School Addition & Modernization** | $31M | **GC/CM** | Project Controls | Project Controls | Project Controls |
| | | **Confederated Tribes Colville Reservation - Tribal Government Center** | $44M | **GC/CM** | PM/CM | PM/CM | PM/CM |
| | | **WSU Football Operations Building** | $60M | **GC/CM** | N/A | N/A | CM/PM |
| | | **Northern Quest Resort & Casino** | $215M | **GC/CM** | N/A | CM | CM |
| | | **Wildhorse Resort & Casino** | $60M | **GC/CM** | N/A | CM | CM |
| | | Wenatchee Valley Technical Skill Center Modernization | $9.5M | D/B/B | CM | CM | CM |
| | | East Valley School District Capital Improvement Program | $55M | D/B/B | CM | CM | CM |
| | | WSU Wine Science Center | $23M | D/B | CM | CM | CM |
| | | Legacy Landing at Northern Quest - Convenience Store & Fuel Stop | $6M | D/B | PM | PM | CM/PM |
| | | GSA Region 10 - Thomas S. Foley US Courthouse Modernization | $43M | D/B | Project Controls | Project Controls | Project Controls |
| | | Spokane Convention Center Completion | $55M | D/B | Project Controls | Project Controls | Project Controls |
| | | GSA Region 10 - Ferry Boiler System Replacement | >$1M | D/B | PM | PM | CM/PM |
| **Katharyn Getchell, CCC, PSP** | **Project Controls Manager, Hill Intl, Inc.** | **Steilacoom High School Addition & Modernization** | $31M | **GC/CM** | Project Controls | Project Controls | Project Controls |
| | | **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 |
| | | City of Richland Fire Station | $3.5M | D/B | PIC | PIC | PIC |
| | | WSU Wine Science Center | $23M | D/B | Project Controls Mgr. | Project Controls Mgr. | Project Controls Mgr. |
| | | Spokane Convention Center Completion | $55M | D/B | Project Controls Mgr. | Project Controls Mgr. | Project Controls Mgr. |

# ELLENSBURG SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATE CONTRACT EXPERIENCE

| | | | | | Role during Project Phases | | |
|---|---|---|---|---|---|---|---|
| **Name** | **Summary of Experience** | **Project Names** | **Project Size** | **Project Type** | **Planning** | **Design** | **Construct** |
| | | GSA Region 10 - Thomas S. Foley US Courthouse Modernization | $43M | D/B | Project Controls Mgr. | Project Controls Mgr. | Project Controls Mgr. |
| | | 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 |
| **Lorraine Mead, PE. LEED AP** | **Scheduler, Hill Intl. Inc.** | **Confederated Tribes Colville Reservation - Tribal Government Center** | $44M | **GC/CM** | PM | Scheduler | Scheduler |
| | | WSU Wine Science Center | $23M | D/B | NA | NA | CM / Scheduler |
| | | **Wahluke High School** | $20M | **GC/CM** | NA | NA | Scheduler |
| | | Tallgrass Prairie National Preserve, New Administration & Visitors Center | $7.2M | D/B | NA | CM | CM |
| | | **Cinerama Theatre** | $7 M | **Private GC/CM** | PM | PM | PM |
| **Tom Golden, AIA** | **Principal in Charge, NAC Architecture** | **WSU Spokane Academic Center** | $22.5M | **GC/CM** | PIC | PIC | PIC |
| | | **Montana State University Freshman Residence Complex** | $30M | **GC/CM** | PIC | PIC | PIC |
| | | WSU Northside Residence Hall | $25M | D/B | PIC | PIC | PIC |
| | | WSU University District Health Clinic | $12.40 | D/B | PIC | PIC | PIC |
| | | Cheney Middle School | $26M | D/B/B | PIC | PIC | PIC |
| | | Westwood Middle School | $27M | D/B/B | PIC | PIC | PIC |
| | | Mountainside Middle School | $29M | D/B/B | PIC | PIC | PIC |
| **Steve McNutt, AIA** | **Planning and Educational Specifications, NAC Architecture** | **North Central High School STEM Addition** | $11.2M | **GC/CM** | PIC | PIC | PIC |
| | | **Ferris High School Replacement** | $60M | **GC/CM** | PIC | PIC | PIC |
| | | **Shadle Park High School** | $57M | **GC/CM** | PIC | PIC | PIC |

# ELLENSBURG SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATE CONTRACT EXPERIENCE

| | | | | | Role during Project Phases | | |
|---|---|---|---|---|---|---|---|
| **Name** | **Summary of Experience** | **Project Names** | **Project Size** | **Project Type** | **Planning** | **Design** | **Construct** |
| | | **Rogers High School** | $50M | **GC/CM** | PIC | PIC | PIC |
| **Melissa McFadgen, AIA** | **Project Manager, NAC Architecture** | **WSU Spokane Academic Center** | $22.5M | **GC/CM** | PA | PA | PA |
| | | Cheney Middle School | $26M | D/B/B | PM | PM | PM |
| | | Westwood Middle School | $27M | D/B/B | PM | PM | PM |
| | | Selah Middle School | $28.4M | D/B/B | PM | PM | PM |

## ATTACHMENT D - PUBLIC PROJECT EXPERIENCE

### Ellensburg School District No. No. 401 - Construction History

| Project # | *Project Name* | *Project Description* | *Contracting Method* | *Planned Start* | *Planned Finish* | *Actual Start* | *Actual Finish* | *Planned Budget* | *Actual Budget* | *Reason for Budget or schedule overrun* |
|---|---|---|---|---|---|---|---|---|---|---|
| **1** | District IP Video Surveillance/Access Control Security Project | Replace/Add Surveillance Cameras, Access Control and Access Hardware District-Wide | D-B-B | Feb-15 | May-15 | Feb-15 | | $390K | | Work in Progress |
| **2** | Lincoln Elementary Office Addition Security Project | Lincoln Elementary Administration Office Addition for Access Control to enhance Bldg Security | D-B-B | Jun-14 | Nov-14 | Jun-14 | Nov-14 | $548K | $522K | Finished on Time and under Budget |
| **3** | Lincoln/Mt. Stuart Intercom Security Project | Installed new Intercom System for Lincoln/Mt. Stuart Elementary Schools to enhance Bldg Security | D-B-B | Dec-13 | Feb-14 | Dec-13 | Feb-14 | $220K | $230K | Authorized additions to project |
| **4** | Reroofing - Maintainance/Transportation and Print Shop | Reroof two District buildings for a total of 15,000 SF | KCDA | Feb-10 | May-10 | Mar-10 | Apr-10 | $240K | $240K | Finished on Time and within Budget |
| **5** | Lincoln Elementary School - Reroof & Seismic Upgrade | Reroof existing Elementary School and seismically attach the Roof | KCDA | Jul-09 | Aug-09 | Jul-09 | Aug-09 | $1.1M | $1.0M | Finished on Time and under Budget |
| **6** | Valley View Slab-on-Grade Settlement | Investigate and Mitigate Slab-on-Grade Settlement at Valley View Elementary | D-B-B | Jun-08 | Aug-08 | Jun-08 | Aug-08 | $1.6M | $523K | Finished on Time and under Budget |
| **7** | Mt. Stuart Roof Replacement | Reroof existing Elementary School | D-B-B | Jul-05 | Aug-05 | Jul-05 | Aug-05 | $1.0M | $1.0M | Finished on Time and within Budget |
| **8** | District Office Building 9 Modernization | Building Modernization and ESCO upgrade. | D-B-B | Apr-05 | Oct-05 | Apr-05 | Oct-05 | $710K | $710K | Finished on Time and within Budget |
| **9** | Climbing Wall/Ropes Course for New High School | Two climbing segments and a Ropes Course were added to the new HS Gymnasium | D-B-B | Dec-06 | Dec-06 | Dec-06 | Dec-06 | $120K | $120K | Finished on Time and within Budget |
| **10** | New High School | New 170,000 SF High School adjoining existing building. | D-B-B | Nov-01 | Dec-04 | Nov-01 | Dec-04 | $31M | $31M | Finished on Time and within Budget |

ATTACHMENT E-1

# MORGAN MIDDLE SCHOOL EXISTING SITE

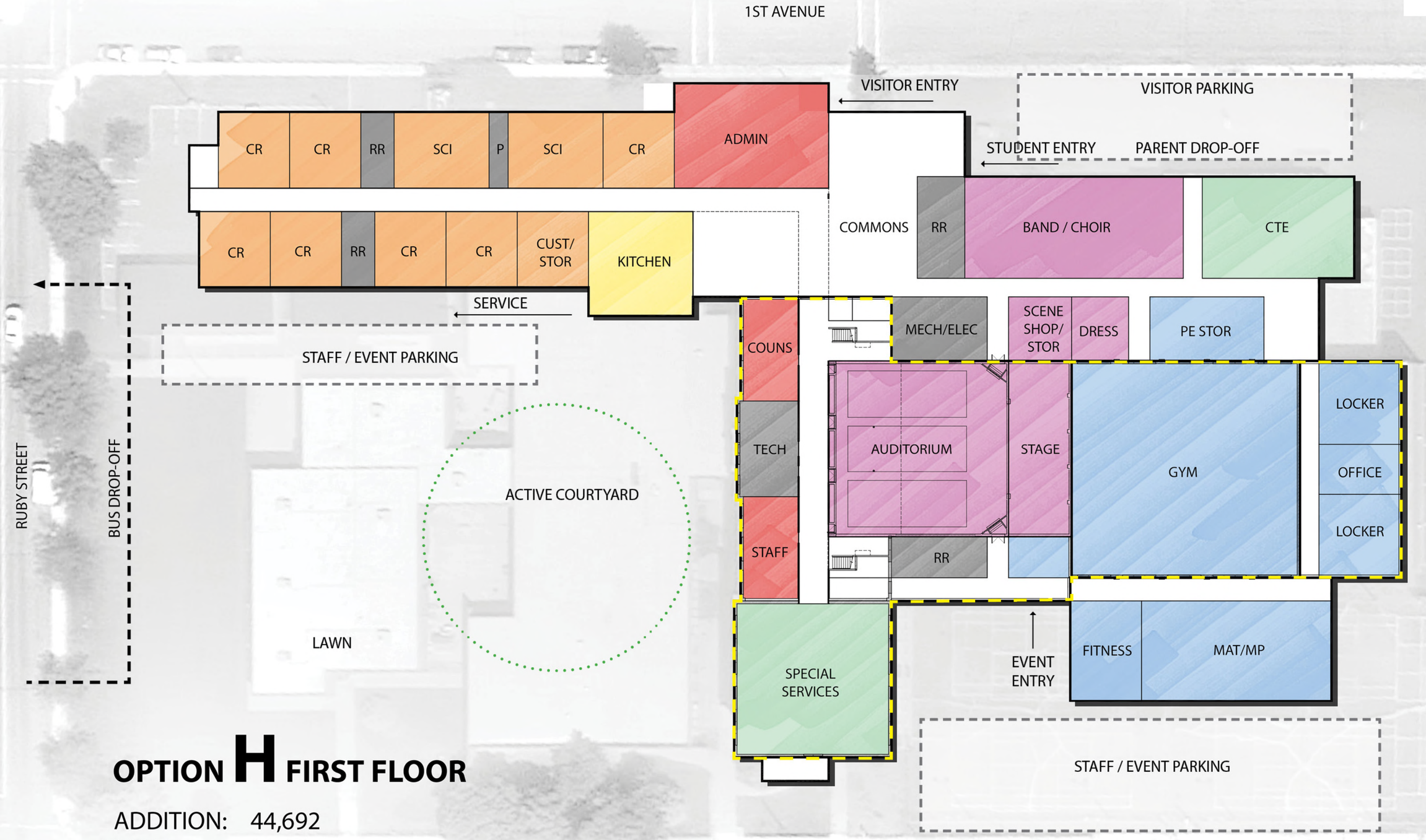
Ellensburg School District

E 2nd Ave
N Ruby St
N Sprague St
N Anderson St
N Sampson St
STAFF & VISITOR PARKING
MAIN ENTRY
BUS DROPOFF
E 1st Ave
PORTABLES
TRACK
S Ruby St
S Sampson St
TENNIS COURTS
E Capitol Ave
© 2015 Google
Google earth

ATTACHMENT E - 2

# MORGAN MIDDLE SCHOOL MODERNIZATION AND ADDITION

Ellensburg School District




## OPTION H FIRST FLOOR

| | |
|---|---|
| ADDITION: | 44,692 |
| MOD: | 32,861 |
| | 77,553 S.F. |

0′ 30′ 90′ 180′

ATTACHMENT E - 3

# MORGAN MIDDLE SCHOOL MODERNIZATION AND ADDITION

Ellensburg School District

1ST AVENUE

RUBY STREET


## OPTION H SECOND FLOOR

| | |
|---|---|
| ADDITION: | 17,970 |
| MOD: | 12,860 |
| | 30,830 S.F. |

0′ 30′ 90′ 180′

ATTACHMENT E - 4

# MORGAN MIDDLE SCHOOL MODERNIZATION AND ADDITION

Ellensburg School District


## OPTION H THIRD FLOOR

| | |
|---|---|
| ADDITION: | 280 |
| MOD: | 10,600 |
| | 10,880 S.F. |

0′ 30′ 90′ 180′