Mount Vernon School District #320
Madison Elementary School Replacement

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

Application for GC/CM Project Delivery Approval

Submitted by

Mount Vernon School District #320
June 30, 2016

June 30, 2016

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

Attention: Danelle Bessett, Administrative Support

Dear PRC members:

Please find attached our application for approval to utilize GC/CM contracting for the Madison Elementary School (MES) Replacement project.

This project will be one of the first projects that Mount Vernon School District (MVSD) has elected to use the GC/CM delivery method. MVSD hired Parametrix as our GC/CM Procurement Consultant for our MES project. Parametrix has successfully proposed and implemented the GC/CM delivery process on a number of other K-12 projects for other clients. We will draw upon the experience and knowledge of our team to be able to ensure the success of GC/CM delivery on this project.

We also have the assistance of additional technical GC/CM experts. This includes legal assistance from Graehm Wallace of Perkins Coie and advisory assistance from Doug Holen, the former director of University of Washington's Capital Projects Office South and one of the pioneers of GC/CM project delivery in the State of Washington. They will review draft GC/CM contract language and be used as a resource for this project through completion. Jim Dugan and Howard Hillinger from Parametrix are currently members of the PRC and will be readily accessible to our team as an internal advisor as we move through the procurement and design/construction process.

We are excited about the potential to construct this project using the GC/CM delivery method. We look forward to your review of our application and the opportunity to present our project to the PRC. Should you have any questions, please contact me.

Sincerely,

Suzanne Gilbert

Suzanne Gilbert
Director of Capital Projects
Mount Vernon School District #320

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

Contents

1. Identification of Applicant

(a)	Legal Name of Public Body:	Mount Vernon School District #320
(b)	Address:	124 E. Lawrence Street, Mount Vernon, WA, 98273
(c)	Contact Person Name: Suzanne Gilbert	Title: Director of Capital Projects
(d)	Phone Number: 360-770-5878 Fax: 360-428-6172	E-mail: sgilbert@mvsd320.org

2. Brief Description of Proposed Project

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

The existing Madison Elementary School is located in central Mount Vernon on a 16.54 acre sloping site. The existing school was constructed in the 1950's, with additions in the 1960's and the 1980's. The site has a slope running downhill from Fir Street to the north property line of approximately 100 feet over 1,500 feet of distance from property line to property line. The site is bounded on the south by East Fir Street, the west by North 9th Street, the east by North 12th Street and residential lots and by a wooded area and railroad ROW to the north. The site is in an urban, residential neighborhood with a mix of commercial and multi-family homes to the west, single-family residential to the east and and a cemetery to the south across Fir Street. The site is further complicated by its proximity to the main railroad tracks through town, which are located to the north. A risk assessment study is currently underway to assess the risks of a catastrophic event resulting in an oil train fire and/or an explosion. While the site is adequate for its intended use, it does present construction challenges on several fronts; the amount of space available for construction activities, the proximity to residential neighbors, the slope of site complicating building construction, lack of space to accommodate both on-site parking and bus loading areas.

The new school will be referred to as Fir Street Elementary School (FSES) and will be approximately 79,500SF, will be 2-story or 3-story due to the site limitations, and will be designed to accommodate approximately 600 K-5 students. The students and staff from MES will be relocated to the newly completed East Division Elementary School (EDES) (refer to other PRC Application) in 2018 for the 2018/19 school year. The existing MES will then be demolished beginning in the summer of 2018, and will be replaced with a new structure that is slated for completion in the summer of 2019. At that time, the MES students and staff will be relocated the new FSES facility, students and staff from Lincoln Elementary will be moved into EDES and Lincoln Elementary School will be demolished. The anticipated Owners MACC for the FSES project is $28.5M and the total project budget is $40.5M. (Note that the Owners MACC equals the GC/CM MACC plus the GC/CM Fee, Negotiated Support Services and the Pre-Con Services Fee.) The District and the Design Team are in process with the Pre-design and Programming efforts and the project is moving toward the Schematic Design phase. The District desires to bring aboard a GC/CM contractor during Schematic Design. The GC/CM will provide Pre-Construction Services throughout the remainder of the design and permitting process. It is anticipated that construction would begin in the summer of 2018 and would be completed in the summer of 2019 to allow occupancy for the 2019/20 school year.

The District is considering combining this project with the East Division Elementary School project and issuing them as one GC/CM procurement process and Contract. The projects are both being designed by the same Architect and their schedules are staggered and tied to one another by the fact that the EDES facility, when completed, will be used as the "swing school" (interim home) for MES for the 2018/19

school year while the existing school is being demolished and replaced with the new school. Refer to Attachment C for a very preliminary schedule for these two projects.

3. Projected Total Cost for the Project

A. Project Budget

GC/CM MACC (Includes GC/CM Risk Contingency @ max. 3% of MACC)	$25,573,200
GC/CM Fee and Negotiated Support Services Allowance (+/-10% of MACC)	$2,557,320
GC/CM Preconstruction Services Fee Allowance	$350,000
Owners Construction Contingency (10% of MACC)	$2,557,320
Owners Project Contingency (2.5% of MACC)	$639,330
Fixtures, Furnishings, Equipment and Technology Allowance (7.5% of MACC)	$1,917,990
Professional Services Allowance (Architects & Engineers) (10% of MACC)	$2,557,320
Owners Consultants (Survey, Geo-Tech, HazMat, Insp., etc.) (2.5% of MACC)	$639,330
Contract Administration Costs (PM/CM, etc.) (3% of MACC)	$767,196
Other Related Project Costs (permits, fees, etc.)	$716,126
Sales Tax (8.7% of MACC)	$2,224,868
Total	**$40,500,000**

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

The project is funded from a $106M capital bond issue approved by District voters in February of 2016. Therefore, the District anticipates that sufficient funds will be available from these funds to complete the project.

4. Anticipated Project Design and Construction Schedule

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 milestone dates are shown in the table below.

Project Schedule	Start	Finish
Programming (Ed Specs)	May 2016	June 2016
Schematic Design	January 2017	March 2017
Design Development	April 2017	June 2017
Construction Documents	July 2017	January 2018
Agency Review/Permitting	December 2017	February 2018
Subcontract Bidding	March 2018	April 2018
Construction	May 2018	July 2019

Substantial Completion	July 2019	July 2019
Punchlist/Final Completion/Closeout	July 2019	August 2019
Owner Move-in	August 2019	August 2019
First Day of School	9/3/19	9/3/19
Warranty	July 2019	July 2020
GC/CM Schedule	**Start**	**Finish**
PRC Application	6/30/16	6/30/16
PRC Presentation	7/28/16	7/28/16
First publication of RFP for GC/CM Services	8/1/16	8/1/16
Second publication of RFP for GC/CM Services	8/8/16	8/8/16
Project Information Meeting (Date subject to change.)	8/10/16	8/10/16
RFP Submittal Deadline	8/22/16	8/22/16
Open & Score Submittals Received	8/22/16	8/25/16
Notify Submitters of Most Highly Qualified Submitters & Invite to Interview	8/26/16	8/26/16
Interviews with Short-Listed Firms	9/8/16	9/8/16
Notify Submitters of Most Highly Qualified Firms & Invited to Submit RFFP	9/9/16	9/9/16
RFFP Submittal Deadline & Opening	9/23/16	9/23/16
Notify Submitters of Scoring and Most Qualified GC/CM	9/26/16	9/26/16
Pre-Con Work Plan Due	10/10/16	10/10/16
School Board Approval of GC/CM Selection	10/19/16	10/19/16
GC/CM Agreement w/ Pre-Con Services Executed	10/21/16	10/21/16
Pre-Con Services	2/1/17	2/21/18
MACC Estimate/Negotiation (90% CD's)	January 2018	February 2018
School Board Approval of MACC/GMP	2/21/18	2/21/18
GMP Amendment Executed	2/23/18	2/23/18

If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure

The project has recently completed pre-design and programming but will not progress to Schematic Design until January of 2017. It's our intent to contract with a GC/CM and have them on board providing Pre-Construction Services prior to the end of the schematic design phase.

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?

The GC/CM contracting method is appropriate for the project for the following reasons:

Complex Scheduling & Critical Phasing – The schedule is tied to essential opening/occupancy dates that are based on the fixed academic school year calendar. The schedule is further complicated by anticipated processes of public and community involvement as well as an anticipated, difficult and unpredictable permitting processes. The phasing, scheduling and timely completion of this facility is tied directly to the construction schedule for another District facility, the East Division Elementary School (EDES). The Madison Elementary School (MES) students and staff will move into EDES when it is completed and will occupy it for the 2018/19 school year while the existing MES is being demolished and replaced. When the MES replacement project is complete, the MES students and staff will move from EDES and the students and staff from Lincoln Elementary School will move to EDES and their old school will be decommissioned from use. Timely completion of this project is crucial to the construction schedule of the ensuing project. Failure to complete on time could result in a lengthy delay to the Districts overall capital improvements schedule, pushing the beginning of construction on Madison Elementary to an unseasonable time of the year.

Site Constraints – Heavy demolition and construction activity will occur on this site, a site that is directly adjacent to a densely populated suburban residential neighborhoods. The GC/CM will need to support the District in responding to community and jurisdictional concerns about construction impacts.

Safety – The school site is situated in a neighborhood of suburban residential developments with young families. There are residential neighborhoods on two sides and an active railroad ROW on one other side. There is only access from one side of the site for construction activities. The construction activity will be an attractive temptation for the kids of the neighborhood. The contractor will have to secure the entire site perimeter to deter curious children from wandering onto the site during and/or after work hours. The surrounding neighborhood will be affected by construction traffic, noise, and dust. Having a GC/CM onboard will assist in strategizing mobilization, staging, and lay down so as not to disrupt the neighborhood any more than necessary. For these reasons, GC/CM involvement during design and planning is critical to developing a feasible site safety and logistics plan.

Inflation/Escalation – In the current economy and a construction market with volatile cost escalation, time is not our "friend". In order to expedite construction and minimize the effects of inflation/escalation, it's anticipated that early bid packages may be utilized to allow us to achieve a shortened construction window and avoid bidding during unfavorable timeframes. The assistance of the GC/CM contractor will be instrumental to managing and coordinating these early bid packages. Anticipated early bid packages may include the following:

- Building Demolition
- Sitework and Grading
- Concrete Foundations and Slabs
- Structural Steel

This would also allow for the project to reach substantial completion within the 14 month construction window and prior to the beginning of the 2019 school year. Without early bid packages, bids may

come in substantially higher than anticipated due to the typical glut of K-12 D/B/B projects that typically bid in the late spring and early summer months. Getting early bid packages on the street will also allow us to take full advantage of the late spring and the summer of 2018 for site related construction.

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.

Not applicable to this project.

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

The GC/CM will have significant input during the design process to ensure that systems and facilities, circulation and safety considerations are all integrated into the design and bid documents and that the project will remain on budget and can be completed in a timely manner. Based on the experience of Parametrix at other projects, input from the GC/CM Contractor during design has proven invaluable in achieving Owner's goals for the design and construction of K-12 facilities: staying in budget, minimizing the impact to the educational process, and maintaining a safe environment for staff, students and the community.

The GC/CM Contractor will provide expertise to the District and the design team, helping to determine the best approach for construction phasing/sequencing that will allow construction to be accomplished as efficiently and effectively as possible. The GC/CM will also provide value in advising on constructability, feasibility, value analysis, and other design phase deliverables. The GC/CM Contractor plays a vital role during pre-construction to assist in preparing the 100% CDs, early bid packages and most importantly to assume the cost and schedule risk of delivering the project.

The GC/CM method of delivery allows for more creative tactics to pro-actively mitigate such risks as pre-qualifying and/or pre-selecting a mechanical and electrical subcontractors during pre-construction. For instance, the mechanical subcontractor could be hired during pre-construction services, participate in reviews of the documents and development of schedules and therefore be able to provide a negotiated subcontract that better reflects the coordinated scope of work.

GC/CM Contractor involvement during the design phase is critical. Effectively planning and executing educational projects relies on a clearly developed and effectively executed plan to communicate to all project participants the specific scope, boundaries, constraints, and contingency plans for each discreet phase of the project. Leading the development of the phased work plan will be a crucial role of the GC/CM Contractor during the pre-construction phase. This plan will detail the precise steps needed by each sub-trade to effectively and safely complete the work.

If the project requires specialized work on a building that has historical significance:

Why is the building Historic? – Not applicable to this project.

What is the specialized work that must be done? – Not applicable to this project.

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

Manage Costs in an Inflating Market – With the GC/CM Contractor involved in evaluating the design documents and participating during the design process, it's anticipated that unforeseen impacts due to inflation/escalation and product or labor shortfalls will be greatly reduced, leading to reduced costs and to a reduced potential for detrimental schedule and cost impacts during construction.

Having a GC/CM Contractor on board during design will help to focus design phase work to more effectively explore solutions that are viable, buildable, cost effective and efficient, thus enabling the District to keep better and more prudent control of construction phase changes in cost or time.

Allocation of Risk – Our experience is that construction delay claims are expensive and take a tremendous amount of staff time and resources to resolve.

- A design-bid-build contractor may not be as willing to maintain a schedule that it did not participate in developing and may have nothing to lose if the schedule slides due to scope changes.
- The GC/CM delivery process offers an "open book" cost accounting of the work.
- Through pre-construction, the GC/CM Contractor will understand the work long before it bids; will participate in setting schedule and packaging the scope to fit the marketplace and realistically set expectations before work is bought, lowering the risk of non-responsible sub-bidding.
- The GC/CM Contractor participates in and "owns" pre-construction cost estimating.
- The GC/CM Contractor participates actively in constructability reviews early in the design process, resulting in cost-effective and value-based solutions which the Design Team welcomes.
- Because the basic arrangement between Owner and GC/CM is relationship-based, the chance of costly litigation diminishes greatly.
- Phasing of bid buy-out and flexibility to adjust bid packages as the work is bought out allows for cost management by the Owner and GC/CM team.

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.

The GC/CM delivery method provides substantial public benefit over traditional design-bid-build by:

Real Time, Market Based Cost Estimates – The GC/CM Contractor can utilize real time, current market pricing to validate scope and budgeting during the design process. The GC/CM delivery process assists in making the project more fiscally responsible and viable to the public by having the Contractor participate in constructability reviews, value analysis, design-team/contractor coordination and the use of design phase overlap to accelerate project completion, thus lowering construction costs and stretching the buying power of the District.

Better Coordination of Equipment Purchases – Providing better coordination with equipment purchases including MEP coordination, vendor coordination, timing, rough-in, delivery, off-loading, and storage will benefit the public. Communicating the need for this level of coordination on a design-

bid-build method is complex and very difficult to enforce with potentially uncooperative contractors who haven't developed a vested interest in the project.

More Responsive and Responsible Bids – Because of the scale and complexity of this project, the District believes that, without GC/CM, there could be higher risk associated to achieving timely, cost-effective completion of the work by subcontractors that may otherwise not be responsible, responsive sub-bidders. On non-GC/CM projects, constructability, errors & omissions and scheduling issues are often not raised by the Contractor or sub-contractors until after bidding has been completed. Changes made during construction are more costly than changes made prior to bidding. Utilization of the GCCM delivery method can minimize the risk of these types of changes cropping up during construction.

Better Ability to Accommodate Ongoing Activities at Site – The fiscal benefit of GC/CM Contractor involvement is to play a critical role in preparing a feasible and safe construction plan at a school facility adjacent to heavily populated residential neighborhoods. The GC/CM delivery method also allows for advanced and early work that is coordinated and overseen by a single prime contractor under one contract, reducing the risks associated with multiple prime contractors with multiple contracts on a single site.

Complex Scheduling – The project construction schedule prepared by a GC/CM Contractor, rather than the Design Team, provides a more detailed, market and condition driven, accurate CPM schedule of how the project will actually be built. This schedule will better indicate when and where major construction impacts will occur, facilitating better design phase discussions on how to reduce or eliminate these impacts during the design phase rather than finding them and addressing them during construction.

Ongoing Value Analysis and Constructability Review – The GC/CM method of delivery facilitates more of an on-going Value Analysis and Constructability Review Process during design. This "ongoing" approach during design results in a more economical design and a better bid package with fewer change orders, and less risk of lost time or delay to the project completion.

7. Public Body Qualifications

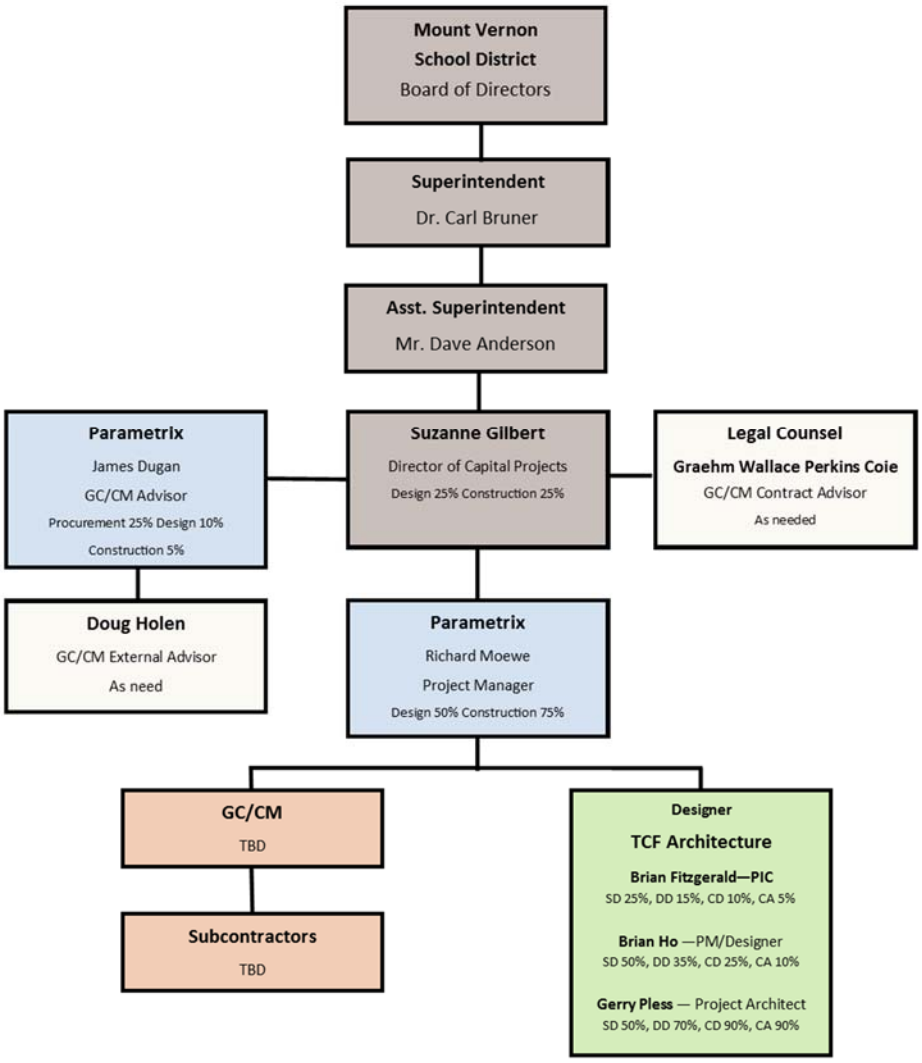
Description of Organization's Qualifications to Use the GC/CM Contracting Procedure:

The Mount Vernon School District has not had previous experience utilizing the GC/CM delivery method. However, the District's attorney is Graehm Wallace of Perkins Coie and the District has hired Parametrix to provide a GC/CM Program Management role and PM/CM services through the course of this project. Both Perkins Coie and Parametrix have extensive experience in the GC/CM contracts and delivery method.

Graehm Wallace and the Perkins Coie team have provided legal and contract related services to numerous clients for projects using the GC/CM delivery method. Members of the Parametrix team involved on this project have implemented, the GC/CM procurement/delivery method on no less than nine major projects totaling nearly $914M in total project costs. The table below identifies those projects.

Project	Total Project Value	Delivery Method	Time Involved
Central Kitsap High School and Middle School Replacement, Central Kitsap School District	$177,400,000	GC/CM	2016-present
Olympic High School Addition & Modernization, Central Kitsap School District	$38,500,000	GC/CM	2016-present
Browns Point Elementary School, Tacoma Public Schools	$31,000,000	GC/CM	2016-present
Eastside Community Center, Metro Parks Tacoma	$32,000,000	GC/CM	2016-present
Stewart Middle School, Tacoma Public Schools	$66,000,000	GC/CM	2013-present
McCarver Elementary School, Tacoma Public Schools	$39,000,000	GC/CM	2013-present
Stadium High School, Tacoma Public Schools	$107,967,000	GC/CM	2004 to 2007
Greater Tacoma Convention and Trade Center	$58,200,000	GC/CM	2002 to 2004
Seattle Multi Modal Terminal at Colman Dock (WSF)	$300,000,000	GC/CM	2014-present
Washougal School District – Jemtegaard Middle School and Excelsior High School	$51,800,000	GC/CM	2015-present
Grays Harbor County Public Hospital District #1 – SPMC Medical Office Building	$12,000,000	GC/CM	2016-present
Total Value GC/CM Projects Implemented	**$913,867,000**		

Project organizational chart, showing all existing or planned staff and consultant roles:



Madison Elementary School Replacement

Project Organization

Staff and consultant short biographies (not complete résumés):

Suzanne Gilbert, Director of Capital Projects (Mount Vernon School District)

Suzanne has more than 30 years of experience in the project planning, design, construction, and third party inspection fields, including 25 years as a registered Architect in the State of Washington and more than 20 years working directly for public organizations managing people, projects and programs, the majority of which has been work for County and K-12 agencies. She has been responsible for the direct management and oversight of millions of dollars of voter approved capital levy, bond and State funding.

As a Registered Architect in the State of Washington, Suzanne has a full spectrum of design project experience in addition to an extensive background in project management, a combination of skills that uniquely positions and qualifies Suzanne to lead integrated multi-disciplinary development teams in the development and implementation of multiple concurrent projects, a program approach to development. Her background includes experience in project management, construction management, master planning, design and construction documents, code review and permitting processes, procurement best practices, compliance inspections and reporting and contract negotiations. Suzanne is highly experienced in managing programming, design teams, general contracts and a wide array of construction support services.

While the vast majority of her experience is on design/bid/build public works projects with wide ranging budgets and schedule constraints, her experience with the complexity and density of small capital projects coupled with the extensive planning and risk management demands that comprises large capital, multi-phase, multi-year, occupied facility projects, uniquely positions her for the projects planned in the Mount Vernon School district Capital Improvement Plan. Suzanne is an exceptional communicator and collaborative leader in nurturing and forging decisions with all stakeholders. She is known for her common sense approach to problem solving, her sense of "fair play" at all times and above all, her dedication and compassion for her profession, her school district and all the young minds it serves.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Edmonds Community College SET Building	$44,000,000 (in queue for funding)	D/B/B	Project Manager	2013-2015
Edmonds Community College SNH Roof Replacement	$650,000	D/B/B	Project Manager	2015
Edmonds Community College Student Services TI	$1,750,000	D/B/B	Project Manager	2014-2015
Edmonds Community College Gateway Building	$1,250,000	ESCO	Project Manager	2014
Edmonds Community College Gateway Bridge	$650,000	D/B/B	Project Manager	2014
Edmonds Community College Maltby Renovation	$750,000	D/B/B	Project Manager	2014
Suzanne Gilbert – Private Practice	$10,000,000	D/B/B	Architect	2008-2014
Skagit County Small Capital Development Program	$160,000,000	D/B/B	Project Manager	2006-2008

Richard Moewe CCM – Owners Project Manager (Parametrix)

Richard brings over 35 years of experience leading teams of designers and contractors performing public agency projects ranging from $100 million to over $4 billion. Richard's project experience is unusually broad, spanning from University reconstruction to public facilities and infrastructure. Richard typically has been the Owner Representative or lead Project Manager for the public agency using alternative delivery methods including two GC/CM projects currently underway. He is well respected for his combined business and technical skills in the office and in the field.

Richard has a very collaborative style managing preconstruction and construction. He has formed and managed design and construction arms of project teams nationally and internationally using D/B/B, D/B , GC/CM. He led a CM/GC contract himself as the contractor. Richard uses the "power of the team" to stay aware of issues before they become conflicts. He has never had a legal dispute of his own, however, he has done claims management for others. Richard keeps the client fully informed and knows how to handle GC/CM preconstruction deliverables because he has done them himself in the past.

Richard sits on the Construction Management Association Board of Directors in Seattle and has been a speaker at Oregon State University.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Summit Pacific Medical Center at Greys Harbor Hospital District	$20,000,000	GC/CM	Project Manager for PRC and RFP and RFFP packages.	2016-present
WSDOT State Ferries at Coleman Dock Reconstruction, Seattle.	$230,000,000	GC/CM	Project Manager, GC/CM Coordination, PM/CM	2015-present
King County Fish and Wildlife Sinema Quaale, Duval WA	$ 15,000.000	D/B/B	Contract Manager	2015 - present
Saudi Arabia North-South Rail and stations project – 2400 KM	~ $ 5.0 Billion	DB	Sr. Construction Manager as Owner Rep to DB contractors.	2013-2014
NYPD office facility replacement and phased occupancy, Central Park NY.	$40,000,000	CM/GC	Project Manager for the general contractor at risk	2008 - 2009
World Trade Center Reconstruction and Lower Manhattan Const. Command	~ $ 5 Billion	CM/GC	Program Manager for Cost Control and claims negotiation	2006 - 2007

Jim Dugan – GC/CM Consultant (Parametrix)

Jim has 38 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction. Jim is skilled at alternate project delivery long-range strategic planning and scheduling, budget forecasting and

compliance to the plan, public speaking/presentations and collaboration with stakeholders, and conflict resolution and claims mitigation.

Jim is highly experienced in alternative project delivery using GC/CM and D/B. He's currently involved in two GC/CM construction projects for Tacoma Public Schools (Stewart M.S. & McCarver Elementary) which will be completing construction this Fall and Winter (2016). He is also the GC/CM Project Director for Tacoma Public School's Browns Point Elementary School which is has a scheduled completion date in the Fall of 2018. Jim is also providing GC/CM Leadership for the Central Kitsap School District for their Olympic High School Addition/Renovation project and their Central Kitsap high School & Middle School replacement project. Jim will serve as the Project Manager for the CKHS/MS project which will complete construction in the Fall of 2018. Finally, he's the GC/CM advisor and PM for the Eastside Community Center GC/CM project with Metro Parks Tacoma, which will be completing in the Fall of 2017.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Central Kitsap High School and Middle School Replacement, Central Kitsap School District	$177,400,000	GC/CM	Project Director, Project Manager	2016-present
Olympic High School Addition & Modernization, Central Kitsap School District	$38,500,000	GC/CM	Project Director, GC/CM Coordination	2016-present
Browns Point Elementary School, Tacoma Public Schools	$31,000,000	GC/CM	Project Director, GC/CM Coordination	2016-present
Eastside Community Center, Metro Parks Tacoma	$32,000,000	GC/CM	Project Director, GC/CM Coordination	2016-present
Stewart Middle School, Tacoma Public Schools	$66,000,000	GC/CM	Project Director, GC/CM Coordination, PM/CM	2013-present
McCarver Elementary School, Tacoma Public Schools	$39,000,000	GC/CM	Project Director, GC/CM Coordination, PM/CM	2013-present
Stadium High School, Tacoma Public Schools	$107,967,000	GC/CM	GC/CM Coordination, CM (Full Time On-site During Construction)	2004 to 2007
Greater Tacoma Convention and Trade Center	$58,200,000	GC/CM	Project Manager (Full Time On-site During Construction)	2002 to 2004

Doug Holen – GC/CM Advisor

Douglas J. Holen is the former Director of the Capital Projects Office at the University of Washington. Doug has over 35 years of experience in project management, construction, contract administration, and facilities management. At the University, Doug served as the Project Director for the project management teams responsible for the planning, design, and construction of the repair, alteration, and new construction projects in the University of Washington Medical Center, School of Medicine, Health Sciences and at the Harborview Medical Center where he oversaw several projects completed using the GC/CM method of contracting. Doug recently served as a mentor for project teams at Western Washington University utilizing GC/CM procurement for the Miller Hall Renovation (a $45M renovation of a historic structure) and Carver Gymnasium Renovation (a $60M renovation). He also served on CPARB for five years, and has participated in over 30 GC/CM projects.

Doug will be assisting the District in preparing and reviewing GC/CM contract documents, will provide guidance to the project team during the GC/CM selection process, and will assist as needed regarding GC/CM management issues throughout the life of the project.

Graehm Wallace – District Legal Counsel (Perkins Coie)

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. In connection with many GC/CM projects, Mr. Wallace has provided legal assistance for school districts, including preparation of GC/CM contract documents and providing advice regarding compliance with the requirements of RCW Chapter 39.10 for GC/CM projects. For example, Mr. Wallace does all of the GC/CM contracts for the Spokane School District, including Ferris High School Modernization and Addition (2010-2012), North Central High School Classroom Addition (2013-present), and Mullan Road Elementary Modernization and Addition (2013-present). Mr. Wallace has seventeen years of experience working in all areas of construction transactions, counseling and litigation, and has provided legal assistance to over 50 Washington school districts. This work covers all aspects of contract drafting and negotiating, including preconstruction, architectural, engineering, construction-management, GC/CM, design-build, bidding, advice during construction, and claim prosecution and defense. Mr. Wallace is recognized in The Best Lawyers in America for the practice area of Construction Law.

Brian Fitzgerald, AIA – Principal, TCF Architecture

Brian has practiced Architecture for over 37 years specializing in K-12 facility design, with services provided to twenty area school districts. Brian demonstrates unique skill in assessing the feasibility of projects of varying scopes and scale, and planning logical approaches to suit challenging parameters.

A broad-scale thinker, Brian excels in leadership of planning processes and collaboration with diverse stakeholder groups. For this project, he will lead the planning, and oversee the design process, and as Principal in Charge, oversee the maintenance of budget and schedule control.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Lake Wilderness Elementary School, Tahoma School District	$42,858,000	GC/CM	Principal in Charge/ Educational Planner	2015 to current
Washington Elementary School and Early Childhood Learning Center, Wenatchee School District	$35,600,000	GC/CM	Principal in Charge/ Educational Planner	2014 to current
Olympia Regional Learning Academy, Olympia School District	$32,044,500 (approximate)	GC/CM	Principal in Charge/ Educational Planner	2012 to 2015
Lincoln High School Modernization, Tacoma School District in collaboration with DLR Group	$75,170,800	GC/CM	Principal in Charge/ Educational Planner	2003 to 2007

Brian Ho, AIA – Project Manager, TCF Architecture

Brian Ho specializes in managing the planning, design and construction of K-12 projects, with a special focus on elementary schools. Adept at balancing the many facets planning through development of full construction documents, Brian's style of communication invites collaboration

and responsiveness from his teams. His designs create sustainable, hardworking and flexible spaces that accommodate the variety in uses required by shared public facilities.

As Project Manager/ Lead Designer, Brian will create appropriate and well-resolved design concepts, manage the site assessment and planning, and oversee the in-house production team with the goal of meeting the District's overall schedule, cost goals and specific needs of user groups.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Lake Wilderness Elementary School, Tahoma School District	$42,858,00	GC/CM	Project Manager/ Lead Designer	2015 to current
Washington Elementary School and early Childhood Learning Center, Wenatchee School District	$35,600,000	GC/CM	Project Manager/ Lead Designer	2014 to current
Peter G. Schmidt Elementary, Tumwater School District	$28,350,000 (approximate)	D/B/B	Project Manager/ Lead Designer	2014 to current
Olympia Regional Learning Academy, Olympia School District	$32,044,500 (approximate)	GC/CM	Project Manager/ Lead Designer	2012 to 2015

Gerry Pless – Project Architect, TCF Architecture

For over 27 years, Gerry has specialized in the design, management and construction administration of K-12 educational projects statewide. He is skilled in successfully leading the development of challenging projects involving complex phasing, occupied sites, and tight budget constraints. Gerry instills a commitment to quality service in the management of the consultants and in-house team with the intent of meeting the District's project goals, milestones, and schedule.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Lake Wilderness Elementary School, Tahoma School District	$23,500,000	GC/CM	Project Architect/CA	2015-Current
Washington Elementary School, Wenatchee School District	$23,412,,066	GC/CM	Construction Administration	2014 to 2016
Early Childhood Learning Center Renovation, Wenatchee School District	$4,664,835	GC/CM	Construction Administration	2014 to 2016
Olympia Regional Learning Academy, Olympia School District	$24,478,582	GC/CM	Project Architect/CA	2012 to 2014

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.

Specific GC/CM experience for each proposed staff members and consultants is described in each of the Staff and Consultant Biographies above.

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

Qualifications of the project manager and consultants are described in the Staff and Consultant Biographies above.

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

Parametrix was selected for a GC/CM Procurement and advisory role. The District is currently conducting a search for a PM/CM employee to fill the role for this project. If the District is not successful in finding a staff member to fill the role, Parametrix will look internally for a staff member to fill the role on a contract basis. Funds for the project management/construction management position are available from the 2016 bond issue proceeds.

A brief summary of the construction experience of your organization's project management team that is relevant to the project

Construction experience for each proposed staff member and consultant is described in the Staff and Consultant Biographies above.

A description of the controls your organization will have in place to ensure that the project is adequately managed

This project will be managed through Mount Vernon School District Capital Projects Office, Suzanne Gilbert, Architect. The project's overall organizational format starts at the top with the project reviews and approvals by MVSD's Board of Directors. From there it proceeds to the Superintendent, then to the Assistant Superintendent, and then to the Director of Capital Projects. The District's project specific staffing will include a full-time project manager from start of design through occupancy, including on-site construction representation.

The project will be led by the District's Director of Capital Projects, Suzanne Gilbert, and will supplemented by consultants (Parametrix Inc.) who specialize and excel in Project Management/Construction Management and GC/CM processes and procedures. The Architect, TCF Architecture, has expertise in design and construction of educational and cultural facilities, including numerous projects delivered using both GC/CM and traditional design/bid/build delivery methods. While the District does not have previous experience in the GC/CM delivery method, we feel that teaming them with a seasoned, experienced, GC/CM Contractor would be an excellent opportunity for us to increase the pool Districts with GC/CM experience. In addition, the District will employ the legal expertise of Graehm C. Wallace, a construction attorney who is highly experienced in the construction industry and with alternative delivery methods.

The roles and responsibilities of the District, Architect, and their consultants and the GC/CM have been established in a matrix of responsibilities that is published with the Request for Proposal and is included in MVSD's GC/CM contract documents. The Project Manager monitors the various activities and the deliverables established in the matrix and keeps the appropriate party on point for their respective work throughout the life of the project.

Controls are also exercised through a signature authority process for changes which is consistent across all projects in the District's Capital Program. The MACC will include a risk contingency (maximum 3% of construction cost) to be used by the team during coordination of the work and specifically during subcontract buyout. Use of any of these contingency funds by the GC/CM shall be approved by the District.

The Director of Capital Projects and the Assistant Superintendent will have signature authority to approve spending from the Owner's contingency funds up to $40,000 per occurrence. This allows most items to be resolved at the site, reserving more expensive matters for further review. Changes and directives above $40,000 are approved by the MVSD Board of Directors. If increased signature

authority is required by the Executive Director to support the project, it will be obtained. The day to day site Project Management team works closely with the Superintendent and Assistant Superintendent to keep them fully informed of any potential cost issues.

This approach balances the need for direct decisions made by the District with capability at the site to manage emerging issues that arise, and has proven to work well across both GC/CM and Design-Bid-Build projects.

Adherence to the established scope, phasing of the work, and budget will be paramount in the management and control of the project. Construction cost estimates by the Architect and the GC/CM Contractor are reconciled at the end of each design phase. Value analysis and Constructability review will be ongoing and are an established agenda item in the weekly coordination meetings. Market prices will be constantly monitored for impacts to the current estimates or the established Total Contract Cost. Once the GC/CM MACC is negotiated, the GC/CM, Project Manager, and Architect will constantly evaluate the construction documents to determine if there are any changes that impact the agreed to GC/CM MACC. If so, then these changes will be brought back in line with the budget and the established MACC. At an intermediate review of the construction documents, the design team will be required to provide a list of changes/further development of design from the previous submittal as a means to identify and control scope that is not part of the Total Contract Cost (TCC). At completion of the construction documents, the GC/CM is required to review the specifications and the drawings to determine if there are any changes that may have been incorporated and to re-confirm the MACC and the TCC.

As part of the preconstruction services (Refer to Attachment B), the GC/CM will develop a subcontracting bid plan and schedule for bidding, as well as for phased construction and early procurement. The Architect's design deliverables will be integrated with the GC/CM bidding and construction plan. Early and frequent meetings with the permit agencies, fire department, and other code officials prior to permit intakes will help ensure that permit comment requirements that may affect the GC/CM MACC will be mitigated.

A brief description of your planned GC/CM procurement process

Our procurement process will build upon our previous experience with GC/CM project delivery, and will including the following:

- Marketing of the project to experienced potential GC/CM candidates.
- Soliciting and ranking responses to RFP.
- Interviewing shortlisted GC/CM candidates.
- Soliciting pricing proposals from the highest ranked firms.
- Recommending award to the highest ranked firm.

We anticipate being able to advertise the GC/CM Request for Proposals by early-August 2016. We intend to review submittals, develop a shortlist, conduct interviews of short-listed firms, and receive bids from selected firms by early October 2016. We will then take the GC/CM Contract, including Pre-construction Services, with the successful firm to our Board for approval in mid-October. The District has two projects (MES & EDES) that they will be going through the GC/CM procurement process on simultaneously. The EDES project will start into Pre-Con Services immediately. This project (MES) is not slated to go into Schematic Design until the winter of 2016. The GC/CM would begin their Pre-Con Services for MES at that time.

The District intends to utilize Doug Holen, former Director, Capital Projects South at the University of Washington as an industry expert and external advisor to participate with us in the GC/CM selection

and contracting process and the services and advice of Graehm Wallace of Perkins Coie for legal issues during the project.

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

The District's attorney, Graehm Wallace at Perkins Coie, has developed standardized General Conditions, a GC/CM Contract and Guaranteed Maximum Price Amendment documents, based on the AIA-A103 and AIA-A201 documents. Parametrix has begun to develop standardized GC/CM RFP, RFFP and selection documents that will be used in conjunction with the Perkins Coie contract information on this project. Our intent is to complete a draft of the RFFP with draft Contract Documents for this project and include them for review/reference by the submitters in the GC/CM procurement process sometime following release of the RFP and prior to the Interviews. The documents will likely include drafts/samples of the General Conditions, GC/CM Contract, general requirements, preconstruction services scope of work, and cost allocation matrix including cost items, definitions, and how they will be paid.

Prior to issuing the final draft of the RFFP, we will be updating these documents to reflect the input of submitters and current industry best practices. As part of this review, we will evaluate model documents such as those developed by the University Washington, solicit input from our outside legal counsel and revise to incorporate any recent RCW updates. Final construction contract documents will be modeled upon contract documents that have successfully been used with other Washington school districts on GC/CM projects.

8. Owners Recent 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:

This is the first major round of Capital Projects that the District has undertaken in more than a decade. In the past 10-12 years, the Districts projects have consisted mostly of small capital and maintenance type projects. Mount Vernon School District's most recent construction activity is summarized below.

Project No.	Project Name	Project Description	Contract Method	Planned Const. Start	Planned Const. Finish	Actual Const. Start	Actual Const. Finish	Original Construction Budget	Actual Cost of Construction	Reasons for Budget or Schedule Overruns
1	Mount Vernon High School Main Gym & Fieldhouse	Renovation/ Addition	D/B/B	June 2014	August 2015	June 2014	August 2015	$7,119,000	$7,636,562	District Directed CO's

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:

- 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

The District and the Design Team have completed Pre-Design and Programming and will be moving into Schematic Design in December of 2016. At this point, there are conceptual plans and exterior massing models but no concept sections developed for the project. However, more information may be available by the time that we present to the PRC. See Attachment A for a neighborhood aerial photograph, conceptual site/floor plan and exterior massing/renderings depicting project scope and concept based on the program that has been developed.

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 received no audit findings on any projects.

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: Suzanne Gilbert

Name: (please print) Suzanne Gilbert

Title: Director of Capital Projects, Mount Vernon School District #320

Date: June 30, 2016

Attachment A – Preliminary Concepts, Sketches, or Plans Depicting the Project

Figure 1 – Future Elementary School Neighborhood Plan

Figure 2 – Madison Elementary School Replacement – Concept Site Plan/Floor Plan

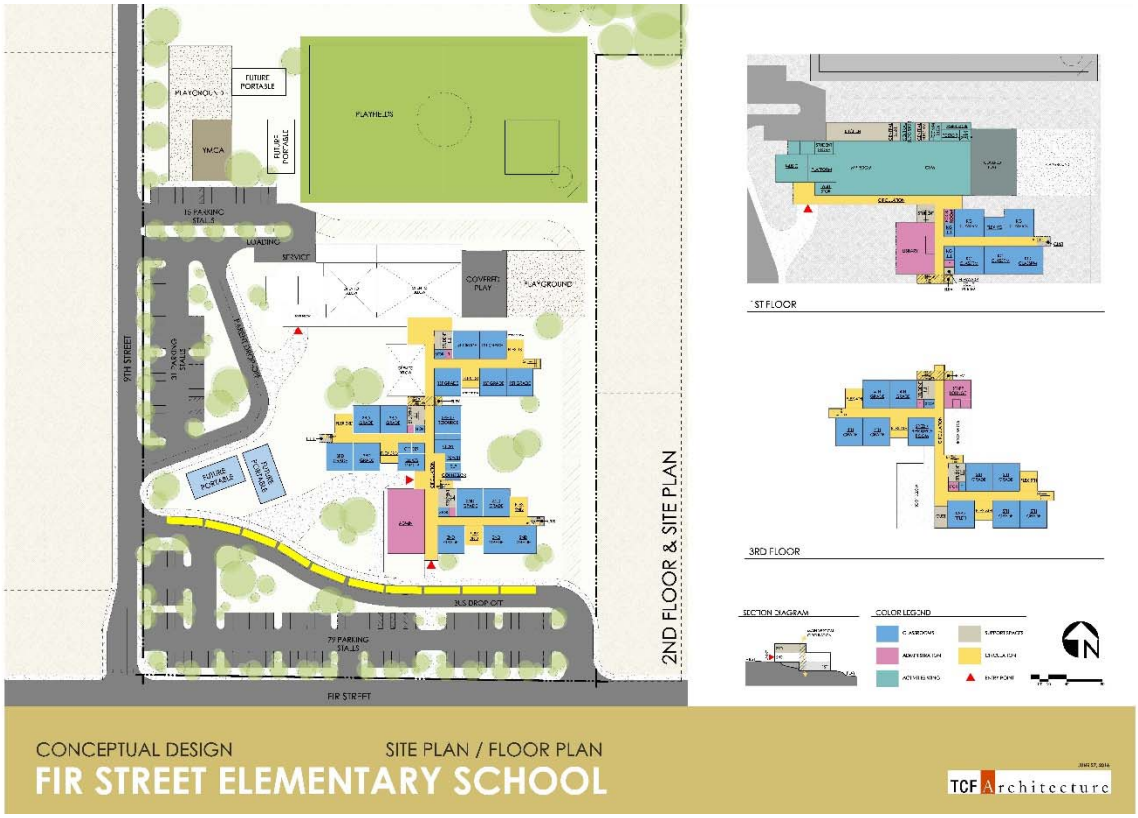


Figure 3 – Madison Elementary School Replacement - Concept Exteriors & Massing

ATTACHMENT B -
SCOPE OF WORK FOR PRECONSTRUCTION SERVICES

1-1 General

The Contractor shall actively participate as a member of the Project team with the Owner and the Design Team during the Design and Construction Documents Phases prior to construction. The Contractor shall be responsible for providing necessary consulting expertise to the Owner to ensure that the program scope, the construction budget and the Project schedule are met. During this preconstruction period, the Contractor shall provide the appropriate professional personnel that were named in response to the Request for Proposals for GC/CM Services and other such personnel as necessary to perform the required Preconstruction Services, including but not limited to, a professional project manager or higher level person to attend all meetings described herein and provide or oversee the services the Contractor is obligated to perform to ensure development of the most functional, constructible and cost effective Project. Work to prepare for and conduct MACC negotiations is not a part of the work contemplated under this section and will not be paid for by the Owner.

1-2 Work During the 30% (Schematic Design) Design Phase

In addition to the general services normally provided by a construction manager during preconstruction, the Contractor shall provide the following services during the 30% Design Phase:

1-2.01 Attend weekly Project Management meetings conducted by the Design Team and the Intermediate and Final 30% Design Phase review meetings conducted by the Owner. Anticipate a minimum of two (2) review days for each Design Phase meeting.

1-2.02 Provide constructability comments and estimating services when requested by the Design Team and approved by the Owner to evaluate critical elements of the design as they are formulated.

1-2.03 Provide comments on construction feasibility and safe working conditions.

1-2.04 Propose alternative designs or materials, if appropriate. Comment on site logistics requirements including, but not limited to, site access, temporary construction facilities, temporary power, hoisting and lay-down area.

1-2.05 Review record drawings and investigate the existing conditions at the Project Site to ensure that the Contract Documents will reflect the actual site conditions.

1-2.06 Recommend and provide, when requested by the Owner, additional tests or investigations to verify existing conditions and/or capability of existing systems.

1-2.07 Review Design Team's Project schedule to ensure its viability and make recommendations for change including recommendations for phased construction if appropriate.

1-2.08 Review the Final 30% Design Drawings and Specifications and provide general coordination assessment comments and constructability comments of the design.

1-2.09 Prepare a construction cost estimate for the entire Work in CSI modified Uni-format, or other format approved by the Owner, based upon the Final 30% Design documents. Upon completion of the estimate, the Contractor and the Design Team shall reconcile their estimates and present to the Owner one estimate of the construction cost based upon mutually agreed assumptions including: the date of commencement of construction, duration of construction, escalation factors, design contingency and Negotiated Support Services costs. The cost estimate shall be updated to include Owner's and Contractor's document review comments to achieve a total reconciliation for the Phase. In the event that the reconciled estimate is higher than the Owner's TCC budget, and as directed by the Owner, the Contractor shall present to the Owner a list of VE cost-savings equal to or greater than the amount the estimate exceeds the budget and continue to work with the Design Team to define a scope that is within the budget.

1-2.10 Create a VE tracking system which identifies each VE proposal, provides a cost estimate of the savings to the Project if the proposal is accepted, indicates the date by which a decision must be made to incorporate the VE proposal, indicates the current status of the VE proposal and the team member with current action, and the date the proposal was accepted or rejected.

1-3 Work During the 60% (Design Development) Design Phase

In addition to the general services normally provided by a construction manager or a contractor during preconstruction, the Contractor shall provide the following services during the 60% Design Phase:

1-3.01 Attend weekly Project Management meetings conducted by the Design Team and the Intermediate and Final 60% Design Phase review meetings conducted by Owner. Anticipate a minimum of three (3) days for each Design Phase meeting.

1-3.02 Provide constructability comments and estimating services when requested by the Design Team and approved by the Owner to evaluate critical elements of the design as they are formulated.

1-3.03 Monitor the development of the 60% Design documents. Provide VE and constructability reviews of elements of the design when requested by the Design Team and approved by Owner.

1-3.04 Work with the Owner and Design Team to develop preliminary phasing plans for all Construction Work affecting Tacoma Public Schools or public operations.

1-3.05 Prepare a time-scaled master Summary Schedule bar chart and tabular report representing planned progress of the total Project in approximately 150 to 200 activities from the start of Design Development through Notice to Proceed of construction and Final Completion utilizing the latest version of Primavera Project Planner or similar software acceptable to the Owner. The Summary Schedule shall identify work to be performed by the Design Team, the Contractor and Owner including permitting and other influencing work and the work of major Subcontractors. In developing the activities for this schedule the Contractor shall consult with both the Owner and DESIGN TEAM to ensure that the responsibility for and duration of these activities are accurate. Indicate milestones for early subcontract buyout packages and/or material procurement packages. The Summary Schedule shall accurately summarize the anticipated detailed network diagram that is to be submitted as the Contractor's Progress Schedule.

1-3.06 Identify subcontract bid packages and material procurement packages that could be advertised prior to the completion of Construction Documents. If the Owner concurs that the Project will benefit and funds are available the Owner may, at its option, elect to authorize the Contractor to advertise and award subcontracts or material procurements for long lead-time items in advance of completion of Construction Documents. The Owner's decision to not authorize these early activities shall not constitute delay. Contractor assumes any and all risks related to or associated with its recommendation to advertise and award subcontracts and/or material procurements in advance of the completion of Construction Documents, including but not limited to increased cost of the work caused by escalation, inflation, market conditions, or further development of the Construction Documents. Owner assumes risks of cost increases due to Owner directed changes, regulatory changes, design errors or omissions and unforeseen site conditions. All provisions of this Contract and RCW 39.10.210, and 39.10.340 through 39.10.410 otherwise applicable to subcontract bidding shall apply to any early advertising and award of subcontracts and/or material procurements.

1-3.07 Review the Final 60% Design drawings and specifications and provide general coordination assessment comments, constructability comments of the design and conduct a safe working conditions hazards analysis. Confirm that VE recommendations that were accepted by the Owner have been implemented in the documents.

1-3.08 Verify that the 60% Design documents reflect the existing Project Site conditions.

1-3.09 Prepare construction cost estimate for the entire Work in CSI modified Uni-format, or other format approved by Owner, based upon the Final Design Development documents. Upon completion of the estimate, the Contractor and the Design Team shall reconcile their estimates and present to the Owner one estimate of the construction cost based upon mutually agreed assumptions including: the date of commencement of construction, duration of construction, escalation factors, design contingency and Negotiated Support Services costs. The cost estimate shall be updated to include Owner's and Contractor's document review comments to achieve a total reconciliation of the Phase. In the event that the reconciled estimate is higher than the Owner's Total Construction Cost budget, and as directed by the Owner, the Contractor shall present to the Owner a list of VE cost-savings equal to or greater than the amount the estimate exceeds the budget and continue to work with the Design Team to define a scope that is within the budget.

1-3.10 Update VE tracking system monthly for discussion at Project Management meetings.

1-4 Work During 90 % (Permit Documents) Design Phase

In addition to the general services provided by a construction manager during preconstruction, the Contractor shall provide the following services during the 90% Design Phase.

1-4.01 Attend monthly Project Management meetings, conducted by the Design Team, and the Intermediate and Final 90% Design Phase review meetings conducted by the Owner. Anticipate a minimum of four (4) review days for each 90% Design Phase review meeting.

1-4.02 Provide constructability comments and estimating services when requested by the Design Team and approved by the Owner to evaluate critical elements of the design as they are formulated.

1-4.03 Work with the Design Team to develop final phasing plans for construction work affecting Tacoma Public Schools or pubic operations.

1-4.04 Update the master Summary Schedule, to reflect changes that have occurred during design or to reflect a change or more refined schedule for procurement of materials, subcontract buyout or construction and construction phasing activities. Provide updates at the Project Management meetings and a final update with the final Subcontract Plan.

1-4.05 Prepare procurement documents for long-lead time materials if and when authorized by Owner.

1-4.06 Manage contracts for building engineering systems per RCW 39.04.290, if any.

1-4.07 Complete an interdisciplinary Quality Assurance check of the final Construction Documents submittal or submittals, if the Construction Documents are phased, to validate the documents are complete and coordinated. Provide comments to the Design Team and Owner. Verify that the comments are incorporated into the Construction Documents.

1-4.08 Provide a constructability analysis of each subcontract bid package.

1-4.09 Verify that the Construction Documents reflect the existing Project Site conditions.

1-4.10 Prepare a construction cost estimate for the entire Work in CSI modified Uniformat, or other format approved by Owner, based upon the Final 90% Design Phase submittal. Upon completion of the estimate the Contractor and the Design Team shall reconcile their estimates and present to the Owner one estimate of the construction cost based upon mutually agreed assumptions including: the date of commencement of construction, duration of construction, escalation factors, design contingency and Negotiated Support Services costs. The cost estimate shall be updated to include Owner's and Contractor's document review comments to achieve a total reconciliation for the Phase. If the reconciled estimate exceeds the Owner's TCC budget, and as directed by the Owner, the Contractor shall present to the Owner a list of VE cost-savings equal to or greater than the amount the estimate exceeds the budget and continue to work with the Design Team to define a scope that is within the budget.

1-4.11 Monitor the development of the 90% Design Phase documents. Identify changes to the approved 60% Design Phase documents and update VE tracking system monthly for discussion at Project management meetings.

END OF SECTION

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TCF Architecture
Mount Vernon School District
Preliminary Overall Schedule
Revised: May 20, 2016