State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the General Contractor/Construction Manager (GC/CM) Alternative Contracting Procedure

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

a) Legal name of Public Body (your organization): **Steilacoom Historical School District No. 1**
b) Address: **511 Chambers Street, Steilacoom, WA 98388**
c) Contact Person Name: **Dr. Kathi Weight** Title: **Superintendent**
d) Phone Number: **253-983-2215** E-mail: **kweight@steilacoom.k12.wa.us**

1. Brief Description of Proposed Project

a) Name of Project: **Steilacoom Historical School District No. 1 Maintenance Facility**
b) County of Project Location: **Pierce**
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The new 10,000 sq. ft. Maintenance Facility will replace the current maintenance building that is located at 1100 Diggs Street, Steilacoom, WA. The current maintenance facility is leased from the Town of Steilacoom and is outdated and undersized to meet the maintenance, warehouse and records storage needs of the District.

The new Maintenance Facility will be built adjacent to Steilacoom High School on the 13-acre site that was once part of the Abitibi Paper Mill. The new site will include import of approximately 18,000 CY of structural fill material. The new building will house maintenance and grounds staff, maintenance bays, shop, district records storage, site parking for 10 personal vehicles and 25 fleet vehicles

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$**468,500**
Estimated project construction costs (including construction contingencies):	$**3,360,000**
Equipment and furnishing costs	$**25,000**
Off-site costs	$**100,000**
Contract administration costs (owner, cm etc.)	$**96,000**
Contingencies (design & owner)	$**215,000**
Other related project costs (briefly describe)	$**300,000**
Sales Tax	$**332,640**
Total	***$*4,897,140**

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*

Funds for the design and preconstruction portion of the project are available currently from the District's Capital Facilities Budget. The construction will be funded with revenue captured from the sale of District owned property in Dupont. The sale is expected to close on or before November 30, 2020. The GC/CM RFP will notify prospective contractors that construction is contingent on such sale.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

a) Procurement;
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired.

(See Example on Design & Construction Schedule)

GC/CM Procurement & Precon Schedule	Date
PRC Application	4/20/20
PRC Presentation	5/28/20
1st Advertisement for GC/CM RFP	6/1/20
2nd Advertisement for GC/CM RFP	6/8/20
Presubmittal Meeting & Site Visits	6/10/20
RFP Submittal Deadline	6/17/20
Review and Score GC/CM SOQ's	6/24/20
Notify Shortlisted GC/CM Firms	6/24/20
GC/CM Interviews	7/13/20
Notify Finalists and Issue RFFP	7/13/20
RFFP Submittal and Opening	7/15/20
Notify Submitters of GC/CM Selection	7/15/20
School Board Approval of Intent to Award	7/22/20
Precon Services Contract Executed	7/23/20
Precon Services	7/23/20 through 3/23/21
GMP Negotiations	3/23/21 through 4/5/21
School Board Approval of Final GMP Contract	4/14/21

Design and Construction	Start	Finish
A/E Selection - Completed	3/2/20	4/10/20
Schematic Design	7/15/20	9/29/20
Design Development	9/30/20	11/10/20
Construction Documents	11/11/20	1/12/21
Permitting	1/1/21	3/251/7//21
Subcontract Bidding	2/3/21	3/25//21
Construction	4/15/21	9/29/21
Substantial Completion		9/1/21
Punchlist/Closeout	9/1/21	10/20/21

Final Completion		10/20/21
Owner Move-In	10/21/21	11/9/21
Warranty	9/1/21	9/1/22

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

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

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

Complex Scheduling, Phasing and Coordination is:

1. **Site Access -** Access to the site is limited to one road that also serves Steilacoom High School and Western State Hospital. There will be increased trucking traffic to the site as 18,000 CY of fill material is brought in for the building pad. The site is directly connected to the parking lot for the high school, making the need for early and continued GC/CM coordination vital to ensuring that impacts are mitigated with the neighboring high school and hospital and for the safety of students and staff.

2. **Occupied Campus -** Construction of the New SHSD Maintenance Facility will take place on the occupied Steilacoom High School campus. GC/CM involvement during design and construction is critical in ensuring that there are minimal impacts to teaching and learning and that appropriate separation/ safety measures are adhered to. The safety of the students and staff is paramount for this project and is a primary reason for using GC/CM.

3. **Phasing of Utilities Connections -** Connections to existing utilities will be challenging and will require phasing plans from the GC/CM during design to mitigate impacts to Steilacoom High School and Western State Hospital during construction. The connection locations for power, gas and sewer are located at the intersection of Settlers Street and Sentinel Dr. which will require 700 LF of trenching along Sentinel Dr. to the construction site. It is critical that the GC/CM develop the appropriate phasing plans to mitigate outages to the high school and hospital.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

  Note: *Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 8.*

1. **Occupied Site:** Steilacoom High School will remain operating during construction of the New Maintenance Facility on the same site. Considerations for minimizing impacts to teaching and learning include the development of temporary student parking, reducing noise disruption, dust and fumes, coordinating utilities shut downs, road improvements, deliveries (including hundreds of truck trips bringing in fill) and student, staff and general public safety are all vital to the project success and necessary of a GC/CM partner.

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

1. The GC/CM is a critical member of the design team as the project will require unique site coordination and such logistics need to be developed and made part of the subcontractor bid packages to ensure that the safety of students, staff and the community are at the forefront of the construction. For example, there will be over 18,000 CY of fill moved to the site. This will require constant trucking that will need to be tightly coordinated in the design documents as well as with agencies having jurisdiction to ensure that budget and schedule requirements are met while minimizing impacts to the neighboring high school and hospital.

2. The collaboration between the A/E and the GC/CM is critical in establishing the most cost effective and efficient use of the District's limited funds. With the large amount of fill required to elevate the site, the costs for said material exceeds the building costs and having the GC/CM onboard to manage cost predictability and navigate subcontractor procurement that aligns with availability of materials will be crucial in delivering the project on time and on schedule

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

1. The site for the New Maintenance Facility was once part of the now defunct Abitibi Paper Mill and contained constituents of concern (COC's) including petroleum hydrocarbons, benzene, polycyclic aromatic hydrocarbons and arsenic, all detected at concentrations exceeding their respective Model Toxics Control Act (MTCA) clean up levels. Cleanup activities at the former mill were completed in accordance with an agreed order between Abitibi and Washington State Department of Ecology. The GC/CM will play an integral role in providing preconstruction investigations, testing and cleanup protocols and coordination with WA DOE to establish the removal of the environmental covenant (EC).

   This early work will include determining the extent of cleanup remaining at the Aeration Stabilization Basin (ASB) which accounts for 5.3 acres of the site. The ASB surface is covered with debris associated with former wastewater treatment, including PVC aeration piping and hoses, concrete and ductile iron piping, other large pieces of concrete and mounded piles of removed membrane. Having a GC/CM partner to team with on the remaining clean up will ensure that the most cost-effective bidding strategies are adhered to, including potential early cleanup/site preparations.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

1. Not applicable.

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?
- Not applicable.

5. Public Benefit

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

- How this contracting method provides a substantial fiscal benefit; or

1. A highly qualified GC/CM is closer to the actual costs for subcontractors and suppliers, which increases the accuracy of preconstruction estimates.
2. The GC/CM will provide continuous cost opinions and evaluation of the construction market which will inform the Design Team and Owner of anticipated inflation and impacts such as labor and product availability. This will assist in having clearer cost predictability and reduce the risk of unforeseen cost impacts.
3. The GC/CM is a partner and member of the team and works as an advocate to the Owner to make sure that the cost and schedule expectations are met or exceeded.
4. The GC/CM will provide continuous recommendations for the most valuable and cost-effective solutions to building methodology, constructability issues, materials selections and phasing, particularly with regard to the large volume of fill material needed, which will provide the Owner with more accurate cost and time control.
5. The GC/CM owns the delivery schedule reducing the risk of delay claims.
6. The GC/CM method allows for transparency with cost accounting, subcontracting and general conditions. This elevates the trust amongst the team and reduces the risk of improper or inappropriate spending.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

1. Design-Bid-Build contractors do not develop the estimates or schedules and may not participate in mitigation to project delays or cost over runs due to scope changes.
2. Logistics, scheduling and constructability issues are not realized by a contractor until after bidding when utilizing the Design-Bid-Build methodology. Less complex projects carry less risk and may be appropriate for Design-Bid-Build; for a program as complex as the SHSD New Maintenance Facility, it is critical to have those preconstruction services and cost opinions ahead of bidding so that they are integrated into the plans.
3. Changes that are identified and made prior to bidding are less costly than changes made during construction. The preconstruction process identifies many of the potential issues and implements the changes ahead of construction, saving inflated costs during construction.
4. The nature of the site cleanup and the abundance of fill materials needed for the building pad creates the potential for early site work. The GC/CM partner's preconstruction services to address this opportunity will provide the team with greater project success and reduced risk of cost overruns. This approach is not available when using the Design-Bid-Build delivery.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

1. Not applicable.

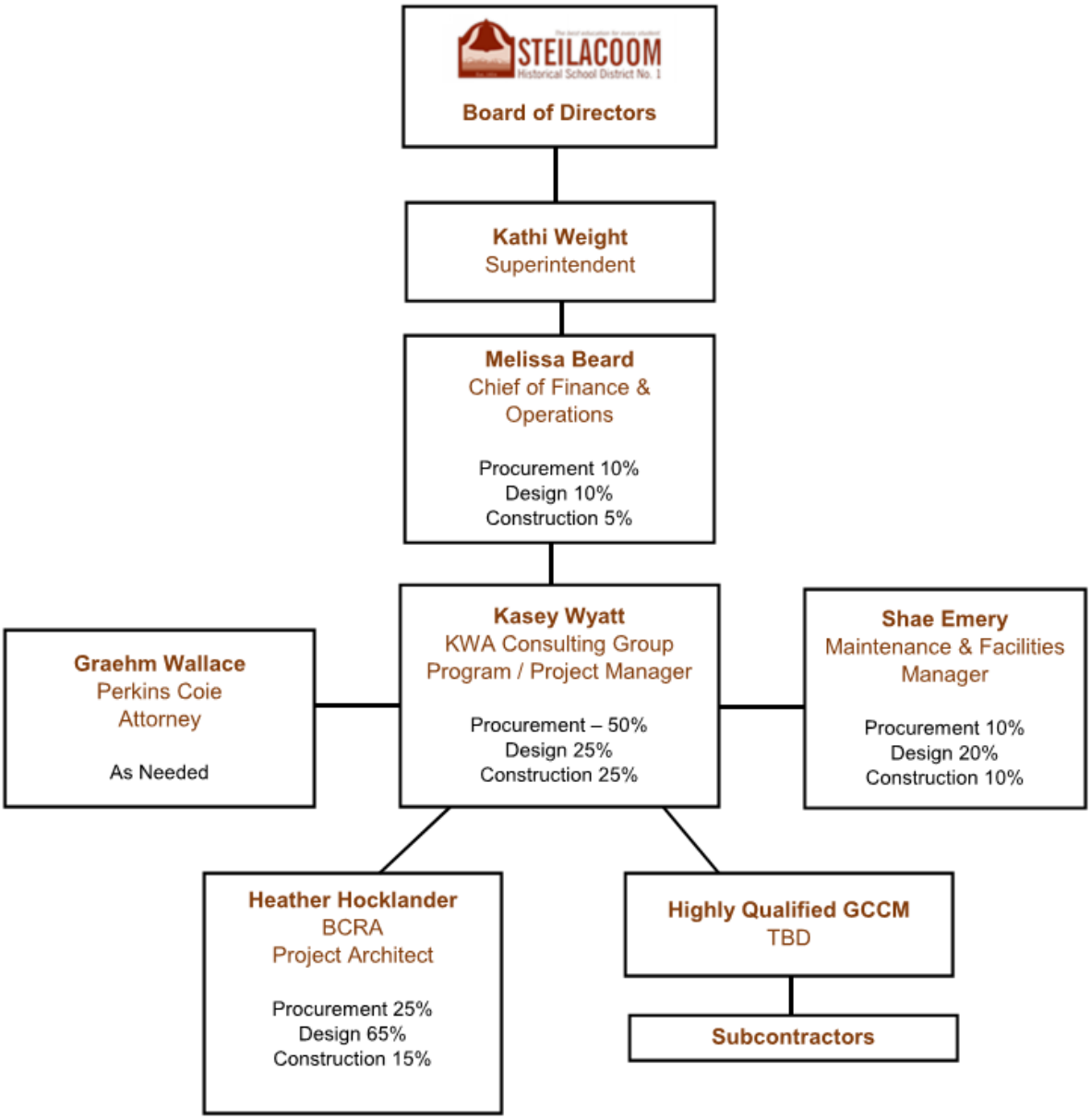
6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

  Steilacoom Historical School District No. 1 has retained KWA Consulting Group to manage the overall program including GC/CM procurement. KWA's Kasey Wyatt is a leader in alternative delivery method contracting in Washington State. Kasey has provided program and project management to over 15 GC/CM projects valued at over $750M in total project costs. Additionally, BCRA has been selected as the Architects and bring with them extensive relevant Alternative Delivery Method experience on similar programs.

- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles.
  Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)*



- Staff and consultant short biographies *(not complete résumés)*.

Dr. Kathi Weight

SHSD Superintendent

Dr. Weight has been Superintendent at SHSD since 2013. Prior to her appointment to Superintendent, Dr. Weight served as Executive Director for Student Achievement and Human Resources for SHSD and as a Principal in North Thurston Public Schools. Dr. Weight will administer the needs of the School Board, provide insight and critical direction to the Capital program with regard to district goals and project objectives, and be available to make timely decisions that affect project budget, schedule, and quality outcomes.

Dr. Melissa Beard

SHSD CFO

Dr. Beard oversees all business divisions at SHSD including Capital Projects. Melissa's responsibilities will include high level guidance and oversight as well as ensuring compliance with public works processes and requirements. She joined SHSD in 2018 as CFO. Prior to her time at SHSD, Melissa served as a Senior Forecast Analyst with the Office of Financial Management Education Research and Data Center. Dr. Beard also served as adjunct faculty at The Evergreen State College and is President of the Tumwater School District Board of Directors.

Kasey Wyatt

KWA Program & Project Manager

Ms. Wyatt will lead the program and project management efforts and will facilitate the GC/CM procurement, contracting and subcontractor procurement process. A veteran of 17 alternative delivery projects including 15 GC/CM school projects, Ms. Wyatt brings 25 years of K12 planning and construction expertise, experience and knowledge to the program. Kasey has been involved with planning and program management at SHSD since 2019. She builds highly collaborative designer-contractor-owner teams focused on the owner's needs throughout.

Shae Emery

SHSD Maintenance & Facilities Manager

Mr. Emery has been the Maintenance & Facilities Manager since July 2019 and has been with SHSD for 12 years leading the District's Capital Projects and Public Works Procurement. Shae will work closely with the team during design to ensure that the District's design and construction standards are implemented into the project. Shae will also work closely with team members on capital and operations budget management as well as bring foresight to asset preservation and long-term total cost of ownership.

Graehm Wallace

Perkins Coie, Attorney

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities including preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for the following School Districts: Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, Port Townsend, Puyallup, Seattle, Shoreline, Spokane, Tacoma, Tahoma, Vancouver, and Yelm; also for Columbia County Health System, Grays Harbor Public Hospital District, Lake Chelan Community Hospitals, Chelan County PUD, and Spokane Public Libraries; as well as for the Cities of Oak Harbor and Spokane. Graehm has twenty-four years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution, and defense work.

Heather Hocklander, AIA

BCRA, Project Manager

Ms. Hocklander will lead the design. Heather has over 20 years of architectural experience with BCRA including schools and alternative project delivery methods. She has extensive GCCM experience as the lead Architect and Project Manager on projects with the Clover Park School District including two simultaneous school projects on two separate occasions – CPSD Tier I – Carter Lake Elementary and Hillside Elementary and CPSD Tier III – Beachwood Elementary and Evergreen Elementary. CPSD tier I projects required an aggressive schedule to be designed and permitted within 6 months which was completed successfully. In addition to Clover Park School District experience, Heather led the design and construction administration efforts for the Tahoma School District Renovations of Tahoma Middle School and Cedar River Middle School, design for replacements of Fords Prairie and Jefferson Lincoln Elementary Schools at Centralia School District, and design replacements for Yelm Middle School and Southworth Elementary School at Yelm Community Schools. Her experience includes Design-Build experience with Tacoma Public Schools on Boze Elementary and Hunt Middle School. Heather also has experience with coordination of remodel/renovations, additions, safety and security upgrades and school identity branding.

- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. *(See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)* **See Attachment "A"**
- The qualifications of the existing or planned project manager and consultants.

  Qualifications for the project management team and consultants is described in the 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.

  KWA Consulting Group has been contracted.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

  Construction experience for the project management team and consultants is described in the biographies above.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- The program will be managed through the Capital Facilities office led by KWA's Kasey Wyatt. From an organizational standpoint, the School Board will have the ultimate authority to approve the design and award of contracts. The Superintendent will have the authority to approve changes and cost issues that arise throughout the process and will do so by being kept up to date with twice monthly meetings with the Owner's Rep/Architect/GC/CM team.
- A Capital Facilities Leadership Team has been established that is comprised of the Superintendent, Chief of Finance & Operations, Maintenance & Facilities Manager, Program Manager and Principals from the Architect and GC/CM Firms. This Leadership Team will be involved in the decision-making process during programming and schematic design to ensure that the District's program goals are met.
- The project specific staffing will include a project manager from the start of programming and design through construction and closeout. This includes onsite representation during the construction duration. The Maintenance & Facilities Manager will be involved throughout the program and will participate in all phases of design as well as coordination of occupancy and training of systems for maintenance and operations staff.
- The roles and responsibilities of each team member from the Owner to the GC/CM are established through the Responsibility Matrix that is part of the Request for Fee Proposals and ultimately the GC/CM Preconstruction and GMP Contract.

- KWA has extensive and current project controls and reporting systems to effectively manage the scope, schedule and budget for the program. The implementation of these project budgeting tools and management software have been established and will be utilized in tracking actual expenses and forecasted costs. Schedule progress will be routinely tracked against the master schedule with any schedule mitigation needs being updated on a monthly/as needed basis.
- Owner/Architect/GC/CM meetings will begin upon approval of the preconstruction contract and will continue throughout design and into construction. During design the Leadership Team will participate in the routine meetings so that prompt decisions are made.
- Cost estimates by the GC/CM will be performed at the end of Schematic Design to establish the MACC's. Additional cost estimates will be performed at 50% Design Development and 100% Design Development and at 90% Construction Documents and 100% Construction Documents/GMP Estimate. All estimates will be reconciled with the design team and decisions made regarding how to mitigate any budget issues.
- Construction market conditions will be continuously monitored and reported by the GC/CM so that any increase in anticipated costs are brought to the table with solutions on how to effectively design and scope the bid packages to keep the project within budget.
- Pre-application meetings and frequent check-ins with the Authorities having Jurisdiction will be paramount to meeting the land use and permitting requirements. Additionally, the AHJ's will assist with the development of the fire/life safety plans to ensure that the requirements by the AHJ's align with the budget and schedule for the program.

- A brief description of your planned GC/CM procurement process.

  SHSD's procurement process will build upon our team's lessons learned and previous experience with GC/CM project delivery. It will also consider a realistic and reasonable procurement schedule of over 6 weeks from 1st advertisement to award of a preconstruction contract. SHSD & KWA will work closely with Perkins Coie with the development of the procurement process to ensure compliance with RCW 39.10 and in finalizing the GC/CM agreement and general conditions. Our process will include the following steps:
  - Solicitation and marketing of the program to highly qualified GC/CM firms
  - Holding an informational pre-submittal walk-through of the sites
  - Soliciting and scoring responses to the RFP
  - Interviewing up to 4 shortlisted GC/CM Firms
  - Issuing RFFP's to the highest-ranking GC/CM Firms
  - Opening pricing proposals and awarding to the highest ranking/ highest qualified GC/CM Firm

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.
  Graehm Wallace of Perkins Coie will provide GC/CM and construction legal services for this project including development of the contract terms and general conditions in collaboration with KWA and SHSD.

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

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

See Attachment "B"

8. **Preliminary Concepts, sketches or plans depicting the project**
   To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:
   - A overview site plan *(indicating existing structure and new structures)*
   - Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
     Note: *Applicant may utilize photos to further depict project issues during their presentation to the PRC.*
     See Attachment "C"

9. **Resolution of Audit Findings on Previous Public Works Projects**
   If your organization had audit findings on ***any*** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.
   No unresolved Findings

10. **Subcontractor Outreach**
    Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation
    The RFQ for GC/CM procurement will require that proposers provide their outreach plan for small, women and minority-owned business participation during design and construction including coordination of materials procurement and subcontract work. There will be a points values assigned to this outreach to encourage that this goal is included in the project, to reward firms with strong outreach programs, and to increase the likelihood of retaining such firms.

CAUTION TO APPLICANTS

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

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: K. Weight

Name *(please print)*: Kathi Weight *(public body personnel)*

Title: Superintendent - SHSD

Date: 4-20-20

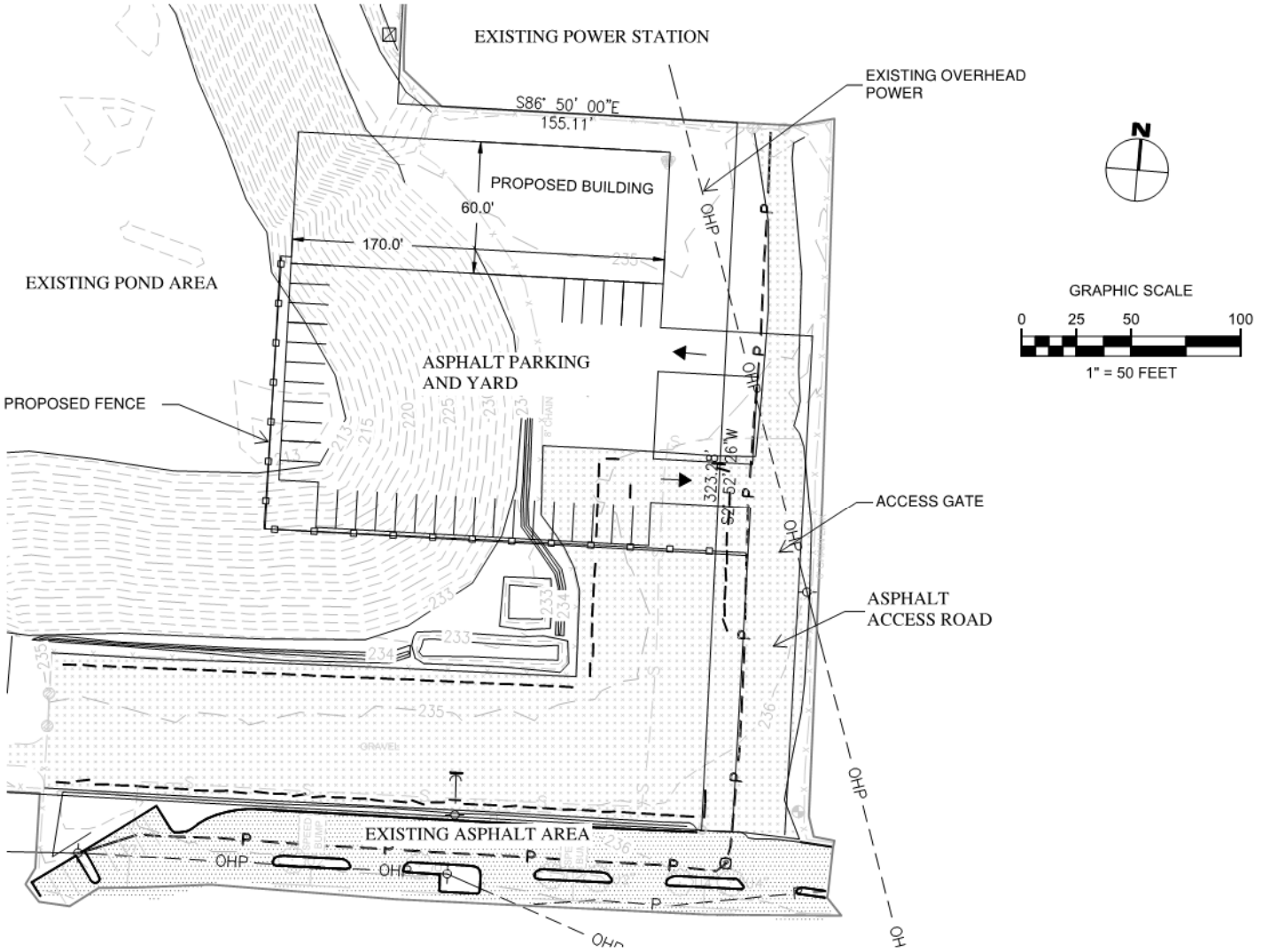
ATTACHMENT "A"
TEAM EXPERIENCE

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the SHSD Team

					Role During Project Phases		
Name	**Summary of Experience**	**Project Names**	**Construction Budget**	**Procurement Type**	**Pre-Design**	**Design**	**Construction**
Kasey Wyatt	Principal, Program & Project Manager	Carter Lake Elementary School, CPSD	$25M	GC/CM	PGM	PGM	PGM
		Hillside Elementary School, CPSD	$25M	GC/CM	PGM	PGM	PGM
		Clarkmoor Elementary School, CPSD	$25M	GC/CM	PGM	PGM	PGM
		Beachwood Elementary School, CPSD	$39M	GC/CM	PGM	PGM	PGM
		Evergreen Elementary School, CPSD	$39M	GC/CM	PGM	PGM	PGM
		New Tahoma High School, TSD	$117M	GC/CM	PGM	PGM	PGM
		The Evergreen State College	$18M	GC/CM	advisor	advisor	advisor
		Lake Wilderness Elementary School, TSD	$28.5M	GC/CM	PGM	PGM	PGM
		Pt. Defiance Zoo and Aquarium	$32M	GC/CM	PGM	PGM	PGM
		Shadow Lake Elementary Renovations, TSD	$2.2M	GC/CM	PGM		
		Renovations to Tahoma Middle School, TSD	$14.7M	GC/CM	PGM	PGM	PGM
		Fords Prairie Elementary School, CSD	$19.5M	GC/CM	PGM	PGM	
		Jefferson Lincoln Elementary School, CSD	$19.5M	GC/CM	PGM	PGM	
		Centralia High School Modernization, CSD	$37.5M	GC/CM	PGM	PGM	
		Yelm Middle School Replacement	$48M	GC/CM	PGM	PGM	PGM
		Southworth Elementary School Replacement	$31.5M	GC/CM	PGM	PGM	
Heather Hocklander	Project Architect	Carter Lake Elementary School, CPSD	$25M	GC/CM	PM	PM	PM
		Hillside Elementary School, CPSD	$25M	GC/CM	PM	PM	PM
		Beachwood Elementary School, CPSD	$39M	GC/CM	PM	PM	PM
		Evergreen Elementary School,	$39M	GC/CM	PM	PM	PM
		Pt. Defiance Zoo and Aquarium	$32M	GC/CM	PM	PM	PM
		Shadow Lake Elementary Renovations, TSD	$2.2M	GC/CM	PM	PM	PM
		Renovations to Tahoma Middle School	$14.7M	GC/CM	PM	PM	PM
		Fords Prairie Elementary School, CSD	$19.5M	GC/CM	PM	PM	PM
		Jefferson Lincoln Elementary School, CSD	$19.5M	GC/CM	PM	PM	PM
		Hunt Middle School, TPS	$32.5M	DB	PM	PM	PM
		Boze Elementary School, TPS	$20M	DB	PM	PM	PM
		Yelm Middle School Replacement	$48M	GC/CM	PM	PM	PM
		Southworth Elementary School Replacement	$31.5M	GC/CM	PM	PM	

STEILACOOM HISTORICAL SCHOOL DISTRICT NO. 1 - CAPITAL PROJECTS HISTORY - ATTACHMENT "B" - PUBLIC PROJECT EXPERIENCE

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finished	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
2	PIO SNOW GUARDS	OFF FROM ROOF	D-B-B	Mar-10	Mar-11		2013	110,000.00	107,623.34	
3	SHS TRACK	HIGH SCHOOL TRACK IMPROVEMENTS	D-B-B	Jun-06	Aug-06	Jul-06	Aug-06	1,010,000.00	103,988.00	APPROVED CHANGE ORDERS
6	SHS BASEBALL FIELD SCORBOARD	PURCHASE/INSTALL SCOREBOARD	KCDA	Jul-07	Aug-07	Jul-07	Aug-07	23,000.00	21,872.51	
12	CD ROOF REPAIR	REPAIR/RESEAL ROOF	small works	Feb-10	Aug-10	Jul-10	Aug-10	50,000.00	42,239.89	
14	SHS READER BOARD	INSTALL DIGITAL READERBOARD ON CORNER OF SENTINEL DR. AND STEILACOOM BLVD	KCDA	Apr-11	May-11	Apr-11	May-11	31,000.00	33,375.50	APPROVED CHANGE ORDER
24	CC RTU REPLACEMENT	REPLACE FAILED RTU	small works	Aug-15	Aug-15	Aug-15	Aug-15	14,425.48	14,346.37	
30	CC DISHWASHER REPLACE	WASHER	small works	Jul-17	Aug-17	Jul-17	Aug-17	30,000.00	27,170.00	
31	CD DISHWASHER REPLACE	WASHER	small works	Jul-17	Aug-17	Jul-17	Aug-17	30,000.00	27,860.00	
32	SP DISHWASHER REPLACE	PURCHASE/INSTALL FOOD SERVICE DISH WASHER	small works	Jul-17	Aug-17	Jul-17	Aug-17	30,000.00	26,340.00	
33	DO EXTERIOR PAINT	PAINT EXTERIOR OF 510 BUILDING	small works	Jun-17	Sep-17	Jul-17	Sep-17	15,000.00	10,191.03	
35	CC PLAYGROUND PROJECT	STRUCTURE TO CHERRYDALE	small works	Mar-18	Apr-18	Mar-18	Mar-18	13,031.00	13,031.00	
36	CC PLAYGROUND CURBING	INSTALL 300 FEET CURBING	small works	Mar-18	Apr-18	Mar-18	Mar-18	26,160.00	26,160.00	
37	PIO BIRD BLOCK NETTING	INSTALL BIRD BLOCK NETTING	small works	Apr-18	Apr-18	Apr-18	Apr-18	10,000.00	6,400.00	
39	SP BIRD BLOCK NETTING	INSTALL BIRD BLOCK NETTING	small works	Apr-18	Apr-18	Apr-18	Apr-18	10,000.00	9,596.00	
40	SP GUTTERS	INSTALL APPOXIMATELY 900 FEET OF NEW GUTTERS	small works	Jun-18	Jun-18	Jun-18	Jun-18	10,000.00	8,979.00	
41	CD INTERIOR PAINT	DOORS	small works	Jun-18	Jul-18	Jun-18	Jul-18	22,000.00	21,970.00	
42	CD PLAYGROUND CURBING	STRUCTURE	small works	Jun-18	Jul-18	Jun-18	Jul-18	20,000.00	18,285.00	
45	SP HVAC	INSTALL TWO ROOF TOP HEAT PUMPS	small works	Jul-18	Jul-18	Jul-18	Jul-18	20,000.00	16,880.00	
46	CD CARPET	INSTALL NEW CARPET IN SIX CLASSROOMS	small works	Aug-18	Aug-18	Aug-18	Aug-18	30,000.00	25,329.71	
47	CD CLASSROOM	REMOVE WALL TO ADD ONE CLASS RM	small works	Jul-18	Aug-18	Jul-18	Aug-18	8,125.00	8,125.00	
48	CD PLAYGROUND	REINSTALLATION OF PLAY STRUCTURE FROM CC	small works	Jul-18	Aug-18	Jul-18	Aug-18	25,224.63	25,224.63	
49	SHS ELECTRICAL INSTALLATION	ELECTRICAL INSTALLATION FOR NEW FITNESS EQUIPMENT AND AUX GYM	small works	Jul-18	Aug-18	Jul-18	Aug-18	20,000.00	17,368.00	
50	SHS WRESTLING RM REMODEL	REMOVE WALL TO MOVE WRESTLING ROOM/CONVERT OLD ROOM TO FITNESS RM	small works	Jun-18	Aug-18	Jun-18	Aug-18	10,000	7896.00	
51	SHS FITNESS ROOM FLOORING	PREP FLOOR AND INSTALL WOOD PLANK FLOORING	KCDA	Jun-18	Aug-18	Jul-18	Aug-18	9,211.80	9,211.80	
52	SHS MAT MOVER/DIVIDING CURTAIN	INSTALL WRESTLING MAT MOVER AND DIVIDER CURTAIN IN AUX GYM	KCDA	Aug-18	Sep-18	Aug-18	Sep-18	60,000.00	55,820.73	
53	SHS CHILLER	REPLACE CHILLER	D-B-B	Dec-18	Apr-19	Dec-18	May-19	350,000.00	358,928.00	APPROVED CHANGE ORDERS
55	DISTRICT SERVERS	CONNECT DISTRICT SERVERS TO EXSISTING GENERATOR AT SHS	small works	Jun-19	Jul-19	Jun-19	Jul-19	25,000.00	23,895.76	
56	SHS LIBRARY & 2ND FLOOR HALLWAY	INSTALL NEW CARPET IN LIBRARY AND INSTALL RUBBER TILES ON 2ND FLOOR HALLWAY	KCDA	May-19	Jul-19	May-19	Jul-19	160,000.00	155,728.61	
57	TRANSPORTATION REMODEL	ADD WINDOWS/VENTILATION	small works	May-19	Aug-19	May-19	Jul-19	14,314.48	14,314.48	
58	CC EXTERIOR PAINT	PAINT EXTERIOR OF BUILDING	D-B-B	Jun-19	Aug-19	Jul-19	Aug-19	82,138.00	82,138.00	WEATHER
60	CC S2 SYSTEM EXPANSION	REPLACE OBSOLETE LOCKNETIC DOORS WITH KEY CARD READERS	small works	Dec-19	Apr-20	Dec-19	Apr-20	26,000.00	25,234.14	
61	CD S2 SYSTEM EXPANSION	REPLACE OBSOLETE LOCKNETIC DOORS WITH KEY CARD READERS	small works	Dec-19	Apr-20	Dec-19	Apr-20	26,000.00	25,488.01	
62	SHS S2 SYSTEM EXPANSION	REPLACE OBSOLETE LOCKNETIC DOORS WITH KEY CARD READERS	small works	Dec-19	Apr-20	Dec-19	Apr-20	47,000.00	45,398.59	
63	PIO S2 SYSTEM EXPANSION	WITH KEY CARD READERS	small works	Dec-19	Apr-20	Dec-19	Apr-20	25,000.00	22,051.44	
64	AI GENERATOR	INSTALL GENERATOR FOR MP ROOM	D-B-B	Jun-20	Aug-20			100,000.00		



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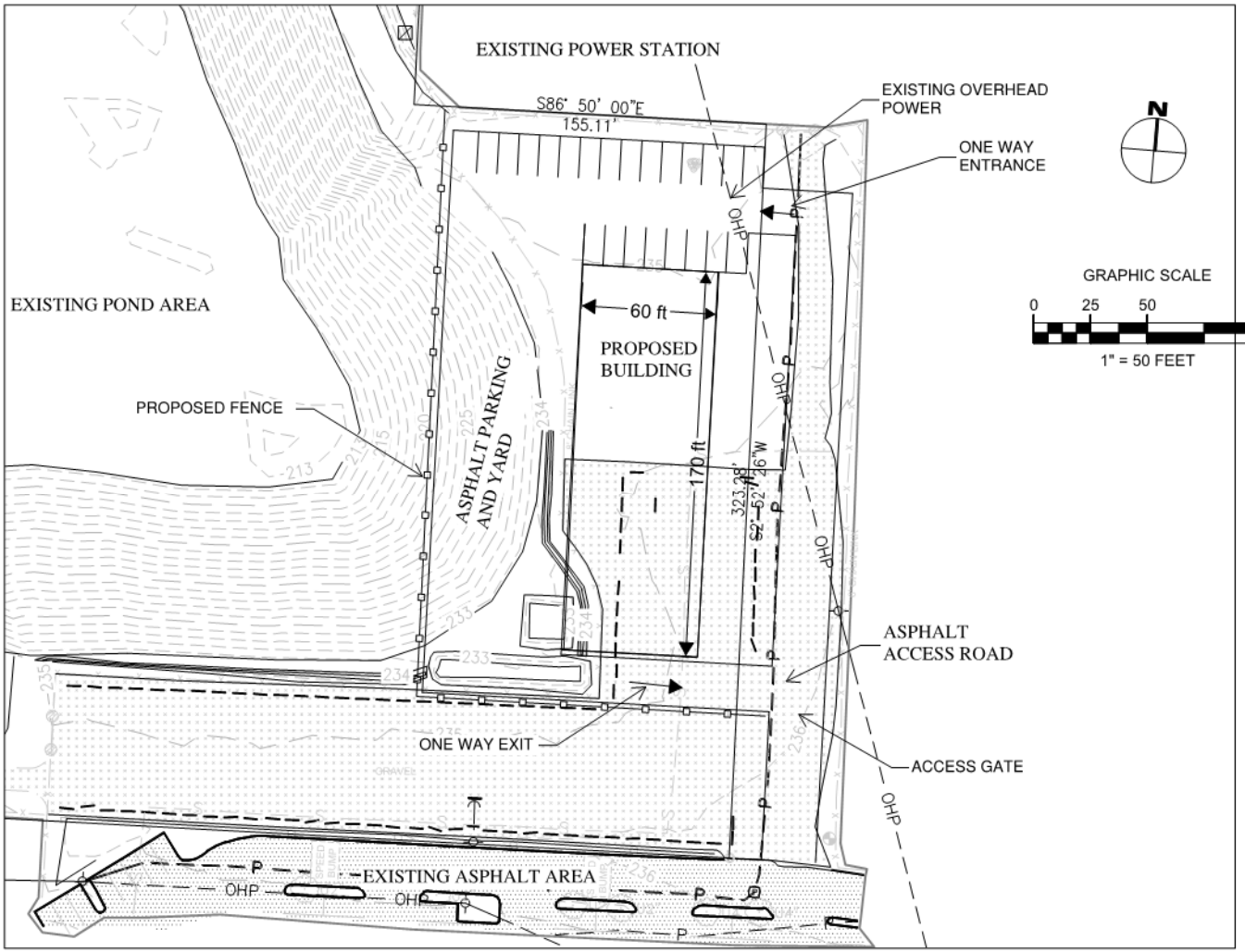
STEILACOOM MAINTENANCE BUILDING

PRELIMINARY SITE PLAN 1

C1



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STEILACOOM MAINTENANCE BUILDING

PRELIMINARY SITE PLAN 2

C2