



# **Renovation of Tahoma & Cedar River Middle Schools for Elementary School Realignment**

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

**Application for Project Approval**

**November 2, 2015**

**Submitted by  
The Tahoma School District  
For approval to use GC/CM**

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

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

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

**1. Identification of Applicant**

(a) Legal name of Public Body (your organization):

**Tahoma School District #409**

(b) Address:

**25720 Maple Valley – Black Diamond RD SE  
Maple Valley, WA 98038**

(c) Contact Person Name: **Lori Cloud**

Title: **Assistant Superintendent, Director of Finance and Operations**

(d) Phone Number: **425.413.3433** Fax: **425.413.3455** E-mail: **lcloud@tahomasd.us**

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

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

The proposed project includes the conversion of two middle schools (grades 6-7) into elementary schools (grades K-5) as part of the Tahoma School District's realignment that will take place the Fall of 2017. The scope of work includes tenant improvement to classrooms, restrooms, administration areas, gymnasiums, security upgrades, systems improvements, exterior improvements to circulation, parking and play areas to accommodate grade level reconfiguration.

**3. Projected Total Cost for the Project:**

**A. Retrofit Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$1,320,000
Estimated project construction costs (including construction contingencies):	\$8,334,960
Equipment and furnishing costs	\$ 300,000
Off-site costs	\$ 450,000
Contract administration costs (Owner, CM etc)	\$ 170,000
Contingencies (design & owner)	(15% of total) \$1,800,000
Other related project costs (permits, moving, testing)	\$ 750,000
Sales Tax at 8.6%	\$ 716,807
<b>Total</b>	<b>\$13,841,767</b>

**B. Funding Status**

Please describe the funding status for the whole project.

This project is funded by the 2013 Bond Program.

**4. Anticipated Project Design and Construction Schedule**

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.  
*(See Attachment B for an example schedule.)*
- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

<b>Project Milestones</b>	
Project Scope Development	August, 2015
Selection of Architect/Engineers	September, 2015
PRC GC/CM Consideration	December 3 <sup>rd</sup> , 2015
Issue GC/CM RFQ	December 7, 2015
GC/CM Shortlist	Jan. 4, 2016
GCCM Interviews	Jan. 11, 2016
Preconstruction/Design	January 14, 2016
Construction	June 2016

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

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

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

*Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.*

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- 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?
- 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?

Tahoma Retrofit Projects meet 4 of the 6 GC/CM Criteria.

### **Complex scheduling, phasing and coordination involved:**

The project involves an accelerated design, procurement and construction schedule so that we may complete the work prior to the District's realignment involving grade changes and moving of students and staff at all 9 campuses during the summer of 2017. The GCCM will play a critical role during preconstruction with determining the best approach to phasing, scheduling and coordination with the District administration, faculty and staff to ensure that deadlines are met with minimal impact to teaching and learning. (see flow chart Attachment C)

### **Construction at Existing Facilities:**

Both sites will be occupied during construction, we anticipate the majority of the interior work occurring during the Summer of 2016. However, site work will likely be completed in the Fall of 2016 and some tenant improvement work (areas with systems upgrades that have longer procurement times) will occur during the school year ie. Security upgrades, controls upgrades, etc. Having the GCCM on the team to develop a logistics plan and safety plan is critical to the success of the project.

### **GC/CM Involvement is Critical:**

The ability to evaluate existing spaces and identify potential construction pit falls that could stall our project is crucial. The GC/CM team will have time to identify issues and unknown conditions during preconstruction and negotiate the appropriate means of addressing, thus minimizing our risk. We have small windows of non-academic time to complete construction, we will not have time to perform re-design work mid-summer. The District wide realignment effort is contingent upon these spaces being complete and ready for occupancy. We have no contingency classroom space available if these projects are not completed. The Design/Bid/Build method is too risky for this work. One retrofit building (Tahoma Middle School) was originally constructed in 1926 with two subsequent modernization efforts, the most recent in 2002. The age of this building alone, poses a high risk potential for the unknown.

## Historical Significance:

Tahoma Historic High School originally built in 1926 has been through two modernization projects, most recently in 2002 when it was modernized from Tahoma Jr. High School to Tahoma Middle School. The building is now scheduled to be retrofitted to Tahoma Elementary School in 2017 as a K – 5<sup>th</sup> grade facility. The buildings historic status was registered with the King County Department of Developmental Services in 2004 on Permit Number B04X0202. Extreme planning, design and care needs to be taken during this retrofit work to assure the exterior façade and landscaping impact remains imperceptible per the buildings historic significance.

## 6. Public Benefit

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

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest

## GC/CM Provides Substantial Public Benefit:

GC/CM will benefit the public by increasing predictability, reducing financial risk and increasing the projects ability to stay on schedule. The GC/CM is closer to actual costs for subcontractors, increasing the confidence level of pre-construction estimates. With the GC/CM delivery method, Tahoma School District will be able to have a higher degree of predictability in estimating anticipated construction costs during the design effort.

Due to the age and historic significance of one facility, complex scheduling challenges which could impact multiple schools and construction in occupied classroom areas, the conventional design/bid/build method poses too high a risk.

## 7. Public Body Qualifications

Please provide:

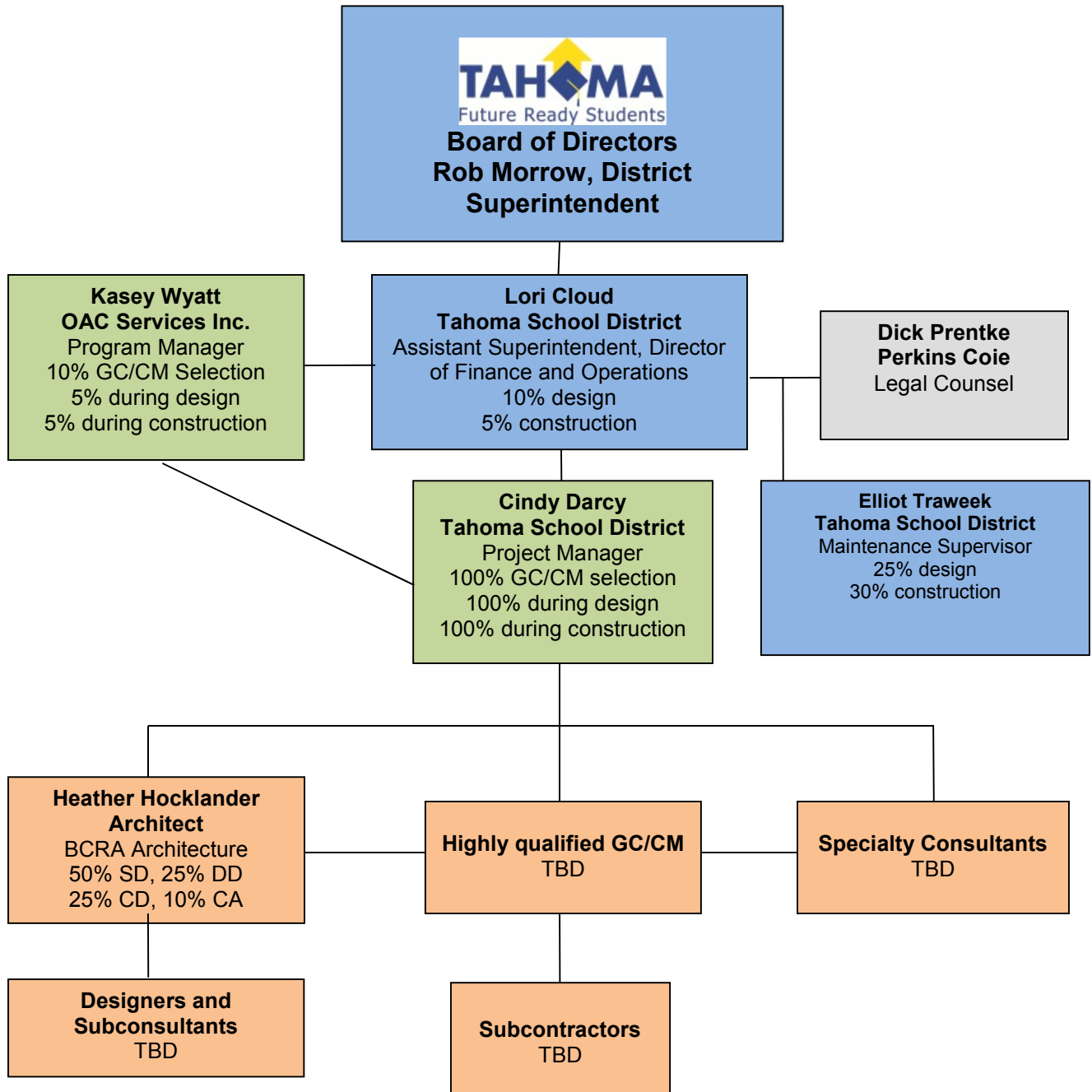
- A description of your organization’s qualifications to use the GC/CM contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.  
*Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GC/CM projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.  
*(See Attachment D for an example.)*
- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

Tahoma School District will be managing the GCCM procurement process, design, construction and closeout with OAC Services contributing in an advisory role. OAC Services is currently under contract with the District for Program and Project Management of the Tahoma High School and Regional Learning Center and Lake Wilderness Elementary. In addition, Tahoma School District has a team of experienced Capital Projects professionals that have successfully managed multiple school construction projects utilizing, GC/CM, design/bid build and small works methodologies.

See Attachment A for additional details.

**Project Organization Chart**  
**Renovation of Tahoma & Cedar River Middle Schools for Elementary Schools Realignment**



## **Renovation of Tahoma & Cedar River Middle Schools for Elementary Schools Realignment**

### **Lori Cloud**

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Assistant Superintendent, Director of Finance and Operations, Tahoma School District

Lori has been Director of Finance and Operations for the Tahoma School District since August 2002, and became the Assistant Superintendent in 2014. She is a CPA, a graduate of the University of Montana and has many years of financial experience in the private sector. Lori oversees all capital projects, finance and operational functions for the District. She is currently overseeing all of the 2013 Bond projects including the construction of the New Tahoma High School and Regional Learning Center and Lake Wilderness Elementary, both GC/CM projects. Lori is a seasoned professional in the practice of alternative delivery projects.

### **Cindy Darcy**

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Purchasing/Risk Agent, Tahoma School District

Cindy has been with the District since February of 2008, and is a Project Manager for Capital Projects. She is a graduate of Eastern Washington University with a business degree in Management Information Systems. Prior to joining Tahoma, Mrs. Darcy spent 15 years working for the Weyerhaeuser Real Estate Company as an information technology and job costing project manager. Her local experience includes master planned communities such as Snoqualmie Ridge and Northwest Landing and homebuilding companies such as Quadrant Homes. Mrs. Darcy has been responsible for managing multiple small works projects at Tahoma including auditorium modernizations, security upgrades, CTE modernizations, athletic fields/stadium improvements, building envelope upgrades, portable relocations and interior tenant improvement projects.

### **Elliot Traweek**

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Maintenance Supervisor, Tahoma School District

Elliot joined the District in Spring of 2012 as the Maintenance Supervisor. Previously he was a mechanical HVAC technician for McKinstry for 12 years. He brings 20 years of HVAC experience to the District as a Licensed Journeyman. In the short time Elliot has been with the District, he has made great improvements and efficiencies in mechanical systems throughout the District.

### **Dick Prentke**

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Perkins Coie, Chair of Construction Group

Mr. Prentke will prepare contract documents for the GC/CM integrated with the Architect's contract. The contract documents will be distributed along with clear scope definition, a Cost Responsibility Matrix and other documents for short-listed GC/CM proposers to use when quoting Fees and Specified General Conditions.

Mr. Prentke has over 30 years in the practice of construction law including schools and alternative project delivery methods.



## Kasey Wyatt

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OAC Associate

Ms. Wyatt has over 20 years of school construction and project management experience, including 9 GC/CM projects.

Ms. Wyatt will have a supporting role, consulting on the GC/CM procurement process. Ms. Wyatt is a highly skilled GC/CM practitioner. She builds highly collaborative designer-contractor-owner teams focused on the owner's needs throughout.

## Heather Hocklander, AIA

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Ms. Hocklander will lead the design. Heather has over 15 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 project required an aggressive schedule to be designed and permitted within 6 months which was completed successfully. Her experience includes coordination of remodel/renovations, additions, safety and security upgrades, and school identity branding.

### Organizational Controls

TSD has extensive project controls and reporting systems to effectively manage the scope, schedule and budget for the projects. OAC and TSD have implemented standard project budgeting tools and project management websites to manage communications and monitor progress on the capital projects. Budget tracking tools will establish the overall detailed budget to be approved by the TSD Board and then track actual expenses and forecast future costs. Schedule progress will be tracked against the master schedule.

### Planned GC/CM Process

Tahoma is planning on utilizing a modified AIA133/CMC owner agreement along with modified AIA201 general conditions developed in close coordination with Dick Prentke / Perkins Coie. In addition, Tahoma is planning on a comprehensive preconstruction services scope of work and general requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process will be based on a TSD standard form and modified with the latest lessons learned from other industry partners as well as our experiences on our previous GCCM projects. This process will include selection criteria, interviews and final selection evaluations.

## 8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See *Attachment E*)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates

- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to [Attachment B](#)

**9. Preliminary Concepts, sketches or plans depicting the project**

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

*Note: applicant may utilize photos to further depict project issues during their presentation to the PRC*

**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.

[No unresolved findings.](#)

**Caution to Applicants**

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

### Signature of Authorized Representative

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

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB

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

Signature: *Lori Cloud*

Name: (please print) Lori Cloud

Title: Assistant Superintendent

Date: 10/30/15

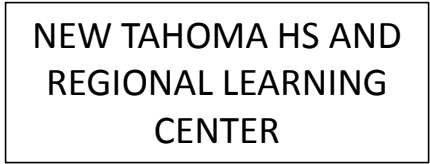
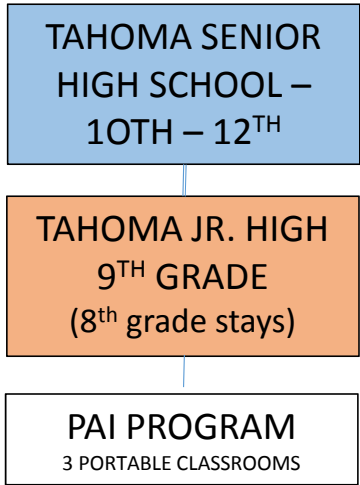
## ATTACHMENT “A” Team Experience

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the TSD team.

Name	Summary of Experience	Projects	Constructi on Budget	Procurement Type	Role During Project Phases		
					Pre- Design	Design	Construction
<b>Lori Cloud</b>	Assistant Superintendent/ Director of Finance & Operations Tahoma School District	New Tahoma High School	\$122M	GCCM			
		Lake Wilderness Elementary	\$28.5M	GCCM			
		Historic Tahoma Middle School	\$8M	D/B/B			
		Tahoma Transportation Center	\$25M	D/B/B			
		Central Services siding and reroof	\$457K	D/B/B			
		Rock Creek ES siding and reroof	\$584K	D/B/B			
		Cedar River ES siding and reroof	\$809K	D/B/B			
		Glacier Park ES siding	\$345K	D/B/B			
<b>Cindy Darcy</b>	Project Manager Tahoma School District	Tahoma High School & RLC	\$122M	GCCM	Purch	Purch	Purch
		Lake Wilderness ES	\$28.5M	GCCM	Purch	Purch	Purch
		Central Services Modernization	\$457K	D/B/B	PM	PM	PM
		Rock Creek ES Modernization	\$584K	D/B/B	PM	PM	PM
		Cedar River ES Modernization	\$809K	D/B/B	PM	PM	PM
		Glacier Park ES Modernization	\$345K	D/B/B	PM	PM	PM
		Tahoma Stadium & Athletic Fields	\$1.5M	KCDA	PM	PM	PM
<b>Kasey Wyatt</b>	Associate/Sr. Project Manager, OAC Services Inc.	Carter Lake Elementary School	\$25M	GC/CM	PM	PM	PM
		Hillside Elementary Schools	\$25M	GC/CM	PM	PM	PM
		Clarkmoor Elementary School	\$25M	GC/CM	PM	PM	PM
		Greenwood Elementary School	\$25M	GC/CM	PM	PM	PM
		Beachwood Elementary School	\$25M	GC/CM	PM	PM	PM
		New Tahoma High School	\$122M	GC/CM	PM	PM	PM
		The Evergreen State College	\$18M	GCCM	Advisor	Advisor	Advisor
		Lake Wilderness Elementary	\$28.5M	GC/CM	Advisor	Advisor	Advisor
		Evergreen Elementary	\$39M	GCCM	Advisor	Advisor	Advisor
<b>Heather Hocklander</b>	Project Architect BCRA	Carter Lake Elementary School	\$25M	GC/CM	Advisor	PM	PM
		Hillside Elementary Schools	\$25M	GC/CM	Advisor	PM	PM
		Clarkmoor Elementary School	\$25M	GC/CM	PM	PM	PM
		Greenwood Elementary School	\$25M	GC/CM	PM	PM	PM
		Pt. Defiance Zoo and Aquarium	\$32M	GC/CM	Advisor	Advisor	Advisor



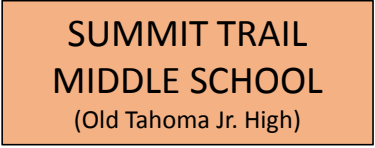
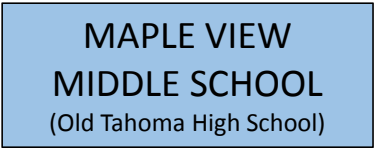
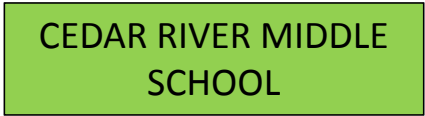
**LEVEL ONE MOVE**







**ATTACHMENT “C”  
Move Flow Chart**



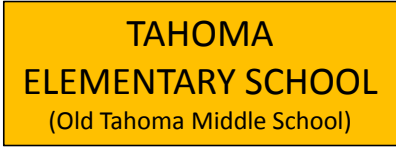
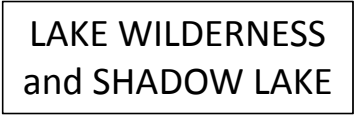
**LEVEL TWO MOVE**



**Legend:**

-  Tahoma Senior High School to Maple View Middle School
-  Tahoma Jr. High School to Summit Trail Middle School
-  Cedar River Middle School to Cedar River Elementary School
-  Tahoma Middle School to Tahoma Elementary School

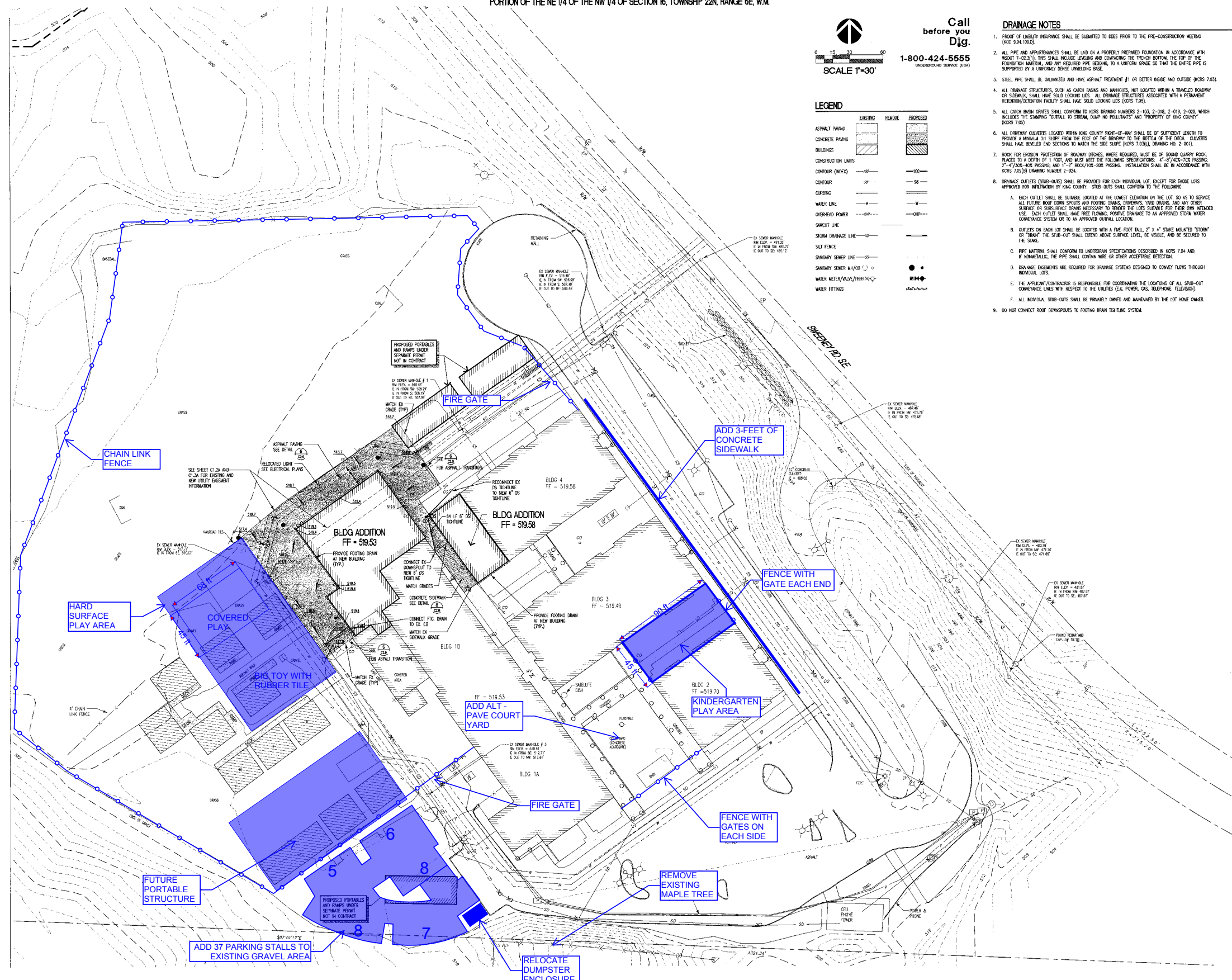
**LEVEL THREE SHIFT**



# Scoping Plans

## CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL

PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 22N, RANGE 6E, W.M.



Call before you Dig.  
1-800-424-5555  
UNDERGROUND SERVICE (USA)

**LEGEND**

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING	[Symbol]	[Symbol]	[Symbol]
CONCRETE PAVING	[Symbol]	[Symbol]	[Symbol]
BUILDINGS	[Symbol]	[Symbol]	[Symbol]
CONSTRUCTION LINES	[Symbol]	[Symbol]	[Symbol]
CONTOUR (HATCH)	[Symbol]	[Symbol]	[Symbol]
CURBING	[Symbol]	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]	[Symbol]
OVERHEAD POWER	[Symbol]	[Symbol]	[Symbol]
SEWER LINE	[Symbol]	[Symbol]	[Symbol]
STORM DRAINAGE LINE	[Symbol]	[Symbol]	[Symbol]
SALT FENCE	[Symbol]	[Symbol]	[Symbol]
SEWER MAIN	[Symbol]	[Symbol]	[Symbol]
WATER METER/VALVE/TEE/STOP	[Symbol]	[Symbol]	[Symbol]
WATER FITTINGS	[Symbol]	[Symbol]	[Symbol]

- DRAINAGE NOTES**
- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO EDES PRIOR TO THE PRE-CONSTRUCTION MEETING (KDC 9.04.100.0).
  - ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7.02.01(1). THIS SHALL INCLUDE LEVING AND CORRECTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORM DENSE UNWEAVING BRGE.
  - STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KDCS 7.05).
  - ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS (KDCS 7.05).
  - ALL CATCH BASIN GRATES SHALL CONFORM TO KDCS DRAWING NUMBERS 2-103, 2-018, 2-019, 2-020, WHICH INCLUDES THE SHAMPING "CORTAL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF KING COUNTY" (KDCS 7.05).
  - ALL DRAINAGE COLLECTORS LOCATED WITHIN KING COUNTY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. COLLECTORS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE (KDCS 7.03(d), DRAWING HQ 2-001).
  - ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-5" VERTICAL PASSING, 2"-4" 1/2" 40% PASSING, AND 1"-2" ROCK/1/4" SIZE PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KDCS 7.03(f) DRAWING NUMBER 2-024.
  - DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY KING COUNTY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
    - EACH OUTLET SHALL BE SUITABLE LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DRAIN SPACERS AND EXISTING DRAINS, DOWNSPUTS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINING NECESSARY TO DRENCH THE LOTS SUITABLE FOR THEIR OWN INTENDED USE. EACH OUTLET SHALL HAVE FREE FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
    - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT TALL, 2" X 4" STAKE MOUNTED "STORM" OR "STORM" THE STUB-OUT SHALL CROSS ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.
    - PIPE MATERIAL SHALL CONFORM TO UNDERGROUND SPECIFICATIONS DESCRIBED IN KDCS 7.04 AND, IF NONMETALLIC, THE PIPE SHALL CARRY WIRE OR OTHER ACCEPTABLE DETECTION.
    - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWING THROUGH INDIVIDUAL LOTS.
    - THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).
    - ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.
  - DO NOT CONNECT ROOF DOWNSPUTS TO EXISTING DRAIN TIGHTLINE SYSTEM.

**HARTHORNE HAGEN ARCHITECTS**  
1725 8th Ave. N  
Seattle, Washington 98109  
206/725-3355

**COUGHLIN PORTER LUNDEEN**  
217 PINE STREET, SUITE 300  
SEATTLE, WA 98101  
P: 206-343-0460  
F: 206-343-5491

**Additions and Modifications to Cedar River Junior High School**  
22208 Stevedore Road SE  
Maple Valley, Washington 98043  
Tahoma School District No. 409  
25220 Maple Valley-Black Diamond Road  
Maple Valley, Washington 98048

BD DOCUMENTS

1 inch at full size, if not 1 inch, scale accordingly

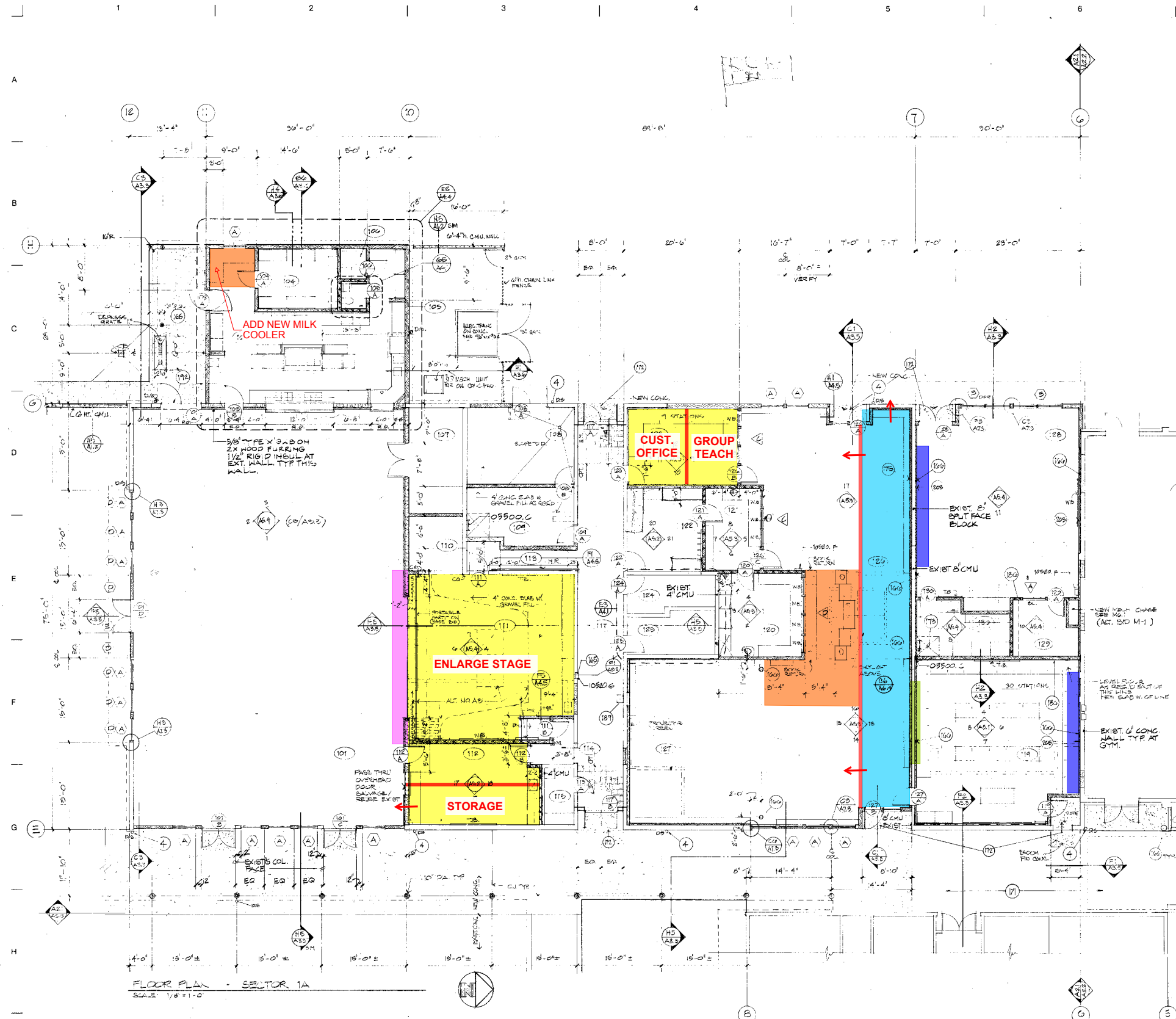
Project No. C980127-01  
Drawn LSA/SSE  
Checked JAL/SCP  
Date February 10, 2006

Revisions  
**GRADING DRAINAGE AND PAVING PLAN ALTERNATE 1**

Sheet C1.1A

# Scoping Plans

## CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL



- 101 CAFETERIUM
- 102 KITCHEN
- 103 KITCHEN
- 104 STORAGE
- 105 TOILET
- 106 JANITOR
- 107 STORAGE
- 108 M/E EQUIPMENT
- 109 CUSTODIAN'S OFFICE
- 110 OFFICE
- 111 CHORUS
- 112 P.T.A.
- 113 RAMP
- 114 CORRIDOR
- 115 JANITOR
- 116 VESTIBULE
- 117 CORRIDOR
- 119 COMPUTER CLASSROOM
- 120 LIBRARY WORKROOM
- 121 LIBRARY OFFICE
- 122 A.V. STORAGE
- 123 COMPUTER LAB
- 124 BOYS
- 125 GIRLS
- 126 L.R.C.
- 127 REFERENCE
- 128 BAND
- 129 BAND OFFICE
- 130 STORAGE

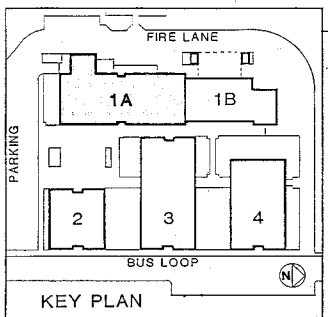
### LEGEND

- ADDITION OF NEW CORRIDOR WITH ACCESS POINTS TO ADJACENT ROOMS
- NEW DOOR
- NEW WALL
- CASEWORK ADJUSTMENTS/ MODIFICATIONS
- NEW WINDOW
- NEW STAGE FRONT
- ADAPT PROGRAM SPACE (ENLARGE/REDUCE/CHANGE OF USE)
- COVERED ENTRY
- REMOVE EXISTING LOCKERS, REPLACE WITH TACKABLE WALL SURFACE
- INSTALL 28 PLASTIC LAMINATE CUBBIES

### WALL LEGEND

- NOTE: Refer to structural drawings for structural wall requirements. Refer to sheet A2.0 for fire rated wall locations.
- Existing wall to be removed. Refer to Sheet D2.0
  - Existing masonry wall. 8" split face block at exterior walls; 8" CMU at interior walls. Except as noted.
  - Existing wood frame partition wall.
  - New stud wall. 2x6 16" o.c. at all exterior walls; 2x4 16" o.c. at all interior walls. Except as noted or required for structural or fire rated construction. 5/8" type 'X' G.W.B. each side. (inside surface only at exterior walls)
  - Existing/new masonry wall. New 2x wood furring, 24" o.c. with 5/8" type 'X' G.W.B. 1-1/2" rigid insulation between furring at exterior walls. Except as noted.
  - Existing masonry wall with new plywood on 2x6 studs & 5/8" type 'X' G.W.B. Refer to structural drawings.
  - New 8" concrete block wall.
  - Existing masonry wall with 2x4 furring and 5/8" type 'X' G.W.B. R-11 insulation at exterior wall.
  - New stud wall. 2x8 at 24" o.c. with 1-1/2" sound batt insulation. Except as noted.
  - New stud wall. 2x4 at 24" o.c. with 1-1/2" sound control batt insulation. Except as noted.

GENERAL NOTE: PATCH PLUGS, CRACKS AND OTHER DAMAGE AND RESTORATION OF EXISTING SPACES TO MATCH EXISTING FINISHES. TYP. SHTS. A.1. THRU A.4



Cedar River  
Elementary School  
Modernization and Additions

**BLR+B**  
Burr Lawrence Rising + Bates Architects P.S.  
Architecture, Planning and Interiors  
1111 Fawcett, Suite 201 • Tacoma, Washington 98403-2012

Drawing Title  
**FLOOR PLAN  
SEC 1.A**

Date: 01-19-10	Drawn:
Revised: 1-29-11	Comm. No.: 01.20
Approval #1: 2-20-11	Sheet No.:

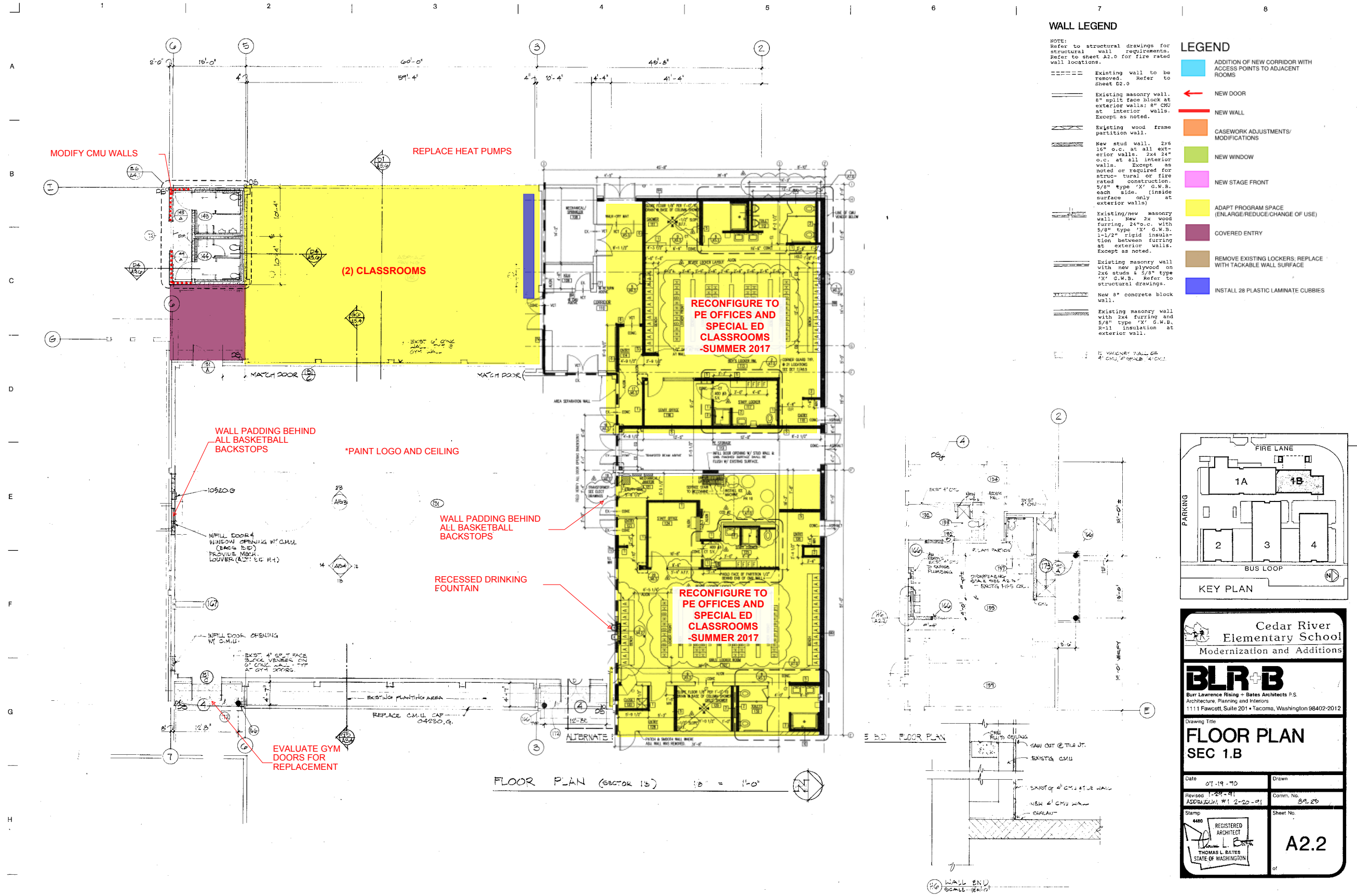
4480 REGISTERED ARCHITECT  
THOMAS L. BATES  
STATE OF WASHINGTON

A2.1



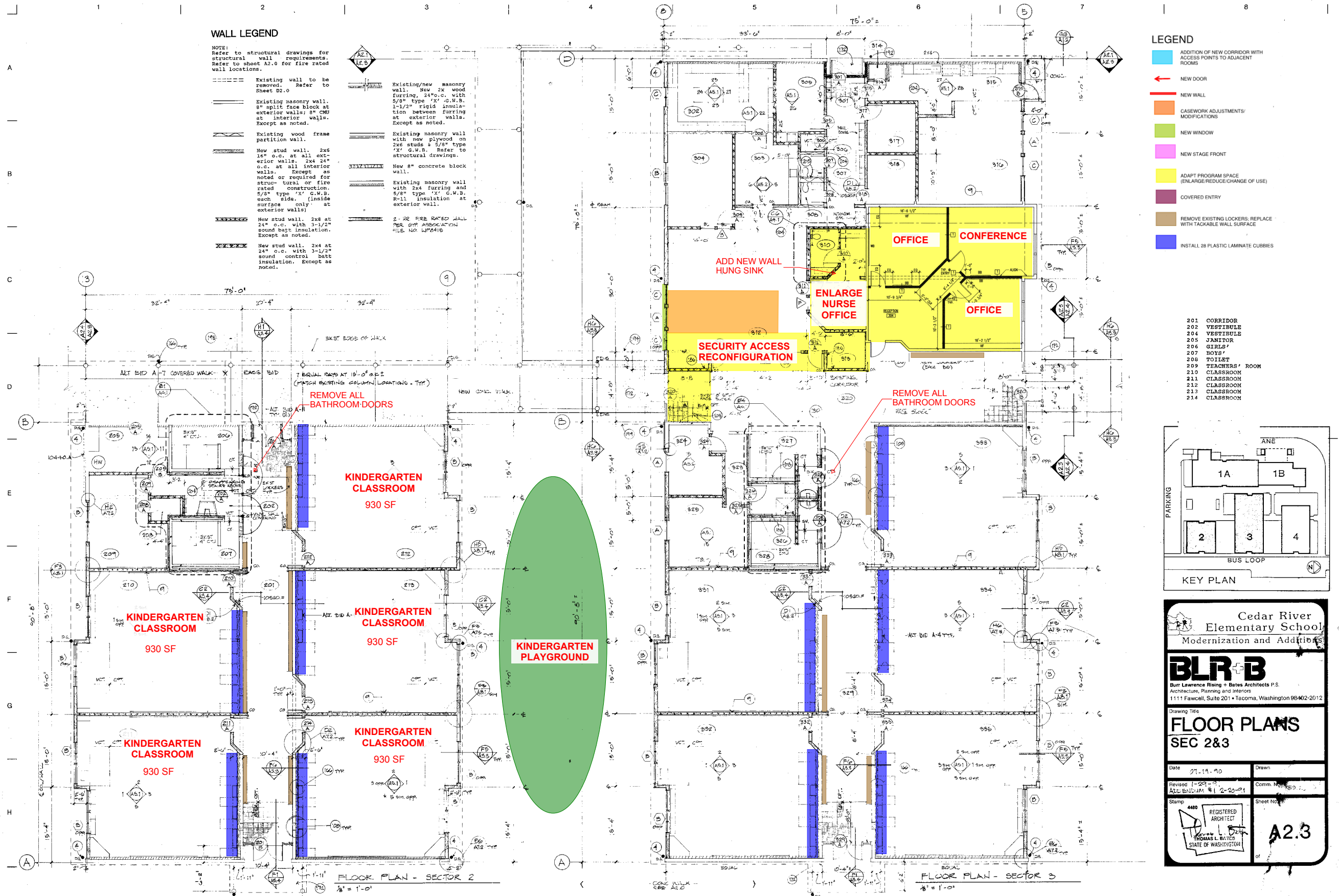
# Scoping Plans

## CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL



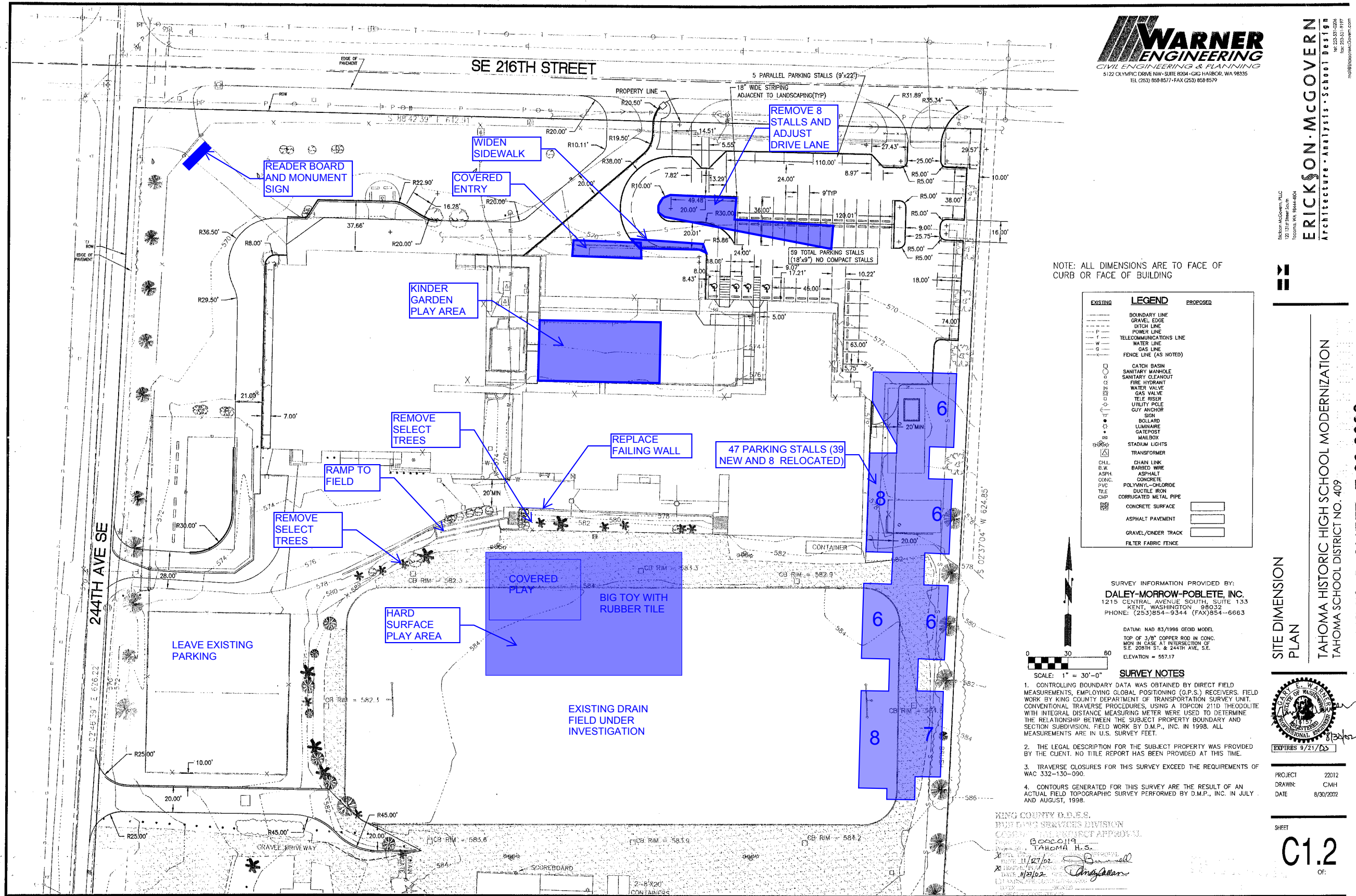
# Scoping Plans

## CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL



# Scoping Plans

## TAHOMA MIDDLE SCHOOL CONVERSION TO TAHOMA ELEMENTARY SCHOOL



ERICKSON-MCGOVERN  
Architecture • Analysis • School Design  
12011 13th Street, South  
Tacoma, WA 98444-4804  
TEL: (253) 851-9177  
FAX: (253) 851-9178  
www.ericsonmccovern.com

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING

EXISTING	LEGEND	PROPOSED
---	BOUNDARY LINE	
---	GRAVEL EDGE	
---	DITCH LINE	
---	POWER LINE	
---	TELECOMMUNICATIONS LINE	
---	WATER LINE	
---	GAS LINE	
---	FENCE LINE (AS NOTED)	
○	CATCH BASIN	
○	SANITARY MANHOLE	
○	SANITARY CLEANOUT	
○	FIRE HYDRANT	
○	WATER VALVE	
○	GAS VALVE	
○	TELE RISER	
○	UTILITY POLE	
○	GRV ANCHOR	
○	SIGN	
○	BOLLARD	
○	LUMINAIRE	
○	GATEPOST	
○	MAILBOX	
○	STADIUM LIGHTS	
○	TRANSFORMER	
○	CHAIN LINK	
○	BARBED WIRE	
○	ASPHALT	
○	CONCRETE	
○	POLYMER-CHLORIDE	
○	DUCTILE IRON	
○	CORRUGATED METAL PIPE	
○	CONCRETE SURFACE	
○	ASPHALT PAVEMENT	
○	GRAVEL/ONDER TRACK	
○	FILTER FABRIC FENCE	

SURVEY INFORMATION PROVIDED BY:  
**DALEY-MORROW-POBLETE, INC.**  
1215 CENTRAL AVENUE SOUTH, SUITE 133  
KENT, WASHINGTON 98032  
PHONE: (253)854-9344 (FAX)854-6663

DATUM: NAD 83/1986 GEOID MODEL  
TOP OF 3/8" COPPER ROD IN CONC.  
MON IN CASE AT INTERSECTION OF  
S.E. 205TH ST. & 244TH AVE, S.E.  
ELEVATION = 557.17

**SURVEY NOTES**

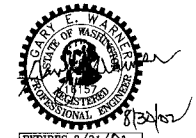
1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY DIRECT FIELD MEASUREMENTS, EMPLOYING GLOBAL POSITIONING (G.P.S.) RECEIVERS. FIELD WORK BY KING COUNTY DEPARTMENT OF TRANSPORTATION SURVEY UNIT. CONVENTIONAL TRAVERSE PROCEDURES, USING A TOPCON 211D THEODOLITE WITH INTEGRAL DISTANCE MEASURING METER WERE USED TO DETERMINE THE RELATIONSHIP BETWEEN THE SUBJECT PROPERTY BOUNDARY AND SECTION SUBDIVISION. FIELD WORK BY D.M.P., INC. IN 1998. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PROVIDED BY THE CLIENT. NO TITLE REPORT HAS BEEN PROVIDED AT THIS TIME.
3. TRAVERSE CLOSURES FOR THIS SURVEY EXCEED THE REQUIREMENTS OF WAC 332-130-090.
4. CONTOURS GENERATED FOR THIS SURVEY ARE THE RESULT OF AN ACTUAL FIELD TOPOGRAPHIC SURVEY PERFORMED BY D.M.P., INC. IN JULY AND AUGUST, 1998.

KING COUNTY D.D.E.S.  
PLANNING SERVICES DIVISION  
CONTRACT APPROVAL  
DATE: 11/17/15  
BY: [Signature]

SITE DIMENSION PLAN

TAHOMA HISTORIC HIGH SCHOOL MODERNIZATION  
TAHOMA SCHOOL DISTRICT NO. 409

REVISED SHEET- 7.29.2002



PROJECT: 22012  
DRAWN: CMH  
DATE: 8/30/2002

SHEET: C1.2 OF:

# Scoping Plans

## TAHOMA MIDDLE SCHOOL CONVERSION TO TAHOMA ELEMENTARY SCHOOL

