

Walla Walla Public Schools Walla Walla High School Renovation

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

Application for Project Approval
General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

Submitted by
Walla Walla Public Schools
October 19, 2018



October 19, 2018

Project Review Committee
C/o State of Washington Department of Enterprise Services
Engineering & Architectural Services
P.O. Box 41476
Olympia, Washington 98504-1476
Attention: Talia Baker, Administrative Support

Dear PRC members:

Please find attached our application for approval to utilize GC/CM project delivery for the proposed Walla Walla High School (Wa-Hi) Modernization Project.

Wa-Hi is the largest of three major modernization projects that have been included in a proposed bond measure currently being considered by voters. The bond proposal is the culmination of nearly two years of study and community input at the direction of our Facilities Task Force Committee made up of a broad cross section of community stakeholders. This task force relayed the clear message that any improvements to Wa-Hi will need to honor its history and maintain its unique look and feel. The result will be a multi-phased project on an operating campus which sees a tremendous amount of school and community use.

Our Director of Facilities and I have previous experience in other school districts with successful delivery of numerous projects under the very similar CMGC process in Oregon. We have carefully considered the proposed project and believe that the unique challenges presented will be best served by a collaborative, team centered approach. Through GC/CM delivery the project, district students and staff, and the community will benefit from results that cannot be achieved through traditional design-bid-build.

We have carefully selected a team of owner's representatives, design professionals and legal counsel to team with us and advise us throughout the entire process. These firms and individuals have been selected for their considerable experience in K-12 projects including many performed under GC/CM or equivalent delivery processes. We will rely on their combined knowledge and mentorship as we team with them to ensure the success of GC/CM delivery for this crucial project in our district and community.

We are excited to have the opportunity to improve our project through use of GC/CM and look forward to presenting our project to the PRC. If you have any questions please do not hesitate to contact me directly.

A handwritten signature in blue ink, appearing to read 'Wade Smith', with a long horizontal line extending to the right.

Wade Smith
Superintendent

Table of Contents

Identification of Applicant	4
1. Brief Description of Proposed Project	4
2. Projected Total Cost for the Project	4
3. Anticipated Project Design and Construction Schedule	5
4. Why the GC/CM Contracting Procedure is Appropriate for this Project	6
5. Public Benefit	7
6. Public Body Qualifications	8
7. Public Body Construction History	15
8. Preliminary Concepts, sketches or plans	16
9. Resolution of Audit Findings on Previous Public Works Projects	17
Signature of Authorized Representative	18



Walla Walla High School

Identification of Applicant

Legal name of Public Body: Walla Walla Public Schools
Address: 364 South Park Street, Walla Walla, WA 99362
Contact Person Name: Wade Smith
Title: Superintendent
Phone Number: 509.526.6714 (office) / 501.510.0260 (cell)
E-mail: wsmith@wwps.org

1. Brief Description of Proposed Project

Name of Project: Walla Walla High School Renovation
County of Project Location: Walla Walla County

The proposed GC/CM project is a major renovation of Walla Walla High School, the community's beloved high school campus, which was built in 1963 with additions in 1984 and 1990. The school district's Facilities Task Force recommended renovation of the existing Wa-Hi campus in response to input from the community. All renovation work will be performed throughout a carefully-choreographed three-year period during which classes will remain in session for the 1,800 student campus.

Specific upgrades to Wa-Hi include renovating all 1963-era classrooms, commons area, kitchen, and gym, including replacement of the original HVAC system and energy efficiency upgrades. A new science wing will be built to match the existing campus architecture and two additional classrooms will be created for culinary arts and career technical education. The renovation will also include removing portables and traffic flow, parking, and service area improvements.

2. Projected Total Cost for the Project

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 5,500,000
Estimated project construction costs (including construction contingencies):	\$ 56,200,000
Equipment and furnishing costs	\$ 1,900,000
Off-site costs	\$ 250,000
Contract administration costs (owner, cm etc.)	\$ 2,200,000
Contingencies (design & owner)	\$ 5,200,000
Other related project costs (permits, fees, temporary facilities, moving expenses)	\$ 1,000,000
Sales Tax	\$ 5,000,000
Total	\$ 77,250,000

B. Funding Status

The project will be funded from a bond issue which has been placed on the ballot for voter consideration in the upcoming November 2018 election. If the bond passes, it will generate \$65.62 million in local funds which will then be supplemented through the State SCAP grant program. The entire bond program is estimated at \$118.25 million and includes the Walla Walla High School

renovation as discussed in this application, plus renovations at Lincoln High School and Pioneer Middle School and minor district-wide upgrades.

3. Anticipated Project Design and Construction Schedule

Project Schedule	
Election Day – Bond Measure Approval	11/6/2018
Educational Specifications	Dec 2018 – Jan 2019
Schematic Design	Feb 2019 – Apr 2019
Design Development	May 2019 – Aug 2019
Construction Documents	Sep 2019 – Feb 2020
Science Building	
Permitting	Oct 2019
Early Bid Package	Oct 2019 – Nov 2019
Construction	Dec 2019 – Aug 2020
Main Renovation	
Permitting	Jul 2020 – Aug 2020
Negotiate GMP	Jul 2020 – Aug 2020
Bid Package	Jul 2020 – Aug 2020
Construction	Sep 2020 – Dec 2022

GC/CM Selection Schedule	
CPARB PRC Application Due	10/22/2018
CPARB PRC Presentation	11/29/2018
CPARB Approval Letter	12/13/2018
First publication of RFP for GC/CM Services	12/17/2018
Second publication of RFP for GC/CM Services	12/27/2018
Project Information Meeting (Date subject to change)	1/3/2019
Last Day for questions to be submitted	1/8/2019
Addendum to RFP issued	1/10/2019
RFP Submittal Deadline	1/14/2019
Evaluation Committee Reviews & Scores Submittals	1/14/2019-1/18/2019
Notify Submitters of Most Highly Qualified Submitters and Invite Short-Listed Firms to Interview	1/21/2019
Evaluation Committee Interviews with Short-Listed Firms	1/24/2019
Notify Submitters of Most Highly Qualified Firms & Invitation to Submit RFFP	1/25/2019
Last day for questions to be submitted	1/30/2019
Addendum to RFFP issued	1/31/2019
RFFP Submittal Deadline & Public Opening	2/4/2019
Notify Submitters of Scoring and Most Qualified GC/CM	2/5/2019
Pre-Construction Services Work Plan Due	2/18/2019
School Board Approval of GC/CM Selection	2/19/2019
GC/CM Agreement w/ Pre-Construction Services Executed	2/20/2019

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?*
- 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.
- 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?*

Occupied Site – Serving as the community’s only comprehensive high school, Walla Walla High School must remain in operation throughout the construction process. Provisions will need to be made in order to ensure that school operations and community use of the facility can be maintained year around. There are more than 1900 students and staff and their safety and security will be the top priority beginning during the design and planning, and continuing throughout construction. The GC/CM will assist in identifying potential conflicts and developing design, schedule, phasing or execution based solutions.

Phasing/Scheduling – Since the project does not include a large amount of new space, extensive phasing will be necessary to complete the work in a safe and reasonable manner. It is anticipated that there will be a need for numerous small phases incorporating multiple moves of students, staff and administrators. Timing and execution of these moves will be crucial to project efficiency. By teaming with staff, students and other stakeholders the GC/CM will be able to develop a comprehensive phasing plan which takes into account school schedules, activities and addresses the safety and security of all stakeholders.

Coordination – The project is expected to replace most of the aging mechanical and electrical systems. Many of these systems are centralized for the campus and care will need to be taken to ensure continued service during critical times and avoid interruptions to services which may affect continued school operations and student learning.

Focus on Renovation and Preservation - The Walla Walla community has spoken clearly that the historic nature of the Wa-Hi campus must be preserved. The District is dedicated to keeping the promise that all improvements will be done in a pragmatic manner, avoiding alterations to the look and feel of the campus. During design, the GC/CM will play an important role in accurately estimating and assessing the constructability of suggested alterations to the existing buildings. Their efforts may include

exploratory demo as well as mock ups in order to ensure that the final drawings and specifications can deliver on these important promises.

Complex Site Work and Environmental Issues –

- The proposed project is specific in its goal of avoiding unnecessary expenditure on athletic facilities and restorative site work. As such, parking and traffic improvements will need to be performed within tight confines and scheduling windows.
- The soils onsite are likely to require specialized deep foundation systems. Understanding and experience with these systems and methods will be important during design and construction of the modernized facility and any additions.
- One of the defining features of the Wa-Hi campus is Yellow Hawk Creek which is a protected salmon bearing stream that weaves through the center of campus. The project will encroach upon strictly enforced set-backs which will require complex permitting and protective measures.

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

- With GC/CM involvement during design, the project will benefit from reduced costs due to unforeseen or improperly assessed market conditions and escalation. Additionally, real time information will be provided in regards to availability and relative costs of materials.
- Increased attention to proper selection of materials and methods will help ensure that qualified companies are available and able to participate with responsive bids.
- Ownership of the schedule and phasing by the GC/CM will reduce the risk of costly delay claims.
- GC/CM partnership with all stakeholders will increase their understanding of necessary provisions to ensure continued school operations and safety resulting in reduced risk of costs associated with impacts to school operations during construction.
- Safety and Security will be given top priority throughout the project in order to protect and support our students and staff. Because the GC/CM will be involved in all planning as a full member of the Districts team, they will be able to identify potential problems before construction and help include provisions in estimates and budgets to make sure that safety never has to compete with conflicting objectives. This means that Wa-Hi will continue to be a safe and secure facility for public use throughout the project schedule.
- Flexibility in phasing and issuance of bid packages will allow for tighter cost control by the project team. Ability to create early work packages under the direction of the GC/CM will shorten the overall schedule and help mitigate the effects of escalation.

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.

- The process will allow the GC/CM to properly assess and plan for issues relating to the occupied high school campus. Traditional design-bid-build does not allow for the contractor to begin construction with the same depth of understanding, often resulting in conflicts of quality, safety or schedule.

- GC/CM participation in value engineering and constructability reviews throughout the design will result in increased effectiveness for these processes. This will increase opportunities to improve the value of the project, not just in terms of cost, but also increased quality and improved performance.
- Selection process will allow for consideration of qualifications specific to the challenges of this project, a critical option considering the challenges highlighted herein.
- The GC/CM method allows for a more team centered approach with greater ability to react to the needs of stakeholders and community. WWPS will require the team to consider the value of the construction process itself in improving relations with students, staff and the community. The goal will be to change perceptions and increase support for future capital projects.
- Participation by the contractor in the creation of a project specific quality control plan will increase its effectiveness.
- The ability to create early bid packages to do preparatory work and large procurements without separate contracts and oversight will make for a much more efficient process and improve schedule and quality.
- WWPS has experienced challenges on past projects when building systems were provided that did not mesh with district wide systems and procedures for maintenance and operations. The GC/CM will be able to team with District staff early in design and assist with material and equipment selection adding practical advice and necessary training. To this end, the project team will consider pre-selection of key subcontractors under RCW39.10.385.

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

Not applicable

6. Public Body Qualifications

Please provide:

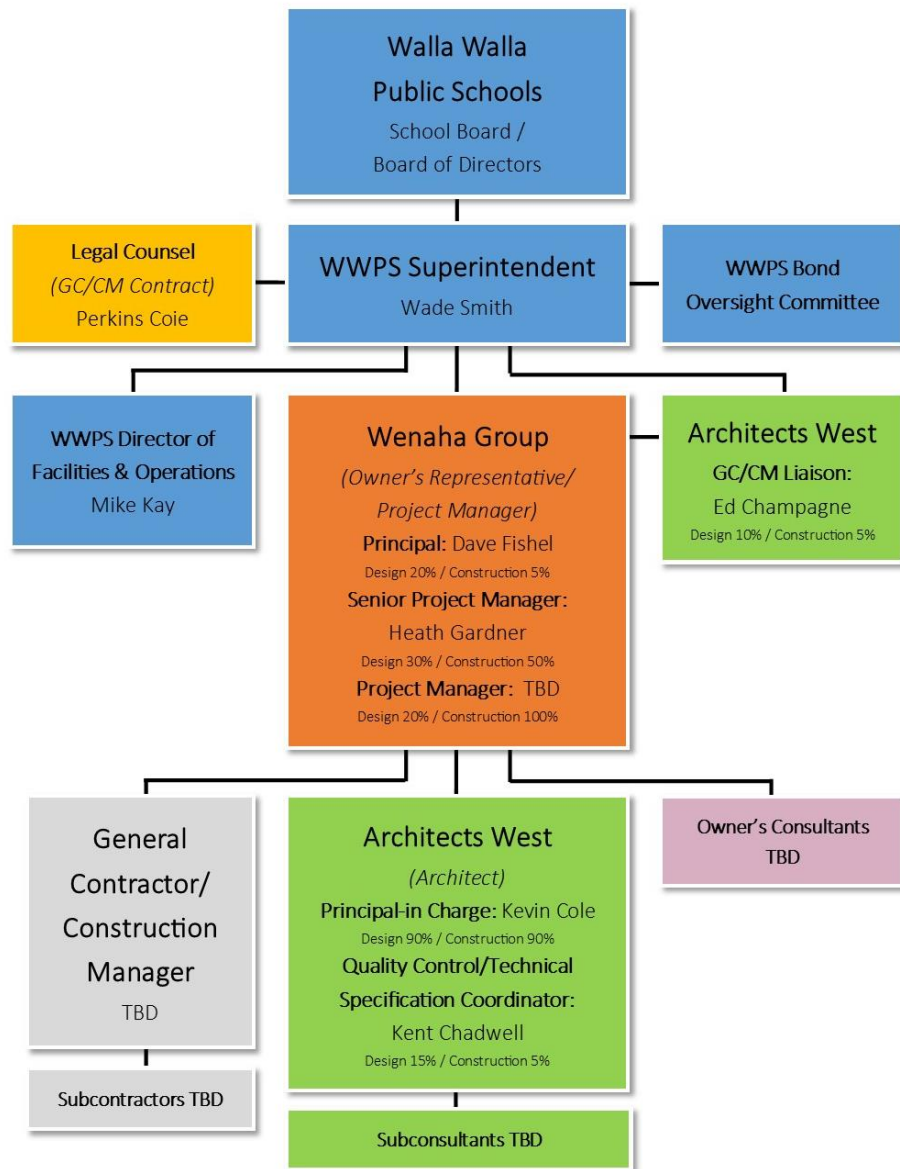
- *A description of your organization's qualifications to use the GC/CM contracting procedure.*

If approved, the Wa-Hi project will be the District's first GC/CM project; however, the District has leadership in top positions who have extensive experience with capital projects in other districts performed under similar delivery methods. The District's Superintendent and Facilities Director have each overseen multiple public projects under Oregon's CMGC process. They are proponents of that delivery method and acknowledge the similarities, as well as the differences, between the Oregon and the Washington State model. In addition, the District has assembled a team of proven professionals with Wenaha Group as bond program manager, Architects West as architect, and Perkins and Coie as advisors on procurements and contracts.

- Wenaha Group is an accomplished construction management firm with a wealth of experience overseeing K-12 bond programs and projects in both Washington and Oregon. Wenaha projects in Oregon have been predominately delivered under the CMGC delivery method and they are a recognized leader in this process. Wenaha is excited to bring their experience to the GC/CM process and will be working closely with Perkins and Coie, Architects West and other advisors to adapt proven systems and tools to conform to the additional regulatory requirements of the Washington system. Wenaha is recognized for their ability to conduct a collaborative process which maximizes the value of early involvement by the GC/CM contractor.

- Architects West is a leading design firm with a 45-year history of K-12 projects in Washington and across the northwest. They have been involved in the design and management of numerous GC/CM projects. In addition to standard design services, Architects West will provide steering and guidance on matters specific to the Washington GC/CM processes and procedures.
- The legal experts at Perkins and Coie have provided legal and contract related services to dozens of projects under Washington GC/CM delivery. The project team will counsel closely with them in regards to procurement documents and procedures as well as development of contract documents and terms specific to the GC/CM process.

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



- *Staff and consultant short biographies (not complete résumés).*
- *Provide the experience and role on previous GC/CM projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)*
- *The qualifications of the existing or planned project manager and consultants.*

Kevin Cole, AIA, Architects West

Position: Principal

Project Role: Principal-in-Charge/Project Architect

Kevin Cole has more than 20 years of experience. He is a principal architect with Architects West, a firm with a 45 year history and more than \$1 billion dollars in completed K-12 projects. The majority of the projects in Kevin’s career have been with alternative project delivery methods ranging in scales up to and including \$50 million dollars in construction value. Included within Kevin’s career experience are multiple K-12 facilities in Washington, Oregon, and Idaho as well as private and commercial work. Kevin’s representative projects include:

Project Name	Project Size	Project Type	Role	Role Start	Role Finish
Milton-Freewater School District-wide Safety & Security Upgrades, Milton-Freewater, OR	\$3.5 M	CMGC	Principal-in-Charge	2016	2019, anticipated
Gib Olinger Elementary School, Milton-Freewater, OR	\$19.9 M	CMGC	Principal-in-Charge	2016	2019, anticipated
Milton-Freewater School District Transportation Facility, Milton-Freewater, OR	\$2 M	CMGC	Principal-in-Charge	2016	2019, anticipated
Grove Athletic Facility, Milton-Freewater, OR	\$1.9 M	CMGC	Principal-in-Charge	2016	2019, anticipated
Ray & Joan Kroc Corps Community Center, Coeur d’Alene, ID	\$33.4 M	GC/CM	Technical Coordinator	2006	2009
Lakeshore Lodge, Coeur d’Alene, ID	\$45.7 M	GC/CM	Project Architect	2006	2009
Chester Elementary School Additions & Modernizations, Spokane Valley, WA	\$14.9 M	GC/CM	Technical Support & WSSP Coordination	2014	2017
Greenacres Elementary School Additions & Modernizations, Spokane Valley, WA	\$15.7 M	GC/CM	Technical Support & WSSP Coordination	2014	2017
Northwest Farm Credit Services Office, Pasco, WA	\$5.1 M	GC/CM	Principal-in-Charge	2016	2018

Ed Champagne, Architects West

Position: Principal

Project Role: GC/CM Liaison

Ed Champagne has 30 years of experience in architectural practice. He is a principal architect with the majority of his career experience on K-12 educational facilities in the state of Washington including projects delivered under the GC/CM project delivery method. Ed will provide support to the project team through assistance with the GC/CM selection process, contract review, and review of GC/CM budgets, as well as being available to advise the project team as needed throughout the design and

construction process on issues related, but not limited to, GC/CM project delivery. Ed’s representative projects include:

Project Name	Project Size	Project Type	Role	Role Start	Role Finish
Echo School District Additions , Echo, OR	\$7 M	CMGC	Principal-in-Charge	2016	2019, anticipated
Chester Elementary School Additions and Modernizations, Spokane Valley, WA	\$14.9 M	GC/CM	Principal-in-Charge	2014	2018
Greenacres Elementary School Additions and Modernizations, Spokane Valley WA	\$15.7 M	GC/CM	Principal-in-Charge	2014	2018
Echo Jr./Sr. High School Additions & Modernization, Echo, OR	\$2.6	CMGC	Principal-in-Charge	2003	2006
McFarland Middle School Additions & Modernizations, Othello, WA	\$20.7 M	GC/CM	Principal-in-Charge	2007	2011
Lutacaga Elementary School Additions & Modernizations, Othello, WA	\$9.6 M	GC/CM	Principal-in-Charge	2007	2011
McLoughlin-Union High School Modernizations, Milton-Freewater, OR	\$1.7 M	CMGC	Principal-in-Charge	2006	2008

Kent Chadwell, AIA, Architects West

Position: Architect

Project Role: Quality Control/Technical Specification Coordinator

Kent has 42 years of experience in architectural practice, including 14 years with Architects West, Inc. He is a seasoned project architect with the majority of his career experience on K-12 educational facilities in the State of Washington including projects delivered under the GC/CM project delivery method. Kent will provide support to the project team through assistance with contract review, GC/CM budget/estimate review, preparation of technical specifications and quality control review. Similar to Ed, Kent will be available to advise the team as needed on issues related, but not limited to GC/CM project delivery. Kent’s representative projects include:

Project Name	Project Size	Project Type	Role	Role Start	Role Finish
West Valley High School, Yakima, WA	\$50.3 M	GC/CM	Project Architect	2006	2008
Chester Elementary School Additions and Modernizations, Spokane Valley, WA	\$14.9 M	GC/CM	Technical Support	2014	2017
Greenacres Elementary School Additions and Modernizations, Spokane Valley WA	\$15.7 M	GC/CM	Technical Support	2014	2017
McFarland Middle School Additions & Modernizations, Othello, WA	\$20.7 M	GC/CM	Project Architect	2007	2011
Ray & Joan Kroc Corps Community Center, Coeur d’Alene, ID	\$33.4 M	GC/CM	Technical Support	2006	2007
Wahluke High School, Mattawa, WA	\$17.1 M	GC/CM	Project Architect	2004	2007
Coldwell Banker Schneidmiller Realty Office Building, Coeur d’Alene, ID	\$2 M	GC/CM	Project Architect	2004	2007

Dave Fishel, Wenaha Group

Position: Vice President

Project Role: Owner’s Representative/Project Manager - Principal

Dave Fishel, Vice President and partner of Wenaha Group, has worn many leadership hats during his career, from partner in a general contracting business to Project Manager and expert witness for construction claims. His 31 years of industry experience cover a wide range of project types, with clients in both general contracting and subcontracting, giving him unique insight and hard-won knowledge. Dave’s role includes ongoing operational and staff management, accounting oversight, process and procedure development and procurement oversight.

Dave’s involvement in alternative project delivery methods goes back nearly 30 years as he was the Project Manager on one of Oregon’s first K-12 CMGC projects in the 1980s. Since that early project, Dave has been continuously involved in publicly-funded projects using alternative project delivery methods and is seen as a regional expert in this field. Dave’s representative projects include:

Project Name	Project Size	Project Type	Role	Role Start	Role Finish
Corvallis School District 509J - 2018 Bond Program	\$200M	CMGC	Owner’s Rep	June 2018	Ongoing
Hermiston School District - 2007 Bond Program	\$70M	CMGC	Owner’s Rep	Nov 2007	Dec 2010
Hood River Co. School District - Bond Program	\$77M	CMGC	Owner’s Rep	July 2016	Ongoing
Pendleton School District - Bond Program	\$69M	CMGC	Owner’s Rep	Nov 2013	Dec 2016
Milton Freewater Unified School District - Bond Program	\$24M	CMGC	Owner’s Rep	Nov 2016	Ongoing
Jefferson Co. School District - Bond Program	\$46M	CMGC	Owner’s Rep	June 2013	Nov 2015

Heath Gardner, Wenaha Group

Position and Role on Project: Owner’s Representative/Project Manager - Senior Project Manager

Heath’s 20 years of project management experience have included more than 30 educational projects, across Eastern Washington. He has successfully managed projects as a general contractor and as an owner’s rep and program manager including many under delivery systems similar to GC/CM. Recent projects include several complex remodels of operating high school campuses. His first-hand experience in the challenges of general contracting have given him the insight to predict problems and strategically solve them or avoid them entirely. His approach focuses on collaboration and he uses his communication skills to build a team atmosphere and create situations where all stakeholders can succeed. Heath’s most relevant project experience includes the following:

Project Name	Project Size	Project Type	Role	Role Start	Role Finish
Grandview High School	\$70M	D-B-B	Owner’s Rep/Sr. PM	2017	Ongoing
East Valley High School	\$63M	D-B-B	Owner’s Rep/Sr. PM	2016	Ongoing
Sherman County Courthouse	\$9M	CMGC	Owner’s Rep/Sr. PM	2015	2018
A.C. Davis High School	\$97M	D-B-B	Owner’s Rep/Sr. PM	2012	2016

Hermiston District Wide Projects	\$10M	CMGC	Owner's Rep/Sr. PM	2010	2011
Armand Larive Middle School	\$20M	CMGC	CMGC/Sr. PM	2008	2010
West Park Elementary School	\$15M	CMGC	CMGC/Sr. PM	2008	2010
Sunset Elementary School	\$15M	CMGC	CMGC/Sr. PM	2008	2010

- *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.*

Not applicable

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

Wade Smith, Walla Walla Public Schools

Position and Role on Project: Superintendent

Wade Smith joined Walla Walla Public Schools in July 2016, serving as its 16th superintendent over its nearly 140 year history as a school district. Wade is a skilled 20-year school administrator, serving as a Principal, Assistant Superintendent, Deputy Superintendent, and Superintendent. He also brings to this position extensive experience supervising district-wide capital planning, maintenance and associated support services. Wade has exhaustive familiarity with facilities planning and acquisition, general obligation bonds and associated elections, long range facilities planning, community fundraising campaigns, and supervision of past and planned construction projects exceeding \$215M in capital improvements. In addition, Wade is currently writing his doctoral dissertation through Concordia University on the topic of Construction Manager/General Contractor (CMGC) Delivery Model for K-12 Capital School Construction in Oregon.

Project Name	Project Size	Project Type
2008 Bond Measure – Hermiston, Oregon School District. Construction of two new elementary schools, a middle school and various districtwide projects	\$69.9M	CMGC
2013 Sports Complex – Hermiston, Oregon School District. Construction of a comprehensive sports complex voted the best high school prep stadium in Oregon.	\$5M	CMGC
2001 Bond Measure - Morrow County School District, Oregon. Construction of two new elementary schools, a multipurpose facility, conversion of a middle school into a comprehensive high school, and associated demolition, remodel and district-wide improvement work	\$22M	D-B-B
2006 Irrigon, Oregon Junior/Senior High School Professional Technical Education Building. Construction of a state-of-the-art professional technical education building.	\$1.1M	D-B-B
2006 Windy River Elementary Classroom Expansion, Morrow County School District, Oregon. 8 classroom expansion/addition to an existing facility to accommodate growth.	\$1M	D-B-B

Mike Kay, Walla Walla Public Schools

Position and Role on Project: Director of Facilities & Operations

Mike has more than 30 years of experience as an educator and school district administrator during which time he has served in key leadership roles involving facility maintenance and long range planning, pre-bond planning, design and construction of capital projects. Mike is a skilled communicator capable

of facilitating input from multiple stakeholders and aligning project goals with district objectives and future planning.

Project Name	Project Size	Project Type	Role	Role Start	Role Finish
Eastern Oregon Trade and Event Center	\$18M	CMGC	Oversight Committee Member	2013	2016
Hermiston District Wide Projects	\$10M	CMGC	School District PM	2010	2011
Armand Larive Middle School	\$20M	CMGC	School District PM	2007	2011
West Park Elementary School	\$15M	CMGC	School District PM	2007	2011
Sunset Elementary School	\$15M	CMGC	School District PM	2007	2011

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

The District has a Board of elected officials which oversee and direct all District business, including capital projects. The District Superintendent reports directly to the Board and has a cabinet of trusted professionals, including a Director of Facilities, who will assist the Superintendent in overseeing the project. Wenaha Group is the contracted owner’s representative to handle day-to-day management of the projects and will report directly to the Superintendent. Wenaha has been contracted for the full duration of the project, beginning pre-bond and continuing throughout construction and closeout. Wenaha provides a proven team of professionals and a track record of successful and compliant public works projects.

In addition, the Board has directed the formation of a Bond Oversight Committee, an 11 member independent citizens committee consisting primarily of finance and construction experts. The committee meets regularly to review progress and major issues and to provide recommendations to the District on decisions or reviews for all aspects of the project. The Bond Oversight Committee will place an emphasis on transparency for all aspects of the project.

The roles and responsibilities of the District, Architect and their consultants, and the GC/CM will be established in a responsibility matrix that is published with the Request for Proposal and other GC/CM contract documents. Wenaha Group will be responsible for monitoring the matrix and ensuring that all roles are being fulfilled.

Value analysis and constructability reviews will be ongoing throughout design and will include third party consultants in addition to the pre-construction services of the GC/CM and Wenaha Group.

The District believes that the combination of these controls and the solid team of contracted professionals will provide for exceptional management of the project.

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

Wenaha Group will lead the GC/CM procurement process in close coordination with the Superintendent. The District and Wenaha will counsel carefully with Perkins and Coie, Architects West, and other advisors to ensure that all regulatory and legal requirements are adhered to throughout the process. A selection committee will be formed and will include representatives from the District, the

Program Manager, Board of Directors, Bond Oversight Committee, and other industry professionals. The procurement process will include:

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

It is anticipated that the selection process and Board decision to award will be concluded in time for the selected GC/CM to participate in the finalization of schematic design, along with SD estimating and value engineering activities.

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

As mentioned previously, the law firm of Perkins and Coie has been retained to assist with the development of procurement documents and contract terms specific to GC/CM. Through their extensive work in this area, they have developed well-tested and proven standard documents. The District and Wenaha Group will work closely with their team to create clear, effective and compliant documents specific to the Wa-Hi project.

7. Public Body (your organization) Construction History

Walla Walla School District has performed two major construction projects in the past 6 years.

Project #	Project Name	Project Description	Contract Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
1	Sea Tech Skills Center	Construction of a regional skills center	D-B-B	Oct 2012	May 2014	Feb 2013	May 2014	\$7.98M	\$7.94M	Lowest qualified bid exceeded budget. Design was revised to meet budget and still maintain program requirements. Re-bid was successful.
2	Wa-Hi Track	Construction of an all-weather track at the High School	D-B-B	Nov 2015	July 2016	Nov 2015	July 2016	\$911K	\$864K	

8. Preliminary Concepts, sketches or plans depicting the project



Walla Walla High School Renovation

(Built in 1963 / additions in 1984 & 1990)

COST BREAKDOWN:

» \$37.18M Local + \$40.07M Eligible State Match

» \$129/sq ft local cost to taxpayer

**(\$268/sq ft total facility construction costs)*

RENOVATIONS:

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Minor improvements to vocational building 2. Remove all 16 portable classrooms 3. Minor improvements to auditorium 4. Modest addition to support band/choir/orchestra needs 5. Repurpose 1963 music building into small performance area for theater/performing arts needs 6. Renovate 1963 existing classrooms 7. Replace fitness shed with permanent structure 8. Renovate original 1963 lockers and classrooms 9. Modest improvements to 1963 gym | <ul style="list-style-type: none"> 10. Minimal improvements to main gym 11. Renovate 1963 commons and kitchen 12. Minor improvements to media center 13. Two additional classrooms for culinary arts/CTE 14. New science wing to match existing architecture 15. Improved ADA accessibility 16. Parking lot traffic flow improvements 17. Commons addition and student hub 18. Renovate greenhouse 19. Parking & service area improvements 20. Parking addition 21. Improved parking and access 22. Renovate existing classrooms 23. Partner with County on intersection and road improvements |
|---|--|

**All facility construction costs including life-safety, seismic upgrades, inflation adjustments, contingency, design/engineering fees, abatement costs, permitting fees and taxes.*

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.

Walla Walla School District did not have audit findings on the projects listed in Question 7.

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:

Name (please print): Wade Smith

Title: Superintendent

Date: October 19, 2018