



235 Sunset Ave. P.O. Box 1767 Wenatchee, WA 98807-1767  
(509) 663-8161 FAX (509) 663-3082

July 1, 2014

Mr. Dan Chandler, Chair  
State of Washington Capital Projects Advisory Review Board  
Project Review Committee  
Department of Enterprise Services  
Engineering & Architectural Services  
Attention: Robyn Hofstad  
PO Box 41476  
Olympia, WA 98504-1476

Reference: Wenatchee School District No. 246 Application for Project Approval Using the General Contractor/Construction Manager (GC/CM) Procedure for the Washington Elementary School Replacement and Special Education/Early Childhood Learning Center Modernization Project

Dear Mr. Chandler:

The Wenatchee School District No. 246 is pleased to submit its application for project approval using the GC/CM procedure as prescribed in RCW 39.10 Alternative Public Works Contracting Procedures.

The Wenatchee School District No. 246 serves the students of the metropolitan and rural areas of Wenatchee. Our student body of 7,800, the staff and administration is in the process of an exciting Capital Improvement Program that will serve our student's educational needs and better prepare them for the 21st century.

The Washington Elementary School Replacement and Special Education/Early Childhood Learning Center Modernization Project will take the current 49,000 square foot elementary school that was originally constructed in 1953, and replace the structure providing a modern functional school that will support the current and projected future curriculum needs for the next half century. The replacement will provide administrative areas, and increased classrooms. Furthermore, it will allow for the addition of specialty rooms to include a library, workrooms, and media center. The remainder of the facility will provide all features of a modern four track elementary school. The SPED/Early Childhood Learning Center was built in 1958, and shares the Washington Elementary School site. This facility will undergo a complete modernization to address current and future education requirements and staff needs. This project will be completed in a limited site area, in phases, and while the schools are in operation.

Funding for the project is in place. In February 2014, the Wenatchee School District No. 246 successfully passed a bond initiative in the amount of \$66.5 million. This project is currently budgeted at \$35.6 million. The Wenatchee Community is looking forward to the upgrades on the project as well as implementing other modernization projects throughout the district.

We have assembled a proven and successful team of project/construction managers and design professionals who have relevant alternative (GC/CM) contract delivery experience. Hill International, Inc. (PM/CM) and TCF Architecture (A/E) will assist and guide the District through the programming, design, procurement, construction and project closeout phases.

We are eager to bring a GC/CM partner to our team to ensure this project is a success for our students, staff, and the community of Wenatchee. Hill's project manager John Hultman, PE, leads our efforts for the Washington Elementary School Replacement and Special Education/Early Childhood Learning Center Modernization Project. John is a seasoned project manager and has been the PM on two successful GC/CM projects. His knowledge and experience will be instrumental to the success of this project.

We believe this project meets the requirements for the use of GC/CM as stated by RCW 39.10.340. We feel the Washington Elementary School Replacement and Special Education/Early Childhood Learning Center Modernization Project will create significant interest in the community and will benefit from the GC/CM procedures by bringing in the contractor early as a team member to support the complex sequencing and scheduling issues related to completing a replacement and modernization on a tight site and with occupied buildings.

If you have questions or require additional information regarding our enclosed application feel free to contact me or John directly. I can be reached at (509) 663-8161 and John can be reached at (509) 995-0367.

Thank you for your consideration of our application. We are poised to begin project design immediately.

Sincerely,

A handwritten signature in black ink that reads "Brian Flores". The signature is written in a cursive style with a large, stylized "B" and "F".

Brian Flores  
Superintendent

Enclosure (Application for Project Approval)

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):  
**Wenatchee School District No. 246**

(b) Address:  
**235 Sunset Avenue  
Wenatchee, WA 98801**

(c) Contact Person Name:  
**Brian Fones**  
Title: **Superintendent**

(d) Phone Number: **509-663-8161**  
Fax: **509-663-3082**  
E-mail: [\*\*fones.b@wenatcheeschools.org\*\*](mailto:fones.b@wenatcheeschools.org)

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

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

The Wenatchee School District ***Washington Elementary School (WES) Replacement and Special Education Department / Early Childhood Learning Center (SPED/ECLC) Modernization Project*** includes one site that houses two facilities. The WES was built in 1953 and will be replaced with new construction located on the existing site. The school currently houses grades K-5, is approximately 49,000 SF plus portable classrooms on 8.10 acres. The new replacement school will include: Classroom Areas, Administrative Areas, and Activities Wing. Located next to the WES on the same site is the SPED/ECLC facility was built in 1958, and is the second oldest school in the district. The SPED/ECLC will be fully modernized to meet current building codes, including new mechanical and electrical systems, fully update roofing, insulation, doors and windows, and provide handicapped accessibility and new finishes.

Because all facilities are located on the same site, the design had to consider the needs of all the buildings and site spaces. This includes: shared parking and providing a safe student drop-off and pick-up area for both schools; security and access control and direct line of site view from the main office reception and drop-off/pick-up areas; and playfield/playground areas are shared and must be secured and near the Activities Wing (Gym and Multipurpose Room). Both construction projects will take place while the buildings are occupied and will

be phased to minimize disruption to student and staff during the school year. Student safety will be the highest priority during the construction phase.

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

**A. Project Budget – Washington ES Replacement-SPED/ECLC Modernization**

Costs for Professional Services	\$ 4,217,486
Construction GMP, including GC/CM contingency	\$22,431,089
Equipment and furnishing costs	\$ 753,914
Contract administration costs (Owner, CM etc.)	\$ 655,642
Contingencies (design, escalation, owner)	\$ 4,256,690
Other related project costs (plan reviews, permits, etc.)	\$ 1,400,968
Sales Tax	<u>\$ 1,884,211</u>
<b>Total</b>	<b><u>\$35,600,000</u></b>

**B. Funding Status**

Please describe the funding status for the whole project.

On February 11, 2014 the citizens of Wenatchee approved a \$66.5 million bond program for Phase 1 Projects, The total funding for this project is \$35.5 million, this includes \$29.5 million dollars for the Washington Elementary School Replacement project, and \$6.1 million for the Special Education/Early Childhood Learning Center Modernization project. The WES project is eligible for state funding through OSPI. Project funding was secured in May 2014.

**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.

<b>PROJECT MILESTONES:</b>	<b>EARLY FINISH DATE</b>
Voters Approve Bond	February 11, 2014
Contract for Architectural Services	February 28, 2014
Contract for PM/CM Services	April 1, 2014
Develop Ed Specs	June 30, 2014
PRC Approval for GC/CM	July 24, 2014
GC/CM Selection Process	September 5, 2014
Schematic Design	September 19, 2014
Design Development	December 5, 2014
Construction Documents	March 20, 2015
Bid Packages Complete/Begin Construction	June 1, 2015
Substantial Completion at WES	July 1, 2016
Substantial Completion at SPED/ECLC	October 3, 2016

**Please refer to Attachment A - Project Schedule**

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

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

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

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

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

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

**The Washington Elementary School and Special Education/ECLC Project meets the statute criteria as follows:**

- **Complex Scheduling, Phasing, Coordination:** Completion of this project will require a detailed phased sequence of work to allow the existing buildings to remain fully functional while new work is safely performed. Concern of maintaining existing utilities will be key to limiting impacts to the existing buildings. Due to the small size of the site's footprint, construction activities will need to be carefully scheduled to ensure that normal school operations and traffic patterns are not unreasonably impacted. The site is located within a neighborhood, so traffic is already an issue of concern. Construction activities (i.e., traffic to and from the site) will add to the existing congestion and will need to be carefully scheduled around the start and end of each school day. This will require daily coordination of major construction activities to ensure that they do not occur at the same time as daily school activities. Typical construction activities will also need to be scheduled to not adversely impact the neighbors during the course of the project.
- **Operational Impacts on the Occupants:** Due to the size of the site and the decision to continue to use the existing buildings, placement options for the new building were very limited. The current location is adjacent to the existing building and, due to the required footprint of the new building, the project has minimum separation from the existing building. Noise and dust pollution from construction activities will primarily impact the side of the existing building that faces the new construction. However, noise will be an issue for all of the buildings. While the GC/CM will ensure that the construction is adequately separated with appropriate barriers, the fact that the site's existing play area will primarily become the footprint of the new building adds other complications. Consequently, outside activities by staff and students will be greatly impacted until the existing facility can be demolished and until that happens outside activities will require additional monitoring to mitigate risk from construction activities.

**GC/CM Involvement in Design is Critical:** The GC/CM's experience in complex phasing, construction scheduling, sequencing of work and detailed coordination planning to minimize disruption to the educational process and functions of the school is vital to the success of the project. The GC/CM's involvement early in the design process will allow the issues of site traffic, safety of staff and students, and mitigation of construction activity impacts to the educational process to be clearly incorporated into the overall project planning and then be clearly addressed in the construction documents. The GC/CM's ability to understand the end goal up front and early in the design process will assist in development of a successful design and construction phasing plan that is sound and safe. Planning around the daily operational commitments of the office, kitchen, and overall educational facility will be critical to our success.

## 6. Public Benefit

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

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

### **GC/CM provides substantial public benefit over traditional design-bid-build by:**

- **Fiscal Benefit:** Fiscal responsibility and accountability for state and local funding begins with agreed to practices for accounting of those funds for conformance with OSPI D Form Process. Coordination and development of bid packages; acquisition of supplies and services; coordination with established District account codes; can then be transmitted to all state and local agencies for full and open book accounting.

Actual market condition expertise ensures improved clarity of the design necessary to negotiate a Guaranteed Maximum Price. This also assists in developing strategies to maximize buyout power during the design process using the value engineering and constructability review information applied to marketing the project. In the design phase, GC/CM insight to identify and resolve phasing, sequencing of construction and logistical challenges will save project costs. The District and Hill will monitor local and regional cost trends to ensure the budget is sufficient to meet the needs of the project.

The use of the GC/CM process allows the public the benefit of safe facility use during construction. Developed phasing plans will consider the risks and mitigate same with minimal disruption to educational and extracurricular activities. A safe environment during construction is the District’s top priority. The GC/CM’s experience with complex scheduling on major construction projects will assist school administrators and staff to prepare plans for operational relocations minimizing disruptions before they become issues. In addition, minimizing relocation costs is a public fiscal benefit.

## 7. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the GC/CM contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.

*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.
- **GC/CM Project Manager** – The Wenatchee School District has retained Hill International, Inc. (Hill) to provide Project and Construction Management Services for their Phase I Capital Improvement Program. Hill's John Hultman has worked with the District on various projects since 2010 and will lead the project team on the *Washington Elementary School and SPED/ECLC GC/CM project*.
- **GC/CM Consulting Commitment** – With sixteen successful alternative contracting projects on the Hill team resumes, Hill is committed to share their GC/CM knowledge and expertise with the District to ensure a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy, and closeout.
- **Value Engineering and Constructability Review Services** – Hill will lead the Value Engineering and Constructability Review efforts with an integrated team from the GC/CM staff and project team. This effort will help to maximize the value of the preconstruction services for the District.
- **Organization Qualifications** – The Wenatchee School District Facilities Department has experience with the traditional Design-Bid-Build delivery method. This will be the first GC/CM project for the District. The District has hired Hill International, Inc. as its GC/CM program/project manager. The Hill team possesses significant Washington State GC/CM experience.

## **Please refer to Attachment B – Organizational Chart**

### **The Project Team**

#### **Bill Grubich, CCM, Vice President, Hill International, Inc.**

Bill is a certified construction manager and has over 40+ years of construction management experience using traditional and alternative construction contract delivery methods (DBB, DB and GC/CM). He has been involved as a program/project PIC for numerous K12 and higher educational facility construction programs/projects that have utilized alternative contracting delivery methods. Bill is responsible for Hill International's performance and quality assurance of services provided. Additionally, he advises the District senior leadership and Board.

#### **John Hultman, PE, Senior Project Manager, Hill International, Inc.**

John is a Professional Engineer and has over 30 years of experience in project and construction management experience using traditional and alternative construction contracting processes in the public sector (US Army Corps of Engineers and Washington State K-12 School construction experience). He is a highly skilled GC/CM practitioner.

John will be the District's single point of contact during the GC/CM procurement, design, pre-construction, and construction phases. He will be responsible to the District and Board on all operational project matters, and serves as the District liaison with external public or private entities.

**Patrick McCord, Construction Manager, Hill International, Inc.**

Patrick McCord has more than 25 years of experience as a senior cost estimator and senior project manager working on a variety of projects including schools and maintenance facilities. Patrick has been responsible for the estimating and construction of projects up to \$30 million. His contract delivery experience includes design-build and design-bid-build, turnkey, cost-plus, GMP, CM at Risk and stipulated sum for both public and private clients.

Patrick will be responsible on a daily basis to oversee the construction progress, and to develop documentation providing the history of the construction phase. This will be accomplished by the use of photography and site observation reports.

**Katharyn Getchell, CCC, PSP, Project Controls Manager, Hill International, Inc.**

Katharyn's GC/CM experience includes providing scheduling overview services on the five WSU GC/CM projects, Wellpinit High/Middle School Modernization GC/CM project; Steilacoom High School GC/CM project; Wahluke High School and Clovis Point Intermediate School GC/CM projects. Katharyn's direct responsibility on the WES and SPED/ECLC project is to provide monthly project controls (budget reconciliation) and reimbursement claims submittals.

**Cheri Belsaas, Scheduler/Document Controls, Hill International, Inc.**

Cheri Belsaas has over 24 years of experience in the construction industry. Cheri is experienced in developing and maintaining project schedules utilizing Primavera SureTrak, P3, and P6 scheduling software. Cheri's responsibilities will include master schedule development/updates, construction schedule analysis, and document control.

**Bryan Visscher, Director of Facilities/Risk Management, Wenatchee School District**

Bryan has 23 years of experience in construction and maintenance, and 13 years with the Wenatchee School District in facilities. He has been involved in numerous modernization projects within the District, and is currently overseeing the \$9.5 million Wenatchee Valley Technical Skills Center modernization project. As Director of Facilities, Bryan will oversee all phases of design and construction for the District.

**Brian D. Fitzgerald, AIA, REFP, CSI, Managing Principal, TCF Architecture**

TCF Managing Principal Brian Fitzgerald has followed his passion for K-12 school design through his 36-year practice of architecture. Brian led the TCF team in the design and construction administration of the \$57M remodel of Tacoma's Lincoln High School, a GC/CM project completed in 2007 in collaboration with DLR Group.

As Principal in Charge of Wenatchee's Washington Elementary School, Brian will also serve as Educational Planner while overseeing the project's development. He will utilize his broad-scale planning abilities in leading the early planning and design processes, while collaborating with diverse groups of stakeholders. Brian will be responsible for maintaining overall control of the budget and schedule throughout the project's duration.

**Please refer to Attachment C – Team Experience**

**Organizational Controls –**

Previously established project controls and reporting systems will be implemented to effectively manage the project scope, schedule, and budget. Project management tools and



procedures will be utilized to manage communications, track/report progress, and monitor the project budget. Hill will share their experience in managing GC/CM projects with the District and will proactively consult on issues and concerns. Schedule progress will be tracked on a monthly basis against the master schedule. The project budget will be tracked against the approved baseline budget on a monthly basis.

#### **Planned GC/CM Process –**

The District is planning on using a modified AIA-133 GC/CM – Owner Agreement along with modified AIA-201 General Conditions developed in close coordination with their legal counsel. In addition, the District is planning on a comprehensive Pre-Construction 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. The District's legal counsel is Greg Geudel with Foster Pepper, who is very experienced in the GC/CM contracting process.

Preparation of the GC/CM RFP and selection process will be based on a Hill standard document modified to lessons learned from other public owners and past Hill GC/CM projects. The process will include the selection criteria, interviews, scoring, and final selection evaluations.

The roles and responsibilities of the owner, project/construction management team, architect, and the GC/CM are defined and coordinated through Project Management Plan, contractual requirements, and project deliverables.

#### **Documentation -**

Management of the scope, schedule and budget of the project will be of the highest importance to the team. Routine cost estimates by the architect and GC/CM throughout the process will be completed and reconciled at each design phase: SD, DD, and CD.

Upon agreement of the MACC the project manager along with the GC/CM will evaluate the documents to determine changes to the project which could adversely affect the MACC as set forth in the agreement. At every phase of design, the design team will forward a list of all changes made to determine their impacts. However, by thoroughly evaluating changes as they arise throughout the process, impacts can be minimized.

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

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: Project Number, Name, and Description

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

#### **Please refer to Attachment D – Public Project Experience**

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

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution.

Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

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

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

### **Please refer to Attachment E – Site Plan, Schematic Design**

#### **10. Resolution of Audit Findings On Previous Public Works Projects**

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

The District has had no audit findings.

#### **Caution to Applicants**


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

### Signature of Authorized Representative

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

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

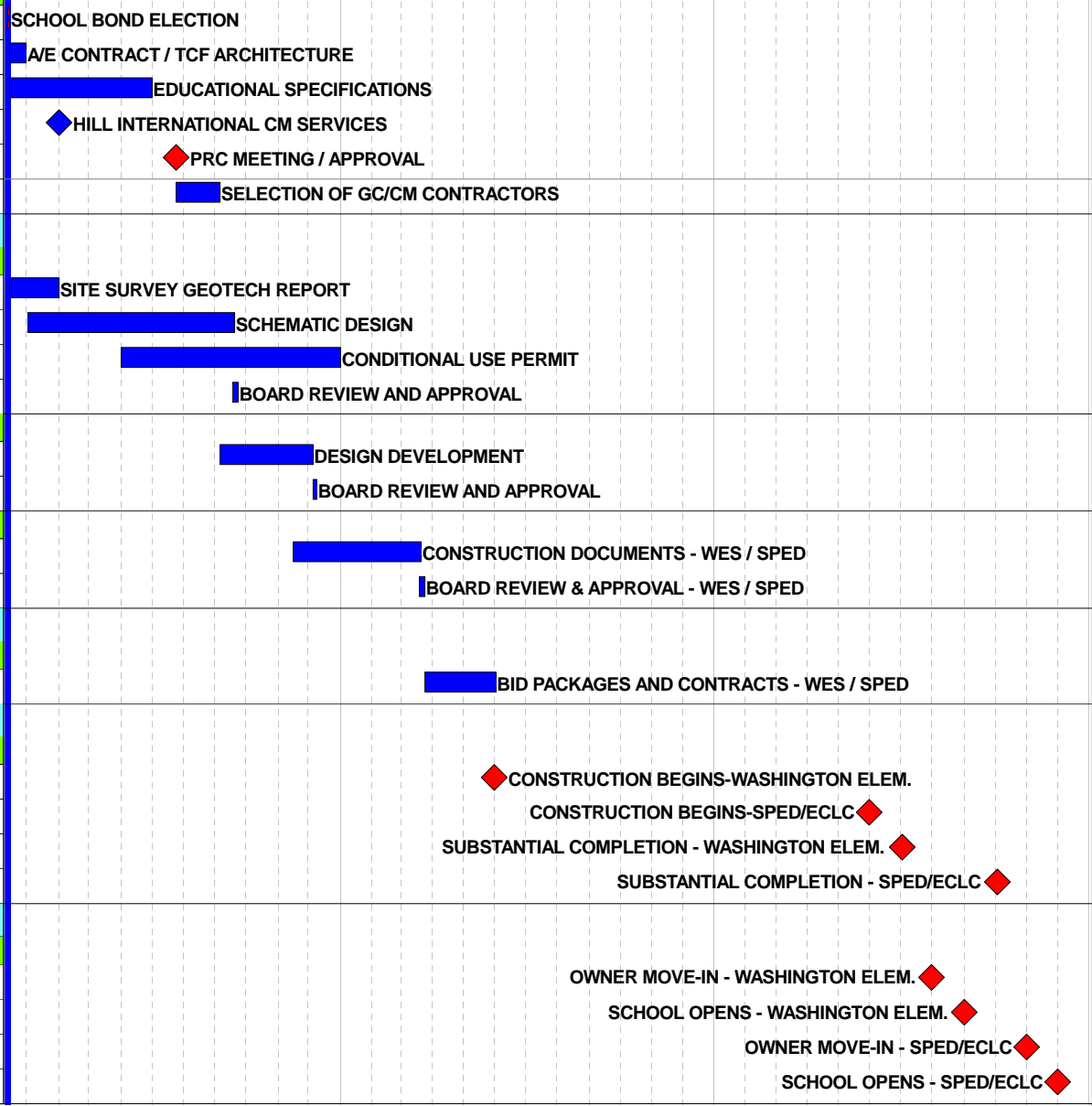
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:   
Name: (please print) BRIAN FLORES  
Title: SUPERINTENDENT  
Date: 07-01-14




Activity ID	Activity Description	Early Start	Early Finish	2014												2015												2016											
				F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	

Capital Improvement Program			
Programming			
Programming / Educational Specs			
SP010	SCHOOL BOND ELECTION	11FEB14	11FEB14
SP015	A/E CONTRACT / TCF ARCHITECTURE	12FEB14*	28FEB14
SP020	EDUCATIONAL SPECIFICATIONS	12FEB14*	30JUN14
SP025	HILL INTERNATIONAL CM SERVICES	01APR14*	
SP035	PRC MEETING / APPROVAL	24JUL14*	
SP045	SELECTION OF GC/CM CONTRACTORS	25JUL14*	05SEP14
Design Phase			
Schematic Design			
SD010	SITE SURVEY GEOTECH REPORT	12FEB14*	31MAR14
SD015	SCHEMATIC DESIGN	03MAR14*	19SEP14
SD020	CONDITIONAL USE PERMIT	02JUN14*	31DEC14
SD025	BOARD REVIEW AND APPROVAL	19SEP14*	23SEP14
Design Development			
SD045	DESIGN DEVELOPMENT	05SEP14*	05DEC14
SD055	BOARD REVIEW AND APPROVAL	05DEC14*	09DEC14
Construction Documents			
SD060	CONSTRUCTION DOCUMENTS - WES / SPED	17NOV14*	20MAR15
SD065	BOARD REVIEW & APPROVAL - WES / SPED	20MAR15*	24MAR15
Bid Phase			
Bid Process / Contract Award			
SB015	BID PACKAGES AND CONTRACTS - WES / SPED	25MAR15*	01JUN15
Construction Phase			
SC050	CONSTRUCTION BEGINS-WASHINGTON ELEM.	01JUN15*	
SC080	CONSTRUCTION BEGINS-SPED/ECLC	01JUN16*	
SC070	SUBSTANTIAL COMPLETION - WASHINGTON		01JUL16
SC090	SUBSTANTIAL COMPLETION - SPED/ECLC		03OCT16
Closeout			
Final Completion			
SF010	OWNER MOVE-IN - WASHINGTON ELEM.	01AUG16*	
SF015	SCHOOL OPENS - WASHINGTON ELEM.	01SEP16*	
SF035	OWNER MOVE-IN - SPED/ECLC	01NOV16*	
SF025	SCHOOL OPENS - SPED/ECLC	01DEC16*	

## Attachment A - Project Schedule



Start Date	07FEB13
Finish Date	30NOV16
Data Date	11FEB14
Run Date	30JUN14 17:21

	Early Bar
	Progress Bar
	Critical Activity

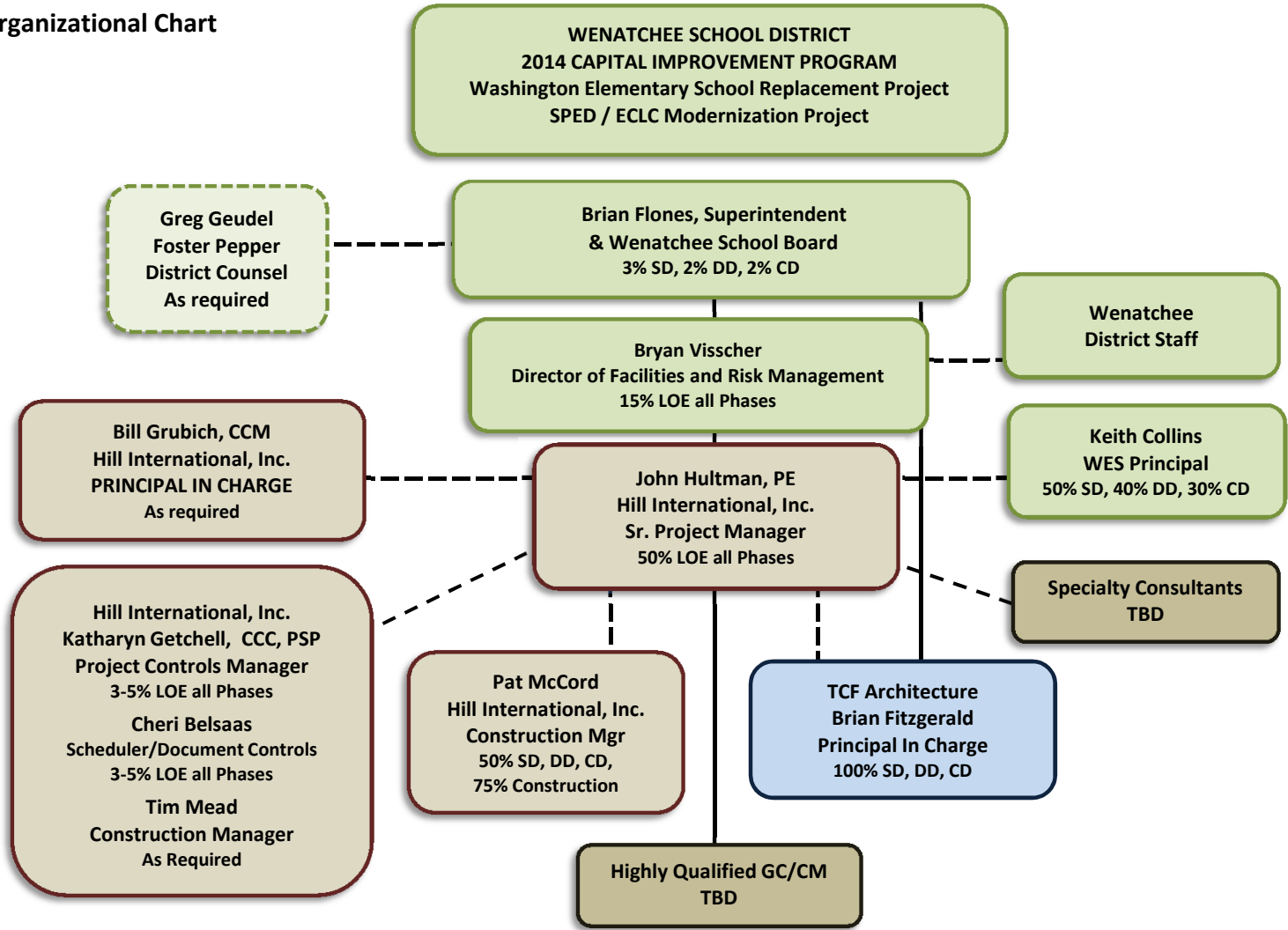
CM02 Sheet 1 of 1

**Wenatchee School District No. 246**  
**Capital Improvement Program**  
**MASTER PROJECT SCHEDULE**

**WASHINGTON**  
**ELEMENTARY SCHOOL**  
**REPLACEMENT AND**  
**SPED/ECLC**  
**MODERNIZATION**



**ATTACHMENT B**  
**Project Organizational Chart**



————— CONTRACT  
 - - - - - COORDINATION

LOE = LEVEL OF EFFORT

**ATTACHMENT C  
Team Experience**

WENATCHEE SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATIVE CONTRACT EXPERIENCE							
Name	Summary of Experience	Project Names	Budget	Project Type	Role During Project Phases		
					Planning	Design	Construct
William (Bill) Grubich, CCM	Principle In Charge, Hill Intl, Inc.	City of Richland Fire Station	\$2.5M	D/B	PIC	PIC	PIC
		WSU Wine Science Ctr	\$23M	D/B	PIC	PIC	PIC
		Spokane Convention Center Completion	\$55M	D/B	PIC	PIC	PIC
		Spokane Convention Center Phase 1	\$50M	GC/CM	PM	PM	PM
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$43M	D/B	PIC	PIC	PIC
		Paschal Sherman Indian School	\$16.5M	D/B	PM	PM	PM
		Spokane International Airport Parking Garage	\$16M	D/B	PM	PM	PM
		Wellpinit High/Middle School Modernization	\$17.8M	GC/CM	PIC	PIC	PIC
		Steilacoom High School Addition & Modernization	\$31M	GC/CM	PIC	PIC	PIC
		Wahluke High School	\$20M	GC/CM	PIC	PIC	PIC
		WSU Student Recreation Building	\$30M	GC/CM	PM	PM	PM
		WSU Teaching and Learning Center	\$24M	GC/CM	PM	PM	PM
		WSU FOB	\$60M	GC/CM	PM	PM	PM
		WSU Health Sciences	\$22M	GC/CM	PM	PM	PM
		SPS Rodgers High School	\$70M	GC/CM	PM	PM	PM
Clovis Point Intermediate School	\$15M	GC/CM	PIC	PIC	PIC		
John Hultman, PE	Senior Project Manager, Hill Intl, Inc.	WSU Wine Science Ctr	\$23M	D/B	PM	PM	PM
		East Valley School District Capital Improvement Program	\$55M	D/B/B	PM	PM	PM
		Ellensburg School District, New High School; District Small Projects	\$40M	D/B/B	PM	PM	PM
		Wenatchee Valley Technical Skill Center Modernization	\$9.5M	D/B/B	PM	PM	PM
		Mattawa School District, Wahluke High School	\$20M	GC/CM	PM	PM	PM
		Eastmont School District Clovis Point Intermediate School	\$15M	GC/CM	PM	PM	PM
Pat McCord	Construction Manager, Hill Intl, Inc.	Wenatchee Valley Technical Skill Center Modernization	\$9.5M	DBB	----	----	CM
		City of Wenatchee Public Works Facility	\$12M	DBB	PM	PM	PM
		Central Washington University Dormitories	\$27M	DBB	PM	PM	PM
		Richland Medical Office Building	\$8M	D/B	PM	PM	PM

**ATTACHMENT C  
Team Experience**

<b>WENATCHEE SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATIVE CONTRACT EXPERIENCE</b>							
<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Budget</b>	<b>Project Type</b>	<b>Role During Project Phases</b>		
					<b>Planning</b>	<b>Design</b>	<b>Construct</b>
		Goodyear Distribution Center	\$24M	D/B	Estimate/ Design Coordinate	Estimate/ Design Coordinate	Estimate/ Design Coordinate
<b>Pat McCord</b>	<b>Construction Manager, Hill Intl, Inc.</b>	Waste Management -Spokane	\$700K	D/B	PM/Estimate	PM/Estimate	PM/Estimate
		Walmart Retail Center, Retail Development	\$13M	D/B	PM/Estimate	PM/Estimate	PM/Estimate
<b>Katharyn Getchell, CCC, PSP</b>	<b>Project Controls Manager, Hill Intl, Inc.</b>	City of Richland Fire Station	\$3.5M	D/B	PIC	PIC	PIC
		WSU Wine Science Ctr	\$23M	D/B	PIC	PIC	PIC
		Spokane Convention Center Completion	\$55M	D/B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$43M	D/B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr
		Steilacoom High School Addition & Modernization	\$31M	GC/CM	Project Controls	Project Controls	Project Controls
		Paschal Sherman Indian School	\$16.5 M	D/B	Project Controls	Project Controls	Project Controls
		Spokane International Airport Parking Garage	\$16M	D/B	Scheduling	Scheduling	Scheduling
		Wellpinit High/Middle School Modernization	\$17.8M	GC/CM	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr
		Wahluke High School	\$20M	GC/CM	Project Controls	Project Controls	Project Controls
		Clovis Point Intermediate School	\$15M	GC/CM	Project Controls	Project Controls	Project Controls
<b>Brian Fitzgerald AIA,REFP, CSI</b>	<b>Principle, TCF Architecture</b>	Olympia Regional Learning Academy	\$19.6M	GC/CM	PIC	PIC	PIC
		Lincoln High School Modernization + Addition	\$50M	GC/CM	PIC	PIC	PIC
		Lakewood Boys and Girls Club	5.2M	Negotiated Team Build	PIC	PIC	PIC
		Gig Harbor Boys & Girls Club	4.3M	Negotiated Team Build	PIC	PIC	PIC
		Tacoma Boys and Girls Club	6.1M	Negotiated Team Build	PIC	PIC	PIC

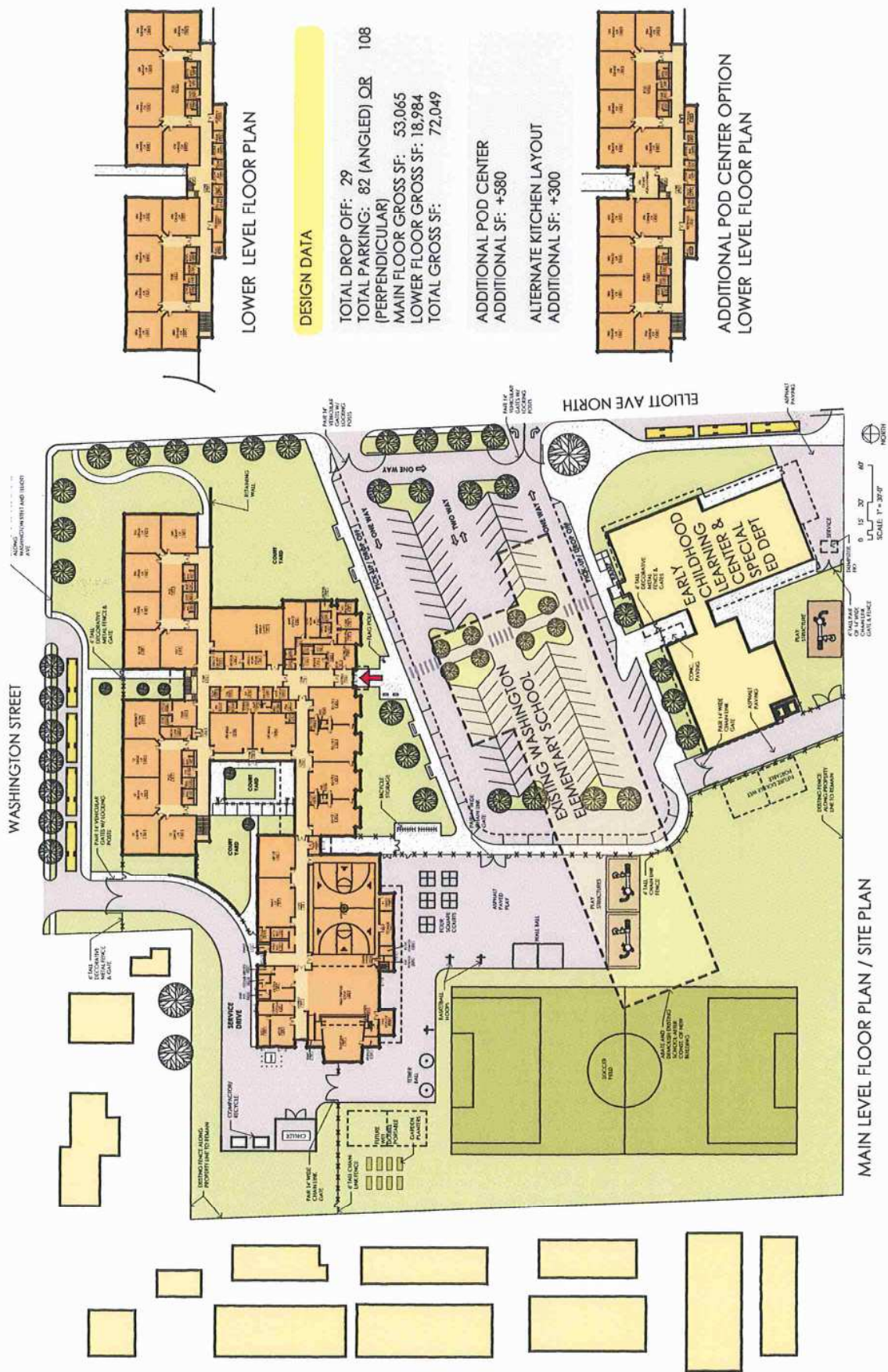
**ATTACHMENT D  
Public Project Experience**

**Wenatchee School District Project Experience (6 Years)**

<b>Project Number</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Contracting Method</b>	<b>Planned Start</b>	<b>Planned Finish</b>	<b>Actual Start</b>	<b>Actual Finish</b>	<b>Planned Budget</b>	<b>Actual Budget (Base Bid)</b>	<b>Reason for Budget or Schedule Overrun</b>
1	WTSE Major Works	Modernization + Addition	D-B-B	Nov 13	Dec 14	Nov 13		6.6M	6.0M	In Progress
2	WVTSC Minor Works Improvements PH 2	Modernization + Addition	D-B-B	Mar 12	Sep 12	Mar 12	Oct 12	640K	580K	Owner Change Order Work
3	WVTSC Minor Works Improvements PH 1	Modernization + Addition	D-B-B	Jun 10	Apr 11	Jun 10	Mar 11	1.4 M	1.2M	Owner Change Order Work



# Attachment E - Site Plan



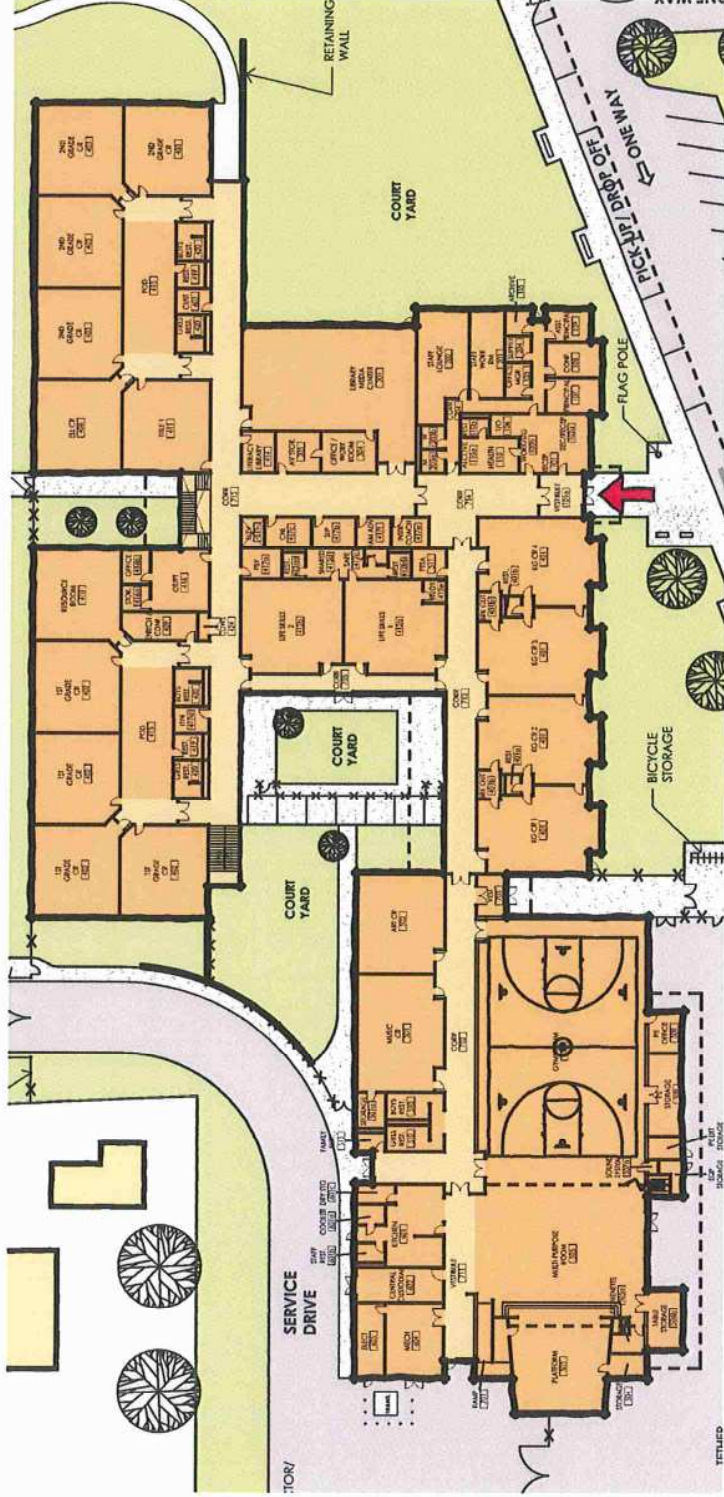
SCHEMATIC DESIGN

JUNE 5, 2014

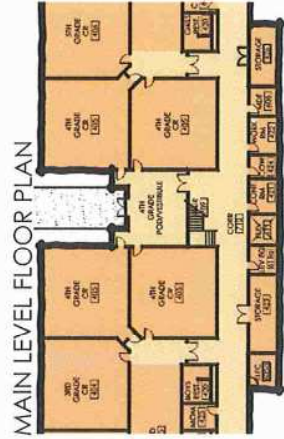
WASHINGTON ELEMENTARY SCHOOL

TCF Architecture

# Attachment E1 - Schematic Design



MAIN LEVEL FLOOR PLAN



ADDITIONAL POD CENTER OPTION LOWER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



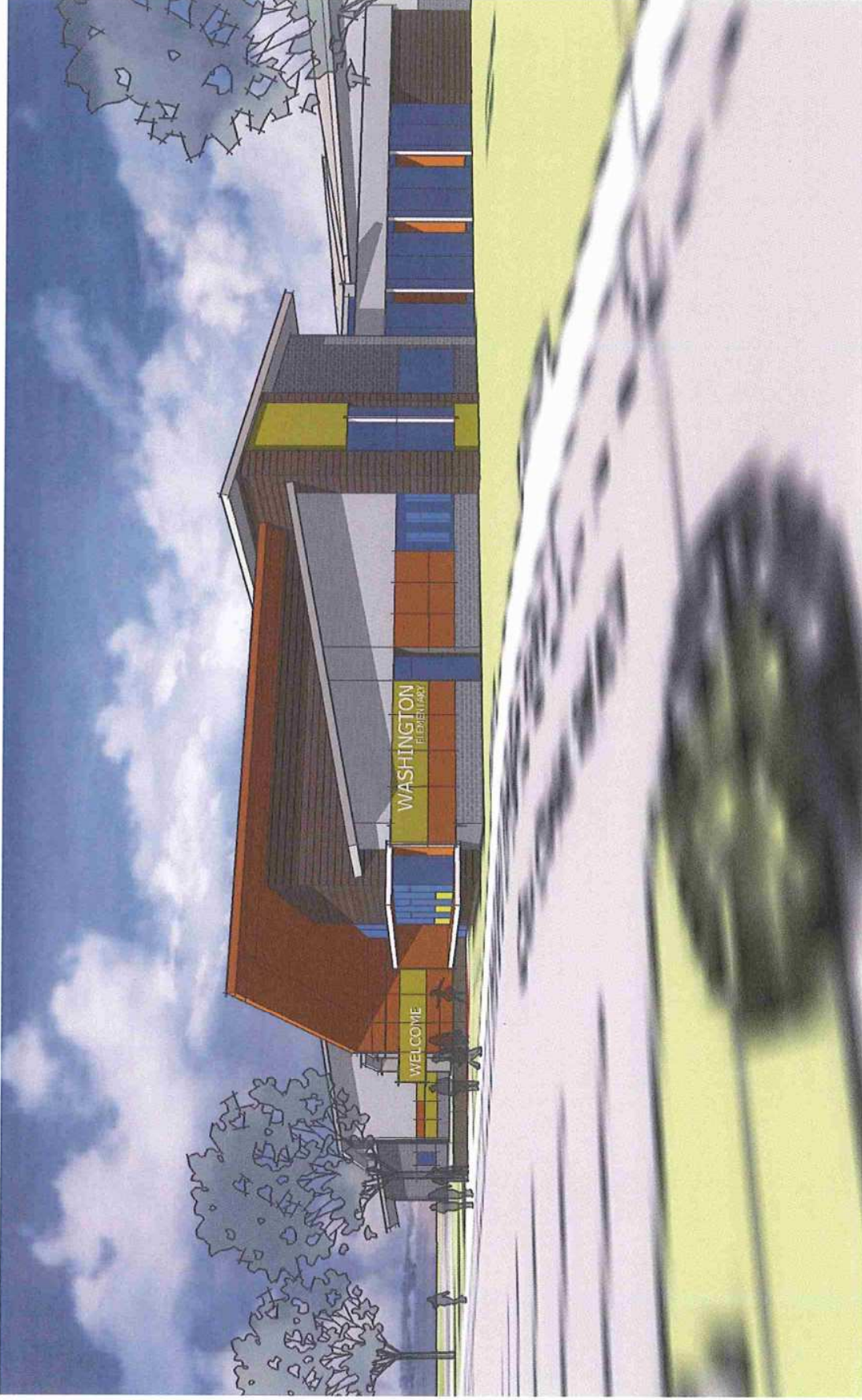
## SCHEMATIC DESIGN

WASHINGTON ELEMENTARY SCHOOL

TCF Architecture

JUNE 5, 2014

**Attachment E2 - Schematic Design**



**Attachment E3 - Schematic Design**



**Attachment E4 - Schematic Design**



**Attachment E5 - Schematic Design**

