

## CENTRALIA SCHOOL DISTRICT

### CENTRALIA HIGH SCHOOL MODERNIZATION - GCCM

1. Please provide additional background on Phil Iverson's design and construction management experience, including any direct GC/CM experience and GC/CM training.

*Phil Iverson has over 20 years of construction management experience including five years as Facilities Manager for the Cut Bank Montana School District, nine years as Construction Project Manager and estimator at Montana State University and currently serves as Director of Facilities and Maintenance for the Centralia Public Schools. In addition he has four years as Facilities Manager in the US Air Force providing oversight for the Missile Alert Facilities Renovation projects.*

*Phil holds a BS degree in Construction Engineering Technology (equivalent to the UW and WSU Construction Management degrees.)*

2. Please provide more detail on Jane Louie's GC/CM experience. It appears Jane has experience with GC/CM but only recently took the AGC class in June 2017.

*Jane Louie's GC/CM experience with OAC includes close-out duties on the recently completed Tahoma High School & Regional Learning Center and currently the project manager assigned to Point Defiance Zoo Aquarium project.*

*Jane has been in the construction industry for more than 25+ years working for two local general contractors (Lease Crutcher Lewis and Howard S. Wright) as a Sr. Project Manager focused almost exclusively in the private negotiated GMP projects. Jane joined OAC in 2016.*

3. Please provide information on BLRB's direct GC/CM experience and GC/CM training

*BLRB's GC/CM project experience includes 12 completed projects and 10 in-progress (in various phases) ranging from \$6.7M - \$52M. Three of these projects are in partnership with OAC.*

*Lee Fenton, Principal In-Charge, with a 30+ year career has focused exclusively on K-12 architecture and has served as principal in charge, project manager, architect, and designer and is experienced in the design of learning environments for every grade level and program.*

*BLRB Architects has completed approximately (850) K-12 replacement, renovation, modernization, improvement and addition projects worth nearly \$3 billion in construction value.*

4. With three large school projects going on at the same time, what steps are being taken to allow Phil Iverson enough time to adequately support and direct the projects?

*Upon passage of the 2016 capital bond, the Centralia School District reached out to the Construction and Project Management community for proposals to supplement Phil's skills and expand the total staff dedicated to project management. In addition the District is advertising for a new Maintenance Supervisor to allow Phil more time to support the Bond Projects.*

*The entire team: Mark Davalos – Superintendent, Karen Curtis – Finance Director, Phil Iverson – Maintenance and Operations Director, Heather Slusher – Maintenance and Operations Admin.,*

*Kasey Wyatt – Program Manager, Jane Louie – Senior Project Manager on Centralia High School, David McBride – Project Manager on Fords Prairie and Jefferson Lincoln, Kaley Bennett – Senior Project Coordinator on Fords Prairie and Jefferson Lincoln, and Cynthia Balzarini – Senior Project Coordinator on Centralia High School meet each Monday to review procedures, upcoming RFQ's, projects status, next steps and best practices. Additionally, OAC has co-location space at Phil's office in Centralia so that communication and collaboration are meaningful and timely.*

5. Who has signing authority for design and construction changes and what are the levels?

*Superintendent Mark Davalos has signing authority of up to \$600,000. Karen Curtis and Phil Iverson have signing authority of up to \$150,000. All other contracts and changes will be brought to the School Board for authorization. Once and GMP contract is executed, OAC will have authority over the use of the Contractor's Risk Contingency while Owner changes will be reviewed and a recommendation made to the Superintendent.*

6. Please explain the reporting order between the owner and OAC. It appears that two OAC members report to the owner independently of the project manager.

*The organization chart as submitted had a graphical error and has been corrected. Program Manager Kasey Wyatt reports directly to Phil Iverson and Jane Louie reports to Kasey Wyatt. The amended organization chart is attached. Kasey and Jane will continue to meet with Phil together throughout the duration of the project to review schedule, budget and key issues.*

7. What is Superintendent Davalos' experience leading large construction projects?

*Superintendent Davalos has experience with large construction projects from his time as Principal at Sprague High School in Salem, OR where he was instrumental in the Programming of their modernization and as Deputy Superintendent at Portland Public Schools where he participated in the oversight of the Capital Projects Department.*

8. What steps have been taken to educate the School Board in the procurement process? Do Board members have experience with large construction projects?

*Two board members have been active participants in guiding and approving the overall bond program. The overall board has approved all contracts as required by law. In addition the School Board is active in the Washington State School Directors Association (WSSDA) where they receive training on overseeing large Capital Projects.*

*Board members have been briefed by Phil Iverson, Mark Davalos and OAC staff members regarding the use of GC/CM delivery and have offered their full support. Some board members are likely to be involved with contractor procurement.*

*Two board members bring capital projects experience. Kim Ashmore is the City of Centralia's Storm Water Operations Manager where he has vast knowledge and experience with large Public Works contracting. Bob Fuller is the Capital Projects liaison for the School Board and is involved*

*in procurement of Professional Services Consultants and will participate in the GCCM selection process. Bob also reports to the Board on status of the Capital Projects Program*

9. Has consideration been given to new construction instead of remodel/modernization to save time, money, relocation costs, reduce disruption?

*Yes, the District along with their bond planning consultant did investigate the feasibility of a replacement high school. However, the cost of replacement was believed to be more than what the District felt would be supported by voters. The building's structural components are still in good shape and a complete modernization is the most practical and pragmatic approach for the District and community.*

10. Is the project going to have a Project labor Agreement (PLA)? If so, are you planning to have a dual benefit reimbursement program (for example: Sound Transit and City of Seattle both have these programs with their PLAs)?

*There is no plan to implement a PLA at this time. All statues and best practices will be followed regarding employment, apprenticeship, wages, benefits and local hiring.*



**Centralia School District #401  
Board of Directors**

**Mark Davalos  
Superintendent**

**Dan Chandler, PE, AIA  
OAC Principal-In-Charge**

5% GC/CM Selection  
5% design  
5% construction

**Phil Iverson  
Director, Facilities & Maintenance**

20% GC/CM Selection  
50% design  
20% construction

**Andrew Greene  
Perkins-Coie, LLP**

Legal Counsel  
*As Needed*

**Kasey Wyatt  
OAC Program Manger**

50% GC/CM Selection  
25% design  
10% construction

**Jane Louie  
OAC Project Manager**

75% GC/CM Selection  
50% design  
50% construction

**Cynthia Balzarini  
OAC Project Engineer**

100% during construction

**Lee Fenton  
BLRB Principal-In-Charge**

25% SD, 25% DD,  
20% CD, 5% CA

**Bob Lindstrom  
BLRB Project Manager**

50% SD, 50% DD,  
50% CD, 20% CA

**Jeb Hardan  
BLRB Proj. Architect/CA**

20% SD, 20% DD,  
50% CD, 50% CA

**Highly Qualified GC/CM  
*To Be Determined***

**Subcontractors  
*To Be Determined***

**Specialty Consultants  
*To Be Determined***