

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

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

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **Evergreen School District No. 114**
- b) Mailing Address: **PO Box 8910, Vancouver, WA 98668**
- c) Contact Person Name: **Susan Steinbrenner** Title: **Executive Director of Facilities**
- d) Phone Number: **360-604-4077** E-mail: **susan.steinbrenner@evergreenps.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Music Room Additions at Union High School and Evergreen High School**
- b) County of Project Location: **Clark**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The Music Room Additions at Union High School and Evergreen High School (Project) will be approximately 3,500 sf in size per site. They will be constructed on the existing operating High School sites. The two locations are 4 miles apart. Typical Class size for Band will be up to 75 students, for Orchestra 60 students. The Project will include separated practice rooms and musical instrument storage. Improved acoustical considerations will be a key project program design criterion.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$818,000
Estimated project construction costs (including construction contingencies):	\$3,895,000
Equipment and furnishing costs	\$276,498
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$250,000
Contingencies (design & owner)	\$776,250
Other related project costs (briefly describe) Permits	\$125,000
Sales Tax	\$359,252
Total	\$6,500,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

Project is fully funded. Funding is secured through the savings of earlier projects paid from the District's 2018 Bond program.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; (*including the use of alternative subcontractor selection, if applicable*)
- b) Hiring consultants if not already hired; and

- c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

*All staff and consultants required to manage the project have been hired.

Activity	
GC/CM Procurement	
STEP ONE (Statement of Qualifications)	
CPARB Application Submittal	12/20/2022
PRC Meeting / Approval	1/26/2023
Public Advertisement	1/30/2023
Mandatory Information Meeting/Site Tour	2/8/2023
Last Day for Questions	2/14/2023
Addendum Issued	2/17/2023
RFQ/P Responses Due	2/22/2023
Initial Screening & Short Listing	2/27/2023
Notifications Sent to Shortlisted Firms	2/27/2023
STEP TWO (Interviews)	
Interviews Conducted	3/7/2023
District Evaluate	3/7/2023
STEP THREE (RFFP – Pricing)	
Issue RFFP to Shortlist GC/CM firms	3/8/2023
RFFP Sealed Fee Proposals Received and Publicly Opened	3/15/2023
District Review / Select	3/16/2023
NOI to Award	3/20/2023
Negotiate Preconstruction Services Agreement	3/30/2023
Board Meeting Approval	4/18/2023
DESIGN ACTIVITIES	
Programming Complete (Ed Specs)	2/20/2023
Schematic Design Complete	4/17/2023
Design Development Complete	7/10/2023
Construction Documents Complete	10/30/2023
AGENCY PROCESS – CITY	
Agency Review, Land Use and Permitting Completed	3/18/2024
CONSTRUCTION	
Bidding Completed	11/27/2023
Construction	3/4/24-12/13/24
Building Warranty Period	12/13/24-12/13/25

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?

The GC/CM contracting procedure is essential for the financial, schedule, and educational success of this project. While relatively small, the project involves the normal multiple complexities involving scheduling, phasing, site organization, and student safety on a constrained footprint within an actively occupied site. All of these complexities need to be accounted for prior to bidding so that they are included in the overall costs—and not added later as expensive changes to construction design, scheduling, or risk management. A skilled GC/CM who informs the early planning process can maximize cost efficiencies. During construction, a GC/CM must be able to shift work activities and make accommodations for short-term District needs in order to support the District’s ongoing goal of providing a quality learning environment for its students. Ultimately, Evergreen School District needs a GC/CM that fully understands and shares the District’s commitment to the educational process and participates in the planning process to ensure an on-time and on-budget delivery with minimal impacts to student learning.

Existing school will remain occupied.

This condition is the most critical aspect of requesting approval of GC/CM approval of this project.

Availability of parking and the use of the existing schools will be challenged when contactor parking and staging of up to 10,000 sf to support the 3,500 sf of new construction and the adjacent remodel of the existing school are considered. This will require detailed coordination plans to allow ongoing education as well as to ensure the safety and security of all students, staff, and public. All these considerations need to be effectively coordinated in parallel at 2 different locations 4 miles apart.

The timing and occupancy issues of this coordinated construction requires a GC/CM who has a proven track record of successfully navigating these complexities in order to ensure that the ongoing requirements for construction are incorporated into the bidding documents early in the process. Examples include:

- Invasive/ noisy activities can only occur during non-teaching times, either off hours, weekends or winter, spring, or summer break windows.
- Student access around the worksite must be maintained at all times.
- Because more than 2,000 school and construction personnel will use the same drives and parking areas at each site, all construction start and end times, material deliveries, and concrete pours must straddle parent and bus drop off and pick up periods and student driver arrival and departures.
- Large-scale erections and crane operations must be scheduled outside of occupied periods due to proximity.
- Fire and emergency access must be maintained at all times.
- The GC/CM will develop coordination options in addition to the ones discussed and will allow a very informed process to eliminate teaching and learning impacts. The District intends to maintain its commitment to educating students in a learning environment that is not compromised by construction activities.

Involvement of the GC/CM is critical during the design phase

❖ Design support

To meet the above stated constraints for safety, schedule, and coordination, the GC/CM will conduct multiple real-time constructability reviews that are informed by activity durations, safe work zone sizes, and delivery and erection logistics. The analysis of these components will have a direct impact on the shape and design of the building footprint as well as material choices, building heights, and systems design. The infrastructural challenges of the site, as well as its occupied state, could require some compromises in the planning process.

Early involvement of the GC/CM is necessary to perform site investigations and to gather and process site information from a contractor's point of view. This process will allow informed design decisions, maximize efficiencies, and streamline the construction process, ensuring that the District's best interests are protected.

❖ Budget control

Because of the complexities of the project, there is the potential for costly design choices and re-work, scheduling missteps, and overlooked safety hazards. By avoiding these issues through the informed involvement of the GC/CM early in the planning process, the District will maximize the financial efficiency of the project. With the District's budget derived from the residual bond proceeds, it is essential that, throughout the design process, the GC/CM provides continuous cost estimation, value analysis, and constructability reporting to ensure the final cost of construction is responsibly within the budget.

❖ Early material procurement.

The early involvement of the GC/CM will provide the opportunity for long lead materials to be procured during the design process as necessary to meet the project schedule. We are in the early planning stages of determining what materials may be needed but may include steel fabrication and Air Conditioning units. The project's critical path flows through the early procurement of these packages (and others to be determined). Early involvement of the GC/CM allows the project to be completed in the 9-month project schedule by procuring materials for the first phase as much as 3 months earlier than a traditional Design-Bid.

The project encompasses a complex or technical work environment

❖ Complexity

The complexity of the work environment is summed up by two primary concerns: site logistics and student safety. How do we safely construct our new facility while the contractor is just a few feet away from students? In addition, having two sites working in the same timeframe requires an effective management team to manage both sites.

❖ Questions

The following is just a sampling of the questions that will arise at the site and would uniquely benefit from a GC/CM approach:

- A. Where will construction staging and parking be placed, bearing in mind that the entire site is occupied by the existing school, fields, and critical parking? Construction staging and parking locations will need to be closely coordinated with the GC/CM to allow construction to proceed efficiently.
- B. How and when do we demo or remodel the existing buildings, build the additions, while still maintaining student and staff safety?

❖ Summary

The complexity of this project is compounded by the multiple factors impacting construction, from limited site size to student safety to scheduling. The early involvement of a skilled GC/CM enables the District to make informed decisions about coordination, occupancy, and design that ultimately protect the financial and educational interests of the community. By minimizing costly errors that might result from these complexities, the District can ensure that it maintains good stewardship over bond funding and continued delivery of excellent education.

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 Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). 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 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.

How this contracting method provides substantial fiscal benefit:

The traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules for the following reasons:

❖ Reduced costs

We are experiencing periods of high construction escalation, and continuing supply chain delays so time is of the essence. Bringing the GC/CM onto the team early to aid with phasing and scheduling, confirm on-site utility as-builts, and to issue early subcontractor bid packaging will reduce the construction timeline by at least 4 months versus DBB. This will allow releasing all materials in late 2023 to assure delivery when needed. Costs are reduced by:

- Reducing exposure to inflation
- Reduced overhead costs through elimination of redundancies
- Less overlapping subtrade activities in a compressed schedule
- Minimized displacement and temporary costs for student operations

❖ Reduced risks

The GC/CM contracting method allows releasing early bid packages such as an early steel package, and Roofing, Mechanical and Electrical subcontracts which will offer substantial benefits to the public. Early bid packages allow Supply Chain/ Long Lead materials for the project to be preordered, reducing scheduling risks and decreasing cost premiums. “Locking in” the subcontractors in 2023, will allow for better up-front planning and risk management as well as allowing onsite work to proceed in Spring 2024.

❖ Reducing unforeseen conditions

Bringing the GC/CM team on board during the design phase will provide financial benefits by allowing additional time for investigation of potential pitfalls with utility conflicts, unknown building conditions, and challenging site conditions, ultimately reducing unforeseen conditions during the construction phase when schedules are tight and would require overtime costs to overcome those obstacles. This will prevent a ripple effect through the schedule and eliminate impacts to the move-in.

❖ Public safety concerns

An experienced and carefully selected GC/CM will greatly reduce impacts to the school and surrounding community. The GC/CM must have outstanding safety programs, experience managing construction with students on site, and schedule and phasing coordination. Safety protocols outlined, prioritized, developed, and vetted prior to subcontractor bidding will ensure a comprehensive on-site safety plan that will be maintained throughout the construction period.

❖ Site complexity

This replacement project is on a tightly constrained site, which will be fully occupied throughout the school year. Parking and site access will be absorbed by construction activities with little room for contractor staging and laydown area given the location of the construction. The use of a GC/CM to produce a phasing and mobilization milestone schedule as part of the initial bid package eliminates construction phase cost claims for shifting staging conditions.

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:

❖ Availability of General Contractors

Our experience on projects of this size is that they will attract smaller General Contractors who normally shy away from bidding public work and are not as well versed in delivering projects of high quality while maintaining a restricted schedule with the added constraints of split locations of occupied campuses. Due to our concerns we have surveyed regional general contractors with the experience that would qualify them to construct an addition of this limited size but with high logistical complexity. Every general contractor has confirmed they would not submit a bid for a traditional DBB project of this scope but would be interested in submitting qualifications for a GC/CM project of the same scope. The District has very real concerns that if the project was issued as a DBB they would receive only bids from less qualified contractors and put the successful delivery of the project in extreme jeopardy as a result.

❖ Delivery Schedule

The public interest is best served by providing projects that are both cost-effective and built with safety of the public as a priority. The “design-bid-build method” has been used on most of the Capital Improvements Projects approved on the District’s 2018 Bond program. However, on this occupied-site project, the GC/CM process provides the best opportunity to achieve a safe project managed by a team with a proven record of success on projects with difficult time and site constraints. The District believes that the complexities and size of this project and the safety challenges as outlined in this document require the expertise of both a designer and a builder to fully document the scope of work. Designers document the end product. Builders strategize the path to constructing it. The GC/CM coordination plans outline specific temporary measures and system switch-overs essential for continued operation, which would simply not be conveyed in a standard DBB design.

❖ Summary

The design-bid-build method of delivery does not provide the opportunity for collaboration necessary for success on this project.

6. 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 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.
- 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.

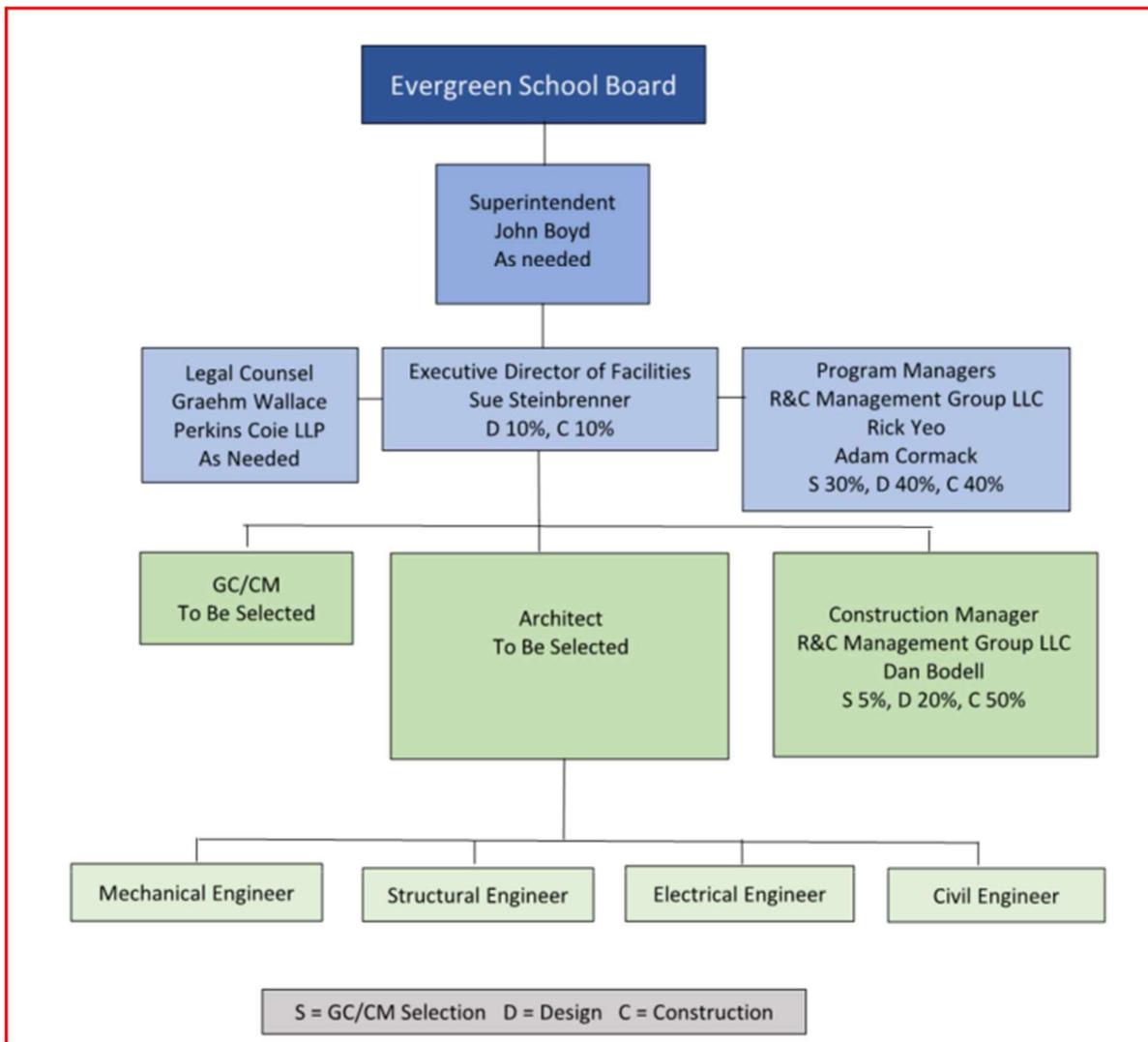
Organization’s qualifications to use the GC/CM contracting procedure.

The District has successfully used CGCM in the past as well as the following 3 Projects as part of the 2018 Bond.

<u>Project</u>	<u>Construction Cost</u>	<u>Completion</u>
Sifton Elementary School	\$30 million	2020
Wy’east Middle School	\$49 million	2022
Mountain View High School	\$159 Million	2022

Susan Steinbrenner, EPS Executive Director of Facilities, was personally involved in all of these projects, reinforcing her previous experience and insights to the GC/CM process. Understanding the need for experienced professionals to manage a \$695,000,000 bond program, Steinbrenner turned to firms with a proven record of school design and construction management under various delivery methods, including GC/CM. R&C Management and our legal counsel Perkins Coie all have extensive experience in the GC/CM contracts and delivery method.

Project organization chart, showing all existing or planned staff and consultant roles.



Staff and consultant short biographies.

Evergreen Public Schools

Susan Steinbrenner, Executive Director of Facilities. In 1985, after receiving a BA in Architecture and BS in Building Construction, Susan went to work in the private sector for a large general contractor performing all aspects of construction management from cost/scheduling engineer, project management, to superintendent of a variety of construction projects ranging from tenant improvements to the construction of a 56-story high rise in downtown Seattle. In 2003, Susan was hired as Capital Project Manager at Evergreen Public Schools to manage the capital renewal portion of Evergreen’s 2002 bond package. In her work at Evergreen, she managed the remodel and new construction of several large school projects. In 2010, Susan was promoted to Director of Facilities and managed the construction of a new high school, additions to the Clark County Skills Center, and the emergency replacement of an elementary school that was lost to fire.

Project Names	Project Size	Project Type	Role During Project Phases		
			Planning	Design	Construction
Evergreen High School Additions and Modernization	\$37.8M	GC/CM	N/A	N/A	PM
Crestline Elementary School	\$18.8M	Modified GC/CM	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities
Temporary Crestline Elementary School	\$1.1M	Cost Plus a fixed GMP (emergency resolution)	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities
Cascadia Tech Academy (formerly Clark Co. Skills Center)	\$7.3M	DBB	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities

HeLa High School	\$18.3M	DBB	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities
Annual Capital Renewal Projects	\$5-\$7M	DBB	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities
Sifton Elementary	\$30M	GC/CM	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities
Wy'east Middle	\$49M	GC/CM	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities
Mountain View High	\$158M	GC/CM	Dir. Of Facilities	Dir. Of Facilities	Dir. Of Facilities

R&C Management Group, LLC

Rick Yeo, Partner, Construction Manager. Rick founded R&C Management to provide effective and experienced management to clients. Rick brings extensive GC/CM experience to the project team, including successful completion of industrial, educational, medical, and commercial projects valued at up to 90 million dollars. Supplied either Oversight or Project Management on over 300 educational projects over the last 45 years in varying roles culminating as President of Robinson Construction, a leading contractor active in the Oregon and Washington school construction markets. Prepared program and project budgets and schedules, contracting strategies, and project control documents. LEED Accredited Professional. Rick has completed the AGC/UW GC/CM training course.

Project Names	Project Size	Project Type	Role During Project Phases		
			Planning	Design	Construction
Ridgefield 5-8 Schools	\$72.7M	GC/CM	CM	CM	CM
Ridgefield High School	\$16.5M	GC/CM	CM	CM	CM
Jemtegaard Middle School	\$37.8M	GC/CM	CM	CM	CM
Excelsior High School	\$4.1M	GC/CM	CM	CM	CM
Evergreen High School Additions and Renovation	\$37.8M	GC/CM	PM	PM	PM
Crestline Elementary School	\$18.8M	GC/CM	CM	CM	CM
Toutle Lake Additions/Modernization	\$10M	DBB	CM	CM	CM
300 Oregon School Projects	\$900M	CM/GC	CM	CM	CM
Sifton Elementary	\$30M	GC/CM	CM	CM	CM
Wy'east Middle	\$49M	GC/CM	CM	CM	CM
Mountain View High	\$158M	GC/CM	CM	CM	CM

Adam Cormack, Partner, Construction Manager. Adam brings extensive GC/CM and CM/GC experience to the project team. Successful completion of educational and commercial projects valued at up to \$40 million dollars. Supplied both Oversight and Project Management on over 100 educational projects. Prepared program and project budgets and schedules, contracting strategies, and project control documents. Adam has completed the AGC/UW GC/CM training course.

Project Names	Project Size	Project Type	Role During Project Phases		
			Planning	Design	Construction
Ridgefield 5-8 Schools	\$72.7M	GC/CM	CM	CM	CM
Ridgefield High School	\$16.5M	GC/CM	CM	CM	CM
Jemtegaard Middle School	\$37.8M	GC/CM	CM	CM	CM
Excelsior High School	\$4.1M	GC/CM	CM	CM	CM
Crestline Elementary School	\$18.8M	GC/CM	CM	CM	CM
Toutle Lake Additions/Modernization	\$10M	DBB	CM	CM	CM
100 Oregon School Projects	\$500M	CM/GC	CM	CM	CM
Sifton Elementary	\$30M	GC/CM	CM	CM	CM
Wy'east Middle	\$49M	GC/CM	PM	PM	CM
Mountain View High	\$158M	GC/CM	PM	PM	CM

Dan Bodell, Senior Project Manager. Dan is an effective and knowledgeable construction manager with 30 years of industry experience in commercial and educational construction. Over 50 completed projects, including 10 Higher Education projects with the University of Utah and Washington State University Vancouver. Roughly half of these projects were GC/CM. He served as Operations Director for a General Contractor managing projects up to \$60 million in construction cost. Dan is skilled at coordinating the

multiple layers of clients, designers and contractors into a unified group focused on the safe, cost effective, timely delivery of a quality facility. Dan is a Registered Civil Engineer in the State of Washington and has completed the AGC/UW GC/CM training course.

Project Names	Project Size	Project Type	Role During Project Phases		
			Planning	Design	Construction
WSU Vancouver Applied Technology	\$42M	GC/CM	PM	PM	PM
WSU Vancouver Student Services	\$12M	GC/CM	PM	PM	PM
WSU Vancouver Multimedia	\$20M	GC/CM	PM	PM	PM
Sifton Elementary	\$30M	GC/CM	PM	PM	PM
Wy'east Middle	\$49M	GC/CM	-	-	PM

Perkins Coie LLP

Graehm Wallace, a partner with the firm’s litigation practice, has 20 years of experience working in all areas of construction transactions, counseling and litigation. He and his group advise scores of school districts and other public entities on transactional, procurement, administrative and dispute resolution issues. They create and negotiate billions of dollars of construction contracts each year, including dozens of public and private GC/CM and design-build contracts.

Architect

To be Selected after Application has been submitted, but before the Presentation to the CPARB.

Experience and Role on previous GC/CM projects delivered under RCW 39.10. The relative experience on projects delivered under the 2018 Bond is summarized below.

School Name	Construction Method	Completion	Construction Cost	Sue Steinbrenner	Rick Yeo	Adam Cormack	Dan Bodell
Sifton ES	GC/CM	2020	\$30M	Ex Dir	CM	CM	PM
Image ES	DBB	2020	\$29M	Ex Dir	CM	CM	PM
New ES22	DBB	2020	\$28M	Ex Dir	CM	CM	PM
Legacy HS, Transitions, 49th Street Academy	DBB	2021	\$30M	Ex Dir	CM	PM	
New Admin. Service Center	DBB	2021	\$28M	Ex Dir	CM	PM	
Marrion ES	DBB	2021	\$26M	Ex Dir	CM	CM	PM
Ellsworth ES	DBB	2021	\$25M	Ex Dir	CM	CM	PM
Wy'east MS	GC/CM	2022	\$49M	Ex Dir	CM	CM	PM
Burton ES	DBB	2022	\$25M	Ex Dir	CM	CM	PM
Mountain View HS	GC/CM	2022	\$159M	Ex Dir	CM	CM	
Heritage HS	DBB	2022	\$22M	Ex Dir	CM	CM	
Mill Plain Elementary	DBB	2023	\$29M	Ex Dir	CM	CM	

Organizational Controls to ensure that the project is adequately managed.

EPS has and will continue to adequately manage the project by surrounding itself with professionals that have a proven track record of successful GC/CM projects. The firms of R&C Management, and Parametrix are proven resources. EPS expects these firms, coupled with Graehm Wallace of Perkins Coie LLP, will guide the project to a successful and timely completion. We have developed Exhibit 3: Roles and Responsibilities Matrix, located in the exhibits section, to better illustrate the relationship of the firms and their role in the GC/CM process.

EPS will set in place specific controls to manage the project, beginning with a management plan developed by R&C and reviewed and approved by EPS. R&C will work closely with the architect and the GC/CM and EPS to establish procedures and limits of authority with regards to budget, schedule, and change in the work approvals. This plan will provide a responsibility matrix and will address specific expectations for EPS, the design team, and the project management teams. These expectations will be consolidated into a Program Management Plan. Subsequent expectations of the GC/CM team will be identified in the RFP, RFFP, and GC/CM agreement.

Project budgets, schedules, MACCs, and TCC will be established early on and reviewed at each design phase with the Superintendent and School Board. The project management team will coordinate with the Superintendent and their designee to ascertain that all parties are aware of any development that might affect the budget and that all expenditures are approved prior to payment. Expenditure limits on a per-occurrence basis will be established by the Superintendent and the Board and a line of signature authority will be implemented.

EPS anticipates that the project may be bid in phases to maintain better control of design, schedule, and costs. This expectation will most likely drive mini MACCs cost development by the GC/CM team in an effort to better control the process and identify design, schedule, or budget shortfalls. Contingencies will include statute-driven contingencies, 3% for GC/CM, 5% for owner project contingency, and an additional conservative owner program contingency of 9% to provide cushion beyond those figures established in the GC/CM contract and OSPI recommendations. EPS will insist that each project reconcile budget, design, and schedules prior to moving forward with the next design phase. If budget shortfalls are identified, the entire team will cooperate to make whatever changes are necessary to bring the project back within budget.

As part of the preconstruction services, the GC/CM will develop a subcontracting bid plan and schedule for bidding, as well as for phased construction and early procurement. The Architect's design deliverables will be integrated with the GC/CM bidding and construction plan. Early and frequent meetings with the City permit agencies, fire department, and other code officials prior to permit intakes will help ensure that permit comment requirements that may affect the MACC will be mitigated.

Once under construction, work will be documented daily by the project management team and weekly meetings will be held to facilitate progress of the work. The GC/CM team will be expected to provide buyout updates on a biweekly basis and full budget overviews monthly. EPS will allow the Superintendent to have Board level authority to approve budget expenditures at established limits, but within contingency allotments.

As would be expected, procurement and legal matters will be routed through Graehm Wallace for review.

GC/CM procurement process.

Our procurement process will build upon our previous experience with GC/CM project delivery. It will also consider the two-month duration we have scheduled for the process by issuing Draft Documents to the GC/CM Contracting community prior to PRC approval of the GC/CM process. Comments will be received and incorporated into the final documents. The goal is to alert firms to our projects and give them additional time to prepare for when the final documents will be issued. Our process will include the following:

- Early release of the Draft Documents (RFP, RFFP, and General Conditions and Agreement)
- Marketing of the project to experienced potential GC/CM candidates
- Soliciting and ranking responses to the RFP
- Interviewing shortlisted GC/CM candidates
- Soliciting pricing proposals (RFFP) from the highest ranked firms
- Recommending award to the highest ranked firms

- Solicit legal review of the process

We anticipate the process will be scheduled as noted in the schedule above, which will allow the GC/CM to join the team at the end of Schematic Design.

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

Perkins Coie, in collaboration with R&C Management Group, is currently developing the GC/CM Agreement and General Conditions for this project. The contract documents will be based on existing documents utilized on previous projects, which are modified AIA 201 and AIA 133, supplemented with best practices language from other agencies such as UW.

7. Public Body (your organization) Construction History:

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

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

Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Construction Budget	Actual Budget	Reason for Budget Overrun
Sifton ES	62,000 SF, Existing Site	GC/CM	2019	2020	2019	2020	27,794,484	30,053,030	Market Conditions
Image ES	62,000 SF, New Site	DBB	2019	2020	2019	2020	27,888,056	29,156,846	Market Conditions
New ES22	62,000 SF, New Site	DBB	2019	2020	2019	2020	27,106,854	27,764,191	Market Conditions
Legacy HS, Transitions, 49th Street Academy	55,000 SF, New Site	DBB	2020	2021	2020	2021	24,046,404	29,645,777	Scope Increased by District
Admin. Service Center	75,000 SF, New Site	DBB	2020	2021	2020	2021	34,955,079	28,768,384	Scope Reduced by District
Marrion ES	62,000 SF, Existing Site	DBB	2020	2021	2020	2021	29,198,167	25,367,969	Market Conditions
Ellsworth ES	62,000 SF, Existing Site	DBB	2020	2021	2020	2021	29,138,106	26,359,499	Market Conditions
Wy'east MS	140,000 SF, Existing Site	GC/CM	2021	2023	2020	2022	59,191,320	49,278,608	Market Conditions
Burton ES	62,000 SF, New Site	DBB	2021	2022	2021	2022	32,242,219	27,460,885	Market Conditions
Mountain View HS	250,000, Existing Site	GC/CM	2020	2022	2020	2022	162,151,394	157,828,907	Market Conditions
Heritage HS	25,000 SF Addition	DBB	2021	2022	2021	2022	15,089,294	22,234,895	Scope Increased by District

Mill Plain Elementary	62,000 SF, Existing Site	DBB	2022	2023	2022	2023	27,825,000	TBD	Funded from Program Savings, 40% complete
Transportation Improvements	Bus Facility, Existing Site	DBB	2023	2024	2023	2024	16,403,000	TBD	Funded from Program Savings, 0% complete

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. (See *Example concepts, sketches or plans depicting the project.*) At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

See Attached Exhibits

- 1) Distance Between Project Sites
- 2) Evergreen High School Music Room Site Considerations
- 3) Union High School Music Room Site Considerations
- 4) Project Schedule
- 5) Roles and Responsibilities

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.

The District had no Audit Findings.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

During the 2018 Bond program the District has been committed to supporting diversity and cultural inclusion in all aspects of construction involvement. The District has engaged with the local building trade organizations and made presentations on project opportunities to identify and encourage small, women, and minority owned contractors in the area with whom they look forward to participating with on the various projects that have come up.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package.**
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

NOT ANTICIPATED ON THIS PROJECT

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 information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: 

Name (please print): Susan Steinbreuner (public body personnel)

Title: Executive Director of Facilities

Date: 12/15/2022

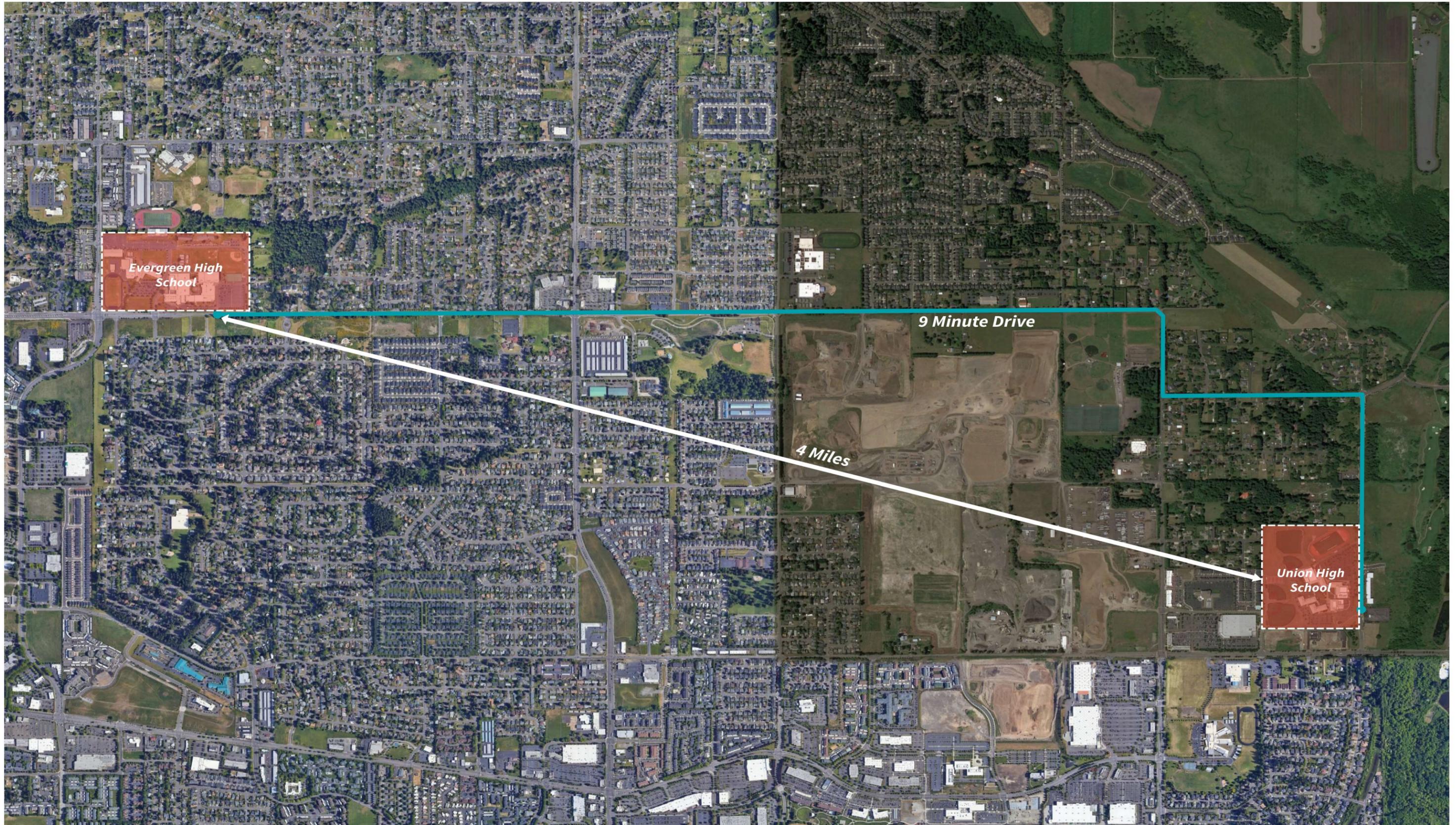


EXHIBIT 1

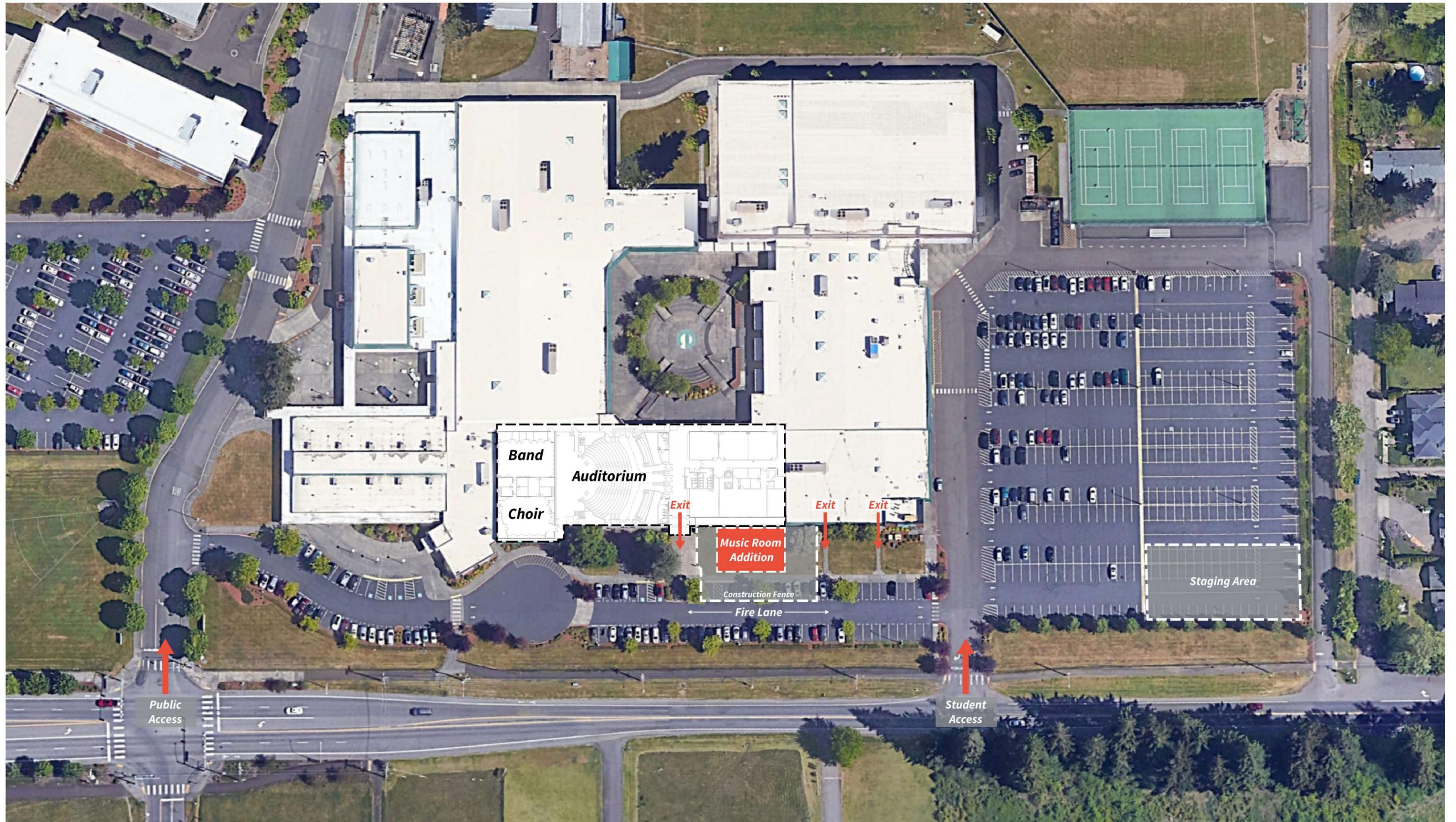


EXHIBIT 2 - Evergreen High School

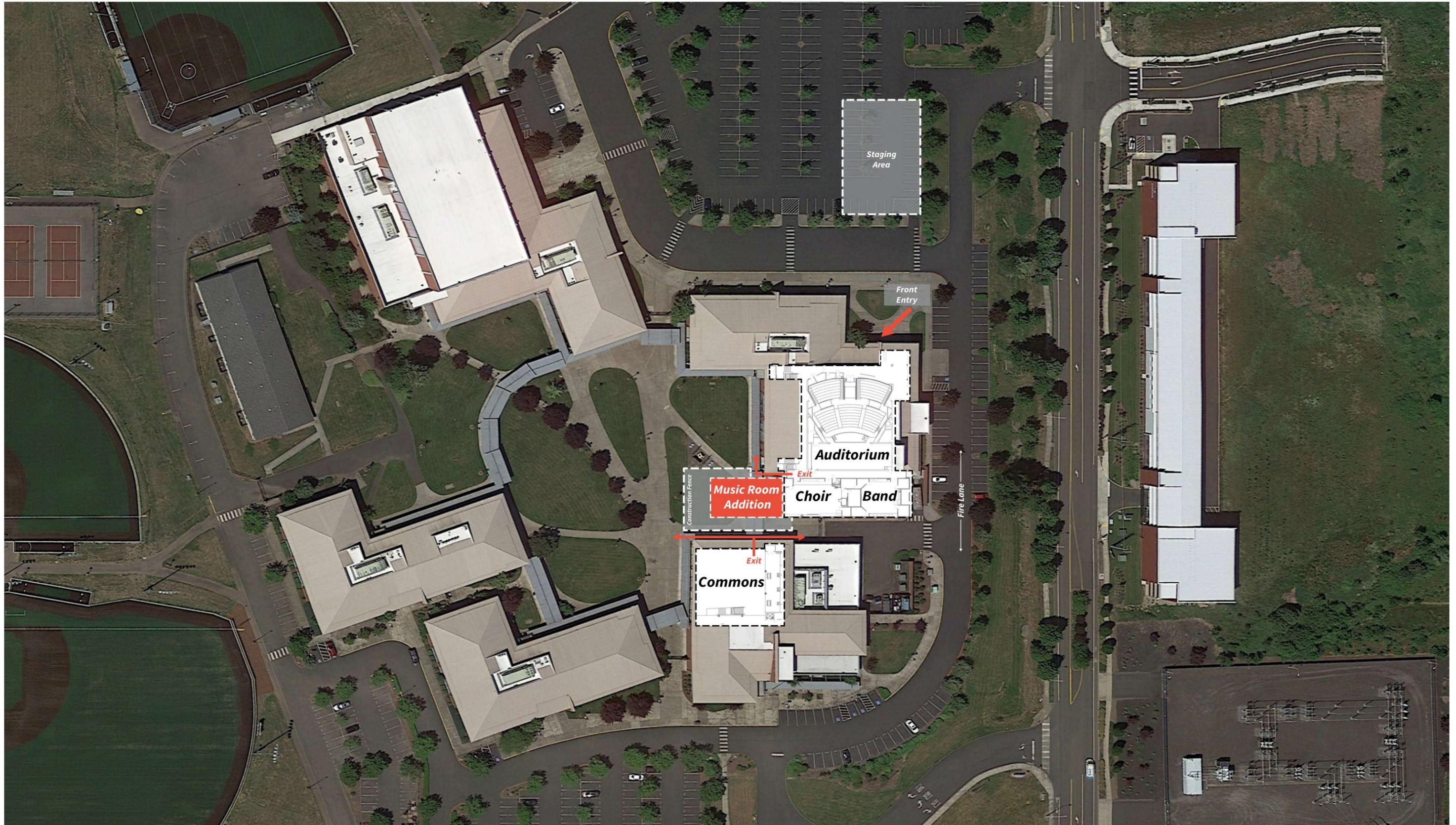


EXHIBIT 3 - Union High School

GC/CM Roles Responsibilities

GC/CM SERVICES:	Owner	PM/CM	Advisor	A/E	Legal
Project Review Committee submittal & presentation	Support	Primary	Input	Input	Informed
Draft GC/CM contract (agreements, general conditions)	Approve	Primary	Input	Input	Support
GC/CM Request for Qualifications/Proposal Development	Approve	Primary	Input	Input	Input
GC/CM Selection Process - Evaluation Procedures	Review, Approve	Primary	Input	Input	Informed
GC/CM Selection process Phase 1 (RFQ/P)	Support	Primary	Input	Participate	Informed
GC/CM Selection process Phase 2 (Interviews)	Support	Primary	Input	Participate, Concur	Informed
GC/CM Selection process Phase 3 (Request For Final Proposals)	Review, Approve	Primary	Input	Input	Support
Pre – Final Proposal Meeting and Addenda	Approve	Primary	Input	Concur	As needed
Final proposals for Fee and Specified General Conditions:	Approve	Primary	Input	Informed	Input
Preconstruction Work Plan	Approve	Primary	Input	Input	As needed
Consultation during Preconstruction:	Approve	Primary	Input	Input	Informed
Mechanical and Electrical Subcontractor Selection (if elect EC/CM and/or MC/CM):	Approve	Primary	Input	Informed	As needed
Subcontract Plan	Approve	Primary	Input	Input	As needed
Subcontract Buyout:	Approve	Primary	Input	Informed	As needed
MACC Negotiations and GC/CM Contract Preparation:	Approve	Primary	Input	Informed	Support

Legend

- Primary responsibility, author and time commitment
- Supporting responsibility, author and time commitment
- Input, review and/or approve
- Informed, outreach as needed