

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **Central Valley School District #356**
- b) Mailing Address: **2218 N. Molter Rd. Liberty Lake, WA 99019**
- c) Contact Person Name: **Jay Rowell** Title: **Director of Special Projects**
- d) Phone Number: **509-558-5400** E-mail: jrowell@cvsd.org

1. Brief Description of Proposed Project

- a) Name of Project: **District-Wide Secure Entry Vestibule Projects**
- b) County of Project Location: **Spokane**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

Central Valley School District plans to upgrade 9 elementary and 1 middle school front entry vestibules. The goal of this project is to enhance safety, functionality, and aesthetic appeals for the front entry vestibules at; Adams ES, Bowdish MS, Broadway ES, Greenacres ES, Liberty Lake ES, McDonald ES, Progress ES, South Pines ES, Summit School, and University ES.

These upgrades are essential to provide a secure and safe environment to students, staff, and visitors. The project will involve architectural redesign, security enhancements, and modernization of existing entry systems at the above-mentioned schools.

2. Projected Total Cost for the Project:

A. Project Budget

| | |
|---|--------------------|
| Costs for Professional Services (A/E, Legal etc.) | \$500,000 |
| Estimated project construction costs (<i>including construction contingencies</i>): | \$4,000,000 |
| Equipment and furnishing costs (furniture) | \$200,000 |
| Off-site costs | \$n/a |
| Contract administration costs (owner, cm etc.) | \$332,000 |
| Contingencies (design & owner) | \$400,000 |
| Other related project costs (Special Inspections) | \$100,000 |
| Sales Tax | \$468,000 |
| Total | \$6,000,000 |

Other project costs include geotechnical work, special inspections, utility fees, permitting.

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*

In February, 2024, CVSD passed a Capital Improvements Levy in the amount of \$47,500,000. Of the amount passed in the levy, \$6M is allocated to safer and secure main entry vestibules at various locations around the District. CVSD will collect on the Capital levy beginning in 2025, running through 2030.

3. Anticipated Project Design and Construction Schedule

Please provide (*See Attachment B for an example schedule.*):

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

| TASK | TARGET COMPLETION DATE |
|---|------------------------|
| Procure Project/Construction Management Team | Completed |
| PRC Approval | September 26, 2024 |
| Progressive Design-Builder Procurement (tentative) | |
| First publication of RFQ for PDB Team | September 29, 2024 |
| Second publication of RFQ for PDB Team | October 6, 2024 |
| A3 SOQ's Due | October 16, 2024 |
| Shortlist Finalists | October 22, 2024 |
| Distribute RFP to Shortlisted Firms | October 24, 2024 |
| Interactive Meetings | November 7, 2024 |
| Management Plan and Fee Due | November 21, 2024 |
| Highest Scored Finalist Announced | December 3, 2024 |
| School Board Approval | December 9, 2024 |
| Validation Complete | March 14, 2025 |
| Design | March 2025 - July 2025 |
| Construct Package 1 | May 2025 – August 2025 |
| Construct Package 2 | May 2026 – August 2026 |

4. Explain why the DB 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 the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The diverse conditions across ten different schools necessitate a qualified progressive design-build team. Given the significant variation in site conditions from one school to another, it is essential to engage a PDB team when grouping all schools into one project. Performing this work over two summer breaks will require extensive coordination between PDB and trade partners. Due to the conditions in place, the bulk of this work will require electrical and low voltage retrofitting. With evolving security standards, it is important to bring those trade partners early on for standardized construction across the various schools.

Additionally, a number of schools will require construction to begin before school is out for this summer. This will require a well-thought-out phasing and security plan to begin work while school is still in session while maintaining a healthy and safe learning environment for students and staff.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

By grouping all schools together under one project, the PDB team can standardize materials across all vestibules and streamline construction with an experienced team. An integrated team can develop creative and practical design solutions tailored to the needs of each school and site. Furthermore, from the onset, a qualified and experienced PDB team can identify potential issues and plan accordingly during design to minimize costly changes and unforeseen conditions in the field.

Being that these projects will be maintained by the same facility maintenance staff, it will be critically important to have standardized hardware and electronics. The maintenance staff of the district is

already stretched thin, and having familiar and standardized features will aid in long-term efficiencies for the department.

Additionally, by utilizing PDB, the team can strategize on trade partner selection to meet an aggressive summer schedule. For example, it may be difficult for a particular trade partner to meet an aggressive summer schedule with multiple projects simultaneously, so the PDB could potentially utilize multiple trade partners to construct these vestibules simultaneously.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

The Design-build approach can achieve significant time savings on the project by allowing concurrent design and construction phases, streamlining communication and decision making, reducing bidding and procurement time, and simplifying permit and approval processes. If design-bid-build was utilized, it would be difficult to complete this number of schools simultaneously. The loss of time in design and permitting alone would increase overall soft costs. By packaging all schools together the project will gain enough efficiencies to be completed within the tight timeline.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB 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

As part of the \$47.5 million budget from the District's Capital Improvements Levy, the budget for this project is fixed. There are multiple other capital improvements under this same levy so it is imperative to stay in budget so we are able to fulfill the promises made to the community and execute the full scope of the Capital Levy Program.

The District has a fixed budget of \$6M for this project and GMP budget of \$4.48M. We need a highly qualified PDB team to design to our budget and ensure scope aligns with that fixed amount. The validation component of this project will be critical in the success of the project. We need the PDB to validate scope, schedule, budget, and site conditions so that we can accurately design to our GMP budget. We can't afford to over-design this project over budget, and then go redesign. We have one chance to get this project right, and an experienced PDB with the right trade partners will help us achieve this goal.

- 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.

The scope, complexity, and schedule of this project do not align with the traditional method of delivery. To complete all schools within the short time frame of two summer breaks, PDB is warranted to gain efficiencies in design and construction through a collaborative approach. Additionally, utilizing PDB allows for flexibility and strategy regarding trade partners. For example, the DB team can utilize multiple electrical subcontractors in order to ensure adequate workforce across many sites.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

Central Valley School District has decades of experience delivering capital projects and improvements throughout their district that supports this work. The District has delivered over \$150 million worth of GC/CM contracts over the last 9 years. Jay Rowell, Director of Special Projects has been integral in the

delivery of all capital projects. Jay and his staff are well equipped to facilitate a PDB project with staff and procedures in place to do so.

As with any large capital improvement project, the District has engaged an experienced Owner's Representative, which will guide the District through the design-build process. CVSD has hired Turner & Townsend Heery, a professional construction management and owner advisory firm that provides a team with proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project. To round out the team, Perkins Coie has been obtained as legal council to provide the PDB contract.

- 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.)
See attachment A.
- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Jay Rowell, Director of Special Projects, Central Valley School District

Role on this project: Project Director

Jay Rowell is the lead for all construction projects within the Central Valley School District. Over the last decade, Jay has successfully overseen 30 projects worth over \$400,000,000. These projects have encompassed a diverse range of endeavors, including six complete building renovations, two new in lieu projects, and four new school constructions. Additionally, Jay has managed two renovations of former retail stores into school facilities, along with various other projects ranging from building additions to HVAC upgrades and safety and security enhancements, heavy civil projects and more. In addition to Jay's practical experience, he holds GCCM certification, demonstrating proficiency in alternative capital projects delivery methodologies. Furthermore, Jay have obtained district certification for GCCM work, underscoring his commitment to upholding the highest standards of excellence in construction management. Jay's expertise extends across various delivery methods, including Design-Bid-Build and GCCM and a working knowledge of Design-Build. Moreover, Jay is well-versed in the RFQ/RFP process and have a proven track record of conducting procurement and vendor selection with transparency, fairness, and accountability.

Jerrold Olson, Director of Facilities, Central Valley School District

Role on this project: Facilities Director and Secure Vestibule Expert

Jerrold was a principal in the district and a member of the Capital Projects Facility Planning Committee for the district and was promoted to planning principal in 2015 in order to help facilitate the construction of the 2015 Capital Bond Program. Jerrold has now transitioned to Director of Facilities for the District and plays an active and critical role in capital improvement projects.

David Beaudine, Assoc. DBIA, CCM – Vice President, Turner & Townsend Heery

Role on this project: Project Exec/PDB Advisor and Trainer

David Beaudine, Assoc. DBIA, is a Vice President with Turner & Townsend Heery. David's role is providing oversight and guidance throughout the project, as well as assistance through the PDB procurement and coordination with District process based upon current work on Avista stadium utilizing alternative delivery. David has over 21 years of industry experience with majority of that working within the public sector and in alternative delivery including work on four (4) PDB projects. In addition, David serves as Turner & Townsend Heery's Washington lead and served on the PRC for six years. David has/is providing similar oversight and guidance to multiple other alternative delivery projects including Federal Way Public Schools Memorial Stadium and City of Spokane Valley's City Hall renovation both of whom are first time users of Progressive Design Build.

Jonathan Miller, Assoc. DBIA, CCM, PMP – Senior Project Manager, Turner & Townsend Heery

Role on this project: PDB Advisor and Trainer

Jonathan has sixteen (16) years of construction industry experience, all as an Owner's Representative. Jonathan has worked on a wide variety of projects including new builds on both greenfield and brownfield sites, complete renovations, additions, and TI projects. Jonathan's work experience includes schools, sports complex's airports, libraries, tech industries, a Maintenance Facility, and fire department projects. Jonathan has managed numerous GC/CM projects and worked on 9 progressive design-build projects under RCW 39.10. As project manager, Jonathan has managed projects as small as \$250K, and as large as \$98M.

John Minder, Assoc. DBIA – Project Manager, Turner & Townsend Heery

Role on this project: Construction Manager

John Minder is a Construction Project Manager for Turner & Townsend Heery. John's role is providing construction project management as the owner's representative throughout the project. John has assisted in one progressive-design-build project, and managed numerous K-12 projects. John is a graduate of Gonzaga University and has over 8 years of industry experience in construction and construction management of projects ranging from commercial, residential, to heavy civil projects. John has just acquired his Associate DBIA as of July 2024.

Dave Teague, PMP – President, Academic Integrations

Role on this project: Security Subject Matter Expert

Dave has thirty (30) years of experience in all aspects of Information Technology and Physical Security. He spent 20 years in the Washington Air National Guard doing deployable communications, 7 years as a Technology Director for the Freeman School District, 14 years working for an IT Solutions Integrator (Roles included Project Manager, PMO Manager, and Director of Physical Security business unit). In his current role as President, Dave provides consulting services for Divisions 8, 27 and 28 to schools and other public entities. Dave's extensive education and IT background enable him to provide customers with options that best fit their unique needs.

Graehm Wallace, Partner – Perkins Coie

Role on this project: Legal Counsel

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided project legal assistance under RCW 39.10 for dozens of public entities including preparation of contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10. For example, Graehm has prepared Design-Build contract documents under RCW 39.10 for the Almira, Bremerton, Central Kitsap, Ellensburg, Freeman, Mt. Vernon, Seattle, Tacoma, and Willapa Valley School Districts, the Cities of Liberty Lake and Shoreline, the Chelan County PUD, the Spokane Valley Fire Department, the Jefferson County Public Hospital District, the Washington State School Directors Association, and West Plains Airport Area Public Development Authority; Design-Build contract documents for dozens of private projects; and RCW 39.10 GC/CM contract documents for dozens of public entities. Graehm has over twenty-seven years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution and defense work.

- Provide the **experience and role on previous DB 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 applicant shall use the abbreviations as identified in the example in the attachment.)

See attachment B.

- The qualifications of the existing or planned project manager and consultants.
Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.

See Jonathan Miller, John Minder and David Beaudine's qualifications above.

- 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.
CVSD has hired Turner & Townsend Heery as project manager, and progressive design-build advisor. Turner & Townsend Heery is under contract for the duration of the project through closeout, and the funds are allocated within the \$6M Total Project Budget.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

In the last 10 years, CVSD has completed 17 capital improvement projects valued at over \$500 million. Of the 17 capital improvement project, eight (8) were delivered via GC/CM. CVSD had agency GC/CM in 2018 and renewed in 2020.

Jay Rowell was directly in charge of all 17 capital improvement projects across the District as part of their 2015 and 2018 bond. Jerrol Olson, Facilities Director, started the 2015 bond as the District wide Planning Principal, and transitioned into the Facilities Director role in 2018. Jerrol played an active role in all the construction project over the past nine years. Both Jay and Jerrol have their GC/CM certification from the AGC, and have been studying DBIA's best practices for progressive design-build projects.

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

CVSD has the staff and procedures in place to facilitate a PDB project. Internal district departments are well versed with capital projects and have the budget controls in place to ensure a successful project. These controls include, cost forecasting, financial audits and AHJ coordination.

Budget Monitoring – Turner & Townsend Heery will be managing and tracking the project finances using CVSD's accounting codes. Financial reporting will be provided on a regular basis to the District and other appropriate stakeholders. The District will maintain its own contingency and Owner's Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.

Budget authority controls are exercised through a signature authority process for consultant procurement and project changes which are consistent with District capital project policies and procedures. As per CVSD standard resolution language, Jay Rowell will have the authority to negotiate and execute all change orders that are within the existing budget being used to fund the project. If the change order amount(s) exceed the existing budget, Jay Rowell will need to have additional funding authorized by the School Board.

CVSD has standard communication protocols to manage its construction projects, District personnel and Turner & Townsend Heery will review the communications protocol and refine processes to meet the project requirements within the project management plan.

The project's master milestone schedule includes design around each project component, preconstruction services, subcontractor buyout, construction, occupancy and closeout phases. Schedule progress will be reviewed and tracked on a monthly basis as required by the contract. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by the District will be incorporated into the master project schedule as the design matures.

Adherence to the established scope, phasing of the work and project budget is critical. Ongoing design meetings will be held with the District, project team and the selected PDB team, update and align the budget, scope of the work and the contract documents. The PDB team will be required to develop and maintain a design decision log throughout the design phase to capture all design decisions, deviations or additions to project. The PDB team will assist the project team with updated market costs to aid decision makers in making timely decisions.

Once the GMP contract amendment is approved, the Director, PDB team and Turner & Townsend Heery will closely monitor the design log against the final construction documents to determine if there are changes that may impact the agreed upon GMP. If so, then changes will be brought back into alignment with the budget and the GMP. The PDB team will be responsible to review the specifications and drawings to determine if there are changes that may have been incorporated and confirm the GMP budget.

- A brief description of your planned DB procurement process.

The PDB procurement process will be awarded through a qualifications and fee based competitive process in strict accordance with RCW 39.10. The basic process will be as follows:

1. The PDB selection process will be completed on Qualifications + Fees basis. Qualifications will be scored by a CVSD Selection Committee based on written SOQ's, interactive meetings, management plan and proposed fee.
2. Prepare and advertise a project specific Request for Qualifications. This will clearly define the District's overall project goals, proposed budget, and schedule. SOQ's will be submitted in an A3 format, with supplemental resumes included. Three weeks will be allowed for this process to allow times for PDB firms to form and respond. The overall goals for cooperation, creativity and budget management will be clearly outlined. All details regarding SOQ requirements, scoring, and fee proposal requirements will be clearly detailed. All requested information will follow the requirements outlined in RCW 39.10.330.

All qualified SOQ's will be scored against defined criteria for Proposed Team, Relevant Experience, Minority and Women Owned Business past performance and Project Approach and other relevant factors. The highest scoring teams will be short-listed to the RFP stage where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.

3. RFP will be issued to short-listed teams. Interactive meetings will be conducted with shortlisted teams to help shape each teams final proposal. The RFP shall be in strict accordance with RCW 39.10.330, including inclusion plan for small and disadvantaged enterprises. Proposals shall also include a fee percentage to be included in the final scoring determination.

4. After contract execution, all submitters will be encouraged to meet with District staff and Turner & Townsend Heery officials to debrief on the selection process.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

CVSD has obtained Graehm Wallace as legal council from Perkins Coie. Perkins Coie has already drafted the PDB contract and it will be included with the RFQ when it is distributed to interested teams.

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 Attachment E. 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
 - Small-, minority-, women-, and veteran-owned business participation planned and actual utilization
- See attachment C.

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. 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

See attachment D for initial concept plans.

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.

There have not been any audit findings.

10. Subcontractor Outreach

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

CVSD encompasses a vast array of socio-economic backgrounds, cultural backgrounds and languages. CVSD represents students from over 15 countries around the globe, and at least seven languages are spoken across the District. Having a workforce that represents the diverse backgrounds of students and staff is extremely important to the District.

Our stated mission at CVSD is, "Prepare students for career and life through a high-quality, comprehensive education in partnership with families and community in a **safe and inclusive environment**." Furthermore, our "Who We Are" mission states, "We are **Inclusive** – We are a community that intentionally, continuously and systematically affirms the value of each student, family and staff member. We approach learners with curiosity, dignity and grace, knowing each is worthy and that there is a beautiful world of creativity, ingenuity and aspiration contained in each one." It is extremely important to us that these values carry into our capital improvement projects, and the workforce represents the community we serve.

In order encourage participation from MWBE firms, CVSD will advertise construction projects and consultant proposals to the OMWBE website, coordinate with the local association of general contractors, and attending open Contractor forums to promote subcontractor participation. Consultant requests for proposals and qualifications scoring provides added points for consultants who are certified or can demonstrate their small, women and minority-owned business inclusion.

We have already had preliminary discussions with our local Apex Coordinator to begin a strategy to market this project, and to help firms who may be eligible to become MWBE certified.

The RFQ has scoring criteria for proposers to describe their past utilization of MWBE certified business. The District will send the Advertisement for RFQ to OMWBE to be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The DB contract also requires the Design Builder to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses. The RFP will require an outreach plan to market the project to MWBE and DBE firms. The outreach plan will be a critical scoring component of their Management Plan.

CVSD will work with Turner & Townsend Heery on a plan to further reach out to the diverse business community in advance of solicitation to generate interest and provide education around the progressive design-build delivery method. The plan includes a DBE outreach and education event in partnership with the local DBIA chapter.

Lastly, CVSD is well aware of the requirements as outlined in RCW 39.10.330 for the awarded firm to track and report MWBE utilization and veteran certified businesses. This will be clearly outlined in the contract, and we will verify at regular intervals that reporting is submitted in accordance with the contract.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 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.

The PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

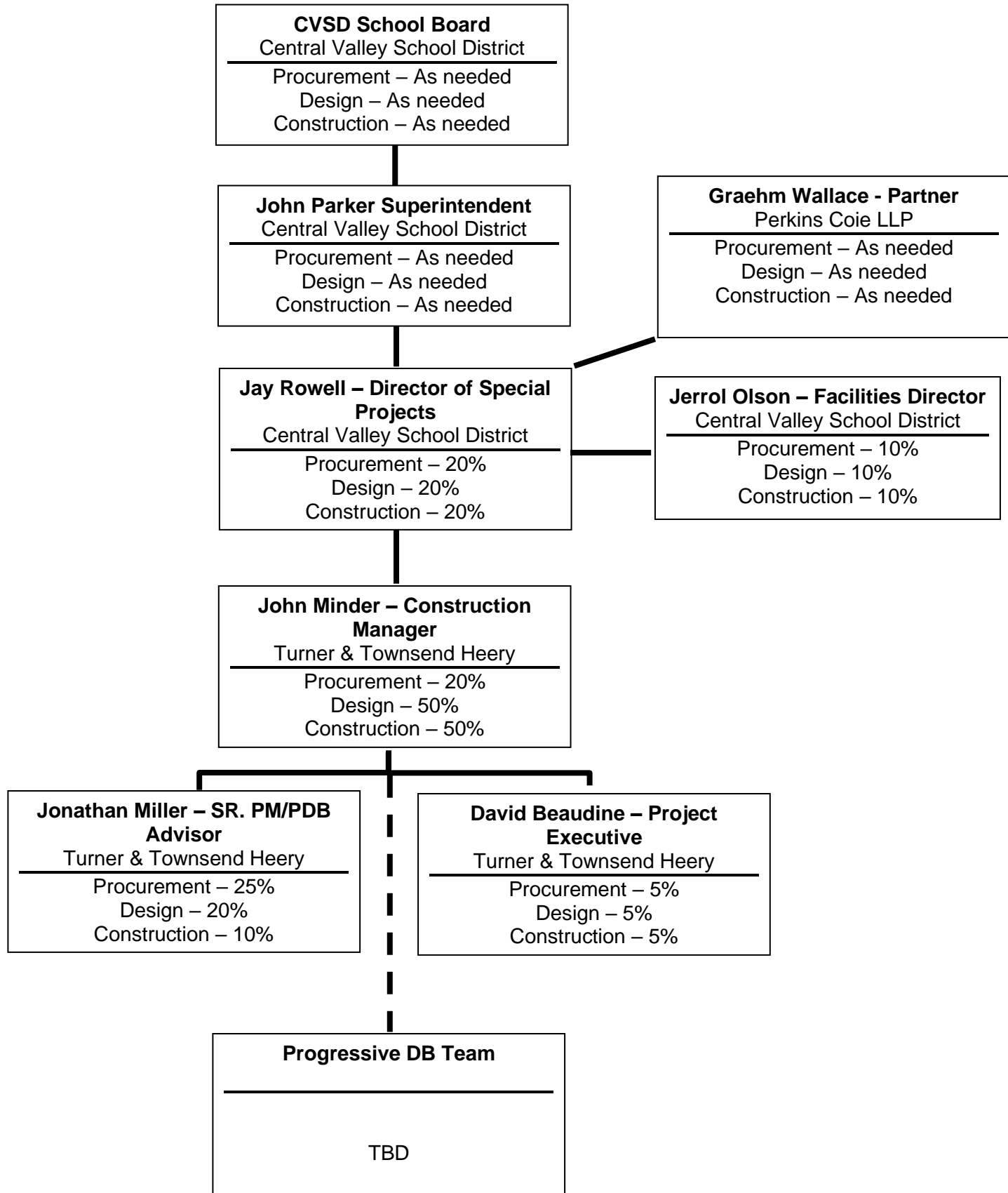
Signature:  _____

Name: *(please print)* Jay Rowell *(public body personnel)*

Title: Director of Special Projects

Date: 8/20/24

**Attachment A
Project Organization Chart
CVSD Front Entry Vestibules Project**



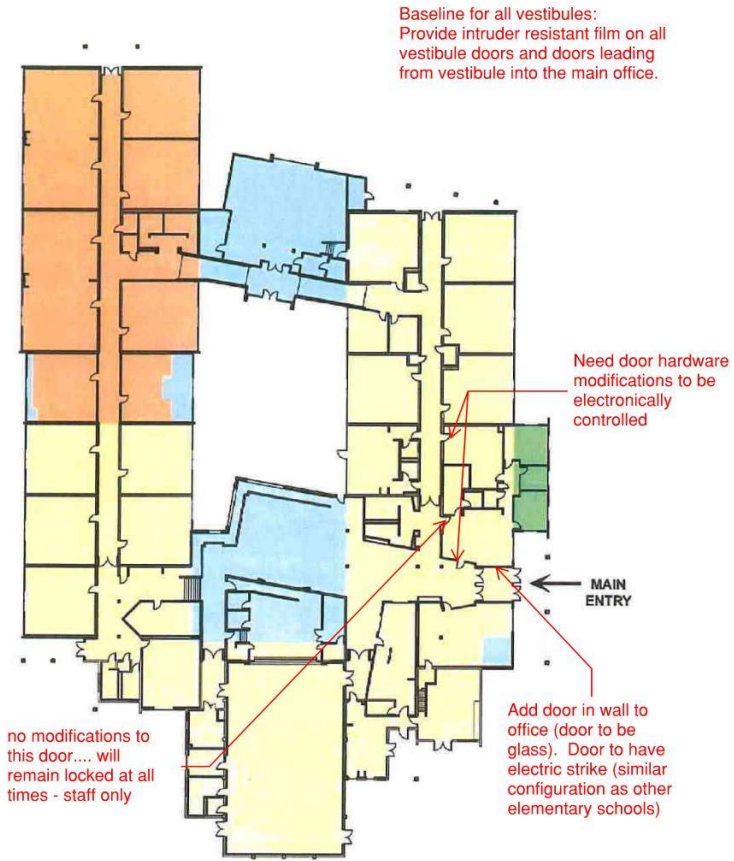
Attachment B - Alternative Delivery and Consultant Experience

| Name | Experience Summary | Project Names | Project Size | Delivery Method | Pre-Design Role | Design Role | Construction Role |
|-----------------|-------------------------|---|--------------|-----------------|------------------------|------------------------|------------------------|
| Jonathan Miller | Turner & Townsend Heery | Chester Elementary School | \$16M | GC/CM | PM | PM | PM |
| | | Greenacres Elementary School | \$17M | GC/CM | PM | PM | PM |
| | | Riverbend Elementary Addition | \$2.2M | GC/CM | Senior PM | Senior PM | Senior PM |
| | | CVSD HVAC Upgrades | \$2.5M | GC/CM | Senior PM | Senior PM | Senior PM |
| | | SVFD - New Maintenance Facility | \$9M | Progressive DB | Senior PM | Senior PM | Senior PM |
| | | City of Liberty Lake Trailhead Clubhouse | \$7M | Progressive DB | Senior PM | Senior PM | Senior PM |
| | | Freeman Stadium Upgrades and Synthetic Turf | \$2.2M | Progressive DB | Senior PM | N/A | Senior PM |
| Jay Rowell | CVSD | CVSD HVAC Upgrades | \$2.5M | GC/CM | Project Director | Project Director | Project Director |
| | | North Pine Middle School Replacement | \$23.5M | GC/CM | Project Director | Project Director | Project Director |
| | | Horizon Middle School Renovation & Addition | \$21.2M | GC/CM | Project Director | Project Director | Project Director |
| | | Riverbend Elementary Addition | \$2.2M | GC/CM | Project Director | Project Director | Project Director |
| | | Synthetic Turf Upgrades at CVHS and UHS | \$1.6M | GC/CM | Project Director | Project Director | Project Director |
| Jerrol Olson | CVSD | Horizon Middle School | \$28.3M | GC/CM | Director of Facilities | Director of Facilities | Director of Facilities |
| | | Riverbend Elementary Addition | \$2.2M | GC/CM | Director of Facilities | Director of Facilities | Director of Facilities |
| | | CVSD HVAC Upgrades | \$2.5M | GC/CM | Director of Facilities | Director of Facilities | Director of Facilities |
| David Beaudine | Turner & Townsend Heery | SIA - TREX Central Hall | \$180M | GC/CM | Advisor | Advisor | Advisor |
| | | SIA - TREX Concourse C | \$150M | GC/CM | Advisor | Advisor | Advisor |
| | | SIA - New Admin Building | \$20M | GC/CM | Advisor | Advisor | Advisor |
| | | Grant County Jail | \$110M | GC/CM | Advisor | Advisor | Advisor |
| | | Avista Stadium | \$22M | GC/CM | Advisor | Advisor | Advisor |
| | | Spokane Valley City Hall | \$5M | Progressive DB | Executive | Executive | Executive |
| | | FWPS - Memorial Stadium | \$26.5M | Progressive DB | Executive | Executive | Executive |
| | | Wenatchee Valley YMCA | \$28M | Progressive DB | Executive | Executive | Executive |
| John Minder | Turner & Townsend Heery | Wenatchee Valley YMCA | \$28M | Progressive DB | Assistant PM | Assistant PM | Assistant PM |

**Attachment C - Construction History
Central Valley School District**

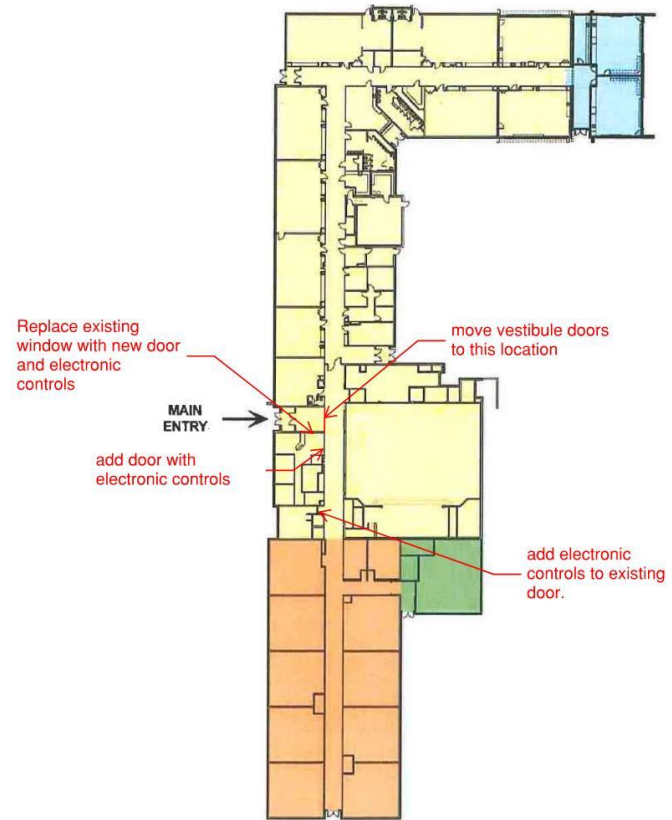
| Project # | Project Name | Project Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or schedule overrun |
|------------------|---|--|---------------------------|----------------------|-----------------------|---------------------|----------------------|-----------------------|----------------------|--|
| 1 | Riverbend Elementary Addition | Classroom Addition | GC/CM | July 2020 | July 2021 | July 2020 | July 2021 | \$2,200,000 | \$2,200,000 | None |
| 2 | CVSD HVAC Upgrades | District wide HVAC upgrades across 5 schools | GC/CM | March 2020 | July 2021 | March 2020 | July 2021 | \$2,500,000 | \$2,500,000 | None |
| 3 | North Pines Middle School Replacement | Replacement of existing middle school with upgrades to site and outdoor fields | GC/CM | March 2017 | Aug 2018 | March 2017 | Aug 2018 | \$23,500,000 | \$23,500,000 | None |
| 4 | Horizon Middle School Renovation & Addition | Full renovation and addition | GC/CM | March 2019 | July 2021 | March 2019 | July 2021 | \$21,200,000 | \$21,200,000 | None |
| 5 | Ridgeline High School | New 242,000 sf comprehensive high school | D-B-B | Sept. 2019 | Aug 2021 | Sept. 2019 | Aug 2021 | \$69,051,968 | \$69,051,968 | None |
| 6 | Synthetic Turf Upgrades at CVHS and UHS | Synthetic turf replacement for 2 varsity football/soccer fields | GC/CM | March 2021 | June 2021 | March 2021 | June 2021 | \$2,800,800 | \$2,800,800 | None |
| 7 | Selkirk Middle School | New 86,000 sf middle school adapted from existing school site | D-B-B | April 2018 | Aug 2019 | April 2018 | Aug 2019 | \$26,200,000 | \$26,200,000 | None |
| 8 | Riverbend Elementary | New 58,000 sf elementary school | D-B-B | Mar 2017 | July 2018 | Mar 2017 | July 2018 | \$15,500,000 | \$15,500,000 | None |
| 9 | Kramer Transportation Center | Kramer Transportation Center | GC/CM | Mar 2021 | Mar 2022 | Mar 2021 | Mar 2022 | \$2,500,000 | \$2,500,000 | None |

Attachment D Concept Site Plans



| | |
|--|--------------------|
| □ Originally Built 1958 | 28,414 s.f. |
| ■ Classroom Addition 1966 | 10,544 s.f. |
| ■ Library Addition 1976 | 680 s.f. |
| ■ Complete Modernization/Addition 2003 | 7,141 s.f. |
| Total Area Complete Mod. 2003 | 46,879 s.f. |

ADAMS ELEMENTARY SCHOOL
Scale: 1" = 40'-0"

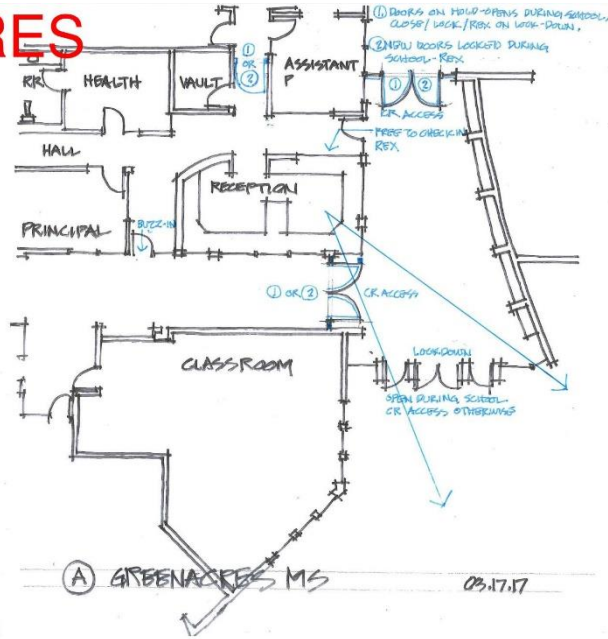


| | |
|-------------------------------|--------------------|
| □ Originally Built 1952 | 28,469 s.f. |
| ■ Classroom Addition 1956 | 10,419 s.f. |
| ■ Library Addition 1976 | 1,760 s.f. |
| ■ Complete Modernization 1991 | |
| ■ Classroom Addition 2005 | 2,487 s.f. |
| Total Area | 43,135 s.f. |

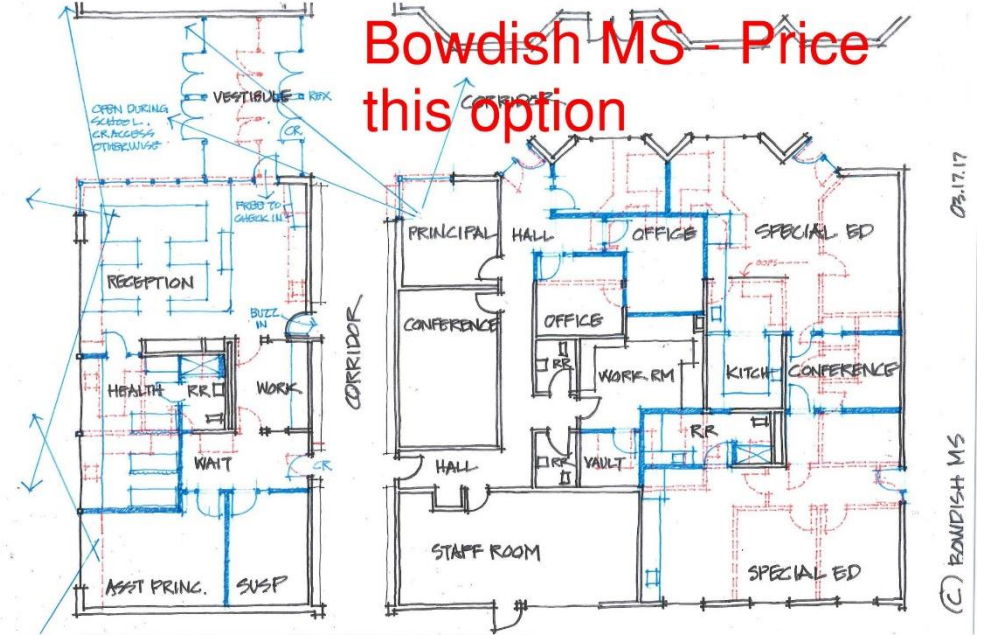
BROADWAY ELEMENTARY SCHOOL
Scale: 1" = 50'-0"



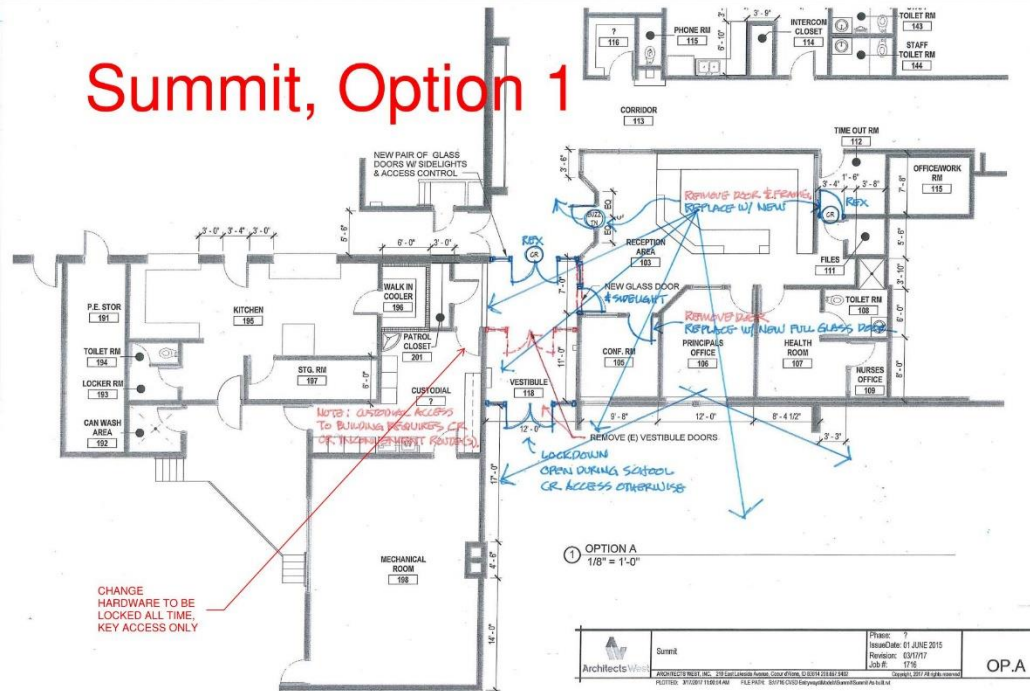
GREENACRES OPTION 1



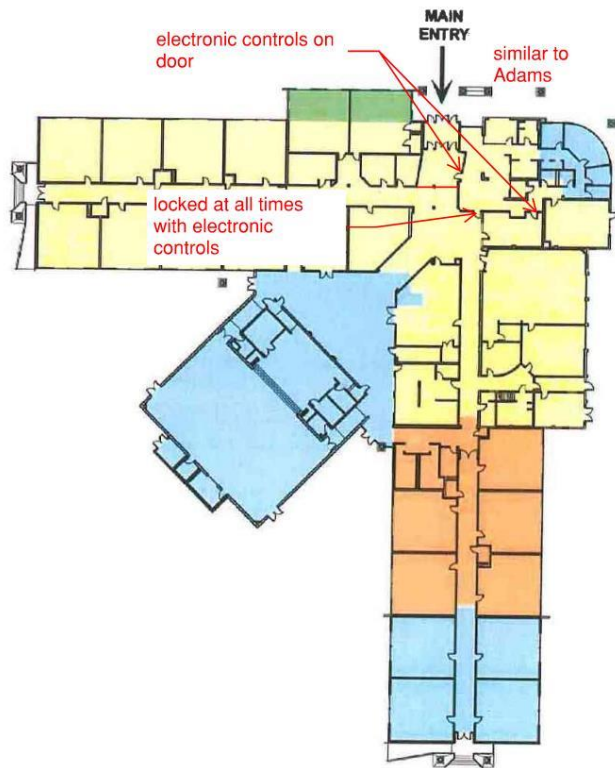
Bowdish MS - Price this option



Summit, Option 1



Attachment D Concept Site Plans

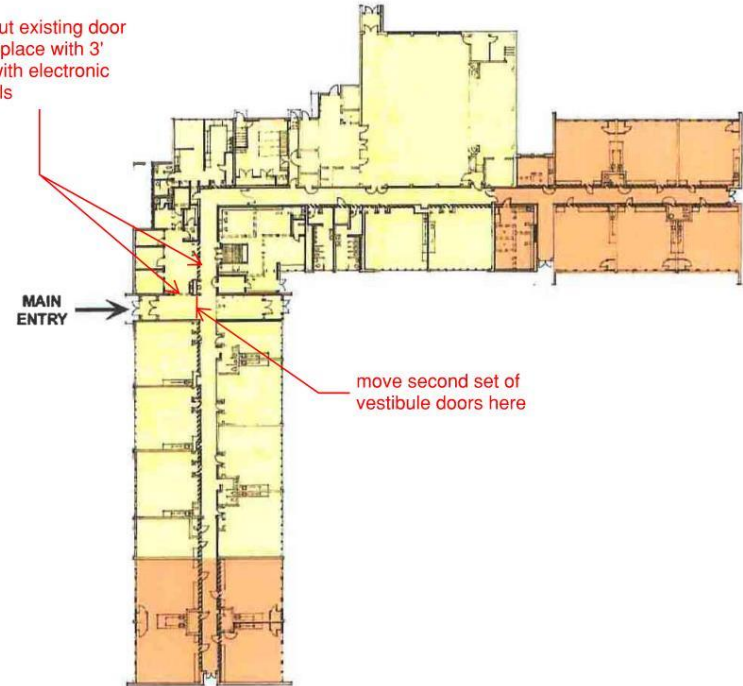


| | |
|--|--------------------|
| □ Originally Built 1956 | 24,072 s.f. |
| ■ Classroom Addition 1957 | 6,330 s.f. |
| ■ Library Addition 1957 | 890 s.f. |
| ■ Complete Modernization/Addition 2003 | 15,212 s.f. |
| Total Area | 46,504 s.f. |

McDONALD ELEMENTARY SCHOOL
Scale: 1" = 50'-0"



take out existing door and replace with 3' door with electronic controls



| | |
|-------------------------------|--------------------|
| □ Originally Built 1953 | 26,973 s.f. |
| ■ Classroom Additions 1957 | 10,600 s.f. |
| ■ Complete Modernization 1990 | |
| Total Area | 37,573 s.f. |

PROGRESS ELEMENTARY SCHOOL
Scale: 1" = 50'-0"



Attachment D Concept Site Plans

